

Salisbury Historic District Commission

AGENDA

Wednesday, December 18, 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 – November 20, 2024

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 –

- #24-24 – 310 Poplar Hill Ave – Alterations – Replacement of windows, front door, front porch flooring and add siding
- #24-25 – 307 Park Ave – Alterations – Repair and replace front porch decking and framing, and replace pillars, railing and lattice
- #24-26 – 118* & 120 N Division St – Signs – Add a metal hanging sign and metal fascia sign

*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
November 20, 2024

The Salisbury Historic District Commission met in regular session on Wednesday, November 20, 2024. The meeting took place at 125 N Division St Room 301 with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chairman – Not Present
Matt Auchey, Vice Chairman – Present
Lynne Bratten - Present
Brad Phillips- Not Present
Margaret Lawson- Present
Brenden Frederick – Present (Zoom)
Lisa Gingrich – Present

CITY OFFICIALS PRESENT

Laura Hay, City Attorney- Present
Betsy Jackson, Infrastructure & Development- Present

1. **CALL TO ORDER** – Mr. Matt Auchey called the meeting to order at 7 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explained the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – The minutes were amended to strike a paragraph that was related to structural concerns which is outside of the purview of the Commission. Ms. Bratten made a motion to accept the minutes of the regular meeting held on October 23, 2024 as amended. Ms. Margaret Lawson seconded the motion and the motion carried (5-0).
4. **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-**
 - **#24-23** – 309 E Main St. – Alterations – Mr. Brandon Fletcher of Becker Morgan Group brought his application to the Commission for alterations to replace cladding and an entry roof at 309 E Main Street. The staff findings were read into the record.

Brenden Frederick recused himself from the hearing due to his association with Becker Morgan Group.

Mr. Fletcher stated that they would be replacing the cladding with a new EIFS and replace one shed style entry roof with a gable style entry roof. Mr. Auchey commented that the proposed EIFS replacement was almost in kind and due to the building being more modern and non-contributing he didn't have any concerns about the proposal.

Ms. Gingrich made a motion to approve the application as submitted. Ms. Bratten seconded the motion and the motion carried (4-0, Mr. Frederick abstained).

- **#24-22** – 108 Walnut St. – Alterations – Mr. Kelly Pullen brought his application to the Commission for alterations to repair and replace porch and decking at 108 Walnut Street. The staff findings were read into the record.

The structure had not yet been determined to be either contributing or non-contributing, so the Commission considered the structure. Using the Contributing Structure Checklist (Exhibit A), it was

determined that the structure is approximately 90% in tact with the original structure and that most of the features are contributing. Ms. Bratten made a motion to deem the structure contributing based on the findings of Exhibit A. Ms. Gingrich seconded the motion and the motion carried unanimously (5-0).

Mr. Pullen indicated that the purpose of the repair and replacement was due to the porch and decking rotting. His proposal is to use PVC and Trex composite materials to minimize maintenance.

Ms. Gingrich expressed disappointment that the columns were not saved. Mr. Pullen said he would be willing to change to round columns, but Ms. Gingrich pointed out that the round columns would not have the same detail as the original columns.

Mr. Auchey said that the guidelines do allow for synthetic replacements but that they need to match and PVC has not been historically approved for contributing structures. Round columns would not match because the columns are tapered and that is part of what makes this house so special and he would not be comfortable allowing replacements that do not mimic that tapered look. He would also like to see the columns located back over the brick piers. Mr. Auchey said that the preference is for tongue and groove version of Trex flooring, but he considers the color and width to be appropriate.

Mr. Pullen stated that he would be willing to get the columns milled and go back to the wood railing.

Ms. Bratten stated that they would normally recommend tongue and groove replacement. Mr. Kelly stated that tongue and groove and milling columns significantly increases the price. Mr. Auchey stated that he would be willing to allow the Trex proposed if the replacement columns are milled because they are the most important part of the house.

Mr. Auchey stated that he did receive an email of concern from a neighbor but that the concerns in the email have been addressed in the hearing.

It was decided by the Commission and agreed by the applicant that the application will be approved with amendments. Ms. Gingrich made a motion to approve the application with the following amendments:

1. The columns are replaced with milled columns matching in look and location over the piers;
2. Wood railing is to be replaced in kind;
3. Synthetic trip board to be added around the perimeter of the deck to conceal the end of the deck board and cover the pressure treated framing.

Ms. Bratten seconded the motion and the motion carried (5-0).

8. Adjourn the Meeting-

Ms. Bratten made a motion to adjourn the meeting. Ms. Gingrich seconded the motion. The Commission voted 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.

Matthew Auchey, Vice Chairman

Date

Amanda Rodriguez, City Planner

Date

Salisbury Historic District Commission

Hearing Notification

Hearing Date: December 18, 2024

Time: 7:00 pm

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

Case Number: #24-24

Commission Considering: Alterations – Replace windows, front door, front porch flooring and add siding

Owner’s Name: Jean Joubert Brissault & Dore Marie Rose

Applicant Name: Jean Joubert Brissault

Agent/Contractor: N/A

Subject Property Address: 310 Poplar Hill Ave.
Salisbury, MD 21801

Historic District: Newtown Historic District

Use Category: Residential

Chairman: Mr. Scott Saxman

HDC Staff contact: Betsy Jackson
Associate 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 (date)

Date Submitted: 10-28-2024

Case #: 24-24

Date Accepted as Complete: _____

Action Required By (45 days): _____

Subject Location: 310 BOPLAR HILL AVE 21801

Application by: JEAN JEAN BRISSAUT

Owner Name: JEAN JEAN BRISSAUT

Applicant Address: 112 GLEN AVE SALISBURY MD 21804

Owner Address: 112 GLEN AVE SALISBURY MD 21804

Applicant Phone: 410-831-7598

Owner Phone: 410-831-7598

Owner Email: JEANBRISSAUT@GMAIL.COM

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.

Replace windows, front door, front porch, flooring, and add siding

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 12-18-2024 (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 10-28-2024

Application Processor (Date)

