

Salisbury Historic District Commission

AGENDA

Wednesday, September 27, 2023 at 7:00 pm

Government Office Building Room 301

1. **7:00 P.M. - CALL TO ORDER – Scott Saxman, Chairman**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES – July 26, 2023 & August 23, 2023**

PUBLIC INPUT – Members of the public are welcome to make comment at this time, subject to a time allotment of two (2) minutes per person.

4. **Nomination and Election of Chair and Vice Chair**
5. **CONSENT DOCKET-**
 - ***#23-26- 213 W Main St. - Door**
6. **OLD BUSINESS – None**
7. **NEW BUSINESS –**
 - ***#23-27- 214 E Isabella St- Railing**
 - **#23-28- 104 E William St- Alterations**
 - ***#23- 29- 226 Newton St- Alterations**
 - **#23- 30- 228 Newton St- Alterations**
 - ***#23- 31- 109 E Chestnut St- Pavilion**

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

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

Salisbury Historic District Commission

Hearing Notification

Hearing Date: September 27, 2023

Time: 7:00 pm

Location: Government Office Building
125 N. Division Street
Salisbury, MD. 21804
Room 301

Case Number: #23-27

Commission Considering: Railing

Owner's Name: **Jean St Val**

Applicant Name: **Jean St Val**

Agent/Contractor: Not Indicated

Subject Property Address: **214 E Isabella St**

Historic District: Newtown 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 304
Salisbury, MD 21801
(410) 548-3170/ fax (410) 548-3107

Permit Application
\$150 Fee Received 8/30/23 (date)

Date Submitted: 8-30-2023

Date Accepted as Complete: 8/30/23

Subject Location: 214 E Isabella, Salisbury, MD

Application by: Jean StVal

Applicant Address: P O Box 820, Fruitland

Applicant Phone: 410-603-8581

Case #: 23-27

Action Required By (45 days): 10/14/23

Owner Name: Jean StVal

Owner Address: P O Box 820, Fruitland

Owner Phone: 410-603-8581

Owner Email: JBG Realty & mail Co m

Work Involves: Alterations New Construction Addition Other Demolition Sign Awning Estimated Cost 900 ⁰/₀

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.

We are requesting installing Handrails - maximum 36 inches tall around the front porch of 214 E Isabella. The House is on top of a Hill. The porch is approx. 4-5 feet above ground. The porch is unsafe without railing. The rails be white with black metal pickets.

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 9/27/23 (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 St Val

Date 8/30/23

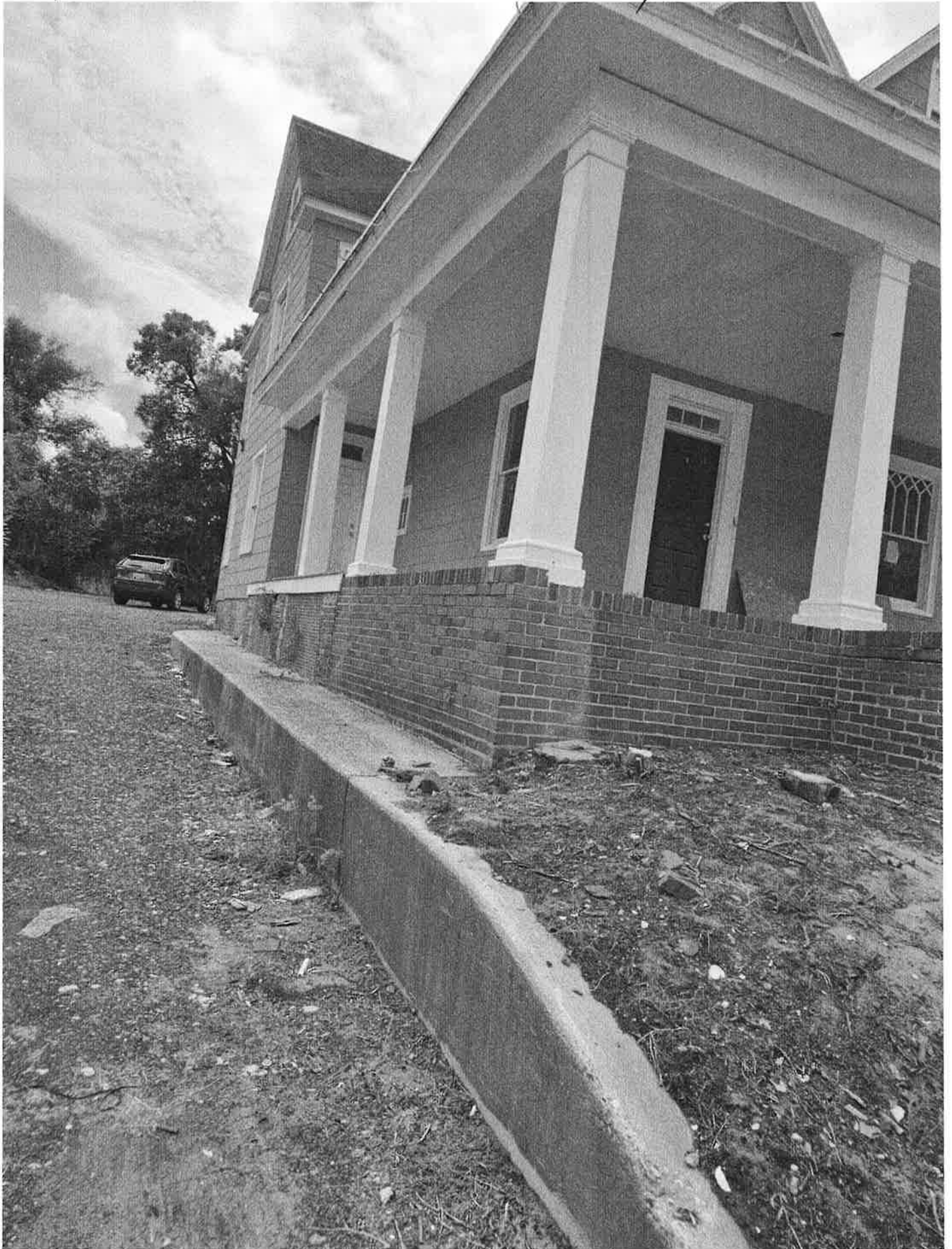
Jessica Budd 9/15/23

Brian Soper 9/15/23

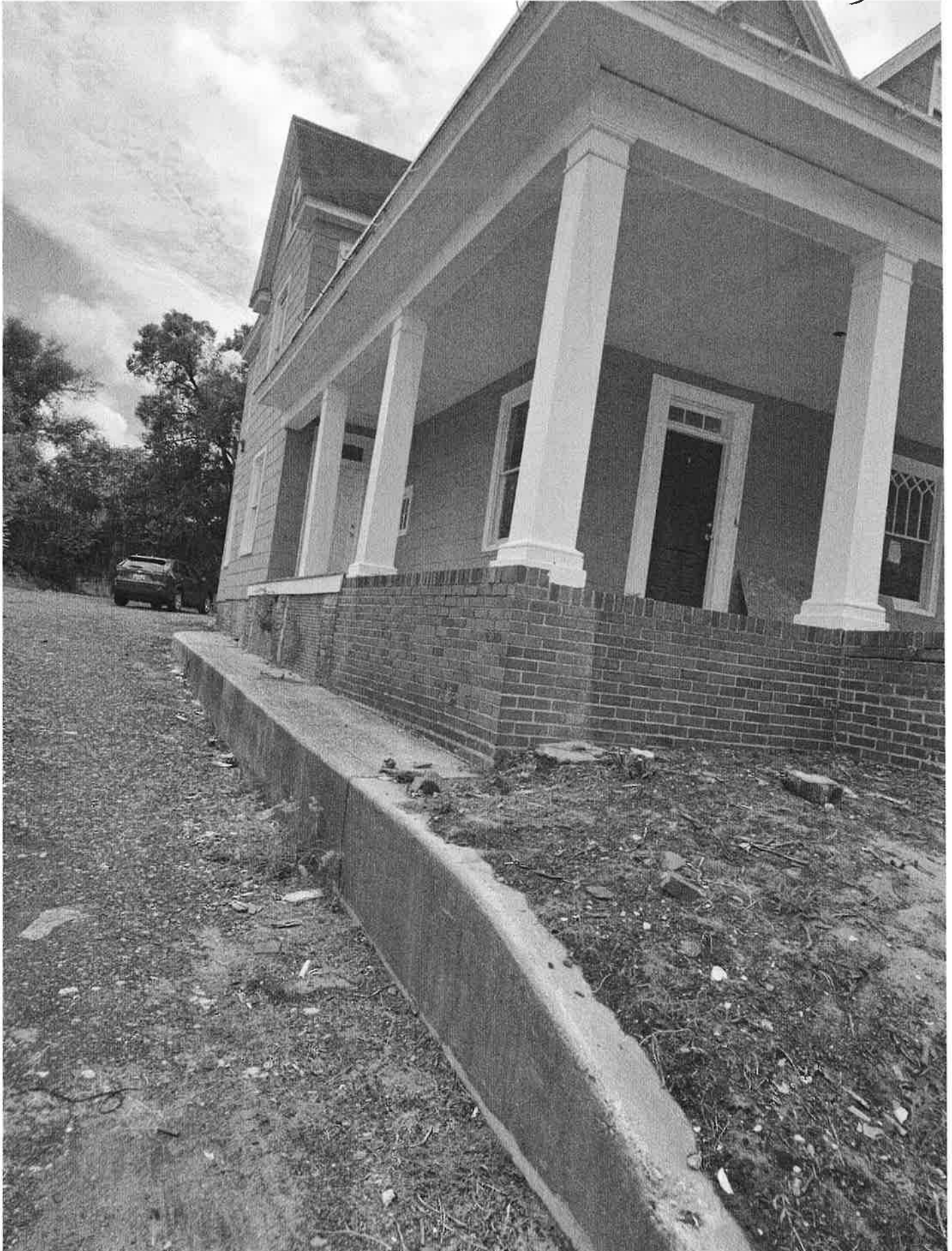
Application Processor (Date)

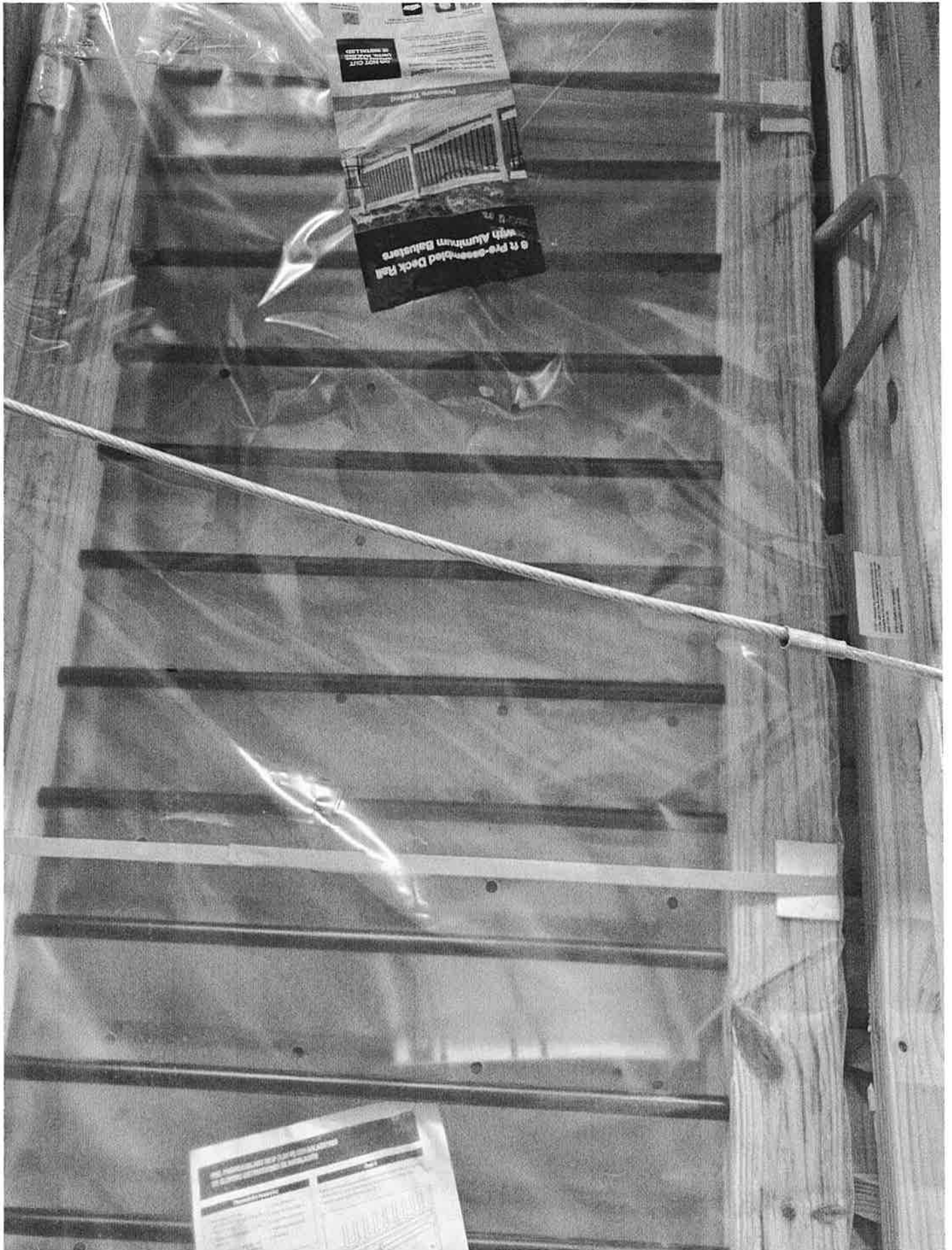
Secretary, S.H.D.C. (Date)

214 E Isabella Street - Salisbury, MD



204 E Isabella Street - Salisbury, MD















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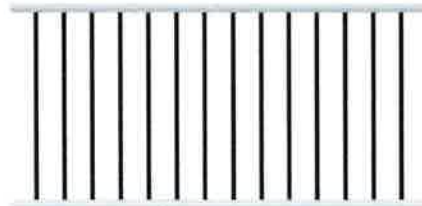
Item #1789774 Model #402500

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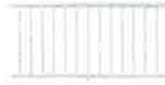
Here are some similar items ...



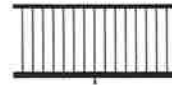
Trex Enhance 6-ft x 2.75-in x 36-in Classic White...



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Deckorators Grab and Go 6-ft x 2.75-in x 36-in Whit...



Trex Enhance 6-ft x 2.75-in x 36-in Charcoal Black...



Deckorators Grab and Go 6-ft x 2.75-in x 36-in Whit...



Deckorators assembled 6

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- Includes top rail, bottom rail, brackets and covers, black aluminum round balusters, support block and hardware (posts sold separately); Assembly required
- For use with 36-inch rail height; Use with Deckorators white composite post sleeve kit (model #346702)
- Distance between each post is a maximum of 68 inches
- Pre-routed rails for easy baluster installation with no connectors needed
- Backed by a 25-year structural and stain and fade limited warranty

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HowTo Manual
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Installation Manual
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Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: September 27, 2022

Case Number: 23-27

Commission Considering: Railing

Owner's Name: Jean St. Val

Applicant Name: Jean St. Val

Agent/Contractor: Not Indicated

Subject Property Address: 214 E. Isabella Street

Historic District: Newtown Historic District

Use Category: Residential

Zoning Classification: R-5

Structure / Site Description:

- Built Date:** 1918
- Enclosed Area:** 2,704 sq. ft.
- Lot Size:** 6,400 sq. ft.
- Number of Stories:** 2

Contributing Structure: Yes 11/16/16
On 10/28/15 the auxiliary structure only was deemed non-contributing

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes

Including but not limited to:

- 205 E. Isabella Street - Thomas H. Tilghman House

Relevant Historic, Archeological and Architectural Significant 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 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
214	E. Isabella Street	10/28/15		X-auxiliary structure only
220	E. Isabella Street	3/23/11	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to install railings on the front porch.

Areas of Historic Guidelines to be considered:

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 57: Porch Additions and Modifications

Enclosing or altering historic porches is generally discouraged, however, it may be appropriate if conducted in a manner that does not damage the porch’s historic features.

- a. When enclosing or adding screens to a historic porch, design the enclosure or screen detail to be recessed from the supporting posts and railings, so that the historic form of the porch is maintained and visible.
- b. Additions to historic porches are generally not appropriate, but may be considered in special

cases, including handicap accessibility concerns (see Guideline 5 for more guidance on accessibility).

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, Associate Planner I
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170

View Map		View GroundRent Redemption			View GroundRent Registration				
Special Tax Recapture: None									
Account Identifier:		District - 05 Account Number - 005906							
Owner Information									
Owner Name:		ST VAL JEAN			Use:		RESIDENTIAL		
Mailing Address:		29019 TANAGER WAY EDEN MD 21822-			Principal Residence:		NO		
Premises Address:		214 E ISABELLA ST SALISBURY 21801-0000			Deed Reference:		/05083/ 00226		
Location & Structure Information									
Legal Description:		6,400 SQFT 214 E ISABELLA ST CITY OF SALIS							
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0004	0659	5030164.23	0000				2022	
Town: SALISBURY									
Primary Structure Built	Above Grade Living Area	Finished Basement Area			Property Land Area		County Use		
1918	2,704 SF				6,400 SF				
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage/Last Notice of Major Improvements			
2	NO	STANDARD UNIT	ASBESTOS SHINGLE/	3	1 full/1 half				
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			51,600	85,600					
Total:			68,500	102,500	68,500		79,833		
Preferential Land:			0	0					
Transfer Information									
Seller: NATIONSTAR MORTGAGE LLC				Date: 04/22/2022			Price: \$72,450		
Type: ARMS LENGTH IMPROVED				Deed1: /05083/ 00226			Deed2:		
Seller: SECRETARY OF HOUSING & URBAN DEVELOPMENT THE				Date: 08/02/2019			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /04505/ 00003			Deed2:		
Seller: NATIONSTAR MORTGAGE LLC				Date: 06/12/2017			Price: \$1		
Type: NON-ARMS LENGTH OTHER				Deed1: /04180/ 00440			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:				

Salisbury Historic District Commission

Hearing Notification

Hearing Date: September 27, 2023

Time: 7:00 pm

Location: Government Office Building
125 N. Division Street
Salisbury, MD. 21804
Room 301

Case Number: #23-28

Commission Considering: Alterations

Owner's Name: JMPP, LLC

Applicant Name: Randy Taylor

Agent/Contractor: Not Indicated

Subject Property Address: 104 E William St

Historic District: Newtown 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 304
Salisbury, MD 21801
(410) 548-3170/ fax (410) 548-3107

Permit Application
\$150 Fee Received 8/24/23 (date)

Date Submitted: 8/24/23
Date Accepted as Complete: 8/24/23
Subject Location: 104 E. WILLIAM ST.
Application by: RANDY TAYLOR
Applicant Address: 903 CAMPBELL STREET MD.
Applicant Phone: (443) 783-0863

Case #: 23-28
Action Required By (45 days): 10/8/23
Owner Name: JM P, LLC
Owner Address: SAME
Owner Phone: SAME
Owner Email: SALSBURYTENDIS@SALSBURYMD.GOV

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.

SER ATTACH

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 9/27/23 (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 _____ Date 9-24-23

Jessica Budd 9/15/23 _____
Application Processor (Date) Brian Soper 9/15/23
Secretary, S.H.D.C. (Date)

Subject: 104 E. William St. Salisbury Md

4 items to consider

Upper railing on front porch

I replaced the upper railing with a new baluster and rail assembly which is scaled to the period and consistent with other examples in Newtown. (see photo) I do not have representative photos of the prior iteration. This house was empty for 15 years and they had replaced it with salt treated material, not well built which felt apart and was removed. I simply replicated from neighborhood examples and photo evidence.

Rear porch post and rail system

This house had a large remodel in the mid 1960's. Part of that construction involved the closing on the rear porch into a paneled TV room. They left the posts -built around them as well the porch floor and wood siding and simply closed it in. I simply opened it back up and replaced the period rail and balusters. This porch will be tied into a brick patio in the rear yard.

Front porch brick patio

During this same remodel from the 1960's, because the owners closed in the back porch, it is my suspicion they were looking for more outdoor space. As a result, they extended the front brick portico (brick portico floor) to extend beyond the existing porch to the end of the house on both sides of the front elevation. It not only looked super odd and inappropriate – it was failing and deeply deteriorated due to excessive ponding of water and a lack of cover. My solution was to scale it back to the original size and we will re-landscape the front as you would expect to see.

Wooden Shutters

The house had vinyl shutters that were too small and flimsy. We built period and to scale wood shutters (from red grandis) in our shop and are planning to install. Sample is in the front elevation photo.















Salisbury Historic District Commission

STAFF FINDINGS

Meeting of September 27, 2023

Case Number:	#23-28
Commission Considering:	Alterations
Owner Name:	JMPP, LLC
Applicant Name:	Randy Taylor
Applicant's Address:	403 Camden Ave Salisbury, MD 21801
Agent/Contractor:	Not Indicated
Subject Property Address:	104 E William St
Historic District:	Newtown Historic District
Use Category:	Residential
Zoning Classification:	R – 5
Structure / Site Description:	
Built Date:	1850
Enclosed Area:	2,520 sq. ft.
Lot Size:	5,685 sq. ft.
Number of Stories:	2
Contributing Structure:	TBD

Wicomico County Historic Survey on file: Yes

Nearby Properties on County Survey: Yes

Including but not limited to:

325 N Division St. -Dr Cathell Humphreys House
106 E William St- Albert. W Lankford

Explanation of Request: The applicant is seeking approval to replace the following:

- Upper Railing on front porch
- Rear porch post and rail system
- Front porch brick patio
- Wooden Shutters

Areas of Historic Guidelines to be considered:

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.

Guideline 57: Porch Additions and Modifications

Enclosing or altering historic porches is generally discouraged, however, it may be appropriate if conducted in a manner that does not damage the porch's historic features.

- a. When enclosing or adding screens to a historic porch, design the enclosure or screen detail to be recessed from the supporting posts and railings, so that the historic form of the porch is maintained and visible.
- b. Additions to historic porches are generally not appropriate, but may be considered in special cases, including handicap accessibility concerns (see Guideline 5 for more guidance on accessibility).

Guideline 19: Shutters

- a. Shutters should not be added unless it can be documented that they were an original feature of the building or were a common element on buildings of the same style and type.
- b. Shutters must be appropriate to the size and scale of the window opening. They should be large enough to cover the entire window when closed, but should not cover any part of the surrounding wall.
- c. Shutters must be of a style appropriate to the architectural details of the building to which they are applied.
- d. Vinyl shutters are not typically appropriate on contributing buildings within the historic district.

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: September 27, 2023

WI-108

George W. Humphreys House (Jeanette Long House)

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 08-29-2003

WI-108
George W. Humphreys House
Salisbury
Private

c. 1860-70, 1920

Moved to this site on East William Street from North Division Street around 1920, this two-story, center hall frame dwelling is historically known as the George W. Humphreys house. After the house was positioned on its new lot, a two-story rear wing was built and an Ionic columned portico was attached to the front entrance. Original architectural features date the building around 1860-70 during the ownership of George W.

Humphreys, who occupied the North Division Street lot between his purchase in 1854 and his death in 1889. Distinctive to the Civil War era structure is the second floor Palladian style window and its original staircase, which boasts a molded and ramped mahogany railing and a series of turned balusters that stretch from the first floor to the third.

Despite the 1860s architectural detailing of the house, it is clear from the chain of title research that the site was occupied as early as 1814 by Elijah Christopher. Identified as an acre-and-a-half of "Pemberton's Good Will," the house and lot sold at public auction in 1828 for \$550.

George W. Humphreys (1809-1889), son of Colonel Thomas Humphreys, entered into the family milling business following the purchase of the Wicomico falls mill complex by his brothers, Cathell and Humphrey in 1848. By the time of the 1860 United States census, George was designated as a miller with real estate valued at \$5,000. He is listed in the census with his wife Matilda and two daughters.

G. W. Humphreys is designated at this location on the 1877 Salisbury town map,

and he continued to occupy the property until his death in 1889. In his will, he left to his daughter, Malvina Seabreeze, "*my house and lot in Salisbury where I now reside, in fee simple.*" She occupied the house until her death in 1914.

Her executors sold the houe and lot to Walter R. Disharoon in 1920, and shortly thereafter, he relocated the Humphreys house to the lot on East William Street purchased the same year from Alice G. Leonard. Walter Disharoon sold the North Division Street lot to Pratt D. Phillips, Sr., who erected the two-and-a-half story Colonial Revival brick house that stands at 316 North Division. To the old Humphreys house, Walter Disharoon added a two-story rear wing and the Colonial Revival front portico.

8. Significance

Survey No. WI-108

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	Builder/Architect
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D and/or	
Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input checked="" type="checkbox"/> local	

Prepare both a summary paragraph of significance and a general statement of history and support.

Moved to this site on East William Street from North Division Street around 1920, this two-story, center hall frame dwelling is historically known as the George W. Humphreys house. After the house was positioned on its new lot, a two-story rear wing was built and an Ionic columned portico was attached to the front entrance. Original architectural features date the building around 1860-70 during the ownership of George W. Humphreys, who occupied the North Division Street lot between his purchase in 1854¹ and his death in 1889.² Distinctive to the Civil War era structure is the second floor Palladian style window and its original staircase, which boasts a molded and ramped mahogany railing and a series of turned balusters that stretch from the first floor to the third.

Despite the 1860s architectural detailing of the house, it is clear from the chain of title research that the site was occupied as early as 1814 by Elijah Christopher.³ Identified as an acre-and-a-half of "Pemberton's Good Will," the house and lot sold at public auction in 1828 for \$550.⁴

George W. Humphreys (1809-1889), son of Colonel Thomas Humphreys, entered into the family milling business following the purchase of the Wicomico falls mill complex by his brothers, Cathell and Humphrey in 1848.⁵ By the time of the 1860 United States census, George was designated as a miller with real estate valued at \$5,000.⁶ He is listed in the census with his wife Matilda and two daughters.

¹ Somerset County Land Record, LW 3/265, 1 November 1854.

² Wicomico County Will Book, ELW 1/194, Proved 25 February 1889.

³ Somerset County Land Record, JP 2/117, 9 August 1814.

⁴ Somerset County Land Record, GH 4/368, 24 November 1828.

⁵ Somerset County Land Record, WP 4/36, 18 December 1848.

⁶ Eighth Census of the United States (1850) Somerset County, transcribed by John C.

7. Description

Survey No. WI-108

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	date of move
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			c. 1920

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The George W. Humphreys house is located at 104 William Street in the center of the Newtown Historic District in Salisbury, Wicomico County, Maryland. Moved to its present location around 1920, the house faces north with the gable roof oriented on an east/west axis. It was formerly located on the west side of North Division Street at the site of the Pratt D. Phillips, Sr. house at 316 North Division Street.

Estimated to date around 1860, the two-story, three-bay, center hall frame dwelling is supported on a raised brick foundation with a fully excavated cellar under the front section. The exterior is clad with vinyl siding. The steeply pitched gable roof is covered with asphalt shingles. Attached to the back of the main block is a two-story service wing that gives the entire house a tee-shape.

The north (main) elevation is a symmetrical three-bay facade with a center entrance and flanking nine-over-one replacement windows. The center entrance, featuring a six-panel door, is framed by a segmental arched fanlight and sidelights filled with leaded glass. The front door is sheltered by a Ionic columned portico. Pairs of fluted Ionic columns rise on raised brick platform to a classical entablature featuring a bold dentil molding. Fixed atop the portico roof is a balustrade anchored at the corners by squat posts. Stretching between the corner posts is a low, turned baluster railing. The flanking windows have a slight molding to the lintel and vinyl shutters to each side. The second floor is enhanced by a Palladian style window that provides access to the portico roof. Nine-over-one sash windows pierce the second floor to each side. The base of the roof is finished with a boxed cornice.

The east and west gable ends are essentially alike with nine-over-one sash windows on each floor, and a pointed arch sash lights the attic. The eaves are extended and enclosed. The base of the roof is finished with returns.

Attached to the back of the front block is a two-story, two-bay service wing. Chimneys have been removed from the structure.

The interior is finished with a mixture of third quarter of the nineteenth century woodwork with a mid twentieth century layer of Colonial Revival-inspired remodeling. The main block follows a center hall plan with a third quarter of the nineteenth century staircase rising in three flights to the attic. A boldly profiled mahogany newel post and a series of turned balusters support a molded mahogany handrail that ramps when it reaches the landing posts. The stringer is decorated with an applied scroll decoration. The right or west room is entered through an early twentieth century five-panel door framed by an ogee molded backband surround. A molded cornice has been added to the top of the surround. The east room on the left side of the hall has been remodeled with the addition of a paneled chimney breast across the inner partition containing a false fireplace.

The second floor is divided in the same fashion with a single bedroom to each side of the center hall. The mahogany stair railing continues to the third floor and encircles the attic stairwell. Early twentieth century five-panel doors are framed by ogee backband door surrounds.

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. WI-108

Magi No.

DOE yes no

**Maryland Historical Trust
State Historic Sites Inventory Form**

1. Name (indicate preferred name)

historic George W. Humphreys House

and/or common

2. Location

street & number 104 East William Street not for publication

city, town Salisbury vicinity of congressional district First

state Maryland county Wicomico

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Jeanette Long

street & number 104 East William Street telephone no.:

city, town Salisbury state and zip code MD 21801

5. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court Map 107, P. 815
liber 644

street & number Wicomico County Clerk of Court folio 22

city, town Salisbury state MD 21801

6. Representation in Existing Historical Surveys

title

date federal state county local

pository for survey records

city, town state

8.1 SIGNIFICANCE

George W. Humphreys House
104 East William Street
Salisbury, Wicomico County, Maryland

George W. Humphreys is designated at this location on the 1877 Salisbury town map, and he continued to occupy the property until his death in 1889. In his will, he left to his daughter Malvina Seabrease, "my house and lot in Salisbury where I now reside, in fee simple."⁷ She resided in the house until her death in 1914.⁸

Her executors sold the house and lot to Walter R. Disharoon in 1920, and shortly thereafter he relocated the Humphreys house to the lot on East William Street purchased the same year from Alice G. Leonard.⁹ Walter Disharoon sold the Division Street lot to Pratt D. Phillips, Sr., who erected the two-and-a-half story Colonial Revival brick house that stands at 316 North Division Street.¹⁰ To the old Humphreys house, Walter Disharoon added a two-story rear wing and the Colonial Revival front portico.

The George W. Humphreys house is a distinctive and interesting blend of nineteenth and twentieth-century architectural styles. Therefore, it deserves listing in *Category A*.

⁷ Wicomico County Will Book, ELW 1/194, proved 25 February 1889.

⁸ Wicomico County Land Record, EAT 98/333, 15 December 1915.

⁹ Anne Kennerly Morris Clay, "The Jeanette Long House: A History," Research Center for Delmarva History and Culture.

¹⁰ Wicomico County Land Record, JCK 128/574, 17 November 1922.

WI-108
George W. Humphreys House
104 East William Street
Salisbury, Wicomico County, Maryland
Chain of title for the former house site on North Division Street

Map 107, Parcel 949 and 948

1354/31

Brent R. Fox
Dorinda M. Fox

to

Virginia R. Fortenberry

MSB 1123/649

Gary Crowell
Helen B. Crowell

to

10/29/1987

Brent R. Fox
Dorinda M. Fox

A J S 462/582

Pratt D. Phillips, Jr.

to

8/7/1981

Gary Crowell
Helen B. Crowell

1. from Pratt D. Phillips, Jr. Executor of Dora Jones
Phillips JWTS 719/228 9/18/1970
2. from Pratt D. Phillips, Jr. 9/18/1970, JWTS 719/228

WI-108
George W. Humphreys House
104 East William Street
Salisbury, Wicomico County, Maryland
Chain of title continued

Page 2

JWTS 276/447

Hannah Dawson

to

2/28/1946

Pratt D. Phillips
Dora Jones Phillips

JWTS 276/448

Dora Jones Phillips

to

2/28/1946

Hannah Dawson

1. from Pratt D. Phillips, 10/16/1925, JCK 140/413
2. from Pratt D. Phillips, 12/29/1938, IDT 213/597
3. from Margaret Webb Smith, 6/8/1945, JWTS 270/376

JCK 140/413

Pratt D. Phillips

to

10/16/1925

Dora Jones Phillips
Plat JCK 128/573

WI-108
George W. Humphreys House
104 East William Street
Salisbury, Wicomico County, Maryland
Chain of title continued

Page 3

JCK 128/574

Walter R. Disharoon
Lydia J. Disharoon

to

11/17/1922

Pratt D. Phillips

JCK 114/534

Cora W. Laws, et al. (James R. T. Laws, Lula G.
Dorman, and William E. Dorman)

to

1/3/1920

Walter R. Disharoon

EAT 98/335

William E. Dorman

to

12/18/1915

Cora W. Laws
Lula G. Dorman

WI-108
George W. Humphreys House
104 East William Street
Salisbury, Wicomico County, Maryland
Chain of title continued

Page 4

EAT 98/333

George H. Dorman, Executor of
Malvina W. H. Seabrease

to

12/15/1915

William E. Dorman

\$7,000 Whereas by virtue of a power of sale in the
sixth item in the last will and testament of
Malvina W. H. Seabrease 4 April 1914
No. 209 LJC 2/259

Will Book
ELW 1/194

Last Will and Testament of
George W. Humphreys

to

Written
6/28/1887
Proved
2/25/1889

Item 1 I devise and bequeath to my daughter
Malvina Seabrease, wife of Thomas W.
Seabrease my house and lot in Salisbury
where I now reside, in fee simple

WI-108

Page 5

George W. Humphreys House
104 East William Street
Salisbury, Wicomico County, Maryland
Chain of title continued

Somerset Land Record
LW 3/265

Thomas B. Robertson
Elizabeth Robertson

to

11/1/1854

George W. Humphreys
\$ 1350 "Corkland" which was conveyed to John Huston
father of said Elizabeth by deed dated
the 5 July 1810...and also that House
and Lot in Salisbury, Somerset County,
whereon the said George now resides,
which was conveyed to said Elizabeth
as Elizabeth Huston by William W.
Handy and Anne D. Handy....the 3 June
1831 and which was conveyed to said
William W. Handy by Joshua Brattan,
Sheriff of Somerset County, 28
November 1828
"Pemberton's Good Will"

GH 4/368

Joshua Brattan, Sheriff

to

11/24/1828

William W. Handy

1 ½ acre "Pemberton's Good Will" borders Dividing street
\$550 sold at public auction

WI-108
George W. Humphreys House
104 East William Street
Salisbury, Wicomico County, Maryland
Chain of title continued

Somerset County John Gould
Land Record to
JP 2/117

8/9/1814 Belitta Christopher

\$150 on Lott of ground marked number two in a plott made
by John Landreth, Esquire....the aforesaid lot of ground
being at present occupied by a certain Elijah
Christopher

Gents' furnishing Goods, &c. No. 47 Main St.
GILLIS AND SON, Wholesale and Retail
 alers in Groceries, Provisions, Notions, Gilling-
 ine, Wood and Willow-ware, Fishing Tackle,
 ton and Manila Rope, Corn-meal, &c. No. 70
 in Street.
SAYMAN, Dealer in Groceries, Tobacco,
 tions and General Merchandise. No. 69 Main
 cet.

Editors.

JEL MALONE, Editor of the "Salisbury
 ert"
BE litor and Publisher of the "Eastern
 oren.

