

Salisbury Historic District Commission

AGENDA

Wednesday, January 24, 2024 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 – December 20, 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 –**

- ***#24-01 – 323 Poplar Hill Ave – Alterations-Front Porch**

*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
December 20, 2023

The Salisbury Historic District Commission met in regular session on Wednesday, December 20, 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 – Not Present
Brad Phillips- Present
Margaret Lawson- Present
Brenden Frederick – Present

CITY OFFICIALS PRESENT

Laura Hay, City Attorney- 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 October 25, 2023 were approved as submitted. Mr. Brad Phillips made a motion to approve. Mr. Brenden Frederick 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** – None
5. **OLD BUSINESS** – None
6. **NEW BUSINESS-**
 - ***#23-34** - 226 Newton St. - Demolition – Mr. Robert Cannon came forward to present the case. Mr. Cannon provided information to the Commission about rental income from the property compared to the cost of repair and rehabilitation of the structure. Following a discussion on the merits of demolition and future plans for the property following demolition, the Commission and the applicant agreed to a continuance for one (1) year to allow the applicant to prepare a development plan.
 - **#23-35** - 228 Newton St.- Demolition – The continuance stated above applied to this case as well.
7. **Adjourn the Meeting-**

Ms. Margaret Lawson makes a motion to adjourn the meeting. Mr. Brad Phillips 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

Date

Brian Soper, City Planner

Date

Salisbury Historic District Commission

Hearing Notification

Hearing Date: January 24, 2024

Time: 7:00 pm

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

Case Number: #24-01

Commission Considering: Front Porch Alterations

Owner's Name: Joao and Christiane Lopes

Applicant Name: Anchored Property Services, rep.
Jason Jones

Agent/Contractor: Anchored Property Services

Subject Property Address: 323 Poplar Hill Ave

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 304
Salisbury, MD 21801
(410) 548-3170/ fax (410) 548-3107

Permit Application
\$150 Fee Received 12/22/2023(date)

Date Submitted: 12/22/2023

Case #: 24-01

Date Accepted as Complete: _____

Action Required By (45 days): _____

Subject Location: 323 Poplar Hill Ave

Owner Name: Mrs Christine + John Lopez

Application by: Anchored Property Services / Jason Jones

Owner Address: 323 Poplar Hill Ave

Applicant Address: 327 Tilghman Rd Suite 100

Owner Phone: 443-783-7430

Applicant Phone: 410-202-0299

Owner Email: nece563@gmail.com

Work Involves: Alterations New Construction Addition Other New Deck
 Demolition Sign Awning Estimated Cost 3K

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.

Removal of front deck due to rott. Rebuild with salt treated lumber. Composite deck vinyl handrails. Porch ceiling will be replaced with vinyl soffit. Also wrapping fascia boards with coil metal.

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.

