

Salisbury Historic District Commission

AGENDA

Wednesday, December 20, 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 – October 25, 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.

5. **CONSENT DOCKET - None**

6. **OLD BUSINESS – None**

7. **NEW BUSINESS –**

- ***#23-34 - 226 Newton St – Demolition**
- **#23-35 – 228 Newton St – Demolition**
- **#23-36 – 111 E Isabella St – Alterations-Solar Panels**

*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
October 25, 2023

The Salisbury Historic District Commission met in regular session on Wednesday, October 25, 2023. The meeting took place at 125 N Division St Room 301 with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chair- Present
Matt Auchey, Vice Chairman – Present
Brad Phillips- Not Present
Margaret Lawson- Present
Brenden Frederick – Present

CITY OFFICIALS PRESENT


Laura Hay, City Attorney- Present
Jessica Budd, Infrastructure & Development- Present
Brian Soper, Infrastructure & Development- Present

1. **CALL TO ORDER** – Mr. Scott Saxman, called the meeting to order at 7:00 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explains the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – Approvals of the minutes from September 27, 2023 were approved as submitted. Brenden Frederick made a motion to approve. Margaret Lawson seconds the motion. The Commission votes unanimously to approve the minutes as submitted.

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. **CONSENT DOCKET** – **Margaret Lawson makes a motion to approve the cases on the consent docket.** Brenden Frederick seconds the motion. The commission votes unanimously to approve the consent docket.
 - #23-32- 129 Broad St.- Sign
 - #23-32- 106 N Division St- Sign- **Added**
5. **OLD BUSINESS** – None
6. **NEW BUSINESS-** **Brenden Frederick Makes a motion to move case #23-32 to the consent docket. Matt Auchey seconds the motion. The commission votes unanimously.**
 - *#23-32- 106 N Division St- Moved to the consent agenda for approval.
7. **Adjourn the Meeting-**
Mr. Matt Auchey makes a motion to adjourn the meeting. Mrs. Margaret Lawson seconds the motion. The Commission votes unanimously to adjourn the meeting.


This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury, Housing & Community Development Department.



Scott Saxman , Chairman

10/30/2023

Date



Brian Soper, City Planner

10/30/2023

Date

Salisbury Historic District Commission

Hearing Notification

Hearing Date: December 20, 2023

Time: 7:00 pm

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

Case Number: #23-34

Commission Considering: Demolition

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: Brian Soper
City Planner
(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 11/17/23 (date)

Date Submitted: 11/17/23

Case #: 23-34
Action Required By (45 days): _____

Date Accepted as Complete: 11/17/23

Subject Location: 226 NEWTON STREET

Owner Name: REPE AND HTC LLC

Application by: ROBERT CANNON

Owner Address: 410 ROBERT CANNON, 106 CIRCLE AVE

Applicant Address: 106 CIRCLE AVE, SALISBURY, MD 21801

Owner Phone: 410 749 5179

Applicant Phone: 410-749-5179

Owner Email: CANNON CPA @ COMCAST.NET

Work Involves: Alterations New Construction Addition Other Demolition Sign Awning Estimated Cost \$23,000

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 _____ (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.

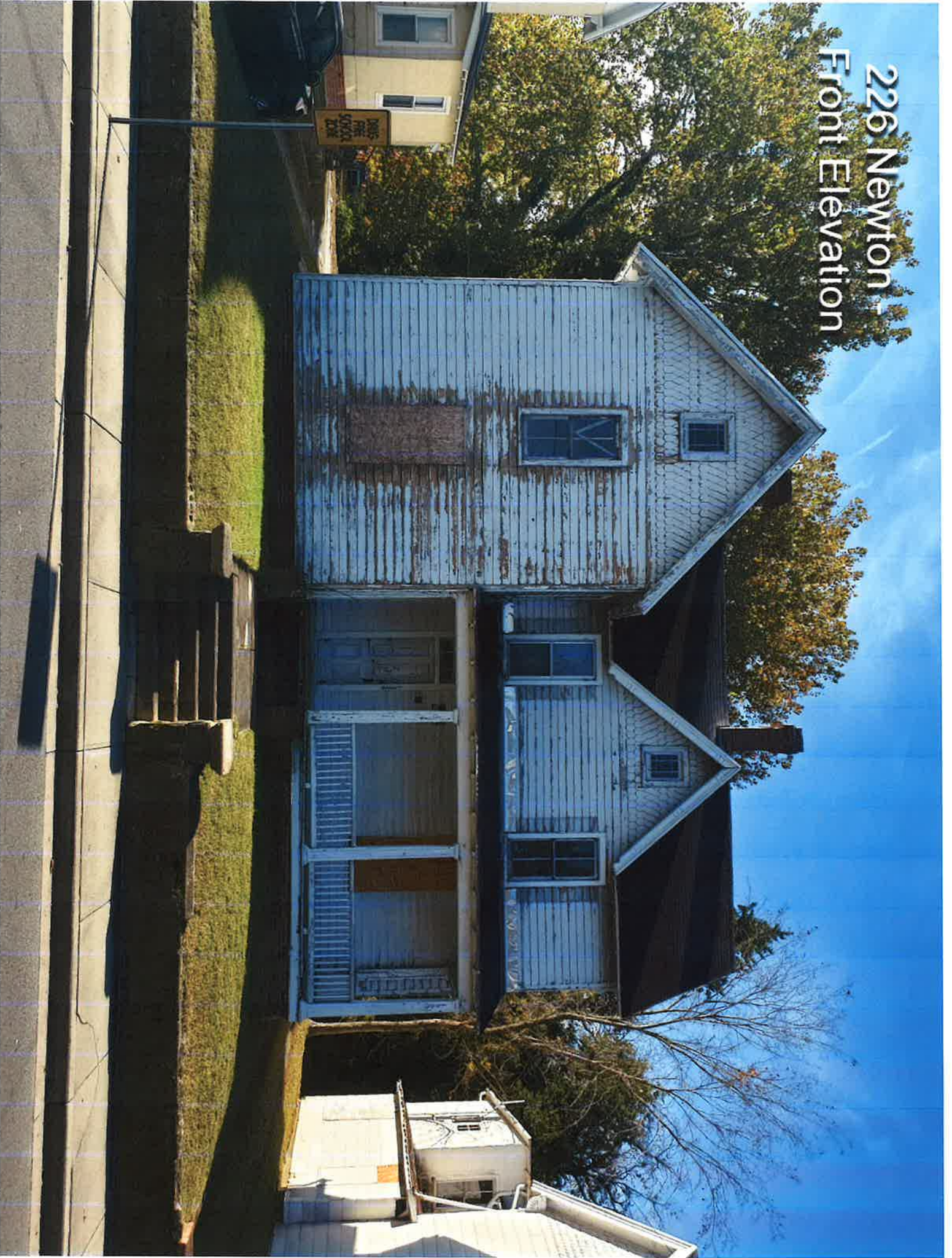
Applicant's Signature [Signature]

Date 11-10-23

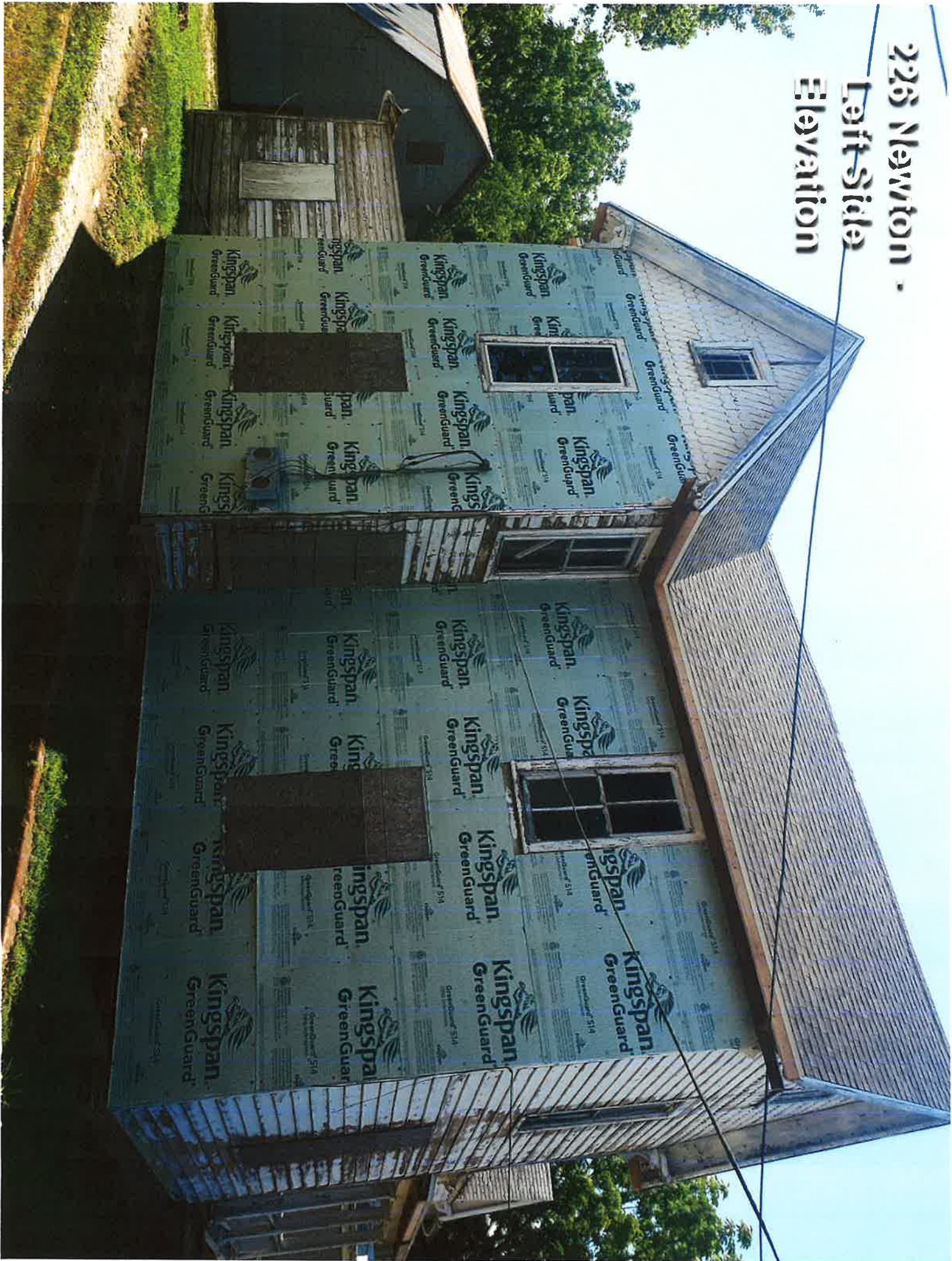
[Signature] 11/17/23
Application Processor (Date)

[Signature] 11/17/23
Secretary, S.H.D.C. (Date)

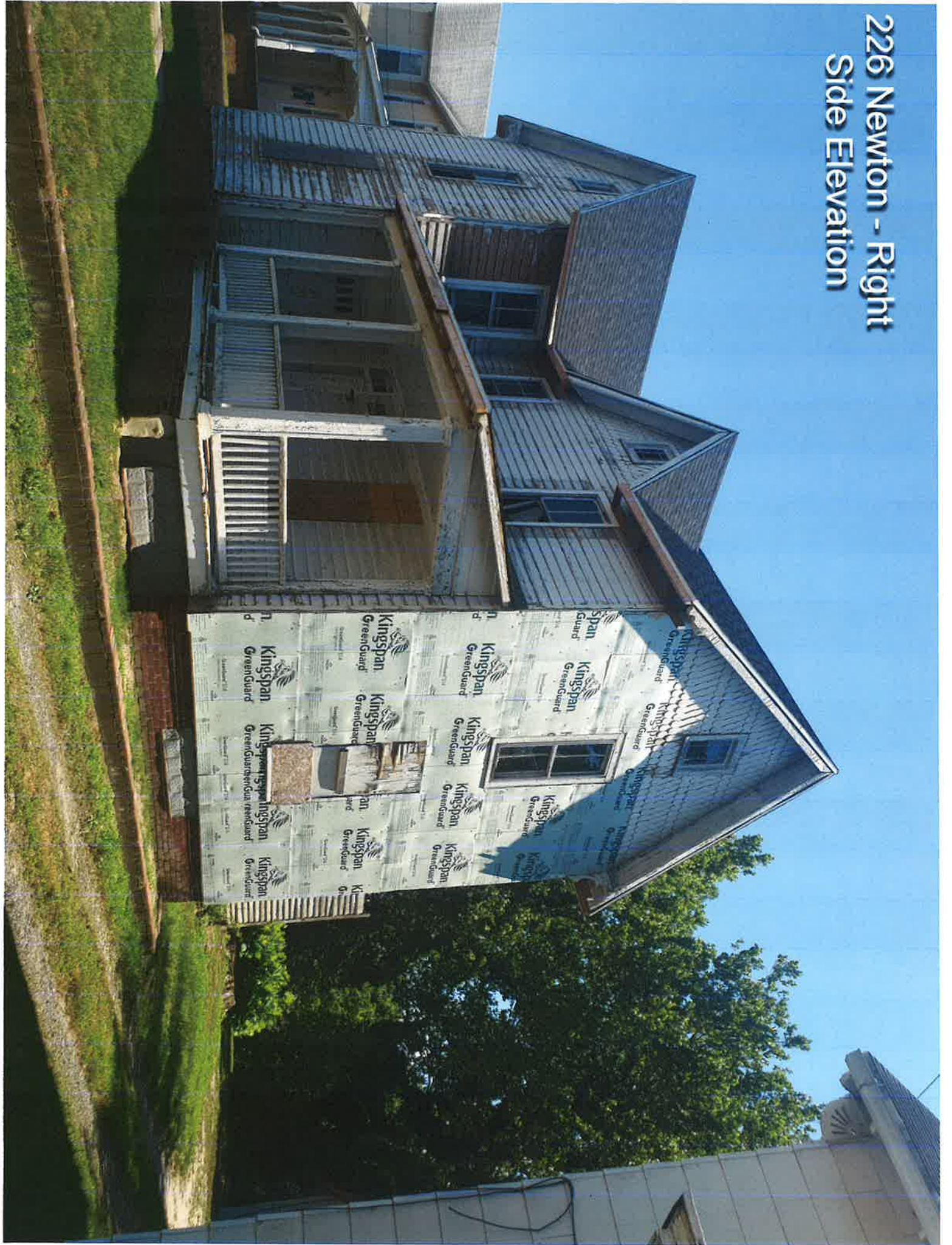
2226 Newton -
Front Elevation



226 Newton - Left Side Elevation



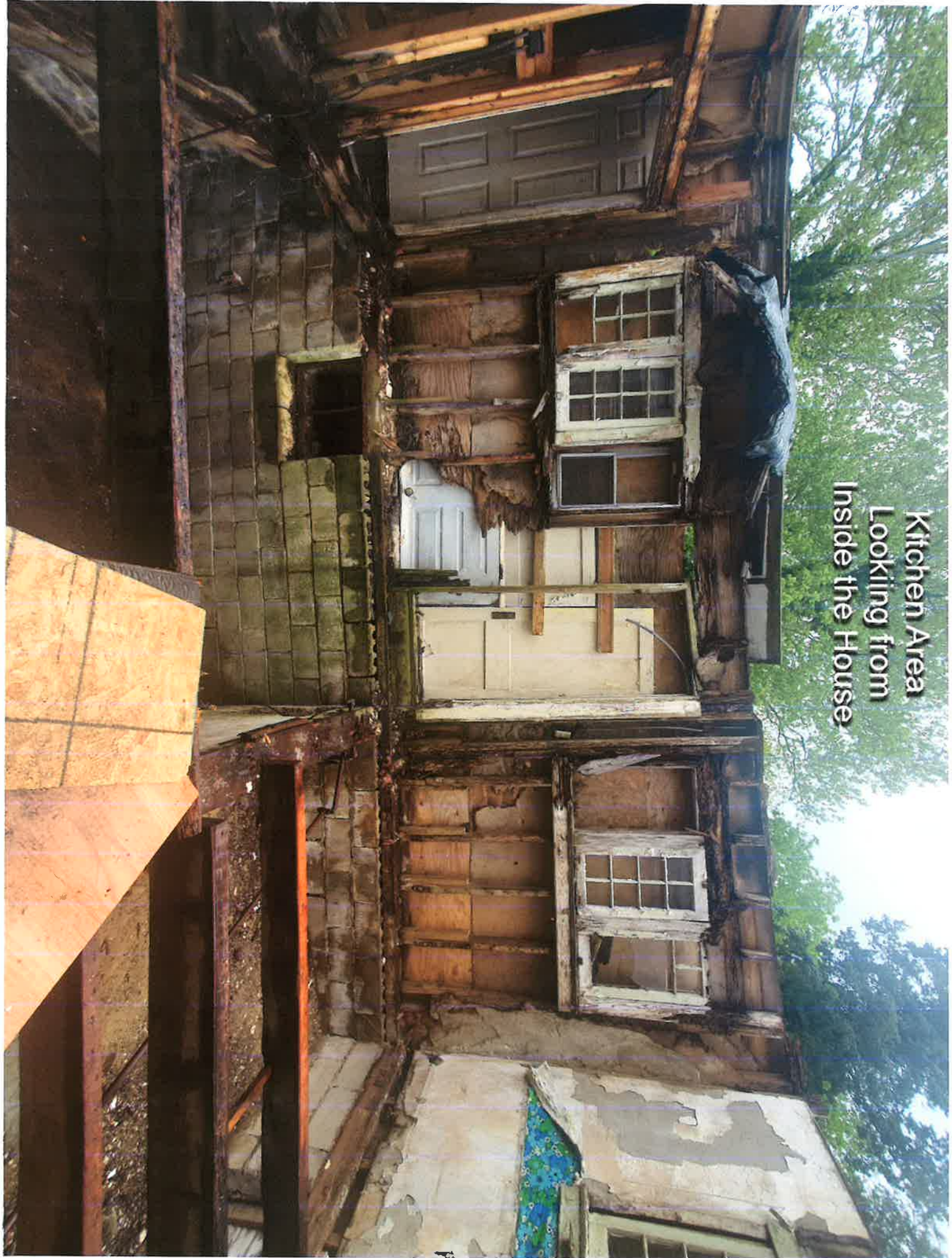
226 Newton - Right
Side Elevation



226 Newton Rear Elevation and Kitchen



**Kitchen Area
Looking from
Inside the House**

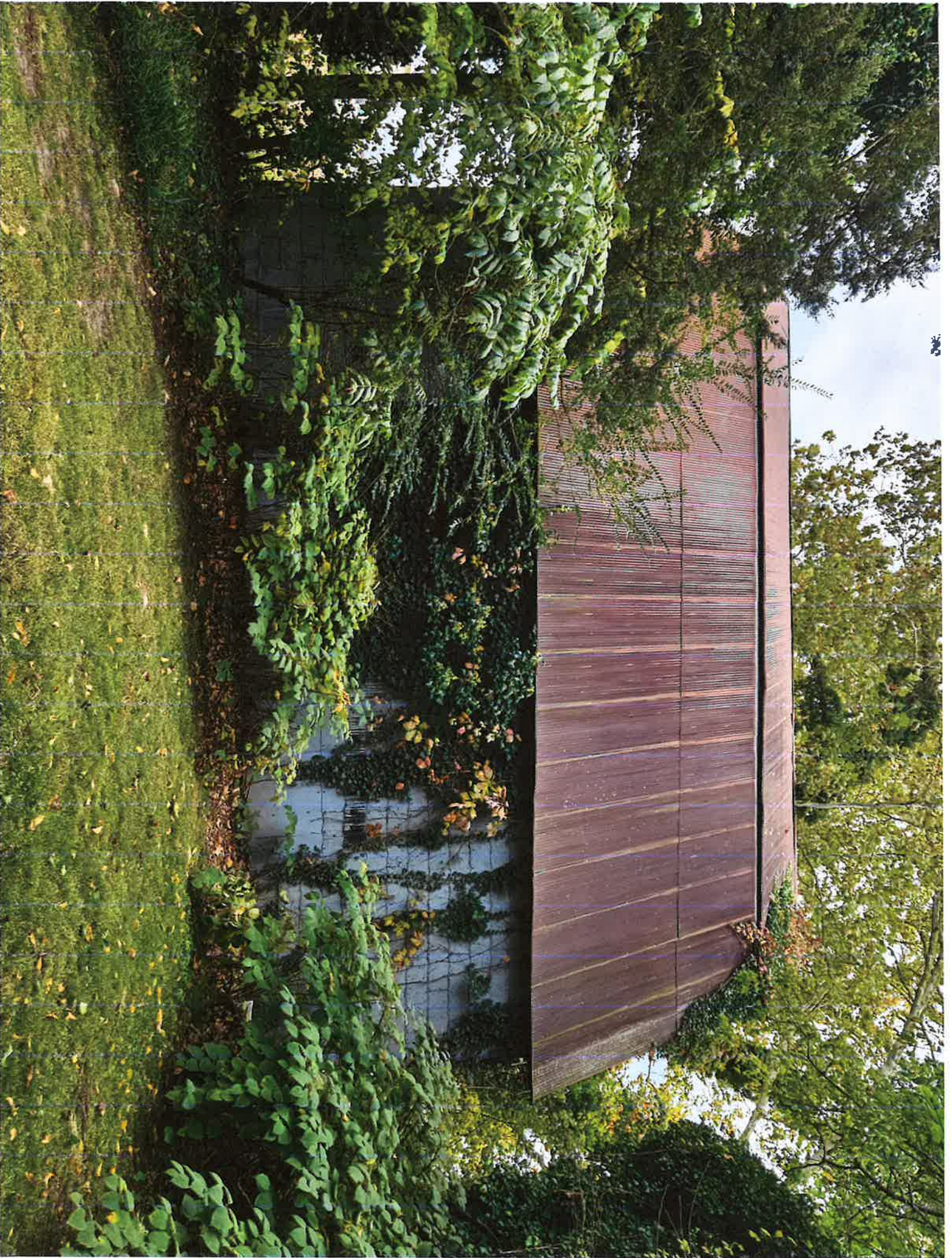


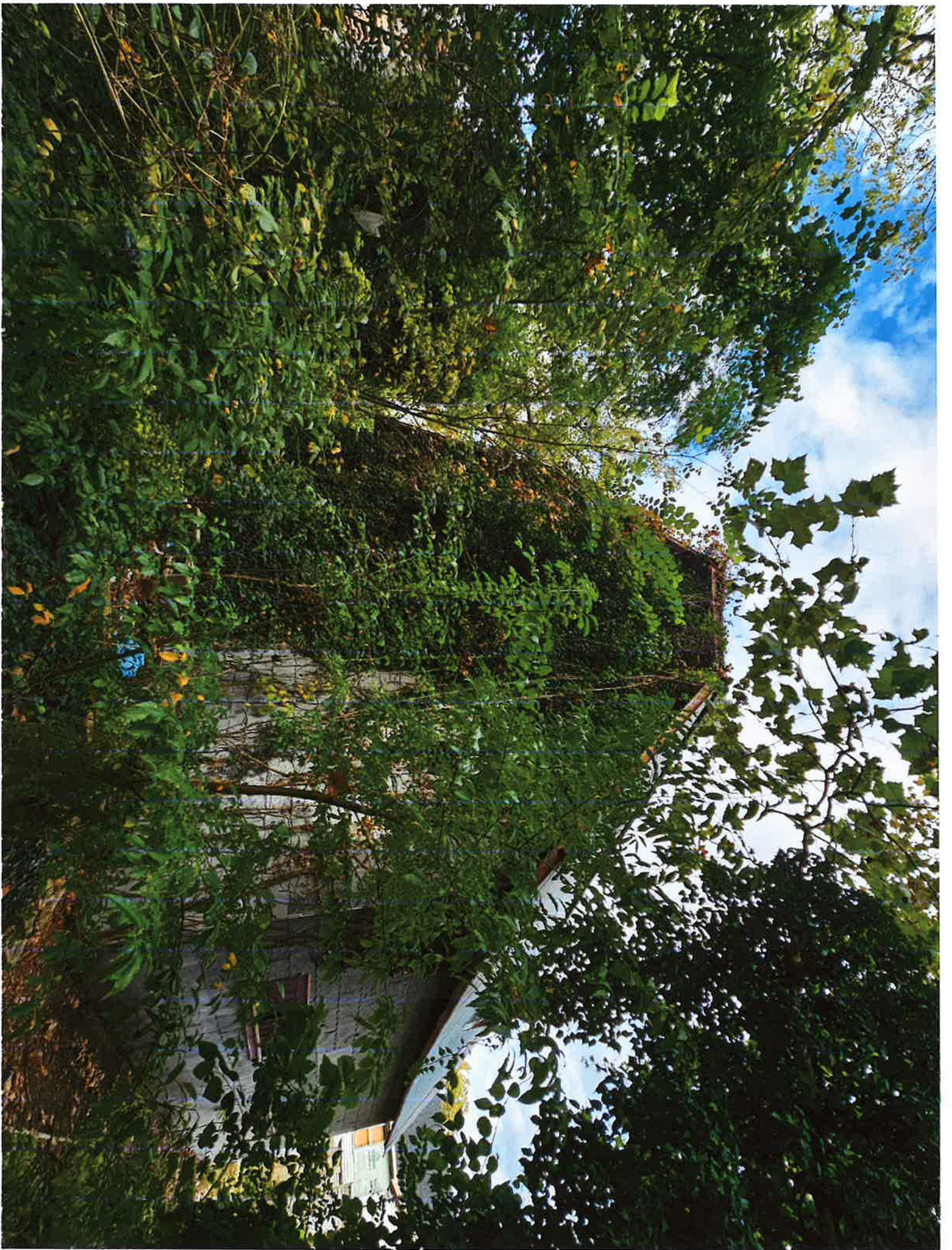


WYOMING











226 Newton Street Proposed Demolition of House and Garage

Proposed Demolition:

1. The house at this location has been vacant for over 20 years due to its then (and current) deteriorated state.
2. It has been the subject of a City of Salisbury Condemnation Order since December 28, 2021.
3. In 2022, the City of Salisbury instituted a city-wide plan whereby single-family homes could be converted into duplexes, which may have made the renovation and leasing of the house in question economically feasible.
4. The owner first had to obtain approval of any proposed renovation materials from the Historic District Commission. The commission determined that the house was historically contributing, and thus if it were to be renovated, the owner's proposed vinyl and metal materials could not be used, and accordingly, the previously anticipated renovation costs were increased by approximately 12.4%.
5. In addition, the time period within which to complete the renovations, obtain a use and occupancy permit and have the unit occupied under the City of Salisbury's Duplex Non-Conforming Use Exception has expired, thus reducing the anticipated annual rental amount from a duplex to a single family home rental.
6. In addition, it was determined that due to the extensive nature of the renovations, the house would have to meet all current code requirements, which included upgrading the plumbing, installing a sprinkler system and installing a firewall; all of which resulted in additional unexpected costs which, when coupled with the material cost increases, has made the renovation of the house completely economically unfeasible based upon the total costs, the anticipated rents, proposed mortgage payments, the real estate taxes and other property expenses.
7. The garage has been used for material storage and is also in a delapidated state with siding issues, rotten ceiling, and roof leaks.
8. CONSTRUCTION COSTS AND INCOME/EXPENSE ANALYSIS:

Basic Renovations Contract	\$153,000
HDC Non-Vinyl/Metal Upgrade Costs	19,000
Plumbing and Electric	35,000

Insulation (Hebrew Insulation)	9,000
Plumbing Upgrade and Sprinkler System	25,000
Carpet and LVP Flooring	4,125
Kitchen Cabinets	<u>3,000</u>
TOTAL CONSTRUCTION COSTS	\$248,125

Projected Annual Rental Income (SFH)	\$16,800
Management Fee (12% of Gross Rents)	- 2,000
Insurance	-700
Projected Real Estate Taxes (1.92% x \$257K)	- 4,935
80% Mortgage Pmt (\$200K, 7.0%, 15yrs)	<u>- 21,570</u>
NET ANNUAL GAIN/LOSS	-\$12,405

9. Accordingly, the owner is requesting to demolish the house and garage at 226 Newton Street.

Premium Construction	Cannon Properties
PO Box 103	226 Newton Street
Mardela Springs, MD 21837	Salisbury, MD 21804

September 01, 2022

ESTIMATE FOR LABOR AND MATERIALS TO:

Scope of work:

*Roofing: On the main roof we will remove existing roofing down to the plywood. We will install new drip edge. We will install 3' of watershield around the entire edge, on the valleys and around the boot pipes. We will install new synthetic underlayment. We will install new starter shingles on the edge of the roof. We will install new Architect shingles (color chosen by owner). We will install new boot pipes where needed. We will install new ridge cap shingles. On the front low roof we will remove existing roofing down to the plywood. We will install new drip edge. We will install watershield on the edge, the valley and where the roof meets the wall. We will install new starter shingles. We will install new Architect shingles. We will install new step flashing if needed.

*Windows: We will remove 26 existing windows. We will install 26 Viwinco new construction double hung, half screen, white windows. We will install silicone where needed. We will install new flashing tape around the entire lip of the new window.

*Gables: We will eliminate 5 small gable windows. We will frame in order to install 5 new gable vents in the existing openings.

*Soffit/Fascia: In some areas we will install new wood fascia where needed in order to install new metal fascia. We will install metal fascia all the way around the house. We will install new vinyl soffit all the way around the house and front porch. We will frame 8 new corners. We will wrap the new corners with metal coil.

*Siding: We will install new ¼" foam on top of the old wood siding. We will seal all the seams with Tyvek tape. We will install new starter strip. We will install new inside and outside corners. We will install new undersill trim. We will install new J and F channel where needed. We will install new D5 Dutchlap vinyl siding (color chosen by owner). We will install new vertical siding on the gables (color chosen by owner).

*Front Deck: We will remove the existing 1x4. We will install new 5/4x6 salt treated deck boards. We will remove the existing columns. We will install new 6x6 salt treated posts with brackets. We will install 2x2 salt treated railing. We will install new salt treated face boards on the front of the deck. We will wrap the bottom beam of the deck with metal coil.

*Back Kitchen: We will frame a new kitchen approximately 26x12 (same as old existing room). We will use new 2x10 floor joists, ¾ Advantech plywood, 2x4 walls, ½"

OSB plywood on the exterior walls. We will frame for a new roof on the addition (we will leave an overhang for soffit). We will install new ½" OSB on the roof. We will install new drip edge. We will install 3' of watershield around the edge of the roof and where the roof meets the wall of the house. We will install new synthetic underlayment. We will install new starter shingles. We will install new Architect shingles. We will install new flashing where the roof meets the house. We will install new metal fascia and new vinyl soffit. We will install new Tyvek on the exterior walls. We will install (3) new Viwincio new construction double hung, half screen windows. We will install new silicone and flashing tape where needed around the windows. We will install a new exterior door in the kitchen. We will install new metal flashing and flashing tape at the bottom of the door. We will install new inside and outside vinyl corners. We will install new starter strips. We will install new J channel and F channel where needed. We will install new undersill trim. We will install new D5 Dutchlap vinyl siding.

*Front Exterior Doors: We will remove (2) existing exterior doors on the front of the house. We will install (2) new exterior doors. We will install new metal flashing and flashing tape at the bottom of the doors. We will install (2) new exterior door locks with deadbolts (SmartKey).

*We will install 1 new exterior door on the rear of the house (location to be determined) for the new exit. We will install 1 new exterior door lock with deadbolt (SmartKey).

*Interior: We will remove all the trash and debris from inside the house. We will remove all plaster from the walls and ceilings on the 1st and 2nd floors. We will remove all trash and debris from the attic. We will install new ½" drywall on all walls and ceilings on the 1st and 2nd floors. In the bathroom we will install green or purple board for moisture. We will tape, mud and sand so that it is ready for paint. We will install 1x4 or 1x6 inside the window framing. We will install new casing around the windows on the 1st and 2nd floors. We will install new 3 ¼ base on the 1st and 2nd floors. We will install 16 new prehung interior doors. We will install 16 new door knobs. We will install caulk on all the new trim and seal the nail holes.

*Paint: We will apply primer to the walls and ceilings of the 1st and 2nd floors. We will apply flat paint to all the ceilings on the 1st and 2nd floors. On the walls we will apply eggshell finish paint on the 1st and 2nd floors (Bone White). On all trim and doors we will apply white semigloss paint. On the kitchen walls and ceiling we will apply semigloss paint. In the bathroom we will apply semigloss paint to the walls and ceiling.

*Interior Existing Stairs: We will install a new handrail, railing and new balusters. (Steps are already there).

*We will install an additional exit on the rear of the house from the 2nd floor.

*We will remove all trash and debris from job site.

****NOTES****

***INTERIOR INSULATION IS NOT INCLUDED**

***ELECTRICAL AND PLUMBING IS NOT INCLUDED**

***FLOORING IS NOT INCLUDED**

*KITCHEN CABINETS AND COUNTERTOP NOT INCLUDED
*OWNER RESPONSIBLE FOR ANY PERMITS NEEDED

For the amount of: \$153,500.00

¼ Up Front: \$38,375.00

¼ When Back Room and Exterior Foam is Complete: \$38,375.00

¼ When Siding and Front Deck is Complete: \$38,375.00

¼ When Job Is Complete: \$38,375.00

All work to be completed in a workmanlike manner according to standard practices. Any extra work shall become an extra charge over and above this estimate. This estimate shall be valid for 30 days from day of issuance.

****NOTE: PRICE VARIATIONS****

*WINDOWS: If customer decides to go with Fibrex Composite Single Hung Windows instead of Vinyl Double Hung Windows, the difference will be approximately \$3,650.00 more.

*SIDING: If customer decides to go with Hardi Plank Siding instead of Vinyl Siding, the difference will be approximately \$6,250.00 more.

*FRONT DECK: If customer decides to go with Composite Tongue and Groove Deck Boards and Aluminum railing, the difference will be approximately \$9,100.00 more.

AUTHORIZED SIGNATURE: _____ DATE: _____

I agree to the work listed above and payment shall be made as outlined above.

AUTHORIZED SIGNATURE: _____ DATE: _____

8-17-23 RCF
HEBREW

\$ 9,000 FOR
EACH HOUSE
TO INSULATE

FINIES

Newton St. 226

LVP → 436 sqft.

Carpet → 89.87 yds.

Newton St 228

LVP → 758 sqft.

Carpet → 88.97 yds.

LOWES
LVP → 2,291

= \$1,058

= \$900

\$1,958 MATERIAL
1,448 LABOR
\$3,406 TOTAL

→ \$1,821

= \$900

\$2,721 MATERIAL
1,213 LABOR
4,934 TOTAL

Amortization Schedule

Principal: \$200,000.00					
Interest Rate: 7.00%					
Payment Interval: Monthly					
# of Payments: 180					
Payment: \$1,797.66					
Schedule of Payments					
Please allow for slight rounding differences.					
Pmt #	Date	Payment	Principal	Interest	Balance
1	Jan 1 2025	\$1,797.66	\$630.99	\$1,166.67	\$199,369.01
2	Feb 1 2025	\$1,797.66	\$634.67	\$1,162.99	\$198,734.34
3	Mar 1 2025	\$1,797.66	\$638.38	\$1,159.28	\$198,095.96
4	Apr 1 2025	\$1,797.66	\$642.10	\$1,155.56	\$197,453.86
5	May 1 2025	\$1,797.66	\$645.85	\$1,151.81	\$196,808.01
6	Jun 1 2025	\$1,797.66	\$649.61	\$1,148.05	\$196,158.40
7	Jul 1 2025	\$1,797.66	\$653.40	\$1,144.26	\$195,505.00
8	Aug 1 2025	\$1,797.66	\$657.21	\$1,140.45	\$194,847.79
9	Sep 1 2025	\$1,797.66	\$661.05	\$1,136.61	\$194,186.74
10	Oct 1 2025	\$1,797.66	\$664.90	\$1,132.76	\$193,521.84
11	Nov 1 2025	\$1,797.66	\$668.78	\$1,128.88	\$192,853.06
12	Dec 1 2025	\$1,797.66	\$672.68	\$1,124.98	\$192,180.38
Year 1	2025 Totals	\$21,571.92	\$7,819.62	\$13,752.30	\$192,180.38
13	Jan 1 2026	\$1,797.66	\$676.61	\$1,121.05	\$191,503.77
14	Feb 1 2026	\$1,797.66	\$680.55	\$1,117.11	\$190,823.22
15	Mar 1 2026	\$1,797.66	\$684.52	\$1,113.14	\$190,138.70
16	Apr 1 2026	\$1,797.66	\$688.52	\$1,109.14	\$189,450.18
17	May 1 2026	\$1,797.66	\$692.53	\$1,105.13	\$188,757.65
18	Jun 1 2026	\$1,797.66	\$696.57	\$1,101.09	\$188,061.08
19	Jul 1 2026	\$1,797.66	\$700.64	\$1,097.02	\$187,360.44
20	Aug 1 2026	\$1,797.66	\$704.72	\$1,092.94	\$186,655.72
21	Sep 1 2026	\$1,797.66	\$708.83	\$1,088.83	\$185,946.89
22	Oct 1 2026	\$1,797.66	\$712.97	\$1,084.69	\$185,233.92
23	Nov 1 2026	\$1,797.66	\$717.13	\$1,080.53	\$184,516.79
24	Dec 1 2026	\$1,797.66	\$721.31	\$1,076.35	\$183,795.48
Year 2	2026 Totals	\$21,571.92	\$8,384.90	\$13,187.02	\$183,795.48
25	Jan 1 2027	\$1,797.66	\$725.52	\$1,072.14	\$183,069.96
26	Feb 1 2027	\$1,797.66	\$729.75	\$1,067.91	\$182,340.21
27	Mar 1 2027	\$1,797.66	\$734.01	\$1,063.65	\$181,606.20
28	Apr 1 2027	\$1,797.66	\$738.29	\$1,059.37	\$180,867.91
29	May 1 2027	\$1,797.66	\$742.60	\$1,055.06	\$180,125.31

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of December 20, 2023

Case Number: #23-34

Commission Considering: Demolition

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: Yes – 7/26/2023

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 demolish the existing structure.

Areas of Historic Guidelines to be considered:

Demolition is addressed on pg. 33 of the Historic Guidelines.

DEMOLITION

The majority of buildings throughout all three of Salisbury's historic districts are considered contributing structures to the overall district. The loss of any contributing structure could have an adverse effect upon the district as a whole. Demolition is generally discouraged; however, it may be approved in certain situations.

An application for demolition of a historic structure may be approved if it meets the following conditions:

1. Such structure is a deterrent to a major improvement program which will be of substantial benefit to the city;
2. Retention of such structure would cause undue financial hardship* to the owner; or
3. Retention of such structure would not be in the best interest of the majority of the community.

*An undue financial hardship, as it pertains to historic preservation, exists when a building or structure cannot be adapted for use for any purpose and its required retention would constitute a "taking." Financial hardship is not dependent on the income or wealth of the applicant, nor is it applicable when the property's deteriorated condition is the result of willful neglect on the part of the owner.

DEMOLITION BY NEGLECT

Demolition by neglect is defined as the willful neglect in the maintenance and repair of a building or structure that does not result from a property owner's financial inability to maintain and repair the property. Property owners are expected to maintain their property in good condition and in compliance with Health and Safety codes. Willful neglect of a property in order to necessitate demolition of a property whose demolition would otherwise

not be approved will be considered a violation of the Historic Preservation Ordinance. See Section 2 for additional information on violations.

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: Brian Soper
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: December 20, 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
 226 NEWTON ST
 SALISBURY MD 21801-0000 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	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	9,000	8,600		
Improvements	7,500	300		
Total:	16,500	8,900	8,900	8,900
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
CANNON, ROBERT P & HILDA T	12/30/2005	\$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	07/01/2023	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: December 20, 2023

Time: 7:00 pm

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

Case Number: #23-35

Commission Considering: Demolition

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: Brian Soper
City Planner
(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 11/17/23 (date)

Date Submitted: 11/17/23

Date Accepted as Complete: 11/17/23

Subject Location: 228 NEWTON STREET

Application by: ROBERT CANNON

Applicant Address: 106 CAROLE AVE, SALISBURY, MD 21801

Applicant Phone: 410-749-5179

Case #: 23-35

Action Required By (45 days): _____

Owner Name: REPC LLC

Owner Address: c/o ROBERT CANNON, 106 CAROLE AVE

Owner Phone: 410-749-5179

Owner Email: CANNONCPM@COMCAST.NET

Work Involves: Alterations New Construction Addition Other _____
 Demolition Sign Awning Estimated Cost \$20,000

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 _____ (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 11-10-23

[Signature] 11/17/23
Application Processor (Date)

[Signature] 11/17/23
Secretary, S.H.D.C. (Date)

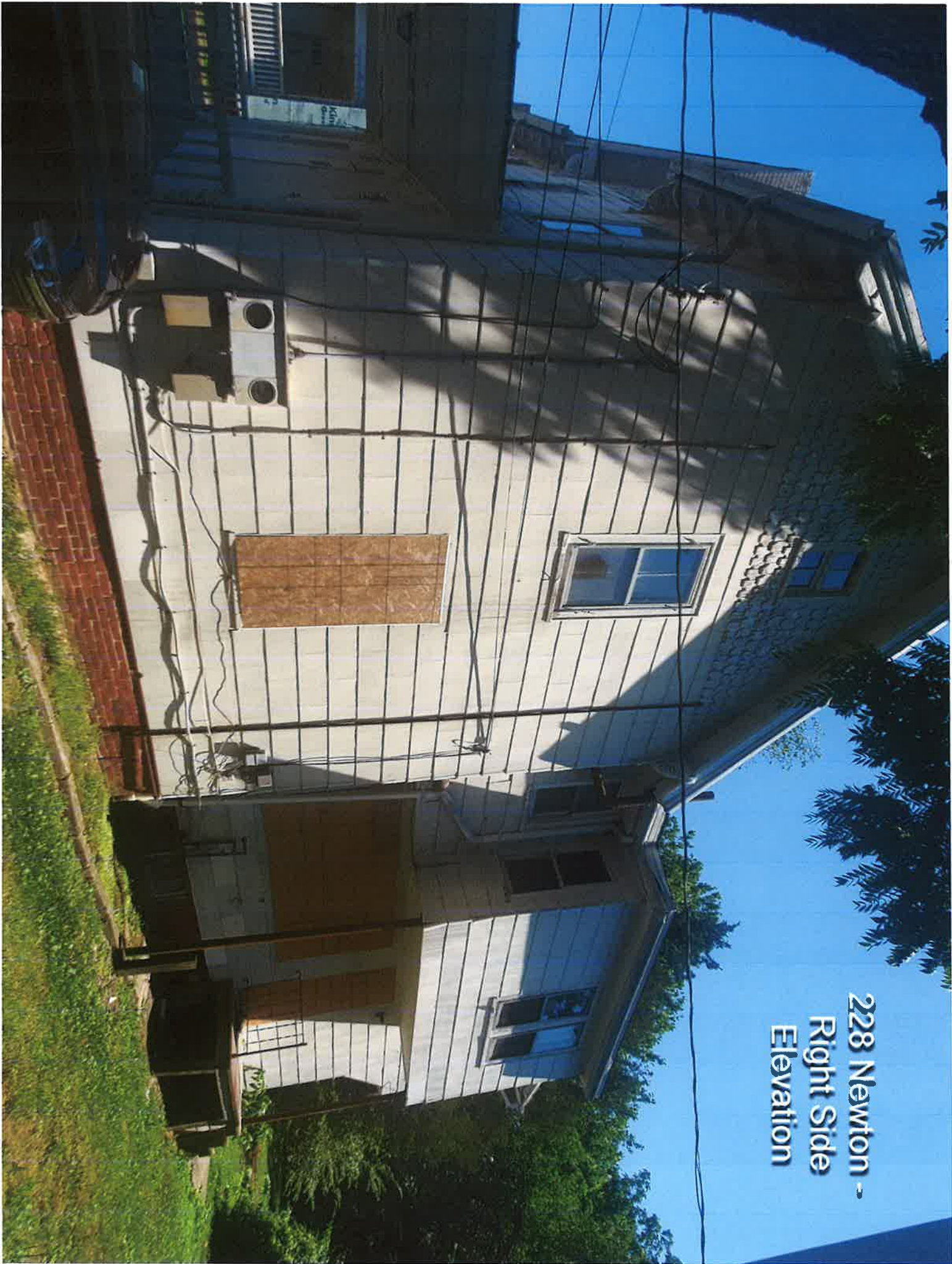
228 Newton - Front Elevation



2228 Newton -
Left Side
Elevation



2228 Newton -
Right Side
Elevation



228 Newton Rear
Elevation



228 Newton Street Proposed Demolition of House

Proposed Demolition:

1. The house at this location has been vacant for over 20 years due to its then (and current) deteriorated state.
2. It has been the subject of a City of Salisbury Condemnation Order since December 28, 2021.
3. In 2022, the City of Salisbury instituted a city-wide plan whereby single-family homes could be converted into duplexes, which may have made the renovation and leasing of the house in question economically feasible.
4. The owner first had to obtain approval of any proposed renovation materials from the Historic District Commission. The commission determined that the house was historically contributing, and thus if it were to be renovated, the owner's proposed vinyl and metal materials could not be used, and accordingly, the previously anticipated renovation costs were increased by approximately 14.1%.
5. In addition, the time period within which to complete the renovations, obtain a use and occupancy permit and have the unit occupied under the City of Salisbury's Duplex Non-Conforming Use Exception has expired, thus reducing the anticipated annual rental amount from a duplex to a single-family home rental.
6. In addition, it was determined that due to the extensive nature of the renovations, the house would have to meet all current code requirements, which included upgrading the plumbing, installing a sprinkler system and installing a firewall; all of which resulted in additional unexpected costs which, when coupled with the material cost increases, has made the renovation of the house completely economically unfeasible based upon the total costs, the anticipated rents, proposed mortgage payments, the real estate taxes and other property expenses.
7. **CONSTRUCTION COSTS AND INCOME/EXPENSE ANALYSIS:**

Basic Renovations Contract (Premium)	\$160,500
HDC Non-Vinyl/Metal Upgrade Costs	12,650
Plumbing and Electric (Affordable)	35,000
Insulation (Hebrew Insulation)	9,000
Plumbing Upgrade and Sprinkler System	25,000

Carpet and LVP Flooring (Ennis)	<u>4,844</u>
TOTAL CONSTRUCTION COSTS	\$256,994
Projected Annual Rental Income (SFH)	\$16,800
Management Fee (12% of Gross Rents)	- 2,000
Insurance	-700
Projected Real Estate Taxes (1.92%)	- 5,090
80% Mortgage Pmt (\$200K, 7.0%, 15yrs)	<u>- 21,570</u>
NET ANNUAL GAIN/LOSS	-\$12,560

8. Accordingly, the owner is requesting to demolish the house at 228 Newton Street.

Premium Construction	Cannon Properties
PO Box 103	228 Newton Street
Mardela Springs, MD 21837	Salisbury, MD 21804

September 01, 2022

*Roofing: On the main roof we will remove existing roofing down to the plywood. We will install new drip edge. We will install 3' of watershield around the entire edge, on the valleys and around the boot pipes. We will install new synthetic underlayment. We will install new starter shingles on the edge of the roof. We will install new Architect shingles (color chosen by owner). We will install new boot pipes where needed. We will install new ridge cap shingles. On the front low roof we will remove existing roofing down to the plywood. We will install new drip edge. We will install watershield on the edge, the valley and where the roof meets the wall. We will install new starter shingles. We will install new Architect shingles. We will install new step flashing if needed.

*Windows: We will remove 24 existing windows. We will install 24 Viwinco new construction double hung, half screen, white windows. We will install silicone where needed. We will install new flashing tape around the entire lip of the new window.

*Gables: We will eliminate 5 small gable windows. We will frame in order to install 5 new gable vents in the existing openings.

*Soffit/Fascia: In some areas we will install new wood fascia where needed in order to install new metal fascia. We will install metal fascia all the way around the house. We will install new vinyl soffit all the way around the house and front porch. We will frame 8 new corners. We will wrap the new corners with metal coil.

*Siding: We will install new ¼" foam on top of the old wood siding. We will seal all the seams with Tyvek tape. We will install new starter strip. We will install new inside and outside corners. We will install new undersill trim. We will install new J and F channel where needed. We will install new D5 Dutchlap vinyl siding (color chosen by owner). We will install new vertical siding on the gables (color chosen by owner).

*Front Deck: We will remove the existing 2 4x4s. We will install new 5/4x6 salt treated deck boards. We will remove the existing columns. We will install new 6x6 salt treated posts with brackets. We will install 2x2 salt treated railing. We will install new salt treated face boards on the front of the deck. We will wrap the bottom beam of the deck with metal coil.

*Front Exterior Doors: We will remove (2) existing exterior doors on the front of the house. We will install (2) new exterior doors. We will install new metal flashing and flashing tape at the bottom of the doors. We will install (2) new exterior door locks with deadbolts (SmartKey).

*We will install 1 new exterior door on the rear of the house (location to be determined) for the new exit. We will install 1 new exterior door lock with deadbolt (SmartKey).

*Interior: We will remove all the trash and debris from inside the house. We will

remove all plaster from the walls and ceilings on the 1st and 2nd floors. We will remove all trash and debris from the attic. We will install new ½" drywall on all walls and ceilings on the 1st and 2nd floors. In the bathroom we will install green or purple board for moisture. We will tape, mud and sand so that it is ready for paint. We will install 1x4 or 1x6 inside the window framing. We will install new casing around the windows on the 1st and 2nd floors. We will install new 3 ¼ base on the 1st and 2nd floors. We will install 14 new prehung interior doors. We will install 14 new door knobs. We will install caulk on all the new trim and seal the nail holes.

*Paint: We will apply primer to the walls and ceilings of the 1st and 2nd floors. We will apply flat paint to all the ceilings on the 1st and 2nd floors. On the walls we will apply eggshell finish paint on the 1st and 2nd floors (Bone White). On all trim and doors we will apply white semigloss paint. On the kitchen walls and ceiling we will apply semigloss paint. In the bathroom we will apply semigloss paint to the walls and ceiling.

*Interior Existing Stairs: We will install a new handrail, railing and new balusters. (Steps are already there).

*We will remove all trash and debris from job site.

****NOTES****

*INTERIOR INSULATION IS NOT INCLUDED

*ELECTRICAL AND PLUMBING IS NOT INCLUDED

*FLOORING IS NOT INCLUDED

*KITCHEN CABINETS AND COUNTERTOP NOT INCLUDED

*OWNER RESPONSIBLE FOR ANY PERMITS NEEDED

For the amount of: \$160,500.00

¼ Up Front: \$40,125.00

¼ When Exterior Foam is Complete: \$40,125.00

¼ When Siding and Front Deck is Complete: \$40,125.00

¼ When Job Is Complete: \$40,125.00

All work to be completed in a workmanlike manner according to standard practices. Any extra work shall become an extra charge over and above this estimate.

*****THIS ESTIMATE IS VALID FOR 30 DAYS FROM DAY OF ISSUANCE**

*****NOTE: PRICE VARIATIONS*****

*WINDOWS: If customer decides to go with Fibrex Composite Single Hung Windows instead of Vinyl Double Hung Windows, the difference will be approximately \$4,250.00 more.

*SIDING: If customer decides to go with Hardi Plank Siding instead of Vinyl Siding,

the difference will be approximately \$8,450.00 more.

*FRONT DECK: If customer decides to go with Composite Tongue and Groove Deck Boards and Aluminum railing, the difference will be approximately \$9,950.00 more.

AUTHORIZED SIGNATURE: _____ DATE: _____

I agree to the work listed above and payment shall be made as outlined above.

AUTHORIZED SIGNATURE: _____ DATE: _____

8-17-23 RCF

HEBREW

\$ 9,000 PER HOUSE

TO INSULATE

TO INSULATE

FINES

Newton St. 226

LVP → 436 sqft.

Carpet → 89.87 yds.

Newton St 228

LVP → 758 sqft.

Carpet → 88.97 yds.

LOWES
LVP \$2,291/ft

= \$1,058

= \$900

\$1,958 MATERIAL
1,448 LABOR
\$3,406 TOTAL

= \$1,821

= \$900

\$2,721 MATERIAL
+ 2,123 LABOR
\$4,844 TOTAL

Amortization Schedule

Principal: \$200,000.00					
Interest Rate: 7.00%					
Payment Interval: Monthly					
# of Payments: 180					
Payment: \$1,797.66					
Schedule of Payments					
Please allow for slight rounding differences.					
Pmt #	Date	Payment	Principal	Interest	Balance
1	Jan 1 2025	\$1,797.66	\$630.99	\$1,166.67	\$199,369.01
2	Feb 1 2025	\$1,797.66	\$634.67	\$1,162.99	\$198,734.34
3	Mar 1 2025	\$1,797.66	\$638.38	\$1,159.28	\$198,095.96
4	Apr 1 2025	\$1,797.66	\$642.10	\$1,155.56	\$197,453.86
5	May 1 2025	\$1,797.66	\$645.85	\$1,151.81	\$196,808.01
6	Jun 1 2025	\$1,797.66	\$649.61	\$1,148.05	\$196,158.40
7	Jul 1 2025	\$1,797.66	\$653.40	\$1,144.26	\$195,505.00
8	Aug 1 2025	\$1,797.66	\$657.21	\$1,140.45	\$194,847.79
9	Sep 1 2025	\$1,797.66	\$661.05	\$1,136.61	\$194,186.74
10	Oct 1 2025	\$1,797.66	\$664.90	\$1,132.76	\$193,521.84
11	Nov 1 2025	\$1,797.66	\$668.78	\$1,128.88	\$192,853.06
12	Dec 1 2025	\$1,797.66	\$672.68	\$1,124.98	\$192,180.38
Year 1	2025 Totals	\$21,571.92	\$7,819.62	\$13,752.30	\$192,180.38
13	Jan 1 2026	\$1,797.66	\$676.61	\$1,121.05	\$191,503.77
14	Feb 1 2026	\$1,797.66	\$680.55	\$1,117.11	\$190,823.22
15	Mar 1 2026	\$1,797.66	\$684.52	\$1,113.14	\$190,138.70
16	Apr 1 2026	\$1,797.66	\$688.52	\$1,109.14	\$189,450.18
17	May 1 2026	\$1,797.66	\$692.53	\$1,105.13	\$188,757.65
18	Jun 1 2026	\$1,797.66	\$696.57	\$1,101.09	\$188,061.08
19	Jul 1 2026	\$1,797.66	\$700.64	\$1,097.02	\$187,360.44
20	Aug 1 2026	\$1,797.66	\$704.72	\$1,092.94	\$186,655.72
21	Sep 1 2026	\$1,797.66	\$708.83	\$1,088.83	\$185,946.89
22	Oct 1 2026	\$1,797.66	\$712.97	\$1,084.69	\$185,233.92
23	Nov 1 2026	\$1,797.66	\$717.13	\$1,080.53	\$184,516.79
24	Dec 1 2026	\$1,797.66	\$721.31	\$1,076.35	\$183,795.48
Year 2	2026 Totals	\$21,571.92	\$8,384.90	\$13,187.02	\$183,795.48
25	Jan 1 2027	\$1,797.66	\$725.52	\$1,072.14	\$183,069.96
26	Feb 1 2027	\$1,797.66	\$729.75	\$1,067.91	\$182,340.21
27	Mar 1 2027	\$1,797.66	\$734.01	\$1,063.65	\$181,606.20
28	Apr 1 2027	\$1,797.66	\$738.29	\$1,059.37	\$180,867.91
29	May 1 2027	\$1,797.66	\$742.60	\$1,055.06	\$180,125.31

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of December 20, 2023

Case Number:	#23-35
Commission Considering:	Demolition
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 demolish the existing structure.

Areas of Historic Guidelines to be considered:

Demolition is addressed on pg. 33 of the Historic Guidelines.

DEMOLITION

The majority of buildings throughout all three of Salisbury's historic districts are considered contributing structures to the overall district. The loss of any contributing structure could have an adverse effect upon the district as a whole. Demolition is generally discouraged; however, it may be approved in certain situations.

An application for demolition of a historic structure may be approved if it meets the following conditions:

1. Such structure is a deterrent to a major improvement program which will be of substantial benefit to the city;
2. Retention of such structure would cause undue financial hardship* to the owner; or
3. Retention of such structure would not be in the best interest of the majority of the community.

*An undue financial hardship, as it pertains to historic preservation, exists when a building or structure cannot be adapted for use for any purpose and its required retention would constitute a "taking." Financial hardship is not dependent on the income or wealth of the applicant, nor is it applicable when the property's deteriorated condition is the result of willful neglect on the part of the owner.

DEMOLITION BY NEGLECT

Demolition by neglect is defined as the willful neglect in the maintenance and repair of a building or structure that does not result from a property owner's financial inability to maintain and repair the property. Property owners are expected to maintain their property in good condition and in compliance with Health and Safety codes. Willful neglect of a property in order to necessitate demolition of a property whose demolition would

otherwise not be approved will be considered a violation of the Historic Preservation Ordinance. See Section 2 for additional information on violations.

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: Brian Soper
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: December 20, 2023

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 13 Account Number - 040265

Owner Information

Owner Name: REPC LLC Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: C/O ROBERT P CANNON Deed Reference: /02532/ 00010
 106 W CIRCLE AVE
 SALISBURY MD 21801-4944

Location & Structure Information

Premises Address: 228 NEWTON ST Legal Description: 7,500 SQFT
 SALISBURY 21801-0000 228 NEWTON ST
 CITY OF SALISBURY

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0011	0264	13030702.23	0000				2022	

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1910	2,640 SF		7,500 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 As of 01/01/2022	Phase-in Assessments	
			As of 07/01/2023	As of 07/01/2024
Land:	7,500	7,800		
Improvements	8,400	300		
Total:	15,900	8,100	8,100	8,100
Preferential Land:	0	0		

Transfer Information

Seller: CANNON, ROBERT P Type: NON-ARMS LENGTH OTHER	Date: 12/30/2005 Deed1: /02532/ 00010	Price: \$0 Deed2:
Seller: RICHMOND, MARY K Type: ARMS LENGTH IMPROVED	Date: 08/12/1986 Deed1: /01074/ 00414	Price: \$25,000 Deed2:
Seller: Type:	Date: Deed1:	Price: 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: December 20, 2023

Time: 7:00 pm

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

Case Number: #23-36

Commission Considering: Solar Panels

Owner's Name: Clebert and Johana Phenelus

Applicant Name: Sunrun, rep. Amy Lewis

Agent/Contractor: Not Indicated

Subject Property Address: 111 E Isabella St

Historic District: Newtown Historic District

Use Category: Residential

Chairman: Mr. Scott Saxman

HDC Staff contact: Brian Soper
City Planner
(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

~~\$\$\$~~ Fee Received 12/4/2023 (date)
\$150.00

Date Submitted: ~~5/13/23~~ 11/13/2023

Date Accepted as Complete: 12/4/2023

Subject Location: 111 E Isabella St

Application by: Amy Lewis

Applicant Address: 111 E Isabella St

Applicant Phone: 443-405-5049

Case #: 23-36

Action Required By (45 days): _____

Owner Name: ~~Kudirat Alafiatayo~~ Clebert Phenelus

Owner Address: 111 E Isabella St

Owner Phone: _____

Owner Email: _____

Work Involves: Alterations New Construction Addition Other solar panels
 Demolition Sign Awning Estimated Cost 22,306

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.

29 roof mounted solar panels

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 _____ (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 Amy Lewis Date 11/13/23

BSE 12/4/2023
Application Processor (Date)

BSE 12/4/2023
Secretary, S.H.D.C. (Date)

- A. The completed application form.
- B. The application fee of \$50. Checks can be made out to the City of Salisbury.
- C. Site plan, if applicable.
- D. Scaled and measured detailed drawings, including, but not limited to, plans and elevations of the proposed alterations or improvement, or in the alternative, a scale mock up.
- E. For an existing structure, color photographs of the structure showing all elevations, the area to be altered, close-ups of architectural detail and the area in the immediate vicinity (the property to the immediate left and right of subject property)
- F. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
- G. All photographs shall be printed on 8½ x11 paper, however, you may put several photos on one page, and each shall be labeled with a description of the contents of the photograph.
- H. Samples of materials or copies of manufacturers product literature.
- I. The applicant shall deliver one (1) complete application and attachments to the City of Salisbury, Department of Infrastructure and Development, 125 N Division Street, Room 202, Salisbury, MD.

SHEET INDEX	
PAGE #	DESCRIPTION
PV-1.0	COVER SHEET
PV-2.0	SITE PLAN
PV-3.0	LAYOUT
PV-4.0	ELECTRICAL
PV-5.0	SIGNAGE

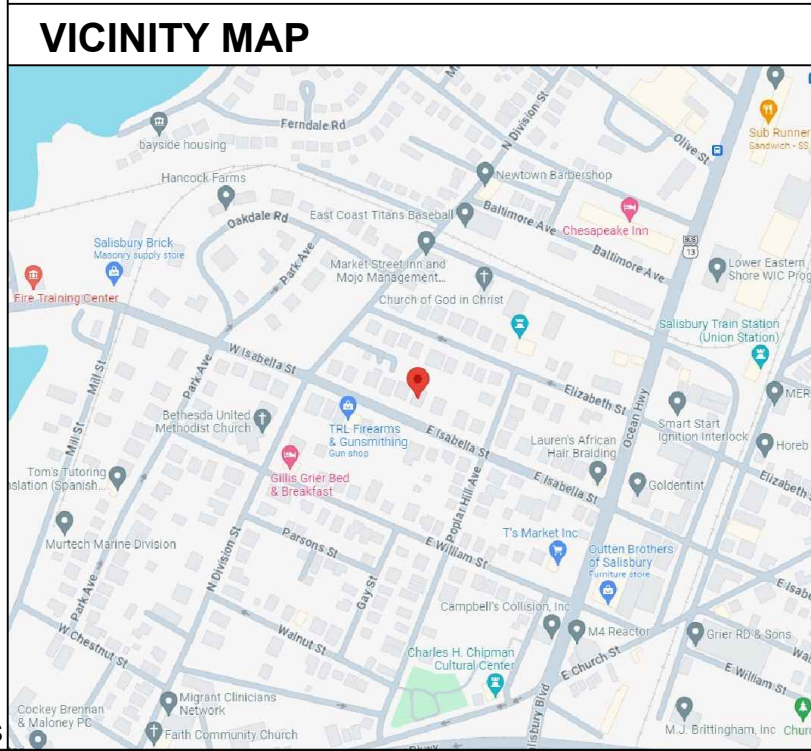
ABBREVIATIONS	
A	AMPERE
AC	ALTERNATING CURRENT
AFC	ARC FAULT CIRCUIT INTERRUPTER
AZIM	AZIMUTH
COMP	COMPOSITION
DC	DIRECT CURRENT
(E)	EXISTING
ESS	ENERGY STORAGE SYSTEM
EXT	EXTERIOR
INT	INTERIOR
MSP	MAIN SERVICE PANEL
(N)	NEW
NTS	NOT TO SCALE
OC	ON CENTER
PRE-FAB	PRE-FABRICATED
PSF	POUNDS PER SQUARE FOOT
PV	PHOTOVOLTAIC
RSD	RAPID SHUTDOWN DEVICE
TL	TRANSFORMERLESS
TYP	TYPICAL
V	VOLTS
W	WATTS
LAN	LANDSCAPE
POR	PORTRAIT

ABBREVIATIONS	
A	AMPERE
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V	VOLTS
W	WATTS
LAN	LANDSCAPE
POR	PORTRAIT

LEGEND	
	SERVICE ENTRANCE
	MAIN PANEL
	SUB-PANEL
	PV LOAD CENTER
	SUNRUN METER
	DEDICATED PV METER
	INVERTER(S)
	AC DISCONNECT(S)
	DC DISCONNECT(S)
	IQ COMBINER BOX
	INTERIOR EQUIPMENT SHOWN AS DASHED
	CHIMNEY
	ATTIC VENT
	FLUSH ATTIC VENT
	PVC PIPE VENT
	T-VENT
	SATELLITE DISH
	FIRE SETBACKS
	HARDSCAPE
	PROPERTY LINE
	SOLAR MODULES
	SNR MOUNT
	SNR MOUNT & SKIRT

SCOPE OF WORK

- SYSTEM SIZE: 11745W DC, 8410W AC
- MODULES: (29) HANWHA Q-CELLS: Q.PEAK DUO BLK ML-G10+ 405
- INVERTERS: (29) ENPHASE ENERGY: IQ7PLUS-72-2-US
- RACKING: RL UNIVERSAL, SPEEDSEAL TRACK ON COMP, SEE DETAIL SNR-DC-00436
- SERVICE ENTRANCE CONDUCTORS TO BE REPLACED. LINE SIDE.



GENERAL NOTES

- ALL WORK SHALL COMPLY WITH 2018 IRC, 2018 IBC, IEBC, MUNICIPAL CODE, AND ALL MANUFACTURERS' LISTINGS AND INSTALLATION INSTRUCTIONS.
- PHOTOVOLTAIC SYSTEM WILL COMPLY WITH NEC 2017.
- ELECTRICAL SYSTEM GROUNDING WILL COMPLY WITH NEC 2017.
- PHOTOVOLTAIC SYSTEM IS UNGROUNDED. NO CONDUCTORS ARE SOLIDLY GROUNDED IN THE INVERTER. SYSTEM COMPLIES WITH 690.35.
- MODULES CONFORM TO AND ARE LISTED UNDER UL 61730.
- INVERTER CONFORMS TO AND IS LISTED UNDER UL 1741.
- RACKING CONFORMS TO AND IS LISTED UNDER UL 2703.
- SNAPRACK RACKING SYSTEMS, IN COMBINATION WITH TYPE I, OR TYPE II MODULES, ARE CLASS A FIRE RATED.
- RAPID SHUTDOWN REQUIREMENTS MET WHEN INVERTERS AND ALL CONDUCTORS ARE WITHIN ARRAY BOUNDARIES PER NEC 690.12(1).
- CONSTRUCTION FOREMAN TO PLACE CONDUIT RUN PER 690.31(G).
- ARRAY DC CONDUCTORS ARE SIZED FOR DERATED CURRENT.
- 11.17 AMPS MODULE SHORT CIRCUIT CURRENT.
- 17.46 AMPS DERATED SHORT CIRCUIT CURRENT [690.8 (A) & 690.8 (B)].

REV	NAME	DATE	COMMENTS

Exp. 2/1/2024
Signed on: 11/7/2023
For Structural Only

Professional Certification. I hereby certify that these documents were prepared or approved by me and that I am a duly licensed Professional Engineer under the laws of the state of Maryland.
License No. 52248

SUNRUN

MHIC #115875

503 S. MARYLAND AVE STE 106, DELMAR, MD, 21875-1527
PHONE 0
FAX 0

CUSTOMER RESIDENCE:
CLEBERT PHENELUS
111 E ISABELLA ST, SALISBURY, MD, 21801

TEL. (302) 228-5514
APN: 05-025974

PROJECT NUMBER:
253R-111PHEN

DESIGNER: (415) 580-6920 ex3
MAZLI MATUTE

SHEET
COVER SHEET

REV: A 11/6/2023

PAGE
PV-1.0



Exp. 2/1/2024
Signed on: 11/7/2023

Professional Certification. I hereby certify that these documents were prepared or approved by me and that I am a duly licensed Professional Engineer under the laws of the state of Maryland.
License No. 52248



NOTES:

- RESIDENCE DOES NOT CONTAIN ACTIVE FIRE SPRINKLERS.

ARRAY DETAILS:

- TOTAL ROOF SURFACE AREA: 2485 SQFT.
- TOTAL PV ARRAY AREA: 612.9 SQ FT.
- PERCENTAGE PV COVERAGE:
(TOTAL PV ARRAY AREA/TOTAL ROOF SURFACE AREA) * 100 = 24.7%

	ARRAY PITCH	TRUE AZIM	MAG AZIM	PV AREA (SQFT)
AR-01	35°	205°	216°	612.9

SUNRUN

MHIC #115875

503 S. MARYLAND AVE STE 106, DELMAR, MD, 21875-1527
PHONE 0
FAX 0

CUSTOMER RESIDENCE:
CLEBERT PHENELUS
111 E ISABELLA ST, SALISBURY, MD, 21801

TEL. (302) 228-5514
APN: 05-025974

PROJECT NUMBER:
253R-111PHEN

DESIGNER: (415) 580-6920 ex3
MAZLI MATUTE

SHEET
SITE PLAN

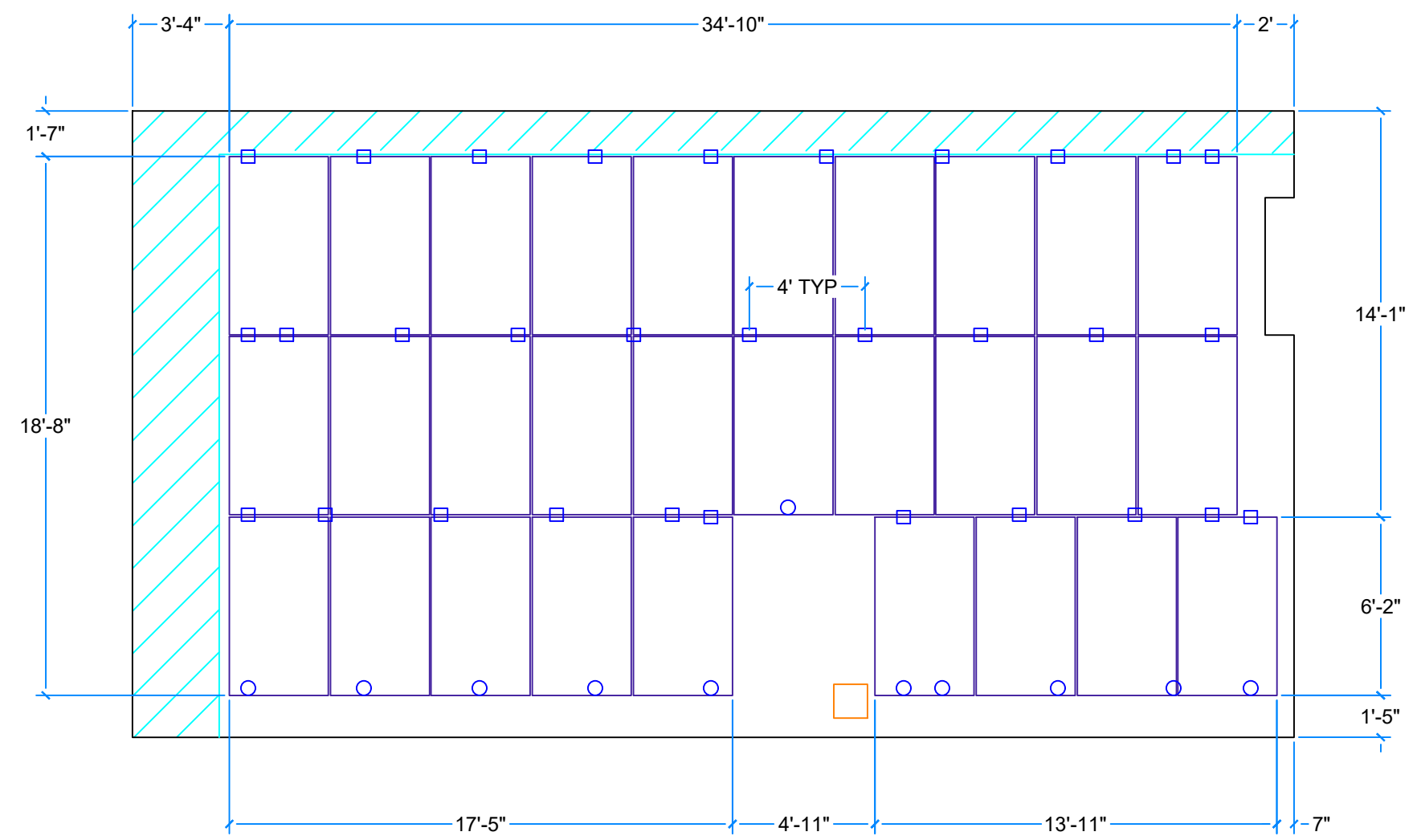
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PV-2.0

ROOF INFO			FRAMING INFO			ATTACHMENT INFORMATION					
Name	Type	Height	Type	Max Span	OC Spacing	Detail	Max Landscape OC Spacing	Max Landscape Overhang	Max Portrait OC Spacing	Max Portrait Overhang	Configuration
AR-01	COMP SHINGLE - RLU	2-Story	2X8 RAFTERS	11' - 4"	16"	RL UNIVERSAL, SPEEDSEAL TRACK ON COMP, SEE DETAIL SNR-DC-00436	5' - 4"	2' - 1"	4' - 0"	2' - 0"	STAGGERED

DESIGN CRITERIA
MAX DISTRIBUTED LOAD: 3 PSF
SNOW LOAD: 30 PSF
WIND SPEED: 118 MPH 3-SEC GUST.
S.S. LAG SCREW
5/16"x5.5": 2.5" MIN. EMBEDMENT

D1 - AR-01 - SCALE: 3/16" = 1'-0"
AZIM: 205°
PITCH: 35°



INSTALLERS SHALL NOTIFY ENGINEER OF ANY POTENTIAL STRUCTURAL ISSUES OBSERVED PRIOR TO PROCEEDING W/ INSTALLATION.

* IF ARRAY (EXCLUDING SKIRT) IS WITHIN 12" BOUNDARY REGION OF ANY ROOF PLANE EDGES (EXCEPT VALLEYS), THEN ATTACHMENTS NEED TO BE ADDED AND OVERHANG REDUCED WITHIN THE 12" BOUNDARY REGION ONLY AS FOLLOWS:

** ALLOWABLE ATTACHMENT SPACING INDICATED ON PLANS TO BE REDUCED BY 50%.

** ALLOWABLE OVERHANG INDICATED ON PLANS TO BE 1/5TH OF ALLOWABLE ATTACHMENT SPACING INDICATED ON PLANS.



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TEL: (302) 228-5514
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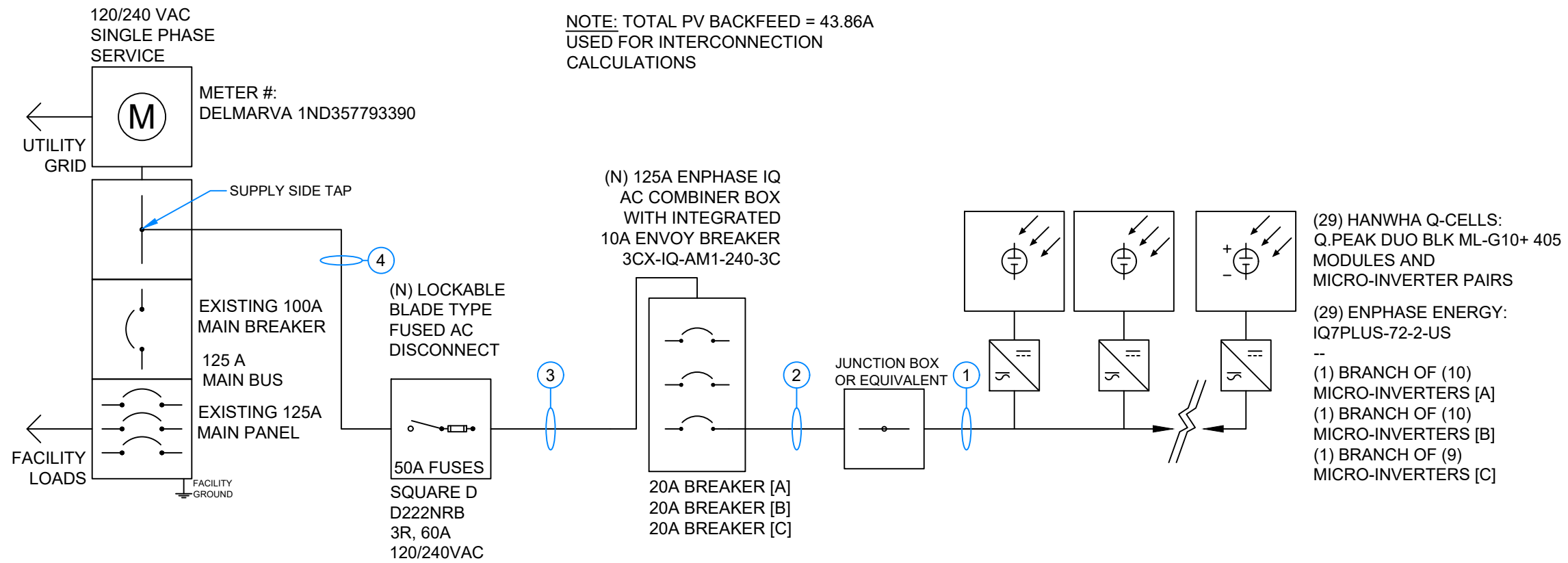
PROJECT NUMBER:
253R-111PHEN

DESIGNER: (415) 580-6920 ex3
MAZLI MATUTE

SHEET
LAYOUT

REV: A 11/6/2023

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PV-3.0



CONDUIT SCHEDULE

#	CONDUIT	CONDUCTOR	NEUTRAL	GROUND
1	NONE	(2) 12 AWG PER ENPHASE Q CABLE BRANCH	NONE	(1) 10 AWG BARE COPPER
2	1" EMT OR EQUIV.	(6) 10 AWG THHN/THWN-2	NONE	(1) 8 AWG THHN/THWN-2
3	3/4" EMT OR EQUIV.	(2) 8 AWG THHN/THWN-2	(1) 10 AWG THHN/THWN-2	(1) 8 AWG THHN/THWN-2
4	3/4" EMT OR EQUIV.	(2) 6 AWG THHN/THWN-2	(1) 8 AWG THHN/THWN-2	(1) 8 AWG THHN/THWN-2

• SERVICE ENTRANCE CONDUCTORS TO BE REPLACED. LINE SIDE.

MODULE CHARACTERISTICS

HANWHA Q-CELLS: Q.PEAK DUO BLK
ML-G10+ 405: 405 W
OPEN CIRCUIT VOLTAGE: 45.34 V
MAX POWER VOLTAGE: 37.39 V
SHORT CIRCUIT CURRENT: 11.17 A

SUNRUN

MHIC #115875

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111 E ISABELLA ST, SALISBURY,
MD, 21801

TEL. (302) 228-5514
APN: 05-025974

PROJECT NUMBER:
253R-111PHEN

DESIGNER: (415) 580-6920 ex3
MAZLI MATUTE

SHEET
ELECTRICAL

REV: A 11/6/2023

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! WARNING
ELECTRICAL SHOCK HAZARD
 TERMINALS ON LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION:
 INVERTER(S), AC/DC DISCONNECT(S), AC COMBINER PANEL (IF APPLICABLE).
 PER CODE(S): CEC 2019: 690.13(B), NEC 2017: 690.13(B)

! WARNING
POWER SOURCE OUTPUT CONNECTION
DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL LOCATION:
 ADJACENT TO PV BREAKER (IF APPLICABLE).
 PER CODE(S): CEC 2019: 705.12(B)(2)(3)(b), NEC 2017: 705.12(B)(2)(3)(b)

! WARNING
PHOTOVOLTAIC SYSTEM COMBINER PANEL
DO NOT ADD LOADS

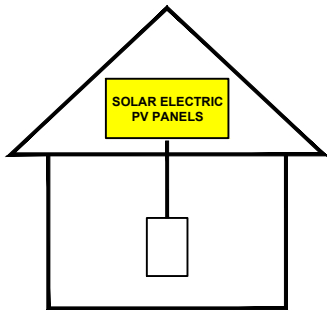
LABEL LOCATION:
 PHOTOVOLTAIC AC COMBINER (IF APPLICABLE).
 PER CODE(S): CEC 2019: 705.12(B)(2)(3)(c), NEC 2017: 705.12(B)(2)(3)(c)

! WARNING
DUAL POWER SUPPLY
SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

LABEL LOCATION:
 UTILITY SERVICE METER AND MAIN SERVICE PANEL.
 PER CODE(S): CEC 2019: 705.12(B)(3), NEC 2017: 705.12(B)(3)

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

LABEL LOCATION:
 INSTALLED WITHIN 3' OF RAPID SHUT DOWN SWITCH PER CODE(S): CEC 2019: 690.56(C)(3), NEC 2017: 690.56(C)(3), IFC 2012: 605.11.1, IFC 2018: 1204.5.3, CFC 2019: 1204.5.3

4"
 3"
SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN
 TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY.

 SOLAR ELECTRIC PV PANELS

LABEL LOCATION:
 ON OR NO MORE THAT 1 M (3 FT) FROM THE SERVICE DISCONNECTING MEANS TO WHICH THE PV SYSTEMS ARE CONNECTED.
 PER CODE(S): CEC 2019: 690.56(C)(1)(a), NEC 2017: 690.56(C)(1)(a)

WARNING: PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION:
 INTERIOR AND EXTERIOR DC CONDUIT EVERY 10 FT, AT EACH TURN, ABOVE AND BELOW PENETRATIONS, ON EVERY JB/PULL BOX CONTAINING DC CIRCUITS.
 PER CODE(S): CEC 2019: 690.31(G)(3), 690.31(G)(4), NEC 2017: 690.31(G)(3), 690.31(G)(4) IFC 2012: 605.11.1.4

PHOTOVOLTAIC AC DISCONNECT
 MAXIMUM AC OPERATING CURRENT: 35.00 AMPS
 NOMINAL OPERATING AC VOLTAGE: 240 VAC

LABEL LOCATION:
 AC DISCONNECT(S), PHOTOVOLTAIC SYSTEM POINT OF INTERCONNECTION.
 PER CODE(S): CEC 2019: 690.54, NEC 2017: 690.54

NOTES AND SPECIFICATIONS:

- SIGNS AND LABELS SHALL MEET THE REQUIREMENTS OF THE NEC 2017 ARTICLE 110.21(B), UNLESS SPECIFIC INSTRUCTIONS ARE REQUIRED BY SECTION 690, OR IF REQUESTED BY THE LOCAL AHJ.
- SIGNS AND LABELS SHALL ADEQUATELY WARN OF HAZARDS USING EFFECTIVE WORDS, COLORS AND SYMBOLS.
- LABELS SHALL BE PERMANENTLY AFFIXED TO THE EQUIPMENT OR WIRING METHOD AND SHALL NOT BE HAND WRITTEN.
- LABEL SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
- SIGNS AND LABELS SHALL COMPLY WITH ANSI Z535.4-2011, PRODUCT SAFETY SIGNS AND LABELS, UNLESS OTHERWISE SPECIFIED.
- DO NOT COVER EXISTING MANUFACTURER LABELS.

SUNRUN

MHIC #115875

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CUSTOMER RESIDENCE:
 CLEBERT PHENELUS
 111 E ISABELLA ST, SALISBURY, MD, 21801

TEL: (302) 228-5514
 APN: 05-025974

PROJECT NUMBER:
 253R-111PHEN

DESIGNER: (415) 580-6920 ex3
 MAZLI MATUTE

SHEET
SIGNAGE

REV: A 11/6/2023

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PV-5.0

November 7, 2023



Astra v.1.820
CAT 1

Subject : Structural Certification for Proposed Residential Solar Installation.
Job Number: 253R-111PHEN; Rev A
Client: Clebert Phenelus
Address: 111 E Isabella St, Salisbury, MD 21801



Professional Certification. I hereby certify that these documents were prepared or approved by me and that I am a duly licensed Professional Engineer under the laws of the state of Maryland.
License No. 52248

Attn: To Whom It May Concern

Exp. 2/1/2024
Signed on: 11/7/2023

A field observation of the existing structure at the address indicated above was performed by a site survey team from Sunrun. Structural evaluation of the loading was based on the site observations and the design criteria listed below.

Design Criteria:

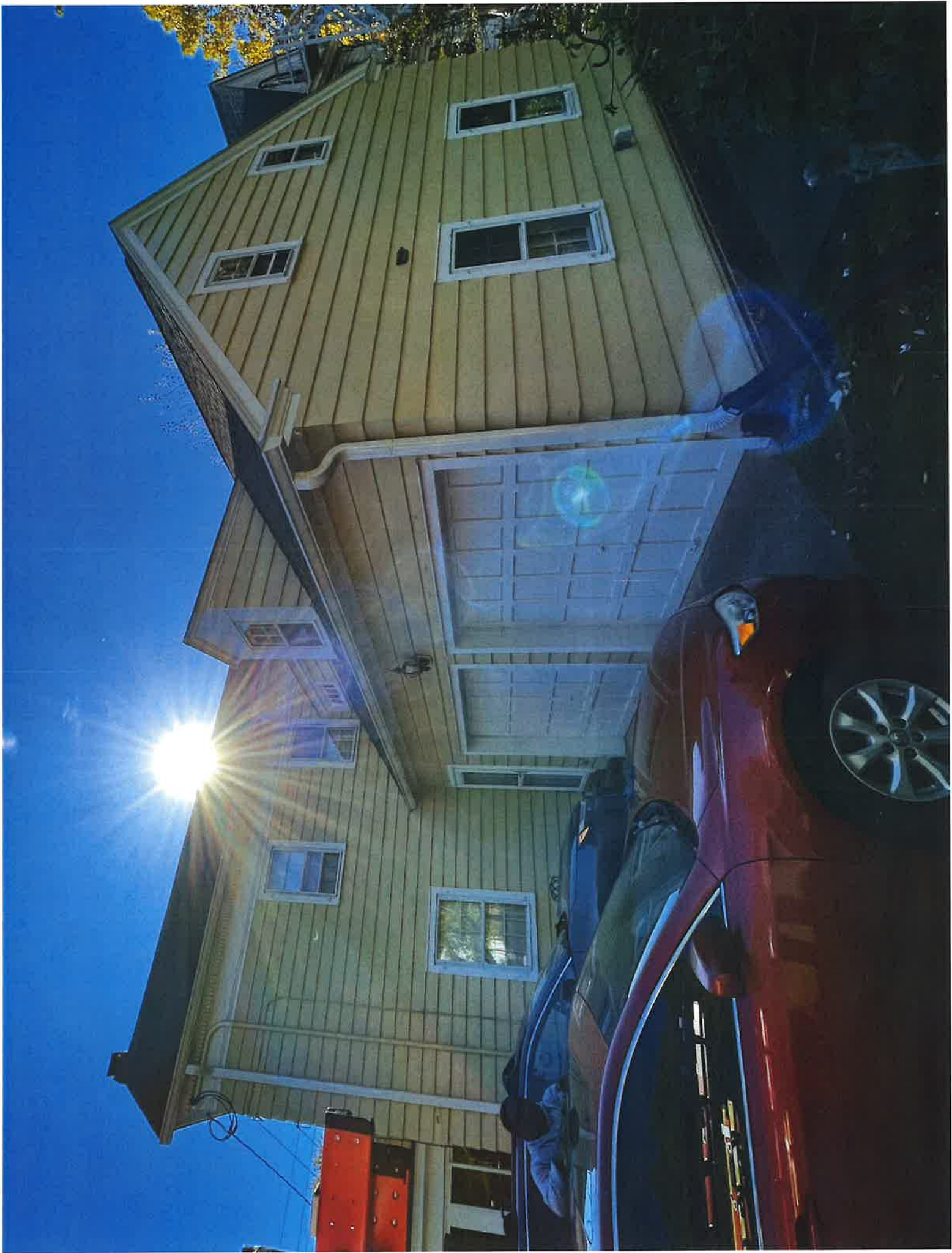
- 2018 IRC/IBC, ASCE 7-16 & 2018 NDS
- Basic (Category II) Wind Speed V = 118 mph, Exposure B
- Ground Snow Load = 30 psf

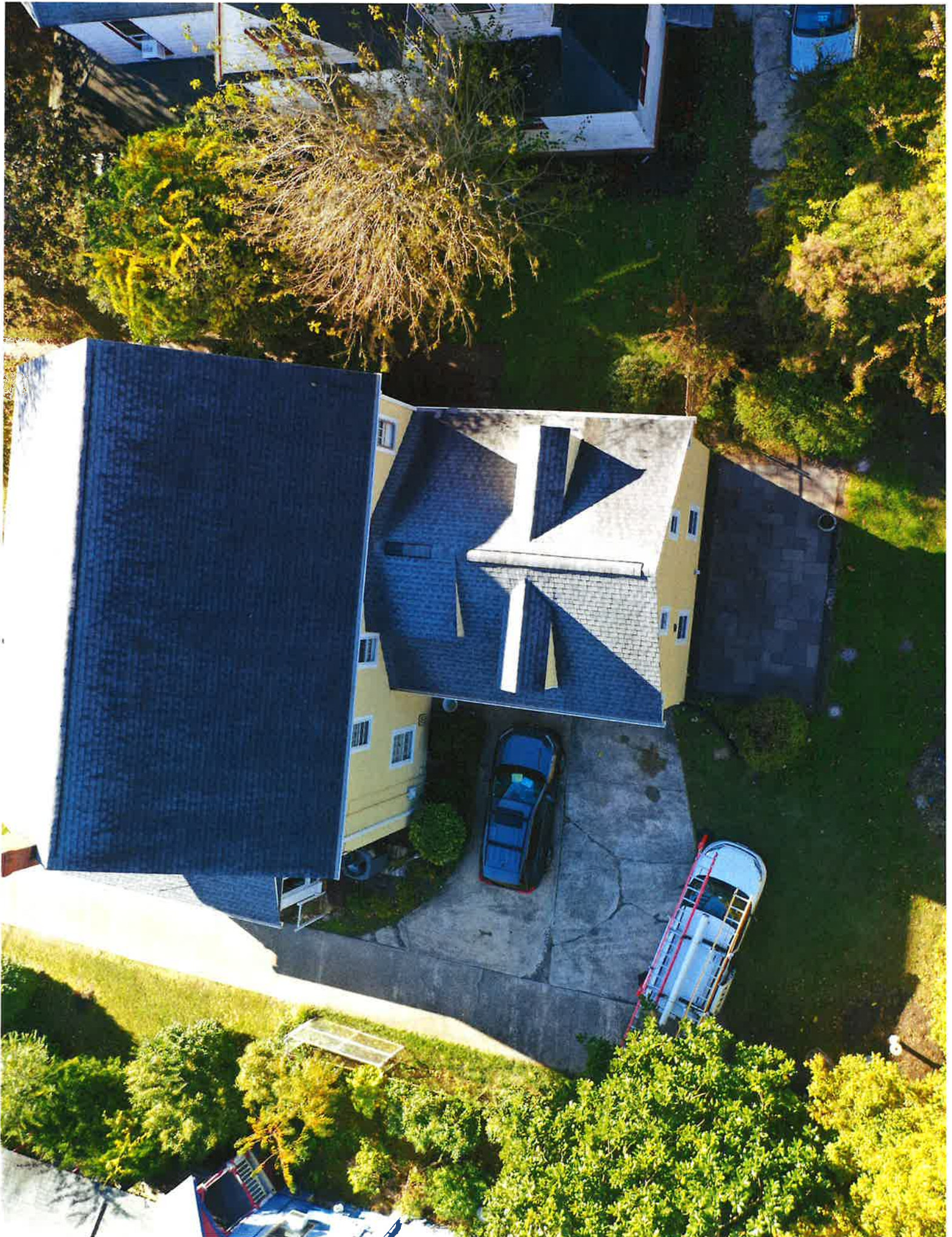
Based on this evaluation, I certify that the alteration to the existing structure by the installation of the PV system meets the requirements of the applicable existing and/or new building code provisions referenced above.

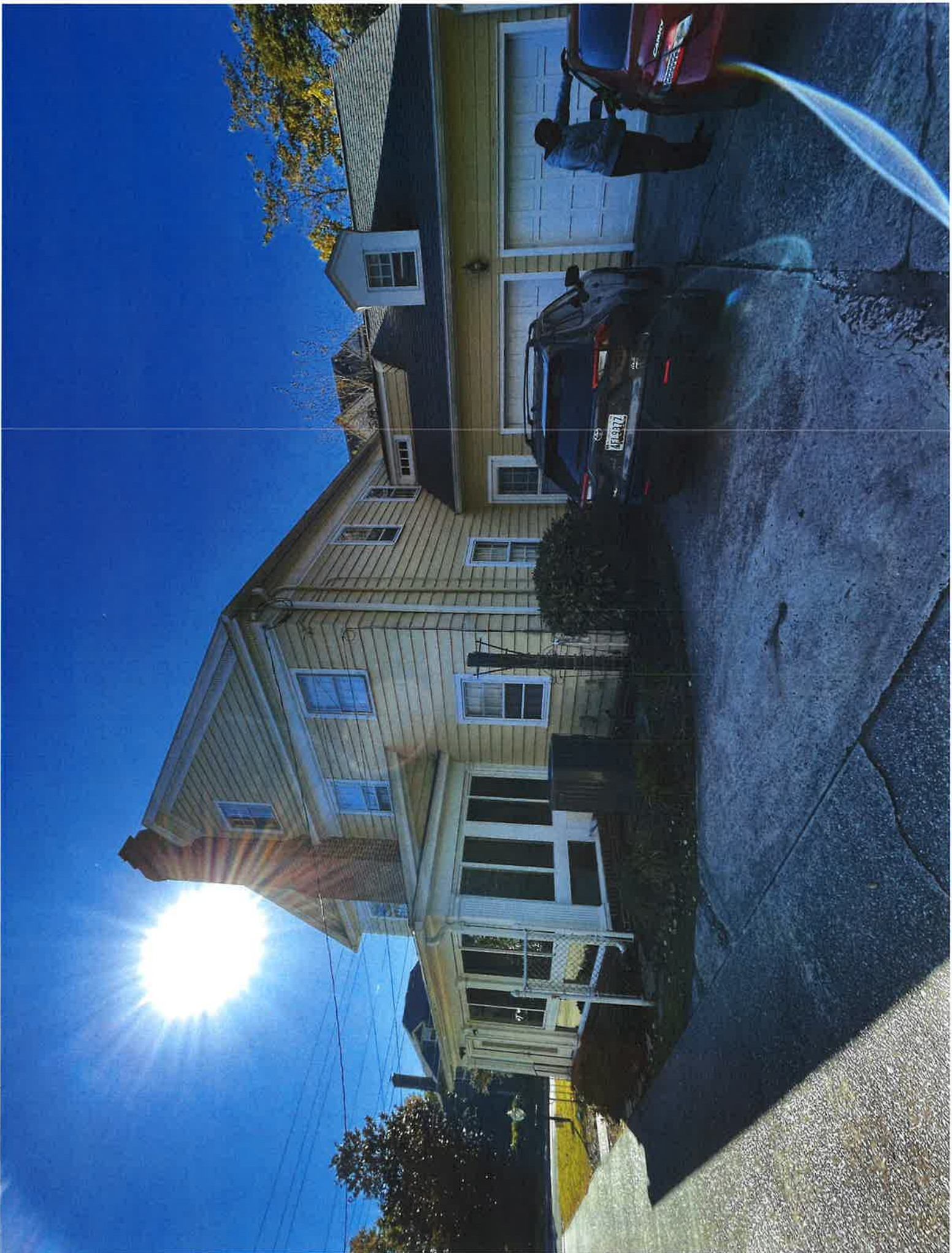
Additionally, I certify that the PV module assembly including all attachments supporting it have been reviewed to be in accordance with the manufacturer's specifications.

Results Summary (Hardware Check Includes Uplift Check on Attachments/Fastener, Structure Check Considers Main Structure)					
	Orientation	Attachment Spacing/Cantilever	Configuration	Max DCR	Result
AR-01	Landscape	64 / 25	Staggered	42%	Pass
	Portrait	48 / 24	Staggered	61%	Pass
	Roofing Material		Pitch	Structure Check	
	Comp Shingle		35°	Pass	

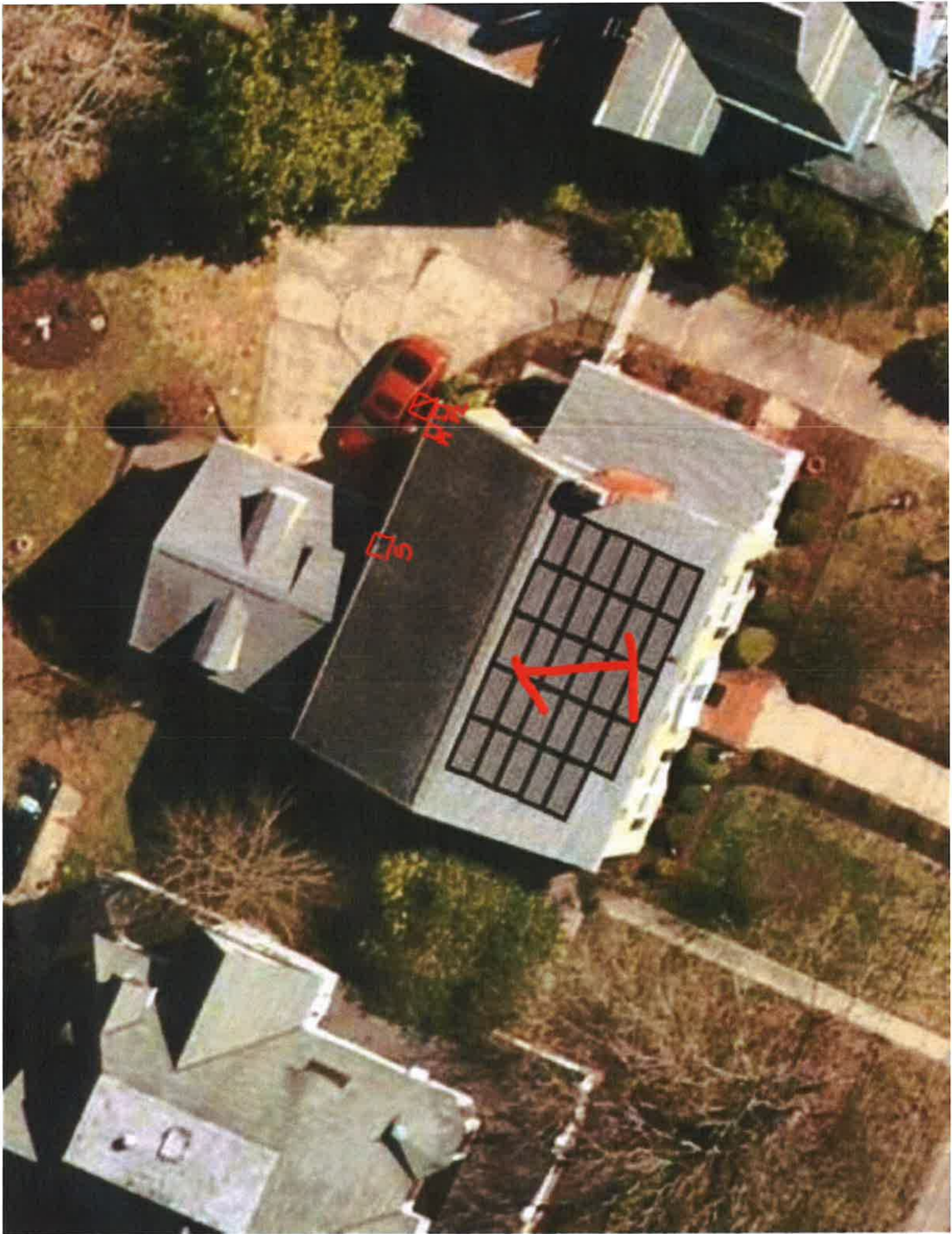




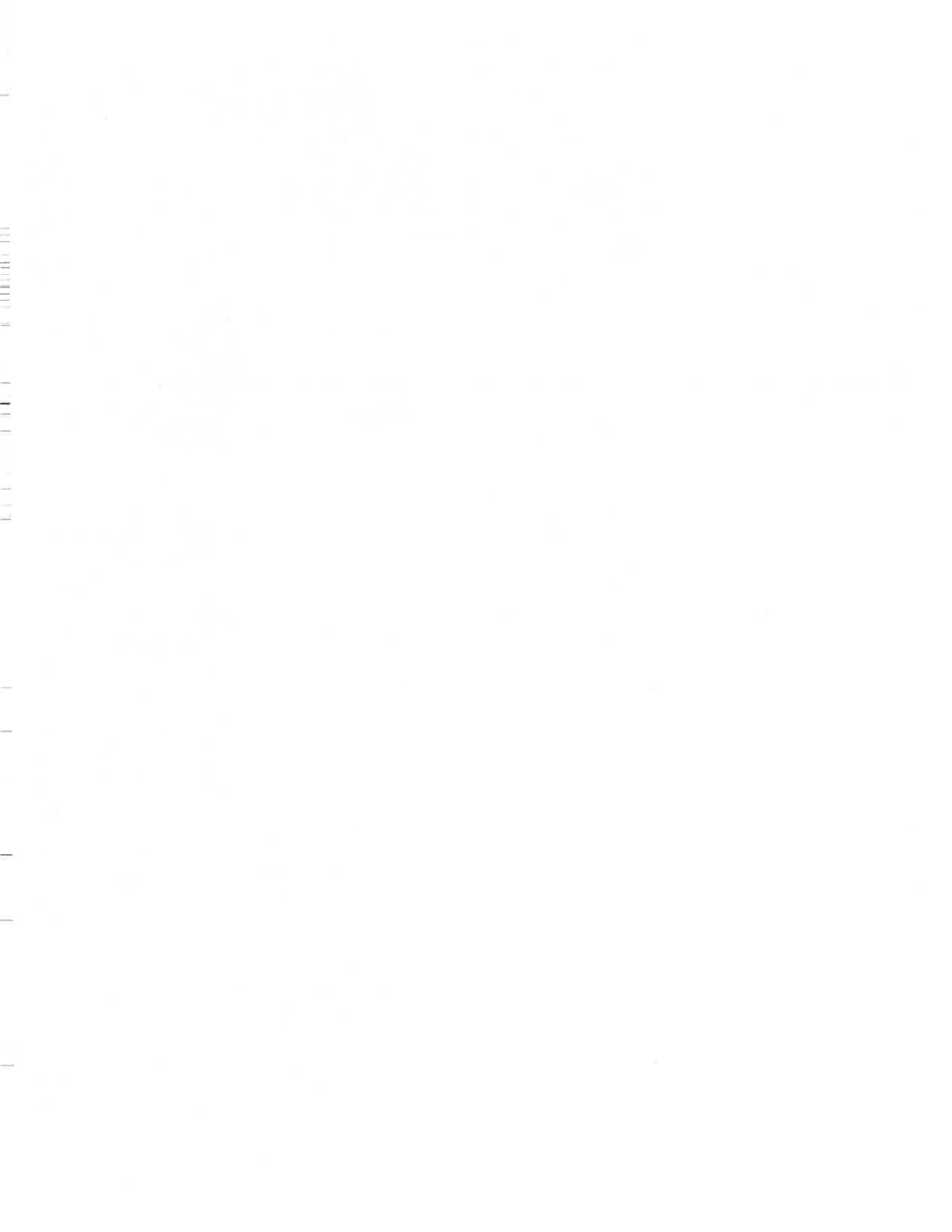












Salisbury Historic District Commission

STAFF FINDINGS

Meeting of December 20, 2023

Case Number: #23-36

Commission Considering: Solar Panels

Owner Name: Clebert and Johana Phenelus
Owners Address: 111 E Isabella St
Salisbury, MD 21801

Applicant Name: Amy Lewis

Applicant's Address: 503 Maryland Ave, St 106
Delmar, MD 21875

Agent/Contractor: Sunrun

Subject Property Address: 111 E Isabella St

Historic District: Newtown Historic District

Use Category: Residential

Zoning Classification: R – 5

Structure / Site Description:

Built Date: 1940

Enclosed Area: 2,688 sq. ft.

Lot Size: 12,194 sq. ft.

Number of Stories: 2

Contributing Structure: TBD

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes

Properties included below but not limited to:

WI-266 – 501 N Division St – Frederick A. Grier, Sr. House
WI-328 – 103 E Isabella St – J. Walker Williams House
WI-275 – 105 E Isabella St – Alexander G. Toadvine House
WI-251 – 109 E Isabella St – Thomas H. Mitchell House
WI-249 – 113 E Isabella St – L. Morris Oscar House
WI-253 – 117 E Isabella St – Moore-White House
WI-245 – 119 E Isabella St – William M. Day House
WI-637 – 112 E Isabella St – Mitchell-Langelier House
WI-636 – 102 E Isabella St – Wilsie Lowe Owens House
WI-459 – 407 N Division St – J. McFadden Dick House

Explanation of Request: The applicant is seeking approval to add 29 roof mounted solar panels.

Areas of Historic Guidelines to be considered:

Guideline 31: Solar Panels

a. Solar panels should be installed in a location that minimizes their visibility as much as possible. Flat roofs, and rear sloping roofs are the best candidates.

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: Brian Soper
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: December 20, 2023

Real Property Data Search ()
 Search Result for WICOMICO COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 025974

Owner Information

Owner Name: PHENELUS CLEBERT **Use:** RESIDENTIAL
 PHENELUS JOHANA **Principal Residence:** YES
Mailing Address: 111 E ISABELLA ST **Deed Reference:** /05206/ 00079
 SALISBURY MD 21801-

Location & Structure Information

Premises Address: 111 E ISABELLA ST **Legal Description:** L-12,194SQ FT
 SALISBURY 21801-0000 111 E ISABELLA ST
 CITY OF SALIS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0104 0021 0640 5030164.23 0000 2022 **Plat Ref:**

Town: SALISBURY

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1940 2,688 SF 12,194 SF

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
 2 YES STANDARD UNITFRAME/3 2 full/ 1 half 1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	20,900	20,900		
Improvements	94,900	157,000		
Total:	115,800	177,900	157,200	177,900
Preferential Land:	0	0		

Transfer Information

Seller: POTOSKY DEBRA A TRUSTEE **Date:** 01/17/2023 **Price:** \$295,000
Type: ARMS LENGTH IMPROVED **Deed1:** /05206/ 00079 **Deed2:**

Seller: ROBBINS ELBERT M **Date:** 08/05/2021 **Price:** \$250,000
Type: ARMS LENGTH IMPROVED **Deed1:** /04913/ 00182 **Deed2:**

Seller: FLEURY, PAUL R & MARY L **Date:** 03/31/1994 **Price:** \$95,000
Type: ARMS LENGTH IMPROVED **Deed1:** /01385/ 00366 **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:**