

Salisbury Historic District Commission

Hearing Notification

Hearing Date: July 25, 2018

Time: 7:00 pm

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

Case Number: #18-18

Commission Considering: Window Replacement

Owner's Name: Edwin Dougherty

Applicant Name: Edwin Dougherty

Agent/Contractor: Not Indicated on application

Subject Property Address: 231 Newton Street

Historic District: Camden Historic District

Use Category: Residential

Chairman: Mr. Scott Saxman

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

Salisbury Historic District Commission

207 W. Main St., Suite 102
Salisbury, MD 21801
(410) 341-9550 / fax (410) 341-3682

Permit Application

\$25 Fee Received _____ (date)

Date Submitted to NSCC: 6/21/18

Case #: 18-18

Date Accepted as Complete by NSCC: 6/22/18

Action Required By (45 days): 8/10/18

Subject Location: 231 Newton Street, Salisbury, Maryland 21801

Application by: Edwin Jed Dougherty

Owner Name: Edwin Dougherty

Property Manager: Rosa C Tyre

Owner Address: 12654 Balte Road

Applicant Address: Salisbury, Maryland 21803

Owner Address: Ocean City, MD 21842

Applicant Phone: 410-742-0300

Owner Phone: 410-422-8400

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.
replacement of old wooden windows with a vinyl replacement window.

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 Historical 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 7-25-2018 (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: Rosa C Tyre, Property Manager Date 6-21-2018

Remarks:

Jane Wainwright 7/10/18

Edw 7/10/18



231 Newton St.



233 Newton St.



229 Newton St.







**NO
TRESPASSING**











CUSTOMER COPY
QUOTATION #234230

Date Entered: 5/16/2018
Date Printed: 5/16/2018
Printed By: Troy Harrell

SOLD TO:

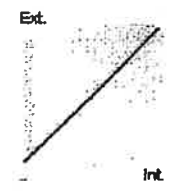
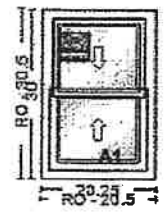
SHIP TO:

Phone: Fax:

Phone: Fax:

PO NUMBER	QUOTE NAME	PROJECT NAME
	jed daughtry	Unassigned Project

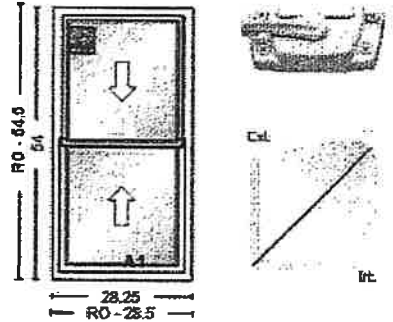
Line/Item #	Qty.	Long Description	Unit Price	Ext. Price
100-1	5	5050 Reflections Double Hung 20.25" X 30"	\$162.00	\$810.00
RO:		Operation = Operating		
20.5" X 30.5"		Frame = Replacement		
Room ID:		Ext. Color = White, Int. Color = White		
		Glass Package = Standard Glass Options, ProSolar		
		Low E, Argon, Intercept, 3/4" IGU		
		Glass Thickness = 3/32 in - 3/32 out		
		Upper = Annealed		
		Lower = Annealed		
		Locks = 1, White, Cam		
		Air Latches = 1		
		Sill Extender = Yes		
		Head Expander = Yes		
		Screen = Half, Fiberglass, Roll-Formed		
		U-Factor = 0.3, SHGC = 0.29, VT = 0.51, STC = 0		
		DP = 50 AAMA		
		DP DP Calculated Overall Rating = 50		
		TDI = WIN-1213		
		Florida Approval Code = 5167		