Fruit Dealer.

CATHELL, Dealer in, and Grower of Small
 uts. Salisbury, Md.

Hotel.

TRACY, Proprietor of the "Peninsula Ho-
 l," also of the "Atlantic Hotel," "Ocean City."

sale and Retail Dealer in Dresses, rousing, -
 faced Boards, House-framing, Box-boards, Oak
 Lumber suitable for Vessel Material, Gum, Wal-
 nut, Oak and Cherry Hubs, Balusters, Newel Posts,
 Fence Pickets, Post Caps, Flower Vases, Broom
 Handles, Spinning Wheels, Pumps. Turning of
 all Kinds and Styles of Wood and Iron a Specialty.
 Wool carded from July 1st to October 31st. Also
 Manufacturer of Flour, Meal and Feed Stuff. Wi-
 comico Falls Mills, No. 2 Mill Street, Salisbury, Md.

Mills.

GEO. W. LEONARD, Farmer and Proprietor of
 Saw and Grist Mill. Res. and mill 4 1/2 miles north
 of Salisbury.
JOHN WILLIAMS, Farmer and Proprietor of
 Saw and Grist Mill 5 miles north of Salisbury.
GEO. H. W. RUARK, Farmer and Proprietor of
 "Rusak Mills" 3 miles north of Salisbury. Res.
 Salisbury.
M. A. FARSONS, Proprietor of S. S. MILL, 2
 miles west of Salisbury on Wicomico River. Also
 Proprietor of Marine Railway.

Physician.

Dr. F. M. SLEMONS, Physician and Surgeon.

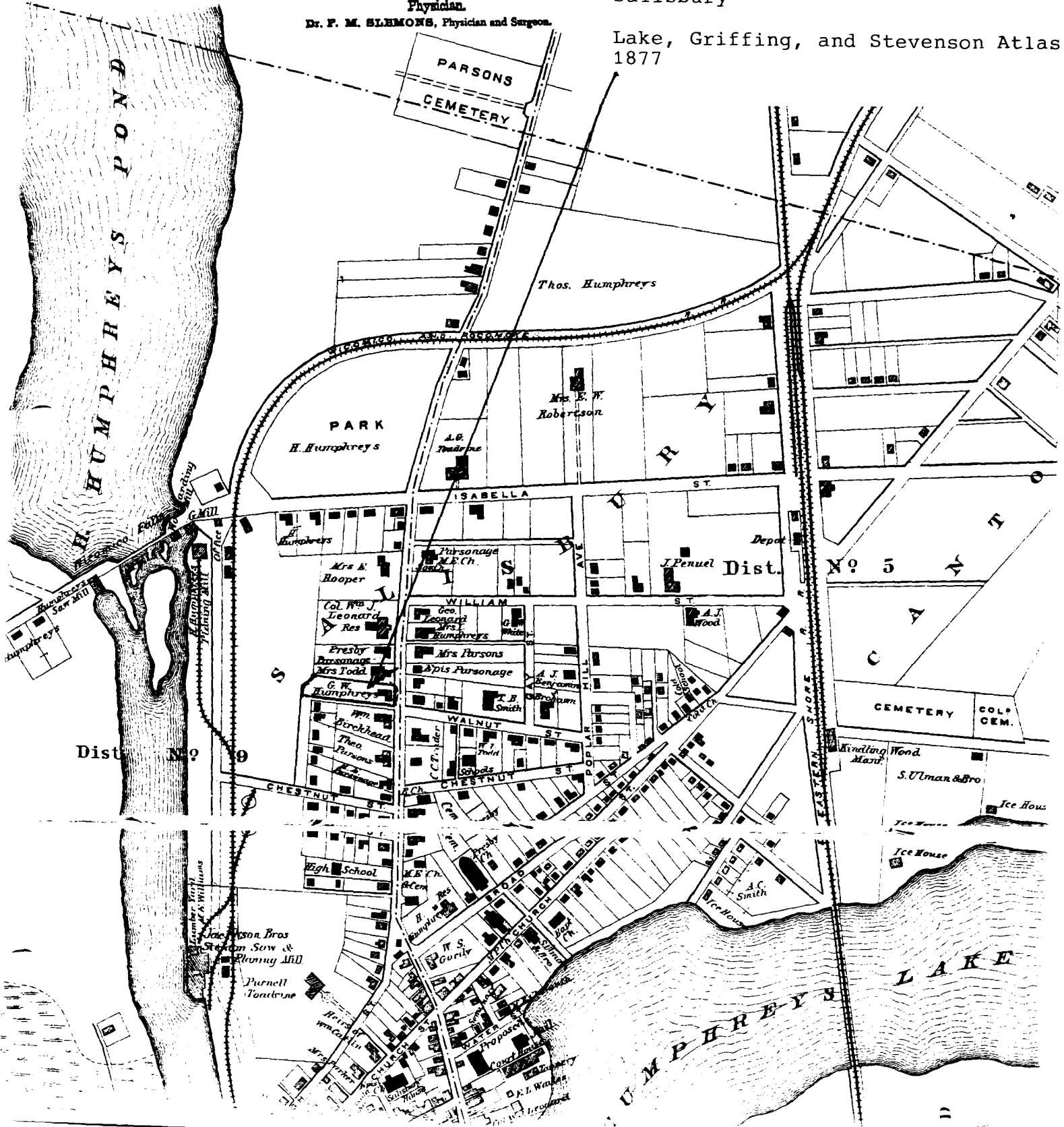
SALISBURY

WICOMICO CO. WI-108

Dists. Nos 95 & 8

~~WI-258~~ WI-108
 George W. Humphreys House
 Salisbury

Lake, Griffing, and Stevenson Atlas
 1877

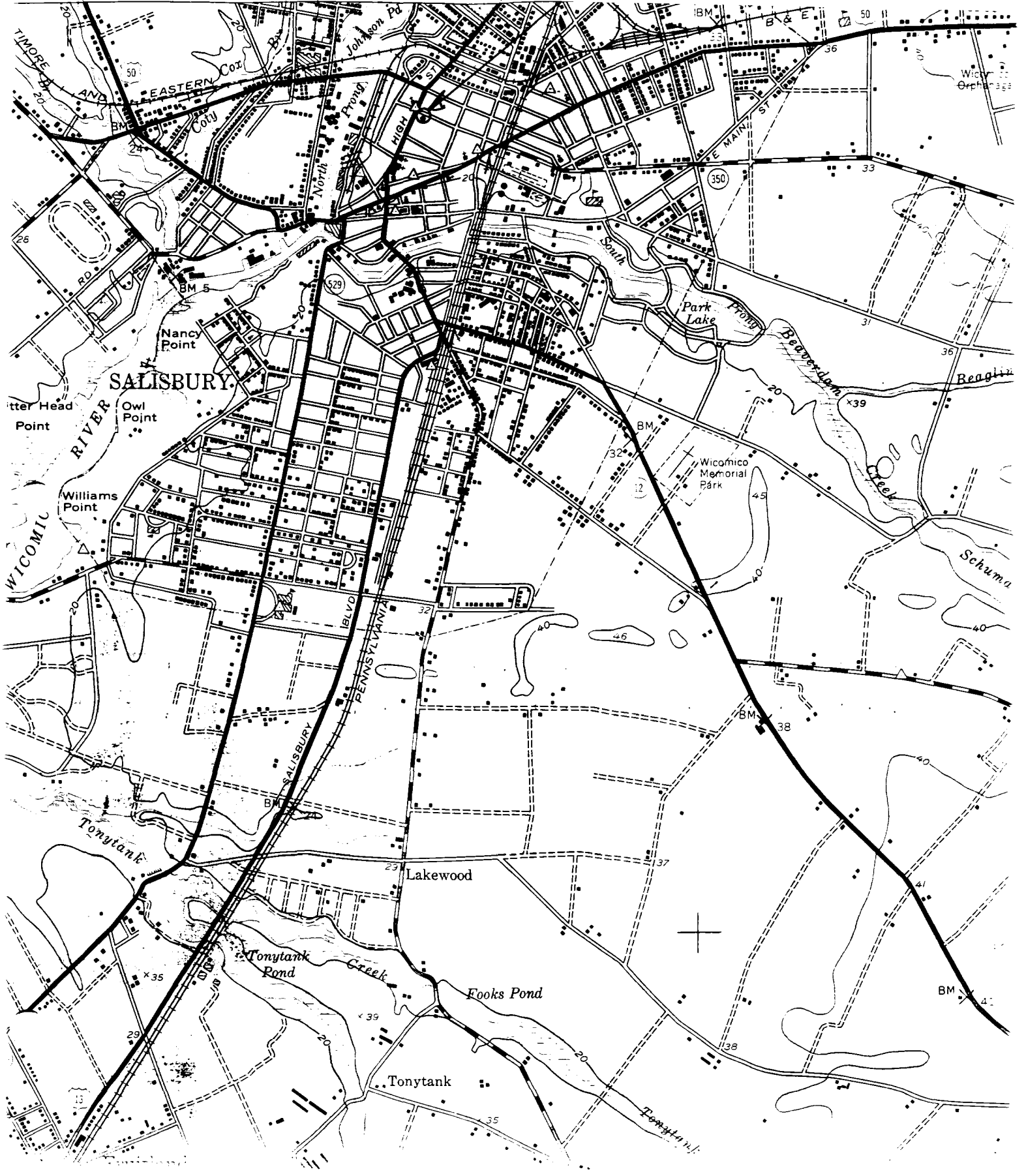


WI-108
George W. Humphreys House

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

Salisbury, Maryland Quadrangle
1942

CAMBRIDGE 31 MI.
VIENNA 15 MI. 447000m E.





W1-108

GEORGE W. HUMPHREYS HOUSE

NORTH ELEVATION

11/97, PAUL TOWART, PHOTOGRAPHER

NEG. / M.D. HISTORICAL TRUST

SALISBURY, WIRGINIA CO., MD

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 014026

Owner Information

Owner Name: JM PRESERVATION PROPERTIES LLC Use: RESIDENTIAL
 Mailing Address: 403 CAMDEN AVE Principal Residence: NO
 SALISBURY MD 21801- Deed Reference: /04648/ 00398

Location & Structure Information

Premises Address: 104 E WILLIAM ST Legal Description: 5,685 SQFT
 SALISBURY 21801-0000 104 E WILLIAM ST
 CITY OF SALISBURY

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0003	0815	5030164.23	0000				2022	
Town: SALISBURY									

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1850	2,520 SF		5,685 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	3	1 full/ 1 half		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	16,100	16,100		
Improvements	50,300	85,600		
Total:	66,400	101,700	89,933	101,700
Preferential Land:	0	0		

Transfer Information

Seller: JSKJ ENTERPRISES L L C	Date: 06/15/2020	Price: \$130,000
Type: ARMS LENGTH MULTIPLE	Deed1: /04648/ 00398	Deed2:
Seller: LONG, MARIE J	Date: 08/19/2008	Price: \$130,000
Type: ARMS LENGTH IMPROVED	Deed1: /02960/ 00038	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
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:

Salisbury Historic District Commission

Hearing Notification

Hearing Date: September 27, 2023

Time: 7:00 pm

Location: Government Office Building
125 N. Division Street
Salisbury, MD. 21804
Room 301

Case Number: #23-29

Commission Considering: Alterations

Owner's Name: REPC LLC

Applicant Name: Robert Cannon

Agent/Contractor: Not Indicated

Subject Property Address: 226 Newton St.

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 7/7/23 (date)

Date Submitted: 7/7/23

Case #: 23-29
Action Required By (45 days): Continuance

Date Accepted as Complete: 7/7/23

Subject Location: 226 NEWTON STREET

Application by: ROBERT CANNON

Applicant Address: 106 CIRCLE AVE, SALISBURY MD 21801

Applicant Phone: 410-749-5179

Owner Name: REPC and HTC LLC
Owner Address: c/o ROBERT CANNON, 106 CIRCLE AVE
Owner Phone: 410-749-5179
Owner Email: CANNONCRM@COMCAST.NET

Work Involves: Alterations New Construction Addition Other
 Demolition Sign Awning Estimated Cost 200,000

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.

