

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	October 26, 2022
Time:	7:00 pm
Location:	Government Office Building 125 N Division St Room 301 Salisbury, MD 21801
Case Number:	#22-31
Commission Considering:	Roof
Owner's Name:	Audley Hutson
Applicant Name:	Michael Schaubert
Agent/Contractor:	Arocon
Subject Property Address:	801 Camden Avenue
Historic District:	Camden 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 10/12/22 (date)

Date Submitted: 9/3/22

Date Accepted as Complete: 10/12/22

Subject Location: 801 Camden Ave Salisbury, MD 21801

Application by: Michael Schaubert (AROCON)

Applicant Address: 101 R John St Westminster, MD 21157

Applicant Phone: (443) 915-0163

Case #: 22-31

Action Required By (45 days): 11/26/22

Owner Name: Audley Hutson

Owner Address: 801 Camden Ave Salisbury, MD 21801

Owner Phone: (202) 251-7872

Owner Email: audley.hutson@gmail.com

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition Other ☒
 ☐ Demolition ☐ Sign ☐ Awning Estimated Cost \$17,000

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.

Roof Replacement

Full Tear off of all old slate down to rafters/purlings. All new plywood installed with "H" clips. Proper to code ice and water shield + synthetic underlayment. Then a full install of Owens Corning Tru Definition Duration Architectural shingles color: Slatestone Gray Full ridge vents installed for proper exhaust ventilation.

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 October 26, 2022 (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

Michael Sjr

Date 09/05/2022

Jessica Budd

10/12/22

Brian Soper

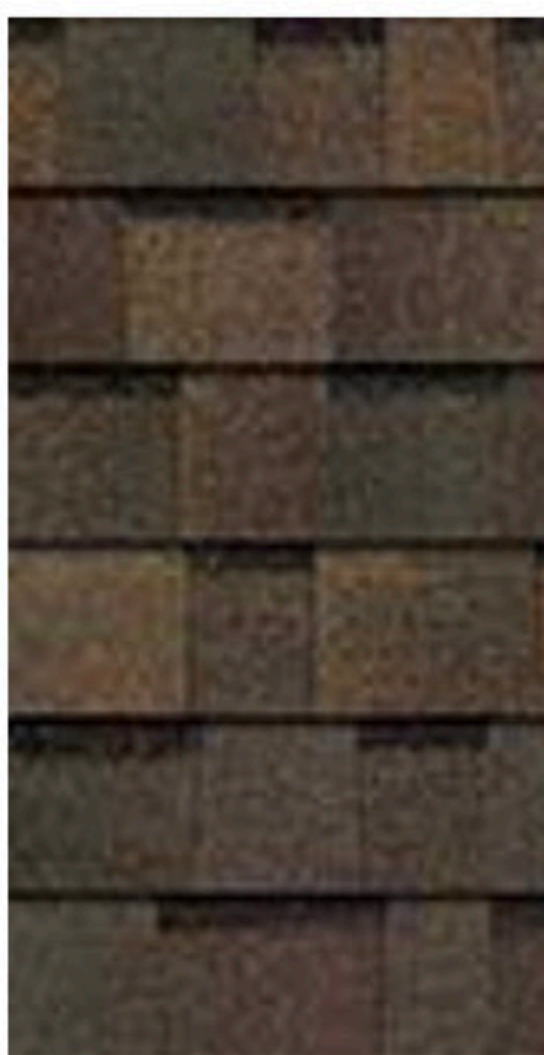
10/12/22

Application Processor (Date)

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



Slatestone Gray



Teak



























Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: October 26, 2022

Case Number: 22-14

Commission Considering: Roof Replacement

Owner's Name: Audley Hutson
Owner's Address: 801 Camden Ave
Salisbury, MD 21804

Applicant Name: Michael Schauber

Agent/Contractor: Arocon

Subject Property Address: 801 Camden Ave

Historic District: Camden Historic District

Use Category: Residential

Zoning Classification: R-10

Structure / Site Description:
Built Date: 1919
Enclosed Area: 2,142 sq. ft.
Lot Size: 7,437 sq. ft.
Number of Stories: 2

Contributing Structure: TBD

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
700	Camden Avenue	7/25/2018	X	
616	Camden Avenue	2/24/16	X	

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes

Including but not limited to:

- 800 Camden Avenue
- 802 Camden Avenue
- 401 Pennsylvania Avenue

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

The property in question is located within the Camden Historic District. Several houses located in this District on Camden Ave., Wicomico St., Light St., Maryland Ave., and Newton St. A majority of the houses were built in the early 1900's and the 1920's. Architectural styles represented within this district include Colonial Revival, Queen Anne and other Victorian styles.

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission to approve installation of a new roof using architectural shingles.

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, orterne 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: Jessica Budd
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: October 14, 2022

View Map			View GroundRent Redemption			View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:			District - 13 Account Number - 038643						
Owner Information									
Owner Name:			HUTSON AUDLEY			Use:		RESIDENTIAL	
Mailing Address:			801 CAMDEN AVE SALISBURY MD 21801-			Principal Residence:		YES	
						Deed Reference:		/04428/ 00083	
Location & Structure Information									
Premises Address:			801 CAMDEN AVE SALISBURY 21801-0000			Legal Description:		7,437 SQFT 801 CAMDEN AVENUE CITY OF SALISBURY	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0115	0001	0532	13030708.23	0000				2022	Plat Ref:
Town: SALISBURY									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1919		2,142 SF				7,437 SF			
Stories Basement Type			Exterior Quality Full/Half Bath Garage			Last Notice of Major Improvements			
2	YES	STANDARD UNIT BRICK/	4	2 full/1 half	1 Detached				
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2022	07/01/2022		07/01/2023		
Land:			25,400	25,400					
Improvements			124,100	135,100					
Total:			149,500	160,500	153,167		156,833		
Preferential Land:			0	0					
Transfer Information									
Seller: BARABY GERALD W JR			Date: 01/29/2019			Price: \$160,000			
Type: ARMS LENGTH IMPROVED			Deed1: /04428/ 00083			Deed2:			
Seller: BARABY, GERALD W JR & JANET L			Date: 09/21/2006			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: /02670/ 00489			Deed2:			
Seller: OLIGHER, ANN P			Date: 07/09/2002			Price: \$134,900			
Type: ARMS LENGTH IMPROVED			Deed1: /01943/ 00087			Deed2:			
Exemption Information									
Partial Exempt Assessments:			Class	07/01/2022		07/01/2023			
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 09/11/2019									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				