

SALISBURY HISTORIC DISTRICT COMMISSION

REGULAR MEETING

NOVEMBER 9, 2021 – 9:00AM (VIA ZOOM)

Call to Order. Present: Carol Mason, M.C Taylor, Elyse Harney and Robert Highsmith. Absent: Tom Callahan.

- 1. Approval of Agenda. So Moved** by E. Harney, seconded by M.C. Taylor and unanimously **Approved.**
- 2. Approval of Minutes of July 6, 27 & 28; September 7 and October 5, 2021. So Moved** by R. Highsmith, seconded by E. Harney and unanimously **Approved.**
3. Commissioner, Carol Mason, renewal of 5 yr. term; Re-appoint Chairman. C. Mason agreed to another 5 yr. term and to continue to serve as Chairman. A **Motion to Approve C. Mason 5 yr. Term Renewal and Re-appointment as Chairman** was made by E. Harney, seconded by M.C. Taylor and unanimously **Approved.**
Review Alternate Commissioner appointments and Advisory Board. E. Harney suggested that Leon McLain and Digby Brown become members of the Advisory Panel (Non-voting group), with thanks for their years of service to the Commission. C. Mason suggested that Candace Cuniberti continue on the Advisory Panel, as well. C. Mason indicated that Kathy Voldstad would like to be an Alternate Member, starting in January, 2022 (Appointment thru 11/22). E. Harney and C. Mason recommended asking Heidi Hoeller to become an Alternate Member, effective January, 2022 (Appointment thru 11/22). The Commission Agreed to Leon McLain and Digby Brown becoming members of the Advisory Panel. A **Motion to Appoint Kathy Voldstad as Alternate Member and Recommend Appointing Heidi Hoeller as Alternate Member** was made by C. Mason, seconded by E. Harney and unanimously **Approved.**

4. Planning Discussion – Workshop on Solar Installations – Tabled to January, 2022 meeting.
5. Review Commission meeting dates for 2022. The SHDC will continue to meet monthly on the first Tuesday of the month, except for August and December, as follows:

Tuesday, January 4, 2022	February 1
March 1	April 5
May 3	June 7
July 5	September 6
October 4	November 1

C. Mason also talked about the SHDC portion of the Salisbury Annual Report 2020-2021.

6. COA #2021-010 / Old Stone House & Mill House / 264 Taconic Road
(This COA Application was Conditionally Approved at the Public Hearing on October 5, 2021, **stipulating a change in materials for the retaining walls at the auto court closest to the street (which is 26'x20')** to match the existing retaining wall in type and character. The applicant will need to come back to the SHDC with the details requested. This requirement has not been satisfied as of this date; the COA has not been signed yet. The requested details (mock-up) need to be provided to the SHDC before the COA is signed and prior to the building permit process.)

Christine Berdahl and Catherine Schoen, Barlis Wedlick Architects, applicants representing the owners, presented preliminary plans for the renovation of the houses (not a COA yet). For the Old Stone House, they are proposing the repair of the stone, replacement of existing windows, and repair/replacement of the roof with in-kind materials. Larger proposed projects include:

- Exterior south elevation (visible from the road) – adding 2 new windows
- Rear west elevation -- adding a new access door (may not be visible); a new terrace, using existing landscaping; adding a new shed dormer which would be partially visible from the road; adding a new window which would not be visible from the road.

E. Harney had questions about the dormer addition. R. Highsmith asked for details of the proposed new windows. M.C. Taylor asked about the existing stone; it is thought to be local limestone. The presentation continued about the Mill House. On the south side, they are proposing a new door and window. There is a small existing deck which they are proposing to extend the length of the house, which would be the most visible feature. Proposed added transom windows would not be visible.

7. COA #2021-012 / Holt House / 9 Academy Street / Cassidy
Aidan Cassidy, one of the 2 new owners of the house, gave a description of the proposed work. The proposed work includes:

- Expanding the attic space and creating a third floor residential apartment
- Removing the garage door façade, which is currently non-conforming
- Removing an existing deck
- Adding an open porch
- Windows and doors would be similar to existing
- Replace siding
- Proposing standing seam metal roofing on the porch and trim
- Install board fence for year yard privacy with 2 access gates

There was a lengthy discussion by the Commission, with many questions and comments. E. Harney expressed that increasing the size of a building next to the historic house next door is

not appropriate; she described the proposed work as jarring in a colonial village setting. C. Mason suggested that the proposed new changes take would take away from the historic character of the building. R. Highsmith commented on the dormer addition and raising the roof up to the maximum allowed by code. Mr. Cassidy responded that they would be re-centering the ridgeline and re-framing the pitched roof line. C. Mason expressed that the Commission would want more of a historic adaptation of the structural changes; she suggested that the COA could be re-done, instead of taking it in now. M. C. Taylor expressed that the existing building has no historical integrity as it is, at this point. She is looking at the proposed work as new construction in a historic area and feels that there should be discussion on the subject, as a Commission. She added that she has relevant material which she will send to the members, for their information, review and comments. R. Highsmith suggested having a site visit and reading about the guidelines in the materials from M.C. Taylor. A site visit was scheduled for Friday, November 12, 2021 at 2:00pm; R. Highsmith and M.C. Taylor will attend; the visit will be posted. A Special Meeting/Workshop was scheduled for Tuesday, November 16, 2021 at 8:30am; it will be posted and recorded. Another Special Meeting was scheduled for Tuesday, November 30, 2021 at 9:00am which will be posted and recorded.

8. New Business – None

9. Adjournment. The meeting was adjourned at 10:26am.