

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: #18-20

Commission Considering: Siding Replacement

Owner's Name: Todd Tuollous

Applicant Name: TD Props Holdings II

Agent/Contractor: Not Indicated

Subject Property Address: 511 Camden Avenue

Historic District: Camden Historic District

Use Category: Residential

Chairman: Mr. Scott Saxman

HDC Staff contact: Anne Roane
City Planner
(410) 548-3170

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 7/18/18 (date)

Date Submitted to NSCC: 7/19/18
Date Accepted as Complete by NSCC: 7/19/18
Subject Location: 511 Camden Ave
Application by: TD Props Holding II
Applicant Address: PO Box 149 Pitkville md.
Applicant Phone: 410 251-1742

Case #: _____
Action Required By (45 days): _____
Owner Name: Todd Tuolonen
Owner Address: PO Box 149 Pitkville
Owner Phone: 410 251-7742

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.

Would like to replace siding with vinyl siding pearl siding as it appears the house to the right has it. If not there is two types of our home and our other choice would be the photo labeled. After a fine siding which won't be a perfect match. We will remove the vinyl windows and replace with wood double hung windows (see details) we would like to demo the existing back addition ->

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 Haven't looked into yet

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 7/19/18 (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: 7/19/18
Remarks: _____

And breezeway as it sits so close to the neighbors and is falling.

The best siding we feel if we can't use vinyl siding is the SmartSide.


Also do to the R Factor of a wood window versus a R5 for a vinyl window we are asking to replace them.

Shows
Out
Siding

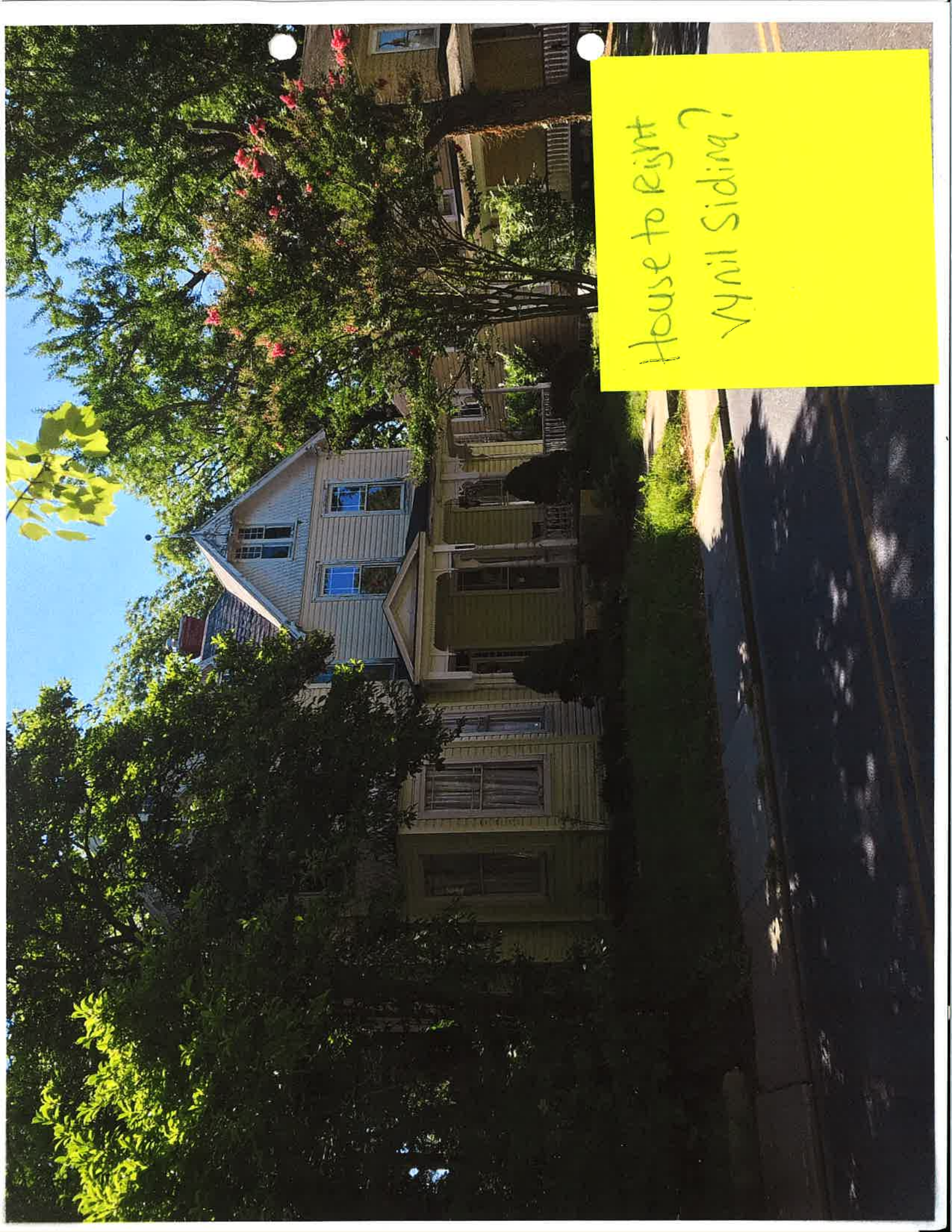


addition to left
and breezeway
very rotten
would like to
demo

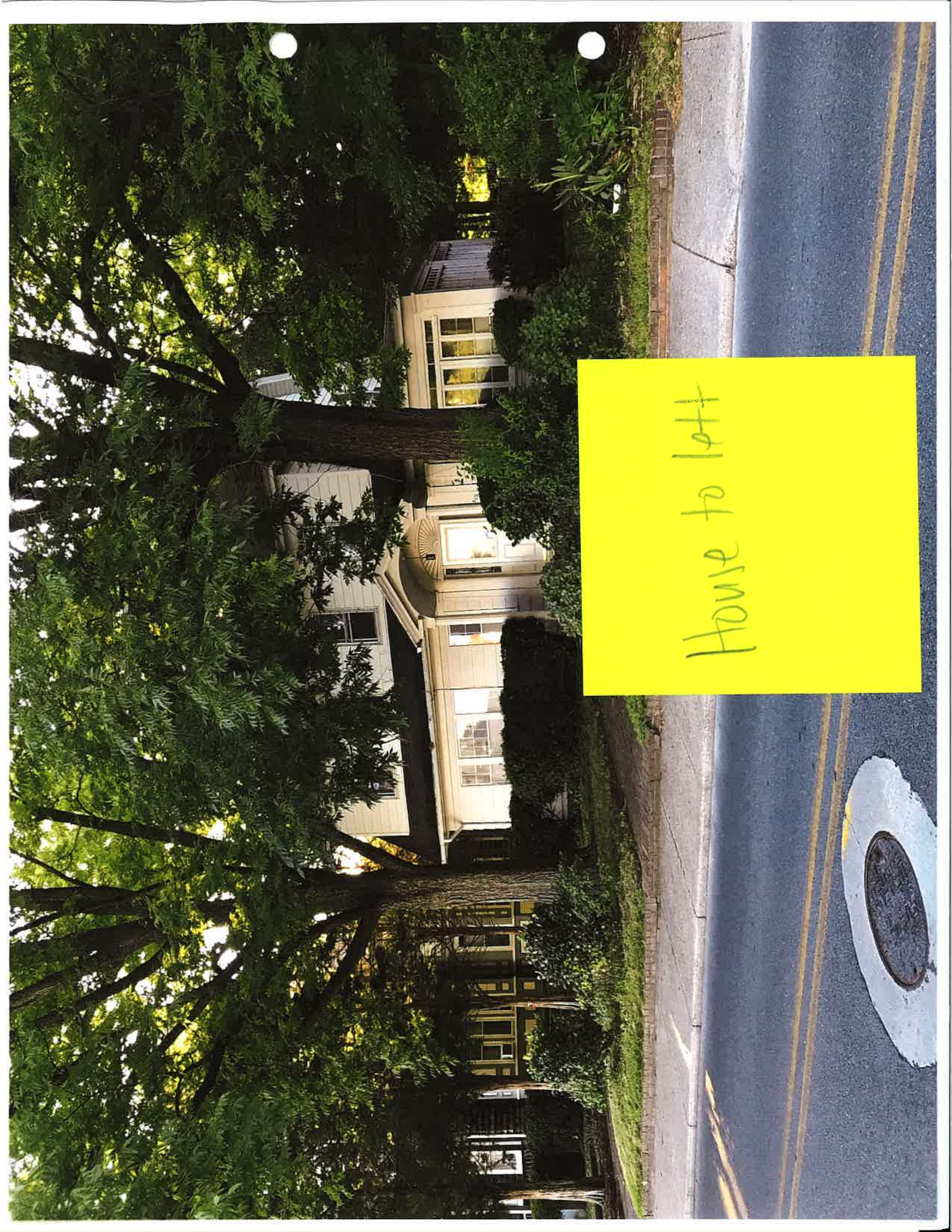




Old Siding
on our home
Two types



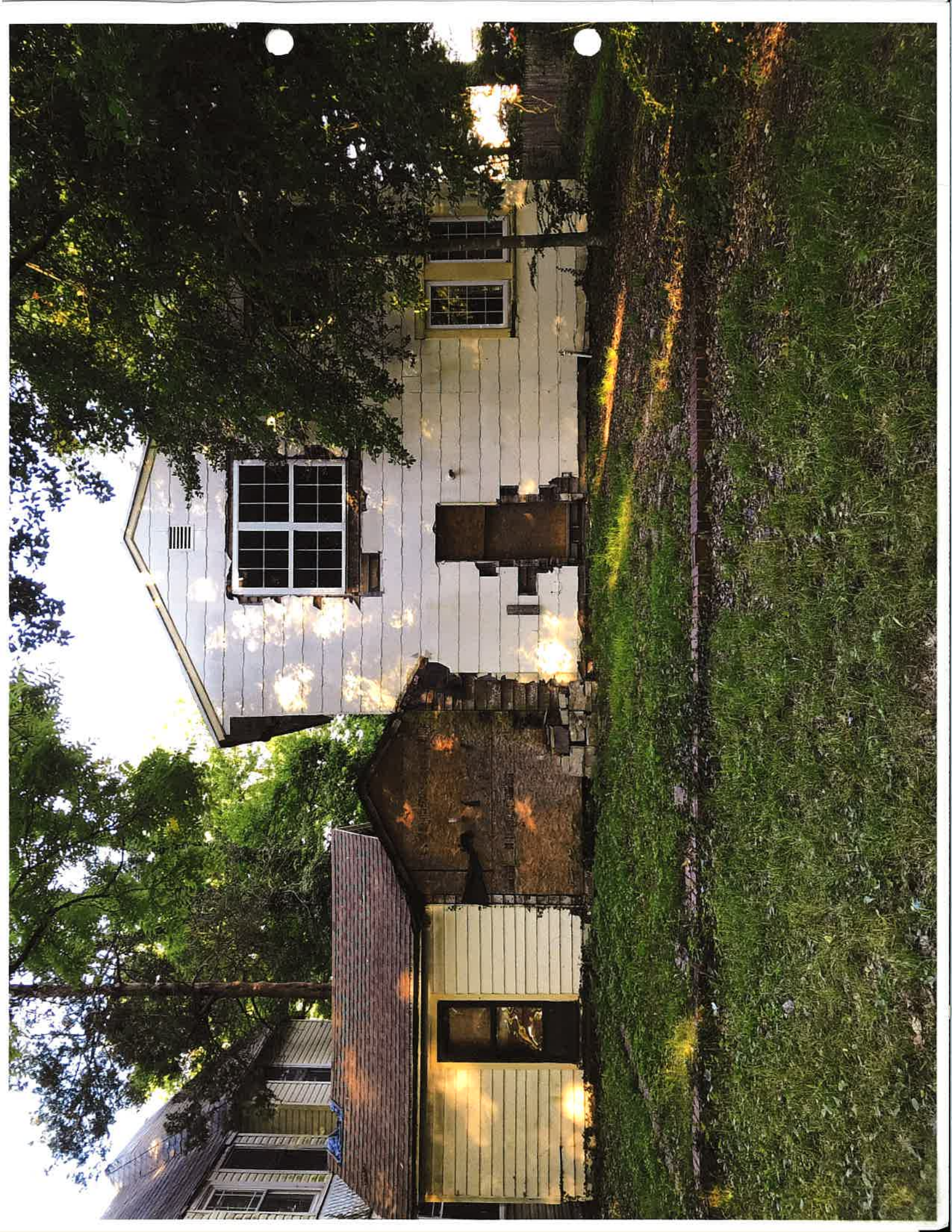
House to right
vinyl siding?



House to left

Our siding





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For Professionals



Wood Double-Hung Window

Architect Series[®] Traditional

(Architect Series[®] 850)

4.46 (Based on 1762 ratings)

50% off qualifying installations¹

- OR -

0% APR for 48 months²

See Details (<https://www.pella.com/replacement-by-pella/offers/>)

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Features

- Fine furniture detailing with our most authentic look of individual windowpanes.
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- Mahogany, Douglas Fir or Pine interiors.

See all features and options

- + Double-Hung Sizes
- + Pricing/Cost Factors
- + Warranty Details

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- + View Energy Performance and Installation Information

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For Professionals



Wood Double-Hung Window

Architect Series[®] Traditional

(Architect Series[®] 850)

4.46 (Based on 1762 ratings)

50% off qualifying installations¹

- OR -

0% APR for 48 months²

See Details (<https://www.pella.com/replacement-by-pella/offers/>)

Enter your ZIP code

31709

Get a FREE Quote at Home

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(<https://www.pella.com/where-to-buy/>)

Features

- Fine furniture detailing with our most authentic look of individual windowpanes.
- Virtually unlimited shapes, sizes, grille patterns, exterior colors and more.
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+ Pricing/Cost Factors

+ Warranty Details

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Recognized as the Most Efficient of ENERGY STAR

(http://www.energystar.gov/index.cfm?c=most_efficient.me_index)

+ View Energy Performance and Installation Information



Alternative Siding



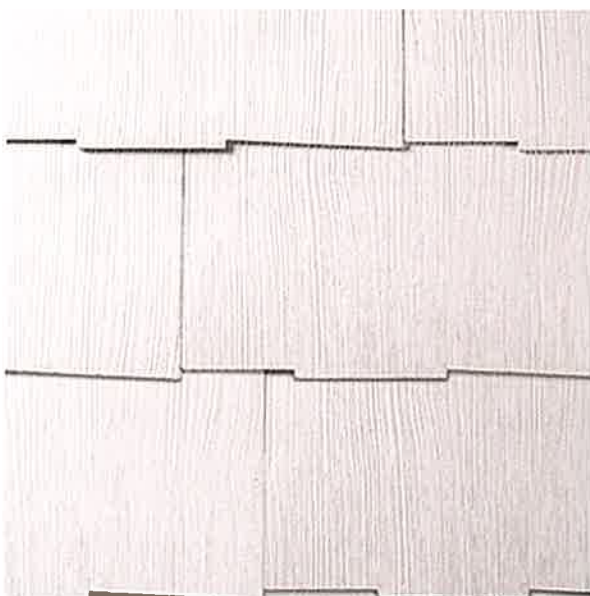
Fiber-Cement Siding

Replace old asbestos shingles, or create a classic look on new construction, with WeatherSide™ Fiber-Cement Siding.

Shingles

Available in a variety of styles based on classic siding

designs, WeatherSide™ Fiber-Cement Siding is easy to match to many existing asbestos-shingle installations.



</en-us/roofing-products/other-building-materials/fiber-cement-siding/siding-shingles>

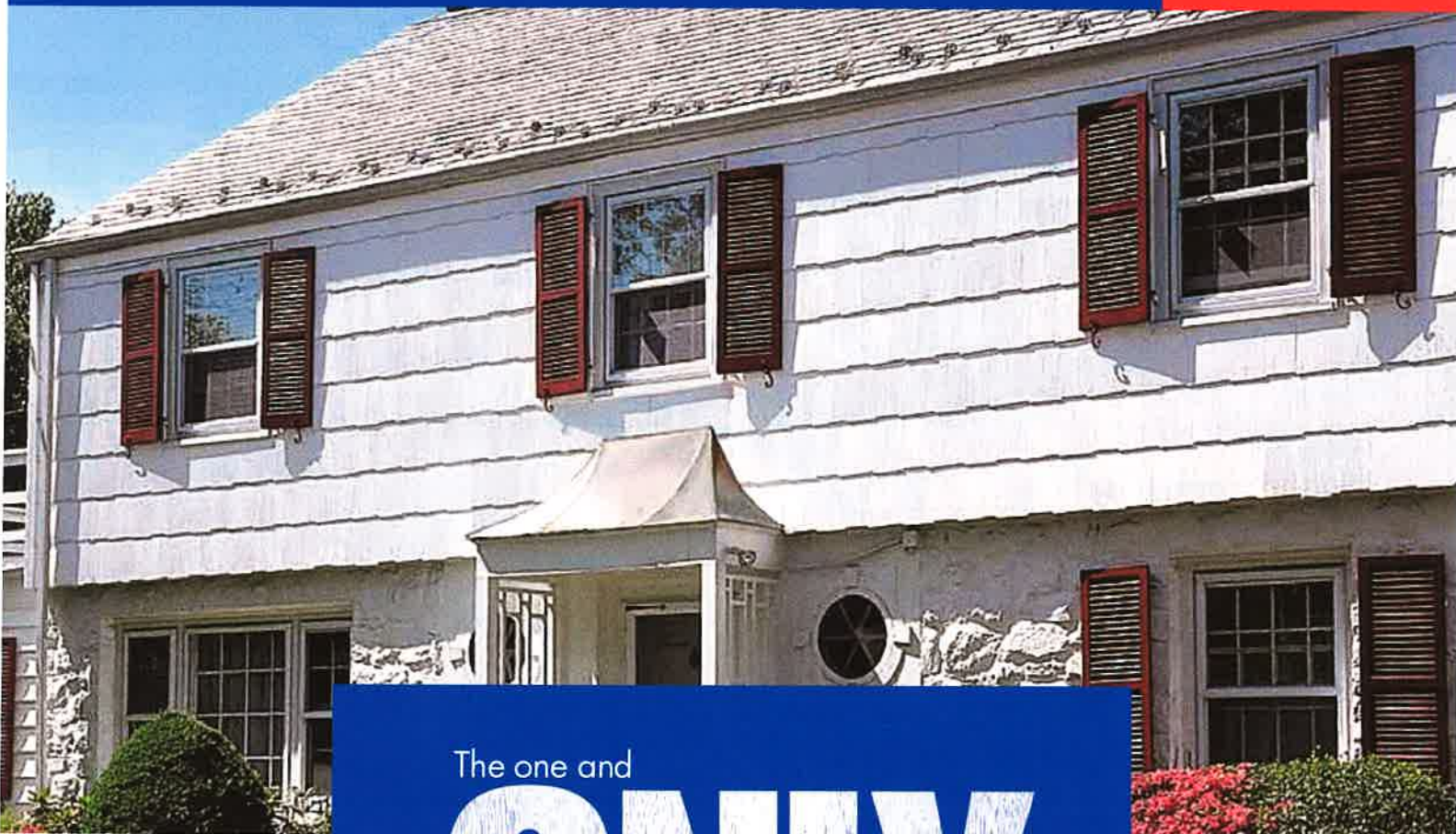
SEE ALL SIDING SHINGLES >
(/EN-US/ROOFING-PRODUCTS/OTHER-BUILDING-MATERIALS/FIBER-CEMENT-



WeatherSide™

FIBER-CEMENT SIDING

Pre-primed
& ready for
painting!



The one and

ONLY

solution for replacing asbestos siding!

- **Perfect Design...** Virtually identical in size and shape to millions of old non-existent asbestos siding shingles installed over the last 50 years
- **Safe...** WeatherSide™ Fiber-Cement Siding contains NO asbestos
- **Avoids Hassles and Expenses...** Great for replacing or matching damaged asbestos siding shingles, siding small additions, or even changing windows without the expense of new siding for the whole house
- **Easy Installation...** After properly removing the old siding,* simply nail the WeatherSide™ Fiber-Cement Siding in place and paint

- **Pre-Primed...** Ready to be painted to match existing wall color
- **Extremely Durable...** Won't warp, dent, rot, shrink, or expand, and even resists termite infiltration
- **Fire Safe...** WeatherSide™ Fiber-Cement Siding meets or exceeds UL-approved non-combustible testing (ASTM E136 & UL 723)
- **Code Approvals...**
State of Florida approved
Meets or exceeds the requirements of the Texas Department of Insurance



*We recommend that any removal and disposal of asbestos-containing products be done by a professionally trained asbestos-removal contractor.



WeatherSide™

FIBER-CEMENT SIDING

Pre-primed
& ready for
painting!

Great For New Residential Applications And Tough And Durable Enough For Commercial Construction...

- **Proven Technology...** WeatherSide™ Fiber-Cement Siding is fireproof, durable, and resistant to freeze-thaw conditions
- **Fast Installation...** Unlike some other fiber-cement siding products, WeatherSide™ Fiber-Cement Siding does not require caulking at every joint
- **Classic Look...** Distinctive beauty unavailable in other siding products
- **Pre-Primed...** Comes with a flat white primed surface, ready for painting
- **Peace Of Mind...** Backed by a 25-year ltd. warranty*

*See WeatherSide™ Limited Warranty for complete coverage and restrictions.



Matching Accessories Available...

WeatherSide™ Fiber-Cement Siding accessories offer faster, easier, more accurate installation and include:



- 1 3/4" Siding Nails
- Pre-Primed Individual Corners (9", 12", 14", and Emphasis™)
- Backer Strips (9", 12", and 14")

SHINGLE SELECTOR

Purity™ Shingle

Textured surface with Straight, Wavy, or Thatched edge.

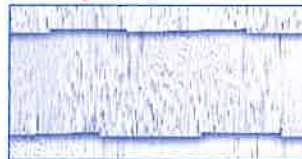


Straight/Wavy Thatched

Size:	12" x 24"	12" x 24"
Exposure:	11"	10 1/2"
Thickness:	11/64"	11/64"
Pcs./Bundle:	18	19
Bundles/Sq.:	3	3
Sqs./Pallet:	20	20
Lbs./Sq.:	168	186

Emphasis™ Shingle

Extra-thick wood grain surface with Thatched edge.



14 5/8" x 25 5/32"

13"
9/32"
11
4
10
268

Profile Shingle

Striated surface with Straight edge.



<u>Profile 9</u>	<u>Profile 12</u>	<u>Profile 14</u>
9" x 32"	12" x 24"	14 5/8" x 32"
8"	11"	13 5/8"
11/64"	11/64"	11/64"
19	18	11
3	3	3
15	20	15
177	165	171

Note: We recommend that any removal and disposal of asbestos-containing products be done by a professionally trained asbestos-removal contractor.



Quality You Can Trust...From
North America's Largest Roofing Manufacturer!™

FIBER-CEMENT SIDING

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: August 22, 2018

Case Number: 18-20

Commission Considering: Siding Replacement

Owner's Name: Todd Tuollous
Owner's Address: PO Box 149
Pittsville, MD

Applicant Name: TD Props Holding II

Agent/Contractor: Not Indicated

Subject Property Address: 511 Camden Avenue

Historic District: Camden Historic District

Use Category: Residential

Zoning Classification: R-10

Structure / Site Description:
Built Date: 1890
Enclosed Area: 2,120 sq. ft.
Lot Size: 12,031 sq. ft.
Number of Stories: 2

Contributing Structure: Contributing – 10/28/15

Wicomico County Historic Survey on file: Yes, Beauchamp Gillis House

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

- 513 Camden Avenue - R. Frank Williams House, Williams-Leatherbury House
- 514 Camden Avenue – Senator William P. Jackson House

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
501	Camden Avenue	3/28/12	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to replace the siding with vinyl also removing the vinyl windows with wood double hung windows.

Areas of Historic Guidelines to be considered:

GUIDELINES FOR UNIVERSAL PROPERTIES

Guideline 13: Match Existing or Historic Siding (pg. 81)

- a. Where full-scale siding replacement is necessary, match the historic or existing siding on the building. Keep the details (width of wood boards, shingle size, corner and seam details, etc.) consistent with the historic appearance.
- b. When replacing non-historic siding that was inappropriately applied, chose an appropriate replacement that is consistent with buildings of the type, period, and architectural style.
- c. Do not cover historically uncovered masonry surfaces with siding. Siding applied to masonry surfaces has the potential to hold moisture and cause damage to the underlying wall.

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

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. W I-466

1. Name of Property (indicate preferred name)

historic Beauchamp Gillis House

other _____

2. Location

street and number 511 Camden Avenue not for publication

city, town Salisbury vicinity

county Wicomico

3. Owner of Property (give names and mailing addresses of all owners)

name Frank N. and Susan C. Megaree

street and number 511 Camden Avenue telephone 410-749-5146

city, town Salisbury state MD zip code 21801

4. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court tax map and parcel Map 111, P. 196

city, town Salisbury, Maryland liber 749 folio 570

5. Primary Location of Additional Data

- Contributing Resource in National Register District
 Contributing Resource in Local Historic District
 Determined Eligible for the National Register/Maryland Register
 Determined Ineligible for the National Register/Maryland Register
 Recorded by HABS/HAER
 Historic Structure Report or Research Report at MHT
 Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
				Contributing	Noncontributing
district	public	agriculture	landscape	1	buildings
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	commerce/trade	recreation/culture		sites
structure	both	defense	religion		structures
site		<input checked="" type="checkbox"/> domestic	social		objects
object		education	transportation	1	Total
		funerary	work in progress		
		government	unknown		
		health care	vacant/not in use		
		industry	other:		
				Number of Contributing Resources previously listed in the Inventory	

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. WI-466

Name Beauchamp Gillis House
Continuation Sheet

Number 7 Page 1

7. Description

Inventory No. WI-466

Condition

	excellent	deteriorated
x	good	ruins
	fair	altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Beauchamp Gillis house is located at 511 Camden Avenue in the Camden Historic District, Salisbury, Wicomico County, Maryland. The two-story, three-bay frame house faces west with the gable roof oriented on a north/south axis.

Built around 1860, the two-story, side hall/parlor main block is supported by an infilled brick pier foundation, and the exterior is clad with asbestos shingles. The medium pitched gable roof is covered with asphalt shingles. Attached to the back of the main block is a two-story dining room/kitchen wing. A summer kitchen, attached by a short colonnade, extends from the south side of the service wing.

The west (main) elevation of the front block is a three-bay facade with a side entrance and flanking six-over-six sash windows. The four-panel front door, flanked by fluted pilasters, is topped by a two-pane transom. The entrance is sheltered by a simple portico. The second floor is lighted by three six-over-six sash windows. The window above the entrance retains its narrow surround with a beaded inner edge, whereas the other window openings are framed by a plain surround. The base of the gable roof is finished with a boxed cornice trimmed with Greek Revival bed and crown moldings.

The south gable end of the main block is covered on the first floor by a single-story flat-roofed addition defined by a series of six-over-six sash windows. A single six-over-six sash window lights the second story, and a four-over-four sash window illuminates the attic. The gable end is flush and the edge of the roof is finished with a mid nineteenth-century bargeboard.

The north gable end is marked by pairs of six-over-six sash windows to each side of an interior end brick stack. Small two-over-two sash windows light the attic. The chimney stack is stuccoed. Greek Revival bargeboard moldings finish the gable end.

Attached to the main block is a two-story service wing, which is covered on the north side with a two-story shed-roofed addition. Rising through the gable end is an interior end brick stack. The single-story hyphen and summer kitchen extend to the south at a right angle to the service wing. The summer kitchen is sheathed with plain weatherboards and lighted by six-over-six sash windows.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. WI-466

Name Beauchamp Gillis House
Continuation Sheet

Number 8 Page 1

8. Significance

Inventory No. WI-466

Period	Areas of Significance	Check and justify below		
1600-1699	agriculture	economics	health/medicine	performing arts
1700-1799	archeology	education	industry	philosophy
X1800-1899	x architecture	engineering	invention	politics/government
1900-1999	art	entertainment/ recreation	landscape architecture	religion
2000-	commerce	ethnic heritage	law	science
	communications	exploration/ settlement	literature	social history
	community planning		maritime history	transportation
	conservation		military	other:
Significance dates		Architect		
Specific dates		Builder		

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form – see manual.)

Standing along Camden Avenue, the Beauchamp Gillis house is one of a small collection of mid nineteenth century dwellings standing in this south Salisbury historic district. Estimated to date around 1860, the two-story, three-bay frame dwelling repeats a familiar house form for the time with its side hall/parlor plan. The exterior is trimmed with modest mid nineteenth-century moldings. Fluted pilasters flank the entrance, and Greek Revival profile moldings trim the box cornice. Six-over-six sash windows light the first and second stories. Attached to the back of the main block is a two-story service wing, which is extended further by a single-story hyphen and summer kitchen.

An April 25, 1870 deed filed in the Wicomico County courthouse documents the transfer of the "lot on which said Martha A. & Beauchamp Gillis now reside..."¹ For the sum of \$300, Purnell Toadvine relinquished title to the "Camden" property to Martha Ann Gillis, in whose hands the house and lot remained until 1916.² In 1870 the United States census

¹ Wicomico County Land Record, TF, Jr. 2/122. 25 April 1870.

² Wicomico County Land Record, JCK 102/517, 22 September 1916.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. WI-466

Name Beauchamp Gillis House
Continuation Sheet

Number 8 Page 2

recorded "Beaucham" Gillis, a 45-year old merchant with his wife Martha, then 40 years old and keeping house for her husband and seven children.³ The eldest son, Allison Gillis, was listed as a "merchant" as well.

³ Wicomico County Census, 1870, transcribed by John C. Barnes.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. WI-466

Name Beauchamp Gillis House
Continuation Sheet

Number 8 Page 3

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Eastern Shore

Chronological/Developmental Period(s): Agricultural/Industrial Transition 1815-1870

Historic Period Theme(s): Architecture

Resource Type: Standing Structure

Category: Dwelling

Historic Environment: Residential Neighborhood

Historic Function(s) and Use(s): Domestic

Known Design Source:

9. Major Bibliographical References

WI-466

10. Geographical Data

Acreage of project area

Acreage surveyed

Quadrangle name

Salisbury, Maryland

Quadrangle scale 1:24,000

Verbal boundary description and justification

11. Form Prepared by

name/title Paul B. Touart, Architectural Historian

organization Private Consultant

street & number P. O. Box 5

city or town Westover, Maryland 21871

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032
410-514-7600

Real Property Data Search

Search Result for WICOMICO COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 13 Account Number - 034311							
Owner Information									
Owner Name:		BUTLER WALTER BUTLER KAY JACKSON			Use:		RESIDENTIAL NO		
Mailing Address:		2905 OLD OCEAN CITY RD SALISBURY MD 21804-			Principal Residence:		/03384/ 00342		
Location & Structure Information									
Premises Address:		511 CAMDEN AVE SALISBURY 21804-0000			Legal Description:		12,031 SQ FT 511 CAMDEN AVENUE CITY OF SALISBURY		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0000	0196		0000			10	2019	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	
1890		2,120 SF				12,031 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 full/ 1 half					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2018		07/01/2019	
Land:		15,400		15,400					
Improvements		7,600		7,600					
Total:		23,000		23,000		23,000			
Preferential Land:		0							
Transfer Information									
Seller: SHORE BANK			Date: 12/22/2011			Price: \$31,900			
Type: NON-ARMS LENGTH OTHER			Deed1: /03384/ 00342			Deed2:			
Seller: SLABAUGH, SARAH E			Date: 06/24/2010			Price: \$20,000			
Type: NON-ARMS LENGTH OTHER			Deed1: /03202/ 00205			Deed2:			
Seller: MEGARGEE, FRANK N & SUSAN C			Date: 12/29/2006			Price: \$110,000			
Type: ARMS LENGTH IMPROVED			Deed1: /02723/ 00146			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00		0.00		0.00	
Tax Exempt:		Special Tax Recapture:							