

# Salisbury Historic District Commission

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## Hearing Notification

<b>Hearing Date:</b>	June 30, 2021
<b>Time:</b>	7:00 pm
<b>Location:</b>	Zoom Video Conference
<b>Case Number:</b>	#21-15
<b>Commission Considering:</b>	Gutter Replacement
<b>Owner's Name:</b>	<b>Victor and Maryanne Moddee</b>
<b>Applicant Name:</b>	<b>Victor and Maryanne Moddee</b>
<b>Agent/Contractor:</b>	Not Indicated on Application
<b>Subject Property Address:</b>	109 Walnut St
<b>Historic District:</b>	Newtown
<b>Use Category:</b>	Residential
<b>Chairman:</b>	Mr. Scott Saxman
<b>HDC Staff contact:</b>	Jessica Budd Associate 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 5/25/21 (date)  
CL# 959

Date Submitted : 5/25/21

Case #: 21-15

Date Accepted as Complete : 5/30/21

Action Required By (45 days): 7/13/21

Subject Location: 109 Walnut St

Application by: Victor & Mary Ann Moddeé

Owner Name: Victor & Mary Ann Moddeé

Applicant Address: 109 Walnut St Salisbury 21801

Owner Address: 109 Walnut St Salisbury 21801

Applicant Phone: 410-742-0578

Owner Phone: 410-742-0578

Work Involves:  Alterations  New Construction  Addition Other Gutters Replaced  
 Demolition  Sign  Awning Estimated Cost \$2,500

**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.

Gutters to be placed on 2<sup>nd</sup> story and 2 porches - white - aluminum 5" inch seamless gutters with 1" x 3" down spouts (see attached scaled drawing)

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 easements

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](http://www.ci.salisbury.md.us).

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on June 23, 2021 (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 Mary Ann Moddeé (owner) Date 5/24/21

Remarks: \_\_\_\_\_  
Jessica Budd 6/15/21 Application Processor (Date)  
Amanda Pollack 6/15/21 Secretary, S.H.D.C. (Date)

# PERFORMANCE METALS®

## GUTTER + DOWNSPOUT COIL



### PREMIUM GUTTER AND DOWNSPOUT COIL

Exceptional flexibility. Outstanding performance. This seamless coil can be formed into gutters and downspouts that efficiently handle rainfall as part of a low-maintenance and color-coordinated rain removal system. For peace of mind, the material is backed by an industry-leading 20-year warranty.

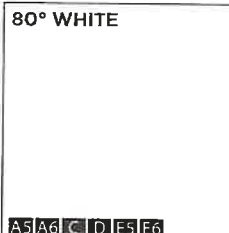
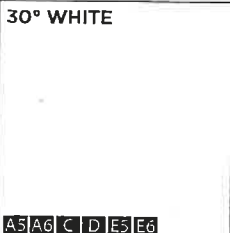
### COLOR KEY

- A5 .032": 5" GUTTER COIL 1-SIDE
- A6 .032": 6" GUTTER COIL 1-SIDE
- B5 .032": 5" GUTTER COIL 2-SIDE
- B6 .032": 6" GUTTER COIL 2-SIDE\*
- C .019": 2" X 3" DOWNSPOUT COIL
- D .019": 3" X 4" DOWNSPOUT COIL
- E5 .027": 5" GUTTER COIL 1-SIDE
- E6 .027": 6" GUTTER COIL 1-SIDE
- F5 .027": 5" GUTTER COIL 2-SIDE