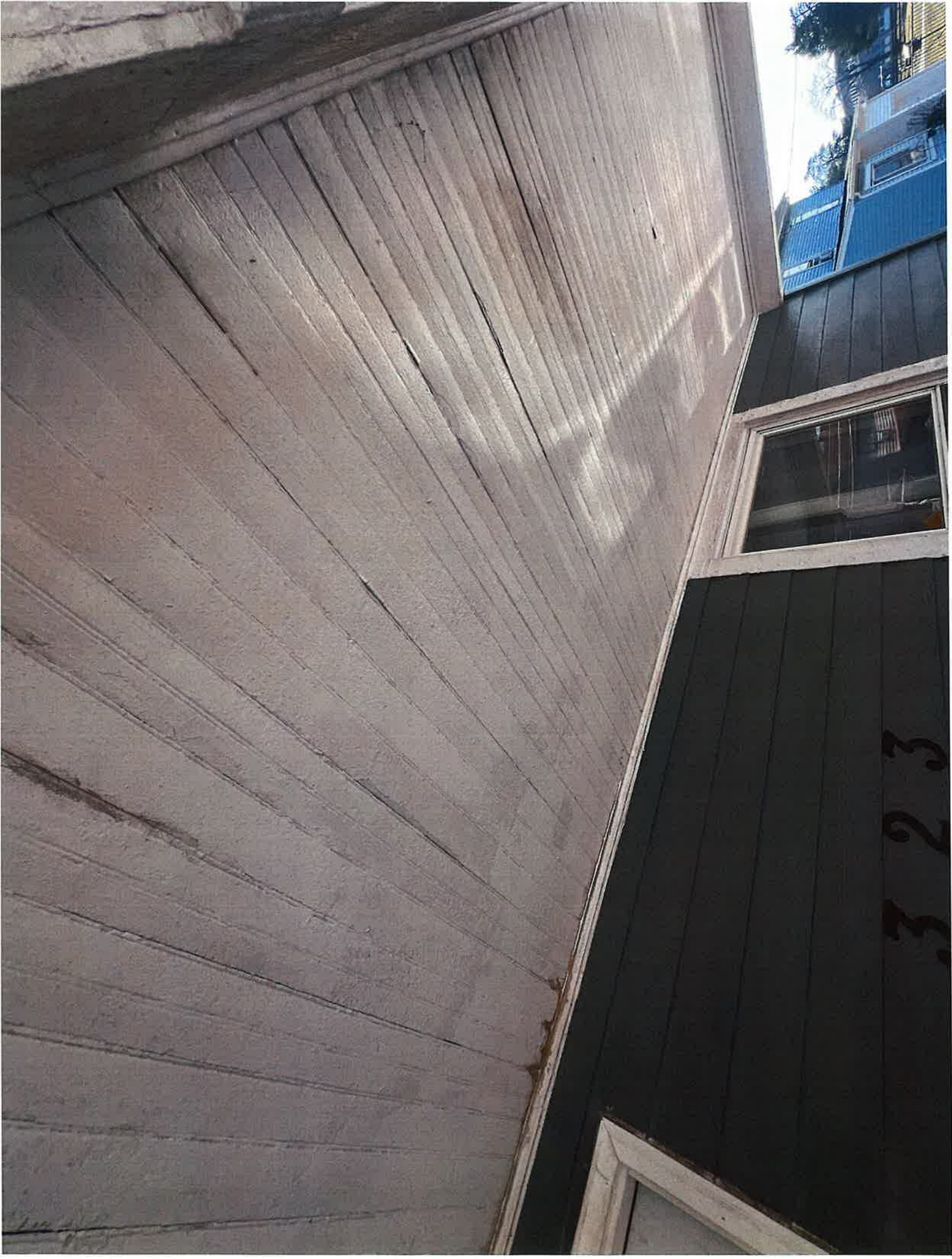
I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on _____ (date).

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]
Application Processor (Date): 1/5/2024