Initials: _____

PO NUMBER	QUOTE NAME	PROJECT NAME
	jed daughtry	Unassigned Project

Line Item #	Qty.	Long Description	Unit Price	Ext. Price
200-1	5	5050 Reflections Double Hung 28.25" X 54"	\$162.00	\$810.00
RO:		Operation = Operating		
28.5" X 54.5"		Frame = Replacement		
Room ID:		Ext. Color = White, Int. Color = White		
		Glass Package = Standard Glass Options, ProSolar		
		Low E, Argon, Intercept, 3/4" IGU		
		Glass Thickness = 3/32 in - 3/32 out		
		Upper = Annealed		
		Lower = Annealed		
		Locks = 2, White, Cam		
		Air Latches = 1		
		Sill Extender = Yes		
		Head Expander = Yes		
		Screen = Half, Fiberglass, Roll-Formed		
		U-Factor = 0.3, SHGC = 0.29, VT = 0.51, STC = 0		
		DP = 50 AAMA		
		DP DP Calculated Overall Rating = 50		
		TDI = WIN-1213		
		Florida Approval Code = 5167		



Initials: _____

10 Total Qty Units

SUB-TOTAL:	\$1,620.00
TOTAL TAX:	\$0.00
TOTAL LABOR:	\$0.00
TOTAL FREIGHT:	\$0.00
DIST/DLR DISC:	(\$0.00)
TOTAL:	\$1,620.00
DEPOSIT PAID:	(\$0.00)
AMOUNT DUE:	\$1,620.00

Comment:

Make Sizes ??

Submitted by: _____ Accepted by: _____ Date: *1/1/00*

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: July 25, 2018

Case Number: 18-18

Commission Considering: Window Replacement

Owner's Name: Edwin Dougherty
Owner's Address: 412 E. Main Street
Salisbury, MD 21801

Applicant Name: Edwin Dougherty

Agent/Contractor: Not Indicated

Subject Property Address: 231 Newton Street

Historic District: Camden Historic District

Use Category: Residential

Zoning Classification: R-8

Structure / Site Description:

Built Date: 1900
 Enclosed Area: 1,736 sq. ft.
 Lot Size: 5,800 sq. ft.
 Number of Stories: 2

Contributing Structure: To Be Determined

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes
Including but not limited to:

- 232 Newton Street – William W. Mitchell House

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to replace any existing wood windows with a vinyl replacement window.

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

The property in question is located in the Camden Heights Historic District. The majority of the structures in the surrounding area which includes Middle Blvd, South Blvd, Smith Street and Hazel Avenue, consist of residential structures built between 1900 and the early 1960's.

The Historic Commission has previously approved 301, 303, 222, and 231 Middle Blvd for vinyl replacement windows.

The residence was built in 1890 and still shows some historic significance despite alterations, the current owner was served a stop work order by this department for failing to seek the approval from the Historic Commission before beginning alterations.

Neighboring Properties which have been deemed Contributing/Non-Contributing:

House #	Street Name	Hearing Date	Contributing	Non-Contributing
225	Newton Street	2/22/12	X	

Areas of Historic Guidelines to be considered:

GUIDELINES FOR RESIDENTIAL PROPERTIES

Windows – Page 116

In the Camden and Newtown Historic Districts, most houses possess double-hung windows framed in wood with glass that is either a single pane or true divided lights.

Please see the preceding section, Universal Guidelines, for additional guidelines on Windows.

Guideline 51: Replacement Windows for Residential Properties

- a. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile.
- b. The number of window panes and the approximate muntin and mullion profile should match the historic window.
- c. Removable, snap-in, or “between the glass” muntins are not historically appropriate.
- d. Maintain the historic window opening size and surrounding trim.
- e. Do not alter the size of the historic window opening to accommodate larger or smaller windows.
- f. Do not remove or cover surrounding trim, including wood and masonry details.
- g. Maintain the window type. For example, do not replace double-hung windows with new casement windows, or replace casement windows with fixed windows.

UNIVERSAL GUIDELINIES

Windows – Page 84

Windows are one of the most important architectural elements of the building façade. The decorative elements of windows, such as the sash, muntins and sill, as well as the wood or masonry materials that surround them, are designed to complement the exterior detailing of the building. When properly maintained, historic wood windows can have a serviceable life of 150 years+, however in cases where neglect or other factors have necessitated their replacement, many suitable replacement options exist. While replacement in-kind is generally preferred, new wood windows are often not of the same quality as historic wood windows due to the unavailability of old growth lumber.

Vinyl windows are generally not manufactured in historic proportions and are not appropriate replacement windows for contributing historic properties. Wood, aluminum, aluminum clad wood, and fiberglass are potentially appropriate replacement materials and may be approved if the appearance is complimentary to the existing historic windows and architectural style. For additional information on substitute materials, see [Appendix B](#).

While many windows are replaced under the guise of “energy efficiency,” historic windows, when properly maintained and with appropriate storm windows, can be just as efficient as modern windows. Weather stripping and caulking can be used to improve the thermal and acoustic performance of an existing window.

Guideline 17: Retain Historic Windows

- a. Maintain or restore the historic shape, size, alignment, pattern, and details of existing historic windows, particularly those in upper stories of commercial properties. (For guidelines on storefront windows, see the Storefronts Guidelines in the following section).
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked, if your budget allows.

Guideline 18: New Window Openings and Infill

Altering window openings in historic facades alters the building’s historic appearance significantly, and is typically not appropriate, but may be considered in some situations.

- a. Avoid placing new openings on the front facade.
- b. If new openings are required for additional light, consider placing them on the rear or side elevations of the building or installing a skylight on a non-visible roof slope.
- c. Avoid infilling existing window openings on the front facade.
- d. Where recent changes have altered historic window openings, restoration of the historic configuration and materials is encouraged.

APPENDIX B

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 repairability, 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>.

Windows

The replacement of original windows with new windows is a common issue in historic districts throughout the country. While the best option is always to properly maintain and preserve your existing historic wood windows, when replacement is necessary there are several options available.

Wood

Replacement of an existing historic wood window with a new wood window matching the dimensions and configuration of the original is considered a replacement in-kind.

Aluminum Clad

Aluminum clad windows are wood windows with an aluminum facing on the trim, sashes, and muntins. Aluminum clad windows have been approved by the Commission for replacement of historic windows in cases where the historic windows are deteriorated beyond repair and where the replacements match the original in size, proportion, and configuration. Aluminum clad windows typically have an anodized or baked enamel finished and are not paintable, which is can be a drawback.

Vinyl Clad

Vinyl clad windows are similar to aluminum clad windows, in that they are wood windows with a vinyl facing. Vinyl clad windows may be appropriate for use in properties constructed in the mid-20th century, on nonvisible elevations, and on non-contributing properties in Salisbury’s historic districts. Like aluminum clad windows, vinyl clad windows are not paintable.

Vinyl

Vinyl windows are made of PVC (polyvinyl chloride) and are a commonly proposed replacement window. Vinyl windows are problematic for use in historic districts, however, as they are not available in proportions or finishes that are compatible with historic buildings. Because of the way the product is made, vinyl windows have narrow stiles and rails on the sashes which do not match the thicker proportions typically found in historic windows. Vinyl windows are not paintable, and are the least durable of the window types listed here. They tend to fade and warp with UV exposure and have a typical lifespan of only ten to fifteen years. Like vinyl clad windows, vinyl windows may be appropriate for use in properties constructed in the mid-20th century, on non-visible elevations, and on non-contributing properties in Salisbury’s historic districts.

Composite/Fiberglass

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows, and are available in proportions that mimic historic windows. Many composite windows are paintable, and are a good lower-cost option for residences in historic districts.

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: Trish Warrington, Office Manager
Housing & Community Development Department
207 W. Main Street, Suite 102
Salisbury, MD 2180
(410) 341-9550
Date: July 12, 2018