SEE ATTACHED

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 9/27/23 (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 [Signature]

Date 6-27-23

[Signature] 7/7/23
Application Processor (Date)

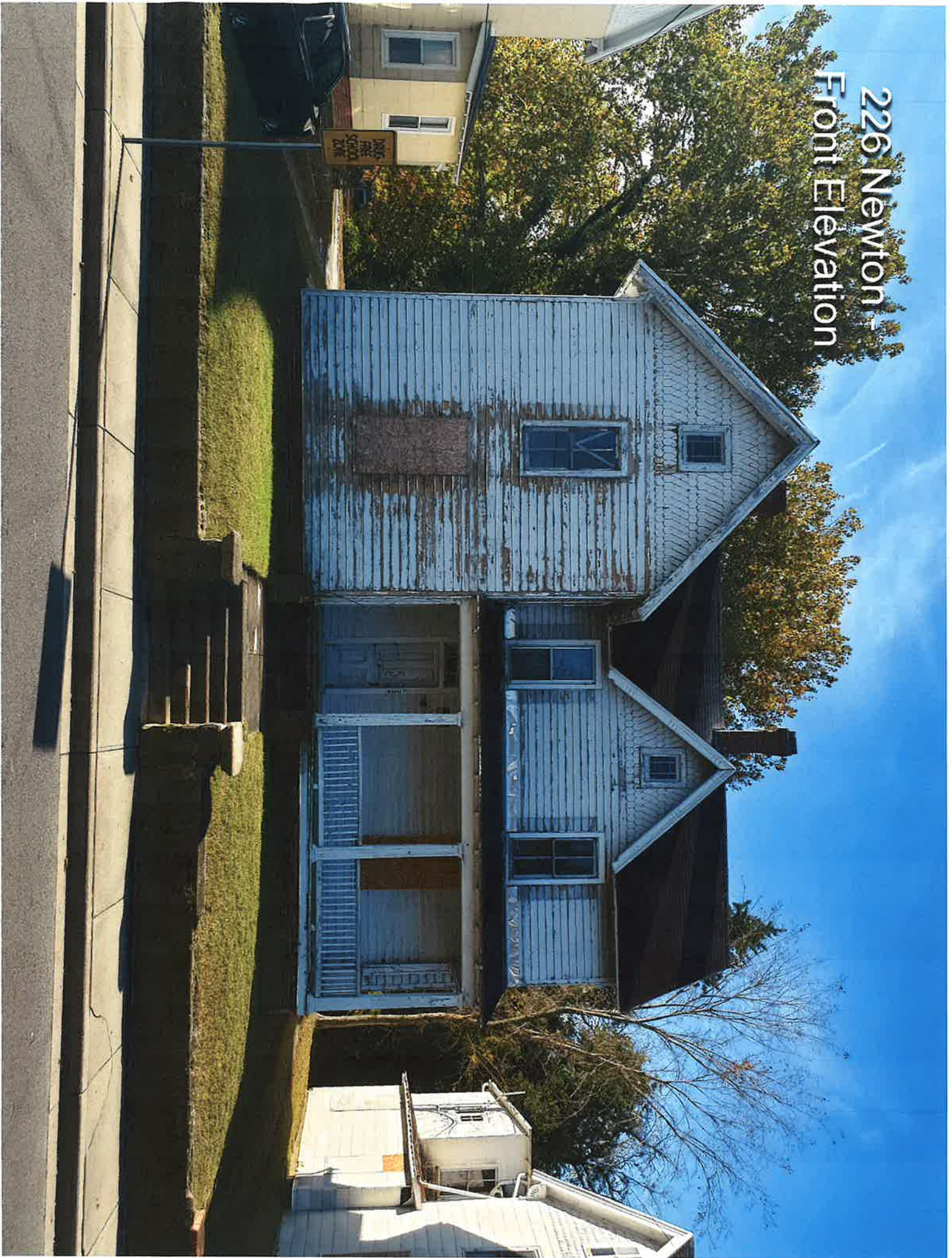
Brian Soper 7/18/23
Secretary, S.H.D.C. (Date)

226 Newton Street

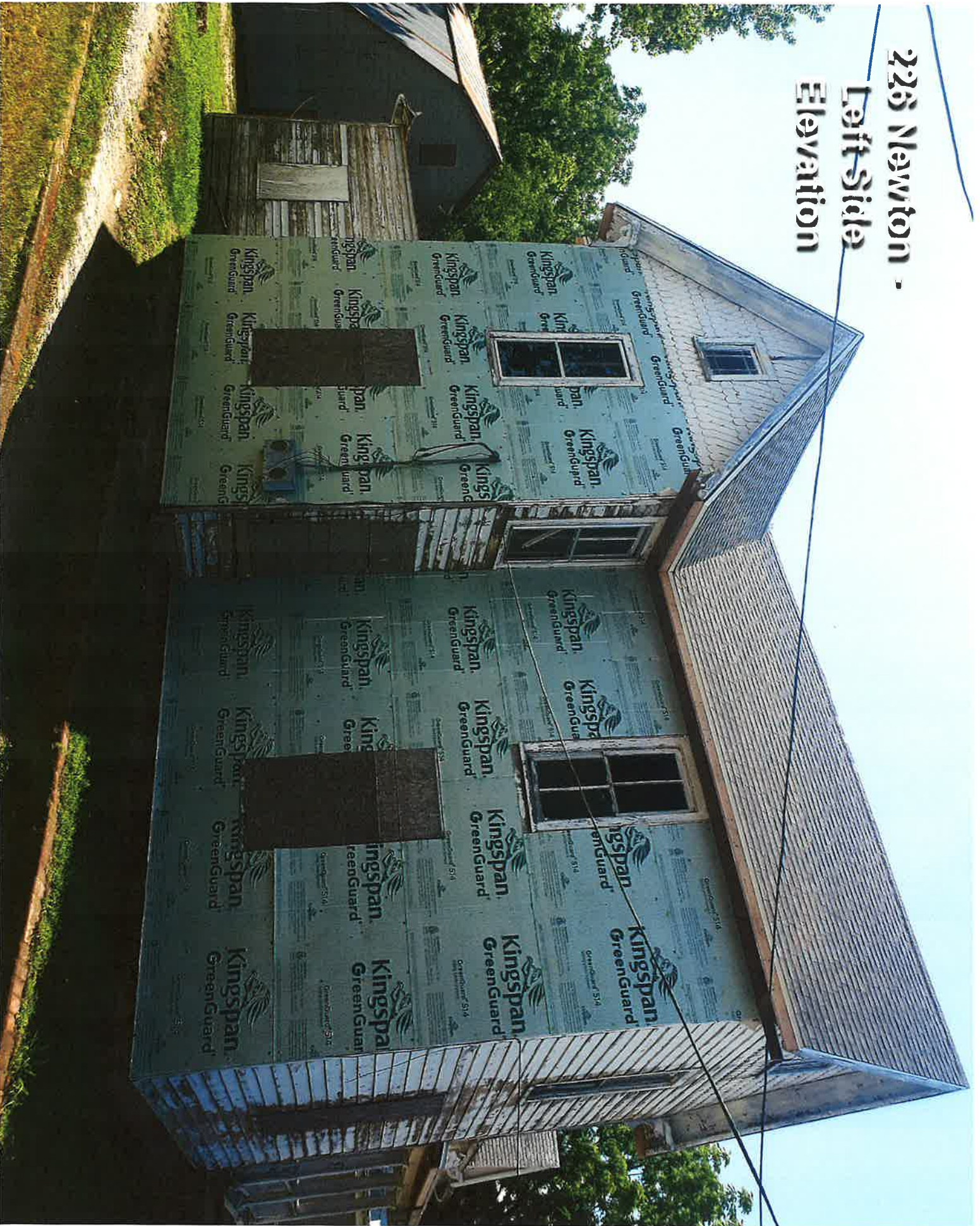
Proposed renovation plans:

1. Install vinyl siding on the exterior of the house to match as close as possible the old clapboard and clamshell siding that is presently underneath the asbestos shingles;
2. Replace the windows with vinyl replacement windows with similar grills. It should be noted that some of the current windows are very large and dangerous in that the bottoms of the windows are only 19 inches above the floor. We intend to replace them with windows that meet the current code compliant size and height requirements;
3. Wrap the exterior widow trim and boxing in metal;
4. Replace roofs with architectural asphalt shingles;
5. Install gable vents for proper ventilation of the attic in place of the gable windows;
6. Rebuild two-thirds of the kitchen at the rear of the house (the roof of which has collapsed) to similar dimensions;
7. Install a code-compliant exit stairway at the rear of the house for a second required exit for the current second floor unit;
8. Install new exterior metal doors; and
9. Install a new front porch deck with similar tongue and groove vinyl decking boards and replace the posts and bannisters with similar size and shape plastic or vinyl.

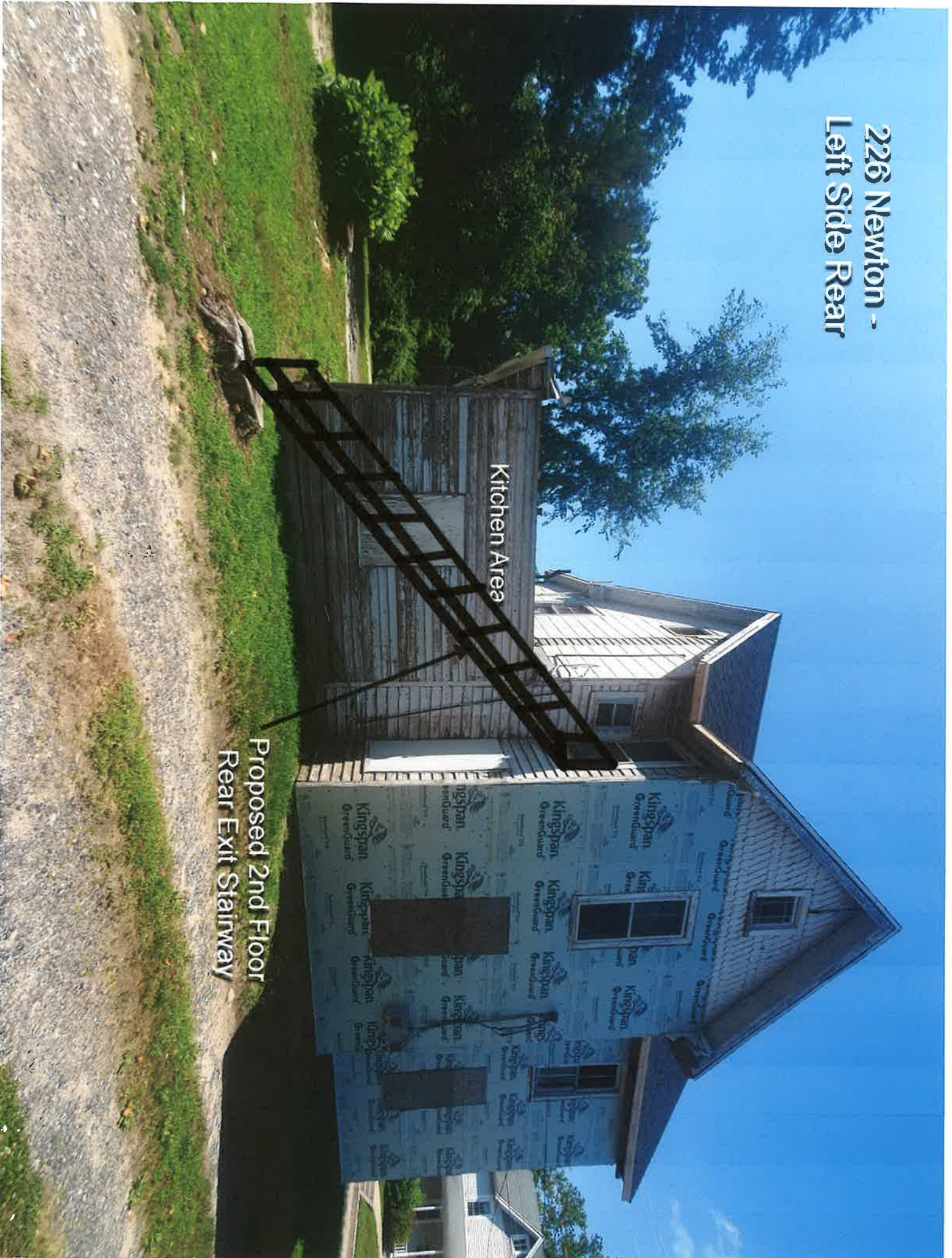
226. Newton -
Front Elevation



225 Newton - Left Side Elevation



**2226 Newton -
Left Side Rear**



Kitchen Area

**Proposed 2nd Floor
Rear Exit Stairway**

226 Newton - Right
Side Elevation



226 Newton -
Right Side Rear



2226 Newton Rear Elevation and Kitchen



226 Newton Rear Elevation and Kitchen



Kitchen Area To
Be Removed

Kitchen Area to Remain

226 Newton -
Front Porch

NO
SPACING

226



**House to Left of
225 Newton**



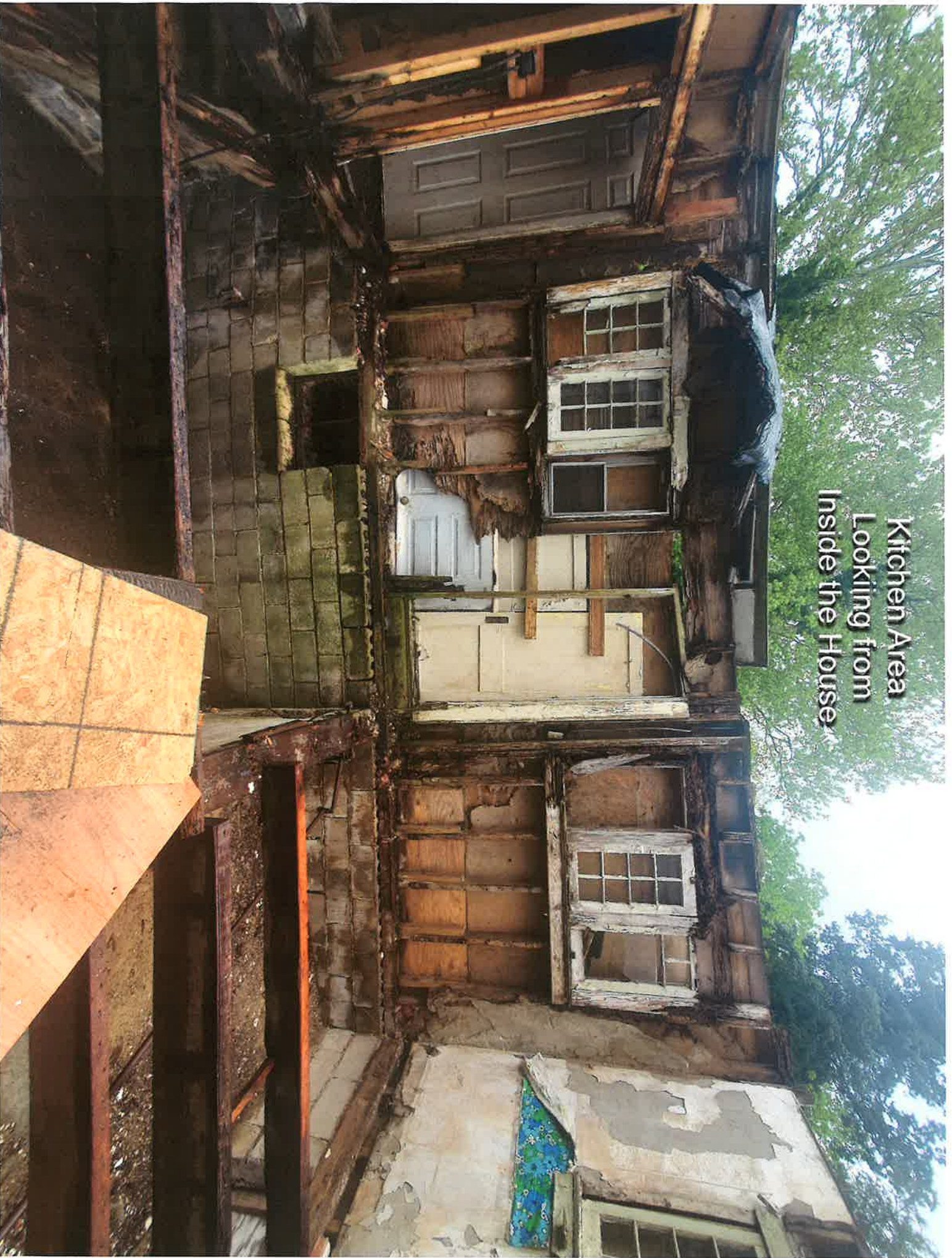
House to Right of
226 Newton



**House Across from
226 Newton**



Kitchen Area
Looking from
Inside the House





Kitchen Area
to be Renovated

Kitchen Area
to be Removed

Window Sills Only
19" From Floor



226 Newton -
Existing
Windows Size

Viwinco Dealer Quote

BEACON BUILDING PRODUCTS
505 MARVEL RD
SALISBURY, MD 21801

Quote Number:
00315013
Job Name:
Will Chavez
Quote Date: May 9, 2022

Sold To: 50158620

Ship To:

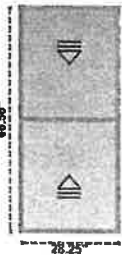
505 Marvel Road
Salisbury, MD 21801

505 Marvel Road
Salisbury, MD 21801

Line #	Qty Ordered	Order Specifications
--------	-------------	----------------------

0001 6 S-Series Double Hung

Viewed from Exterior



APPLICATION: NEW CONSTRUCTION (NON-IMPACT)
MEASURE CODE: ROUGH OPENING
WIDTH: 28.7500
HEIGHT: 67.0000
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS

Performance: SHGC: 0.20, U-Factor: 0.29, VT: 0.46, CPD: VWN-K-10-00638-00001
DP Value: 50
Florida Approval: 17528.1

Date Printed: 5/16/2023 02:06 PM

Created By: davidm@roofcenter.com

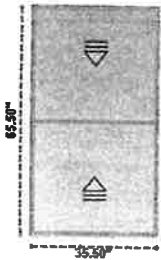
Page 1 of 4

00315013

Line #	Qty Ordered	Order Specifications
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0002 4 S-Series Double Hung

Viewed from Exterior

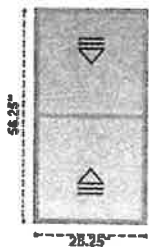


APPLICATION: NEW CONSTRUCTION (NON-IMPACT)
MEASURE CODE: ROUGH OPENING
WIDTH: 36.0000
HEIGHT: 66.0000
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: THIS WINDOW MEETS EGRESS, EGRESS HARDWARE IS INSTALLED

Performance: SHGC: 0.20, U-Factor: 0.29, VT: 0.46, CPD: VWN-K-10-00638-00001
DP Value: 50
Florida Approval: 17528.1

0003 6 S-Series Double Hung

Viewed from Exterior



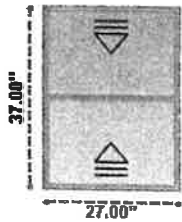
APPLICATION: NEW CONSTRUCTION (NON-IMPACT)
MEASURE CODE: ROUGH OPENING
WIDTH: 28.7500
HEIGHT: 56.7500
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS

Performance: SHGC: 0.20, U-Factor: 0.29, VT: 0.46, CPD: VWN-K-10-00638-00001
DP Value: 50
Florida Approval: 17528.1

Line #	Qty Ordered	Order Specifications
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0004 1 S-Series Double Hung

Viewed from Exterior

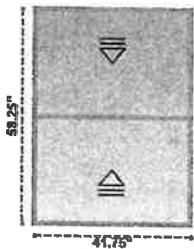


APPLICATION: NEW CONSTRUCTION (NON-IMPACT)
MEASURE CODE: ROUGH OPENING
WIDTH: 27.5000
HEIGHT: 37.5000
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS

Performance: SHGC: 0.20, U-Factor: 0.29, VT: 0.46, CPD: VWN-K-10-00638-00001
DP Value: 50
Florida Approval: 17528.1

0005 1 S-Series Double Hung

Viewed from Exterior

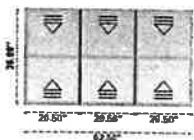


APPLICATION: NEW CONSTRUCTION (NON-IMPACT)
MEASURE CODE: ROUGH OPENING
WIDTH: 42.2500
HEIGHT: 58.7500
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: DOUBLE LOCKS / THIS WINDOW MEETS EGRESS, EGRESS HARDWARE IS INSTALLED

Performance: SHGC: 0.20, U-Factor: 0.29, VT: 0.46, CPD: VWN-K-10-00638-00001
DP Value: 50
Florida Approval: 17528.1

0006 1 S-Series Muller Units 3U-1R3C

Viewed from Exterior
 Mullion Width = 0.50"



CONFIG: 3U-1R3C
APPLICATION: NEW CONSTRUCTION (NON-IMPACT)
MEASURE CODE: ROUGH OPENING
OVERALL WIDTH: 63.0000
OVERALL HEIGHT: 36.5000
CUSTOM SIZES: NO
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE

UNIT 01: S-Series Double Hung

WIDTH: 20.5000
HEIGHT: 36.0000

Date Printed: 5/16/2023 02:06 PM

Created By: davidm@roofcenter.com

Page 3 of 4

00315013

Line #	Qty Ordered	Order Specifications
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LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS

UNIT 02: S-Series Double Hung

WIDTH: 20.5000
HEIGHT: 36.0000
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS

UNIT 03: S-Series Double Hung

WIDTH: 20.5000
HEIGHT: 36.0000
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS

Performance (All Units): SHGC: 0.20, U-Factor: 0.29, VT: 0.46, CPD: VWN-K-10-00638-00001

DP Value: 50

Florida Approval (All Units): 17528.1

Date Printed: 5/16/2023 02:06 PM

Created By: davidm@roofcenter.com

Page 4 of 4

QUOTE DISCLAIMER

We ask that you thoroughly review the quote for accuracy, before ordering the product. By responding to this email, or signing the quote, you authorize us to order the product/special order product and you agree all quantities, sizes, and specifications are correct.

No changes or cancellations can occur once special order items have been submitted to the manufacturer.

THIS ESTIMATE IS VALID FOR 30 DAYS. SPECIAL ORDER ITEMS CANNOT BE RETURNED.

Customer Signature: _____ **Date:** _____

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of September 27, 2023

Case Number:	#23-29
Commission Considering:	Alterations
Owner Name:	REPC LLC
Owners Address:	106 Circle Ave Salisbury, MD 21801
Applicant Name:	Robert Cannon
Applicant's Address:	106 Circle Ave Salisbury, MD 21801
Agent/Contractor:	TBD
Subject Property Address:	226 Newton St
Historic District:	Camden Historic District
Use Category:	Residential
Zoning Classification:	R – 8
Structure / Site Description:	
Built Date:	1915
Enclosed Area:	2,370 sq. ft.
Lot Size:	9,000 sq. ft.
Number of Stories:	2
Contributing Structure:	Contributing 7/26/23

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes

Including but not limited to:

232 Newton St- William Mitchell House

Explanation of Request: The applicant is seeking approval to repair the following:

- Install Vinyl Siding
- Replace windows with vinyl, and wrap window trim
- Replace the roof with architectural asphalt shingles
- Install gable vents for proper ventilation of the attic in place of gable windows
- Rebuild two-thirds of the kitchen at the rear of the house to similar dimensions
- Install an exit stairwell in rear for second floor unit
- Install new exterior metal doors
- Install new front porch deck. With similar tongue and groove vinyl decking boards and replace post and banisters with similar size and shape plastic or vinyl

Areas of Historic Guidelines to be considered:

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 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 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.

Guideline 28: Chimneys and Vents

- a. Maintain existing chimneys. When repairs are necessary, match the existing materials, colors, shape, brick pattern, and details as closely as possible.
- b. Avoid changing the height, massing, or scale of existing chimneys.
- c. New vents should be placed in a location which is not visible from the public right of way.
- d. New chimneys on new construction should be consistent with the height, massing, and proportions of chimneys found in the surrounding area.

Guideline 35: Additions

Although it is not impossible to add a story or more to historic buildings, it is normally more difficult to avoid adverse impact to the building's original design, character, and detailing.

- a. Consider the issue of structural strength and ability to carry another floor. This issue should be addressed by a qualified structural engineer.
- b. Whenever possible, an addition should be placed at the rear of the main building.
- c. Additions should be constructed in materials compatible with those used in the original building. This does not mean that the same materials have to be used.
- d. Frame additions can be added to brick and stucco buildings successfully.
- e. Additions should not duplicate the architecture and design of the main building but should pick up overall design “cues” from the main building, such as window proportions, overall massing and form, and type of ornamentation.
- f. Avoid changes that obscure, damage or destroy significant characteristic features of an existing building or historic district.
- g. New additions should be compatible with existing historic buildings in terms of scale, but should be visually different from the original to avoid creating a false historic appearance. Additions to historic structures should be identifiable as a new addition to an original building.
- h. New additions should be subordinate to the main building. This can be achieved by making the addition smaller in scale than the main building, or by keeping the roofline or parapet below that of the main building.

Guideline 53: Replacing Residential Doors

- a. Where replacement is necessary, the new door should match the historic door in placement, size, type, and configuration wherever possible.
- b. When restoring missing historic doors, use pictorial evidence to produce the replacements, if your budget allows. A salvaged replacement in the same style that fits the opening, or a new door in a complimentary style are also appropriate choices.
- c. If replacement with a new door is unavoidable, choose one that mimics the size, scale, design, and texture of an appropriate historic door. Proportions and details should be in keeping with the building’s architectural style.
- d. Maintain the historic door opening size and surrounding trim, including side lights and transoms. Do not alter the size of the opening to fit a smaller or larger door, unless required by code.

Guideline 54: Storm and Screen Doors

- a. Select a storm or screen door in a style typical of the period or style in which your building was constructed.
- b. Wood storm and screen doors are typically the most appropriate, however, metal doors with a baked enamel finish in an appropriate style may also be approved.
- c. The color should match the existing door sash or trim.

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
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: September 15, 2023

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture:** None**Account Identifier:** District - 13 Account Number - 019479**Owner Information**

Owner Name: REPC & HTC LLC **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: C/O ROBERT P CANNON **Deed Reference:** /02532/ 00020
 106 W CIRCLE AVE
 SALISBURY MD 21801-4944

Location & Structure Information

Premises Address: 226 NEWTON ST **Legal Description:** 9,000 SQFT
 SALISBURY 21801-0000 226 NEWTON ST
 CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0011	0263	13030702.23	0000				2022	

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1915	2,370 SF		9,000 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	ASBESTOS SHINGLE/	1	2 full		

Value Information

	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2022	07/01/2022
Land:	9,000	8,600	
Improvements	7,500	300	
Total:	16,500	8,900	8,900
Preferential Land:	0	0	

Transfer Information

Seller: CANNON, ROBERT P & HILDA T **Date:** 12/30/2005 **Price:** \$0
Type: NON-ARMS LENGTH OTHER **Deed1:** /02532/ 00020 **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **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:** No Application**Homeowners' Tax Credit Application Information****Homeowners' Tax Credit Application Status:** No Application**Date:**

Salisbury Historic District Commission

Hearing Notification

Hearing Date: September 27, 2023

Time: 7:00 pm

Location: Government Office Building
125 N. Division Street
Salisbury, MD. 21804
Room 301

Case Number: #23-30

Commission Considering: Alterations

Owner's Name: REPC LLC

Applicant Name: Robert Cannon

Agent/Contractor: Not Indicated

Subject Property Address: 228 Newton St.

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 7/1/23 (date)

Date Submitted: 7/1/23

Date Accepted as Complete: 7/1/23

Subject Location: 228 NEWTON STREET

Application by: ROBERT CANNON

Applicant Address: 106 CIRCLE AVE, SALISBURY, MD 21801

Applicant Phone: 410-749-5179

Case #: 23-30
Action Required By (45 days): Continuance

Owner Name: REPC LLC
Owner Address: 106 ROBERT CANNON, 106 CIRCLE AVE
Owner Phone: 410-749-5179
Owner Email: CANNON@COMCAST.NET

Work Involves: Alterations New Construction Addition Other
 Demolition Sign Awning Estimated Cost 200,000

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.

SEE ATTACHED

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 9/27/23 (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 [Signature]
John Soper 7/7/23
Application Processor (Date)

Date 6-27-23
Brian Soper 7/17/23
Secretary, S.H.D.C. (Date)

228 Newton Street

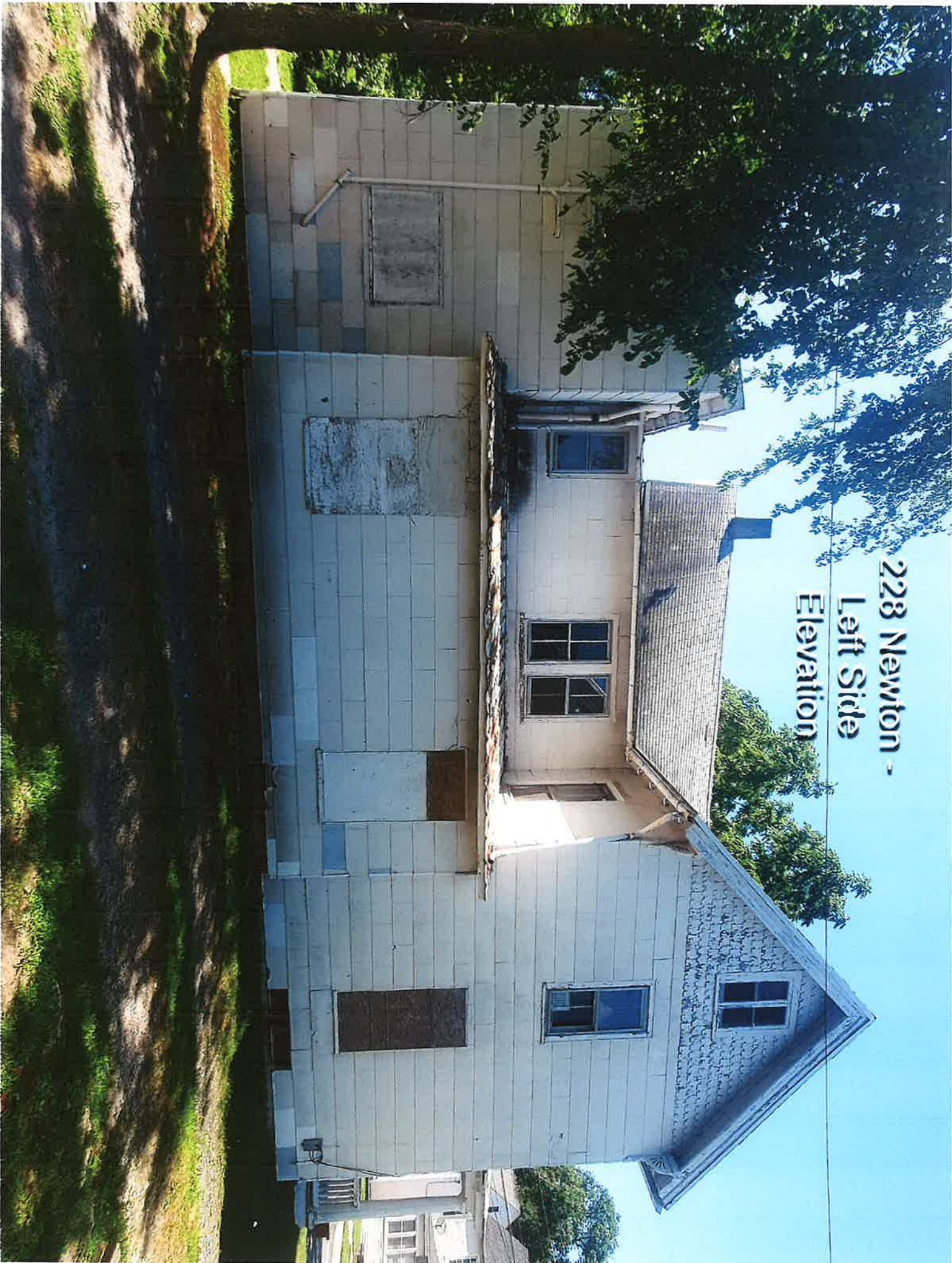
Proposed renovation plans:

1. Install vinyl siding on the exterior of the house to match as close as possible the old clapboard and clamshell siding that is presently underneath the asbestos shingles;
2. Replace the windows with vinyl replacement windows with similar grills. It should be noted that some of the current windows are very large and dangerous in that the bottoms of the windows are only 19 inches above the floor. We intend to replace them with windows that meet the current code compliant size and height requirements;
3. Wrap the exterior widow trim and boxing in metal;
4. Replace roofs with architectural asphalt shingles;
5. Install gable vents for proper ventilation of the attic in place of the gable windows;
6. Install new exterior metal doors; and
7. Install a new front porch deck with similar tongue and groove vinyl decking boards and replace the posts and bannisters with similar size and shape plastic or vinyl.

2228 Newton - Front Elevation



228 Newton -
Left Side
Elevation





228 Newton -
Right Side
Elevation

228 Newton -
Right Side
Elevation - Rear



228 Newton Rear
Elevation



228 Newton -
Front Porch

228

NO
TRESPASSING

POST
NO TRESPASSING
NO KEEP OUT



House to Left of
228 Newton



House to Right of
228 Newton



House Across from
228 Newton



**Houses Across
from 228 Newton**



Window Sill 19" from
Floor



Viwinco Dealer Quote

BEACON BUILDING PRODUCTS
505 MARVEL RD
SALISBURY, MD 21801

Quote Number:
00315013
Job Name:
Will Chavez
Quote Date: May 9, 2022

Sold To: 50158620

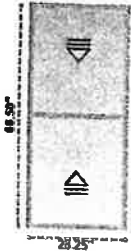
505 Marvel Road
Salisbury, MD 21801

Ship To:

505 Marvel Road
Salisbury, MD 21801

Line #	Qty Ordered	Order Specifications
0001	6	S-Series Double Hung

Viewed from Exterior



APPLICATION: NEW CONSTRUCTION (NON-IMPACT)
MEASURE CODE: ROUGH OPENING
WIDTH: 28.7500
HEIGHT: 67.0000
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS

Performance: SHGC: 0.20, U-Factor: 0.29, VT: 0.46, CPD: VWN-K-10-00638-00001
DP Value: 50
Florida Approval: 17528.1

Date Printed: 5/16/2023 02:06 PM

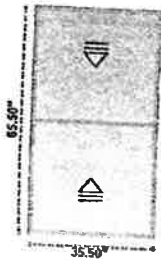
Created By: davidm@roofcenter.com

Page 1 of 4

00315013

Line #	Qty Ordered	Order Specifications
0002	4	S-Series Double Hung

Viewed from Exterior



APPLICATION: NEW CONSTRUCTION (NON-IMPACT)
MEASURE CODE: ROUGH OPENING
WIDTH: 36.0000
HEIGHT: 66.0000
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: THIS WINDOW MEETS EGRESS, EGRESS HARDWARE IS INSTALLED

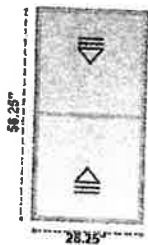
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DP Value: 50

Florida Approval: 17528.1

0003 6

S-Series Double Hung

Viewed from Exterior



APPLICATION: NEW CONSTRUCTION (NON-IMPACT)
MEASURE CODE: ROUGH OPENING
WIDTH: 28.7500
HEIGHT: 56.7500
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
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SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS

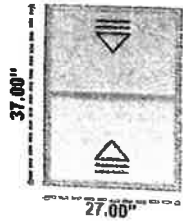
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DP Value: 50

Florida Approval: 17528.1

Line #	Qty Ordered	Order Specifications
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0004 1 S-Series Double Hung

Viewed from Exterior



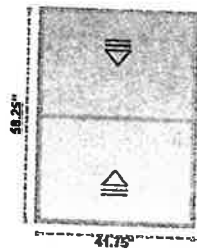
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GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS

Performance: SHGC: 0.20, U-Factor: 0.29, VT: 0.46, CPD: VWN-K-10-00638-00001
DP Value: 50

Florida Approval: 17528.1

0005 1 S-Series Double Hung

Viewed from Exterior



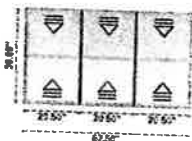
APPLICATION: NEW CONSTRUCTION (NON-IMPACT)
MEASURE CODE: ROUGH OPENING
WIDTH: 42.2500
HEIGHT: 58.7500
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: DOUBLE LOCKS / THIS WINDOW MEETS EGRESS, EGRESS HARDWARE IS INSTALLED

Performance: SHGC: 0.20, U-Factor: 0.29, VT: 0.46, CPD: VWN-K-10-00638-00001
DP Value: 50

Florida Approval: 17528.1

0006 1 S-Series Muled Units 3U-1R3C

Viewed from Exterior
 Muntin Width = 0.50"



CONFIG: 3U-1R3C
APPLICATION: NEW CONSTRUCTION (NON-IMPACT)
MEASURE CODE: ROUGH OPENING
OVERALL WIDTH: 63.0000
OVERALL HEIGHT: 36.5000
CUSTOM SIZES: NO
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE

UNIT 01: S-Series Double Hung

WIDTH: 20.5000
HEIGHT: 36.0000

Date Printed: 5/16/2023 02:06 PM

Created By: davidm@roofcenter.com

Page 3 of 4

00315013

Line #	Qty Ordered	Order Specifications
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LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS

UNIT 02: S-Series Double Hung

WIDTH: 20.5000
HEIGHT: 36.0000
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS

UNIT 03: S-Series Double Hung

WIDTH: 20.5000
HEIGHT: 36.0000
LAYOUT: EQUAL LITE
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS COLOR OPTIONS: CLEAR / LOW-E
GRID TYPE: NONE
SCREEN: EXTRUDED HALF SCREEN
SCREEN MESH: BVUE_V
SCREEN SHIP: IN WINDOW
LOCK AND KEEPER FINISH: WHITE FINISH
HARDWARE: THIS WINDOW DOES NOT MEET EGRESS

Performance (All Units): SHGC: 0.20, U-Factor: 0.29, VT: 0.46, CPD: VWN-K-10-00638-00001
DP Value: 50
Florida Approval (All Units): 17528.1

Date Printed: 5/16/2023 02:06 PM
Created By: davidm@roofcenter.com
Page 4 of 4

QUOTE DISCLAIMER

We ask that you thoroughly review the quote for accuracy, before ordering the product. By responding to this email, or signing the quote, you authorize us to order the product/special order product and you agree all quantities, sizes, and specifications are correct. No changes or cancellations can occur once special order items have been submitted to the manufacturer.

THIS ESTIMATE IS VALID FOR 30 DAYS. SPECIAL ORDER ITEMS CANNOT BE RETURNED.

Customer Signature: _____ Date: _____

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of September 27, 2023

Case Number:	#23-30
Commission Considering:	Alterations
Owner Name:	REPC LLC
Owners Address:	106 Circle Ave Salisbury, MD 21801
Applicant Name:	Robert Cannon
Applicant's Address:	106 Circle Ave Salisbury, MD 21801
Agent/Contractor:	TBD
Subject Property Address:	228 Newton St
Historic District:	Camden Historic District
Use Category:	Residential
Zoning Classification:	R – 8
Structure / Site Description:	
Built Date:	1910
Enclosed Area:	2,640 sq. ft.
Lot Size:	7,500 sq. ft.
Number of Stories:	2
Contributing Structure:	TBD

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes

Including but not limited to:

232 Newton St- William Mitchell House

Explanation of Request: The applicant is seeking approval to repair the following:

- Install Vinyl Siding
- Replace windows with vinyl, and wrap window trim
- Replace the roof with architectural asphalt shingles
- Install gable vents for proper ventilation of the attic in place of gable windows
- Install new exterior metal doors
- Install new front porch deck. With similar tongue and groove vinyl decking boards and replace post and banisters with similar size and shape plastic or vinyl

Areas of Historic Guidelines to be considered:

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 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 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.

Guideline 28: Chimneys and Vents

- a. Maintain existing chimneys. When repairs are necessary, match the existing materials, colors, shape, brick pattern, and details as closely as possible.
- b. Avoid changing the height, massing, or scale of existing chimneys.
- c. New vents should be placed in a location which is not visible from the public right of way.
- d. New chimneys on new construction should be consistent with the height, massing, and proportions of chimneys found in the surrounding area.

Guideline 53: Replacing Residential Doors

- a. Where replacement is necessary, the new door should match the historic door in placement, size, type, and configuration wherever possible.
- b. When restoring missing historic doors, use pictorial evidence to produce the replacements, if your budget allows. A salvaged replacement in the same style that fits the opening, or a new door in a complimentary style are also appropriate choices.
- c. If replacement with a new door is unavoidable, chose one that mimics the size, scale, design,

and texture of an appropriate historic door. Proportions and details should be in keeping with the building's architectural style.

d. Maintain the historic door opening size and surrounding trim, including side lights and transoms. Do not alter the size of the opening to fit a smaller or larger door, unless required by code.

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
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: September 15, 2023

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture:** None**Account Identifier:** District - 13 Account Number - 019479**Owner Information**

Owner Name: REPC & HTC LLC **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: C/O ROBERT P CANNON **Deed Reference:** /02532/ 00020
 106 W CIRCLE AVE
 SALISBURY MD 21801-4944

Location & Structure Information

Premises Address: 226 NEWTON ST **Legal Description:** 9,000 SQFT
 SALISBURY 21801-0000 226 NEWTON ST
 CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0011	0263	13030702.23	0000				2022	
									Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1915	2,370 SF		9,000 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	ASBESTOS SHINGLE/	1	2 full		

Value Information

	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2022	07/01/2022
Land:	9,000	8,600	
Improvements	7,500	300	
Total:	16,500	8,900	8,900
Preferential Land:	0	0	

Transfer Information

Seller: CANNON, ROBERT P & HILDA T	Date: 12/30/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02532/ 00020	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:** No Application**Homeowners' Tax Credit Application Information****Homeowners' Tax Credit Application Status:** No Application**Date:**

Salisbury Historic District Commission

Hearing Notification

Hearing Date: September 27, 2023

Time: 7:00 pm

Location: Government Office Building
125 N. Division Street
Salisbury, MD. 21804
Room 301

Case Number: #23-31

Commission Considering: Pavilion

Owner's Name: **Hudson Health Services**

Applicant Name: **Kelly Pullen**

Agent/Contractor: Not Indicated

Subject Property Address: **109 E Chestnut St**

Historic District: Newtown 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 9/8/23 (date)

Date Submitted: 9/8/23

Case #: 23-31
Action Required By (45 days): 10/23/23

Date Accepted as Complete: 9/8/23

Subject Location: 109 E. Chestnut St., Salisbury, MD

Owner Name: Hudson Health Services Inc

Application by: Kelly Pullen

Owner Address: 1505 Emerson Ave

Applicant Address: 1505 Emerson Ave, Salisbury MD

Owner Phone: 410-219-9000

Applicant Phone: 410-430-6243

Owner Email: lbrown@hudsonhealth.org

Work Involves: Alterations New Construction Addition Other New Pavillion
 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.

A Shade Pavillion, as Shown on Rendering by
Yard designs

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 9/27/23 (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 (Kelly Pullen

Date 9-8-23

[Signature] 9/11/23
Application Processor (Date)

Brian Soper 9/15/23
Secretary, S.H.D.C. (Date)



109 E. CHESTNUT ST.
Houses

ENG. 6106

WALKWAY
TIE-IN TO STAIRS

PLAT
CLIO

9' X 5' 6"
FLOOR W/
FLOOR
UPWARD

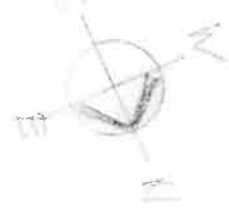
109 WALKWAY ST.
Houses

APPROX. 45' GOLF COURSE
SPACE BETWEEN HOUSES
25'
BRICK FINE
20' X 20' GR.
PATIOWAY

WALKWAY
TIE-IN
TO STAIRS



FRONT PORCH
CHIMNEY
FIBER OPTIC CABLE
CABLE TRAYS





(Above) Patio where planned pavilion will sit, behind is Korean Church Parking Lot



(Above) Blue house is 109 E. Chestnut St.



Parking lot owned by Hudson Behavioral Health



Green house is 108 Walnut St.





Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: September 27, 2023

Case Number: 23-31

Commission Considering: Installation of Pavilion

Owner's Name: Hudson Health Services, Inc.
Owner's Address: PO Box 1096
Salisbury, MD 21802

Applicant Name: Kelly Pullen
Applicant's Address: same

Agent/Contractor: None Indicated

Subject Property Address: 109 E. Chestnut Street
Salisbury, MD 21801

Historic District: Newtown Historic District

Use Category: Exempt

Zoning Classification: R-8

Structure / Site Description:
Built Date: 1920
Enclosed Area: 2,092 sq ft
Lot Size: 6,522 sq ft
Number of Stories: 2

Wicomico County Historic Survey on file: No

Contributing Structure: Yes 8/28/2013

X
X

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
108	Walnut St	8/28 ^y /2013	X	-
115	Walnut St	1/26/2011	X	

Nearby Properties on County Survey: No

Relevant Historic, Archeological and Architectural Significant 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 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.

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve the installation of Pavilion in parking lot.

Areas of Historic Guidelines to be considered:

Guideline 65: New Construction

- a. The new garage shall be compatible with the primary building in terms of scale, massing, and style.
- b. Pre-fabricated, non-permanent sheds are permitted in the rear of the property. They should be small in scale and congruous with the style of the primary building.

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, Associate Planner I
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 003504

Owner Information

Owner Name: HUDSON HEALTH SERVICES INC Use: EXEMPT
 Mailing Address: P O BOX 1096 Principal Residence: NO
 SALISBURY MD 21802-1096 Deed Reference: /01626/ 00842

Location & Structure Information

Premises Address: 109 E CHESTNUT ST Legal Description: 6,552 SQFT
 SALISBURY 21801-0000 109 E CHESTNUT ST
 CITY OF SALIS

Map: 0107 Grid: 0009 Parcel: 0759 Neighborhood: 5030164.23 Subdivision: 0000 Section: Block: Lot: Assessment Year: 2022 Plat No:
 Town: SALISBURY Plat Ref:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use			
1920	2,092 SF		6,552 SF				
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	ASBESTOS SHINGLE/	2	2 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	17,000	17,000		
Improvements	67,200	108,700		
Total:	84,200	125,700	111,867	125,700
Preferential Land:	0	0		

Transfer Information

Seller: GASKILL, CLEMENT M	Date: 09/03/1998	Price: \$50,000
Type: ARMS LENGTH IMPROVED	Deed1: /01626/ 00842	Deed2:
Seller: RUARK, THOMAS H	Date: 09/15/1985	Price: \$28,000
Type: ARMS LENGTH IMPROVED	Deed1: /01046/ 00299	Deed2:
Seller: BROWN, MABEL	Date: 09/05/1979	Price: \$20,300
Type: ARMS LENGTH IMPROVED	Deed1: /00927/ 00256	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	860	111,867.00	125,700.00
State:	860	111,867.00	125,700.00
Municipal:	860	111,867.00 125,700.00	111,867.00 125,700.00
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: