

Salisbury Historic District Commission

AGENDA

Wednesday, May 27, 2020 at 7:00 pm

Zoom Videoconference

1. 7:00 P.M. - CALL TO ORDER – Scott Saxman, Chairman
2. ROLL CALL
3. APPROVAL OF MINUTES – *February 19, 2020, April 8, 2020 and April 22, 2020*
4. CONSENT DOCKET– *NONE*
5. OLD BUSINESS – Continuation of Case #20-11 – 126 East Main St – HB Colonial Building LLC*
Roof Replacement
6. NEW BUSINESS -*None*

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

Zoom videoconference information:

Topic: Historic District Commission

Time: May 27, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82515803029?pwd=QjRTYU5Tc0x5WGRIS0Z3RmJKY3RUdz09>

Meeting ID: 825 1580 3029

Password: 694738

Dial by your location

+1 301 715 8592 US (Germantown)

+1 929 205 6099 US (New York)

Please note that you will be asked to consent to the meeting being recorded.

*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).*

Salisbury Historic District Commission
February 19, 2020

The Salisbury Historic District Commission met in regular session on Wednesday, February 19, 2020. The meeting took place in Room 301 of the Government Office Building at 7:00 p.m. with attendance as follows:

COMMISSION MEMBERS PRESENT
Scott Saxman, Chairman – Present
Matt Auchey, Vice Chairman - Present
Brad Phillips – Present
Brenden Frederick – Not Present
Jane Messenger – Present

CITY OFFICIALS PRESENT
Pete Golba, City Attorney – Present
Jimmy Sharp, Infrastructure & Development - Present

1. **CALL TO ORDER** – Scott Saxman, Chairman, called the meeting to order at 7:00 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explains the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – – Matt Auchey makes a motion to approve the meeting minutes for January 22, 2020. Minutes were approved as submitted.
4. **CONSENT DOCKET** – **Case # 20-06 - 312 E William St – Retaining Wall** – All Commission members voted to approve the case.
5. **OLD BUSINESS** – NONE
6. **NEW BUSINESS** –

Case #20-03 – 712 Camden Ave – Brenden & Erin Frederick

Retaining Wall Demo – John Lipka presented on behalf of Brenden & Erin Frederick. Matt Auchey states he needs to be recused because Mr. Auchey is the neighboring property owner and has an easement to use the combined driveway. Property was deemed contributing by Mrs. Jane Messenger with a second motion from Brad Phillips. Mr. John Lipka explains that they are proposing to remove part of the retaining wall to widen the driveway and remove a tree and stump. Mr. Scott Saxman notes that the retaining wall isn't original to the property and doesn't necessarily cause an issue to the house. Mr. Brad Phillips makes a motion to approve the case as submitted. Mrs. Jane Messenger seconds the motion. Commission voted unanimously to approve as submitted.

Case #20-04 – 311 E William St – Paul Davis Restoration of Delmarva

Window Install- John Bionca with Paul Davis Restoration presented the case on behalf of the owner Frank Willing. The property was deemed non-contributing by Mr. Scott Saxman with a second motion by Mrs. Jane Messenger. Mr. John Bionca stated the property was damaged by a fire and they intend to replace wood windows with a 6 over 6 and is deemed a in-kind replacement. The insurance company demands everything be replaced as it was before the fire happened. Mr. Matt Auchey makes a motion to approve the case as submitted. Commission voted unanimously to approve as submitted.

Case #20-05 – 218 W Main St – Opportunity Street, LLC/Chris Gilkerson

Increase size of Stairs/Elevator Shaft- Chris and Joey Gilkerson presented the case on behalf of the owner Opportunity Street. The building is already considered contributing. Mr. Chris states they propose

to would on the south west corner of the building they would like to increase the existing elevator shaft to the new roof elevation. They would like to increase it by 5 feet and they are working with federal historic tax credits on this project and following their guidelines. They intend to keep the cosmetic look the same and would like to approve a sign as well. The case was amended to approve the sign dimensions provided with the packet as well. They will have 2 means of egress and an elevator access. The plans a Montgomery ward prototype. Mr. Matt Auchey makes a motion to amend and approve increase in the existing stair elevator shaft and amend the case to approve added signage as shown on the submitted rendering showing the illuminated powell signage. Mrs. Jane Messenger seconds the motion. Commission voted unanimously to approve as submitted with amendment.

Case #20-07 – 212 E Main St – Green St Real Estate

Installation of Solar Array on roof top- Chase Powell presented the case on behalf of Green Street Real Estate. Mr. Matt Auchey recused himself from this case due to being employed by applicant. This structure was deemed contributing prior to meeting in 2018 or 2019. Mr. Chase Powell would like to install a solar array on top of 212 E Main St and 207 East Market Street. The array will have a profile of about a foot off the ground and will not be visible to public. Mr. Brad Phillips makes a motion to approve case as submitted. Mrs. Jane Messenger seconds the motion. Commission voted unanimously to approve as submitted.

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury, Department of Infrastructure and Development.

Scott Saxman, Chairman

Date

Anne Roane, Secretary

Date

Salisbury Historic District Commission
April 8, 2020

The Salisbury Historic District Commission met in regular session on Wednesday, April 8, 2020. The meeting took place on a zoom video conference with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chairman – Present
Matt Auchey, Vice Chairman - Present
Brad Phillips – Present
Brenden Frederick – Present
Jane Messenger – Present
Jillian Burns- Present

CITY OFFICIALS PRESENT

Pete Golba, City Attorney – Present
Anne Roane, Infrastructure & Development - Present
Amanda Pollack, Infrastructure & Development- Present
Jimmy Sharp, Infrastructure & Development- Present

1. **CALL TO ORDER** – Mr. Scott Saxman, Chairman, called the meeting to order at 7:00 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explains the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – – **Tabled to next meeting for February 19, 2020 minutes.**
4. **CONSENT DOCKET** – **Mr. Matt Auchey makes a motion to move case #20- 09 205 East William Street to the consent docket. Mr. Brad Phillips seconded the motion. Commission voted unanimously to approve the motion.**

Case #20-09 – 205 East William Street – Mr. Sean Forner

Place Shed on Property- Mr. Scott Saxman approved the case as submitted.

5. **OLD BUSINESS – NONE**
6. **NEW BUSINESS –**

Case #20-08 – 610 Light Street – Mrs. Christina Tuska

Vinyl Window and Siding Installation – Mr. Mitch Tuska presented on behalf of Owner. Property was deemed non- contributing in the past. Mr. Tuska stated that he had to rebuild the sunroom area and had to install vinyl windows to stop leakage. Mr. Tuska would like the commission to approve his vinyl windows and vinyl siding. Mr. Tuska states there are already houses located on his street that have the same exterior changes. Mr. Saxman stated he has no problem with approving the case because the house is already been deemed non- contributing and there are other properties that have vinyl windows and modern siding. Mr. Auchey agreed with Mr. Saxman and states everything has already been replaced with everything they go against so he doesn't have an issue. Mr. Brenden Frederick agrees and has no issue. Mrs. Jane Messenger states she has no problem with it since its already deemed non- contributing. Mr. Auchey asks Mr. Tuska if he plans on doing anything with the stairs? Mr. Tuska states he plans on making stone stairs and to match the outside of the foundation of the house. Mr. Auchey also states he doesn't have a problem with the siding since its replacing aluminum with aluminum siding and considered in-kind. Mr. Auckey makes a motion to approve as submitted based on the fact that the entire house already has replacement windows, siding, shutters, and is replacing in-kind with what is already there. Mrs. Jane Messenger seconds the motion. Commission voted unanimously to approve as submitted.

Motion to adjourn was made by Mr. Brenden Frederick. Mr. Brad Phillips seconds the motion. Commission voted unanimously to adjourn the meeting.

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury, Department of Infrastructure and Development.

Scott Saxman, Chairman

Date

Anne Roane, Secretary

Date

Salisbury Historic District Commission
April 22, 2020

The Salisbury Historic District Commission met in regular session on Wednesday, April 22, 2020. The meeting took place on a zoom video conference with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chairman – Present
Matt Auchey, Vice Chairman - Present
Brad Phillips – Present
Brenden Frederick – Present
Jane Messenger – Present
Jillian Burns- Present

CITY OFFICIALS PRESENT

Pete Golba, City Attorney – Present
Anne Roane, Infrastructure & Development - Present
Amanda Pollack, Infrastructure & Development- Present
Jessica Budd, Infrastructure & Development- Present

1. **CALL TO ORDER** – Mr. Scott Saxman, Chairman, called the meeting to order at 7:00 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explains the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – Tabled to next meeting for February 19, 2020 & April 8, 2020 minutes.
4. **CONSENT DOCKET – NONE**
5. **OLD BUSINESS – NONE**
6. **NEW BUSINESS –**

Case # 20-10 – 110 W. Main Street- Opportunity Street LLC

3rd Story Addition to Existing Building – Mr. Chris Gilkerson presented on behalf of Owner. Property was deemed contributing. Mr. Matt Auchey makes a motion to approve the property as contributing. Mr. Brenden Frederick seconds the motion. Commission voted unanimously to approve the property as contributing. Mr. Gilkerson stated they are proposing on the south elevation they are looking at extending the third floor foot print by approximately 1600 Square ft. They are looking at holding the wall back on the south end elevation from the existing exterior wall to minimize the impact. He would leave the existing primary facade intact. The materials they would use for the walls of the new edition would be proposed effis and for windows they would match the existing wood windows. Mr. Scott Saxman said when he walked the property on the south side you wouldn't see the new edition but, on the Main St. side a patron would only see it slightly. Mr. Gilkerson states he would like to keep windows on Camden St. side to be as operable as possible and keep the same look as existing windows. They will be relocating some HVAC systems on the roof to accommodate the new addition. They will try as much as possible to keep them from being visible. Mrs. Messenger asked if it would still impact the roof line on the South side. Mr. Gilkerson states she is correct on impacting the roof line on the 3rd story addition. Mrs. Messenger states she has concerns about this and the new addition being visible to patrons passing through. Mr. Gilkerson said they took major consideration in historic guidelines and made the plans match as much as possible to neighboring buildings. Mrs. Jillian Burns asked if they were going to be using any portion of new addition and adding a terrace on Main St. side of building. Mr. Gilkerson states No they will not be. Mr. Brad Phillips makes a motion to approve the project as submitted. Mr. Brendan Frederick seconds the motion. The Commission votes 5-1 to approve the project as submitted. Jane Messenger voted No.

Case # 20-11- 126 E. Main St- HB Colonial Building LLC

Roof Replacement- Mr. Scott Saxman opens the discussion to deem the property contributing or not contributing. Mr. Matt Auchey went through the checklist and deems the building contributing. Mr. Matt Auchey makes a motion to approve the property as contributing. Mr. Brendan Frederick seconds the motion. Mr. Ken Hooper whom is the owner of building states that he doesn't believe that the slate is original to the building and doesn't believe it is historic to the building. Commission Votes unanimously to approve the property as contributing. Mr. Ken Hooper presented the case to the Historic District commission. Mr. Hooper would like to put an architectural shingle instead of slate on the roof and it will still make it look historical. He is looking at a dark green shingle and would like to go back to the original color. Mr. Hooper states that slate doesn't hold up in our weather climate and doesn't last very long. Mr. Saxman states they don't usually approve removal of a slate roof on historic buildings with a different kind of material. Mr. Hooper is concerned about the cost of slate compared to architectural shingle. Mr. Brad Phillips states that the owner can surely replace the visible front half with synthetic slate and replace back half with asphalt shingles since it won't be visible to cut down on cost expenditures. Mr. Scott Saxman recommended applying for a tax credit to cut down on the cost. Mr. Brenden Frederick recommends the City of Salisbury to share the synthetic slate product they used on the Newton St. Community Center with Mr. Hooper. Mr. Matt Auchey makes a motion to do the asphalt shingles on the front side as submitted be denied but, are willing to allow synthetic slate on front half of building and doing the rear side in-kind in asphalt shingles. Scott Saxman allows the applicant to continue this case and allow the applicant to complete research. The commission recommended a continuance on this case for the next meeting on May 27, 2020.

Motion to adjourn was made by Mr. Matt Auchey. Mr. Brendan Frederick seconds the motion. Commission voted unanimously to adjourn the meeting.

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury, Department of Infrastructure and Development.

Scott Saxman, Chairman

Date

Anne Roane, Secretary

Date

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: May 27, 2020
Continued from April 22, 2020

There have been no additional submittals regarding this case.

Case Number:	#20-11
Commission Considering:	Roof Replacement
Owner's Name:	The HB Colonial Building, LLC
Owner's Address:	126 E. Main Street Salisbury, Maryland 21801
Applicant Name:	
Applicant's Address:	126 E. Main Street Salisbury, MD 21801
Agent/Contractor:	None Indicated
Subject Property Address:	126 E. Main Street Salisbury, MD 21801
Historic District:	Downtown Historic District
Contributing Structure:	Not Determined
Use Category:	Commercial
Zoning Classification:	CBD
Structure / Site Description:	
Built Date:	1920
Enclosed Area:	4,300 SF
Lot Size:	3,080 SF
Number of Stories:	2 1/2

Wicomico County Historic Survey on file: Yes

Nearby Properties on County Survey: Yes

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

- Replace existing slate roof with architectural shingle roof

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

The property in question is located within the Downtown Historic District. The majority of buildings located in this District on East Main St., West Main St., North Division St., South Division St. and Camden St. are constructed of brick and mortar. The majority of structures in this District are typically two and three story brick and stone buildings purposed for commercial use and range in age from 50 years to 130 years old. Most of the buildings were built in the 1920's with and a hand full were built in the late 1880's. There's a mix of architectural styles including Renaissance Revival and Victorian but no prevalence to any specific style.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
122	E Main Street	11/14/12	X	
124	E Main Street	7/25/18		X
132	E Main Street	8/22/18	X	

Areas of Historic Guidelines to be considered:

Guideline 24:

Roofing Material In-kind replacement of roofing materials is always preferable to replacement with a new material, however, this is not always feasible. Standing seam metal in copper, tin, or terne coated steel are traditional materials which can be replaced with new versions provided that they are flat and of a uniform color and texture. Asphalt, asphalt shingles, and mineral fiber slate may be appropriate substitutes for many traditional materials.

- a. Retain and repair the historic roof material when feasible
- b. Where replacement is necessary, match the historic materials as closely as possible in terms of material, size, color, and pattern

- c. Requests for substitute roofing materials will be reviewed on a case-by-case basis
- d. When asphalt shingles are used to replace wood or slate, heavy weight architectural shingles which provide depth and variation, and which match the shape of the historic materials, are preferred.
- e. Roofing materials on additions should match or mimic the material on the main body of the historic building.
- f. Roofing materials on new construction should be consistent with the prevalent roofing material on surrounding buildings.
- g. Repair of isolated sections of a roof must match the existing tiles in material composition, style, size and color.

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: Anne Roane
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 3-13-2020 (date)

Date Submitted to NSCC: _____

Date Accepted as Complete by NSCC: _____

Subject Location: 126 East Main Street, Salisbury, Maryland 21801

Application by: The HB Colonial Building, LLC

Applicant Address: 126 East Main Street, Salisbury, Maryland 21801

Applicant Phone: 410-749-5144

Case #: 20-11
Action Required By (45 days): 4/27/20

Owner Name: The HB Colonial Building, LLC

Owner Address: 126 East Main St., Salisbury, MD 21801

Owner Phone: 410-749-5144

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.

See Exhibit A attached hereto and incorporated herein by reference

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 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 April 22, 2020 unless scheduled earlier _____ (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: Kenneth L. Hoffman, Sole Member Date: 3/13/2020

Remarks: _____

Application Processor (Date)

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

EXHIBIT "A"

ADDENDUM TO PERMIT APPLICATION OF THE HB COLONIAL BUILDING, LLC

The HB Colonial Building, LLC intends to remove the existing front and rear portion of the A-frame roof on the existing building and replace same with new underlayment, as required, and architectural shingles. The existing slate is old, deteriorated, and brittle and is allowing the penetration of moisture into the interior of the building. The slate component to the roof is not practical in the weather conditions for the Eastern Shore. Furthermore, it is virtually impossible to find craftsmen with enough experience to properly maintain and repair a slate roof. The proposed roofing will have a thirty (30) year warranty. The architectural shingle is very durable for the weather conditions on the Eastern Shore and very aesthetic.

Attached hereto as Exhibit B is a proposed picture of the shingle to be installed.

Attached hereto as Exhibit C is a picture of the front elevation of the subject building, which also reflects the roof in question.

Attached hereto as Exhibit D is a picture of the side elevation of the subject building.

Attached hereto as Exhibit E is a picture of the rear elevation of the subject building.

Attached hereto as Exhibit F is a picture of 130 and 132 East Main Street, which is located two buildings from the subject building and will contain a twelve story and six story tower for residential apartments. 130 East Main Street has no historic significance to the Downtown area with an outside facade of 1960's deco tile. The resulting building at this location will not have any resemblance of a historic building other than front three floors of facade.

Attached hereto as Exhibit G is a picture of 128 East Main Street, the adjoining property to the East, which has no existing exposed roof.

Attached hereto as Exhibit H is a picture of 124 East Main Street, the adjoining property to the West. This building was constructed in the 1973 and has no historic significance or input to the downtown.

Attached hereto as Exhibit I is a picture of 120 and 122 East Main Street. Again, this structure has no roof line and has a facade of 1960's deco tile. This building adds no significant historic context to the downtown.

Attached hereto as Exhibit J is a picture of 116 East Main Street. It is hard to determine the roof on this building, however, it appears to be some form of shingle. In any event, the roof appears to be in a similar condition as the subject building.

Adjoining the property depicted in Exhibit J is the Wicomico County Health Department, which, again, has no historical significance to the Downtown area. The structure has no conformity

EXHIBIT A

**ADDENDUM TO PERMIT APPLICATION
OF THE HB COLONIAL BUILDING, LLC**

with any historic architecture or design.

The proposed improvements to 126 East Main Street will be in conformity to the surrounding buildings located in the 100 Block of East Main Street. The anticipated investment to replace said roof will be in the vicinity of Twelve Thousand Dollars (\$12,000.00). The replacement of the roof will extend the life of the building in question by several years and be an attractive improvement to not only the building but the 100 Block of East Main Street.

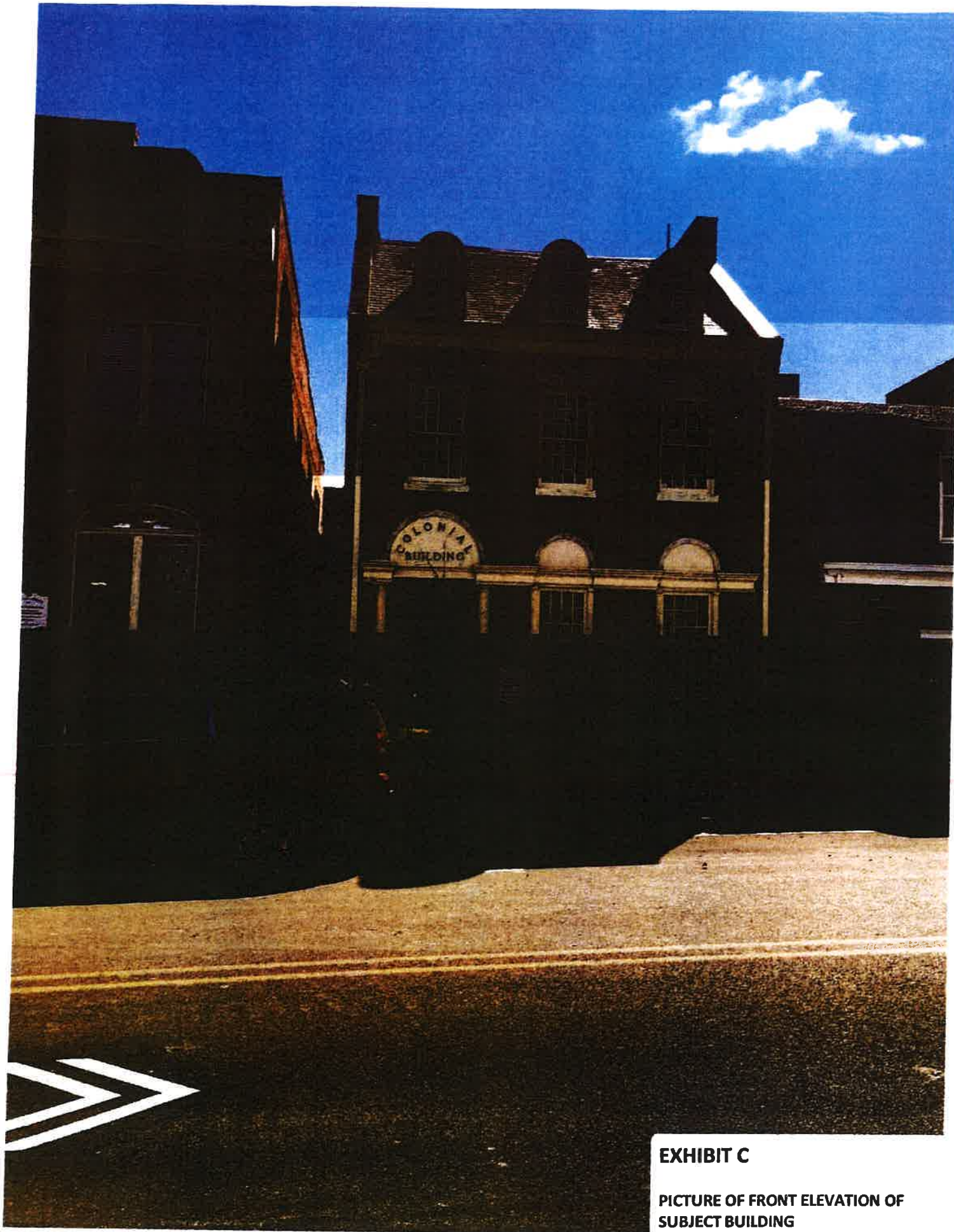


EXHIBIT C

**PICTURE OF FRONT ELEVATION OF
SUBJECT BUILDING**

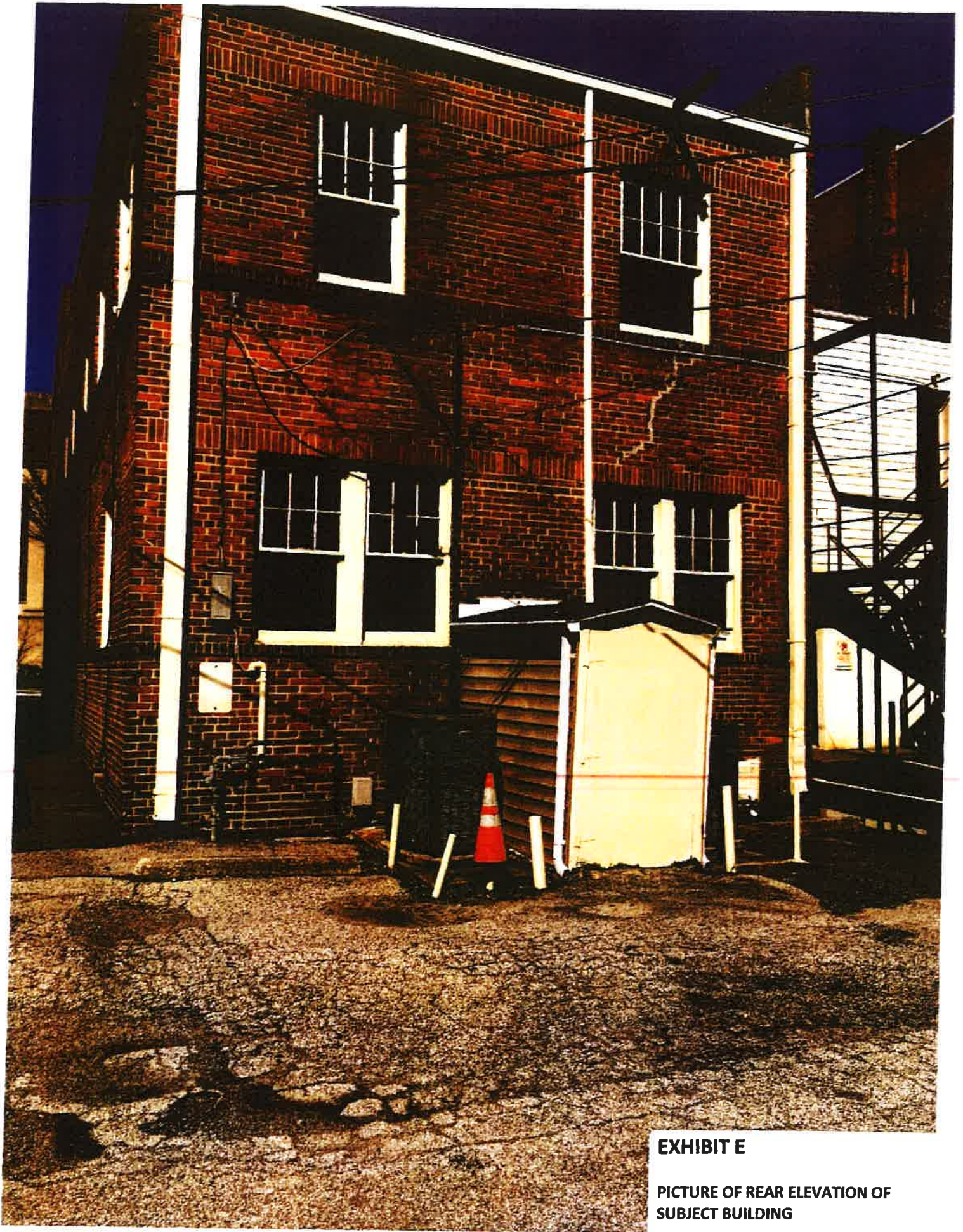


EXHIBIT E

**PICTURE OF REAR ELEVATION OF
SUBJECT BUILDING**



EXHIBIT F

PICTURE OF 130 AND 132 EAST MAIN STREET



EXHIBIT G

PICTURE OF 128 EAST MAIN STREET

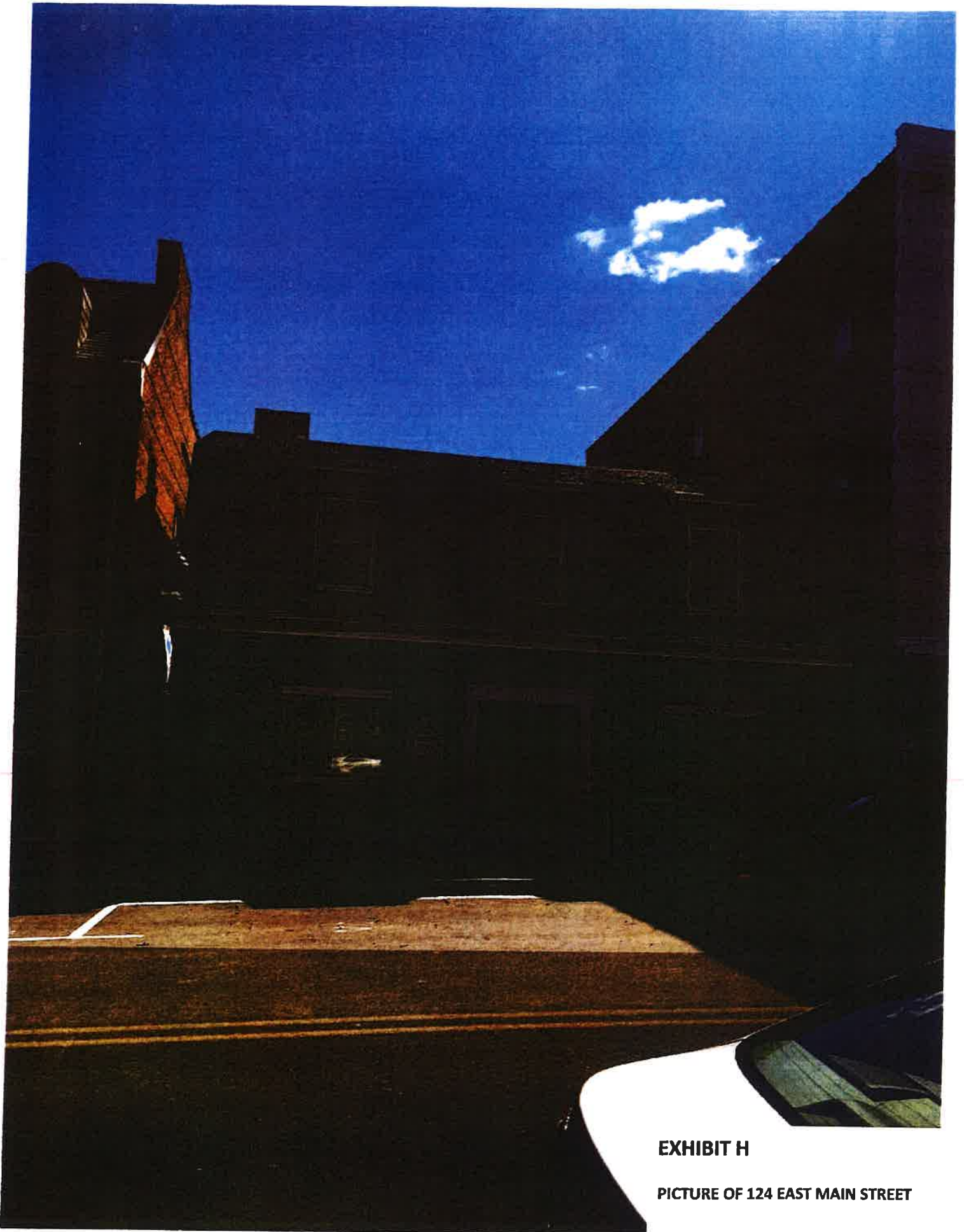


EXHIBIT H

PICTURE OF 124 EAST MAIN STREET

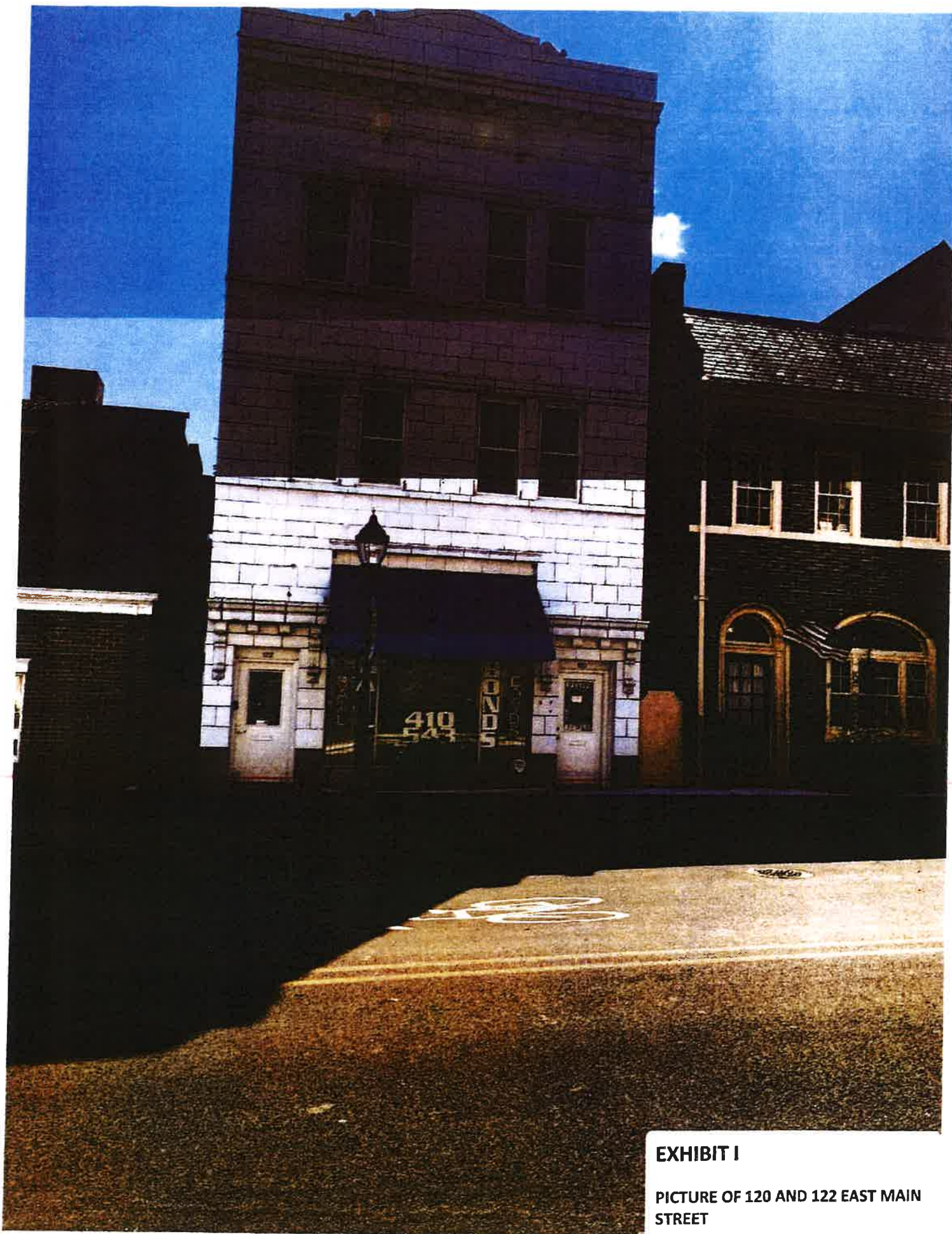


EXHIBIT I

PICTURE OF 120 AND 122 EAST MAIN STREET

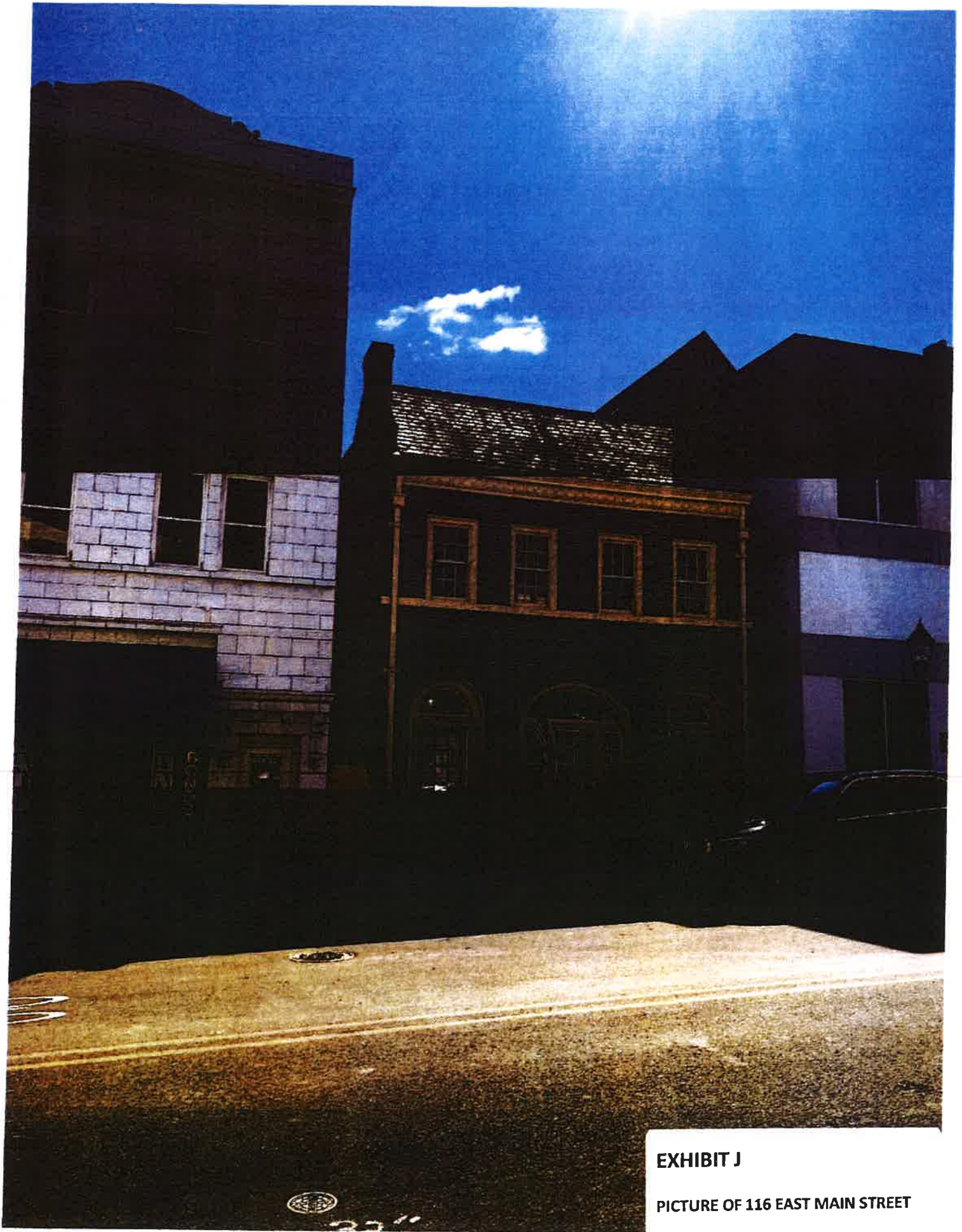


EXHIBIT J

PICTURE OF 116 EAST MAIN STREET

TIMBERLINE HD
LIFETIME HIGH DEFINITION SHINGLES

