

Salisbury Historic District Commission

Hearing Notification

Hearing Date: January 24, 2018

Time: 7:00 pm

Location: Government Office Building
125 N. Division Street
Salisbury, MD. 21804
Room 301

Case Number: #18-04

Commission Considering: Porch floor replacement and garage construction

Owner's Name: Thomas (Harvey) Evans

Applicant Name: Thomas (Harvey) Evans

Agent/Contractor: Owner

Subject Property Address: 622 Light Street

Historic District: Camden Historic District

Use Category: Residential

Chairman: Mr. Scott Saxman

HDC Staff contact: Trish Warrington
Office Manager
(410) 341-9550

RECEIVED
12/11/17

CK # 1127

Date Submitted to NSCC: 12/11/17
Date Accepted as Complete by NSCC: _____
Subject Location: 622 LIGHT ST
Application by: THOMAS (HARVEY) EVANS
Applicant Address: ~~508 POPLAR HILL AVE~~
Applicant Phone: 443-783-1717

Case #: 18-04
Action Required By (45 days): _____
Owner Name: THOMAS EVANS
Owner Address: 508 POPLAR HILL AVE
Owner Phone: 443-783-717

Work Involves: Alterations New Construction Addition Other _____
 Demolition Sign Awning Estimated Cost _____

DESCRIPTION OF WORK PROPOSED (Please be specific. Attach sheet if space is inadequate) Type of material, color, dimensions, etc. must accompany application. If signs are proposed, indicate material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.

1. REPAIR & REPLACE FRONT PORCH WITH PRESSURE TREATED Joists & tongue & groove composite GABY FLOOR.
2. REMOVE CORNER ROOF, CHANGE TO GABLE ROOF LEFT TO RIGHT AS OPPOSED TO FRONT TO BACK, INSTALL METAL ROOF, T-111 SIDING, & NEW CORRS. REPLACE SILL PLATE WITH PRESSURE TREATED 8x8

Are there any easements or deed restrictions for the exterior of this property? If yes, submit a letter from the easement holder stating their approval of the proposed work. Yes No

Do you intend to apply for Federal or State Rehabilitation Tax Credits? If yes, have you contacted Maryland Historical Trust staff? Yes No

If you have checked "Yes" to either of the above questions, please provide a copy of your approval letter from the Maryland Historic Trust along with this application.

See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

All required documents must be submitted to the Director, Dept. of Neighborhood Services & Code Compliance at least 30 days prior to the next public meeting. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. Please be advised that members of the Salisbury Historic District Commission or staff, may visit the subject property prior to the scheduled meeting date to familiarize themselves with the project.

The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Neighborhood Services & Code Compliance for the City of Salisbury as well as on the city's website: www.ci.salisbury.md.us.

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 12/24/18 (date).

I hereby certify that the owner of the subject premises has been fully informed of the alterations herein proposed and that said owner is in full agreement with this proposal.

