

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** February 12, 2019

**Time:** 7:00 pm

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

**Case Number:** #18-42

**Commission Considering:** Exterior Alterations

**Owner's Name:** Murphy O'Loughlin

**Applicant Name:** Murphy O'Loughlin

**Agent/Contractor:** Straight Edge Construction

**Subject Property Address:** 116 Elizabeth Street

**Historic District:** Newton 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 1-22-19 (date)

Date Submitted to NSCC: 1-22-19  
Date Accepted as Complete by NSCC: 1-22-19  
Subject Location: 116 ELIZABETH ST.  
Application by: MURPHY & O'LOUGHLIN  
Applicant Address: 116 ELIZABETH ST.  
Applicant Phone: 443-880-4201

Case #: 18-42  
Action Required By (45 days): 3/14/19  
Owner Name: MURPHY & O'LOUGHLIN  
Owner Address: 116 ELIZABETH ST.  
Owner Phone: 443-880-4201

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.

PLEASE SEE ATTACHED PAGE

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](http://www.ci.salisbury.md.us).

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on \_\_\_\_\_ (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 Michael O'Loughlin Date \_\_\_\_\_

Remarks: Brittney Bon 1/22/19 Aimee Poore 2-4-19  
Application Processor (Date) Secretary, S.H.D.C. (Date)

## Salisbury Historic District Commission: Permit Application

Alteration: Replacement of cement board siding.

A. Application form:

Repairs had to be made to a back of the house addition that had previously been approved by the Commission which required the removal of the cement board siding. We propose to replace that siding with vinyl shingles made by CertainTeed, with the brand name Northwoods, "Single 7" Straight Edge Perfection Shingles, made to resemble "natural textures." Our contractor, Straight Edge Construction, recommends this product for its quality and its fit within the historic neighborhood which he has seen used in historic neighborhoods before. The color preferred is a greyish green, "Seagrass" shingle, photograph and sample provided.

B. Site plan: NA

C. Scaled and measured detailed drawings: NA

D. Color Photographs: See attached page.

- Photographs of existing structure before and after cement board siding has been removed.
- Photographs of exteriors of houses both to the east and west of 116 Elizabeth Street, Salisbury.

E. New structure: NA

F. Photographs provided on attached page.

G. Samples of materials:

- Cement board shingle – removed.
- Northwood "Single 7" Straight Edge Perfection Shingles, "Seagrass" color – proposed replacement

Addendum to Permit Application to Salisbury Historic Commission

116 Elizabeth Street

Alteration #1: Additional background and explanation for proposing vinyl siding to replace cement board siding to an addition to the original house:

As the application indicates, we propose replacing cement board siding with vinyl siding primarily because the vinyl siding provides superior protection from the elements and will last longer than the old cement board. Vinyl is flexible, cement board is brittle; vinyl is also much easier to repair than cement board.

Regarding the consequences for the historical character of the house: We suggest that the change to vinyl siding would have no impact on the historical character of the house for the following reasons. First, the siding would be applied only to the addition on the back of the house built twenty years ago, an addition which the Commission approved. The shingles on the original house will be untouched.

Second, as the photos suggest, the vinyl siding chosen has quite similar grain to that of the cement and asbestos board shingles of the original house and therefore would blend easily.

Third, under the Commission's approval of the addition, vinyl sliding doors and vinyl windows were approved. Adding vinyl siding now would pose therefore no significant change to the present material character of the addition.

Finally, to our knowledge, under the old "grading" system for historic value, our house was rated a "C," carrying little historic value in any case.

In sum, we believe that a change to the vinyl siding proposed is a sound proposal that would improve the addition to the house without damaging the historical character of the house or the historic district.

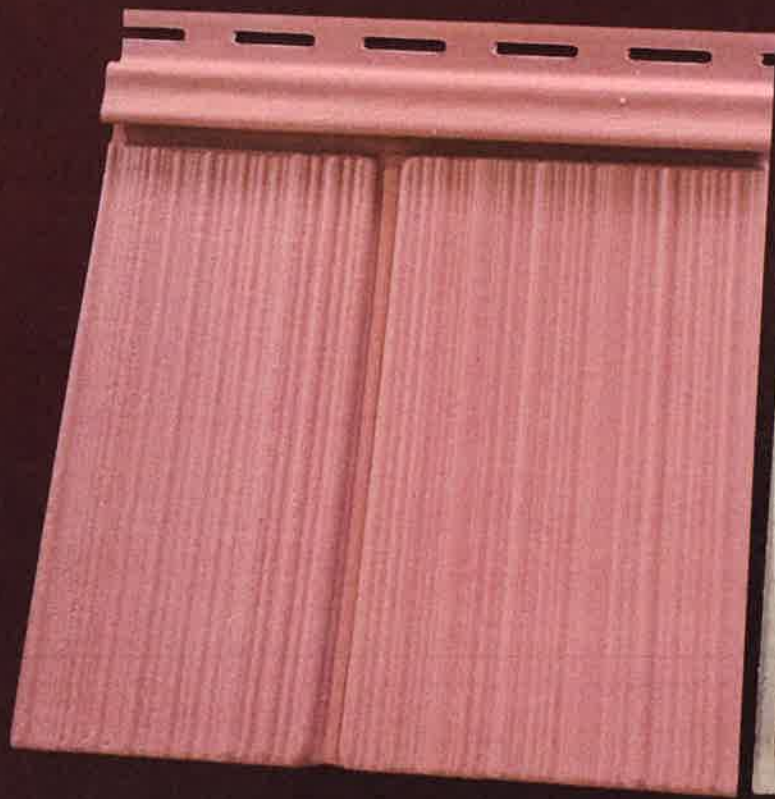
Alteration #2: Additional background and explanation for proposing the removal of a balcony from the original house

As noted earlier in the application, our contractor has advised us that the balcony is posing a danger to the structure of the south side of the house which is also the back of the house facing south. Removal of the balcony therefore seems advisable as one solution to the problem.

Regarding the consequences for the historical character of the house and neighborhood: As with the first alteration, we suggest that this change would also have no impact on the historical character of the house or the district. The balcony is the remnant of a ground to third floor stairway that led to a third floor apartment. The apartment has long since been turned into an integral part of the living quarters of the house.

In this respect, the balcony never had historic value and thus its removal would pose no damage to the historic character of the house or the district.

Similarly, replacement of the exterior door with a vinyl window poses negligible aesthetic harm. As the photos suggest, as with the vinyl siding, the proposed vinyl window mimics wood grain and is also a better product, more durable than the alternative wood window. It is also significantly less expensive.



PROPOSED  
VINYL SHINGLES

CEMENT BOARD  
SHINGLES

## Salisbury Historic District Commission: Permit Application

**Alteration:** Removal of exterior third floor balcony, removal of exterior door and installation of a window.

A. Application form:

As the photographs indicate, the back of the house presently has a third floor balcony extending from the south side of the house. It was once the rear and sole entrance to a third floor apartment. The stairway leading to it had been removed prior to our purchase of the home in 1987. After consultation with professionals associated with Straight Edge Construction, we believe the balcony may cause structural damage to the south wall of the original house. Therefore, we propose removal of the balcony and the door that exits to the balcony and the installation of a window that would match the other window to the east of the house.

B. Site plan: NA

C. Scaled and measured detailed drawings: NA

D. Color Photographs: See attached page.

- Photographs of existing balcony, backside of the house, facing south.
- Photographs of exteriors of houses both to the east and west of 116 Elizabeth Street, Salisbury.
- Photographs of front and back of house.
- Photograph of proposed paned window replacement.

