

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	November 20, 2019
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#18-50
Commission Considering:	Vinyl Windows
Owner's Name:	Salisbury Neighborhood Services
Applicant Name:	Salisbury Neighborhood Services
Agent/Contractor:	Not Indicated on the Application
Subject Property Address:	313 Maryland Ave
Historic District:	Camden Historic District
Use Category:	Residential
Chairman:	Mr. Scott Saxman
HDC Staff contact:	Jimmy Sharp Planner I (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 9/16/19 (date)

Date Submitted: 9/16/19

Date Accepted as Complete: 9/16/19

Subject Location: 313 MARYLAND AVENUE

Application by: SALISBURY NHS

Applicant Address: 560 RIVERSIDE DR, STE A102

Applicant Phone: 410-543-4626

Case #: 18-50

Action Required By (45 days): 10/31/19

Owner Name: SALISBURY NHS

Owner Address: 560 RIVERSIDE DR, STE A102

Owner Phone: 410-543-4626

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.

INSTALLATION OF VINYL WINDOWS-

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 10/23/19 (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: Cheryl Meadows

Date: 9/13/19

Remarks:

James Bell 10/9/19
Application Processor (Date)

Ann Roane 9.14.19
Secretary, S.H.D.C. (Date)

Description of Work Proposed

SUBJECT: 313 Maryland Avenue, Salisbury, MD 21801; Wicomico County Tax Map 111, Parcel 203; Deed Reference Liber 3925/Folio 472 improved by a 1,149 sq. ft. home that was constructed in 1910 (Maryland SDAT)

Owner: Salisbury Neighborhood Housing Services, Inc. (SNHS)

Summary: The house at 313 Maryland Avenue has been vacant for over 40 years. While it appears to have a solid frame, it will require a complete renovation to be attractive for a new homeowner. SNHS intends to undertake a complete interior and exterior renovation of this property and then sell it to a homeowner.

SNHS is providing a high quality renovation of this property to help revitalize the neighborhood. It will be completed to the same standard as the two houses SNHS recently renovated at 230 and 232 Ohio Avenue. George, Miles and Buhr have assisted SNHS and developed the attached plans for 313 Maryland Avenue "as proposed" to help the planned renovations have a lasting and positive impact in the neighborhood.

Numerous properties in the Camden Historic District have been approved for renovations, including vinyl windows, comparable to what SNHS is proposing for 313 Maryland Avenue. These approvals include the two properties on Ohio Avenue completed by SNHS in 2018. While some of these properties have been removed from the Historic District, they were subject to the historic district guidelines at the time they were approved. We have included examples of over 40 instances between 2000-2018 where approval was given by the SHDC for renovations, including vinyl replacement windows, comparable to what SNHS has proposed.

General information.

SNHS appeared before the SHDC on May 22, 2019. Approval was granted for the proposed renovations with the exception of the windows which were withdrawn from consideration. SNHS received the approval letter on July 22, 2019 which incorrectly stated "windows cannot be vinyl". The windows were not considered in the vote for approval as reflected in the SHDC minutes of May 22, 2019. SNHS has requested a corrected Certificate of Approval but as of the date of this application, it has not been provided.

SNHS withdrew the windows so we could move forward with bidding the rest of the project and resubmit our request for vinyl windows at a later date. The contract has now been awarded and SNHS will be investing over \$160,000 in the renovation of this

property. We have taken great care to maintain the integrity of the property while providing a first -class renovation per the architect's recommendation.

The overall character of the house will be preserved including exterior wood siding, wood doors, wood columns and porch railings. We believe the approval of vinyl windows will not detract from the historic character of the house or the neighborhood as many of the surrounding properties already have vinyl windows.

For this request, all windows are to be removed and disposed of. New vinyl windows will be installed as noted in the plans.

Some of the windows are going to be resized (previously appoved) to accommodate new interior designs. Specifically:

- Former dining room is now the kitchen. Existing windows will be replaced by shorter windows to accommodate the new countertops.
- Former nursery room is now a bathroom. Existing window will be replaced by a smaller window to accommodate the bathtub.
- Bedroom 3 window was relocated to allow room for a closet. The window size is the same.

Windows

Windows are to be vinyl (Profinish by Simington or equivalent) replacement double hung, unless otherwise noted with a maximum U factor of 0.35. Each unit is to have a full screen. Window jambs will extend into and even with the drywall finish. Windows will be installed in the existing window frames in accordance with the manufacturer's installation instructions. A proper seal between the new windows in the existing window frame is to be achieved with OSI quad sealant or equivalent. Windows in both bathrooms are to have obscured glass.

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: October 23, 2019

Case Number:	18-50
Commission Considering:	Vinyl Windows
Owner's Name:	Salisbury Neighborhood Services
Owner's Address:	560 Riverside Dr, A102 Salisbury, MD 21801
Applicant Name:	Salisbury Neighborhood Services
Agent/Contractor:	Not Indicated on the Application
Subject Property Address:	313 Maryland Ave
Historic District:	Camden Historic District
Use Category:	Residential
Zoning Classification:	
Structure / Site Description:	
Built Date:	1910
Enclosed Area:	1,449 sq. ft.
Lot Size:	3,612 sq. ft.
Number of Stories:	2
Contributing Structure:	Contributing 5/22/19
Wicomico County Historic Survey on file:	No
Nearby Properties on County Survey:	Yes
Including but not limited to:	
➤ 609 Camden Avenue	
➤ 605 Camden Avenue	
➤ 607 Camden Avenue	

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

The property in question is located within the Camden Historic District. Several houses located in this District on Camden Ave., Wicomico St., Light St., Maryland Ave., and Newton St. A majority of the houses were built in the early 1900's and the 1920's. Architectural styles represented within this district include Colonial Revival, Queen Anne and other Victorian styles.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
700	Camden Avenue	7/25/2018	X	
616	Camden Avenue	2/24/16	X	
233	Middle Blvd.	3/27/2013	X	

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

Areas of Historic Guidelines to be considered:

Guideline 17: Retain Historic Windows (Pg. 85)

- a. Maintain or restore the historic shape, size, alignment, pattern, and details of existing historic windows, particularly those in upper stories of commercial properties. (For guidelines on storefront windows, see the Storefronts Guidelines in the following section).
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked, if your budget allows.

Guideline 18: New Window Openings and Infill (Pg. 85)

Altering window openings in historic facades alters the building's historic appearance significantly, and is typically not appropriate, but may be considered in some situations.

- a. Avoid placing new openings on the front facade.
- b. If new openings are required for additional light, consider placing them on the rear or side elevations of the building or installing a skylight on a non-visible roof slope.
- c. Avoid infilling existing window openings on the front facade.
- d. Where recent changes have altered historic window openings, restoration of the historic configuration and materials is encouraged.

Guideline 51: Replacement Windows for Residential Properties (page 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: Jimmy Sharp
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: October 14, 2019

Real Property Data Search

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

Search Result for WICOMICO COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt: None				Special Tax Recapture: None							
Exempt Class: None											
Account Identifier:				District - 13 Account Number - 034044							
Owner Information											
Owner Name:		SALISBURY NEIGHBORHOOD HOUSING SERVICE INC						Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:		560 RIVERSIDE DR STE A102 SALISBURY MD 21801-						Deed Reference:		/03925/ 00472	
Location & Structure Information											
Premises Address:		313 MARYLAND AVE SALISBURY 21801-0000						Legal Description:		BL-10 3,612 SQFT 313 MARYLAND AVE CITY OF SALISBURY	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0111	0000	0203	13030702.23	0000		10		2019	Plat Ref:		
Special Tax Areas: None						Town:		SALISBURY			
						Ad Valorem:		None			
						Tax Class:		None			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
1910		1,449 SF				3,612 SF					
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements				
2	NO	STANDARD UNIT	FRAME/	3	2 full						
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2019		07/01/2019		07/01/2020		
Land:			8,600		8,600						
Improvements			38,000		40,100						
Total:			46,600		48,700		47,300		48,000		
Preferential Land:			0						0		
Transfer Information											
Seller: MAROUSEK JAMES C				Date: 11/10/2015				Price: \$22,500			
Type: NON-ARMS LENGTH OTHER				Deed1: /03925/ 00472				Deed2:			
Seller: MAROUSEK JAMES C				Date: 04/14/1984				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /01011/ 00711				Deed2:			
Seller:				Date:				Price: \$0			
Type:				Deed1: /00584/ 00068				Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class						07/01/2019		07/01/2020	
County:		000						0.00			
State:		000						0.00			
Municipal:		000						0.00 0.00		0.00 0.00	