

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: #19-07

Commission Considering: Stair Railing

Owner's Name: Benita Harris and Bryan Murfree

Applicant Name: Celeana Brown

Agent/Contractor: Not Indicated on the Application

Subject Property Address: 407 Camden Avenue

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 _____ (date)

Date Submitted: 10/31/19 202-276-1296 Case #: 19-07
 Date Accepted as Complete: _____ Action Required By (45 days): _____
 Subject Location: 407 CAMDEN AVE, SALISBURY MD
 Application by: CELIANA BROWN Owner Name: _____
 Applicant Address: 715 CRETENDEN Owner Address: _____
 Applicant Phone: 202-276-1296 Owner Phone: _____
 Work Involves: Alterations New Construction Addition Other FRONT PORCH
 Demolition Sign Awning Estimated Cost RAIL

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 one RAIL Front Porch, TOP RAIL made from OAK POST TO be made of Cedar 4x4 set in concrete BOTTOM of RAIL Cedar 2x4 set in concrete PICKETS = 2x2 prime and painted white. see attached estimate

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 NOV 20 2019 (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: Celiana Brown Date: 10/31/19

Remarks: _____

Estimate

Straight Edge Construction Inc.
5098 Campground Rd.
Eden, MD 21822
443-366-2310
brian@straightedgeconstruction.com
straightedgeconstruction.com

ADDRESS
407 Camden

ESTIMATE #	DATE
1199	10/30/2019

DATE	DESCRIPTION	QTY	RATE	AMOUNT
10/30/2019	Install one railing at front porch steps. Top rail to be oak with a similar profile as the vinyl rail on the porch. Post to be cedar 4x4 set in concrete. Bottom rail to be cedar 2x4. Pickets to be cedar 2x2. Prime all materials. Paint white.			735.00
	Payment due upon completion.		TOTAL	\$735.00

Accepted By

Accepted Date



PHOTO - 407 CAMDEN AVE
SALISBURY MD



PHOTO - Close up
407 Camden Ave
SALISBURY, MD



Photo - LEFT ELEVATION
407 CAMDEN AVE
SALISBURY MD



Photo-
Right Elevation
407 Camden Ave
SALISBURY MD



PHOTO - BACK ELEVATION
407 Camden Ave
Salisbury, MD



Photo - Right of said property
405 Camden Ave
Salisbury MD



Photo - Left of said property
409 Camden Ave
Salisbury MD

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of November 20, 2019

Case Number:	#19-07
Commission Considering:	Installation of wooden railing along front and side steps
Owner Name:	Benita Harris and Bryan Murfree
Owners Address:	407 Camden Avenue Salisbury, MD 21801
Applicant Name:	Celeana Brown
Applicant's Address:	715 Crittenden St NE
Agent/Contractor:	Straight Edge Construction
Subject Property Address:	407 Camden Avenue
Historic District:	Camden Historic District
Use Category:	Residential
Zoning Classification:	R - 10
Structure / Site Description:	
Built Date:	1900
Enclosed Area:	3,833 sq. ft.
Lot Size:	22,739 sq. ft.
Number of Stories:	2 ½ (two & one half)

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes

Including but not limited to:

403 Camden Ave.	Allison A Gillis House
406 Camden Ave.	Phillips Feldman House
413 Camden Ave.	Thomas Hooper Roten House

Explanation of Request: The applicant is seeking approval to install wooden hand railing along front and side steps on the subject property.

Areas of Historic Guidelines to be considered:

Guideline 5: Safety Codes and Accessibility:

All buildings must comply with Salisbury's safety codes, and handicap access must be provided to residents or visitors as needed. This can be achieved without compromising the integrity or significance of historic buildings.

- a. Compliance with health and safety codes and handicap access requirements must be achieved with minimum impact to the historic character of buildings within Salisbury's Historic Districts.
- b. When permitted by law, fire escapes or fire towers should be placed at the rear or on a non-visible side of buildings.
- c. Access ramps should be designed to be as unobtrusive as possible, and whenever possible should be installed in a manner that is reversible and does not permanently impact the historic building features. For example, an access ramp installed on top of an existing historic porch so that if it is removed in the future, the porch will be restored to its historic appearance.

Guideline 55: 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.

Guideline 57: Porch Additions and Modifications.

Enclosing or altering historic porches is generally discouraged, however, it may be appropriate if conducted in a manner that does not damage the porch's historic features.

- a. When enclosing or adding screens to a historic porch, design the enclosure or screen detail to be recessed from the supporting posts and railings, so that the historic form of the porch is maintained and visible.

- b. Additions to historic porches are generally not appropriate, but may be considered in special cases, including handicap accessibility concerns (see Guideline 5 for more guidance on accessibility).

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: November 8, 2019

Salisbury Historic District Commission

AGENDA

Wednesday, November 20, 2019

Room 301

Government Office Building
Salisbury, Maryland

1. **7:00 P.M. - CALL TO ORDER – Scott Saxman, Chairman**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES – *October 23, 2019***
4. **CONSENT DOCKET**

NONE
5. **OLD BUSINESS**
 - **#18-50- 313 Maryland Ave- Salisbury Neighborhood Services- Vinyl Windows**
6. **NEW BUSINESS**
 - **#19 -05 - 401 N Division St – Charleen Burik – Sign**
 - **#19 -06 - 225 Broad St – Ann Morris – Sign**
 - **#19 -07 - 407 Camden Ave – Celeana Brown – Railing for steps**

***this indicates that the structure has been deemed a contributing structure by the SHDC**

Times shown are approximate. The SHDC reserves the right to adjust the agenda as circumstances warrant. The SHDC reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland 10-508(a).