Date: 12-21-23
Secretary, S.H.D.C. (Date): 1/5/2024

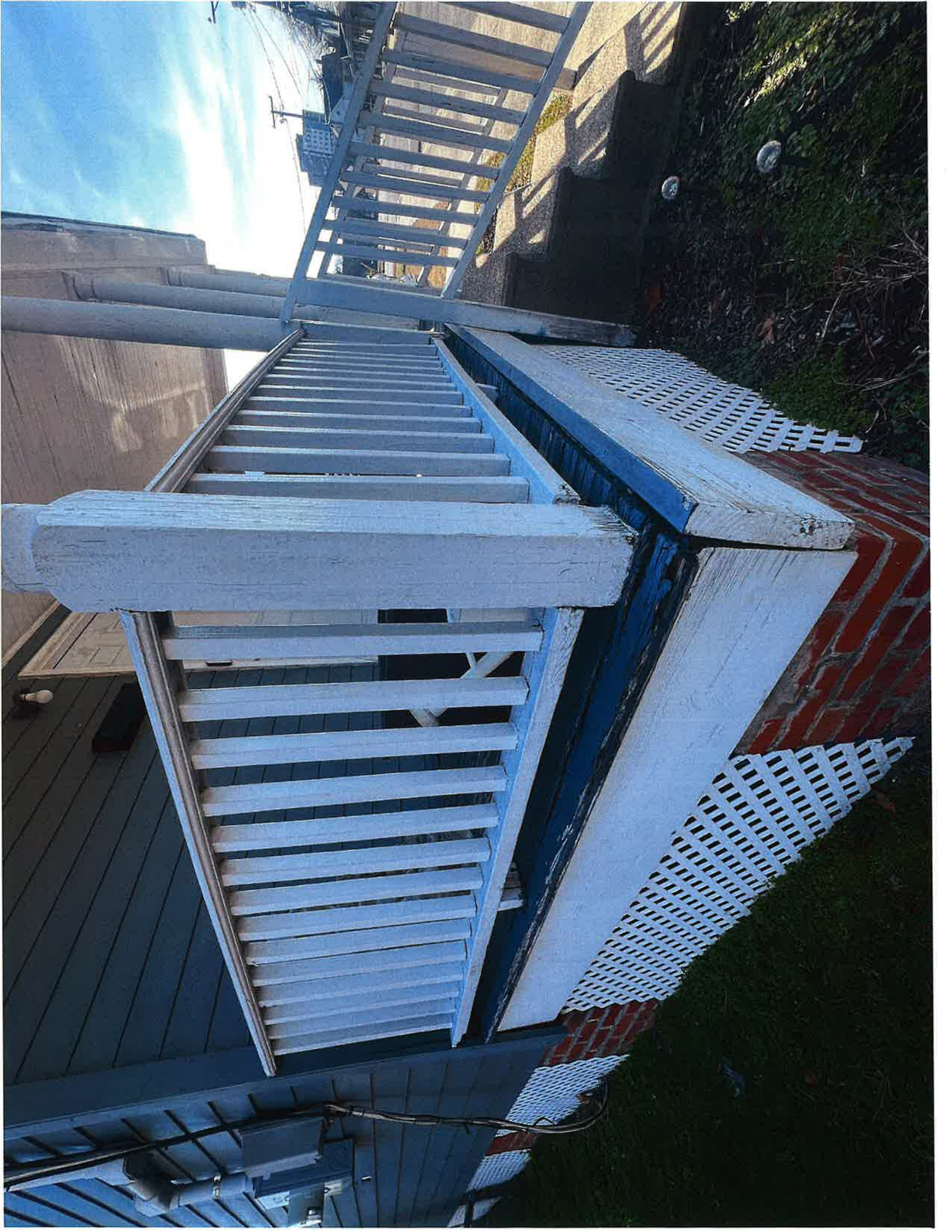


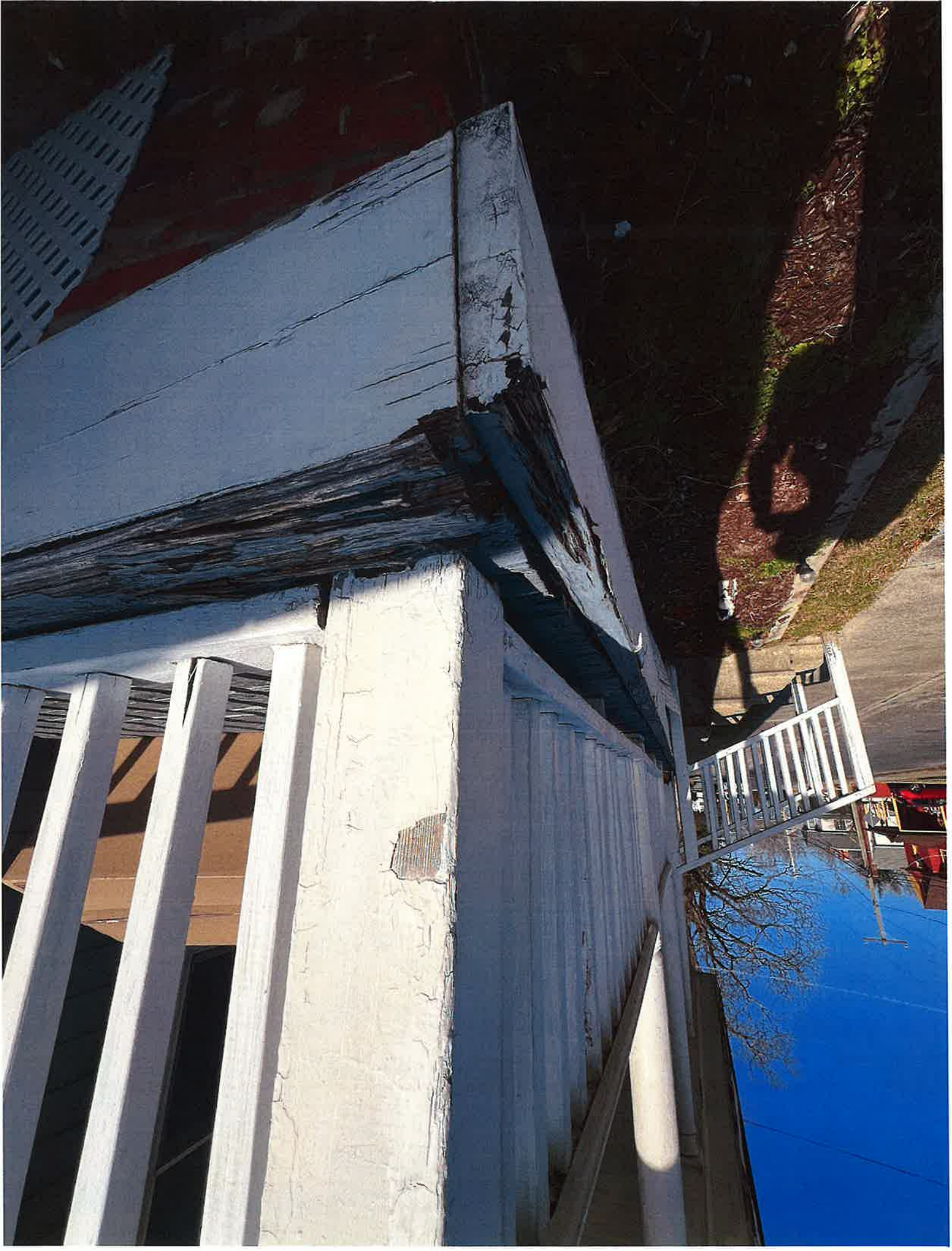




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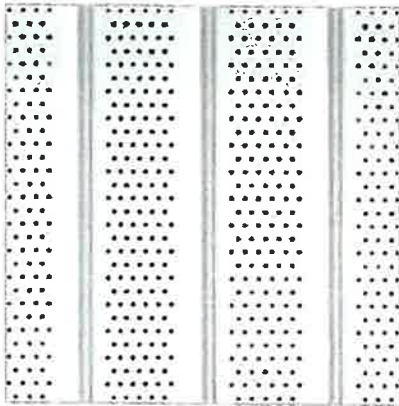
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CertainTeed Siding

CertainTeed Siding Universal Triple 4" Fully Vented Vinyl Soffit - Matte Finish Snow

Item #:20752 Product #: CERUST4MTFVSN Manufacturer #: 4822431

BUY WITH BEACON PRO+

Color

Snow

COLOR
OPTIONS

Viewing: **Snow**

SPECIFICATIONS

Item Number	20752
Manufacturer Number	4822431
Applicable Standards	ASTM D3679 ASTM D4477 Florida Building Code Approved (FL13389) ICC-ES ESR-1066 TDI Approved (EC-11) ISO:9001 DNV Registered
Area	5.9 Sq. In. per Sq. Ft.
Base Material	Vinyl
Exposure	12"
Length	12'
Net Free Vent Area NFVA	5.9 Sq. In. per Sq. Ft.
Pieces per Carton	16
Thickness	0.040"
Warranty Length	Lifetime Limited Warranty
Weight	80 Lbs. per Carton

DOCUMENTS

2022 Siding Collection Product Catalog

3-Part Specification Guide

Finishing Touches Brochure

ICC-ES Evaluation Report

Installation Guide

No Place Like Home Brochure

Product Specification Sheet

Texas Department of Insurance Report

Vinyl Carpentry Brochure

Warranty Information



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TRI-BUILT

TRI-BUILT 24" x 50' DuraPro Coil 203

Item #:561369 Product #: TRI636629203 Manufacturer #: 636629203

BUY WITH BEACON PRO+

Mfg

Gentek

Color

Liberty White(203)

Size

24" x 50'

COLOR
OPTIONS

Viewing: Liberty White(203)



Product Description**Specifications****Documents**

PRODUCT DESCRIPTION

TRI-BUILT® provides quality residential and commercial building materials that deliver professional results. By focusing on the professional contractor, TRI-BUILT® has become a recognized and trusted leader in the construction industry. From roofing and siding materials, windows, coatings, and more, TRI-BUILT® is a name you can trust at a competitive price.

SPECIFICATIONS

Item Number	561369
Manufacturer Number	636629203
Dimensions	24" x 50'
Length	50'
Width	24"

DOCUMENTS

Color Chart

Data Sheet

Miami-Dade NOA

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- Storm Tracker
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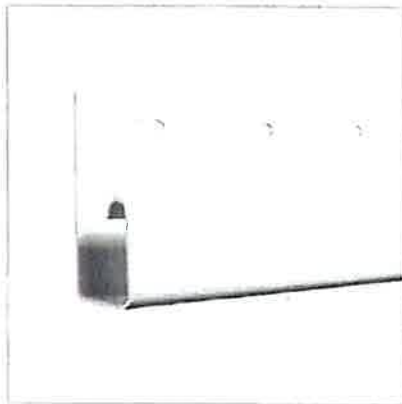
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CertainTeed Siding

CertainTeed Siding 1/2" Pocket J-Channel - Matte Finish Snow

Item #:252717 Product #: CERJ12SN1 Manufacturer #: 5030531

BUY WITH BEACON PRO+

Color

Snow

COLOR
OPTIONS

Viewing: **Snow**



[See more...](#)

Product Description

Specifications

Documents

PRODUCT DESCRIPTION

Universal siding and soffit receiving channel for use around under eaves, utility openings, etc.

SPECIFICATIONS

Item Number	252717
Manufacturer Number	5030531
Length	12' 6"
Lineal Feet per Carton	600'
Pieces per Carton	48
Weight	58 Lbs. per Carton

DOCUMENTS

2022 Decorative Trim Brochure

2022 Siding Collection Product Catalog

3-Part Specification Guide

Finishing Touches Brochure

ICC-ES Evaluation Report

Installation Guide

Product Installation Video

Texas Department of Insurance Report

Warranty Information

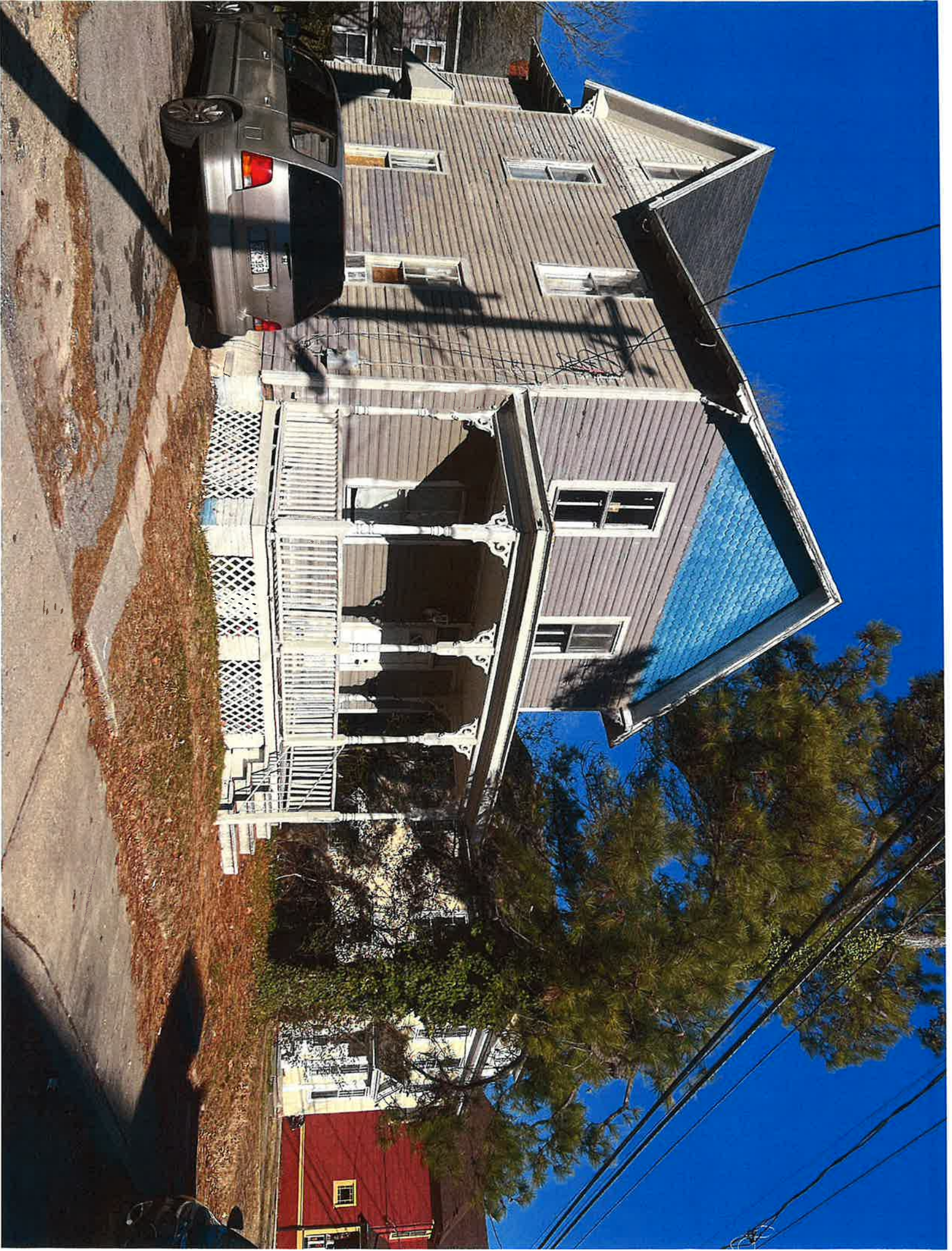


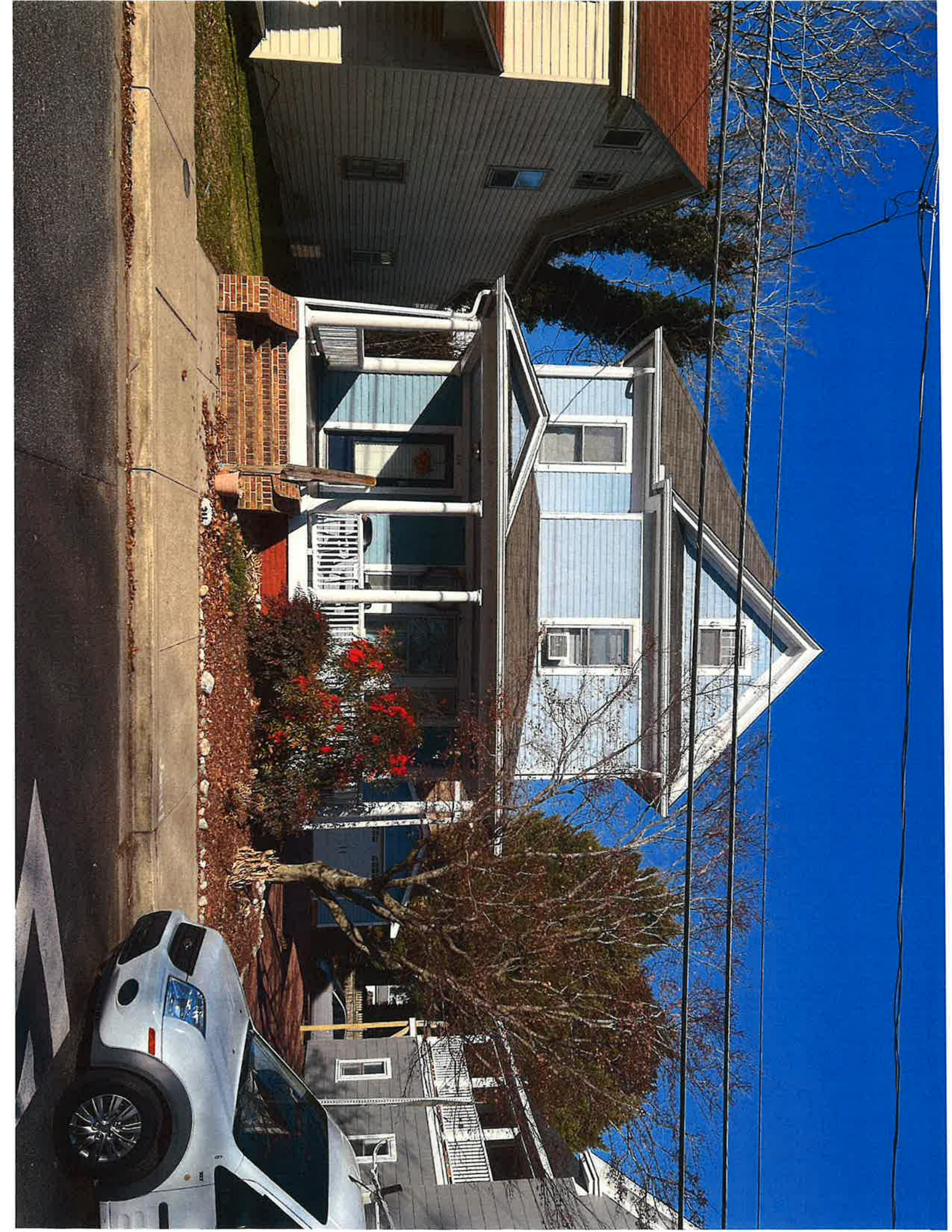
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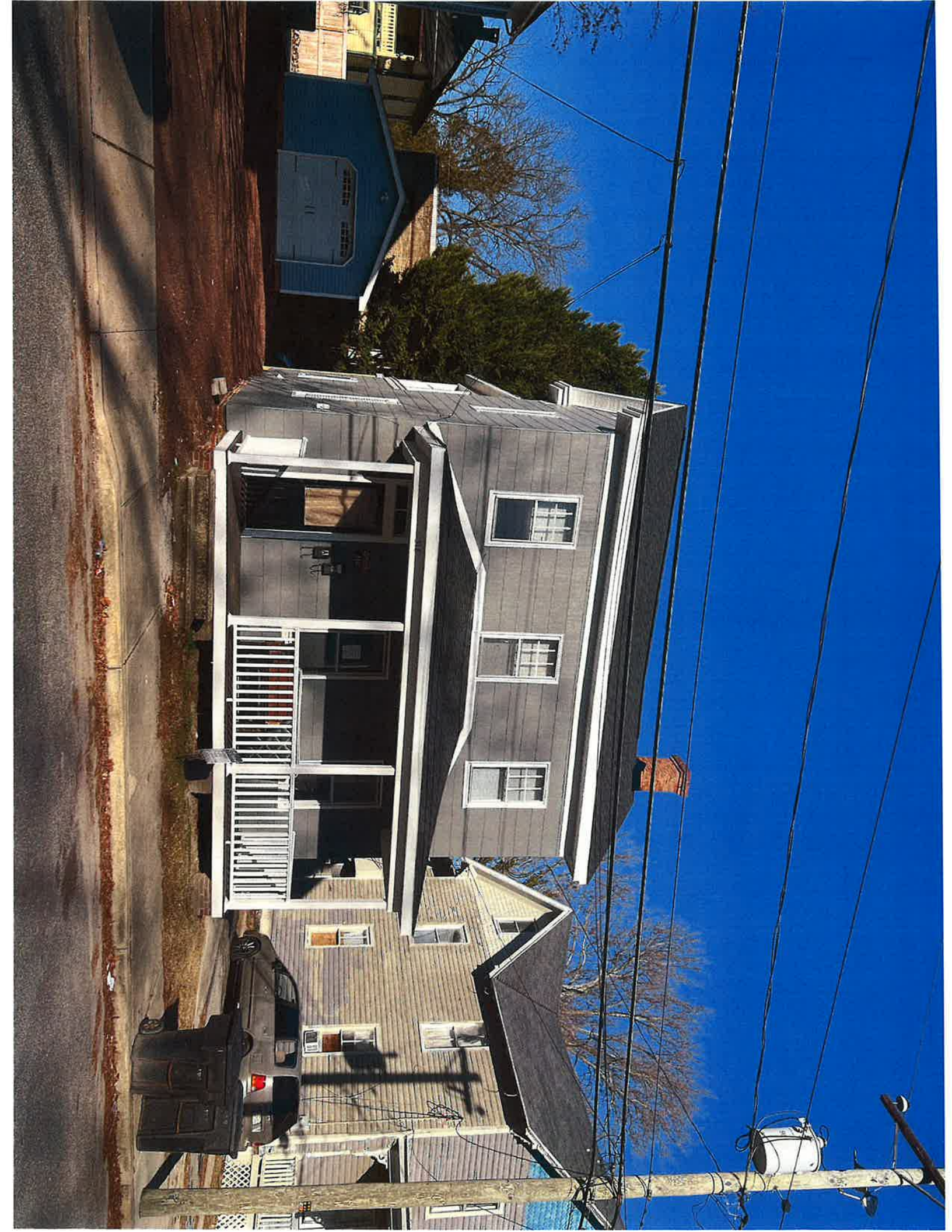
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Salisbury Historic District Commission

STAFF FINDINGS

Meeting of January 24, 2024

Case Number:	#24-01
Commission Considering:	Alterations-Front Porch
Owner Name:	Joao and Christiane Lopes
Owners Address:	PO Box 2106 Salisbury, MD 21802
Applicant Name:	Jason Jones
Applicant's Address:	327 Tilghman Rd, Suite 100 Salisbury, MD 21804
Agent/Contractor:	Anchored Property Services
Subject Property Address:	323 Poplar Hill Ave
Historic District:	Newtown Historic District
Use Category:	Residential
Zoning Classification:	R – 5
Structure / Site Description:	
Built Date:	1920
Enclosed Area:	1,512 sq. ft.
Lot Size:	3,400 sq. ft.
Number of Stories:	2
Contributing Structure:	No – Determination 11/14/2018

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes

Properties included below but not limited to:

WI-640 – 310 Poplar Hill Ave – John S. Adkins House

WI-575 – 329-333 Poplar Hill Ave – Rowhouse Block

WI-141 – 321 Broad St – John Wesley Methodist Episcopal Church and Parsonage

WI-434 – 324 Broad St – John Wesley Methodist Episcopal Church and Parsonage

WI-106 – 200 E William St – Perry-Cooper House

Explanation of Request: The applicant is seeking approval to reconstruct the front porch.

Areas of Historic Guidelines to be considered:

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).

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: January 24, 2024

Real Property Data Search ()

Search Result for WICOMICO COUNTY

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Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 004977

Owner Information

Owner Name: LOPES JOAO ANTONIO AIRES Use: RESIDENTIAL
 LOPES CHRISTIANE D Principal Residence: NO
 Mailing Address: PO BOX 2106 Deed Reference: /04292/ 00298
 SALISBURY MD 21802-

Location & Structure Information

Premises Address: 323 POPLAR HILL AVE Legal Description: 3,400 SQFT
 SALISBURY 21801-0000 323 POPLAR HILL AVE
 CITY OF SALIS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0107 0009 0716 5030166.23 0000 2022 Plat Ref:

Town: SALISBURY

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1920 1,512 SF 3,400 SF

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
 2 NO STANDARD UNITFRAME/3 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:	13,900	13,900		
Improvements	45,200	47,800		
Total:	59,100	61,700	60,833	61,700
Preferential Land:	0	0		

Transfer Information

Seller: ELMER GERALD K Date: 02/27/2018 Price: \$98,000
 Type: ARMS LENGTH IMPROVED Deed1: /04292/ 00298 Deed2:
 Seller: BLANKENSHIP, IDA Date: 06/06/2005 Price: \$152,000
 Type: ARMS LENGTH MULTIPLE Deed1: /02415/ 00608 Deed2:
 Seller: SESSOMS, ERIC Date: 08/27/2004 Price: \$73,500
 Type: ARMS LENGTH IMPROVED Deed1: /02280/ 00686 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: