



**Minutes
April 14, 2022**

The City of Salisbury Historic Preservation Commission met in a regular session at 5:30 p.m. on Thursday, April 14, 2022, at 217 South Main Street in the Council Chamber.

Present: Steve Cobb, Ellie Goodnow, Will James, Jon Planovsky, Andrew Walker, and Acey Worthy

Absent: Marcelo Menza, Sue McHugh, and Larry Richardson

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.

NEW CERTIFICATES OF APPROPRIATENESS

H-08-2022, 322 South Main Street; Jeff Moose, Applicant; Holmes Investment Company, Owner; (Parcel ID: 101 608 0001)

Request

After-the-fact window tinting; signage lighting installation

Identification of Property

Emily Vanek made a staff presentation, including COA history.

Staff Findings

Staff finds the following element of the project to be 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. Though the Standards do not mentioned tinted glazing on commercial buildings, window tinting was not historically applied to buildings during the period of significance of the district and is inappropriate according to Standard 7 of the Secretary of the Interior's Standards for Rehabilitation. Several modern buildings in the district have window tinting, including the Salisbury Business Center at 301 South Main Street, located across the street from 322 South Main Street.

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

- 2) The applicant has requested approval to install six LED lights on top of the entry canopy to point at the business's signage. The light fixtures will not be visible from the right-of-way, and therefore meet Standard 4.3.2.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-08-2022 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 window tinting shall be removed;
- 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

Jeff Moose was sworn in.

Mr. Moose explained that the outside windows had been installed previously with built-in sun protection, not applied tinting. Because of this, they would need to be completely removed and replaced with non-protected windows if the HPC decided against any tinting. The center windows, which are the subject of the request, were tinted in order to provide consistency to the façade, as well as sun protection for the product inside. The tinting also provides for more economical power usage, as the air conditioner would not need to run for lengthy amounts of time.

In response to questions from the Commission, Mr. Moose replied that he is leasing the building. The landlord installed the original tinted windows prior to October 21, 2021, when Mr. Moose moved into the building.

Public Comment

None.

Deliberation

The Members discussed the nature of retail establishments built during the 1960's, and their propensity to use large glass windows to showcase merchandise. This deliberation concerned only the tinting applied to the center doors, however, they noticed that the tinting provides consistency along the entire storefront. They remarked that there was no damage to historic material, and that it was removable. Standards are not clear regarding tinting on non-residential buildings, but the 40% coverage meets the Land Development Ordinance.

Members discussed tabling the vote for this request until the case was found that allowed for the tinted windows to be installed.

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-08-2022-A**

- 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 2 and incorporated herein;
- 3) The findings are subject to conditions 2 and 3 recommended by staff and incorporated herein."

Steve Cobb seconded the MOTION with all members present VOTING AYE. (6-0)

Roll Call: Steve Cobb (AYE), Ellie Goodnow (AYE), Will James (AYE), Jon Planovsky (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-08-2022-A** subject to the conditions detailed in the Findings of Fact."

Steve Cobb seconded the MOTION with all members present VOTING AYE (6-0)

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

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-08-2022-B**

- 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 **incongruous** as detailed in the application and staff finding number 1 and incorporated herein;
- 3) The findings are subject to conditions 1 and 3 recommended by staff and incorporated herein.”

Steve Cobb seconded the MOTION with members present VOTING (5-1).

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

Due to the Board’s desire to table the decision regarding this portion of the project, Jon Planovsky made a MOTION to reconsider the previous Findings of Fact. Steve Cobb seconded the MOTION with members present VOTING AYE (6-0).

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

Jon Planovsky then made a MOTION to postpone HPC case **#H-08-2022-B** to May 12, 2022. Steve Cobb clarified that the applicant can keep the current window tinting until the decision is made on May 12. Mr. Cobb seconded the MOTION with members present VOTING (5-1).

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

H-09-2022, 716 South Fulton Street, Daphne Safrit and Ashton Pryor, Owners; C.J. Peters, Applicant/Agent; (Parcel ID: 015 047)

Request

Installation of 8’ by 12’ accessory building. The applicant is returning with a revised design of the shed.

Identification of Property

Emily Vanek made a staff presentation that included COA history. The Hunter-Purvis House is classified “Contributing” to the West Square Local Historic District. It is a Bungalow style house, built in 1917.

Staff Findings

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

- 1) The applicant has requested approval to install an 8' by 12' pre-fabricated accessory building. The building would be set on blocks. The building has wooden, vertical siding and a gable, asphalt shingle roof. Standard 3.6.6 states that new outbuildings should use traditional roof forms, materials, and details compatible with the main building. The shed will be painted to match the house.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-09-2022 at the Hunter-Purvis House located at 716 South Fulton Street, within the West Square Local Historic District (Parcel ID: 015 047) 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

C.J. Peters was sworn in.

Mr. Peters said he had changed the roof line as requested in the prior hearing.

In response to questions, he said that only a small portion of the roof may be visible from the street.

Public Comment

None.

Deliberation

The Commissioners agreed that the new design was much more appropriate and met the standards.

Findings of Fact

Steve Cobb 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-09-2022

- 1) That **CJ Peters, agent for Daphne Safrit, owner**, appeared before the Commission and sought a Certificate of Appropriateness for the property located at **716 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 number 1 and incorporated herein;

- 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: Steve Cobb (AYE), Ellie Goodnow (AYE), Will James (AYE), Jon Planovsky (AYE), Andrew Walker (AYE) Acey Worthy (AYE).

Action

Steve Cobb 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-09-2022** subject to the conditions detailed in the Findings of Fact.”

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

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

H-10-2022, 128 West Thomas Street; Piers and Curtain Home Restoration, LLC, Owner; C.J. Peters, Agent/Applicant; (Parcel ID: 015 333)

Request

After-the-fact replacement of back door.

Identification of Property

Emily Vanek made a staff presentation that included COA history and National Register nomination. The McCanless-Busby-Thompson House is classified “Pivotal” to the West Square Local Historic District. It is a Colonial Revival style house, built in 1922.

Staff Findings

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

- 1) The applicant has requested after-the-fact approval for the installation of a back door. Previously, the doorway was boarded up with plywood. The installed door is a Craftsman styled door and is composed of wood. Standard 3.3.3 states that is replacement of a door element is necessary to replace it to match the original in size, scale, proportion, pane division, material, and detail.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-10-2022 at the McCanless-Busby-Thompson House located at 128 West Thomas Street, within the West Square Local Historic District (Parcel ID: 015 333) 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

C.J. Peters testified that he had already submitted an application prior to installing the door. Glass and window structure in the door will match the other doors and windows.

The door was purchased from an architectural salvage company in New York.

Mr. Peters responded to questions from the Board that he will be installing a transom over the door, with the same matching design. Since the entire original door had collapsed, Mr. Peters assumed it had a transom also.

Ms. Vanek clarified that in the Standards Work Matrix, this case does not qualify as a Minor Work, so must come before the Commission for approval.

Public Comment

Sandra Toscano was sworn in. Ms. Toscano owns the McCanless-Bonaparte house on South Main Street. Her house was built with the same door with a transom. Since the two houses are of the same style, that makes the requested door consistent with construction of that era.

Deliberation

Members agreed the door meets the standards. They are happy the house is being saved.

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-10-2022**

- 1) That **CJ Peters, agent for Pier and Curtain Restoration, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **128 West Thomas 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 number 1 and incorporated herein; John Martin, owner, spoke of the acquisition of the door, and described the destruction to the rear portion of the house; Sandra Toscano spoke on the style of the door and transom, and that it matches houses in nearby Local Historic Districts.
- 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: Steve Cobb (AYE), Ellie Goodnow (AYE), Will James (AYE), Jon Planovsky (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-10-2022** subject to the conditions detailed in the Findings of Fact.

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

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

H-11-2022, 918 North Main Street; Abby Gamboa and Rogido Santiago, Owners; Jorge Lopez, Applicant; (Parcel ID: 011 135)

Request

Revisions to approved new house construction, including windows, doors, and parking area.

Identification of Property

Emily Vanek made a staff presentation. The applicants are returning with revisions to the house in response to conditions made by the Commission.

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) In March 2022, HPC approved the construction of a new house at 918 North Main Street with three conditions, that windows be introduced on the back wall to meet Standard 5.3.7, that all doors be composed of wood and all window to be wooden, true divided light windows to meet Standard 5.3.1, and that any new driveway not exceed 12’ in width to meet Standard 4.2.10.
- 2) The applicant is proposing to use wooden windows instead of vinyl windows and wooden exterior doors instead of fiberglass doors. The proposed windows and doors meet Standard 5.3.1 and are more consistent with the character of the district.
- 3) The applicant has proposed the introduction of one window on the back elevation of the house. With this window, all four elevation better meet Standard 5.3.7.
- 4) The applicant will no longer be adding a driveway on the property, but will instead utilize the shared driveway and add a gravel parking area in the rear yard.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-11-2022 at the vacant lot located at 918 North Main Street, within the North Main Street Local Historic District (Parcel ID: 011 135) 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

Jorge Lopez was sworn in. To Ms. Vanek's Staff Presentation, Mr. Lopez added that he would like the front windows to be operational rather than picture windows, as shown on the elevation plan.

In response to questions, Mr. Lopez clarified that the existing shared driveway would remain, with parking added to the rear of the house. He explained that the choice of 1 over 1 window panes was due to cost and wait time, and that upstairs windows would be the same construction.

Public Comment

None.

Deliberation

Members noted that the reason for conditional approval was due to vinyl windows and fiberglass doors, and that has been corrected. They discussed the appropriateness of 1 over 1 windows, and decided in favor.

Findings of Fact

Steve Cobb 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-11-2022**

- 1) That **Jorge Lopez** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **918 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 1-4 and incorporated herein; the second story windows will be operational, double hung style.
- 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 (6-0)

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

Action

Steve Cobb 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-11-2022** subject to the conditions detailed in the Findings of Fact.”

Jon Planovsky seconded the MOTION with all members present VOTING AYE (6-0)

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

H-12-2022, 325 West Marsh Street; Karen Bulla Lincoln, Owner/Applicant; (Parcel ID: 015 155)

Request

Rebuild rear deck with new design and replace screen door.

Identification of Property

Emily Vanek made a staff presentation, and the COA history. The house is classified “Contributing” to the West Square Local Historic District. It is a Four Square style house, built in 1940.

Staff Findings

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

- 1) The applicant has requested approval to rebuild the existing back deck with a new design. The deck height and size and material of the decking boards and wooden posts would remain the same. The applicant has proposed the use of powder coated, aluminum railings on the deck with wooden posts and wooden rail caps. The deck would be finished with wooden lattice to screen the deck framing. Standard 5.5.6 states that new decks should be compatible in materials and design with the main building and Standard 5.5.9 says that decks should be stained a natural wood color.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-12-2022 at the Sibley-Owen House located at 325 West Marsh Street, within the West Square Local Historic District (Parcel ID: 015 155) subject to the following conditions:

- 1) The deck shall be stained a natural wood color;
- 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

Karen Lincoln was sworn in. Ms. Lincoln testified that the balusters will be aluminum, with the top rail covered with wood, and wooden posts.

In response to questions, Ms. Lincoln said there will be lattice skirting under the deck, attached only to one brick column, and that it would be concealed from street view.

Public Comment

None.

Deliberation

The Commissioners agreed that the materials were appropriate, and that it was sufficiently private and hidden from street view.

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-12-2022**

- 1) That **Karen Lincoln, owner**, appeared before the Commission and sought a Certificate of Appropriateness for the property located at **325 West Marsh 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 number 1 and incorporated herein;
- 3) The findings are subject to the 3 conditions recommended by staff and incorporated herein.”

Steve Cobb seconded the MOTION with all members present VOTING AYE (6-0)

Roll Call: Steve Cobb (AYE), Ellie Goodnow (AYE), Will James (AYE), Jon Planovsky (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-12-2022** subject to the conditions detailed in the Findings of Fact.”

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

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

H-13-2022, 322 South Church Street; New Day Capital, LLC, Owner; Tammy Decesare and Amy Wooten, Applicants; (Parcel ID: 010 169)

Request

Remove carport attached to house and expand driveway with gravel.

