

SALISBURY HISTORIC DISTRICT COMMISSION

SPECIAL MEETING

NOVEMBER 30, 2021 – 9:00AM (VIA ZOOM)

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

1. **Approval of Agenda. So Moved** by T. Callahan, seconded by E. Harney and unanimously **Approved.**

2. Review COA #2021-012 / Holt House / 9 Academy Street / Aidan Cassidy

E. Harney clarified that the purpose of this meeting was to have a discussion with the owner, Aidan Cassidy, regarding the COA application which had not been accepted yet. T. Callahan noted that this was a review, not a public hearing, and this was the time to ask questions based on the previous week's meeting. E. Harney commented that the concern had been raised about the size of the building with the proposed 3-story dormer; the scale of the building on the historic street that it is on, citing the Salisbury Association Building and the Warner Building. She added that the vertical siding and the placement of the windows had also been discussed. T. Callahan mentioned that the building next door is the tallest, but they are looking at the others as well. He noted that the proposed fence is something the Commission could work with, since some fencing is already there. Aidan Cassidy described the proposed new ridgeline of the roof as being about 5' higher than what is currently there, which they would need to make the third floor usable. He suggested that the proposed changes would still make his house shorter than the one next to it and added that they will only be using the existing footprint, as allowed. He noted that they do need to change the pitch of the roof, in order to create enough headroom for occupancy. R. Highsmith questioned the appearance of the proposed roof pitch, gable and dormers. M. C. Taylor had detailed questions about the proposed height and also about the vertical-type siding which she feels emphasizes the height of the building. There was further discussion about the type of materials proposed. While it would be a positive change of use for the building, T. Callahan indicated that he has a problem with the third floor dormers, also. He was uncertain how the application could go forward and get approved, as submitted. The Commission discussed other elements of the project; Mr. Cassidy talked about the economic viability of doing this work. R. Highsmith had many specific comments, with regard to the proposed scale, materials and window placements. Mr. Cassidy expressed that he would explore some alternatives with the architect, addressing the following issues: pushing the shed dormers away from the street, amending the appearance of the windows, looking at clapboard siding and fencing options. T. Callahan explained to Mr. Cassidy that this application would need to be withdrawn and a new COA application would need to be submitted. **A Motion to Accept the Withdrawal of COA Application #2021-012** was made by T. Callahan, seconded by E. Harney and unanimously **Approved.**

Mr. Cassidy will submit new materials and a new COA application. The SHDC agreed to schedule a Special Meeting in December, 2021, when the new application has been received.

3. **Adjournment. So Moved** by E. Harney, seconded by T. Callahan and unanimously **Approved.**