

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	March 25, 2020
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#20-08
Commission Considering:	Vinyl Window & Siding Installation
Owner's Name:	Cristina Tusca
Applicant Name:	Owner
Agent/Contractor:	Not Indicated
Subject Property Address:	610 Light Street
Historic District:	Camden Historic District
Use Category:	Residential
Chairman:	Mr. Scott Saxman
HDC Staff contact:	Jimmy Sharp Planer I (410) 548-3170

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: March 25, 2020

Case Number: #20-08

Commission Considering: Vinyl Window & Siding Installation

Owner's Name: Cristina Tusca
Owner's Address: 610 Light Street
Salisbury, Maryland 21801

Applicant Name: Cristina Tusca
Applicant's Address: 610 Light Street
Salisbury, MD 21801

Agent/Contractor: None Indicated

Subject Property Address: 610 Light Street

Historic District: Camden Historic District

Contributing Structure: Non-Contributing 6/28/2017

Use Category: Residential

Zoning Classification: R-8

Structure / Site Description:
Built Date: 1922
Enclosed Area: 1,320
Lot Size: 3,100
Number of Stories: 2

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: No

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

1. Install Vinyl Windows.
2. Place vinyl siding on home.

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

The property in question is located within the Camden Historic District. The majority of houses located in this district on Middle Blvd., North Blvd., South Blvd., Smith Street and Hazel Avenue have vinyl replacement windows. The Salisbury Historic District Commission approved 301, 303, 222 and 231 Middle Blvd.; 233 South Blvd.; 700 Smith Street for vinyl replacement windows. The houses in this district range in age and were built starting in the early 1900's to the early 1960's. There's a mix of architectural styles in the surrounding area with no prevalence in any specific style.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
609	Light Street	4/23/14	Not determined – approved on consent agenda	
611	Light Street	3/27/13	X	
620	Light Street	5/11/15		X

Areas of Historic Guidelines to be considered:

Guideline 3: Restore Significant Historic Features

- a. Whenever feasible, historic materials and details should be restored. Restorations of historic buildings should be completed under the direction of architects or professionals with specialized skill in building restoration and preservation.
- b. Inappropriate coverings, such as vinyl siding applied over historic wood siding, should be removed and the underlying material repaired or replaced with siding which mimics the appearance of the historic material as closely as possible.
- c. Non-historic alterations should be removed to restore the historic appearance. This may include re-opening in filled windows or replacing inappropriate vinyl porch posts with new turned wood posts to recreate the porch's historic appearance. Such changes should be supported by physical evidence, historic photographs or other documentary evidence. Where no evidence of the appearance of the original feature exists, a simple design consistent with the scale and massing of the building and surrounding area is generally preferred.
- d. Historic alterations that have achieved significance in their own right should be retained.

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.

Guideline 51: Replacement Windows for Residential Properties

- 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: March 12, 2020

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 2/25/20 (date)

Date Submitted to NSCC: _____

Date Accepted as Complete by NSCC: _____

Subject Location: 610 Light St.

Application by: Cristina Jusca

Applicant Address: 610 Light St

Applicant Phone: 443 523 7673

Case #: 20-08

Action Required By (45 days): 4/11/20

Owner Name: Cristina Jusca

Owner Address: 610 Light St.

Owner Phone: 443 523 7673

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.

Unit Windows replacement for the sunroom
vinyl siding replacement for the sunroom
would like to paint the brick foundation walk out driveway
in black. Reso the concrete driveway

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.

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 2/19/2020 (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: [Signature] Date: 1/8/2020

Remarks: _____

Application Processor (Date)

Secretary, S.H.D.C. (Date)

Mail body:

Actual Height (Inches) 53.5
Actual Width (Inches) 27.5
Jamb Depth (Inches) 1.625
Interior Color/Finish White
Exterior Color/Finish White
Hardware Color/Finish White
Paintable No
Color/Finish Family White
Frame Material Vinyl
Grid Type Between the glass
Grid Width 3/4-in
Grid Profile Contoured
Grid Pattern Traditional
Argon Gas Insulated Yes
Glass Strength Annealed
Obscure Glass No
Frame Profile Flat
Screen Included Half
Screen Type Fiberglass mesh
Screen Frame Type Roll-form
Balance System Constant force
Tilting Yes
Warranty Limited lifetime
Lowe's Exclusive Yes
Project Type New construction
Meets Egress Requirement No
Lock Type Cam
Nail Fin Integrated
J Channel Integrated
Mulling N/A
Wood Jamb Extension None
Number of Locks 1
Ventilation Latches N/A
Tilt Mechanism Flush
High Altitude Rated No
Hurricane Approved No
Miami Dade Approved No
Florida Product Approved Yes
Texas Department of Insurance Approved Yes
Meets CA Forced Entry Requirements No
Sound Transmission Control (STC) Rated Yes
Design Pressure (DP) Rating 35
U Value 0.29
Solar Heat Gain Coefficient (SHGC) 0.28
Grid Included Yes
Rough Opening Height (Inches) 54
Glass Insulation Dual-pane
ENERGY STAR Certified South/Central Zone No

CA Residents: Prop 65 Warning(s) Yes
Rough Opening Width (Inches) 28
ENERGY STAR Certified Northern Zone No
ENERGY STAR Certified Southern Zone No
ENERGY STAR Certified North/Central Zone Yes
UNSPSC 30171600
Series Name N/A
Common Size (W x H) 28-in x 54-in
Glazing Type Double pane

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612 Light St.





608 Light St

610 Lynt St. Windows





610 Light St. back of the house, vinyl siding
approved.

Real Property Data Search (w1)

Search Result for WICOMICO COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 13 Account Number - 042934

Owner Information

Owner Name: TUSCA CRISTINA **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 610 LIGHT ST **Deed Reference:** /04161/ 00409
 SALISBURY MD 21801-

Location & Structure Information

Premises Address: 610 LIGHT ST **Legal Description:** BL 10 L-3,100 SQFT
 SALISBURY 21801-0000 610 LIGHT STREET
 CITY OF SALISBURY

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0000	0213	13030702.23	0000		10		2019	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1922	1,320 SF		3,100 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	3	1 full		

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments	
			As of 07/01/2019	As of 07/01/2020
Land:	8,100	8,100		
Improvements	56,300	43,500		
Total:	64,400	51,600	51,600	51,600
Preferential Land:	0			0

Transfer Information

Seller: BELMONT WANDA A	Date: 05/01/2017	Price: \$32,000
Type: ARMS LENGTH IMPROVED	Deed1: /04161/ 00409	Deed2:
Seller: KOSMIDES GEORGE A JR	Date: 05/09/2014	Price: \$50,000
Type: ARMS LENGTH IMPROVED	Deed1: /03707/ 00089	Deed2:
Seller: DEUTSCHE BANK NATIONAL	Date: 07/28/2008	Price: \$54,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02954/ 00150	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:**

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.

Real Property Data Search

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[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 13 Account Number - 042934

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