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

vinyl
KOBALT

8199554275392401 24115101 190 - DOUBLE 5" - 1398902 FL 5531

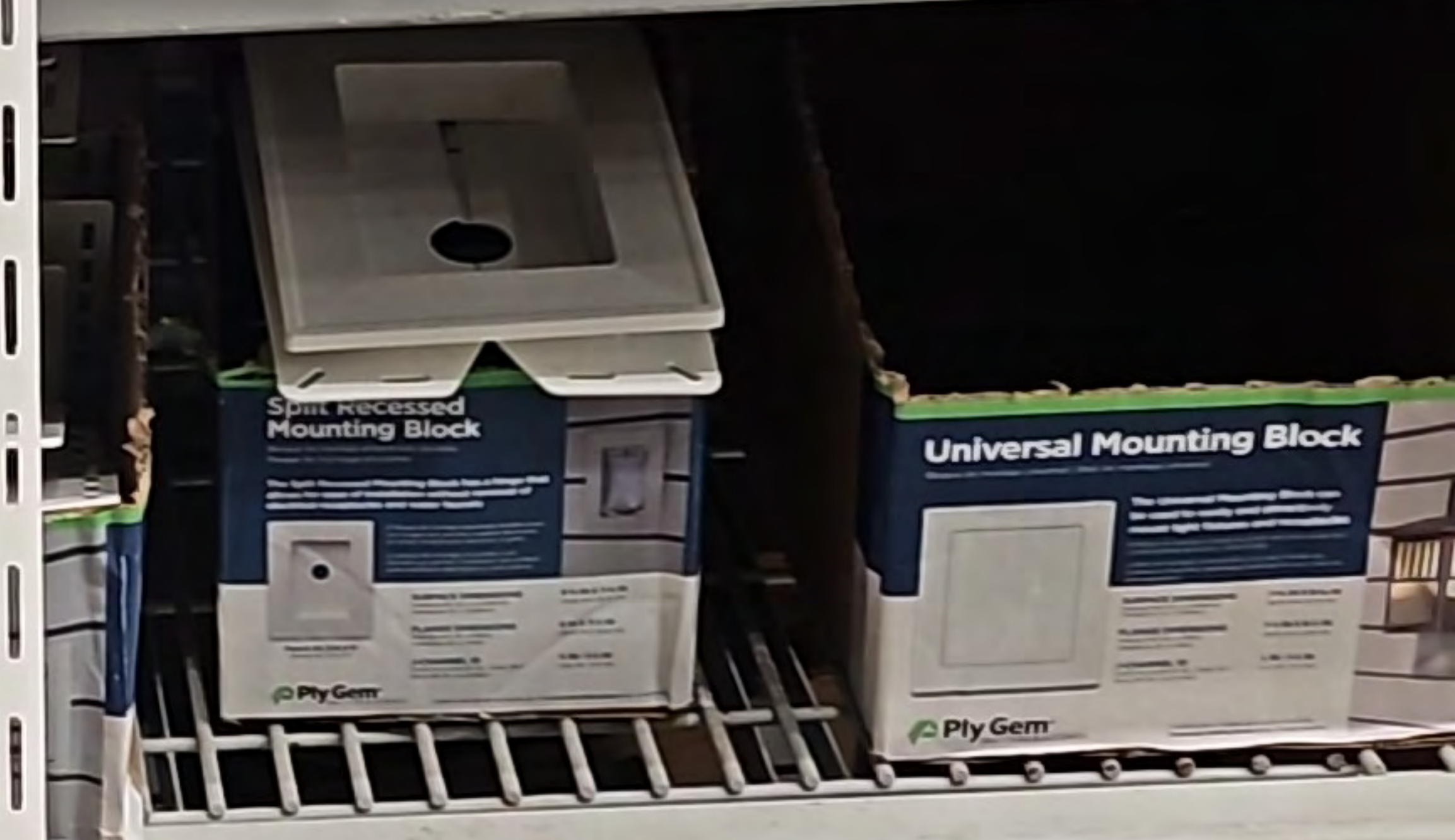


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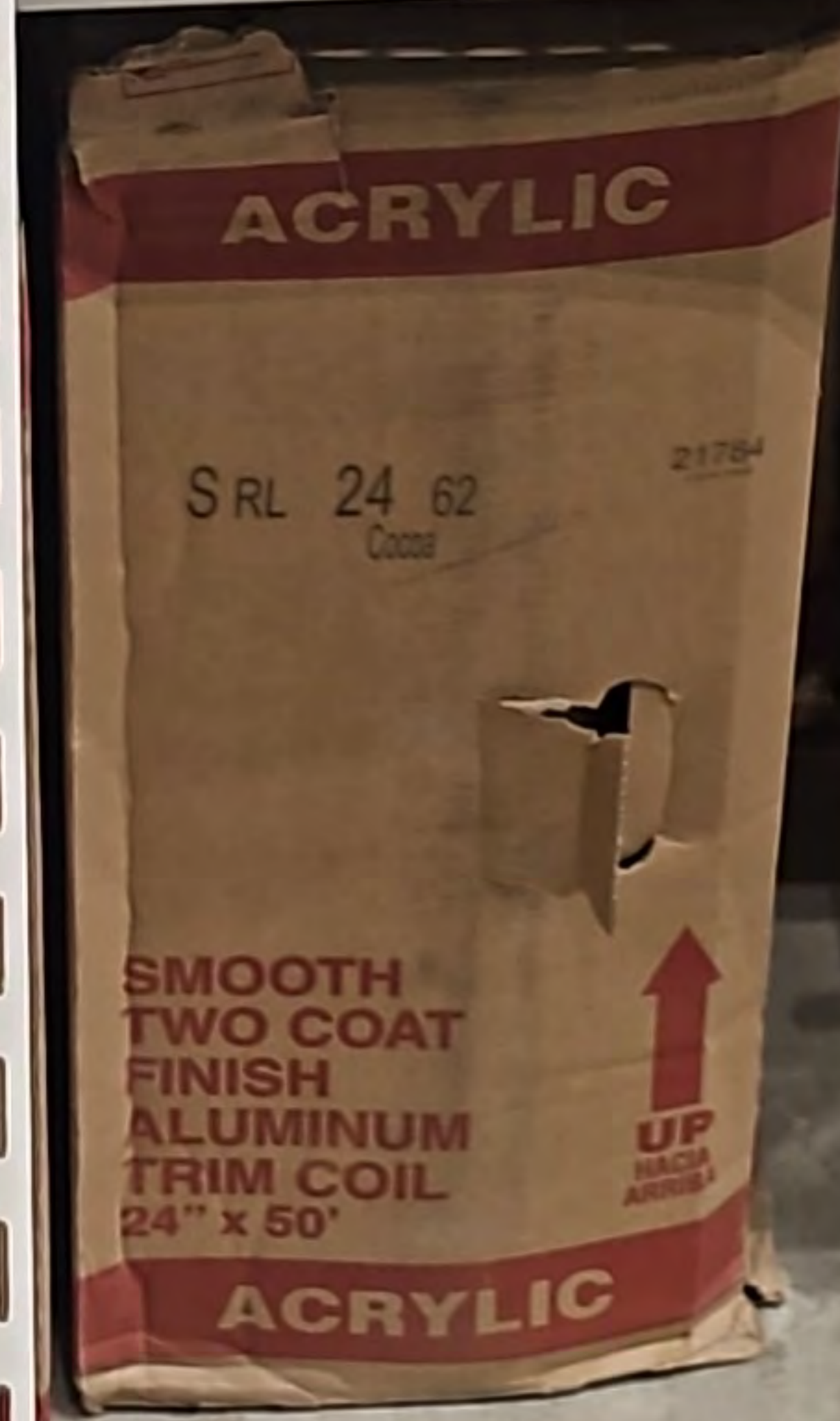
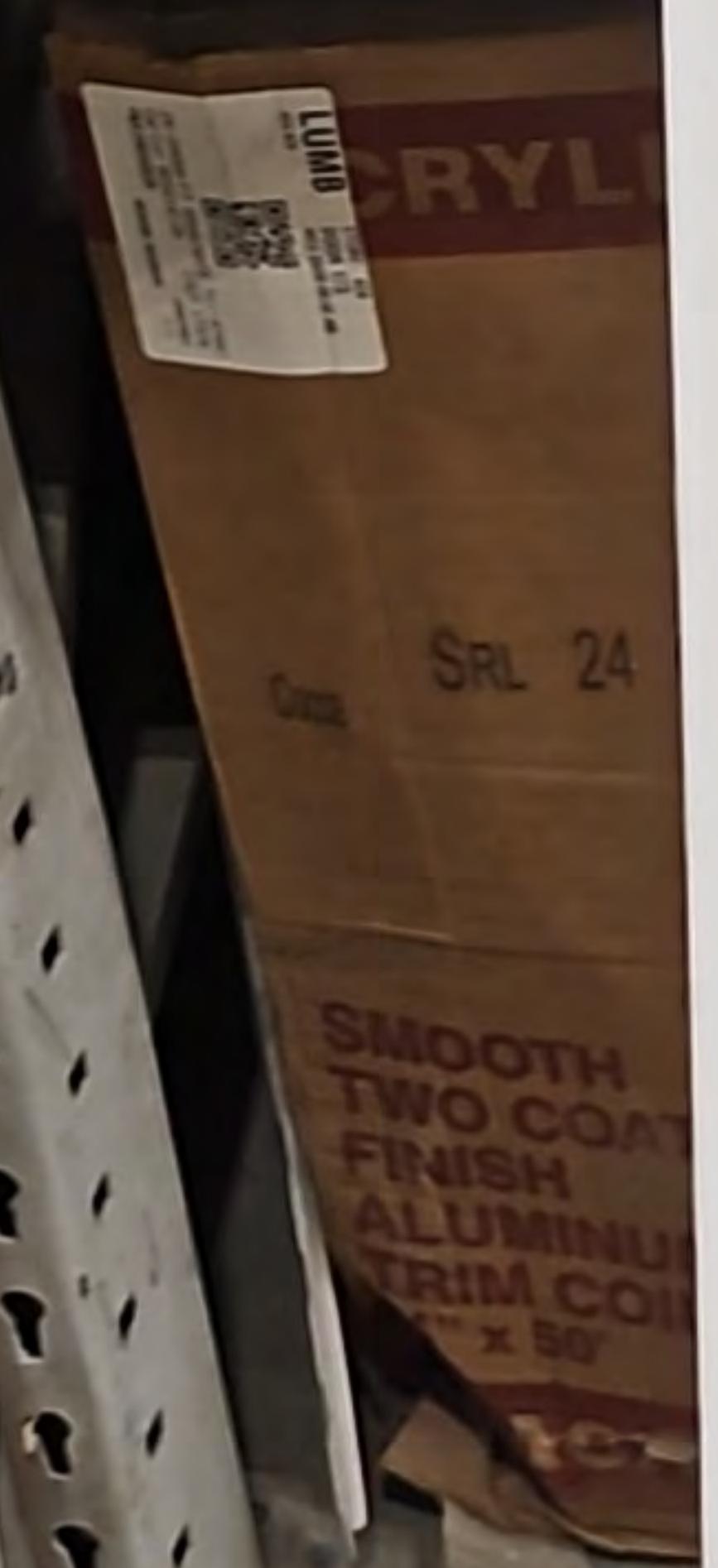
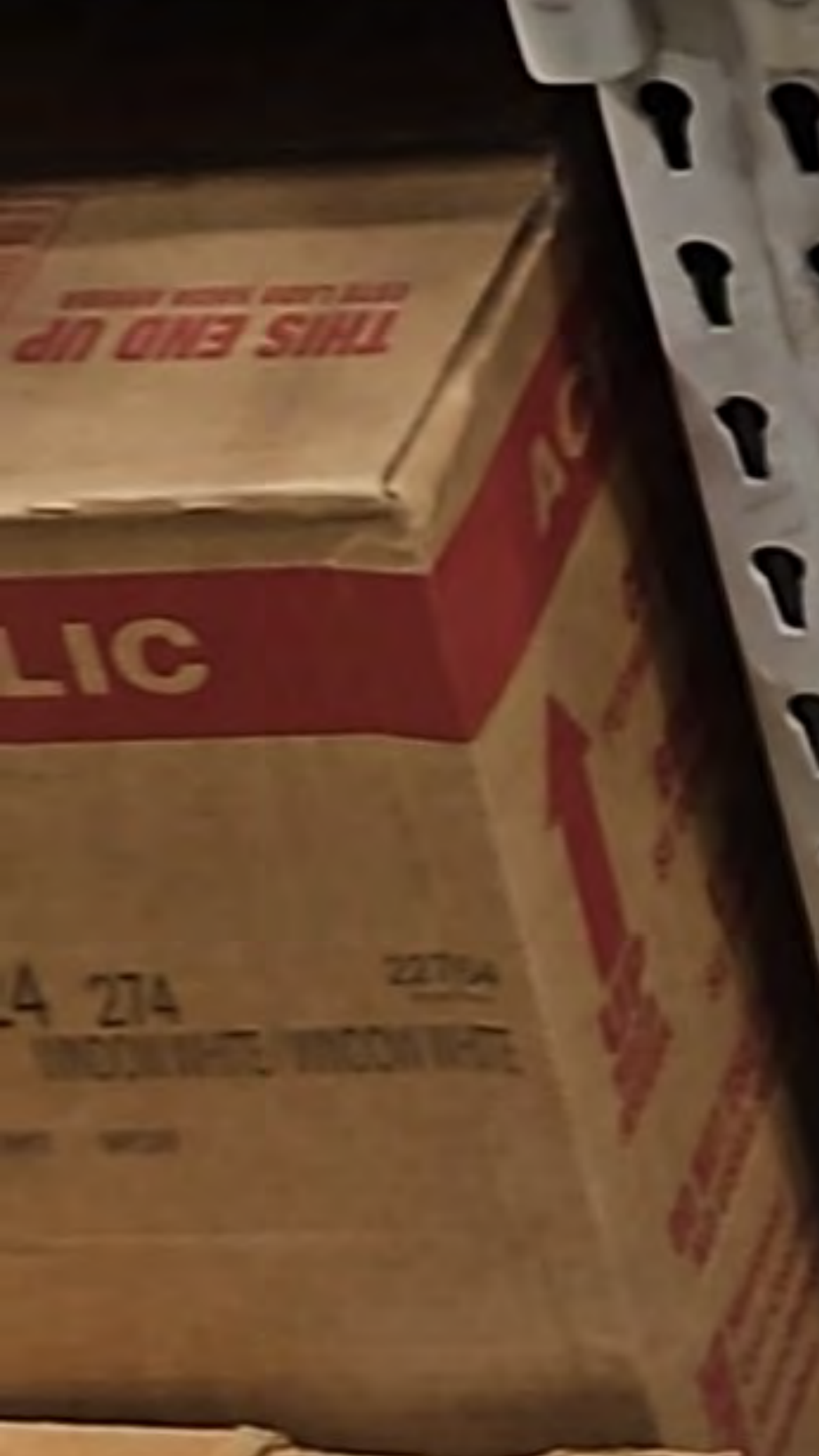
\$29.00



\$6.18
KOBALT VINYL REMOVAL TOOL



\$17.28
WHITE SPLT RECESS MNT BLCK



8199554275392401 24115101 190 - DOUBLE 5" - 1398902 FL 5531



VINYL
Double Hung Window



DP 50



Grilles: **NONE** ProSeries 7400

Call Size/RO: **28" x 54"**

Actual: **27 3/4" x 53 1/2"**

SKU **2482667**



6005



VINYL
Double Hung Window



DP 50



Grilles: **NONE** ProSeries 7400

Call Size/RO: **28" x 54"**

Actual: **27 3/4" x 53 1/2"**

SKU **2482667**



6005



VINYL
Double Hung Window



DP 50

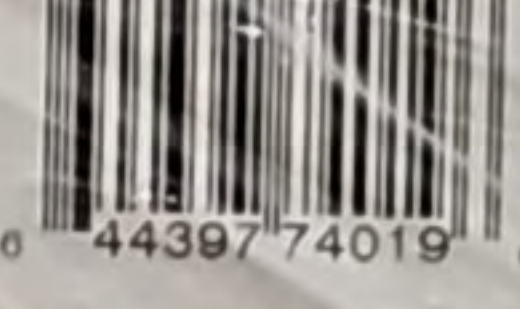


Grilles: **NONE** ProSeries 7400

Call Size/RO: **28" x 54"**

Actual: **27 3/4" x 53 1/2"**

SKU **2482667**

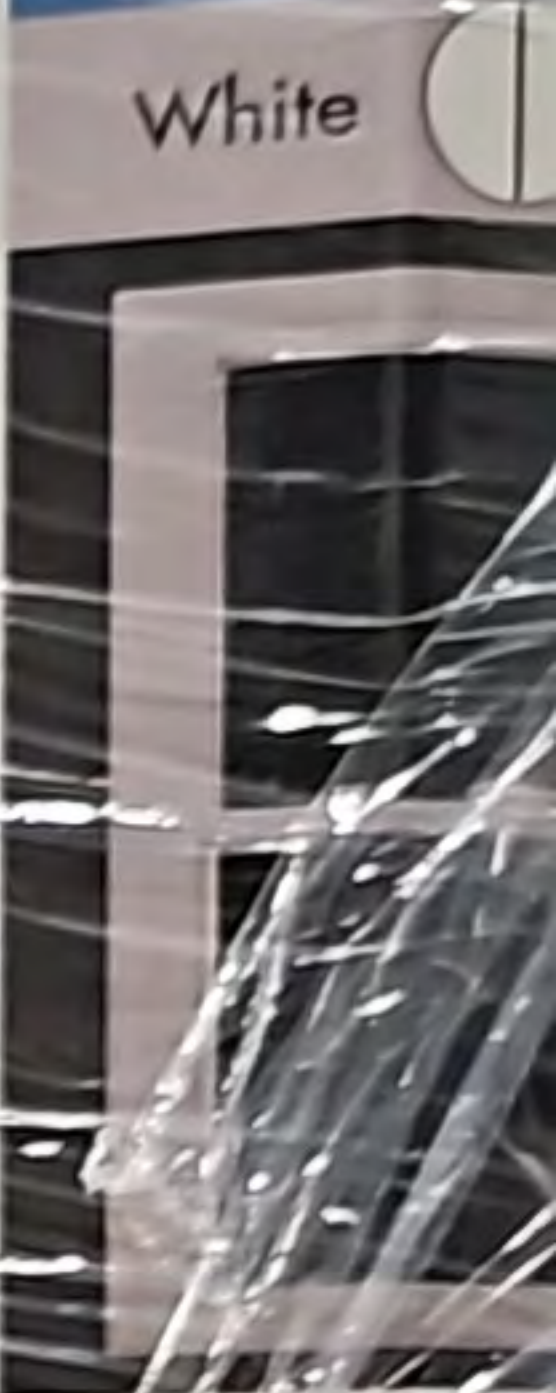


6005



VINYL
Double Hung Window

SOUTH
REPLACEMENT



DP 50

NONE

Call Size/RO:

28" x 54"

Actual:

27 3/4" x 53 1/2"

SKU **2482667**



6005

SKU # 31220
K 6
BTR SYP 3B - L16
Shipped: 10/1/2024

BYE
BYE









CITY OF SALESBUY
PUBLIC NOTICE

310







205

FW-9571

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of December 18, 2024

Case Number:	#24-24
Commission Considering:	Alterations – Replace windows, front door, front porch flooring and add siding
Owner Name:	Jean Joubert Brissault & Dore Marie Rose
Owners Address:	112 Glen Ave Salisbury, MD 21804
Applicant Name:	Jean Joubert Brissault
Applicant's Address:	same as owner
Agent/Contractor:	N/A
Subject Property Address:	310 Poplar Hill Ave Salisbury, MD 21801
Historic District:	Newtown Historic District
Use Category:	Residential
Zoning Classification:	R5 - Residential
Structure / Site Description:	
Built Date:	1916
Enclosed Area:	2,216 sq. ft. (SDAT Real Property Database)
Lot Size:	4,526 sq. ft. (SDAT Real Property Database)
Number of Stories:	2
Contributing Structure:	Not Determined
Wicomico County Historic Survey on file:	Yes; WI-640, John S Adkins House
Nearby Properties on County Survey:	Yes

Properties included below but not limited to:

- WI-153-1, House
- WI-575, Poplar Hill Ave Rowhouse Block
- WI 141, John Wesley Church (Charles H. Chipman Cultural Center)
- WI 434, John Wesley Church Parsonage

Explanation of Request: The applicant is seeking approval to replace windows with new vinyl windows, the front door, the front porch flooring and to add vinyl siding over the existing wood siding.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Guideline 1: Preserve Significant Historic Features

- a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics, such as roof form and fenestration patterns; as well as small scale features like moldings, brackets, columns, and other examples of skilled craftsmanship. A reasonable effort should be made to retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc.
- b. Materials and additions which were installed at a later date than the original building construction which may have since gained significance should be retained.

Guideline 2: Repair Rather than Replace

- a. Repair existing historic features wherever possible.
- b. Use appropriate, approved technical procedures for cleaning, refinishing, and repairing historic materials. Make sure your contractor has experience with appropriate techniques.

Guideline 4: Make Sensitive Replacements

- a. If replacement is required, replace as little historic material as possible with matching, compatible replacement materials.
- b. Replacement parts should match the original as closely as possible in size, shape, detailing, and material.

Guideline 12: Preserve Historic Wood Siding

- a. Maintain and preserve existing wood siding. Keep paint intact to preserve wood features.
- b. Repair damaged wood siding by replacing in-kind only the affected boards or shingles. Keep sound material in place.
- c. Do not replace sound historic siding material with new materials for the sake of convenience.

Guideline 13: Match Existing or Historic Siding

- a. Where full-scale siding replacement is necessary, match the historic or existing siding on the building. Keep the details (width of wood boards, shingle size, corner and seam details, etc.) consistent with the historic appearance.

Guideline 14: Synthetic Siding

- 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.

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.
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked, if your budget allows.

Guideline 20: Retain Historic Doors

- a. Maintain and repair historic doors and historic door hardware.
- b. Match new or replacement hardware to the original finish, type, and style.
- c. Avoid surface applied kick plates, closers, padlocks, security hardware and other elements that are not compatible with the original hardware.

GUIDELINES FOR RESIDENTIAL PROPERTIES**Guideline 51: Retain Historic Windows**

- a. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile.
- b. The number of window panes and the approximate muntin and mullion profile should match the historic window.
- c. Removable, snap-in, or “between the glass” muntins are not historically appropriate.
- d. Maintain the historic window opening size and surrounding trim.
- e. Do not alter the size of the historic window opening to accommodate larger or smaller windows.
- f. Do not remove or cover surrounding trim, including wood and masonry details.
- g. Maintain the window type. For example, do not replace double-hung windows with new casement windows, or replace casement windows with fixed windows.

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 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 and make determinations on all applications to construct, alter, reconstruct, move or demolish a site or structure within a Historic District whenever "*exterior changes are involved which would affect the historic archeological, or architectural significance of a site or structure, any portion of which is visible or intended to be visible from a public way.*" In reviewing an application and plans, the Commission should consider review criteria, and may decide as to which of said Criteria are applicable.

Staff Findings Prepared By: Betsy Jackson
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: December 5, 2024

WI-640

John S. Adkins 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-640
John S. Adkins House
Salisbury
Private

c. 1883

Defining the northwest corner of the intersection of Poplar Hill Avenue and Walnut Street is a two-and-a-half story, three-bay, cross-gabled frame house which has survived with a relatively intact exterior since its late nineteenth construction. Emblematic of a house type built in large numbers throughout Wicomico County after the Civil War, the single-pile main block has a center hall and rooms to each side. The steeply pitched cross gable roof is defined by a pointed arch window that refers to the influence of the nationally popular Gothic Revival. The main block is extended to the rear with a sizable two-story service wing, another hallmark of the post Civil War era when kitchens were commonly joined to the house instead of being detached.

The construction of this two-and-a-half story frame dwelling occurred during the ownership of John S. Adkins, who acquired this lot on Poplar Hill Avenue and Walnut Street for \$250 in October 1882. The transfer price indicates clearly that the lot was unimproved by any substantial structures. Seven years later, in September 1889, John S. Adkins and his wife Alice sold the house and lot to Thomas R. Layfield for \$1600, a sum that represents an improved lot at the time. During the first half of the twentieth century the house and corner lot were held by Annie B. Higgins and her descendants. The property was not sold out of the Higgins-McGrath family until 1958.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. WI-640

1. Name of Property (indicate preferred name)

historic John S. Adkins House

other _____

2. Location

street and number 310 Poplar Hill Avenue not for publication

city, town Salisbury vicinity _____

county Wicomico

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

name Ernest S. Price

street and number 31453 Old Ocean City Road telephone _____

city, town Salisbury state MD zip code 21804

4. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court liber 1633 folio 59

city, town Salisbury tax map 107 tax parcel 782 tax ID number 5-022975

5. Primary Location of Additional Data

- Contributing Resource in National Register District
 Contributing Resource in Local Historic District
 Determined Eligible for the National Register/Maryland Register
 Determined Ineligible for the National Register/Maryland Register
 Recorded by HABS/HAER
 Historic Structure Report or Research Report at MHT
 Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/>	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<u>1</u>	<input type="checkbox"/> Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	

7. Description

Inventory No. WI-640

Condition

excellent deteriorated
 good ruins
 fair altered

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

The John S. Adkins house stands at 310 Poplar Hill Avenue in the Newtown Historic District of Salisbury, Wicomico County, Maryland. The house is located on the northwest corner of the intersection of Poplar Hill Avenue and Walnut Street. The dwelling faces east with the principal gable roof oriented on a north/south axis.

Built around 1883, the two-and-a-half story, three-bay, single-pile frame dwelling is supported on a low brick foundation and the exterior is clad with plain weatherboard siding. The steeply pitched gable roof is covered with asphalt shingles. Attached to the back of the main block is a two-story, three-bay service wing that appears to have been erected in two periods.

The east (main) façade is a symmetrical three-bay elevation with a center entrance and flanking two-over-two sash windows fitted with molded lintels. The front entrance is fitted with a heavily molded four-panel door with arched upper panels. The doorway is framed by a two-light transom and three-light sidelights. The adjacent windows are flanked by louvered shutters. Sheltering the first floor is a hip roofed porch featuring turned posts and decorative sawn corner brackets. A small cross gable is centered on the porch roof. The second story is lighted by three two-over-two sash windows and each opening is flanked by louvered shutters. The roof is defined by a center cross gable pierced by a pointed arch window. The edge of the roof is finished with an extended eave and enclosed soffit. Trimming the outside corners of the house are paneled pilasters that rise to the cornice.

The north gable end is marked by pairs of two-over-two sash windows that light the first and second floors, and each lintel has a slight crown molding. A pair of smaller two-over-two sash windows light the attic to either side of an interior end brick stack. The south gable end is finished in a similar fashion with an interior end stack and flanking two-over-two sash windows. The roof edge of each gable end is extended with returns at the base.

The rear (west) wall of the main block is largely covered by a two-story, three-bay service wing. The south side of the service wing has a paneled pilaster that rises between the second and third bay. The westernmost bay is topped by a cross gable pierced by a two-over-two sash window.

The west gable end wall of the service wing is defined by two-over-two sash windows on each floor. Attached to the north side of the kitchen wing is a two-story shed roofed porch.

The interior was not seen.

8. Significance

Inventory No. WI-640

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates

Architect/Builder

Construction dates

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Defining the northwest corner of the intersection of Poplar Hill Avenue and Walnut Street is a two-and-a-half story, three-bay, cross-gabled frame house which has survived with a relatively intact exterior since its late nineteenth-century construction. Emblematic of a house type built in large numbers throughout Wicomico County after the Civil War, the single-pile main block has a center hall and rooms to each side. The steeply pitched cross gable roof is defined by a pointed arch window that points to the influence of the nationally popular Gothic Revival. The main block is extended to the rear with a sizable two-story service wing, another hallmark of the post Civil War era when kitchens were commonly joined to the house instead of being detached.

The construction of this two-and-a-half story frame dwelling occurred during the ownership of John S. Adkins, who acquired this lot on Poplar Hill Avenue and Walnut Street for \$250 in October 1882.¹ The transfer price indicates clearly that the lot was unimproved by any substantial structures. Seven years later, in September 1889, John S. Adkins and his wife Alice sold the house and lot to Thomas R. Layfield for \$1600, a sum that represents an improved lot at the time.² During the first half of the twentieth century the house and lot were held by Annie B. Higgins and her descendants.³ The property was not sold out of the Higgins-McGrath family until 1958.⁴

¹ Wicomico County Land Record, SPT 5/155, 28 October 1882.

² Wicomico County Land Record, FMS 5/193, 2 September 1889.

³ Wicomico County Land Record, JTT 19/112, 23 January 1897;

⁴ Wicomico County Land Record, 448/34, 8 May 1958.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. WI-640

Name John S. Adkins House
Continuation Sheet

Number 8 Page 1

John S. Adkins House
310 Poplar Hill Avenue
Salisbury, Wicomico County, Maryland
Chain of title

Map 107, Parcel 782

1633/59 Buela W. Twilley
R. Dale Dashiell, Jr.

to

9/30/1998 Ernest N. Price

AJS 953/785 Buela W. Twilley

to

1/1/1981 Buela W. Twilley
R. Dale Dashiell, Jr.

JWTS 448/187 Conrad O. Long and wife, Naomi

to

5/14/1958 Buela W. Twilley

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. WI-640

Name John S. Adkins House
Continuation Sheet

Number 8 Page 2

448/34 J. Morris McGrath
Helen Higgins McGrath

to

5/8/1958 Conrad O. Long

JWTS 307/494 Anna Belle Farlow

to

10/20/1948 J. Morris McGrath

JWTS 307/493 Helen Higgins McGrath
J. Morris McGrath

to

10/19/1948 Anna Belle Farlow

JWTS 307/317 Ruth M. Dryden
Clarence W. Dryden of Queen County, New York

to

9/30/1940 Helen Higgins McGrath

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. WI-640

Name John S. Adkins House
Continuation Sheet

Number 8 Page 3

IDT 158/114

Annie B. Higgins
Leonard H. Higgins

to

3/6/1929

Ruth M. Higgins, previously Ruth M. Drdyen

JTT 19/112

Jay Williams, trustee

to

1/23/1897

Annie B. Higgins
Whereas Thomas R. Layfield and Ella Layfield on the 5 October
1893 issued a mortgage recorded JTT 13/85-87

FMS 5/193

John S. Adkins
Alice C. Adkins

to

9/2/1889

Thomas A. Layfield
\$1600

SPT 5/155

Levin D. Collier
Louisa Collier

to

10/28/1882

John S. Adkins
\$250

9. Major Bibliographical References

Inventory No. WI-640

Wicomico County Land Records, various volumes, Wicomico County Courthouse.

10. Geographical Data

Acreage of surveyed property 4,526 square feet
Acreage of historical setting 4,526 square feet
Quadrangle name _____

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The metes and bounds of this property are coincidental with the current boundary of the lot.

11. Form Prepared by

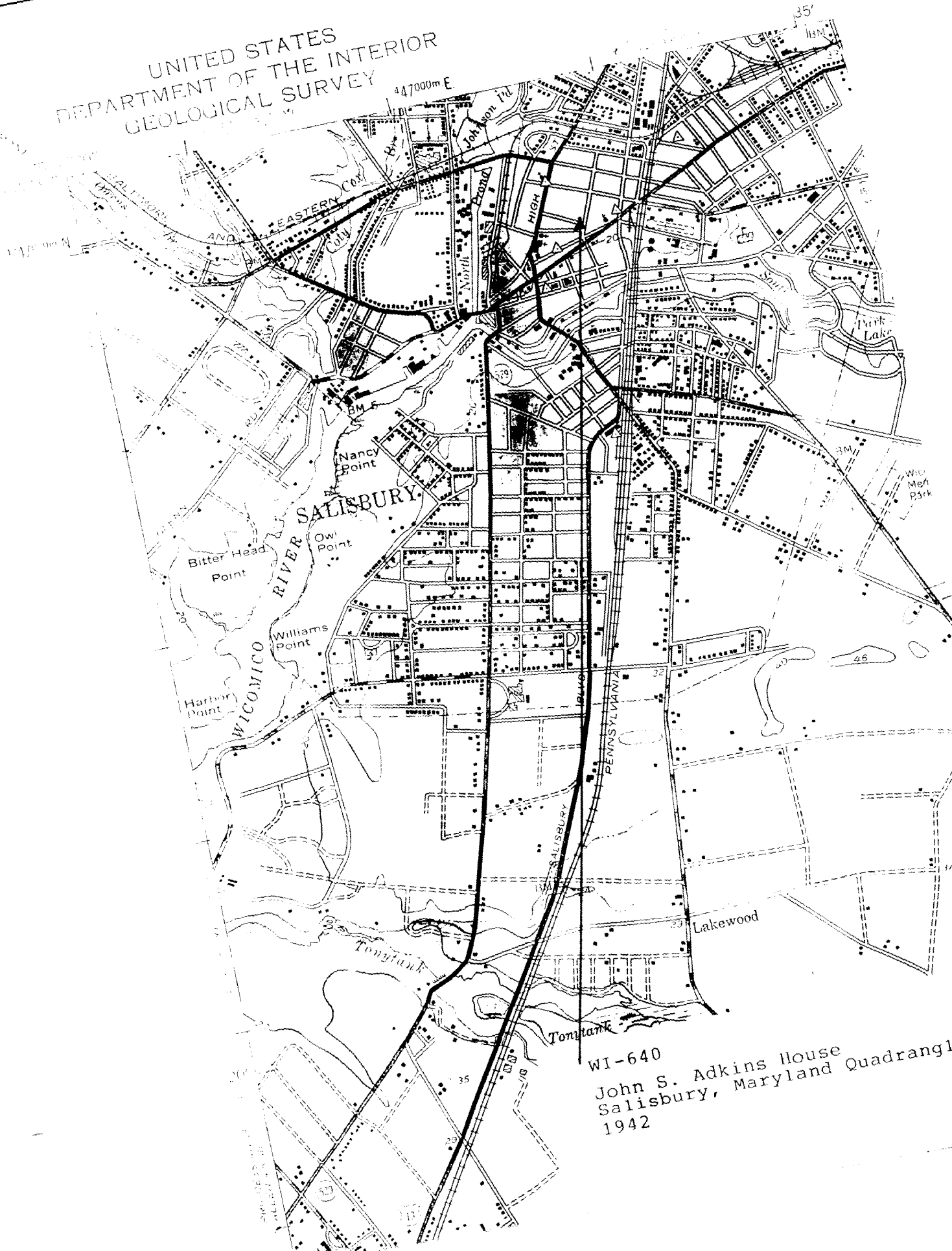
name/title	Paul B. Touart, Architectural Historian		
organization	Private Consultant	date	11/14/2001
street & number	P. O. Box 5	telephone	410-651-1094
city or town	Westover	state	Maryland 21871

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



WI-640
John S. Adkins House
Salisbury, Maryland Quadrangle
1942



W1-640

JOHN S. ADKINS HOUSE

SPRINGS, WICOMICO CO., M.D.

NORTHEAST ELEVATION

11/81, PAUL TOWNSEND PHOTOGRAPHIC

NEG./M.D. HISTORICAL TRUST

2 of 2



WI-640

John S. Anicich's House
SALISBURY, MICHIGAN Co., MD
SOUTHEAST ELEVATION

11/01, Pencil TOURIST, PHOTOGRAPHY
NET. / MD HISTORICAL TRUST

1 of 2

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 **Account Number -** 022975

Owner Information

Owner Name: BRISSAULT JEAN JOUBERT
 DORE MARIE ROSE
Mailing Address: 112 GLEN AVE
 SALISBURY MD 21804-

Use: RESIDENTIAL
Principal Residence: NO
Deed Reference: /05436/ 00444

Location & Structure Information

Premises Address: 310 POPLAR HILL AVE
 SALISBURY 21801-0000

Legal Description: 4,526 SQFT
 310 POPLAR HILL AVE
 CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0009	0782	5030164.23	0000				2025	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1916	2,216 SF		4,526 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	FRAME/	3	2 full		

Value Information

	Base Value	Value	Phase-in Assessments	
			As of	As of
Land:	15,000	15,000	01/01/2022	07/01/2024
Improvements	67,100	67,100		07/01/2025
Total:	82,100	82,100		
Preferential Land:	0			

Transfer Information

Seller: CSMC 2020-RPL2 TRUST Type: NON-ARMS LENGTH OTHER	Date: 08/30/2024 Deed1: /05436/ 00444	Price: \$89,900 Deed2:
Seller: CAMPER CHARLOTTE G Type: NON-ARMS LENGTH OTHER	Date: 07/30/2024 Deed1: /05422/ 00449	Price: \$115,000 Deed2:
Seller: HOMECOMINGS FINANCIAL NETWORK INC Type: ARMS LENGTH IMPROVED	Date: 03/13/2003 Deed1: /02035/ 00231	Price: \$67,410 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	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 18, 2024

Time: 7:00 pm

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

Case Number: #24-25

Commission Considering: Alterations – Repair and Replace
Porch Flooring, Railing, Framing and
Pillars

Owner’s Name: Michael Vogel

Applicant Name: Alex Tingle, Pintail Property
Services

Agent/Contractor: N/A

Subject Property Address: 307 Park Ave.
Salisbury, MD 21801

Historic District: Newtown Historic District

Use Category: Residential

Chairman: Mr. Scott Saxman

HDC Staff contact: Betsy Jackson
Associate Planner
(410) 548-3170

Salisbury Historic District Commission

207 W. Main St., Suite 102
Salisbury, MD 21801
(410) 341-9550 / fax (410) 341-3682

Permit Application

~~\$25~~ Fee Received _____ (date)
\$ 150.00

Date Submitted to NSCC: _____

Date Accepted as Complete by NSCC: _____

Subject Location: 307 Park Ave Salisbury, MD 21801

Application by: Alex Tingle / Pintail Property Services #120621

Applicant Address: 402 S Brown St Unit H Fruitland MD 21826

Applicant Phone: 443-365-3157

Case #: 24-25

Action Required By (45 days): _____

Owner Name: Michael Vogel

Owner Address: 307 Park Ave Salisbury, MD 21801

Owner Phone: 443-365-3157

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.

Remove rotting deck boards, railing, framing & pillars from front deck. Inspect all framing on house side for further damage. Reframe lower portions of front porch Utilizing existing brick piers. Installing new 6"x6" square white pillars. Install new gray composite decking. Install new white vinyl railing to match existing railing as closely as possible. Install new vinyl lattice between brick piers.

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 Director, Dept. of Neighborhood Services & Code Compliance 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 Neighborhood Services & Code Compliance 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 November 27th, 2024 (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 11-3-24

Remarks: _____

Application Processor (Date)

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





5302 Column Sample



Michael Vogel
307 Park Ave • Salisbury, MD 21801
Sat, Aug 17 12:40 pm
by Alex Tingle



Michael Vogel
307 Park Ave • Salisbury, MD 21801
Sat, Aug 17 12:40 pm
by Alex Tingle



Michael Vogel
307 Park Ave • Salisbury, MD 21801
Sat, Aug 17 12:40 pm
by Alex Tingle



Michael Vogel
307 Park Ave • Salisbury, MD 21801
Sat, Aug 17 12:40 pm
by Alex Tingle



Michael Vogel
307 Park Ave • Salisbury, MD 21801
Sat, Aug 17 12:40 pm
by Alex Tingle



Michael Vogel
307 Park Ave • Salisbury, MD 21801
Sat, Aug 17 12:44 pm
by Alex Tingle



Michael Vogel
307 Park Ave • Salisbury, MD 21801
Sat, Aug 17 12:44 pm
by Alex Tingle



Michael Vogel
307 Park Ave • Salisbury, MD 21801
Sat, Aug 17 12:44 pm
by Alex Tingle



CITY OF SALISBURY
PUBLIC NOTICE

307



305



309

FIRE
CONNECTION

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of December 18, 2024

Case Number:	#24-25
Commission Considering:	Alterations – Repair and Replace Porch Flooring, Railing, Framing and Pillars
Owner Name:	Michael Vogel
Owners Address:	307 Park Ave Salisbury, MD 21801
Applicant Name:	Alex Tingle, Pintail Property Services
Applicant's Address:	402 S Brown St Unit H Fruitland, MD 21826
Agent/Contractor:	N/A
Subject Property Address:	307 Park Ave Salisbury, MD 21801
Historic District:	Newtown Historic District
Use Category:	Residential
Zoning Classification:	R8 - Residential
Structure / Site Description:	
Built Date:	1916
Enclosed Area:	2,052 sq. ft. (SDAT Real Property Database)
Lot Size:	6,099 sq. ft. (SDAT Real Property Database)
Number of Stories:	2
Contributing Structure:	Not Determined
Wicomico County Historic Survey on file:	No
Nearby Properties on County Survey:	Yes

Properties included below but not limited to:

- WI-644, John D Williams House
- WI-645, Albert Smith House
- WI-524, Daniel J. Whealton House
- WI-363, Theodore Parsons House

Explanation of Request: The applicant is seeking approval to replace windows with new vinyl windows, the front door, the front porch flooring and to add vinyl siding over the existing wood siding.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Guideline 1: Preserve Significant Historic Features

- a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics, such as roof form and fenestration patterns; as well as small scale features like moldings, brackets, columns, and other examples of skilled craftsmanship. A reasonable effort should be made to retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc.
- b. Materials and additions which were installed at a later date than the original building construction which may have since gained significance should be retained.

Guideline 2: Repair Rather than Replace

- a. Repair existing historic features wherever possible.
- b. Use appropriate, approved technical procedures for cleaning, refinishing, and repairing historic materials. Make sure your contractor has experience with appropriate techniques.

Guideline 4: Make Sensitive Replacements

- a. If replacement is required, replace as little historic material as possible with matching, compatible replacement materials.
- b. Replacement parts should match the original as closely as possible in size, shape, detailing, and material.

GUIDELINES FOR RESIDENTIAL PROPERTIES

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 and make determinations on all applications to construct, alter, reconstruct, move or demolish a site or structure within a Historic District whenever “*exterior changes are involved which would affect the historic archeological, or architectural significance of a site or structure, any portion of which is visible or intended to be visible from a public way.*” In reviewing an application and plans, the Commission should consider review criteria, and may decide as to which of said Criteria are applicable.

Staff Findings Prepared By: Betsy Jackson
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: December 5, 2024

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 047115

Owner Information

Owner Name: VOGEL MICHAEL J **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 307 PARK AVE **Deed Reference:** /05467/ 00291
SALISBURY MD 21801-

Location & Structure Information

Premises Address: 307 PARK AVE **Legal Description:** BL-4 L-4 6,099 SQFT
SALISBURY 21801-0000 307 PARK AVE
CITY OF SALIS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0107 0008 0961 9030380.23 0000 4 4 2025 **Plat Ref:**

Town: SALISBURY

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1916 2,052 SF 6,099 SF

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
2 NO STANDARD UNITSIDING/3 1 full
FRAME

Value Information

	Base Value	Value		
		As of 01/01/2022	As of 07/01/2024	As of 07/01/2025
Land:	16,500	16,500		
Improvements	91,500	91,500		
Total:	108,000	108,000	108,000	
Preferential Land:	0			

Transfer Information

Seller: VOGEL JOSEPH J & MARIE Y **Date:** 11/12/2024 **Price:** \$0
Type: NON-ARMS LENGTH OTHER **Deed1:** /05467/ 00291 **Deed2:**

Seller: MOMME, CHARLES A & KATHLEEN W **Date:** 05/17/2001 **Price:** \$129,000
Type: ARMS LENGTH IMPROVED **Deed1:** /01819/ 00088 **Deed2:**

Seller: MC CANN, JOHN E & MARTHA B **Date:** 07/21/1988 **Price:** \$59,900
Type: ARMS LENGTH IMPROVED **Deed1:** /01151/ 00052 **Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 09/26/2013

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	December 18, 2024
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#24-26
Commission Considering:	Sign – Install a metal hanging sign and fascial sign
Owner's Name:	DEVRECO LLC
Applicant Name:	Alex Scott
Agent/Contractor:	N/A
Subject Property Address:	118 & 120 N. Division St Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial
Chairman:	Mr. Scott Saxman
HDC Staff contact:	Betsy Jackson Associate 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 (date)

Date Submitted: _____

Case #: 24-26

Date Accepted as Complete: _____

Action Required By (45 days): _____

Subject Location: 120 + 118 North Division St

Owner Name: Darocco / Gilla G. Kerwin

Application by: Alex Scott

Owner Address: Salisbury

Applicant Address: 4591 White Marsh Terrace

Owner Phone: 410 749 4821

Applicant Phone: 410 430 6500

Owner Email: info@ggt.com

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.

Metal sign gold + black with "Brick Row Market" flat on the front and another metal sign hanging from the building 90° off the building to say "Brick City grocery and gas"

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 _____ (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 11/25/24

Application Processor (Date) _____ Secretary, S.H.D.C. (Date) _____



**118 NORTH
DIVISION STREET**

- HILMAN REAL ESTATE SALISBURY 201-9
- UP DO'S FOR I DO'S 202
- MM WELLNESS 203
- PEACE IT TOGETHER STUDIOS 301
- VISION LODGING SOLUTIONS
- SHORECUT LAWN CARE/RR HOMES 303
- 304

120

Thank You For Not Smoking

AMERICAN EXPRESS
JAN 14 2014
AMERICAN EXPRESS

AMERICAN EXPRESS
JAN 14 2014
AMERICAN EXPRESS



32FT

40IN

116 THE BRICK ROOM

The BRICK ROOM

The BRICK ROOM

BRICK CITY

BRICK ROW MARKET

118
DECISIONAL ROOM

THE BRICK ROOM
NEXT DOOR

118
NORTH DIVISION

118
NORTH DIVISION

BRICK ROW MARKET

120
ENTRANCE

BRICK ALLEY



116 THE BRICK ROOM

BRI

BRICKROOM

BRICKROOM

THE MICHIGAN
HISTORICAL SOCIETY

120

122

CAKE
ARTS



116

THE BRICK ROOM

THE BRICK ROOM

THE BRICK ROOM

118 NORTH
EAST'S AVENUE

MAIN ENTRANCE

118 NORTH
EAST'S AVENUE

120

120

BRICK ALLEY

ESCAPE
LABOURY
Escape Rooms

PEACE IT
TOGETHER
ETC
AUGUST 2019



Salisbury Historic District Commission

STAFF FINDINGS

Meeting of December 18, 2024

Case Number:	#24-26
Commission Considering:	Sign – Install a metal hanging sign and fascial sign
Owner Name:	DEVRECO LLC
Owners Address:	150 W Market St Ste 101 Salisbury, MD 21804
Applicant Name:	Alex Scott
Applicant's Address:	4591 White Marsh Terrace Delmar, MD 21875
Agent/Contractor:	N/A
Subject Property Address:	118 & 120 N Division St
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	CBD – Central Business District
Structure / Site Description:	
Built Date:	1923
Enclosed Area:	7,728 sq. ft. (SDAT Real Property Database)
Lot Size:	4,483 sq. ft. (SDAT Real Property Database)
Number of Stories:	3
Contributing Structure:	Contributing, 4/4/2013 (118 N Division St)

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes

Properties included below but not limited to:

- WI-269 – Jay Williams Law Office
- WI-75 – Masonic Temple.
- WI-12 – Wicomico County Courthouse

Explanation of Request: The applicant is seeking approval to install a black and gold metal fascial sign and a metal hanging sign.

Areas of Historic Guidelines to be considered:

GUIDELINES FOR COMMERCIAL PROPERTIES

Guideline 45: Sign Placement

- a) Signs must not obscure or hide significant historic features or details. This includes windows, cornices, and architectural trim.
- b) Projecting signs must be located no less than eight feet above the sidewalk.
- c) Signs should be mounted to historic masonry buildings through the mortar joint, rather than through masonry units wherever possible.
- d) Non-permanent painted or adhesive signs (for example, vinyl cling signs) may be installed on the interior of storefront windows or on the upper story windows of multi-story commercial buildings.
- e) Signs shall not be placed above the roof-line of any building in the Downtown Historic District, as per the zoning ordinance.
- f) Awning signs are permitted.

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 and make determinations on all applications to construct, alter, reconstruct, move or demolish a site or structure within a Historic District whenever “*exterior changes are involved which would affect the historic archeological, or architectural significance of a site or structure, any portion of which is visible or intended to be visible from a public way.*” In reviewing an application and plans, the Commission should consider review criteria, and may decide as to which of said Criteria are applicable.

Staff Findings Prepared By: Betsy Jackson
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: December 6, 2024

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 **Account Number -** 054642

Owner Information

Owner Name:	DEVRECO LLC	Use:	COMMERCIAL
Mailing Address:	150 W MARKET ST STE 101 SALISBURY MD 21801	Principal Residence:	NO
		Deed Reference:	/03662/ 00167

Location & Structure Information

Premises Address:	118 N DIVISION ST SALISBURY 21801-0000	Legal Description:	L-40.03 X 112 118 N DIVISION STREET CITY OF SALIS
--------------------------	---	---------------------------	---

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1036	21003.23	0000				2024	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1923	7,728 SF		4,483 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	C2			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2024	07/01/2025
Land:	67,200	89,600		
Improvements	402,900	463,000		
Total:	470,100	552,600	497,600	525,100
Preferential Land:	0	0		

Transfer Information

Seller: GILKERSON PROPERTIES LLC Type: NON-ARMS LENGTH OTHER	Date: 12/20/2013 Deed1: /03662/ 00167	Price: \$340,000 Deed2:
Seller: C & C LLC Type: ARMS LENGTH IMPROVED	Date: 06/30/2011 Deed1: /03330/ 00271	Price: \$150,000 Deed2:
Seller: C & C LIMITED LIABILITY CORP Type: NON-ARMS LENGTH OTHER	Date: 03/11/2003 Deed1: /01646/ 00216	Price: \$0 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
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:**