

Salisbury Historic District Commission

Hearing Notification

Hearing Date: October 24, 2018

Time: 7:00 pm

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

Case Number: #18-29

Commission Considering: **Exterior alterations**

Owner's Name: William Thompson

Applicant Name: William Thompson

Agent/Contractor: Not Indicted

Subject Property Address: 501 Poplar Hill Ave

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

STAFF FINDINGS

Meeting Date: October 24, 2018

Case Number: 18-29

Commission Considering: Exterior Alterations

Owner's Name: William Thompson
Owner's Address: 6012 Addison Rd
Capital Heights, MD 20743

Applicant Name: William Thompson

Agent/Contractor: Not Indicated

Subject Property Address: 501 Poplar Hill Avenue

Historic District: Newtown Historic District

Use Category: Residential

Zoning Classification:

Structure / Site Description:
Built Date:
Enclosed Area:
Lot Size: 5,244 sq ft
Number of Stories:

Contributing Structure: Yes 10/26/2011

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes
Including but not limited to:
➤ 205 E Isabella Street
➤ 411 Poplar Hill Avenue

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

The Newtown Historic District is a mid-19th to early-20th century unplanned residential community located just north of U.S. Route 50 in the City of Salisbury. Most structures within the area are in residential use with the exception of a few churches on the southern end and some commercial space along Route 13. Structures in Newtown are large in scale and placed fairly close together. They are typically frame, two-and-a-half stories in height and three to five bays wide. Most structures have full length or wraparound porches. The structures represent an eclectic mix of mid-19* to early-20" century building types and styles including four squares, Greek Revival, Queen Anne, Shingle style, and Colonial Revival buildings. The neighborhood maintains integrity of location, design, setting, materials, association and feeling.

Recent Area Approvals:

201 E William Street- Approved as submitted; Deck addition (8/22/18)

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
501-503	Poplar Hill Avenue	10/26/2011	X	
214	E Isabella Street	11/16/2016	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission to approve the installation of 4 new vinyl windows.

Areas of Historic Guidelines to be considered:

Guideline 51: Replacement Windows for Residential Properties pg. 116

- 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.

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: October 11, 2018

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 9/11/18 (date)

Date Submitted to NSCC: 9-11-18
Date Accepted as Complete by NSCC: 9-11-18
Subject Location: Newtown Historic Distric
Application by: William Thompson
Applicant Address: 501 Popular Hill Ave Salisbury Md, 21801
Applicant Phone: 202 763 4176

Case #: 18-29
Action Required By (45 days): 10/26/18
Owner Name: William Thompson
Owner Address: 6012 Addison Rd Capital Heights MD, 20743
Owner Phone: 202 763 4176

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

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.

Installation of 4 new vinyl windows. Deminions RO Size 31.5" X 62.25" Unit Size 31" X 61.75"
There will be no exterior work done during the renovation.

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 8/7/2018 (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 William Thompson Date 8/7/2018

Remarks: MHT Application was recently submitted we have not received an approval letter.
Buttney/Dra 9/11/18 Application Processor (Date)
Annifone 10-12-18 Secretary, S.H.D.C. (Date)



501 Popular Hill Ave Salisbury Md 21801—Front Of the



501 Popular Hill Ave Salisbury Md 21801—Right Side Of the



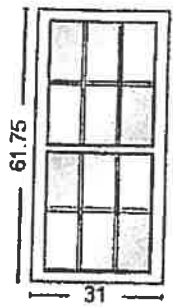
501 Popular Hill Ave Salisbury Md 21801– Neighboring house on the back left

There is no property located to the immediate right of the property. There will be no exterior work done during the renovation.

Minor
BB
10/4/18
patching per the owner

RO size for Flange is for standard 1x buck with precast sill. Please contact your supplier for other Flange opening RO's Does not apply to Western Region.

ITEM & SIZES	LOCATION / TAG PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 100-1 Quantity: 4 RO Size: 31 5" X 62.25" Unit Size: 31" X 61.75"	None Assigned *** PRODUCT *** Row 1 1555 Double Hung - Vent - 1 Units - 31W x 61.75H *** DIMENSIONS *** 31W x 61.75H *** FRAME *** East, Vinyl, Frame Type - Finless, Foam Tape, Head Expander, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Glass Tint - Clear, Low-E, Argon Gas, Glass Strength - SSB *** GRILLES *** Grille Type - GBG, Grille Thickness/Style - 5/8" Flat, Grille Pattern - Colonial Bottom Glass: Number Wide - 3, Number High - 2 Top Glass: Number Wide - 3, Number High - 2 *** SCREEN *** Screen - Extruded Full, Screen Mesh Type - Charcoal Fiber *** WRAPPING *** Extension Jamba - None *** NFRC *** Series 1555::DoubleHung, U-Factor::0.28, SHGC::0.26, VT::0.46 *** Performance *** Series 1555::DoubleHung, Calculated Positive DP Rating::40.1, Calculated Negative DP Rating::50.13, DP Rule ID::1650 DH, Rating Type::DesignPressure, Structural Rating::R-PG40", Water Rating::8.06, FL ID::20840	



1555 Double Hung - Vent - No Call Width - No Call Height

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 - 05 Account Number - 024617							
Owner Information									
Owner Name:	THOMPSON WILLIAM	Use: RESIDENTIAL Principal Residence: NO							
Mailing Address:	107 E ISABELLA ST SALISBURY MD 21801-	Deed Reference: /04158/ 00327							
Location & Structure Information									
Premises Address:	501 POPLAR HILL AVE SALISBURY 21801-0000	Legal Description: L-5244 SQFT 501-503 POPLAR HILL AVENUE CITY OF SALIS							
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0021	0647		0000				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					
1900	2,398 SF		5,244 SF						
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	STANDARD UNIT	SIDING	5 full					
Value Information									
		Base Value	Value	Phase-in Assessments					
			As of	As of		As of			
			01/01/2016	07/01/2018		07/01/2019			
Land:		10,000	10,000						
Improvements		100	100						
Total:		10,100	10,100	10,100					
Preferential Land:		0							
Transfer Information									
Seller: WICOMICO COUNTY HISTORICAL PROP			Date: 04/25/2017			Price: \$10,000			
Type: NON-ARMS LENGTH OTHER			Deed1: /04158/ 00327			Deed2:			
Seller: PHILLIPS JOHN P			Date: 05/31/2013			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: /03585/ 00333			Deed2:			
Seller: PHILLIPS, JOHN P & DIANA G			Date: 04/16/1990			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: /01214/ 00236			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					