Identification of Property

Emily Vanek made a staff presentation, including the COA history. The house is classified “Non-contributing” to the West Square Local Historic District. It is a Colonial Revival style house, built in the early to mid-20th century.

Staff Findings

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

- 1) The applicant has requested approval to remove the carport on the left side of the structure. The carport is likely not original to the structure and does not have adequate support to hold it in place.
- 2) The applicant has requested approval to expand the driveway by two feet with gravel. The gravel would be placed along with left side of the concrete driveway. The material meets Standard 4.2.10, though this standard also states that driveways should be kept to their original size.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-13-2022 at the house located at 322 South Church Street, within the West Square Local Historic District (Parcel ID: 010 169) 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

Amy Wooten was sworn in. She testified that they are currently working to restore the house to a single family dwelling; it is currently three apartments. She has consulted with the NC Historic Preservation Office, and was told the carport was added in the 1970’s. She was also informed that the built-in gutters were determined a “catastrophic fail,” and should be replaced. She is not aware if the house currently has French drains.

In response to questions, Ms. Wooten said that soffits will match, and gutters will be added to prevent further rotting of the wood underneath. For the driveway, they will replace the concrete with gravel.

Public Comment

None.

Deliberation

Members discussed the difficulty in maintaining internal gutters, and expressed their happiness that the house is returning to single-family status. Ms. Wooten assured them the driveway would not go to the property line. Ms. Vanek provided a slide photograph that showed the house without the carport, proving it is not original.

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-13-2022

- 1) That **Amy Wooten, agent for New Day Capital, LLC**, appeared before the Commission and sought a Certificate of Appropriateness for the property located at **322 South Church 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 1-2 and incorporated herein; the applicant will rebuild the side fascia where the carport was located to the same dimensions, roof over existing box gutters and replace with exterior gutters.
- 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: Steve Cobb (AYE), Ellie Goodnow (AYE), Will James (AYE), Jon Planovsky (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-13-2022** subject to the conditions detailed in the Findings of Fact.”

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

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

H-14-2022, 311 East Council Street; Jason Wallace, Owner; Mary Rosser and Elizabeth Trick, Agents/Applicants; (Parcel ID: 010 287)

Request

Installation of chain link fence and art piece.

Identification of Property

Emily Vanek made a staff presentation, including the COA history. The house is classified “Contributing” to the Downtown Local Historic District. It is a Wholesale Commercial Building, built in 1922.

Staff Findings

Staff finds the following element of the project to be incongruous with the character of the Downtown Local Historic District:

- 1) The applicant has requested approval to install a 6’ tall chain link fence. Standard 4.4.8 states that chain link fencing is not appropriate within the historic districts and Standard 4.4.7 states that rear yard fences should not exceed 6’ in height.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission deny H-14-2022 at the house located at 311 East Council Street, within the Downtown Local Historic District (Parcel ID: 010 287) .

Applicant Testimony

Mary Rosser was sworn in. She added that the fence was to be 6 feet instead of 8 feet. She showed the members photographs of the area to illustrate the unsafe and unattractive environment surrounding her business, the Pedal Factory. She wants to install a fence to protect her staff and visitors. Since her business is non-profit, a chain link fence is the only option available, and this one has been donated by a Pedal Factory Board Member. She displayed an example of the type of artwork she would like to attach to the fence in order to make it more attractive.

In response to questions, Ms. Rosser said they would like to use the back area for bike riding, however, it is currently littered with trash and refuse. Artwork will face the inside wall, and will consist of panels. She will verify the exact work.

Public Comment

None.

Deliberation

Discussion centered on mitigating circumstances, since chain link is not allowed in the district. There was some disagreement of whether or not the applicant should explore acceptable materials, or if chain link should be allowed in this case due to the industrial nature of the building and the need for safety and privacy.

Findings of Fact

Steve Cobb 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-14-2022**

- 1) That **Mary Rosser and Elizabeth Trick, agents for Jason Wallace, owner,** appeared before the Commission and sought a Certificate of Appropriateness for the property located at **311 East Council Street** and designated within the **Downtown** Local Historic District.
 - a. The proposed project is **not incongruous** as detailed in the application and incorporated herein; standards do not allow chain link fencing, however, mitigating circumstances are that the property is located in an industrial area, and the fence is in a location where it would not be visible to the public.
 - b. The findings are subject to the following conditions: the fence will be 6 feet tall and have privacy strips inserted to allow a less industrial appearance.”

Will James seconded the MOTION with all members present VOTING (5-1).

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

Action

Steve Cobb 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-14-2022** subject to the conditions detailed in the Findings of Fact.”

Will James seconded the MOTION with members present VOTING (5-1).

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

H-15-2022, 619 South Main Street; Sandra Toscano, Owner/Applicant; (Parcel ID: 010 287)

Request

Installation of brick walkways and patio.

Identification of Property

Emily Vanek made a staff presentation, including the COA history. The house is classified a Local Historic Landmark. It is a Second Empire style house, built in 1897.

Staff Findings

Staff finds the following elements of the project to be **not incongruous** with the character of the Napoleon Bonaparte McCanless House:

- 1) The applicant has requested approval to install a brick front walkway. The existing walkway is gravel. The proposed walkway is the exact size as existing. A semi-circular brick patio has been proposed in the rear yard as well. Brick is an appropriate material for walkways, according to Standard 4.2.10.
- 2) The applicant has proposed the installation of two lamp posts in the rear yard. The lamp posts would match those found along Military Avenue. Standard 4.3.2 states that unobtrusive lighting fixtures that are compatible with the building and the site should be used.

Staff Recommendations

Based on the preceding findings, staff recommends that the Commission approve H-15-2022 at the Napoleon Bonaparte McCanless House located at 619 South Main Street, designated as a Local Historic Landmark (Parcel ID: 010 287), 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

Chad Pupillo was sworn in. He testified that the existing lamp posts are being replaced with ones that are more aesthetically pleasing and match those found in the area. He told the Commissioners that this COA is for the brick and lights only, future applications will come for the rest of their work.

In response to questions, Mr. Pupillo stated that they do not have an example of the lights yet, but plan to match those found on Military Avenue. Electrical wires will be buried, and wood poles will be removed.

The walkway will consist of free-standing brick pavers, and Mr. Pupillo explained that the curvature of the walkway is designed to match the turrets, in an effort to stay consistent with the current architecture of the house. The breezeway will remain.

Public Comment

None.

Deliberation

Members agreed the materials and lights meet the standards, and received reassurance that the lights will be smaller in scale than those they will mimic.

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-15-2022**

- 1) That **Sandra Toscano and Chad Pupillo, owners**, appeared before the Commission and sought a Certificate of Appropriateness for the property located at **619 South Main Street** and designated as a Local Historic Landmark – Property.
- 2) The proposed project is **not incongruous** as detailed in the application and staff finding numbers 1-2 and incorporated herein; additional testimony by the applicant showed that the lamppost would be more appropriate for pedestrians.
- 3) The findings are subject to the 2 conditions recommended by staff and incorporated herein.

Will James seconded the MOTION with all members present VOTING AYE (6-0).

Roll Call: Steve Cobb (AYE), Ellie Goodnow (AYE), Will James (AYE), Jon Planovsky (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-15-2022** subject to the conditions detailed in the Findings of Fact.”

Ellie Goodnow seconded the MOTION with members present VOTING AYE (6-0).

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

HISTORIC LANDMARK APPLICATIONS

Gene Goetz will return in June for review of his application.

