



**Minutes
May 12, 2022**

The City of Salisbury Historic Preservation Commission met in a regular session at 5:30 p.m. on Thursday, May 12, 2022, at 217 South Main Street in the Council Chamber.

Present: Ellie Goodnow, Will James, Marcelo Menza, Jon Planovsky, Larry Richardson, Andrew Walker, and Acey Worthy

Absent: Steve Cobb, Sue McHugh

Staff Present: Graham Corriher and Emily Vanek

CALL TO ORDER AND INTRODUCTIONS

The meeting was called to order by the Chairperson, Andrew Walker. Members introduced themselves.

PURPOSE AND PROCEDURE

The purpose and procedure of the meeting was presented by Chairperson, Andrew Walker.

**EX PARTE COMMUNICATION/
CONFLICT OF INTEREST OR APPEARANCE OF CONFLICT**

No ex parte communication or conflict of interest was reported.

Emily Vanek was sworn in.

OLD CERTIFICATES OF APPROPRIATENESS

H-16-2022, 322 South Main Street; Jeff Moose, Applicant; Holmes Investment Company, Owner; (Parcel ID: 101 608 0001)

Request

After-the-fact window tinting.

Identification of Property

Emily Vanek made a staff presentation, including COA history. This is a commercial building within the Downtown Local District, but not within the Salisbury National Register Historic District.

Staff Findings

Staff finds the following element of the project to be not incongruous with the character of the Downtown Local Historic District:

- 1) The applicant has requested approval for an after-the-fact application of window tinting on the center windows. Though there is not an approved COA on file for the window tinting on the further windows, the tinting appears to have been installed before 2008. The applicant replaced the center windows on the building and applied tinting to match the outer windows.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-16-2022 at the commercial building located at 322 South Main Street, within the Downtown Local Historic District (Parcel ID: 101 608 0001) subject to the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any other portion of the as-submitted work that qualifies as a Minor Work, prior to commencement of that portion of the project.

Applicant Testimony

Jeff Moose was sworn in.

Mr. Moose reiterated his testimony from the previous month that the out windows had been installed and tinted before he moved in. Since no COA exists for those outer windows, Staff testified that according to photos, that tinting had been completed before 2008.

Public Comment

None.

Deliberation

The Commission agreed that the center tinting does not take away from the overall appearance of the building.

Findings of Fact

Will James made the following MOTION, "I have reviewed the case and all presented testimony and facts and am familiar with the property in question and, therefore, move that the Commission find the following facts concerning HPC case #**H-16-2022**

- 1) That **Jeff Moose, applicant**, appeared before the Commission and sought a Certificate of Appropriateness for the property located at **322 South Main Street** and designated within the **Downtown** Local Historic District.

- 2) The proposed project is **not incongruous** as detailed in the application and staff finding number 1 and incorporated herein; Staff informed the Commission that tinting on the outside windows was installed prior to 2008. This fact informed the mitigating circumstance.
- 3) The findings are subject to the 2 conditions recommended by staff and incorporated herein.”

Acey Worthy seconded the MOTION with all members present VOTING AYE. (6-0)

Roll Call: Ellie Goodnow (AYE), Will James (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Andrew Walker (AYE) Acey Worthy (AYE).

Action

Will James continued, “I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission: **Approve** H-16-2022 subject to the conditions detailed in the Findings of Fact.

Acey Worthy seconded the MOTION with all members present VOTING (5-1)

Roll Call: Ellie Goodnow (AYE), Will James (AYE), Marcelo Menza (AYE), Jon Planovsky (NO), Andrew Walker (AYE) Acey Worthy (AYE).

NEW CERTIFICATES OF APPROPRIATENESS

H-17-2022, 313 West Fisher Street; Brad Garrigues, Owner; (Parcel ID: 010 087)

Request

After-the-fact replacement of front steps and walkway.

The applicant was not present, so the case was tabled until the June 9, 2022 meeting.