Applicant's Signature: [Signature] Date 12/11/2017

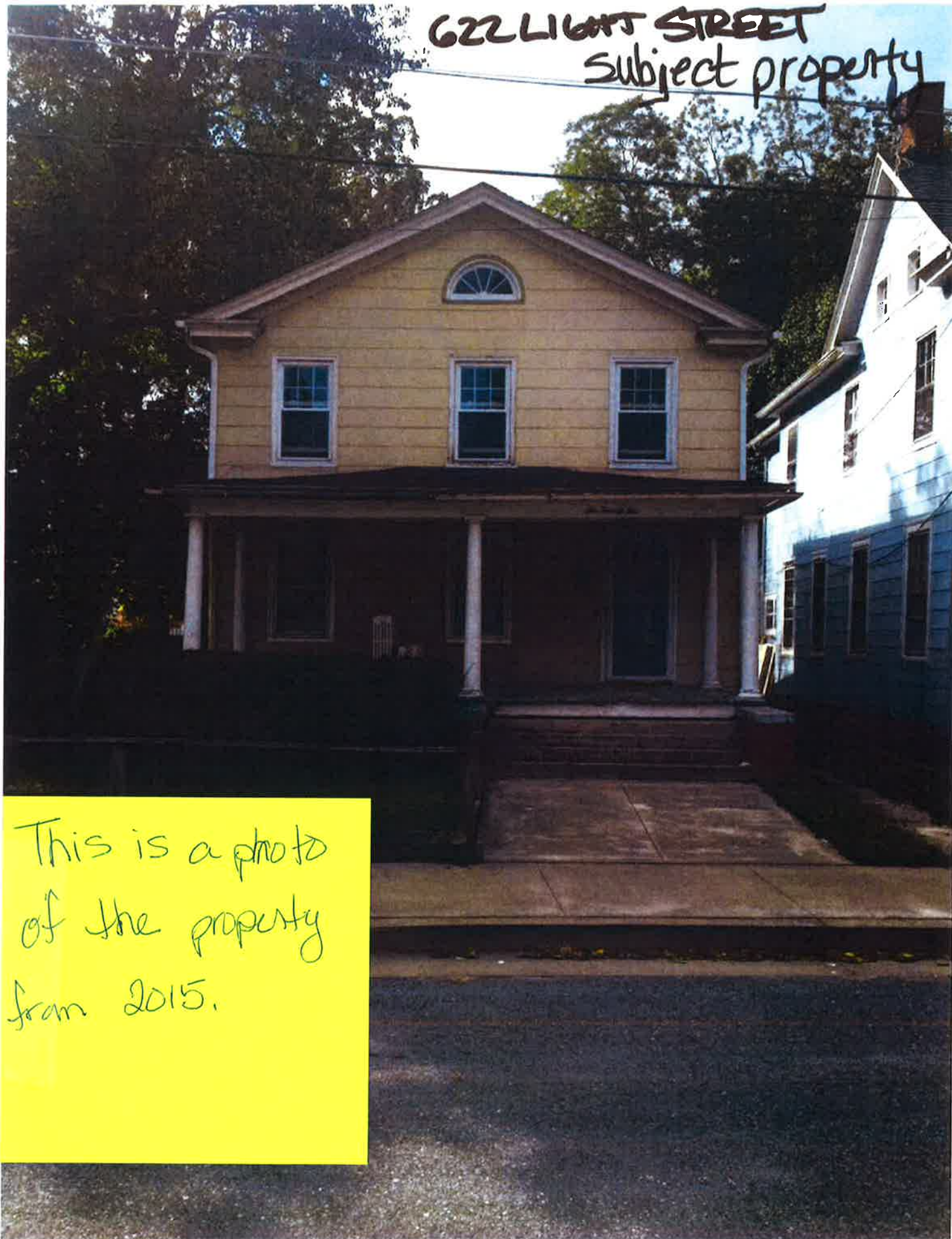
Remarks: [Signature] 11/18
Application Processor (Date) Secretary, S.H.D.C. (Date) 11/2/18



622 Light St.

622 LIGHT STREET
Subject property

This is a photo
of the property
from 2015.