E. New structure: NA.

F. Photographs provided on attached page.

G. Samples of materials: NA

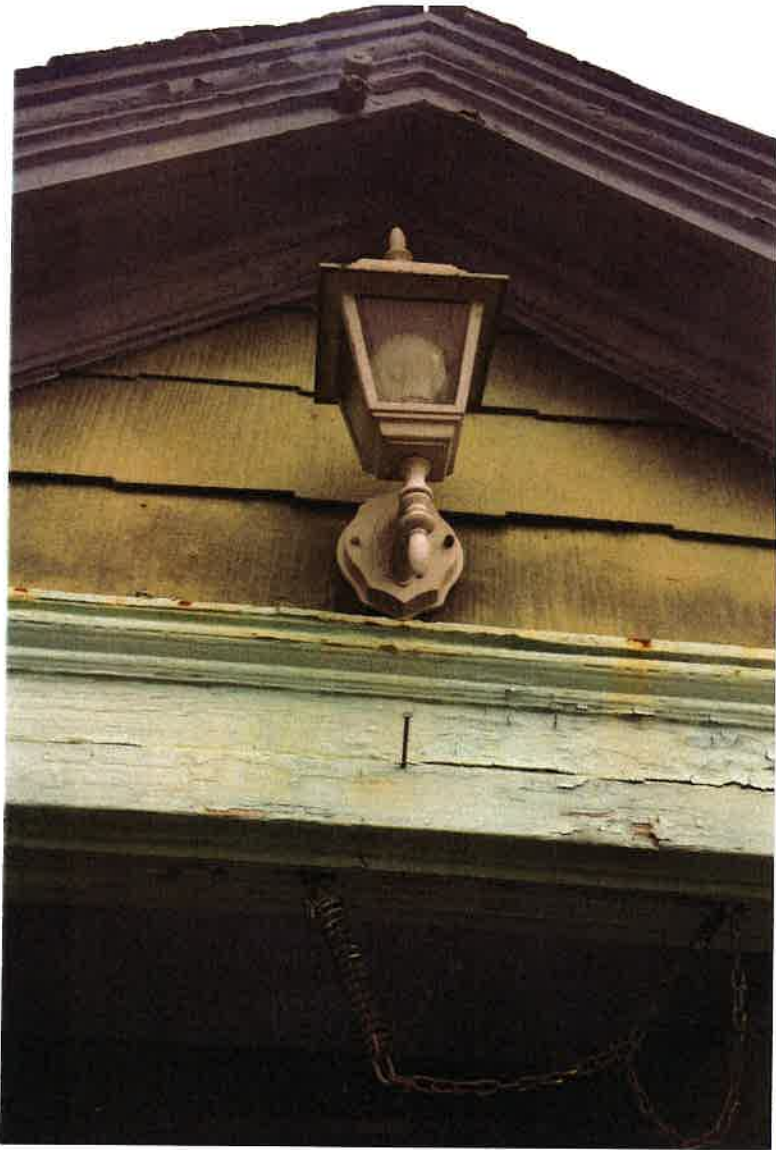


THIRD FLOOR BALCONY SOUTH FACE



BALCONY  
AND SECOND  
FLOOR WINDOW  
SOUTH FACE





EXTERIOR  
DOOR TRIM





BALCONY  
DOOR TO  
BE REMOVED

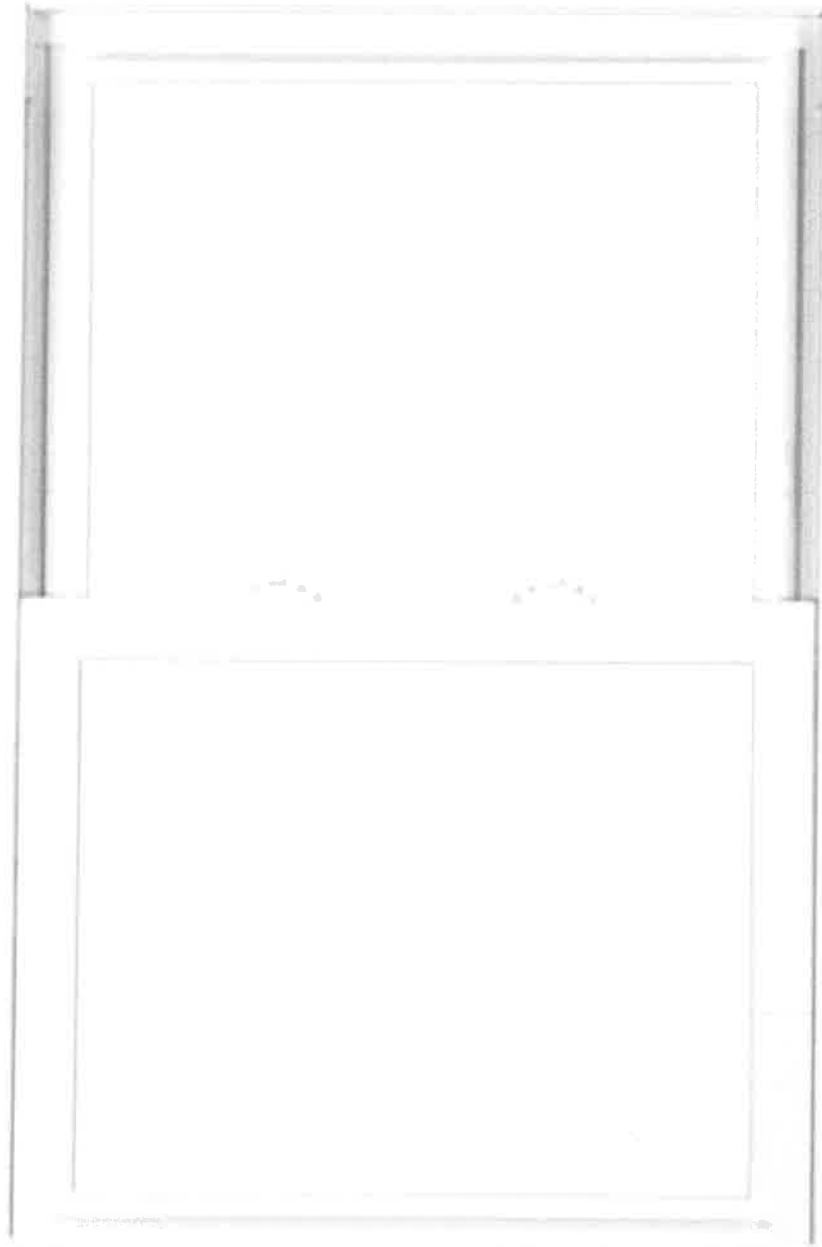
EXTERIOR  
WINDOW  
EAST OF  
BALCONY



THIRD FLOOR EXTERIOR WINDOW  
EAST OF BALCONY



(INTERIOR)



VINYL WINDOW

REPLACEMENT

FOR EXTERIOR DOOR



1"

Sculptured



3/4"