<b>BLACK</b> A5 A6 C D E5 E6	<b>MUSKET BROWN</b> A5 A6 C D E5 E6	<b>ROYAL BROWN</b> A5 A6 C D E5 E6	<b>DARK BRONZE</b> A5 A6 C D E5 E6	<b>LONDON BROWN</b> A5 A6 C D E5 E6	<b>CHARCOAL GREY</b> A5 A6 C D E5 E6
<b>TERRA BRONZE</b> A5 A6 C D E5 E6	<b>EVERGREEN</b> A5 A6 C D E5 E6	<b>RUSSET RED</b> A5 A6 C D E5 E6	<b>MONTANA SUEDE</b> A5 A6 C D E5 E6	<b>PEBBLESTONE CLAY</b> A5 A6 C D E5 E6	<b>JEFFERSON TAN</b> A5 A6 C D E5 E6
<b>ENGLISH WEDGEWOOD</b> A5 A6 B5 B6 E5 E6 F5	<b>RUGGED CANYON</b> A5 A6 B5 B6 E5 E6 F5	<b>VICTORIAN GREY</b> A5 A6 C D E5 E6	<b>SILVER GREY</b> A5 A6 B5 B6 E5 E6 F5	<b>WICKER</b> A5 A6 C D E5 E6	<b>SANDTONE</b> A5 A6 C D E5 E6
<b>DESERT SAND</b> A5 A6 C D E5 E6	<b>ALMOND</b> A5 A6 C D E5 E6	<b>CLASSIC CREAM</b> A5 A6 C D E5 E6	<b>LINEN</b> A5 A6 C D E5 E6	<b>CAMEO</b> A5 A6 C D E5 E6	

Due to printing limitations, please verify color with actual sample.

\*Some colors require 10-day lead time and include limited accessories.



**20-YEAR WARRANTY**  
Covers materials and labor for 20 years following installation, and is transferable to the next owner. See our warranty for complete details.



**QUALITY PERFORMANCE**  
ALUMALURE® 2000 is an exclusive combination of rust-inhibiting primers and an ultra-tough, low-mar topcoat applied in a two-coat process. It protects against the toughest corrosive elements and stays beautiful for years.



**COLOR COORDINATION**  
26 standard colors that match or coordinate with Mastic products and most major cladding brands. Inorganic pigments mean colors stay true and last longer.



**ADDITIONAL COLORS AVAILABLE**  
For select Mastic vinyl siding colors, gutter coil and accessories are available through an extended lead time program.



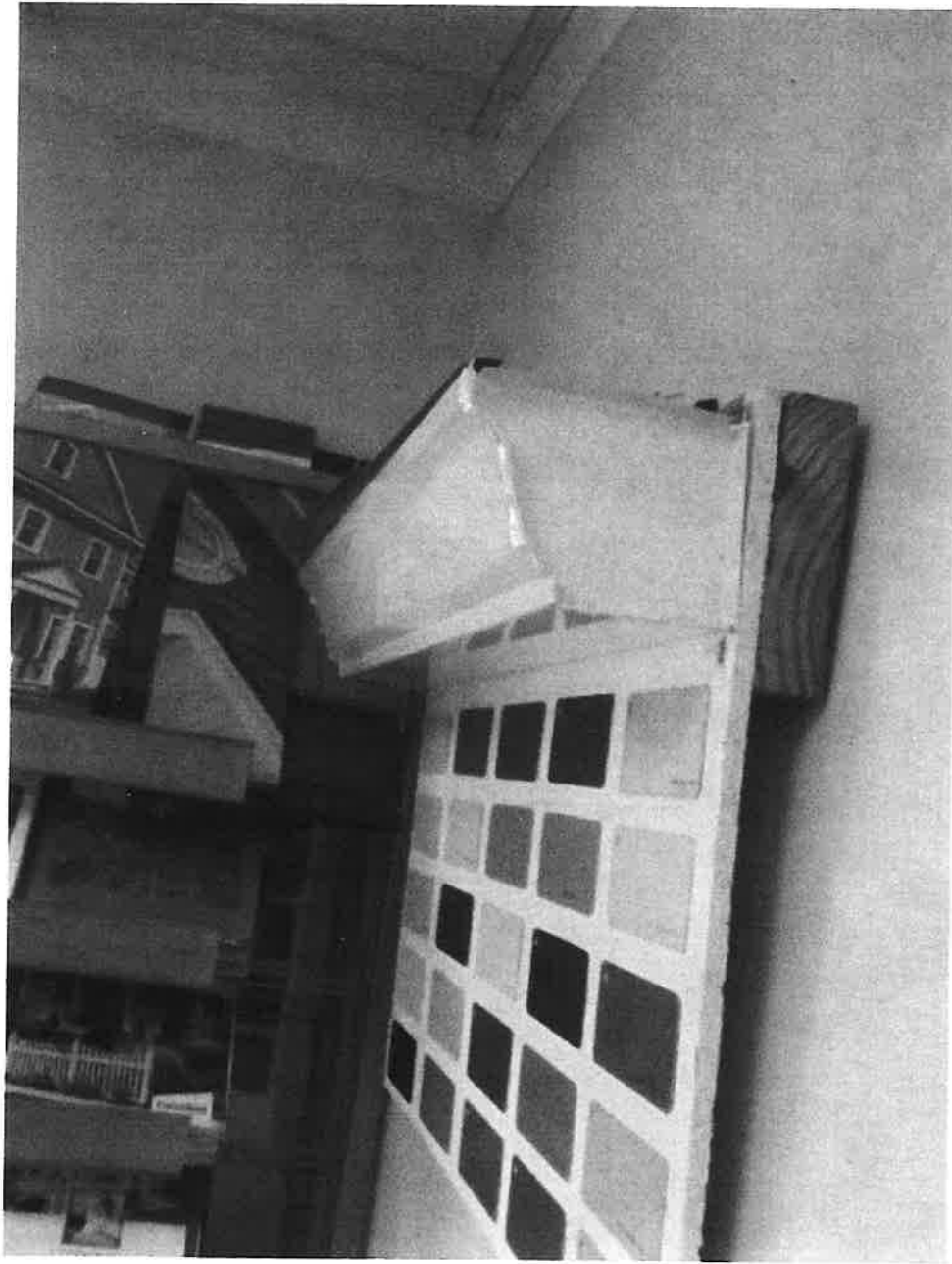
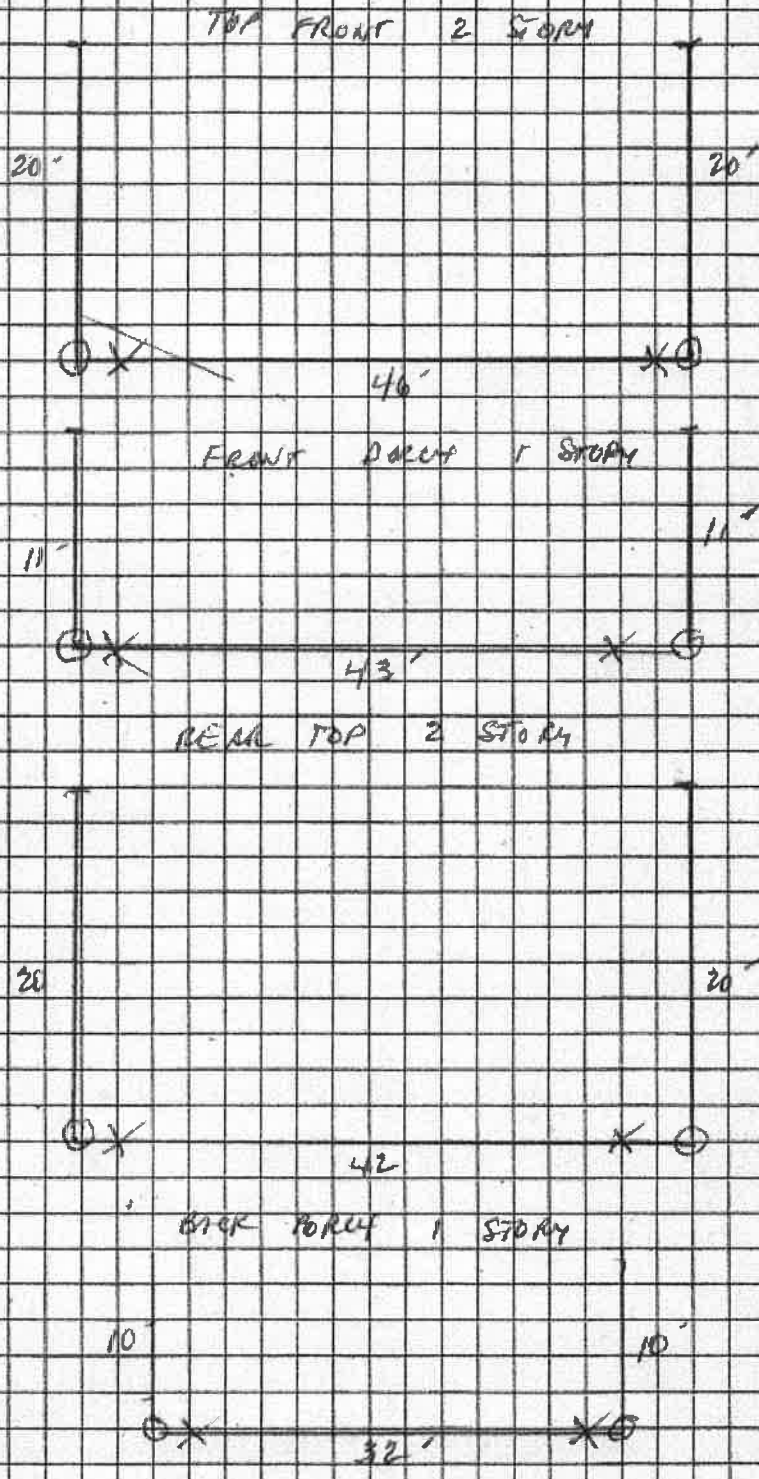


photo of gutter for House

MARIANNE MOORE  
109 WALNUT ST  
SALES LUMBER CO  
21801

PICTURES TAKEN

SCANNED  
DATE 4/23/2024





109 Walnut Front



109 walnut Back



To Left of 109 walnut



To Left 109 walnut

111 Walnut



To Right of 109 Walnut

111 Walnut



To Right of 109 Walnut

109 Walnut Rt. Side



111 Walnut



To RT of 109 Walnut

# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: June 30, 2021**

**Case Number:** #21-15

**Commission Considering:** Gutter Replacement

**Owner's Name:** Victor & Mary Ann Moddee  
**Owner's Address:** 109 Walnut Street  
Salisbury, MD 21801

**Applicant Name:** Victor & Mary Ann Moddee

**Agent/Contractor:** None Indicated

**Subject Property Address:** 109 Walnut Street

**Historic District:** Newtown Historic District

**Contributing Structure:** Yes, 8/22/12

**Use Category:** Residential

**Zoning Classification:** R-8

**Structure / Site Description:**

**Built Date:** 1919  
    **Enclosed Area:** 4,014 sq ft  
    **Lot Size:** 10,212 sq ft  
    **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 to approve a request to install gutters.



**Relevant Historic, Archeological and Architectural 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 Elizabeth, East Isabella, East William, East Chestnut, Gay and Ellen Streets, and Park Avenue, consists of residential structures and churches of various dominations. 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
108	Walnut Street	8/28/13	X	
115	Walnut Street	1/26/11	X	

**Areas of Historic Guidelines to be considered:**

**Guideline 27:** Gutters and Downspouts

- a. Replace damaged gutters and downspouts in-kind wherever possible. The system should be similar to the historic system. Replacement materials may be permitted; however, the size and profile of the replacement should match the historic feature as closely as possible.
- b. New gutters and downspouts should match the existing historic drainage features found elsewhere on the building. New gutters and downspouts must not obscure important architectural details, such as cornice lines.
- c. Downspouts should also always run vertically; orienting downspouts diagonally across roof planes and walls is strongly discouraged.

**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: Jessica Budd  
Infrastructure and Development  
125 N Division Street, Suite 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: June 15, 2021

**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 - 009995

**Owner Information**

<b>Owner Name:</b>	MODDEE V EDUARDO MODDEE MARY ANN P	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	109 WALNUT ST SALISBURY MD 21801-4112	<b>Principal Residence:</b>	YES
		<b>Deed Reference:</b>	/01087/ 00400

**Location & Structure Information**

<b>Premises Address:</b>	109 WALNUT ST SALISBURY 21801-0000	<b>Legal Description:</b>	10,212 SQFT 109 WALNUT ST CITY OF SALIS
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<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0107	0009	0775	5030164.23	0000				2019	Plat Ref:

Town: SALISBURY

<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1919	3,948 SF		10,212 SF	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
2	NO	STANDARD UNIT	/	3	4 full		

**Value Information**

	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
<b>Land:</b>	20,700	20,700		
<b>Improvements</b>	91,200	112,800		
<b>Total:</b>	111,900	133,500	126,300	133,500
<b>Preferential Land:</b>	0	0		

**Transfer Information**

<b>Seller:</b> HALL, HARRY W & DOROTHY G	<b>Date:</b> 12/15/1986	<b>Price:</b> \$80,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /01087/ 00400	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2020	07/01/2021
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: Approved 06/26/2013

**Homeowners' Tax Credit Application Information**

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