

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	July 28, 2021
Time:	7:00 pm
Location:	Zoom Video Conference
Case Number:	#21-17
Commission Considering:	Window Replacement
Owner's Name:	Dr Talmadge Reeves
Applicant Name:	Don Murray/ Gillis Gilkerson
Agent/Contractor:	Not Indicated on Application
Subject Property Address:	233 West Main St
Historic District:	Downtown
Use Category:	Commercial/ Residential
Chairman:	Mr. Scott Saxman
HDC Staff contact:	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 6/22/21 (date)

Date Submitted : 6/22/2021

Date Accepted as Complete : 6/22/21

Subject Location: 233 W Main St Salisbury, MD 21801

Application by: Don Murray w Gillis Gilkerson

Applicant Address: 150 w main st Salisbury

Applicant Phone: 4437354729

Case #: 21-17

Action Required By (45 days): 8/20/21

Owner Name: Dr Talmadge Reeves

Owner Address: 233 W Main St Salisbury, MD 21801

Owner Phone: (410) 749-0124

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition Other Window replac+
☐ 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.

Remove and replace existing one over one light double hung windows with Andersen double hung windows. (Total of 6)

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 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 7/25/21 (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 Don Murray

Date 6-22-2021

Remarks:

Jesse Bae 6/22/21
Application Processor (Date)

Amanda Pollock 6/22/21
Secretary, S.H.D.C. (Date)

Dr Reeves
Residence



ROBFOOKS
HAIR SALON | DMV

Neighbor to
the East

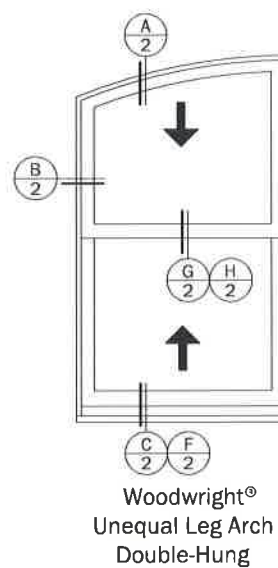
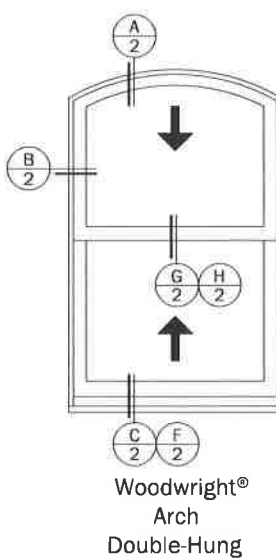
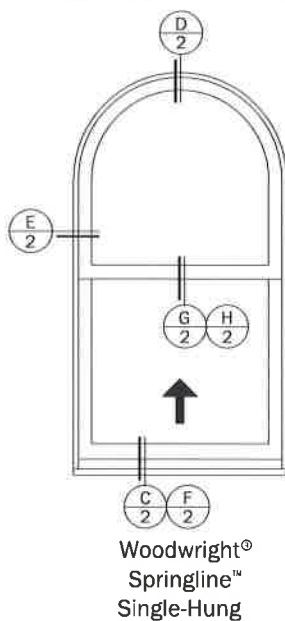
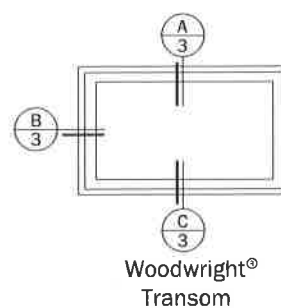
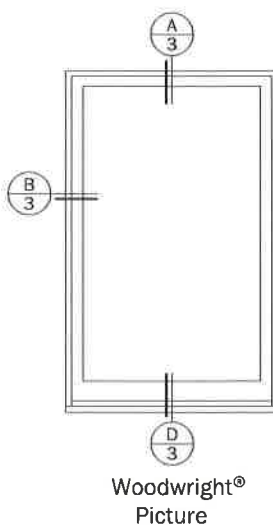
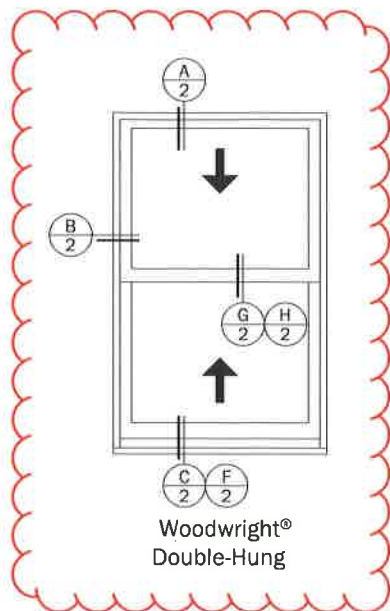


Neighbor to the West



400 SERIES

Woodwright® Double-Hung Full-Frame Windows



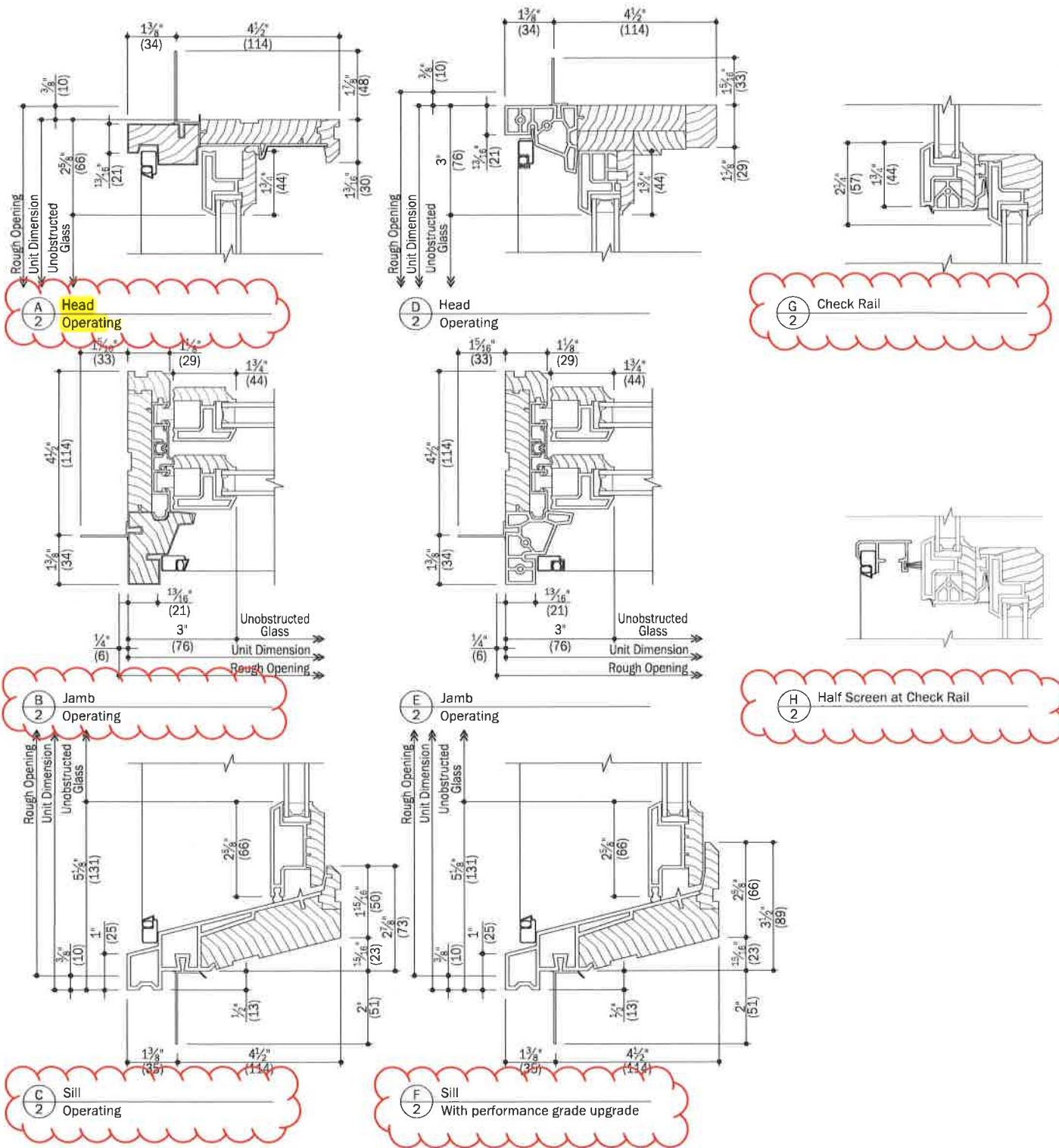
Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

See Pages 4 Thru 6 for Accessories

400 SERIES

Woodwright® Double-Hung Full-Frame Windows



Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

See Pages 4 Thru 6 for Accessories

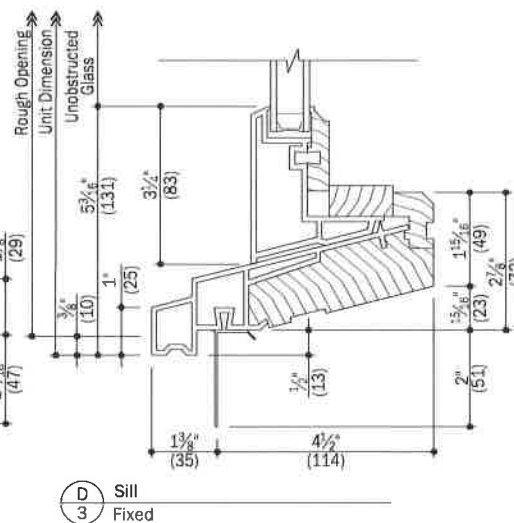
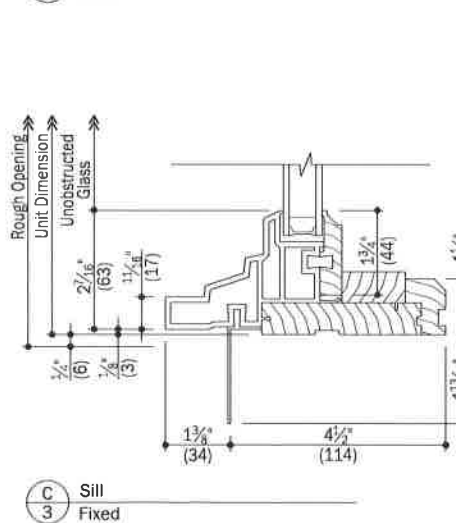
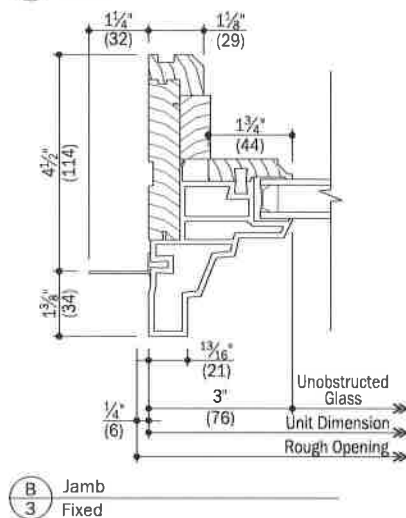
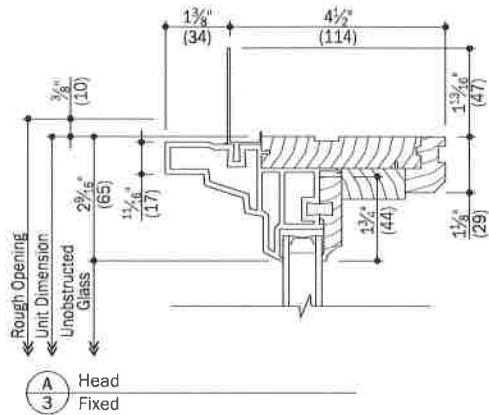
Date: 10/04/16

Scale: 3" (76) = 1' (305)

Andersen Windows, Inc. reserves the right to change drawing specifications without notice

400 SERIES

Woodwright® Double-Hung Full-Frame Windows



Notes:

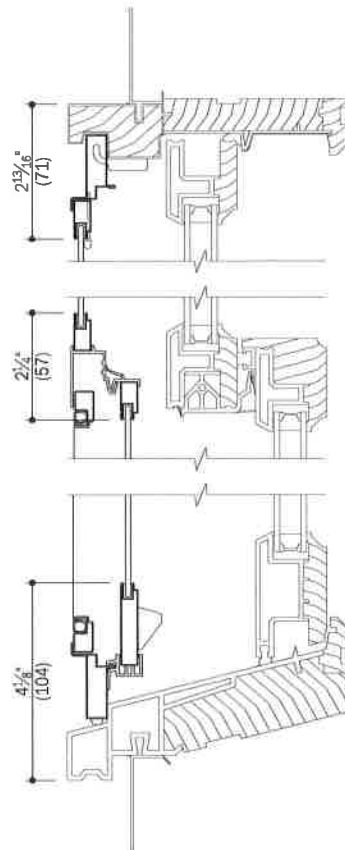
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See Pages 4 Thru 6 for Accessories

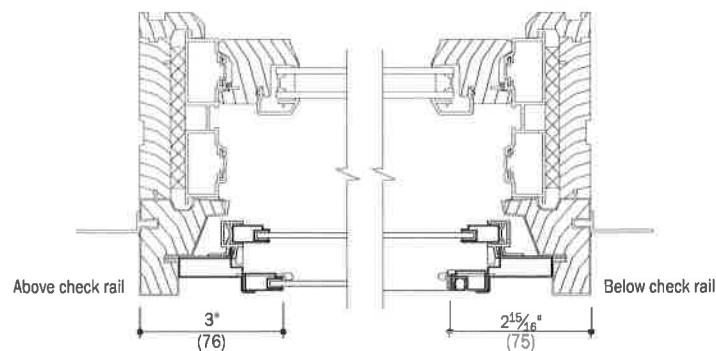
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Scale: 3" (76) = 1' (305)

400 SERIES

Woodwright® Double-Hung Full-Frame Windows Accessories



A Storm/Insect Screen Combination Unit
4



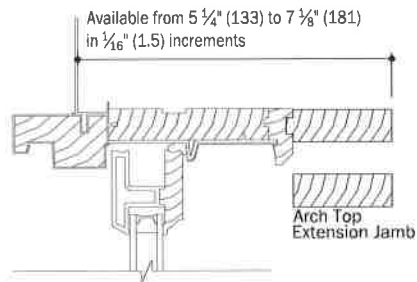
B Storm/Insect Screen Combination Unit
4

Notes:

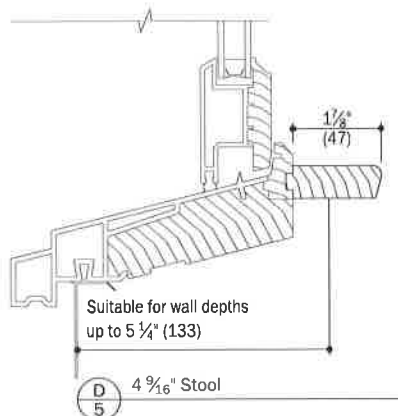
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Dimensions in parentheses are in millimeters.

400 SERIES

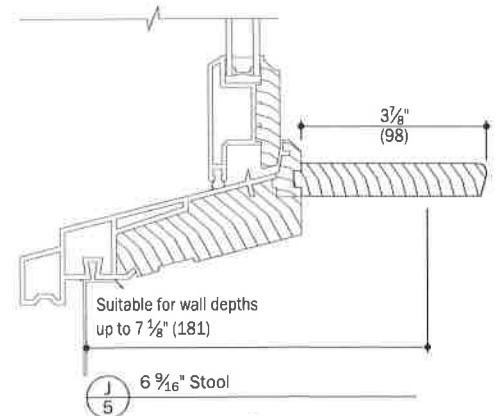
Woodwright® Double-Hung Full-Frame Windows Accessories



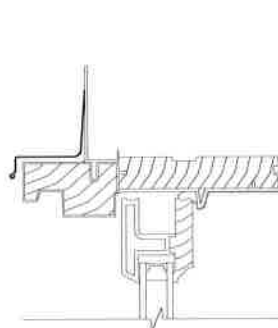
A 5 Extension Jamb



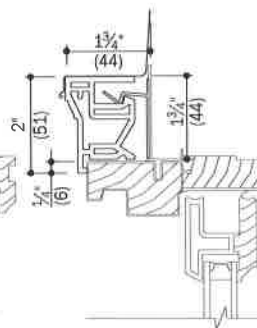
D 5 4 9/16" Stool



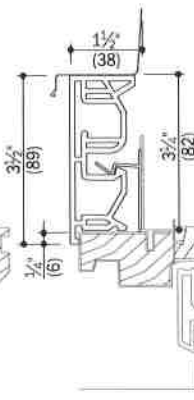
J 5 6 9/16" Stool



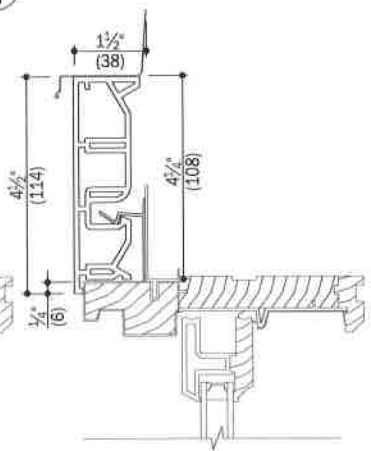
B 5 Drip Cap



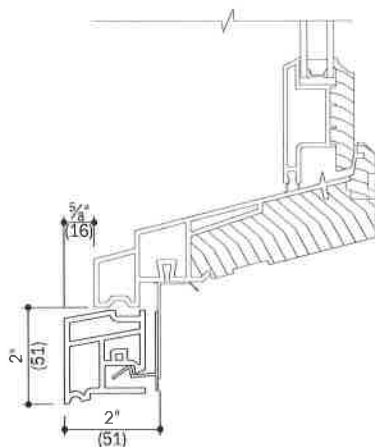
E 5 2" Brick Mould



G 5 3 1/2" Flat Casing



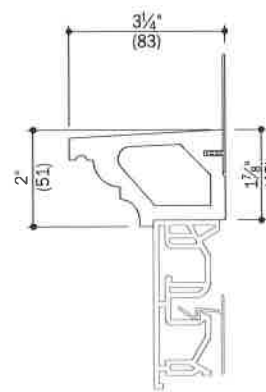
K 5 4 1/2" Flat Casing



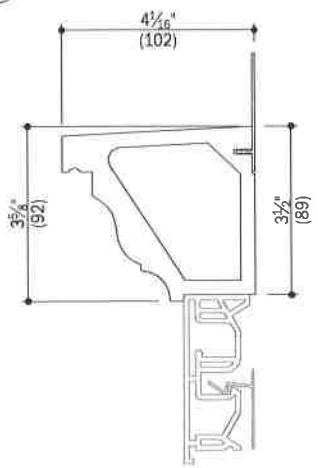
C 5 Sill Nose



F 5 Decorative Drip Cap



H 5 2" Cornice



L 5 3 5/8" Cornice

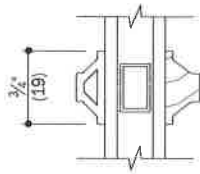
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Dimensions in parentheses are in millimeters.

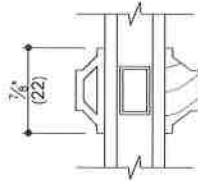
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400 SERIES

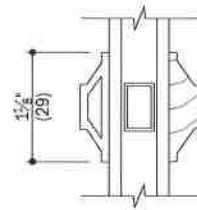
Woodwright® Double-Hung Full-Frame Windows Accessories



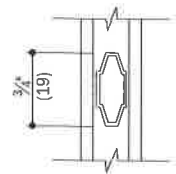
A
6 3/4" Full Divided Light



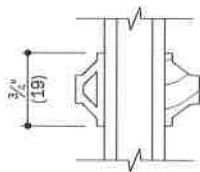
E
6 7/8" Full Divided Light



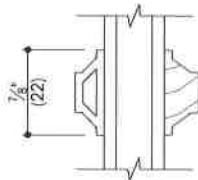
J
6 1 1/8" Full Divided Light



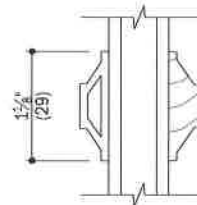
M
6 3/4" Finelight



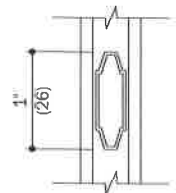
B
6 3/4" Simulated Divided Light
Removable interior is available



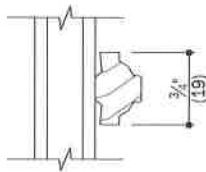
F
6 7/8" Simulated Divided Light
Removable interior is available



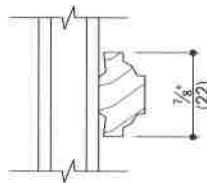
K
6 1 1/8" Simulated Divided Light
Removable interior is available



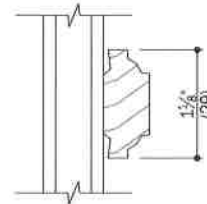
N
6 1" Finelight



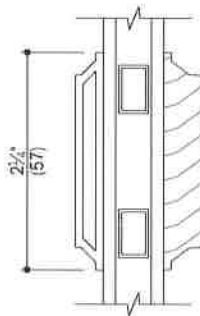
C
6 3/4" Removable Interior Grille



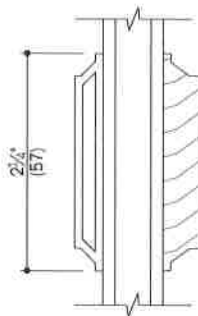
G
6 7/8" Removable Interior Grille



L
6 1 1/8" Removable Interior Grille



D
6 2 1/4" Full Divided Light
Simulated check rail
Only available on picture units



H
6 2 1/4" Simulated Divided Light
Simulated check rail
Only available on picture units

Notes:

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Dimensions in parentheses are in millimeters.



400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOW



Interior



Exterior

Summary

Product ID#	WDH2846
Unit Width	33 5/8"
Unit Height	56 7/8"
Interior Color	Oak
Glass	Low-E4® Glass
Hardware	Easy-Tilt Release Lock, White
Optional Hardware	None, White
Grille Pattern	None
Exterior Color	Black
Exterior Trim Profile	None
Exterior Trim Color	Black



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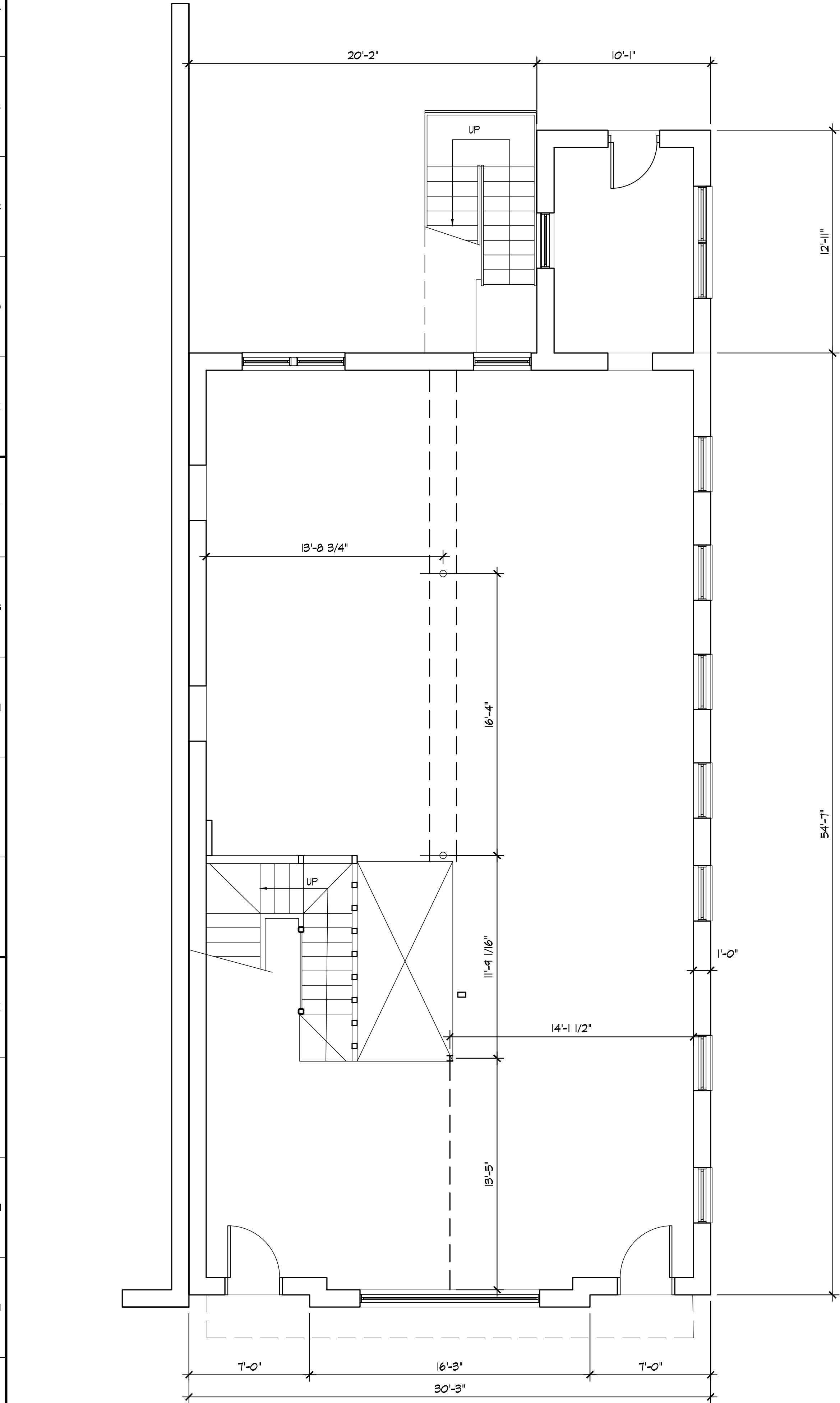


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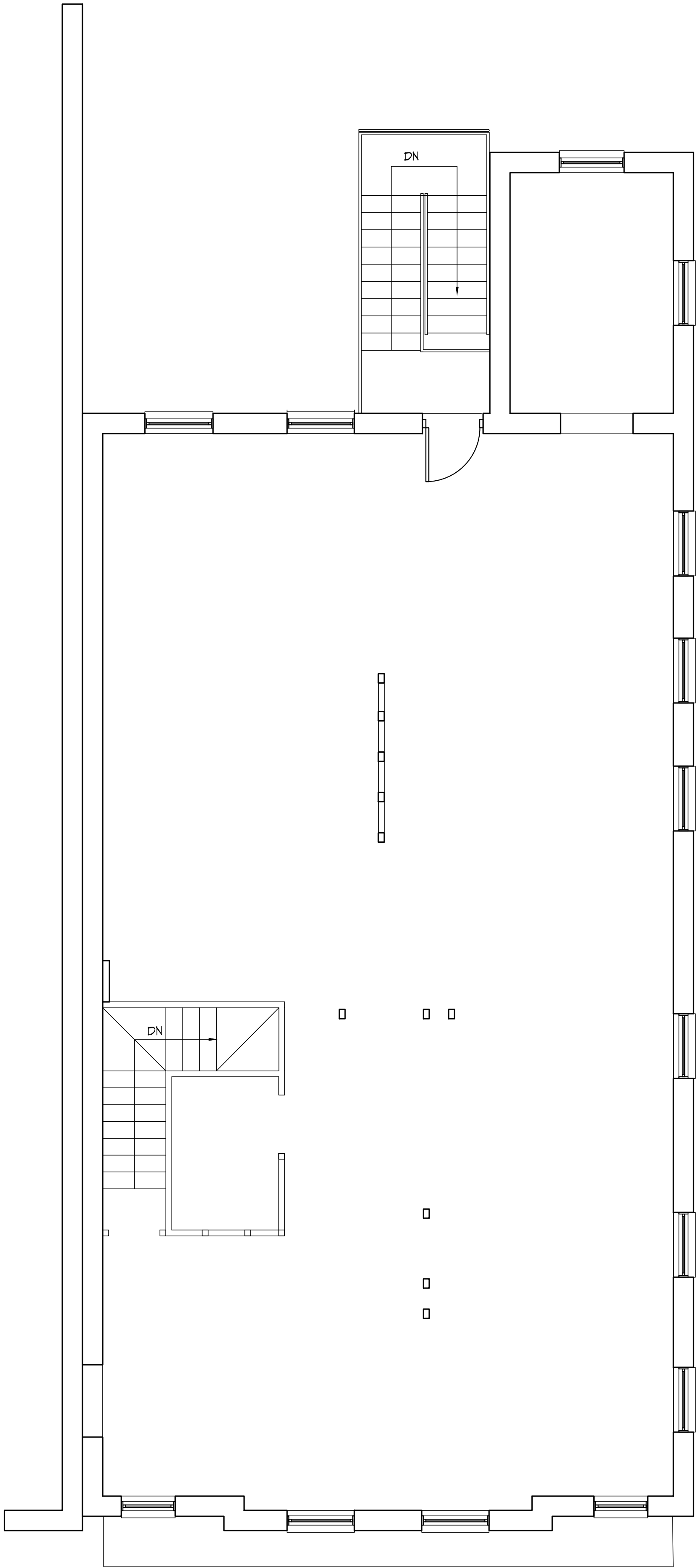
R:\36183918A001_001-106 North Division Street\4-Civil\AutoCAD Drawings\A1.dwg, Jul 08, 2021 - 1:50pm



01

FIRST FLOOR PLAN

1/4" = 1'-0"



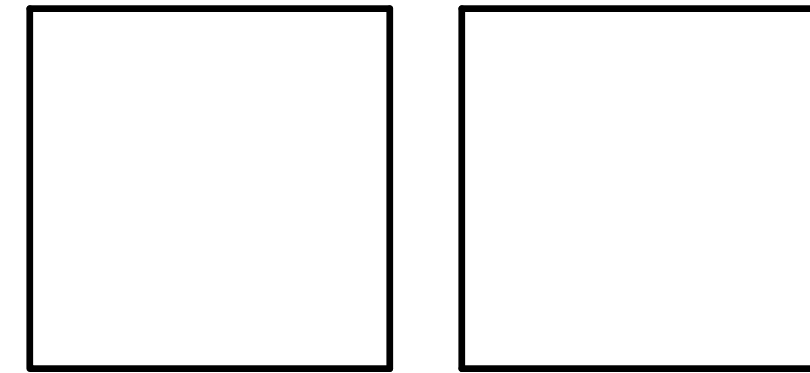
012

SECOND FLOOR PLAN

1/4" = 1'-0"

General Notes:

Consultant:



Revision

Project:

106 NORTH DIVISION STREET

SALISBURY, MARYLAND

Set:

Sheet Title:

EXISTING FLOOR PLANS

Proj. No. 3918A001.A01

Scale: AS NOTED

Sheet No.:

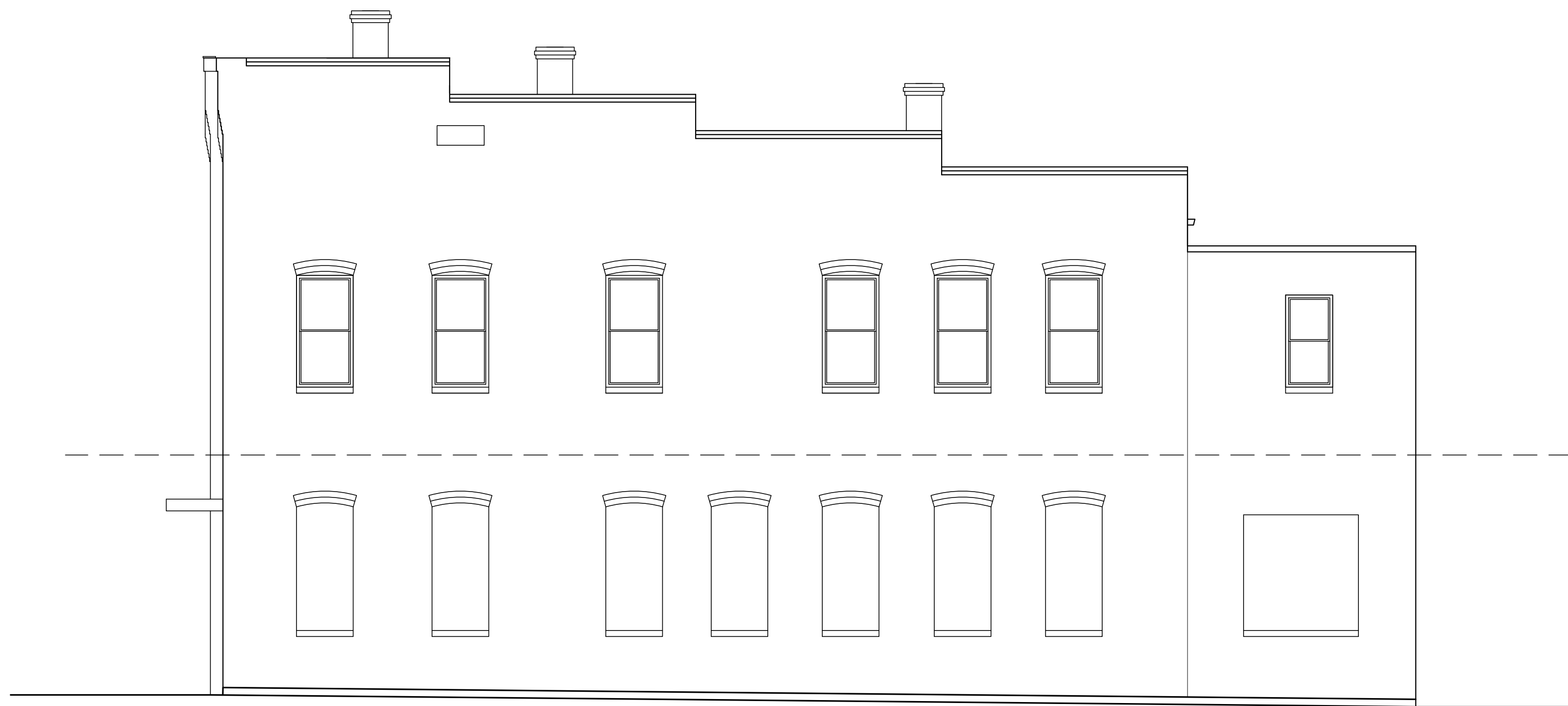
Dwn. By: LMS

Date: JULY, 2021

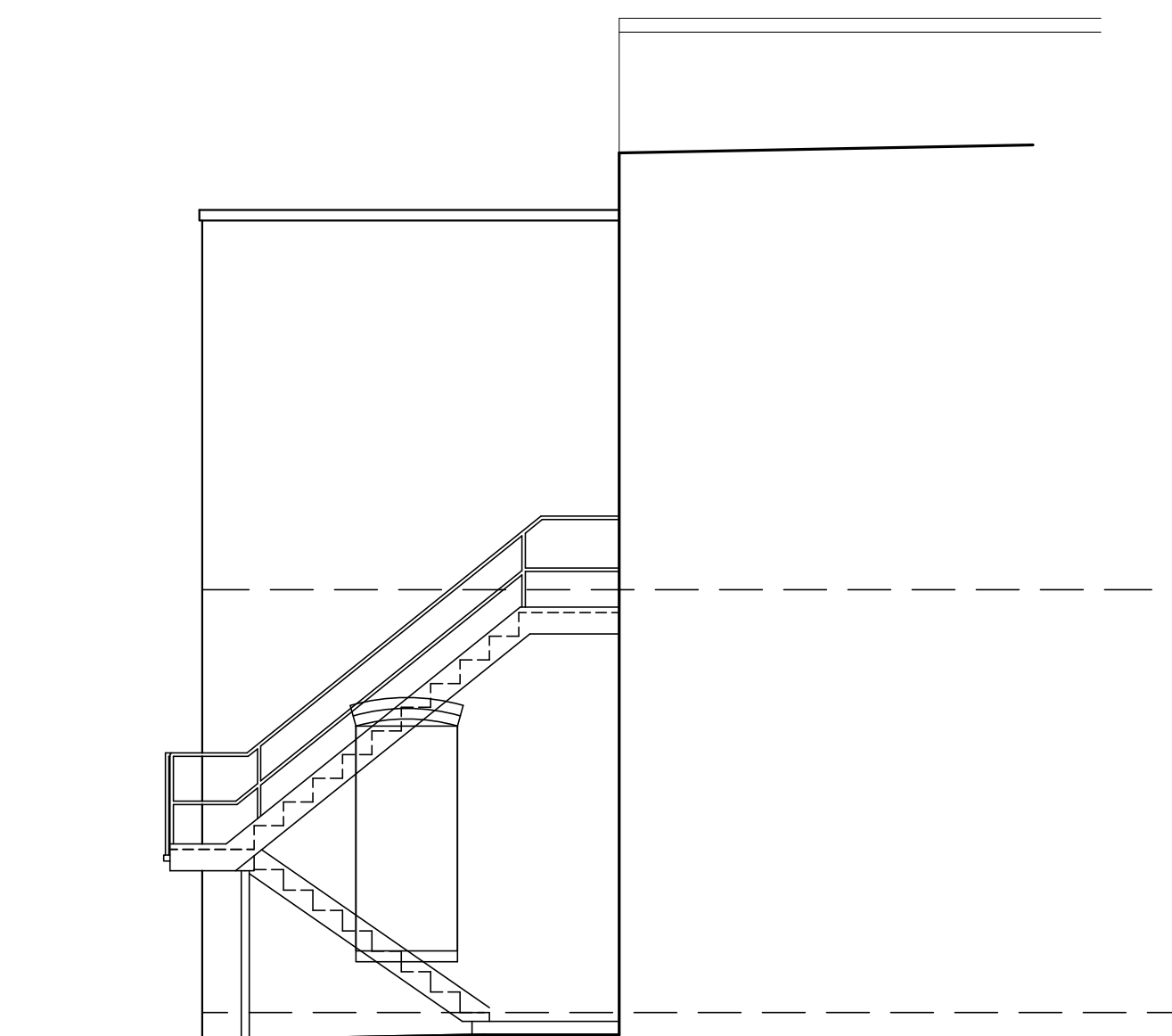
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A1



H9 | NORTH ELEVATION

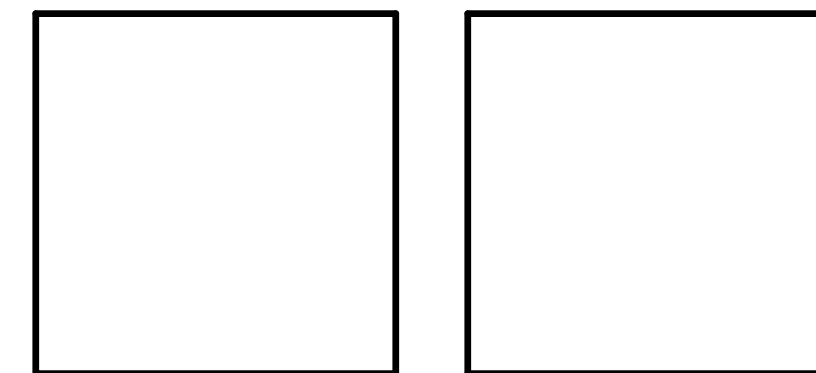
$$3/16" = 1'-0"$$


SOUTH ELEVATION

OII | SOUTH ELEVATION

$$3/16'' = 1'-0''$$

Consultant:



Revision

Project: _____

SALISBURY, MARYLAND

Set:	Sheet Title: EXISTING ELEVATIONS
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Proj.No.: 3918A001.A01	Scale: AS NOTED	Sheet No.:
Dwn.By: LWS	Date: JULY, 2021	

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A2

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: July 28, 2021

Case Number: 21-17

Commission Considering: Window Replacement

Owner's Name: Dr Talmadge Reeves
Owner's Address: 233 W Main St
Salisbury, MD 21801

Applicant Name: Don Murray

Agent/Contractor: Gillis Gilkerson

Subject Property Address: 233 W. Main Street

Historic District: Downtown Historic District

Use Category: Commercial/ Residential

Zoning Classification: CBD

Structure / Site Description:
Built Date: 1920
Enclosed Area: 4,236 sq ft
Lot Size: 1,520 sq ft
Number of Stories: Not Indicated

Contributing Structure: TBD

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
222	W Main Street	4/23/2014	X	
235	W Main Street	8/22/2018	X	
306-310	W Main Street	6/26/2013		X

Wicomico County Historic Survey on file: No
Nearby Properties on County Survey: Yes

Including but not limited to:

- 235 W Main Street
- 229 W Main Street

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

The Downtown Historic District is the largest of Salisbury's three historic districts and encompasses the City's commercial center. The design and construction of its structures meet the City's now well-established requirement for the use of brick and stone as building materials. The district's buildings are typically two to three story brick buildings fronting on Main Street, Division Street and other streets perpendicular to Main Street.

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission to approve their request for replacement windows.

Areas of Historic Guidelines to be considered:

Guideline 17: Retain Historic Windows

- a. Maintain or restore the historic shape, size, alignment, pattern, and details of existing historic windows, particularly those in upper stories of commercial properties. (For guidelines on storefront windows, see the Storefronts Guidelines in the following section).
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked, if your budget allows.

Guideline 39: Replacement Windows for Commercial Properties

- a. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile. The number of window panes and the approximate muntin and mullion profile should match the historic window.
- b. Removable, snap-in, or "between the glass" muntins are not historically appropriate.
- c. Vinyl windows are generally not manufactured in historic proportions and are not appropriate replacement windows for historic properties. Aluminum, aluminum clad wood, and fiberglass are appropriate replacement materials and may be approved if the appearance is complimentary to the existing historic windows and architectural style.
- d. Maintain the historic window opening size and surrounding trim. Do not alter the size of the historic window opening to accommodate larger or smaller windows. Do not remove or cover surrounding trim, including wood and masonry details.
- e. Maintain the window type. For example, do not replace operable windows such as double-hung 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: Jessica Budd
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: July 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 - 09 Account Number - 047255

Owner Information

Owner Name:	REEVES TALMADGE C	Use:	COMMERCIAL/RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	233 W. MAIN ST SALISBURY MD 21801	Deed Reference:	/01103/ 00122

Location & Structure Information

Premises Address:	233 W MAIN ST SALISBURY 21801-0000	Legal Description:	BL-A L-10 1,520 SQFT 233 W MAIN ST CITY OF SALIS
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1018	21003.23	0000		A	10	2021	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	4,236 SF		1,520 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MIXED RESIDENTIAL / RETAIL	/	C3			

Value Information

	Base Value	Value As of 01/01/2021	Phase-In Assessments As of 07/01/2020	As of 07/01/2021
Land:	22,700	22,700		
Improvements	169,900	170,300		
Total:	192,600	193,000	192,600	192,733
Preferential Land:	0	0		

Transfer Information

Seller: RAINBOW PARTNERSHIP	Date: 05/08/1987	Price: \$94,000
Type: ARMS LENGTH IMPROVED	Deed1: /01103/ 00122	Deed2:
Seller: MCLAUGHLIN, HUGH P	Date: 12/01/1982	Price: \$64,000
Type: ARMS LENGTH IMPROVED	Deed1: /00981/ 00608	Deed2:
Seller: HEARNE, CHARLES E JR	Date: 09/24/1982	Price: \$60,000
Type: ARMS LENGTH IMPROVED	Deed1: /00978/ 00778	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
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: Approved 10/29/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date: