

Salisbury Historic District Commission

Hearing Notification

Hearing Date: May 22, 2019

Time: 7:00 pm

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

Case Number: #18-51

Commission Considering: Siding/ Railings

Owner's Name: AKB Rentals LLC

Applicant Name: AKB Rentals LLC

Agent/Contractor: Not Indicated on the Application

Subject Property Address: 705 Camden Ave

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

125 N. Division Street
Room 202
Salisbury, MD 21801
(410) 548-3170/ fax (410) 548-3107

Permit Application

\$25 Fee Received 4/9/19 (date)

Date Submitted: 4/9/19

Date Accepted as Complete: 4/9/19

Subject Location: 705 Camden Ave

Application by: AKB Rentals, LLC

Applicant Address: 243 W. Main St.

Applicant Phone: (410) 548-1319

Case #: 18-51

Action Required By (45 days): ASAT 5/23/19

Owner Name: AKB Rentals, LLC

Owner Address: Same

Owner Phone: Same

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.

Install white vinyl siding, fascia, soffits, railings.
Replace front columns with fiberglass columns that match
existing columns. Siding is 4 1/2" Double Dutch lap to match
existing deteriorated wood planks, white bead board to
match existing deteriorated wood ceiling of front back porches

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 City Planner, Department of Infrastructure and Development 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.

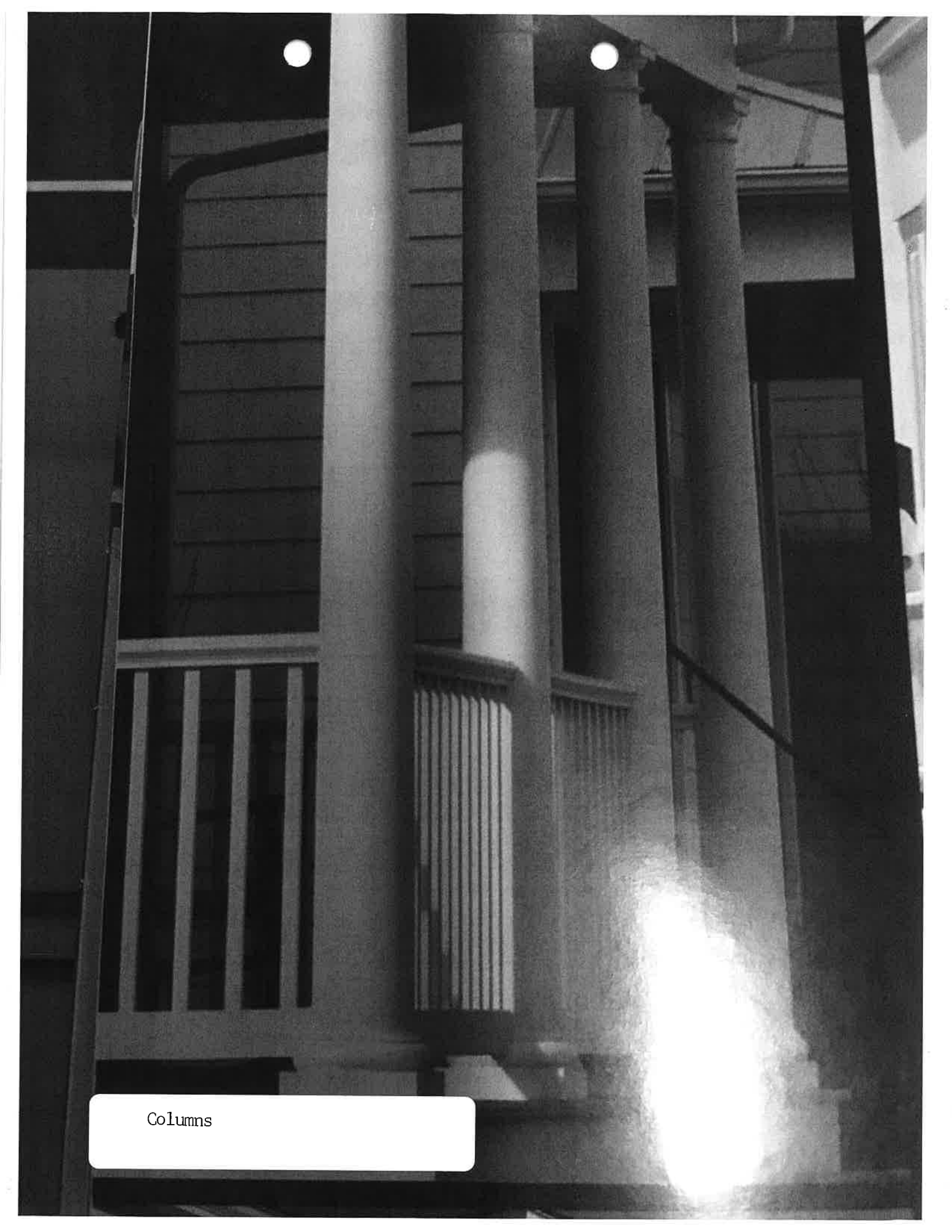
The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Infrastructure and Development for the City of Salisbury as well as on the city's website: www.ci.salisbury.md.us.

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 5/22/19 (date).

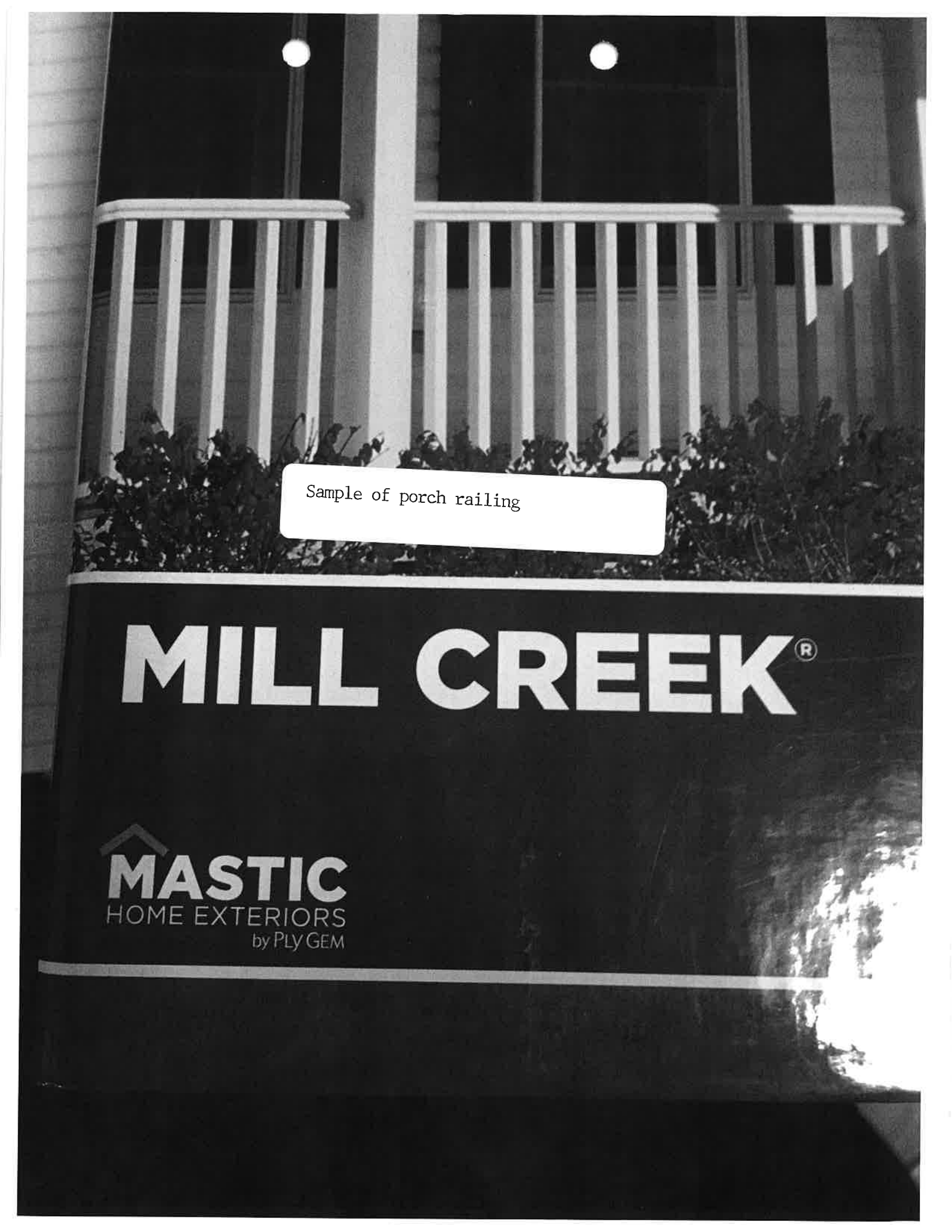
I hereby certify that the owner of the subject premises has been fully informed of the alterations herein proposed and that said owner is in full agreement with this proposal.

Applicant's Signature: [Signature] Date: 4/9/19

Remarks: [Signature]
Jessie Bull Application Processor (Date) [Signature] Secretary, S.H.D.C. (Date)

A black and white photograph of a building facade featuring three prominent classical columns. The columns are tall and fluted, with papyrus capitals. To the left of the columns is a balcony with a wooden railing. The building has horizontal siding. A bright light source, possibly a spotlight, is directed at the base of the columns, creating a strong highlight. Two circular lights are visible on the roofline above the columns.

Columns



Sample of porch railing

MILL CREEK[®]

**MASTIC**
HOME EXTERIORS
by PLY GEM

Mr. Broughton:

Mrs. Broughton has

SECTION 4: MEMBERSHIP TYPE

All members of Green Hill Country Club are required to complete this registration form annually.
For one calendar year. ☐ NEW MEMBERSHIP ☐ CHANGE IN MEMBERSHIP

Double 4.5" Dutch L

Pro-bead soffit & Wainscot (white)

4,209



ADVANCED LOCKING
Precise, secure fastening, easier installation and tighter fit combine to deliver added strength and stability — even in high winds.



.040 THICKNESS
Superior thickness and impact resistance.



WIND SPEED -
RATED UP TO 165 MPH



Enhanced shadow lines replicate the appearance of real wood siding.



Exclusive formulation and process boosts durability so panels are more resistant to cracking, impact and thermal distortion. As an added benefit, rich color resides throughout the panel — virtually eliminating the appearance of nicks and minor surface scratches.



CLASS 1(A) FIRE RATING



V.I.P. LIMITED LIFETIME WARRANTY
Premium guarantee of lasting quality and peace of mind — backed by Mastic,
a trusted industry leader for 50+ years (see warranty for complete details).



SUSTAINABLE FORMULA FOR VINYL SIDING
Crafted of readily available natural materials — Mastic vinyl siding is safe, sustainable and recyclable.



NO PAINT, NO HASSLES... NO HARM DONE
Since vinyl doesn't require paint or stain, harmful VOCs aren't released into the atmosphere.



BREATHE EASY
Unlike some fiber cement products, vinyl siding does not produce harmful silica dust — silica dust can cause lung disease.



METRO-DADE COUNTY APPROVED

MASTIC
HOME EXTERIORS
by PLY GEM

PLY GEM SIDING GROUP
2600 GRAND BOULEVARD, SUITE 900
KANSA5 CITY, MO 64108

800 962 6973



PRO-BEAD[®] SOFFIT AND WAINSCOT

Porch ceiling soffit (white)

MONDAY, APRIL 8, 2019

2nd Monday
of April

PRO-BEAD SOFFIT AND WAINSCOT



7 23605 32946 7 6203QS41

PRO-BEAD SOFFIT AND WAINSCOT



.040 THICKNESS
Greater strength and greater rigidity.



ADVANCED LOCKING SYSTEM AND NAIL HEM
Special locking technology makes installation easier — keeps panels firmly locked together.



NON-VENTILATED PANELS APPROVED FOR USE IN WAINSCOT APPLICATIONS



VENTILATED



V.I.P. LIMITED LIFETIME WARRANTY



**FASTER, EASIER CUTTING •
FASTER, EASIER INSTALLATION**



HANG-TOUGH™ TECHNOLOGY
Boosts durability so panels are more resistant to cracking, impact and thermal distortion.



NO PAINT, NO HASSLES
No need for paint or stain, so harmful VOCs aren't released into the atmosphere.



SUSTAINABLE
Crafted of readily available natural materials — Pro-Bead Soffit and Wainscot is safe, sustainable and recyclable.



BREATHE EASY
Cutting does not produce harmful silica dust — silica dust can cause lung disease.



CLASS 1(A) FIRE RATING



Home Innovations
MOST GREEN CERTIFIED

RESOURCES OFFICE

**THIS PRODUCT
HAS BEEN CERTIFIED
HOME INNOVATIONS
RESEARCH**

This means you can be sure
this product complies with
green practice criteria in the Home
Building Standards.
Visit www.HomeInnovations.com
GreenProducts for more.

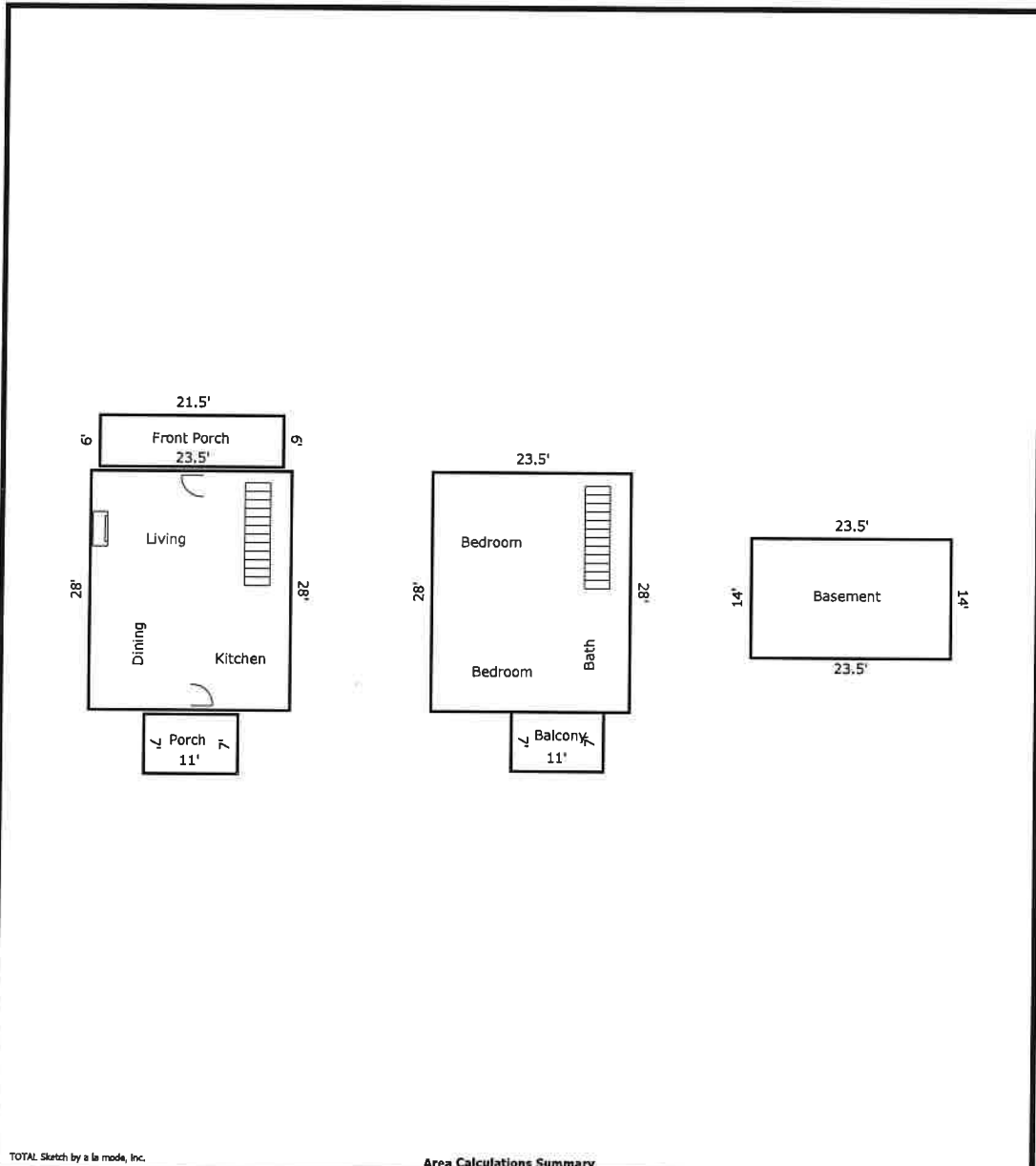
The Exterior Solution from Mastic.

When all of your exterior products are from Mastic, you can be sure they are color coordinated, engineered to work together, and are backed by an industry leader. Mastic even has a single comprehensive warranty that gives you peace of mind for a lifetime. Make sure all of the materials on your home coordinate perfectly and are from Mastic Home Exterior.



Building Sketch

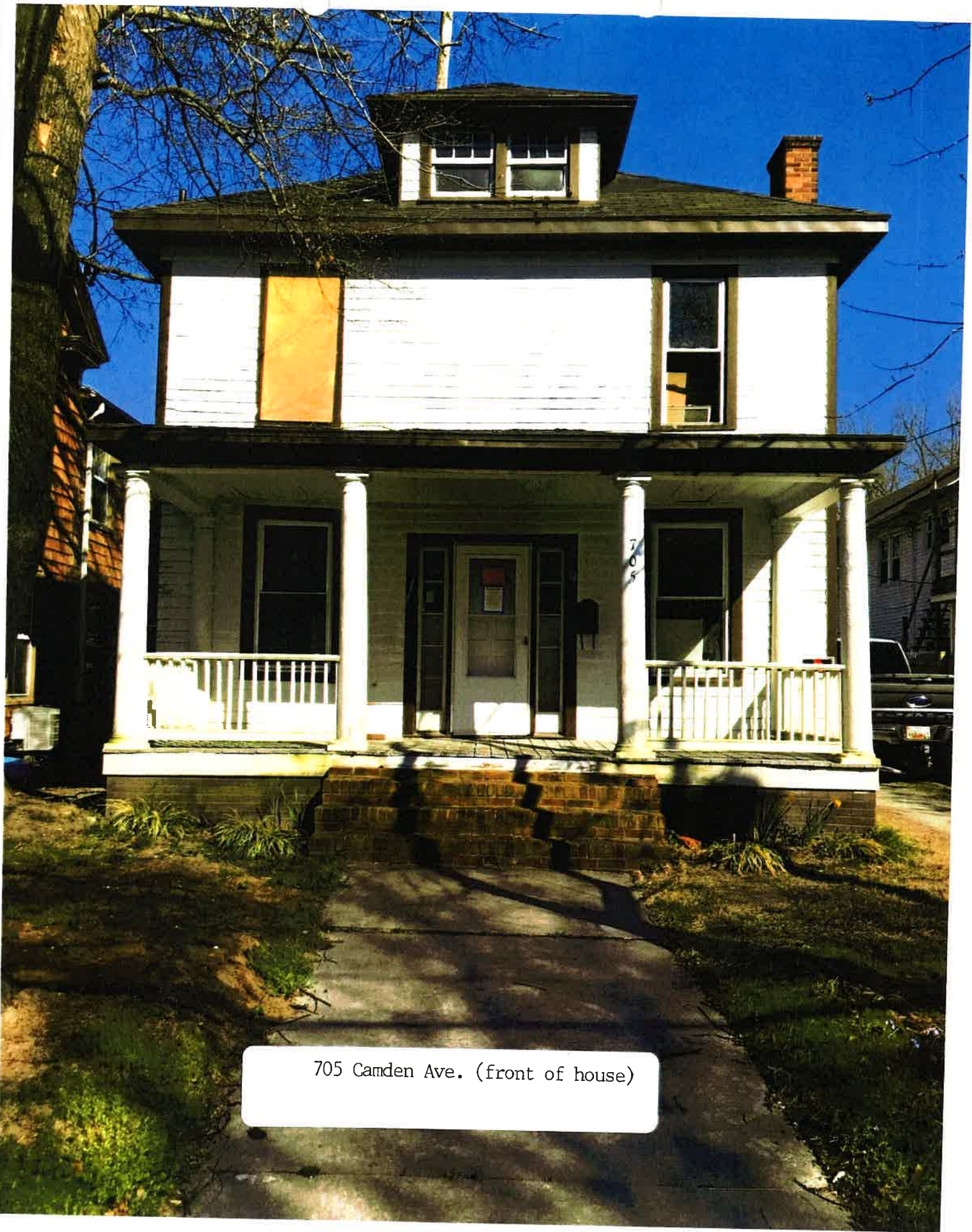
Borrower	AKB Rentals				
Property Address	705 Camden Ave				
City	Salisbury	County	Wicomico	State	MD Zip Code 21801
Lender/Client	Hebron Savings Bank				



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

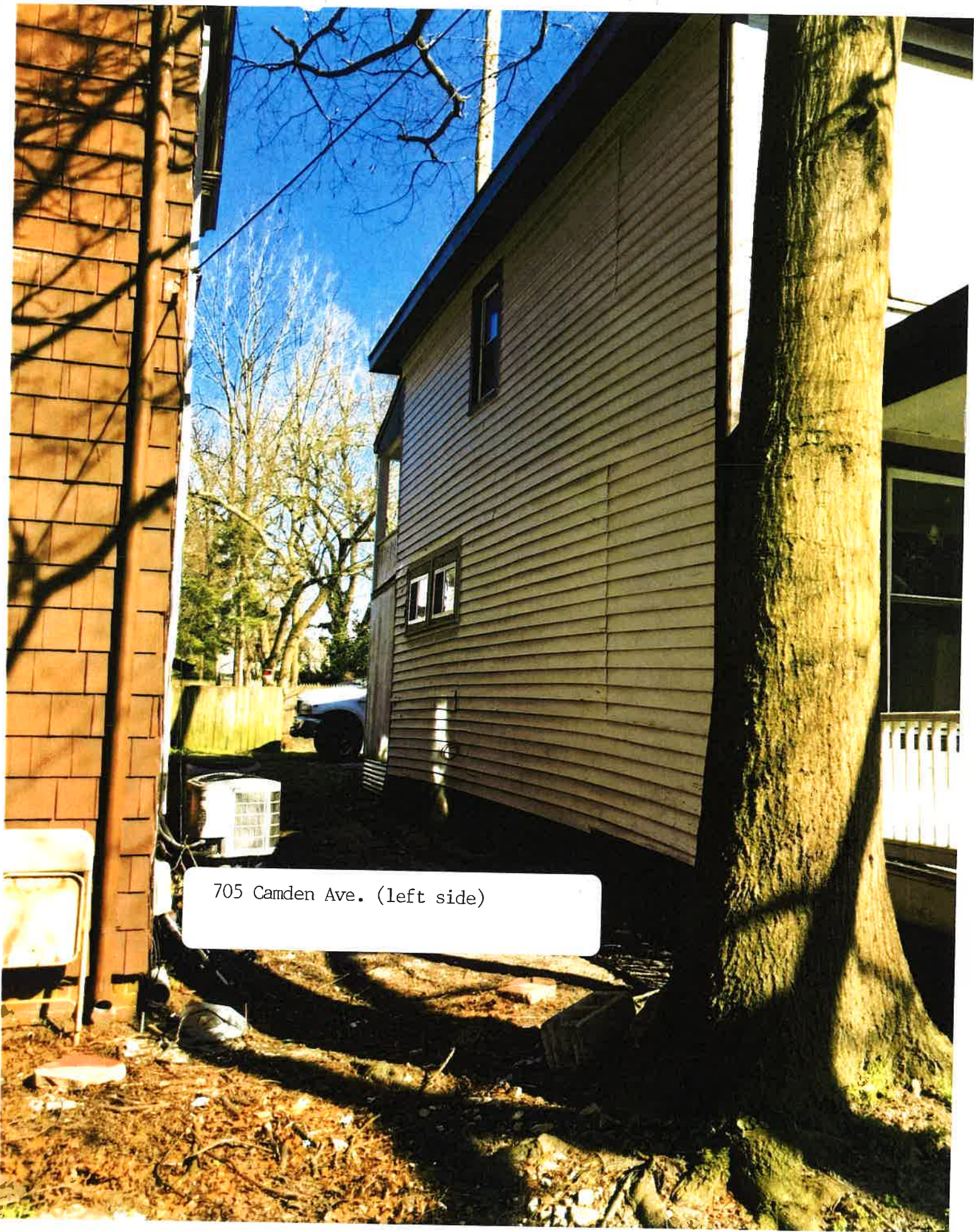
Living Area		Calculation Details
First Floor	658 Sq ft	$23.5 \times 28 = 658$
Second Floor	658 Sq ft	$28 \times 23.5 = 658$
Total Living Area (Rounded):	1316 Sq ft	
Non-Living Area		
Open Porch	129 Sq ft	$6 \times 21.5 = 129$
Open Porch	77 Sq ft	$11 \times 7 = 77$
Open Porch	77 Sq ft	$11 \times 7 = 77$
Basement	329 Sq ft	$14 \times 23.5 = 329$



