

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	August 22, 2018
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#18-21
Commission Considering:	New Deck addition
Owner's Name:	James R. Hesen
Applicant Name:	James R. Hesen
Agent/Contractor:	Not Indicated
Subject Property Address:	201 E William Street
Historic District:	Newtown Historic District
Use Category:	Residential
Chairman:	Mr. Scott Saxman
HDC Staff contact:	Anne Roane City Planner (410) 548-3170

Salisbury Historic District Commission

501B E. Church Street
Salisbury, MD 21804
(410) 341-9550 / fax (410) 341-3682

Permit Application

pd 7/5/18

Date Submitted to NSCC: 7/5/18

Date Accepted as Complete by NSCC: 7/24/18

Subject Location: 201 E. William St.

Application by: James R. Heslen

Applicant Address: 201 E. William St.

Applicant Phone: 410-596-3282

Case #: _____

Action Required By (45 days): _____

Owner Name: James R. Heslen

Owner Address: 201 E. William St.

Owner Phone: 410-749-1921

Work Involves:

☐ Alterations ☒ New Construction ☐ Addition ☐ Other _____
☐ Demolition ☐ Sign ☐ Awning Estimated Cost \$2,300.00 (required)

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.

Proposed work is construction of a floating deck unit located in the rear of the building (located off of the preexisting back porch). The proposed deck will measure 10'x20' and will be constructed of pressure treated lumber (base and support) to resist rot and water damage and topped with cedar plank. Plank will be treated with an after market product to seal. Floating deck will be constructed on the ground surface and will stand 15" from ground to top of decking. The deck will be attached to the rear porch support, as well as supported by the ground.

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 20 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 or a copy will be provided to you for a fee of \$3.00.

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on July 25, 2018 August 22, 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: 

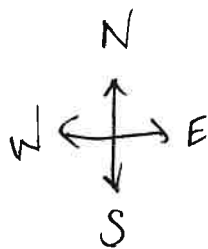
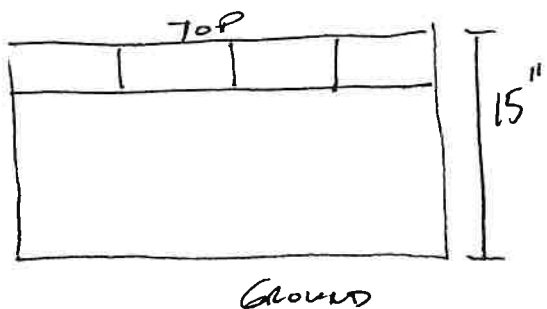
Date 7/3/18

Remarks: _____

Application Processor (Date)

Secretary, S.H.D.C. (Date)

Cross-Section

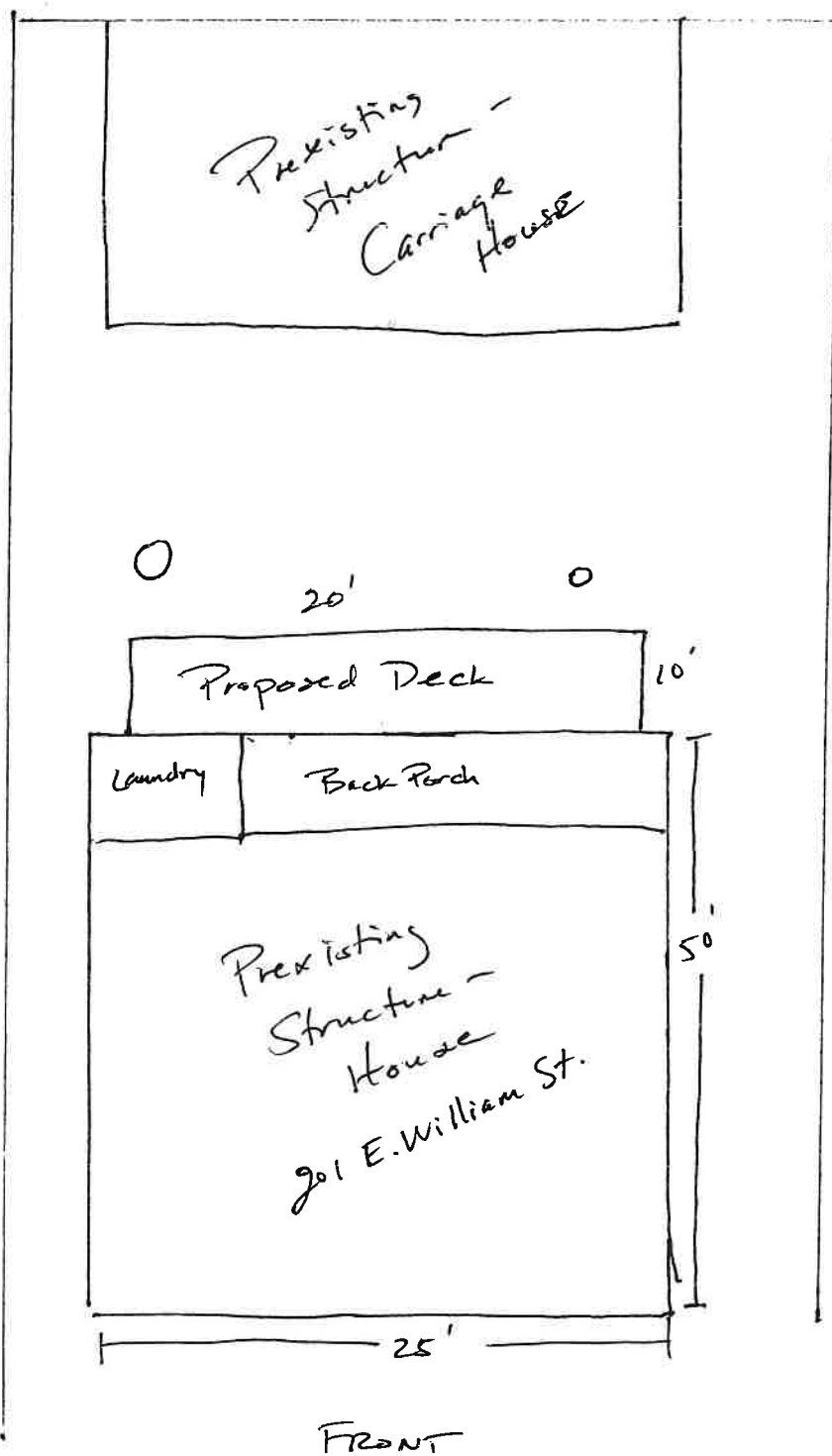


Proposed Deck

201 E. William St.

Salisbury, MD 21801

ALLEYWAY



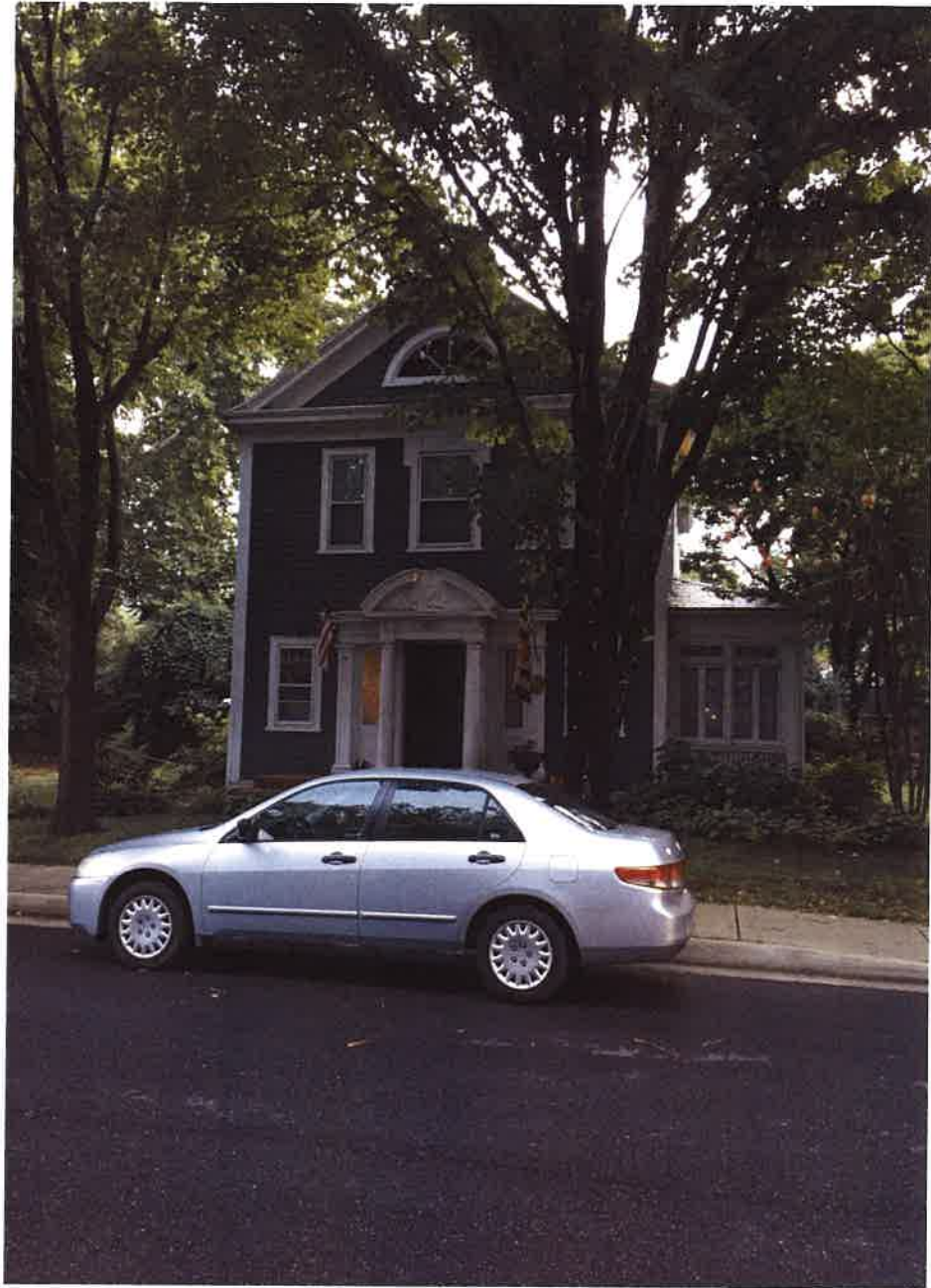
Please see
pictures on attached
pages



Photograph of permanent structure from North end of property. The photograph shows the preexisting porch.



Photograph of proposed deck site. Photograph was taken from the West end of the property.













Search Result for WICOMICO COUNTY

<http://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: August 22, 2018

Case Number:	18-21
Commission Considering:	New Deck addition
Owner's Name:	James R. Hesen
Owner's Address:	201 E William Street Salisbury, MD
Applicant Name:	James R. Hesen
Agent/Contractor:	Owner
Subject Property Address:	201 E William Street
Historic District:	Newtown Historic District
Use Category:	Residential
Zoning Classification:	R-8
Structure / Site Description:	
Built Date:	1887
Enclosed Area:	2,698 sq. ft.
Lot Size:	8,525 sq. ft.
Number of Stories:	2
Contributing Structure:	TBD
Wicomico County Historic Survey on file:	No
Nearby Properties on County Survey:	Yes
Including but not limited to:	
➤ 200 E. William Street	Perry Cooper House; Thomas Perry House

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

The property in question is located within the Newtown Historic District. The majority of the structures in the surrounding area, which includes Broad, North Division and Chestnut Streets, consists of churches of various dominations. The area is zoned *Office and Service Residential* which explains why a lawyer's office exists at 115 Broad Street and an engineer's office is located at 226 N. Division Street. The Salisbury Historic District Commission approved 316 N. Division St. for new gutters, 325 N. Division St. for a storm door installation, 324 N. Division St. for multiple exterior alterations, 602 N. Division St. for sign face replacement and 325 Broad St. for new gutters, and installation of aluminum window trim. A majority of the houses in this District range in age and were built starting in the late 1850's to the late 1920's. There's a mix of architectural styles in the surrounding area with no prevalence to any specific style.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
225	N. Division Street	7/28/10	X	
312	N. Division Street	6/22/11	X	
316	N. Division Street	7/27/16	X	
319	N. Division Street	8/27/14	X	
320	N. Division Street	6/22/16	X	
324	N. Division Street	11/20/13	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to add a floating deck unit located in the rear of the building. The proposed deck will measure 10x20.

Areas of Historic Guidelines to be considered:

GUIDELINES FOR UNIVERSAL PROPERTIES

Guideline 35: Additions (pg. 99)

Although it is not impossible to add a story or more to historic buildings, it is normally more difficult to avoid adverse impact to the building's original design, character, and detailing.

- a. Consider the issue of structural strength and ability to carry another floor. This issue should be addressed by a qualified structural engineer.

- b. Whenever possible, an addition should be placed at the rear of the main building.
- c. Additions should be constructed in materials compatible with those used in the original building. This does not mean that the same materials have to be used.
- d. Frame additions can be added to brick and stucco buildings successfully.
- e. Additions should not duplicate the architecture and design of the main building but should pick up overall design “cues” from the main building, such as window proportions, overall massing and form, and type of ornamentation.
- f. Avoid changes that obscure, damage or destroy significant characteristic features of an existing building or historic district.
- g. New additions should be compatible with existing historic buildings in terms of scale, but should be visually different from the original to avoid creating a false historic appearance. Additions to historic structures should be identifiable as a new addition to an original building.
- h. New additions should be subordinate to the main building. This can be achieved by making the addition smaller in scale than the main building, or by keeping the roofline or parapet below that of the main 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: Brittney Brown
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: August 9, 2018