H-18-2022, 209 South Fulton Street, Larry Watson, Owner/Applicant; (Parcel ID: 010 085)

Request

Installation of window shutters and after-the-fact detail paint.

Identification of Property

Emily Vanek made a staff presentation that included COA history. The Frank Smith Jr. House is classified “Contributing” to the district. It is a Spanish Mission style house, built in 1929.

Staff Findings

Staff finds the following elements of the project to be partially incongruous with the character of the West Square Local Historic District:

- 1) The applicant has requested approval to install three window shutters on the front elevation of the house, to be painted a teal color. Standard 3.3.7 states that window shutters should not be introduced where there is no evidence of earlier shutters. There is currently no evidence of window shutters.
- 2) The applicant has painted several features, including the intrados of arches, balcony brackets, and awning orange. Though the guidelines for Mission architecture paint colors do not list orange, many other Mission houses within the district have orange hued colors.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-18-2022 at the Frank Smith Jr. House located at 209 South Fulton Street, within the West Square Local Historic District (Parcel ID: 010 085) subject to the following conditions:

- 1) Window shutters shall not be installed;
- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 3) Commission staff shall review and approve any revisions or deviations to any other portion of the as-submitted work that qualifies as a Minor Work, prior to commencement of that portion of the project.

Applicant Testimony

Larry Watson was sworn in.

Mr. Watson testified that his neighbor, which is also a Spanish Mission style house, has evidence of previously existing shutters. He admits that his house has never had shutters, but would like to install them to add interest and color to his house.

In response to questions from the Commission, Mr. Watson said he was planning to paint the shutters a blue/green color, but would be open to suggestions. He did not plan to install operational shutters, but would do so if the Commission required, and the shutters would be made from wood. The shape of the shutters would match the windows. The ironwork, lights, and gutters are painted black, similar to the iron fence in front

Public Comment

None.

Deliberation

The Commissioners discussed the mitigating factor of shutters being appropriate for the Spanish Mission architecture of the time period.

Mr. Watson informed the Commission that his neighbor still has shutters installed on the back of his house, and mounts remain where there were shutters on the front.

Will James made a motion to accept Larry Richardson to the dais. All present voted AYE.

Findings of Fact

Will James made the following MOTION, “I have reviewed the case and all presented testimony and facts and am familiar with the property in question and, therefore, move that the Commission find the following facts concerning HPC case #**H-18-2022**

- 1) That **Larry Watson, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **209 South Fulton Street** and designated within the **West Square** Local Historic District.
- 2) The proposed project is **not incongruous** as detailed in the application and staff finding numbers 2 and 3, and incorporated herein; a mitigating factor was determined to be the fact that shutters are commonly found on Mission style architecture. A requirement is that the shutters be made of wood, be appropriately sized and arched, so as to be operable. Drawings for the shutters will be submitted to Staff for approval.
- 3) The findings are subject to conditions numbered 2 and 3 recommended by staff and incorporated herein.”

Jon Planovsky seconded the MOTION with all members present VOTING AYE (7-0)

Roll Call: Ellie Goodnow (AYE), Will James (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Larry Richardson (AYE), Andrew Walker (AYE), Acey Worthy (AYE).

Action

Will James continued, “I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission: **Approve H-18-2022** subject to the conditions detailed in the Findings of Fact.”

Jon Planovsky seconded the MOTION with all members present VOTING AYE (7-0)

Roll Call: Ellie Goodnow (AYE), Will James (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Larry Richardson (AYE), Andrew Walker (AYE), Acey Worthy (AYE).

H-19-2022, 219 East Innes Street; Downtown Properties, LLC, Owner; Pete Bogle, Agent/Applicant; (Parcel ID: 010 304)

Request

New construction.

Identification of Property

Emily Vanek made a staff presentation that included COA history. The property is a vacant lot located on the edge of the Downtown Local Historic District.

Staff Findings

Staff finds the following elements of the project to be not incongruous with the character of the Downtown Local Historic District:

- 1) The applicant has requested approval to construct a new one-story commercial building with salvaged pink granite blocks from the former filling station at 201 East Innes Street.

Building Setback and Orientation

- 2) Standard 5.1.1 states that the setbacks of new construction should be consistent with adjacent buildings. Standard 5.1.2 states that in downtown, buildings should be built close to the street to continue the building line of the streetscape. The proposed building is smaller than adjacent building, as was the original granite filling station. Standard 5.1.4 states that new buildings should be oriented towards the street.
- 3) Standard 5.1.3 states that the distance between buildings should be consistent in new construction and that buildings downtown usually share interior walls. The proposed building is about 27' away from the adjacent building to allow for the utilization of the existing vehicular access point on East Innes Street.
- 4) Standard 5.1.5 states that new commercial buildings downtown should have primary pedestrian access oriented to the street and Standard 5.1.6 states that commercial buildings should be designed at the human scale and have a pedestrian friendly street level. Though the building is planned with pedestrian access facing East Innes Street, the concrete wall located within the right-of-way prevents pedestrian access without movement into the vehicular access point.

Size and Scale

- 5) Standard 5.2.1 states that new buildings should be compatible in height with historic buildings on the block and Standard 5.2.2 states that new buildings should be compatible in proportion. 211 and 215 East Innes Street, both contributing buildings to the Salisbury Historic District, are one story buildings. The proportion of the proposed building is longer in width than height as a reference to the design of the granite filling station, and is also similar to the proportion of the front elevations of 211 and 215 East Innes Street. Standard 5.2.8 says that variation in building proportions may be appropriate on larger lots on the fringes of the Downtown district.
- 6) Standard 5.2.3 states that windows and doors should be compatible in proportion, shape, position, location, pattern, and size with windows and doors of contributing structures within the district. The proposed storefront windows are similar to those found on 211 East Innes Street and the arched window motif is taken from the granite filling station.

- 7) The roof of the proposed building is flat with parapet walls, similar to adjacent buildings. This is appropriate according to Standard 5.2.4.

Materials, Design, and Rhythm

- 8) The applicant has proposed the use of reclaimed pink granite and cement boards as the wall material, aluminum windows and door, aluminum canopy, steel wall profiles, and precast stone caps. These materials meet Standard 5.3.1. Standard 4.7.14 states that metal awnings are generally not appropriate, unless it is compatible with the historic character of the building.
- 9) Standard 5.3.7 says to avoid large expanses of blank walls should be avoided in new construction. The eastern side elevation has been revised to have windows.

Parking Lot

- 10) The applicant has proposed a 53-spot parking lot to be located behind and to the side of the proposed building. Standard 4.2.5 says that parking areas should be located on the side and rear area of the lot. Standard 4.2.6 says to create perimeter planting strips and break up expanses of paving with planting strips.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-19-2022 at the vacant lot located at 219 East Innes Street, within the Downtown Local Historic District (Parcel ID: 010 304) subject to the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any other portion of the as-submitted work that qualifies as a Minor Work, prior to commencement of that portion of the project.

Applicant Testimony

Pete Bogle was sworn in.

Mr. Bogle made a presentation addressing each of the guidelines addressed in the Staff Findings. In response to questions from the Commission, he explained the location of granite used from the original building, as well as setbacks for the patio area. He explained that the awning design sets the building apart as new construction, following the guidelines. The Commission expressed a concern about the sidewalk fronting Innes Street, and safety for pedestrians. Mr. Bogle agreed with the concern, and said he would address it.

Public Comment

Kimberly Stieg, Executive Director of the Historic Salisbury Foundation was sworn in and read a prepared statement:

“Built of local Balfour pink granite, Historic Salisbury Foundation defended the original structure from being demolished, as it was found to be unique and architecturally important. In 1993, the National Register of Historic Places nomination for the extension of the historic district designated the demolished pink granite service station as a “contributing building” and called it “visually striking” – the nomination specifically noted “the rusticated cut-stone blocks, round-arched service bays, and a crenulated cornice.”

The demolition and reconstruction was proposed to City Council on November 21, 2017 and after a series of questions, Mayor Alexander said...and I quote: *“I think that’s so exciting. It keeps it (the pink granite filling station) intact and I think the architecture of it is what’s so interesting. I mean, it being actually (re)built exactly like it was, just moving it.”*

The Foundation, believing that the building would be built back as if it were simply being moved, and knowing that demolition could only be delayed, not stopped, supported these plans in good faith, as submitted.

The plans we are reviewing today are not of a building reconstruction of a once contributing structure to the National Register Historic District...as if the building was picked up and moved. The plans we are reviewing today represent a modification of the original design with the most distinctive features lost. That being the granite arches and granite cornice caps.

Our understanding, as was the Mayor and City Council upon approval, was that the reconstruction would be a near exact façade replica of the original building. These plans are not. However, after careful review of the plans we see the beauty and value of the new building for its compatible contemporary use in a new location and are supportive of a modern adaptation with two mentioned suggestions. That being a truer replication of the granite arches and granite caps.

Demolition is not historic preservation. Using materials from a demolished structure originally listed as a contributing structure to the National Register Historic District is not historic preservation. It’s important to remember that too many buildings that are demolished and/or picked up and moved, are grounds for a National Register Historic District to be delisted!

Historic preservation happens with the adaptive reuse of a building in place. Historic preservation happens when changes to the original structure follow the US Secretary of the Interior’s Standards for the treatment of historic properties. As such, the Foundation will continue to defend our historic districts and demolitions of our community’s historic assets.

Historic Salisbury Foundation is extremely excited to movement with this project. We appreciate the care in which the developer and architect have approached the modern adaptation and applaud investments being made downtown and their contributions to the economic vitality of our community.”

Deliberation

The Commission agreed that their decision should be made purely on the basis of the project meeting guidelines. They clarified that Historic Salisbury Foundation would support the design if the original arch construction were replicated as much as possible, and the original caps used. Mr. Bogle said if the original caps are still within the inventory of materials, he will reuse them.

Findings of Fact

Marcelo Menza made the following MOTION, “I have reviewed the case and all presented testimony and facts and am familiar with the property in question and, therefore, move that the Commission find the following facts concerning HPC case **#H-19-2022**

- 1) That **Pete Bogle, agent for Downtown Properties LLC, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **219 East Innes Street** and designated within the **Downtown** Local Historic District.
- 2) The proposed project is **not incongruous** as detailed in the application and staff finding numbers 1-10 and incorporated herein; arch details with vertical stones will be added. Additional testimony was provided by Kimberly Steig, Executive Director of Historic Salisbury Foundation, in support of the project, especially in regards to the incorporation of the original granite and caps.
- 3) The findings are subject to the 2 conditions recommended by staff and incorporated herein.

Jon Planovsky seconded the MOTION with all members present VOTING AYE (7-0)

Roll Call: Ellie Goodnow (AYE), Will James (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Larry Richardson (AYE), Andrew Walker (AYE), Acey Worthy (AYE).

Action

Marcelo Menza continued, “I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission: **Approve** H-19-2022 subject to the conditions detailed in the Findings of Fact.”

Jon Planovsky seconded the MOTION with all members present VOTING AYE (7-0)

Roll Call: Ellie Goodnow (AYE), Will James (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Larry Richardson (AYE), Andrew Walker (AYE), Acey Worthy (AYE).

H-20-2022, 200 West Innes Street; St. John’s Lutheran Church, Owner; Steve Jarrett, Agent/Applicant; (Parcel ID: 010 1510000001)

Request

Landscape lighting.

Identification of Property

Emily Vanek made a staff presentation including COA history. The church is classified as “Contributing” to the Downtown Local Historic District. It is a Late Gothic Revival style building, built in 1925-1926.

Staff Findings

Staff finds the following element of the project to be not incongruous with the character of the Downtown Local Historic District:

- 1) The applicant has requested approval to install landscape lighting. Light As are proposed to be installed facing the green St. Johns signs. Light Bs are proposed to be installed facing trees and the façade of the building. Lights C are proposed to be installed facing the front St. Johns sign and the existing light will be removed. Standard 4.3.2 says to select unobtrusive lighting fixtures and Standard 4.3.6 says to introduce directional lighting that does not spill onto adjacent properties.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-20-2022 at St. John’s Lutheran Church located at 200 West Innes Street, within the Downtown Local Historic District (Parcel ID: 010 1510000001) subject to the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any other portion of the as-submitted work that qualifies as a Minor Work, prior to commencement of that portion of the project.

Applicant Testimony

Steve Jarrett was sworn in.

Mr. Jarrett testified that the Church would like to remove outdated lighting, and replace with more updated lighting similar to that located at the new Bell Tower Green Park across the street. It will be low voltage, landscape style lighting.

He also requested approval to add lighting to the side of the Church facing the 100 block of Church Street. He provided plans for the additional request.

Mr. James, as a point of order, asked why this request was brought before the HPC. Ms. Vanek said that according to the work matrix, new lighting must be approved by the HPC.

In response to questions from the Commission, Mr. Jarrett explained that the lights would be 15-35 watts, and 12 volt, and they would be directed up from the shrubbery and trees; which meets the guidelines for unobtrusive, directional lighting.

Public Comment

None.

Deliberation

The Commission agreed that the replacement is a straightforward request, and that the current lighting is not obtrusive. 35 watt lighting was determined to be acceptable.

Findings of Fact

Acey Worthy made the following MOTION: “I have reviewed the case and all presented testimony and facts and am familiar with the property in question and, therefore, move that the Commission find the following facts concerning HPC case #**H-20-2022**

- 1) That **Steve Jarrett, agent for St. John’s Lutheran Church, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **200 West Innes Street** and designated within the **Downtown** Local Historic District.
- 2) The proposed project is **not incongruous** as detailed in the application and staff finding number 1 and incorporated herein; the applicant submitted an additional plan for similar lighting on the side of the Church (at the same address) facing the 100 block of Church Street. The lighting was determined to be unobtrusive.
- 3) The findings are subject to the 2 conditions recommended by staff and incorporated herein.”

Larry Richardson seconded the MOTION with all members present VOTING AYE (7-0)

Roll Call: Ellie Goodnow (AYE), Will James (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Larry Richardson (AYE), Andrew Walker (AYE), Acey Worthy (AYE).

Action

Acey Worthy continued, “I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission: **Approve** H-20-2022 subject to the conditions detailed in the Findings of Fact.”

Larry Richardson seconded the MOTION with all members present VOTING AYE (7-0)

Roll Call: Ellie Goodnow (AYE), Will James (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Larry Richardson (AYE), Andrew Walker (AYE), Acey Worthy (AYE).

H-21-2022, 5 Easy Street; Henry Alexander, Owner; Samantha Haspel, Agent/Applicant

Tabled until next meeting.

H-22-2022, 1101 North Main Street; Freedom Properties NC, LLC, Owner; Larry and Sharetha Holman Cooper, Applicants (Parcel ID: 007 052)

Request

Window replacement, lighting, and landscaping.

Identification of Property

Emily Vanek made a staff presentation, including the COA history. The Della Villa Tourist Home is classified "Fill" to the North main Street Local Historic District. It was built in 1950.

Staff Findings

Staff finds the following element of the project to be not incongruous with the character of the North Main Street Local Historic District:

- 1) At the November 2021 HPC Meeting, the applicants requested approval to replace the windows, brick in doors, remove the concrete pad and wooden staircase, and put in a new driveway and parking area. The application was approved on conditions that the applicant would return to HPC for approval for lighting and landscape plans, that all windows would be constructed of wood and have true-divided lights, and that any new curbing be granite.
- 2) The applicant has requested approval to replace all of the existing windows with new windows that have vinyl sashes with wooden, simulated divided light panes. Standard 3.3.8 states that vinyl is not an appropriate replacement for wooden windows and that snap-in muntins are not appropriate replacements for true-divided light windows.
- 3) The applicant has requested approval to install several lighting fixtures on the building. Standard 4.3.2 states that unobtrusive fixtures should be selected.
- 4) The applicant has requested approval to install several poles and lighting fixtures in the parking area. Standard 4.3.1 says to use understated and compatible light fixtures in residential areas.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-22-2022 at the Della Villa Tourist Home located at 1101 North Main Street, within the North Main Street Local Historic District (Parcel ID: 007 052) subject to the following conditions:

- 1) The proposed windows shall not be used;
- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 3) Commission staff shall review and approve any revisions or deviations to any other portion of the as-submitted work that qualifies as a Minor Work, prior to commencement of that portion of the project.

Applicant Testimony

Larry Cooper was sworn in.

Regarding the windows, Mr. Cooper explained that there were 47 out of 51 windows that need to be replaced. He brought an example of the window he would like to use. He feels this window provides a more affordable style that would be in keeping with the guidelines.

Regarding the lights, Mr. Cooper prefers choice A, but would be happy to use choice B, if it was preferable.

In response to questions from the Commission, Mr. Cooper clarified the heights and locations of the lights, and explained that the window sashes and weights were damaged, which necessitated replacement.

Public Comment

None.

Deliberation

The Commissioners noted the owner turnover of this house, with the cost of replacing windows the prevailing issue. Ms. Goodnow conveyed a guideline from the NC Secretary of the Interior’s standards for rehabilitation that states it is appropriate to install compatible windows.

WINDOWS	
RECOMMENDED	NOT RECOMMENDED
Maintaining windows on a regular basis to ensure that they function properly and are completely operable.	Neglecting to maintain historic windows and allowing them to deteriorate beyond repair with the result that they must be replaced.
Retaining and repairing historic windows when deteriorated.	Removing repairable historic windows and replacing them with new windows for perceived improvement in energy performance.
Weather stripping and caulking historic windows, when appropriate, to make them weather tight.	
Installing interior or exterior storm windows or panels that are compatible with existing historic windows.	Replacing repairable historic windows with new insulated windows.

The discussion centered on the fact the size and openings for the windows won’t change, and that the columns between windows will also stay, which will help with accurately restoring the property. The Applicant is making every effort to restore the house to the original 4 units, and stay as historically accurate as possible.

Regarding the lights, the Commission felt the second choice was more appropriate. Since the Applicant said that choice would not provide the same illumination for the parking lot when attached to the house, the Commission agreed he could install more poles around the lot. Staff confirmed the correct pole height.

Findings of Fact

Ellie Goodnow made the following MOTION: “I have reviewed the case and all presented testimony and facts and am familiar with the property in question and, therefore, move that the Commission find the following facts concerning HPC case #H-22-2022

- 1) That **Larry Cooper, owner**, appeared before the Commission and sought a Certificate of Appropriateness for the property located at **1101 North Main Street** and designated within the **North Main Street** Local Historic District.
- 2) The proposed project is **not incongruous** as detailed in the application and staff finding numbers 2 and 3 and incorporated herein; making an adaptation to number 1, based upon the mitigating circumstances discussed that the Interior’s sustainability standards in rehabilitation of historic buildings recommend installing “compatible and energy efficient replacement windows that match the inherent size, design, proportion, and profile of the existing historic windows and are also durable, repairable, and recyclable when existing windows are too deteriorated to repair.” Other mitigating circumstances: considering the setback of the property from the street, and the type of window used not being clearly distinct, and being the same design style of the original windows, that the columns between the windows remain the same, and considering the number of windows needing to be replaced, as well as the challenges of previous owners. Also, the classification of the property as “fill,” was a consideration in the decision. The Commission also approves lighting package B.
- 3) The findings are subject to the 2 conditions recommended by staff and incorporated herein.”

Acey Worthy seconded the MOTION with all members present VOTING AYE (7-0)

Roll Call: Ellie Goodnow (AYE), Will James (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Larry Richardson (AYE), Andrew Walker (AYE), Acey Worthy (AYE).

Action

Ellie Goodnow continued, “I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission: **Approve** H-22-2022 subject to the conditions detailed in the Findings of Fact.”

Larry Richardson seconded the MOTION with all members present VOTING AYE (7-0)

Roll Call: Ellie Goodnow (AYE), Will James (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Larry Richardson (AYE), Andrew Walker (AYE), Acey Worthy (AYE).

H-23-2022, 409-413 North Lee Street; Rowan Investment Company, Owner; Irene Beyer, Applicant; Jon Palmer, Agent (Parcel ID: 011 246)

Request

Replace door along Lee Street.

Identification of Property

Emily Vanek made a staff presentation, including the COA history. The building is classified “Contributing” to the Downtown Local Historic District. It is a brick warehouse, built in 1951.

Staff Findings

Staff finds the following element of the project to be not incongruous with the character of the Downtown Local Historic District:

- 1) The applicant has requested approval to replace the light green, wooden doors with aluminum storefront doors. According to the National Register nomination form, these doors are original to the building. The proposed doors were proposed to match nearby doors along Lee Street. Standard 3.3.3 says that replacement doors should match the original in panel division and material.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission deny H-23-2022 at the commercial building located at 409-413 North Lee Street, within the Downtown Local Historic District (Parcel ID: 011 246).

Applicant Testimony

Jon Palmer was sworn in.

Mr. Palmer testified that the size of the current doors does not meet ADA requirements, and that safety of people entering and exiting the doors was a concern. The masonry will remain, and they plan to reuse the doors in another location. He mentioned numerous warehouse spaces similar to this one with the style of doors the Applicant is requesting. He submitted plans for back doors that they would like the Commission to consider as well.

In response to questions from the Commission, Mr. Palmer said the doors will open to the inside, and that the existing doors are wood.

Public Comment

Glenn Ketner, a Salisbury attorney, was sworn in. He testified in favor of the project, citing safety concerns for artists and customers who work and visit the Railwalk Studios at night. He remarked how fortunate he was to be able to restore this area, and cited examples of other similar requests that had been allowed.

Deliberation

According to the National Register, the existing doors are “apparently” original, which cast doubt on the need to retain them. The Commission reviewed photos of the doors, and commented on their inconsistent nature with regards to warehouse construction.

Findings of Fact

Jon Planovsky made the following MOTION: “I have reviewed the case and all presented testimony and facts and am familiar with the property in question and, therefore, move that the Commission find the following facts concerning HPC case #H-23-2022

- 1) That **Jon Palmer, agent for Rowan Investment Co, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **409-413 North Lee Street** and designated within the **Downtown** Local Historic District.
 - a. The proposed project is **not incongruous** as detailed in the application and incorporated herein; Glenn Ketner spoke in favor of the project, as well as of the safety issues.
 - b. The findings are subject to the following conditions: safety, the ability to see in or out; the National Register nomination used the word “apparently,” that the doors were original; that the building was constructed as a warehouse, and that raised panel wooden doors are not included in normal construction of a warehouse. An additional request, replacement of the 2 doors at the rear of the building, is approved as well, based on photos provided by the Applicant.

Larry Richardson seconded the MOTION with all members present VOTING AYE (7-0).

Roll Call: Ellie Goodnow (AYE), Will James (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Larry Richardson (AYE), Andrew Walker (AYE), Acey Worthy (AYE).

Action

Jon Planovsky continued, “I, therefore, move based on the testimony presented, the adopted Findings of Fact, and the adopted Local Historic Design Standards that the Commission: **Approve** H-23-2022 subject to the conditions detailed in the Findings of Fact.”

Larry Richardson seconded the MOTION with all members present VOTING AYE (7-0).

Roll Call: Ellie Goodnow (AYE), Will James (AYE), Marcelo Menza (AYE), Jon Planovsky (AYE), Larry Richardson (AYE), Andrew Walker (AYE), Acey Worthy (AYE).

HISTORIC LANDMARK APPLICATIONS

Gene Goetz will return in June for review of his application

OTHER BUSINESS

Public Hearing – National Register Nomination of 419 South Main Street – City Motor Company
No public comment. Andrew Walker made a motion to recommend the nomination. It was approved by a unanimous voice vote.

Minor Works Report

CASE#	PROJECT NAME	TM&P	LOCAL DISTRICT	ZONING	SUMMARY	PROPERTY OWNER	APPLICANT
HS-32-2022	1707 N MAIN ST	007 111	NMAIN	HR	COA TO INSTALL HVAC UNIT	SARAH AND JON HOFFMAN	SAME
HS-33-2022	1218 N MAIN ST	007 032	NMAIN	HR	COA TO REINSTALL MISSING COLUMN, TO MATCH OTHER EXISTING COLUMNS AND REPAINT ALREADY PAINTED CONCRETE ACCENTS WHITE	REDBERG PROPERTIES LLC	FRANK REDMOND
HS-34-2022	300 W HORAH ST	010 081	WSQ	HR	COA TO REPLACE BRICK PATIO WITH NEW BRICK, NO CHANGES TO DESIGN, SIZE, OR APPEARANCE	BEN TOBEY AND ELLIE GOODNOW	SAME
HS-35-2022	111 W FISHER ST	101 564	DWNTWN	DMX	COA TO REPLACE FRONT DOOR WITH ONE THAT MATCHES EXISTING	JAMES FAUST	CJ PETERS
HS-36-2022	314 W THOMAS ST	015 163	WSQ	HR	COA FOR REMOVAL OF TWO TREES IN BACKYARD, RECOMMENDED BY CERTIFIED ARBORIST	JULIE HILL	SAME
HS-37-2022	117 S SHAVER ST	019 103	B-SSQ	HR	COA TO INSTALL HVAC UNIT ON NORTH SIDE PROPERTY	JJ BARRAGAM LLC	KEN WEAVER
HS-38-2022	321 E BANK ST	019 005	B-SSQ	HR	COA TO REPAIR CHIMNEYS AND FLASHING ON MAIN HOUSE WITH SAME MATERIAL	CAROL AND ACEY WORTHY	SAME
HS-39-2022	421 W BANK ST	010 051	WSQ	HR	COA TO REPAIR AND REPLACE DAMAGED SIDING AND PORCH COLUMN, TO BE REPAINTED SAME COLORS. NO CHANGES TO APPEARANCE OR MATERIALS	FOARD JONES	SAME

Approval of Minutes

April, 2022 minutes were not approved, as a majority of Members had not had an opportunity to review them.

HPI Grant Guidelines

In April, Ms. Vanek asked the Commission to consider amending the HPI grant to include rental properties located in the residential Local Historic Districts. The Commission approved the amendment, with the addition that the property owner approve requests made by tenants.

Standards Review

The Commission recommended edits to the Standards for minor vs. major works.

Newsletter

The Commission approved a periodic newsletter to be mailed to all residents living in Local Historic Districts. The newsletter will provide updates on cases and give general information that would be informative for people who own an historic house.

HPC Member Vacancy

The Members were asked to spread the word regarding the vacancy on the HPC.

ADJOURNMENT

The meeting adjourned at 7:56p.m.

Andrew Walker, Chair

Jennifer Pfaff, Secretary