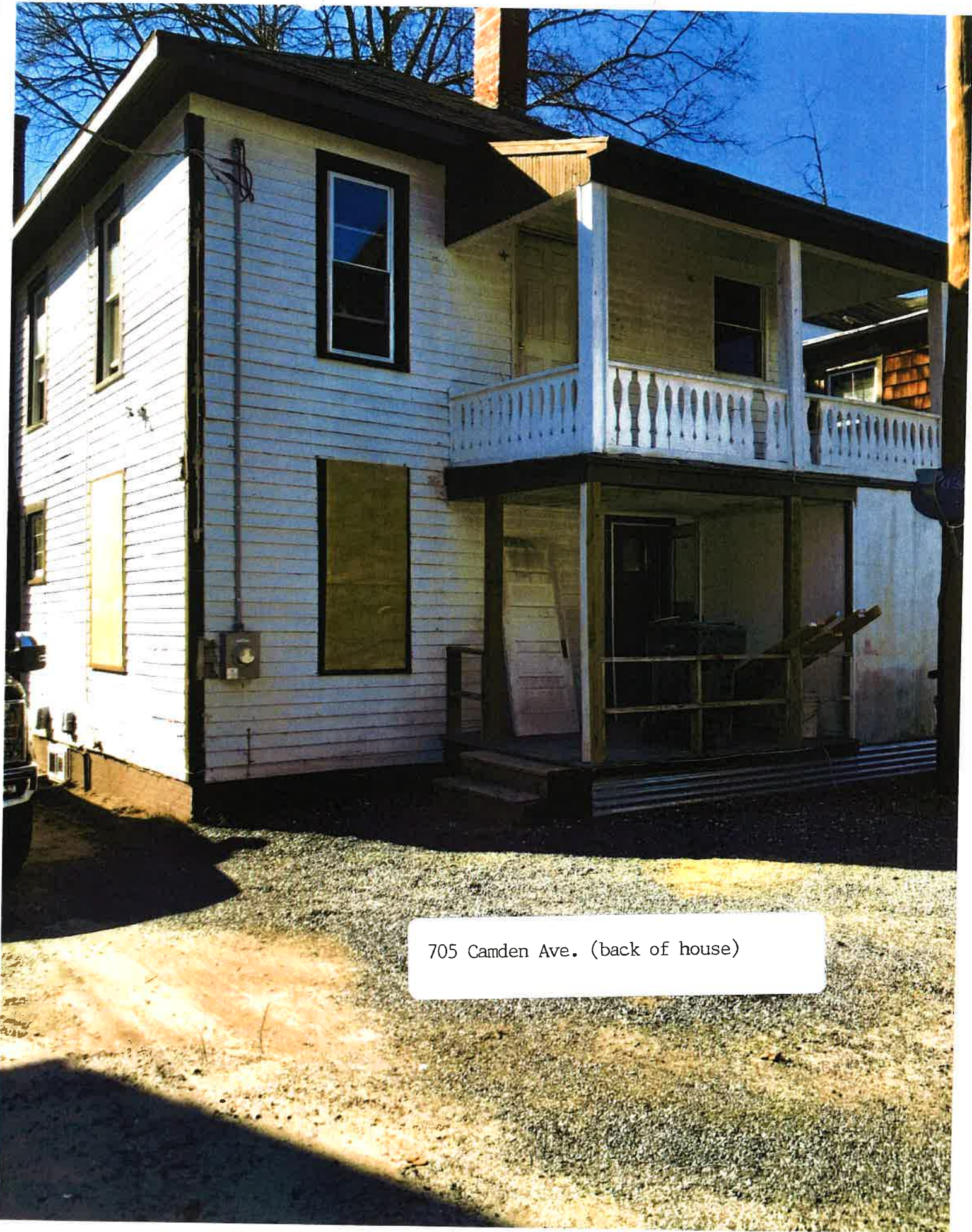
705 Camden Ave. (front of house)



705 Camden Ave. (rightside of house)

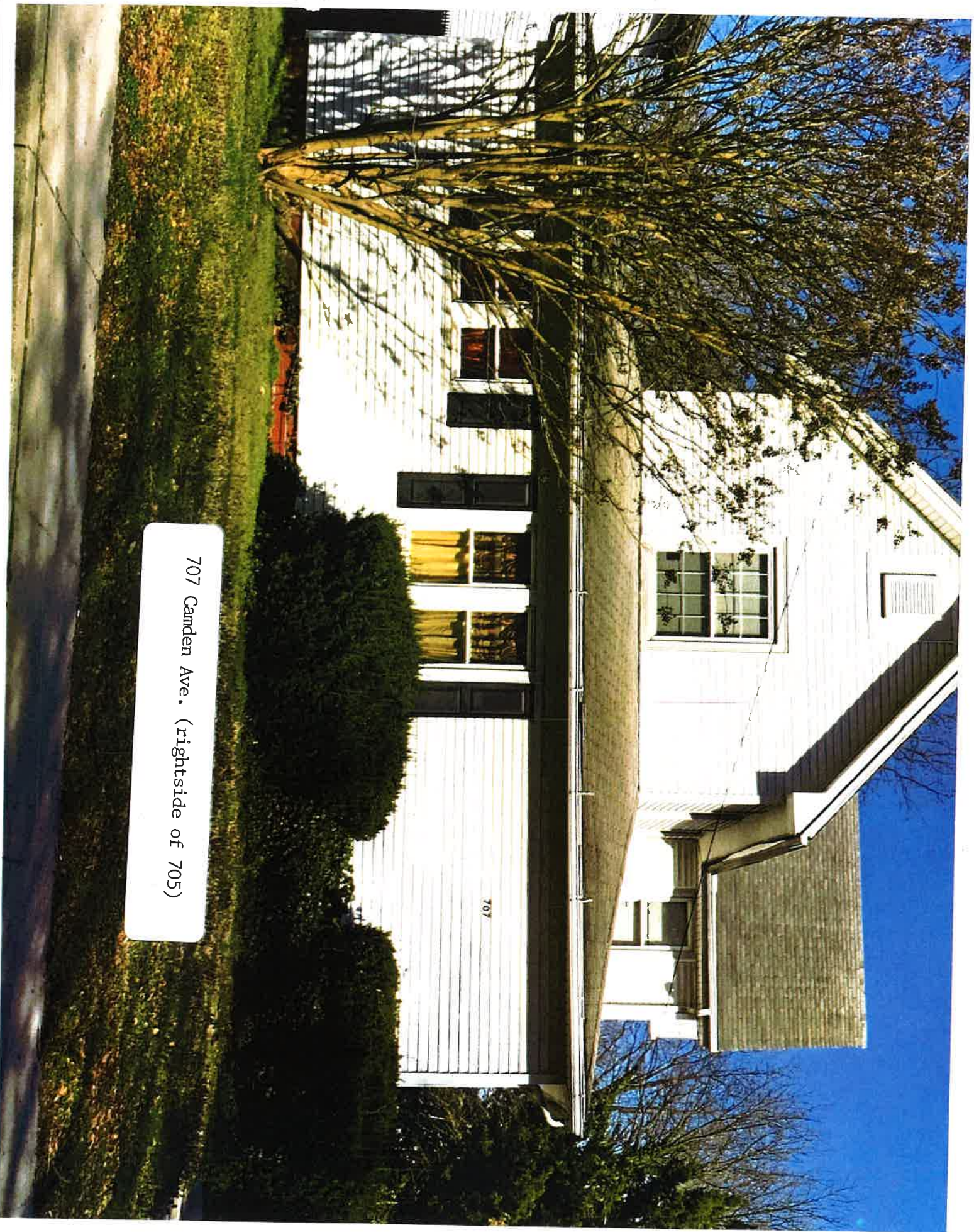


705 Camden Ave. (left side)

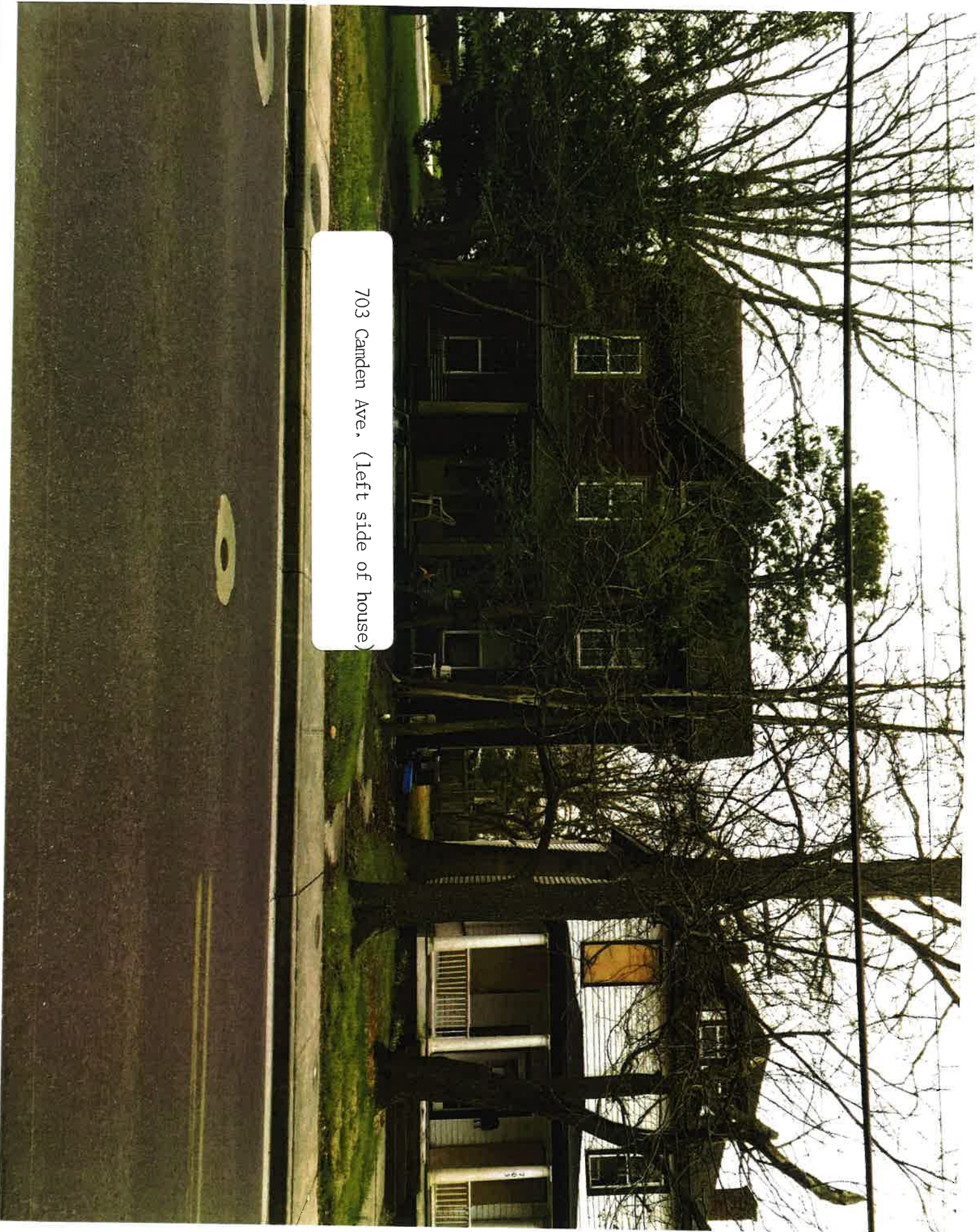


705 Camden Ave. (back of house)

707 Camden Ave. (rightside of 705)

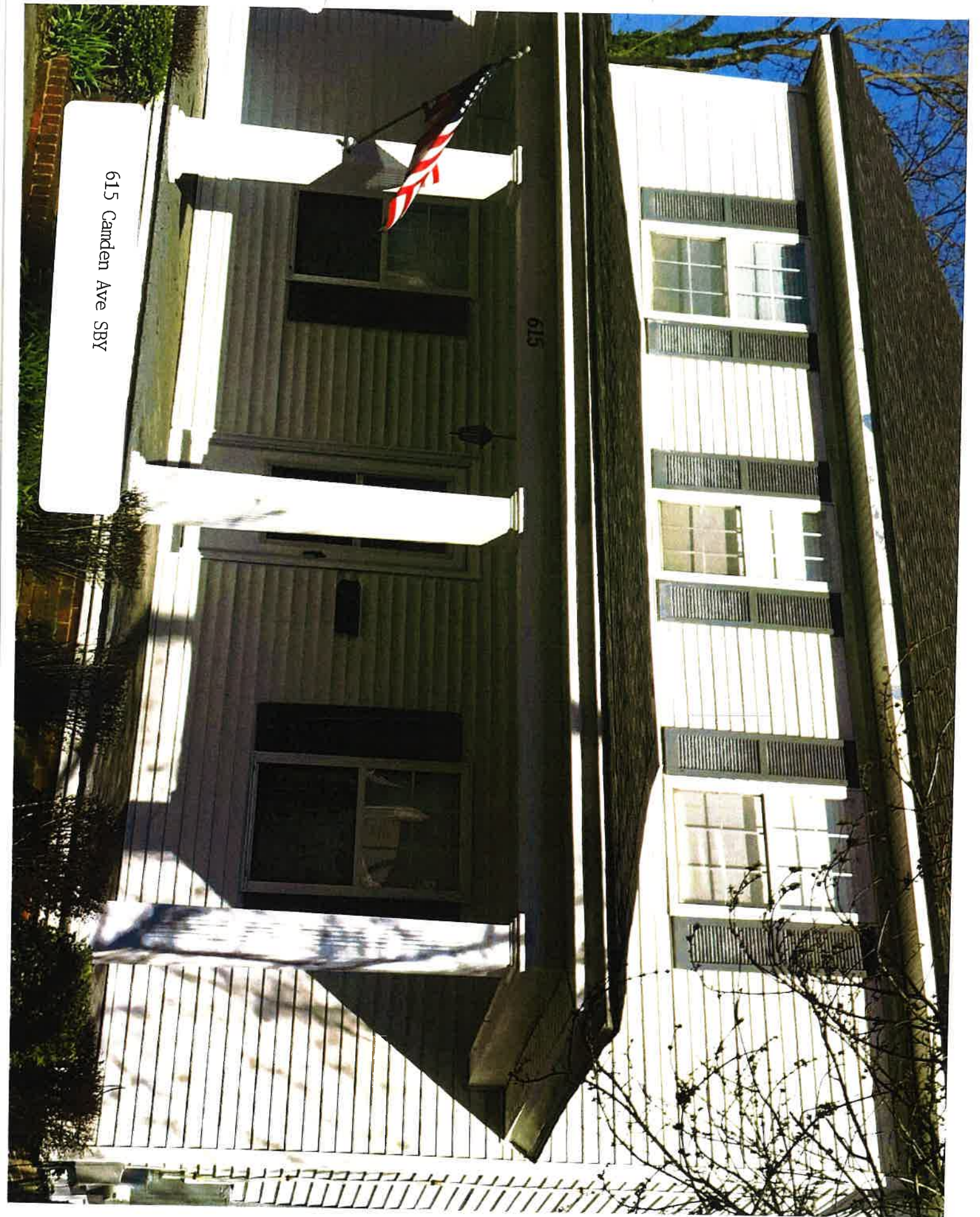


703 Camden Ave. (left side of house)



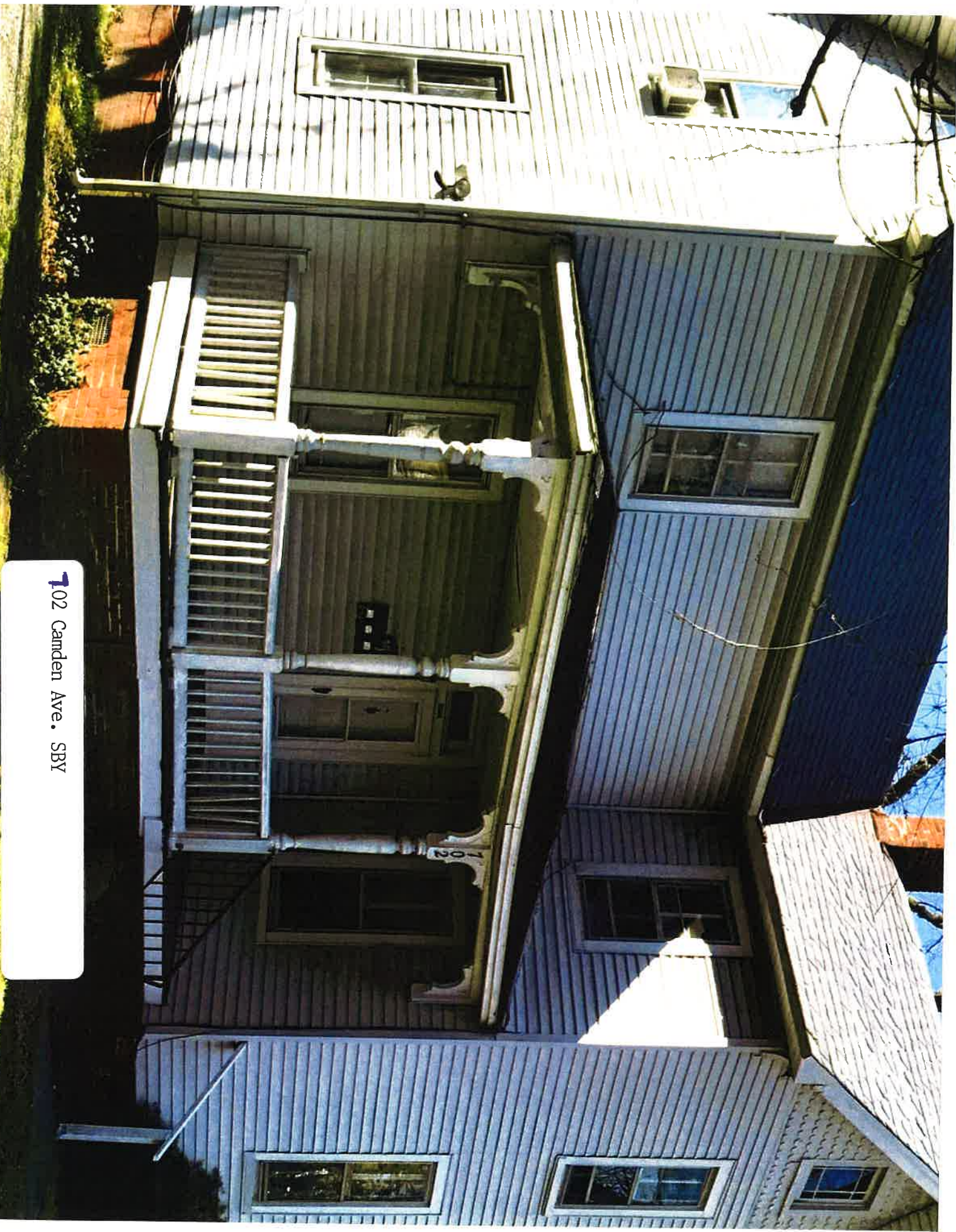
615 Camden Ave SBY

615

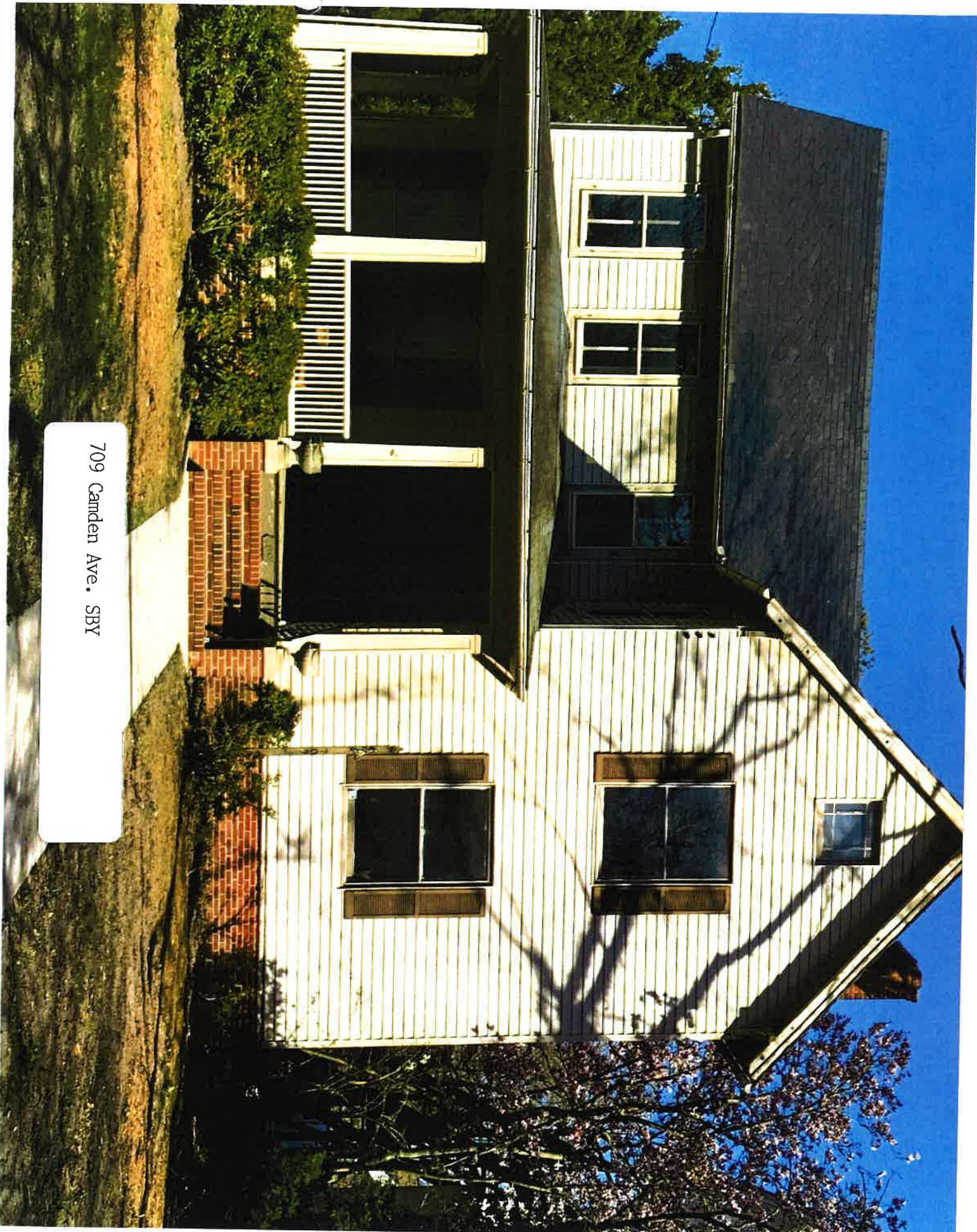


616 Camden Ave. SBY





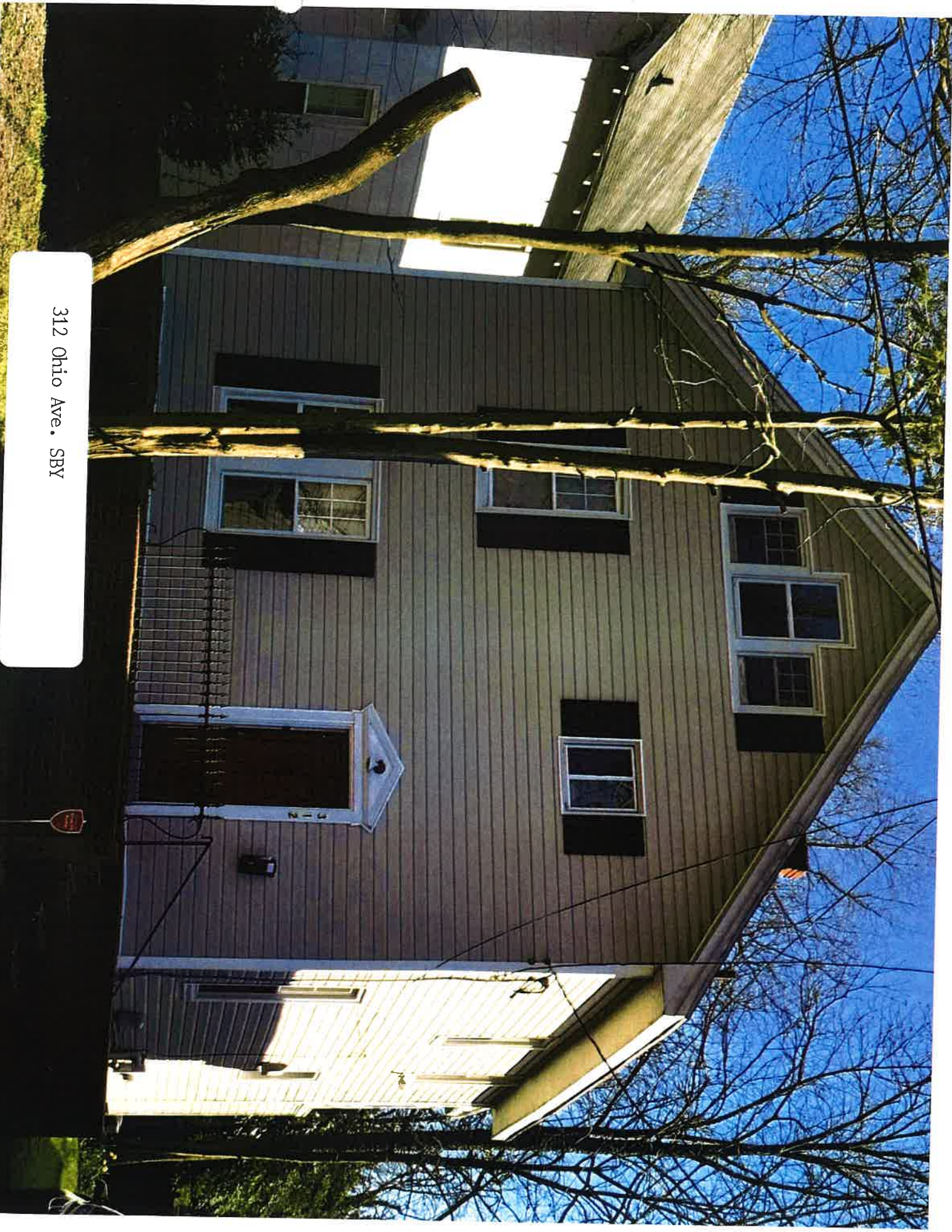
102 Camden Ave. SBY



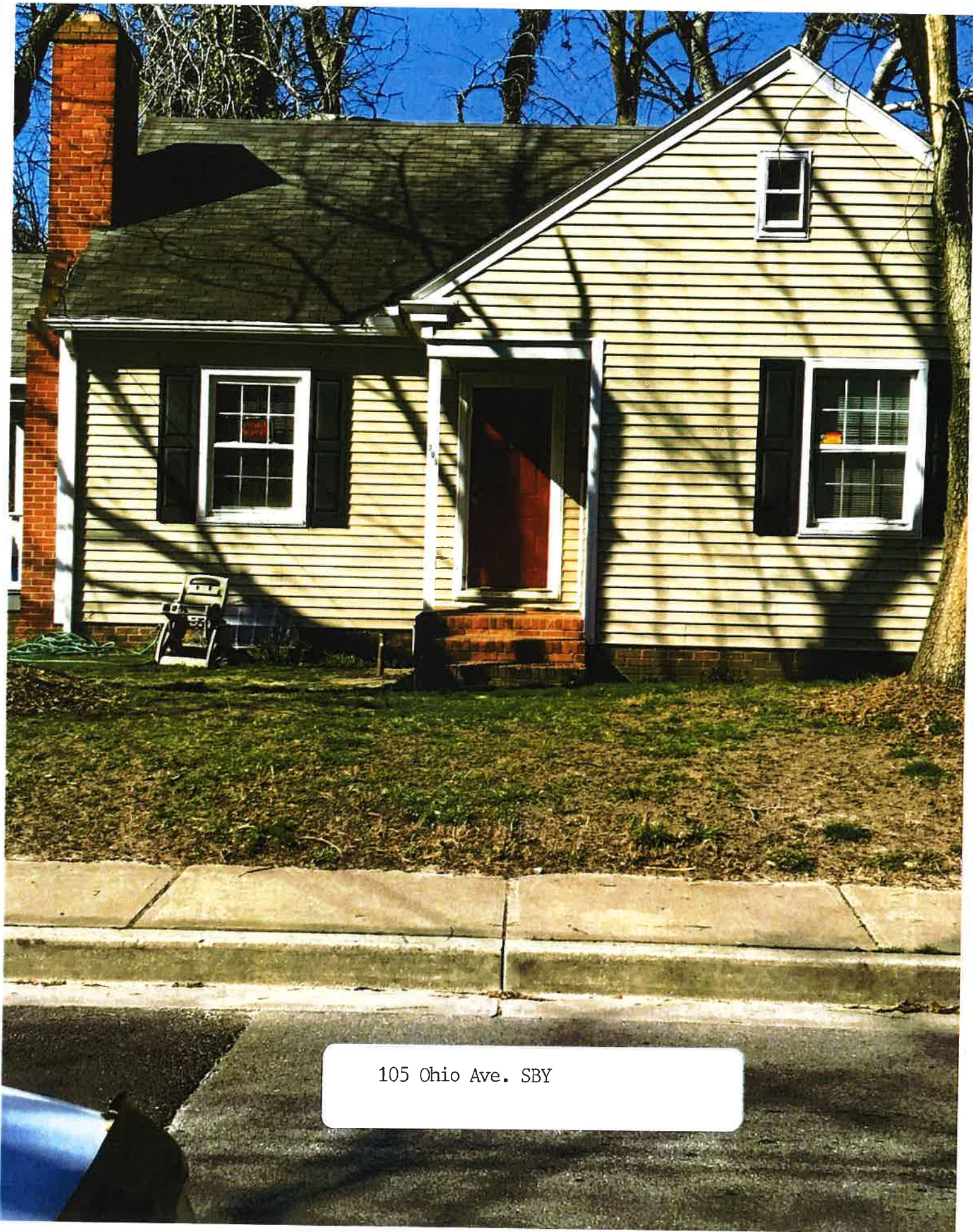
709 Camden Ave., SBY



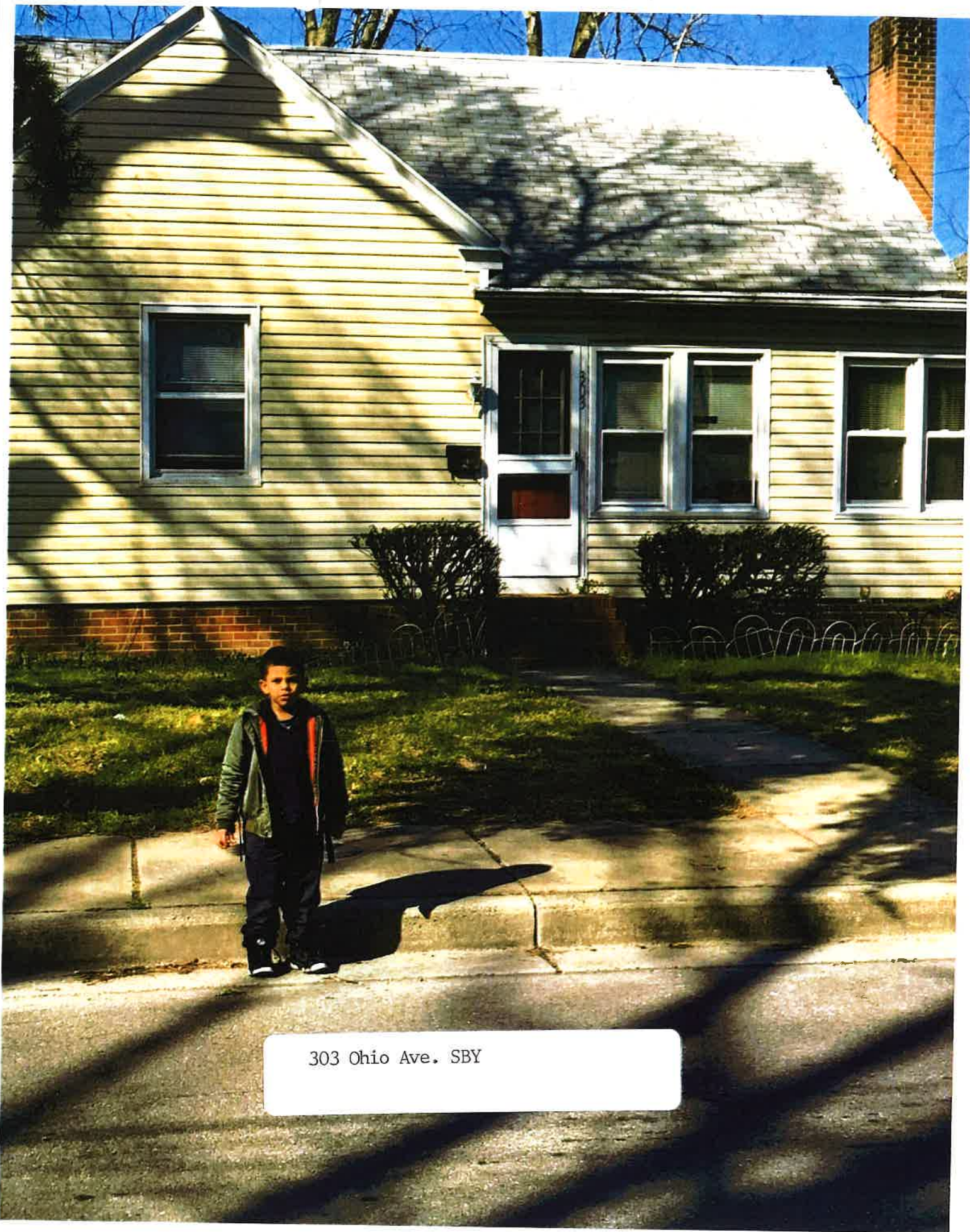
314 Ohio Ave. SBY



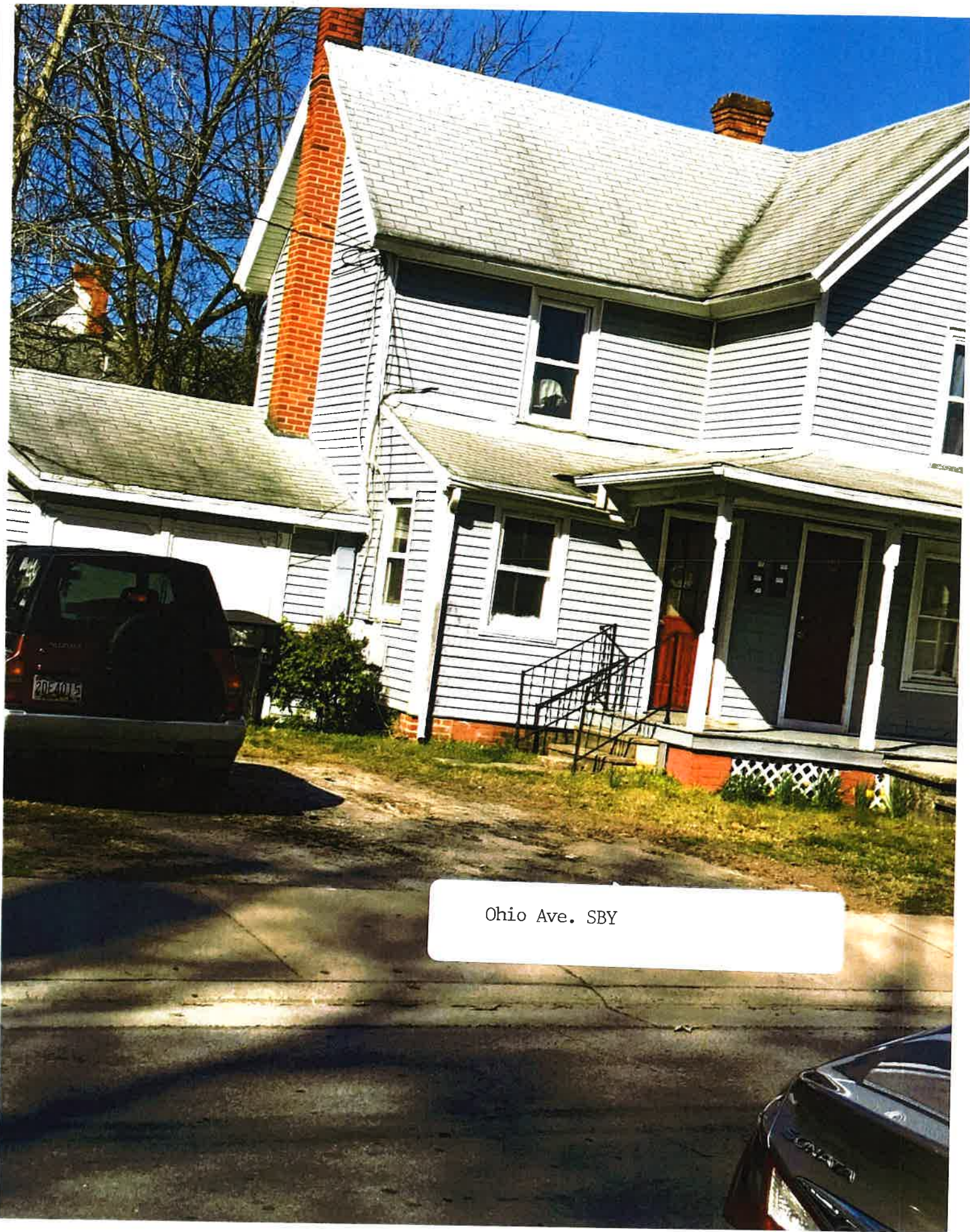
312 Ohio Ave., SBY



105 Ohio Ave. SBY



303 Ohio Ave. SBY



Ohio Ave. SBY

700 Smith St. SBY



Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: May 22, 2019

Case Number: 18-51

Commission Considering: Siding/ Railings

Owner's Name: AKB Rentals LLC
Owner's Address: 243 W Main St
Salisbury, MD 21801

Applicant Name: AKB Rentals LLC

Agent/Contractor: Not Indicated

Subject Property Address: 705 Camden Avenue

Historic District: Camden Historic District

Use Category: Residential

Zoning Classification:

Structure / Site Description:

Built Date: 1925
 Enclosed Area: 1,344 SF
 Lot Size: 5,800 SF
 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:

- 700 Camden Avenue -Margaret S. Murphy House
- 710 Camden Avenue – Olivia C. Oliphant House
- 716 Camden Avenue- Holmes Home, Trinity M. E. Church Parsonage

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 700, 613, and 511 Camden for installation of siding.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
501	Camden Avenue	3/28/12	X	
511	Camden Avenue	10/28/2015	X	
700	Camden Avenue	7/25/2018	X	
711	Camden Avenue	3/24/2010	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to replace the siding with vinyl also to remove existing columns and replace with fiberglass columns that match the existing.

Areas of Historic Guidelines to be considered:

GUIDELINES FOR UNIVERSAL PROPERTIES

Guideline 12: Preserve Historic Wood Siding

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

Guideline 13: Match Existing or Historic Siding

- 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.
- 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.
- 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.

Guideline 55: Restore Historic Porch Features

- a. Maintain the historic porch or stoop when feasible. Keep wooden surfaces painted and keep up with general maintenance.
- b. If repair or rehabilitation is necessary, keep as much of the historic materials in place as possible. Maintain the porch's design, proportion, and ornament to the greatest extent possible.
- c. Replace missing porch posts and railings where necessary. Match the size, shape, profile, proportion, and spacing to the original features.
- d. Use of synthetic replacement materials may be allowed if the new material closely approximates the size, scale, texture, and overall appearance of the historic feature.

Guideline 56: Replacement Porches

- a. If porch replacement is necessary in whole or in part, reconstruct it to match the historic porch in size, scale, and overall design. Where possible, detail and ornamentation should be replicated.
- b. Use the same or similar materials wherever feasible.
- c. Avoid applying decorative elements that are not appropriate to the style of the dwelling. Whenever possible, choose accurate details based on historic photographs or similar properties of the same period and style.

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: Jessica Budd
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: May 22, 2019

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 - 041415
Owner Information		
Owner Name:	A.K.B. RENTALS LIMITED LIABILITY COMPANY	Use: RESIDENTIAL
Mailing Address:	241 W MAIN ST PO BOX 549 SALISBURY MD 21803-0549	Principal Residence: NO Deed Reference: /03306/ 00484
Location & Structure Information		
Premises Address:	705 CAMDEN AVE SALISBURY 21801-0000	Legal Description: 5,800 SQ FT 705 CAMDEN AVE CITY OF SALISBURY
Map:	Grid:	Parcel:
0111	0016	0308
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2019
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	SALISBURY
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1925	1,344 SF	
		Property Land Area
		5,800 SF
County Use		
Stories	Basement	Type
2	NO	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	1 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	10,800	10,800
Improvements	26,700	29,500
Total:	37,500	40,300
Phase-in Assessments		As of 07/01/2018
		As of 07/01/2019
Garage		37,500
Last Major Renovation		38,433
Preferential Land:	0	0
Transfer Information		
Seller: GREEN JAY L & SELENA	Date: 04/20/2011	Price: \$50,000
Type: NON-ARMS LENGTH OTHER	Deed1: /03306/ 00484	Deed2:
Seller: A K B RENTALS LLC	Date: 11/20/2006	Price: \$75,000
Type: ARMS LENGTH IMPROVED	Deed1: /02701/ 00201	Deed2:
Seller: BROUGHTON, ALBERT K JR	Date: 02/23/2000	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01732/ 00590	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		