OTHER BUSINESSMinor Works Report

CASE#	PROJECT ADDRESS	TM&P	LOCAL DISTRICT	ZONING	SUMMARY	PROPERTY OWNER	APPLICANT
HS-20-2022	604 N MAIN ST	011 095	DWNTWN	DMX	COA TO FIX LEANING BRICK WALL. NEW BRICKS MUST MATCH EXISTING, NEW MORTAR TO MATCH EXISTING, EXISTING BRICK BOND SHALL REMAIN	CHARLES SHULER	SAME
HS-21-2022	209 S ELLIS ST	010 033	WSQ	HR	COA TO INSTALL HVAC UNIT	SLN FAMILY INVESTMENTS	EDWARD NORVELL
HS-22-2022	111 E STEELE ST	011 175	NMAIN	HR	COA TO REPLACE WOODEN SIDING WITH EXACT MATCH WOODEN SIDING, PAINTED RED AS EXISTING	PETER SYLVESTER	DAN WAGGONER
HS-23-2022	119-121 N MAIN ST	105 483	DWNTWN	DMX	COA TO REPLACE FLAT ROOF WITH EXACT MATCH MATERIALS	SKADOOSH ENTERPRISES	TQM ROOFING INC
HS-24-2022	322 S CHURCH ST	010 169	WSQ	HR	COA TO PAINT SIDING LIGHT GREY, SHUTTERS DARK SLATE, REPLACE ROOF WITH EXACT MATCH ASPHALT SHINGLES (BLACK), REMOVE METAL AWNING ABOVE FRONT DOOR	NEW DAY CAPITAL LLC	AMY WOOTEN
HS-25-2022	923 N MAIN ST	011 154	NMAIN	HR	COA TO ADD FENCING ALONG REAR SIDE YARD AND GATE, FRENCH GOTHIC OPEN PICKET 4' TALL, MUST BE PAINTED WHITE OR STAINED NATURAL WOOD COLOR	SADA STEWART	SAME
HS-26-2022	1712 N MAIN ST	004 056	NMAIN	HR	COA TO REPLACE BROKEN GLASS IN WINDOWS, PAINT HOUSE EXACT MATCH COLORS, AND REPLACE ASPHALT ROOF WITH EXACT MATCH COLOR (BLACK - PREAPPROVED BY HPC)	KIEMA PROPERTIES	SIMON ACEVEDO
HS-27-2022	324 W THOMAS ST	015 166	WSQ	HR	COA TO INSTALL TWO ALUMINUM STORM DOORS, ONE SIDE DOOR ONE FRONT DOOR	CRAIGE AND TERRI MYERS	SAME
HS-28-2022	309 W COUNCIL ST	010 452	DWNTWN	RMX	COA TO REPLACE PORCH BOARDS AND REPAINT, SAME AS EXISTING	LISA CARTNER	SAME
HS-29-2022	128 W THOMAS ST	015 333	WSQ	HR	COA TO REPAINT TRIM BENJAMIN MOORE YORKTOWN GREEN	PIER AND CURTAIN	CJ PETERS
HS-30-2022	209 S FULTON ST	010 085	WSQ	HR	COA TO REPAINT HOUSE, INCLUDING TRIM, SHERWIN WILLIAMS ULTRA WHITE	LARRY WATSON	SAME
HS-31-2022	701 S FULTON ST	015 137	WSQ	HR	COA TO REPLACE ASPHALT ROOF WITH SAME COLOR SHINGLES	BRIAN KIRBY	KELLEY KISOR

Approval of Minutes

March, 2022 minutes were approved as written.

HPI Grant Guidelines

Ms. Vanek asked the Commission to consider amending the HPI grant to include rental properties located in the residential Local Historic Districts. A discussion of the need to include them, and whether or not to require a larger contribution followed. The grant does not open until July 1, so members have time to ponder the options before a decision needs to be made.

Ghost Sign Restoration

The Public Arts Commission heard a request for assistance in restoring the Wrigley's ghost sign on the back of the Meroney Theater. The PAC advised him to obtain permission from the Piedmont Players Board, then funds can be raised or obtained through a grant to pay for the restoration. Eventually, the request would need to go to the HPC. Standard 7.5.13 states that historic painted advertisements should be preserved and maintained.

Update to National Register Historic Districts

Staff has applied for a CLG Grant to update the Salisbury Historic District. An update would classify buildings as contributing or non-contributing, which would help property owners when applying for historic rehabilitation tax credits through SHPO. The period of significance and boundaries of the district may also be updated.

Fulton Heights

The Fulton Heights neighborhood is on the process of applying to be a Local Historic District. Staff met with interested neighbors on site in April. Fulton Heights is currently listed as a National Register historic district. Residents will begin by updating the inventory of houses, and developing a petition of residents.

ADJOURNMENT

The meeting adjourned at 8:01p.m.

Andrew Walker, Chair

Jennifer Pfaff, Secretary