Rear of 622



Side of 622



Side of 622



New porch floor

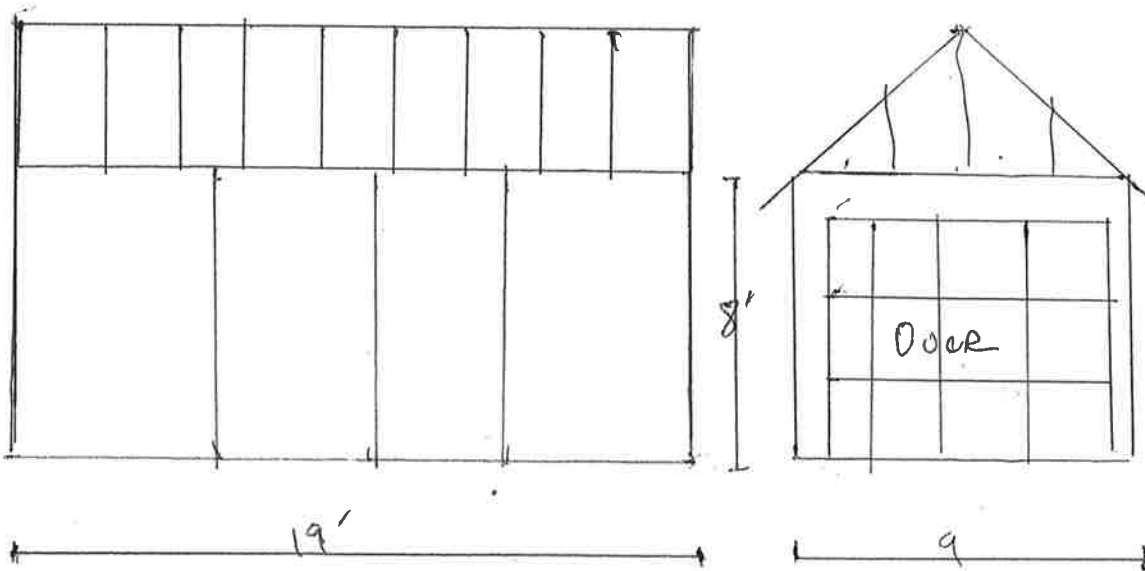




620 Light



624 LIGHT STREET - Property to left



MATERIALS LIST

2X4 WALLS

2X6 ROOF RAFTERS

2X4 PEARLING

T-111 SIDING PAINTER

CLAPBOARD GUFF

METAL ROLL UP DOOR

METAL WHITE ROOF TO MATCH HOUSE ROOF

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: January 24, 2018

Case Number: 18-04

Commission Considering: Porch floor replacement & garage construction

Owner's Name: Thomas (Harvey) Evans
Owner's Address: 508 Poplar Hill Avenue
Salisbury, MD 21801

Applicant Name: Harvey Evans

Agent/Contractor: Owner

Subject Property Address: 622 Light Street

Historic District: Camden Historic District

Use Category: Residential

Zoning Classification: R-10

Structure / Site Description:

Built Date: 1910
 Enclosed Area: 1,646 sq ft
 Lot Size: 4,440 sq ft
 Number of Stories: 2

Contributing Structure: TBD

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: No

Explanation of Request: The owner is requesting permission to retain the porch floor replacement, as this work was done without SHDC approval. Mr. Evans is also requesting permission to construct a 9'x19" garage at the rear of the property.

Relevant Historic, Archeological and Architectural Significant Features of the Surrounding Area:

The property in question is located within the Camden Historic District. The majority of houses located in this district on Middle Blvd., North Blvd., South Blvd., Smith Street and Hazel Avenue have vinyl replacement windows. The Salisbury Historic District Commission approved 301, 303, 222 and 231 Middle Blvd.; 233 South Blvd.; 700 Smith Street for vinyl replacement windows. The houses in this district range in age and were built starting in the early 1900's to the early 1960's. There's a mix of architectural styles in the surrounding area with no prevalence in any specific style.

Areas of Historic Guidelines to be considered:

Porches, Porticoes, and Balconies

The Camden and Newtown Historic Districts are distinguished by their variety of porches. Their size and style range from single-story, single-bay porticos at the main entrance, to grand, multistory Neoclassical porches with columns and balconies. Individual features such as turned or sawn wooden balusters, pilasters, and entablature, along with size, scale, and placement of the porch are extremely important in defining the architectural style of the residence.

Most porches historically are constructed of wood and supported by brick piers. Rehabilitation efforts should incorporate the use of these materials. The use of a high quality hard wood or a select grade of softwood is recommended for porches, rather than pressure treated wood. High quality untreated hard wood, such as Red Oak, Mahogany, Yellow Poplar, and Sugar Maple; or select grade softwoods, such as Southern Pine or Douglas Fir when properly painted and cared for can outlast treated wood, which is usually made from an inferior grade of soft wood. It is recommended that embarking on a rebuilding project using quality materials that is phased is better than the use of unsuitable substitutes.

Porches may have lattice screens installed between the support piers. Historically, lattice was installed with battens running horizontally and vertically, rather than on a diagonal. Every effort should be made to retain as much of the original porch materials as possible. If a porch must be replaced, it should be built to its original configuration and set back distance from the street. For additional information on substitute materials, see Appendix B

Guideline 55: Restore Historic Porch Features

- a. Maintain the historic porch or stoop when feasible. Keep wooden surfaces painted and keep up with general maintenance.
- b. If repair or rehabilitation is necessary, keep as much of the historic materials in place as possible. Maintain the porch's design, proportion, and ornament to the greatest extent possible.
- c. Replace missing porch posts and railings where necessary. Match the size, shape, profile, proportion, and spacing to the original features.
- d. Use of synthetic replacement materials may be allowed if the new material closely approximates the size, scale, texture, and overall appearance of the historic feature.

APPENDIX B: SUBSTITUTE MATERIALS

SUBSTITUTE REPLACEMENT MATERIALS

While the preferred method for treatment of historic properties emphasizes repairing original features to the greatest extent possible, and to replace historic features with like materials where repair is not possible, there are several instances in which utilizing substitute materials may be permissible. Substitute materials are new materials or technology which are designed to simulate the appearance of a historic material.

Situations in which the use of substitute materials may be appropriate include:

- When the historic material is unavailable (for instance, a particular type of slate, or old growth lumber)
- Where historic craft techniques or skilled artisans are not available
- When the historic feature has already been lost and little is known about its original appearance
- Where the historic material does not meet existing code requirements

Problems associated with using substitute materials include a lack of reparability, and a lack of durability and/or a shorter lifespan as compared to traditional materials. Some substitute materials are physically incompatible with existing historic building fabric and can trap moisture or cause damage to remaining historic fabric due to incompatible thermal expansion and contraction. Substitute materials should not be used to cover existing historic materials or features, and they should not be used to replace sound historic materials for the sake of convenience.

Substitute materials should only be used if they will not damage existing historic features and if they will not negatively alter the appearance of the historic resource. The new material should mimic the original in form, color, and perceived texture. The Commission will judge applications which propose the use of a substitute material in place of historic materials on a case-by-case basis and may approve or deny such materials based on each particular situation.

Factors that the Commission may consider when evaluating applications for the use of substitute materials include:

- Is the existing material historic?
- How durable is the new product vs. the old in the same environment?
- How similar is the new product in size, proportion, detail, profile, texture, and finish?
- Will the new product be physically compatible with the remaining materials?
- How much of the new material will be used?
- Where will the material be used?

The following outlines substitute materials commonly used in historic districts which may be appropriate for your proposed project. All projects at the exterior of any property in any of Salisbury's historic districts which involve replacement of elements require a COA. Remember – consult with the Housing and Community Development Department early and often to get feedback on your project proposals.

For additional information of using substitute materials in historic building, see the National Park Service's Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors: <https://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>.

Garages and Outbuildings

Guideline 65: New Construction

- a. The new garage shall be compatible with the primary building in terms of scale, massing, and style.
- b. Pre-fabricated, non-permanent sheds are permitted in the rear of the property. They should be small in scale and congruous with the style of the primary building.

Evaluation Criteria:

Pursuant to Section 17.52.040 A & B of the Salisbury Zoning Code, it is the duty of the Historic District Commission to review all applications to construct, alter, reconstruct, move or demolish any structure within a Historic District whenever the exterior appearance of such structure is affected, and to approve or reject said application. In reviewing an application and plans, the Commission should give consideration to review criteria, and may make a determination as to which of said Criteria are applicable.

Staff Findings Prepared By: Susan E. Phillips, Director
Housing & Community Development Department
207 W. Main Street, Suite 102
Salisbury, MD 2180
(410) 341-9550
Date: January 12, 2018

Search Results for WICOMICO COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Account Identifier: District - 13 Account Number - 046689

Owner Name: EVANS THOMAS N III Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 508 POPLAR HILL AVE Deed Reference: /02852/ 00051
 SALISBURY MD 21801-4138

Premises Address: 622 LIGHT ST Legal Description: 4,440 SQ FT
 SALISBURY 21801-0000 622 LIGHT STREET
 CITY OF SALIS

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0000	0207		0000				2016	
									Plat Ref:

Special Tax Areas: Town: SALISBURY
 Ad Valorem:
 Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1910	1,646 SF		4,440 SF	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	NO	STANDARD UNIT	ASBESTOS SHINGLE	2 full		

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2016	07/01/2017	07/01/2018
Land:	9,400	9,400		
Improvements	15,500	15,500		
Total:	24,900	24,900	24,900	24,900
Preferential Land:	0			0

Seller: EVANS, THOMAS N III & MELISSA W	Date: 10/04/2007	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02852/ 00051	Deed2:
Seller: TILGHMAN, MAURICE E & EDNA B	Date: 12/18/1984	Price: \$29,900
Type: ARMS LENGTH IMPROVED	Deed1: /01026/ 00485	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Partial Exempt Assessments:	Class	07/01/2017	07/01/2018
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt: Special Tax Recapture:
 Exempt Class: NONE

Homestead Application Status: No Application

Homeowners' Tax Credit Application Status: No Application Date: