

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	January 26, 2022
Time:	7:00 pm
Location:	Virtual Zoom
Case Number:	#22-01
Commission Considering:	Alterations
Owner's Name:	Jean Pierre
Applicant Name:	Jean Pierre
Agent/Contractor:	Not Indicated
Subject Property Address:	108 E Isabella St
Historic District:	Newton Historic District
Use Category:	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

\$50 Fee Received 12/26/21 (date)

Date Submitted: 12/26/2021
Date Accepted as Complete: 12/26/21
Subject Location: 108 E Isabella st
Application by: Jean Pierre
Applicant Address: 108 E Isabella St Salisbury, MD 21801
Applicant Phone:

Case #: #22-01
Action Required By (45 days):

Owner Name: Jean Pierre
Owner Address: 108 E Isabella St
Owner Phone: 410 422 7306
Owner Email: Jean.Wilhem75@gmail.com

Work Involves: Alterations New Construction Addition Other Repair and add to
 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.

Siding, New window, we gonna do the step with Bricks, we gonna put brick all the way around on the bottom of the basement.

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 1/26/22 (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 Jean Wilhem Pierre

Date 11/24/2021

Brian Soper

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

Jessica Budd 1/6/22

Application Processor (Date)







110

Utility meter and electrical equipment





108







108





Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: January 26, 2022

Case Number: #22-01

Commission Considering: Alterations

Owner's Name: Jean Pierre
Owner's Address: 108 E. Isabella Street
Salisbury, Maryland 21801

Applicant Name: Jean Pierre
Applicant's Address: 108 E Isabella St

Agent/Contractor: Not indicated

Subject Property Address: 108 E. Isabella Street

Historic District: Newtown Historic District

Contributing Structure: TBD

Use Category: Residential

Zoning Classification: R-8

Structure / Site Description:

Built Date: 1921
 Enclosed Area: 2,724 SF
 Lot Size: 6,478 SF
 Number of Stories: 2

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes
 103 E. Isabella Street - J. Waller Williams House
 105 E. Isabella Street – Alexander G. Toadvine House
 109 E. Isabella Street – Thomas H. Mitchell House

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to install new siding, windows, and switch steps to brick and brick basement.

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

The property in question is located within Newtown Historic District. The majority of the structures in the surrounding area, which includes Broad, North Division and Chestnut Streets, consist 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
106	E. Isabella Street	6/22/11	X	
113	E. Isabella Street	9/25/13	X	
116	E. Isabella Street	6/23/10	X	
120	E. Isabella Street	3/28/12	X	

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 18: New Window Openings and Infill

Altering window openings in historic facades alters the building’s historic appearance significantly, and is typically not appropriate, but may be considered in some situations.

- a. Avoid placing new openings on the front facade.
- b. If new openings are required for additional light, consider placing them on the rear or side elevations of the building or installing a skylight on a non-visible roof slope.
- c. Avoid infilling existing window openings on the front facade.
- d. Where recent changes have altered historic window openings, restoration of the historic configuration and materials is encouraged.

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 55: Restore Historic Porch Features

- a. Maintain the historic porch or stoop when feasible. Keep wooden surfaces painted and keep up with general maintenance.
- b. If repair or rehabilitation is necessary, keep as much of the historic materials in place as possible. Maintain the porch's design, proportion, and ornament to the greatest extent possible.
- c. Replace missing porch posts and railings where necessary. Match the size, shape, profile, proportion, and spacing to the original features.
- d. Use of synthetic replacement materials may be allowed if the new material closely approximates the size, scale, texture, and overall appearance of the historic feature.

Guideline 56: Replacement Porches

- a. If porch replacement is necessary in whole or in part, reconstruct it to match the historic porch in size, scale, and overall design. Where possible, detail and ornamentation should be replicated.
- b. Use the same or similar materials wherever feasible.
- c. Avoid applying decorative elements that are not appropriate to the style of the dwelling. Whenever possible, choose accurate details based on historic photographs or similar properties of the same period and style.

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
Department of Infrastructure and Development
125 N Division St Room 202
Salisbury, MD 21801
(410) 548-3170
Date: January 26, 2022

Search Result for WICOMICO COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 008085

Owner Information

Owner Name:	PIERRE JEAN WILHEM CILIEU GUERLINE PIERRE	Use:	RESIDENTIAL
Mailing Address:	108 E ISABELLA ST SALISBURY MD 21801-	Principal Residence:	YES
		Deed Reference:	/04966/ 00191

Location & Structure Information

Premises Address:	108 E ISABELLA ST SALISBURY 21801-0000	Legal Description:	6,478 SQ FT 108 E ISABELLA STREET CITY OF SALIS
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0003	0672	5030164.23	0000				2022	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1921	2,724 SF		6,478 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
		01/01/2022	07/01/2021	07/01/2022
Land:	16,900	16,900		
Improvements	75,300	124,900		
Total:	92,200	141,800	92,200	108,733
Preferential Land:	0	0		

Transfer Information

Seller: CANGE CHISLAINE	Date: 10/21/2021	Price: \$65,000
Type: ARMS LENGTH IMPROVED	Deed1: /04966/ 00191	Deed2:
Seller: PETION HABACUC	Date: 05/10/2012	Price: \$15,000
Type: NON-ARMS LENGTH OTHER	Deed1: /03435/ 00386	Deed2:
Seller: PETION HABACUC	Date: 05/10/2012	Price: \$4,000
Type: NON-ARMS LENGTH OTHER	Deed1: /03435/ 00382	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
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:**