

Salisbury Historic District Commission

Hearing Notification

Hearing Date: February 19, 2020

Time: 7:00 pm

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

Case Number: #20-09

Commission Considering: Shed Placement

Owner's Name: Sean Forner

Applicant Name: Owner

Agent/Contractor: Not Indicated on Application

Subject Property Address: 205 East William Street

Historic District: Newtown

Use Category: Residential

Chairman: Mr. Scott Saxman

HDC Staff contact: Jimmy Sharp
Planner I
(410) 548-3170

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: March 25, 2020

Case Number: #20-09

Commission Considering: Shed on Property

Owner's Name: Sean Forner
Owner's Address: 205 East William Street
Salisbury, Maryland 21801

Applicant Name: Sean Forner
Applicant's Address: 205 East William Street
Salisbury, MD 21801

Agent/Contractor: None Indicated

Subject Property Address: 205 East William Street

Historic District: Newtown Historic District

Contributing Structure: TBD

Use Category: Residential

Zoning Classification: R-8

Structure / Site Description:

- Built Date:** 1877
- Enclosed Area:** 2,264
- Lot Size:** 5,684
- Number of Stories:** 2

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes

- 201 East William Street Jay Williams House
- 200 East William Street Perry Cooper House

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to make the following alterations:

1. Place a prefabricated shed on property.

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

The property in question is located within the Newtown Historic District. The majority of the structures in the surrounding area, which includes Broad, North Division and Chestnut Streets, consists of churches of various dominations. The area is zoned *Office and Service Residential* which explains why a lawyer’s office exists at 115 Broad Street and an engineer’s office is located at 226 N. Division Street. The Salisbury Historic District Commission approved 316 N. Division St. for new gutters, 325 N. Division St. for a storm door installation, 324 N. Division St. for multiple exterior alterations, 602 N. Division St. for sign face replacement and 325 Broad St. for new gutters, and installation of aluminum window trim. A majority of the houses in this District range in age and were built starting in the late 1850’s to the late 1920’s. There’s a mix of architectural styles in the surrounding area with no prevalence to any specific style.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
201	East William Street	8/22/2018	X	
202	East William Street	2/12/2014	X	
311	East William Street	2/19/2020		X

Areas of Historic Guidelines to be considered:

Universal Guideline 36: New Construction

Building form is an important component of the streetscape, the largest element within the streetscape, and tends to command our attention most strongly. “Form” refers to the shape and massing of a building. Historic downtown commercial buildings, for example, often have a form that is boxy (rectangular), tall in proportion, and long or deep

- a. New structures should be similar in form, scale and height to the surrounding structures.
- b. New structures should be placed on existing vacant lots whenever possible, and should match the setback of surrounding structures. The vast majority of properties in the Downtown Historic District have little to no setback: the front of the building is positioned at the edge of the sidewalk.
- c. Parking lots or parking structures should be placed at the rear of the lot whenever possible. Ideally, access to them should be from a side street to lessen the number of curb cuts along main streets.

- d. New buildings should be compatible with adjacent structures in terms of massing, proportion, size, and scale. e. New buildings should be oriented to face the street rather than turned inward, skewed or oriented at angles to the existing street grid. f. Services such as delivery or trash removal should be handled from alleys that pass through the middle of the block or otherwise located on a non-visible elevation. g. Blank or windowless walls on the front façade or street side are not appropriate.

Guideline 65: New Construction

- a. The new garage shall be compatible with the primary building in terms of scale, massing, and style.
- b. Pre-fabricated, non-permanent sheds are permitted in the rear of the property. They should be small in scale and congruous with the style of the primary building.

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: March 12, 2020

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 3/6/20 (date)

Date Submitted: 3/6/20

Case #: 20-09

Date Accepted as Complete: _____

Action Required By (45 days): 4/24/20

Subject Location: 205 E William St., Salisbury, MD 21801

Application by: Sean James Forner

Owner Name: Sean James Forner

Applicant Address: 806 Promenade Ln., Mount Airy, MD 21771

Owner Address: 806 Promenade Ln., Mount Airy, MD 21771

Applicant Phone: (240) 498-1650

Owner Phone: (240) 498-1650

Work Involves: Alterations New Construction Addition Other Pre-fabricated, non-permanent shed
 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.

Placing a pre-fabricated, non-permanent shed in rear of the property. Shed is small in size at 10x10ft. Siding material is hardwood with cream paint matching the main subject property. Roof is asphalt shingle, which is the same as subject property. Shed will be set-back from property lines and street according to code.

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.

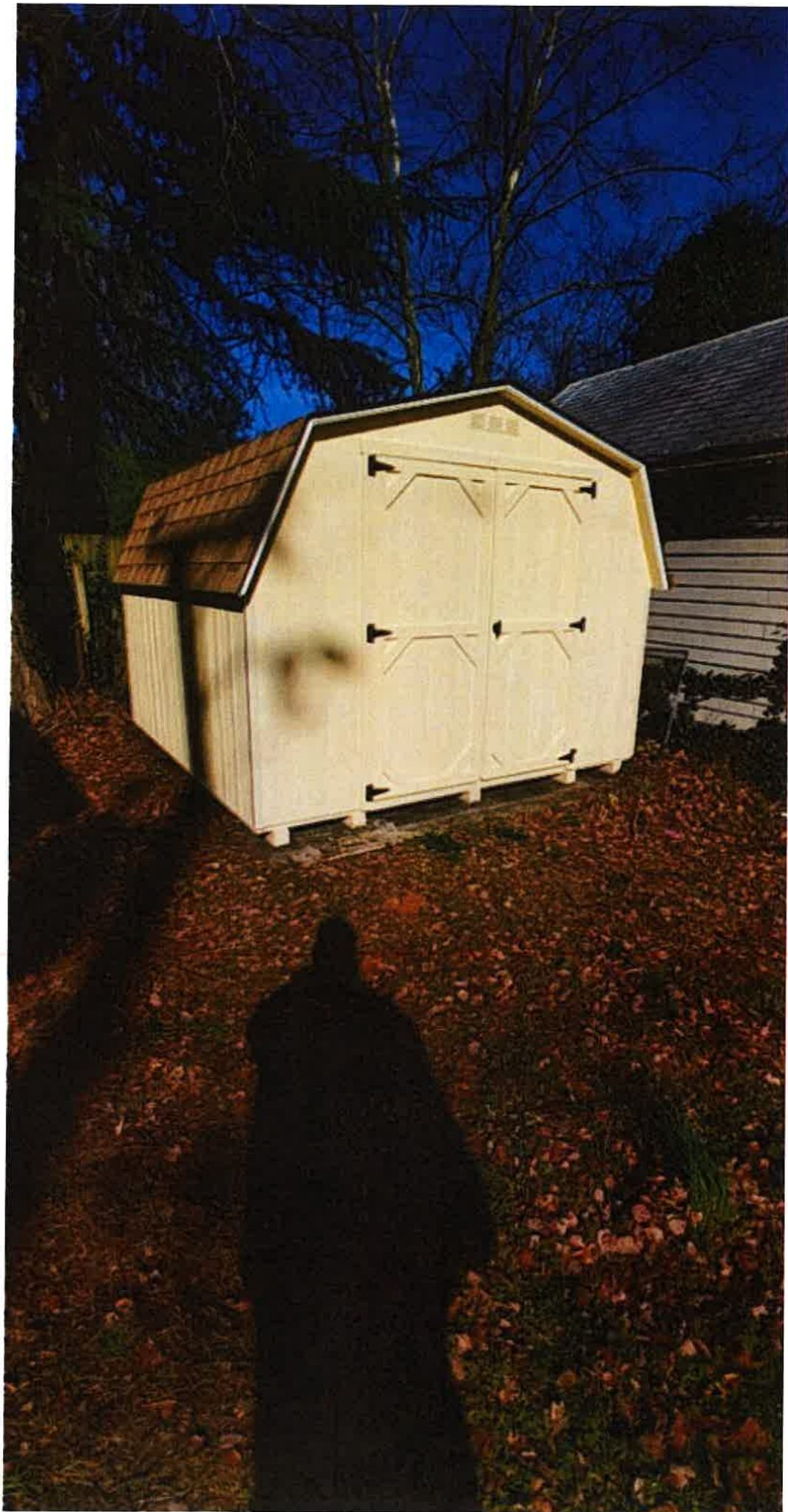
The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Infrastructure and Development for the City of Salisbury as well as on the city's website: www.ci.salisbury.md.us.

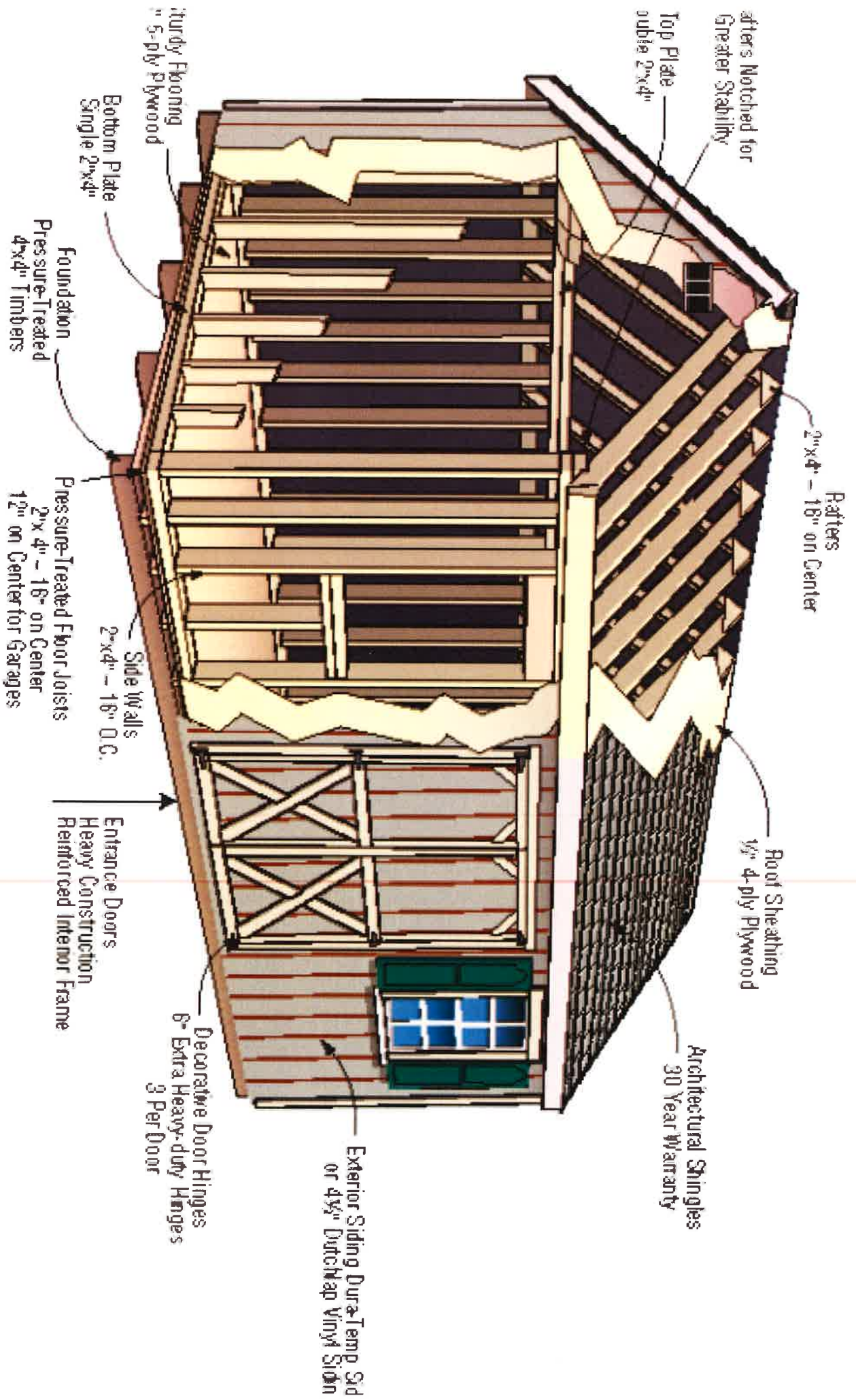
I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on Wednesday, April 22, 2020 (date).

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 Sean Forner Date 3/3/2020
Remarks: _____

Shed





Rafters Notched for Greater Stability

Top Plate Double 2x4s

Rafters 2x4 - 18" on Center

Roof Sheathing 1/2" 4-ply Plywood

Architectural Shingles 30 Year Warranty

Exterior Siding Dura-Temp Sd or 4 1/2" Dutchlap Vinyl Sd

Decorative Door Hinges 6" Extra Heavy-duty Hinges 3 Per Door

Entrance Doors Heavy Construction Reinforced Interior Frame

Side Walls 2x4s - 16" O.C. Pressure-Treated Floor Joists 2x4 - 16" on Center 12" on Center for Garages

Foundation Pressure-Treated 4x4s Timbers

Bottom Plate Single 2x4s

Sturdy Flooring 5-ply Plywood

205 East William St



205 East William St



203 East William



Rear Neighbor

404 Poplar Hill



Real Property Data Search

Search Result for WICOMICO COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 **Account Number - 011418**

Owner Information

Owner Name: FORNER SEAN JAMES **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 806 PROMENADE LN **Deed Reference:** /04182/ 00270
 MOUNT AIRY MD 21771-

Location & Structure Information

Premises Address: 205 E WILLIAM ST **Legal Description:** 5,684 SQFT
 SALISBURY 21801-0000 205 E WILLIAM ST
 CITY OF SALLIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0003	0686	5030164.23	0000				2019	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1877	2,264 SF		5,684 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	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:	16,100	16,100		
Improvements	55,500	51,300		
Total:	71,600	67,400	67,400	67,400
Preferential Land:	0			0

Transfer Information

Seller: FORNER JAMES E	Date: 06/14/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04182/ 00270	Deed2:
Seller: WALBERT KURT A	Date: 08/18/2016	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04043/ 00295	Deed2:
Seller: JENNINGS, JILL A	Date: 08/07/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02108/ 00110	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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**