Sculptured

PANE SIZES  
FOR REPLACEMENT  
WINDOW



PROPOSED REPLACEMENT  
WINDOW (SIMONTON)  
~~WOOD~~ / WOODGRAIN APPEARANCE



HOUSE FRONT FACING NORTH



HOUSE BACK FACING SOUTH

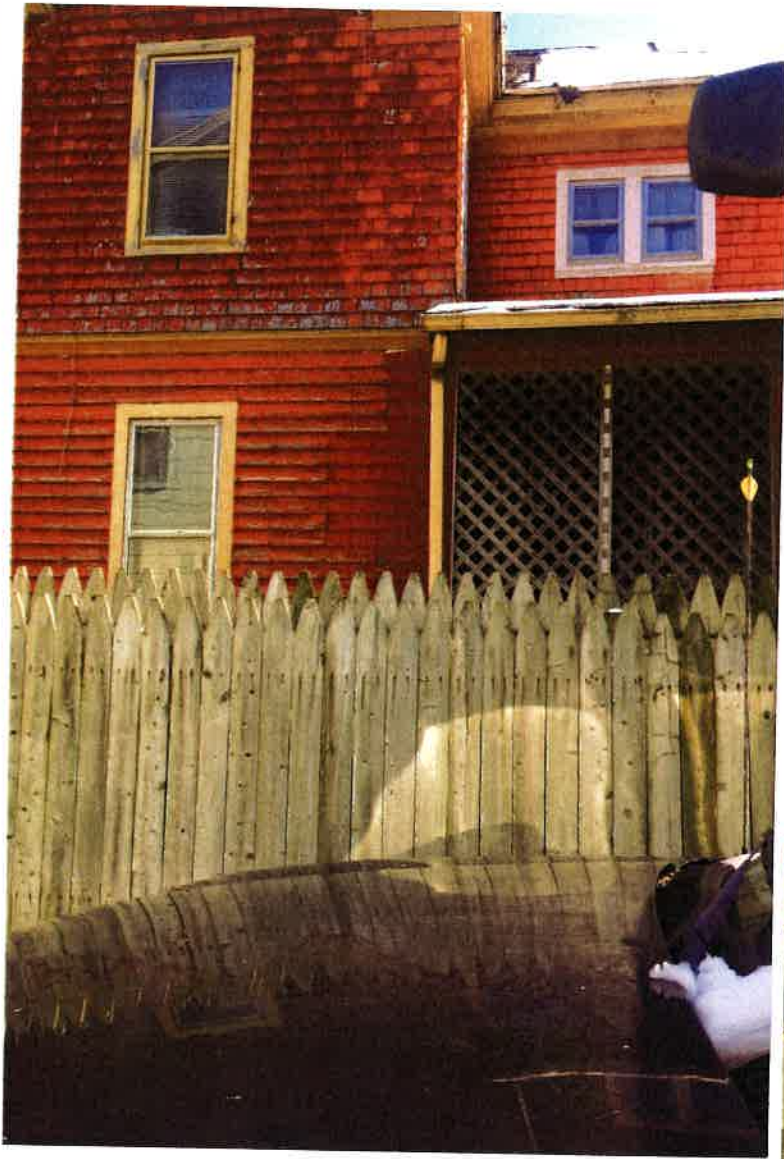


NEIGHBOR'S HOUSE EAST  
NORTH FACE

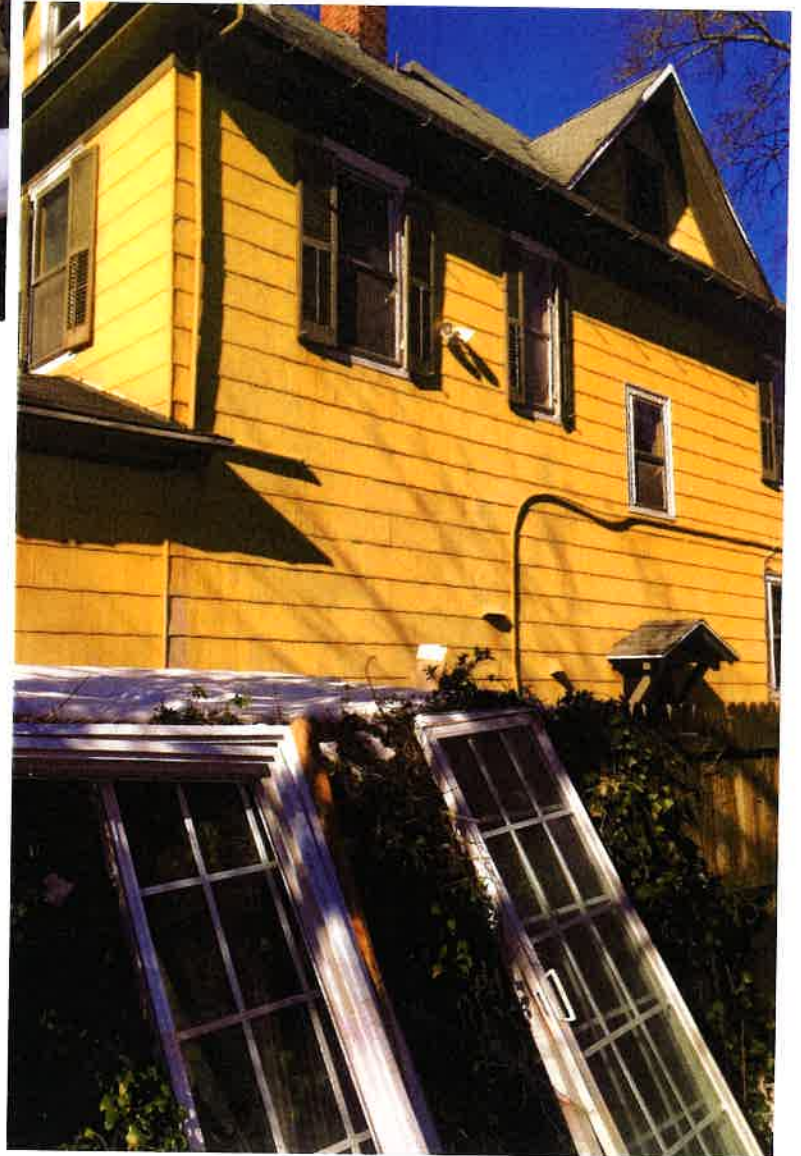


NEIGHBOR'S HOUSE WEST  
NORTH FACE





NEIGHBOR'S HOUSE  
(EAST) SIDING



NEIGHBOR'S  
HOUSE'S (WEST)  
SIDING

# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: February 12, 2019**

**Case Number:** 18-42

**Commission Considering:** Exterior Alterations

**Owner's Name:** Murphy O'Loughlin  
**Owner's Address:** 116 Elizabeth Street  
Salisbury, MD

**Applicant Name:** Murphy O'Loughlin

**Agent/Contractor:** Straight Edge Construction

**Subject Property Address:** 116 Elizabeth Street

**Historic District:** Newtown Historic District

**Use Category:** Residential

**Zoning Classification:**

**Structure / Site Description:**

**Built Date:** 1912

**Enclosed Area:**

**Lot Size:** 5,800 sq ft

**Number of Stories:** 3

**Contributing Structure:** TBD

**Wicomico County Historic Survey on file:** No

**Nearby Properties on County Survey:** Yes

Including but not limited to:

- 104 Elizabeth Street
- 105 Elizabeth Street

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

The Newtown Historic District is a mid-19<sup>th</sup> to early-20<sup>th</sup> 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.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
205	Elizabeth Street	8/27/2014	X	
111	E Isabella Street	7/26/2017	X	

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission to approve the replacement of cement board siding

**Areas of Historic Guidelines to be considered:**

**Siding (pg. 82)**

The historic material found on the exterior walls of a building is a character defining feature that should be preserved, maintained, repaired, rehabilitated, and restored whenever feasible.

**Guideline 12: Preserve Historic Wood Siding**

- a. Maintain and preserve existing wood siding. Keep paint intact to preserve wood features.
- b. Repair damaged wood siding by replacing in-kind only the affected boards or shingles. Keep sound material in place.
- c. Do not replace sound historic siding material with new materials for the sake of convenience.

**Guideline 13: Match Existing or Historic Siding**

- 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.

**Guideline 14: Synthetic Siding**

Synthetic siding describes a siding product not made from natural materials. Vinyl, asphalt, and fiber cement board are the most commonly found synthetic siding types.

- a. The use of new synthetic siding may be approved on a case by case basis if one or more of the following conditions are met.
- b. Historic decorative details should not be removed or covered by synthetic siding. These details include but are not limited to cornices, window hoods, moldings, eaves, decorative shingles, and trim.
- c. Synthetic siding may not be applied over historically uncovered masonry walls.

**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: February 4, 2019

Real Property Data Search

Search Result for WICOMICO COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>	
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>	
<b>Exempt Class:</b>		NONE	
<b>Account Identifier:</b>		<b>District - 05 Account Number - 012783</b>	
Owner Information			
<b>Owner Name:</b>	O'LOUGHLIN MICHAEL G O'LOUGHLIN JANICE L M	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	116 ELIZABETH ST SALISBURY MD 21801-4109	<b>Principal Residence:</b>	YES
		<b>Deed Reference:</b>	/01117/ 00695
Location & Structure Information			
<b>Premises Address:</b>	116 ELIZABETH ST SALISBURY 21801-0000	<b>Legal Description:</b>	5,800 SQ FT 116 ELIZABETH ST CITY OF SALIS
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>
0104	0021	0627	
			<b>Subdivision:</b>
			0000
			<b>Section:</b>
			<b>Block:</b>
			<b>Lot:</b>
			<b>Assessment Year:</b>
			2019
			<b>Plat No:</b>
			<b>Plat Ref:</b>
<b>Special Tax Areas:</b>		<b>Town:</b>	
		SALISBURY	
		<b>Ad Valorem:</b>	
		<b>Tax Class:</b>	
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>
1912	2,838 SF		5,800 SF
<b>County Use</b>			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>
3	YES	STANDARD UNIT	ASBESTOS SHINGLE
			<b>Full/Half Bath</b>
			2 full
			<b>Garage</b>
			<b>Last Major Renovation</b>
Value Information			
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>
		As of	As of
		01/01/2019	07/01/2018
			As of
			07/01/2019
<b>Land:</b>	16,300	16,300	
<b>Improvements</b>	76,300	84,200	
<b>Total:</b>	92,600	100,500	92,600
<b>Preferential Land:</b>	0		95,233
			0
Transfer Information			
<b>Seller:</b>	DAVIS, G WILLIAM & LINDA W	<b>Date:</b>	09/09/1987
<b>Type:</b>	ARMS LENGTH IMPROVED	<b>Deed1:</b>	/01117/ 00695
		<b>Price:</b>	\$63,000
		<b>Deed2:</b>	
<b>Seller:</b>	KING, JAMES H & ROBERTS J	<b>Date:</b>	11/20/1974
<b>Type:</b>	ARMS LENGTH IMPROVED	<b>Deed1:</b>	/00830/ 00210
		<b>Price:</b>	\$24,000
		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>	
<b>Type:</b>		<b>Deed1:</b>	
		<b>Price:</b>	
		<b>Deed2:</b>	
Exemption Information			
<b>Partial Exempt Assessments:</b>	<b>Class</b>		
<b>County:</b>	000	07/01/2018	07/01/2019
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00	
		0.00 0.00	0.00 0.00
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>	