

Salisbury Historic District Commission

AGENDA

Wednesday, August 27, 2025 at 7:00 pm

Government Office Building Room 301

1. 7:00 P.M. - CALL TO ORDER – Brenden Frederick, Acting Chairman

2. ROLL CALL

3. APPROVAL OF MINUTES – July 23, 2025

PUBLIC INPUT – Public members are welcome to comment at this time, subject to a time allotment of two (2) minutes per person.

5. CONSENT DOCKET – To be determined at the meeting

6. OLD BUSINESS – None

7. NEW BUSINESS –

- **#25-17* – 116 Elizabeth St. – Alterations – Replacing Shingles**

Annual Meeting

1. CALL TO ORDER – Brenden Frederick, Acting Chairman

2. ROLL CALL

3. ELECTION OF OFFICERS

4. ADJOURN ANNUAL MEETING

*The structure has been deemed a contributing structure by the SHDC

*The structure has been deemed a non-contributing structure by the SHDC

*Times shown are approximate. The SHDC reserves the right to adjust the agenda as circumstances warrant.
The SHDC reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland, General Provisions Article, Section 3-305(b).*

Salisbury Historic District Commission

July 23, 2025

The Salisbury Historic District Commission met in regular session on Wednesday, **July 23, 2025**. The meeting took place at 125 N Division St, Room 301, with attendance as follows:

COMMISSIONERS

Acting Chairman – Lisa Gingrich – *Present*
Vice Chairman – Matt Auchey – *NP*
Commissioner – Lynne Bratten – *Present*
Commissioner – Brad Philips – *Present (Virtual)*
Commissioner – Margaret Lawson – *NP*
Commissioner – Brenden Frederick – *P(V)*

CITY OFFICIALS

City Attorney – Laura Ryan – *Present*
Associate Planner – Jennifer Jean – *Present*
Associate Planner – Will Canner – *Present*

1. **CALL TO ORDER** – **Ms. Lisa Gingrich** called the meeting to order at 7 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Acting Chairman explained the meeting procedure to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – **Ms. Gingrich** proposed three amendments to the June 25, 2025, Meeting Minutes. The commissioners present agreed; however, due to a lack of quorum, the minutes were not approved.
4. **PUBLIC INPUT** – Members of the public are welcome to comment, subject to a time allotment of two (2) minutes per person.
5. **CONSENT DOCKET** – **None.**
6. **OLD BUSINESS** – **None.**
7. **NEW BUSINESS- Case #25-15 – 300 Newton St – Replace and Extend Fence**

Discussion Summary:

- **Ms. Jennifer Jean** read the staff report, recommending a lower wooden fence instead of the proposed 3-ft vinyl or 3.5-ft pressure-treated pine, noting that the proposal exceeded the zoning code's recommended height.
- **Mr. Brad Philips** stated that the property had not yet been determined to be contributing; however, the Commission deemed the structure contributing.
- **Mr. Joel Olive**, property owner, presented a request to replace and extend the existing fence.
- The Commission approved a wood fence design with the condition that it be constructed at the city-mandated 2.5-foot height for corner visibility. The fence will match the existing picket fence

style, be painted white, and exclude vinyl materials, which are not permitted in the historic district.

- **Public Comment:** None

Motion and Vote:

- *Motion:* **Mr. Philips** moved to approve the wooden fence.
- *Second:* **Ms. Lynne Bratten** seconded the motion.
- *Vote:* **Ms. Gingrich** called for a vote. The application was **approved as** submitted.

Public Comment- Members of the public are welcome to comment at this time, subject to a time allotment of two (2) minutes per person.

Additional comments were made, postponing the Commission's annual meeting to August due to missing members. Additionally, the meeting will discuss the future leadership of the commission.

Motion and Vote:

- **Motion to adjourn:** **Ms. Gingrich**
- **Second:** **Mr. Philips**
- **Vote:** **Ms. Gingrich** called for a vote.

Adjournment:

There being no further business, the meeting was adjourned following the vote.

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.
Department.

Brenden Frederick, Acting Chairman

Date

Jennifer Jean, Associate Planner

Date

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	August 27, 2025
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#25-17
Commission Considering:	Alteration – Replacing the Shingles on the South and West Side.
Owner's Name:	Anastacia Thomasian
Applicant Name:	Anastacia Thomasian
Agent/Contractor:	N/A
Subject Property Address:	116 Elizabeth St. Salisbury, MD 21801
Historic District:	Newtown Historic District
Use Category:	Residential
Chairman:	Mr. Brenden Frederick
HDC Staff contact:	Will Canner 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 07/29/25 (date)

Date Submitted: July 29, 2025

Date Accepted as Complete: 07/30/2025

Subject Location: 116 Elizabeth St

Application by: Anastacia Thomasian

Applicant Address: 116 Elizabeth St Salisbury MD

Applicant Phone: 571 241 6540

Case #: 25-17

Action Required By (45 days): 09/13/2025

Owner Name: Anastacia Thomasian

Owner Address: 116 Elizabeth St Salisbury MD

Owner Phone: 571 241 6540

Owner Email: thomasian@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.

Changing roof shingles on west side of structure (right side as viewed from street): Replace slate with new synthetic slate shingles which mimic the texture and pattern of existing roofing shingles. Also replace asbestos shingles on south (rear) of house and replace with asphalt shingles.

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 August 27, 2025 (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 Anastacia Thomasian Date 7/29/2025

- A. ✕ The completed application form.
- B. ✕ The application fee of \$150. 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 304, Salisbury, MD.

Bill To

G.D & A Thomasian
116 Elizabeth St
Salisbury, MD 21801
Phone: 571-376-1066

Scope Of Work At

116 Elizabeth St
Salisbury, MD 21801

Quotation #:**Date:**

May 10, 2025

Prepared by:

Description	Amount
(1) Remove the existing slate shingles on the eyebrow roof and 3th floor wall left gable. (2) Install new white ODE drip edge. (3) Install Synthetic underlayment to keep the roof and wall dry. (4) Install new Synthetic slate. LABOR & MATERIAL	
BACK ROOF (1) Remove existing Asbestos shingles down to the deck. (2) Install white aluminum ODE drip edge. (3) Install synthetic underlayment to keep the plywood dry. (4) Install starter strip shingles along the drip edge on eaves with 1/2" overhang. (5) Install 30-years warranty GAF Timberline HDZ Architectural Shingles professional installation 6 nails per shingle. (6) Install GAF ridge cap. (7) Install stepflashing and counter flashing on to chimney. (8) Remove daily debris and total clean up upon completion of job. Haul debris. (9) 5-years warranty on workmanship, if there is any damage caused by wind over 40-mph it will no longer covered by the warranty, that's considered a natural disaster or something that has nothing to do with the workmanship. (10) if we replace any rotten plywood will be \$85 for OSB plywood \$105 for CDX plywood and \$10 per linear foot of 2x. LABOR & MATERIAL	
LABOR & MATERIAL TOTAL	

Agreement between:

Roberto Lopez

&

G.D & A Thomasian



FRONT OF HOME
 NO UNITS INVOLVED IN PROJECT LOCATED ON THIS FACADE

SHOWING SLATE ROOFING SHINGLES
 TO BE REPLACED WEST / RIGHT SIDE OF HOME
 1 WINDOW PROPOSED FOR REPLACEMENT MARKED IN RED



EAST /
 LEFT SIDE OF HOME SHOWING EXISTING SYNTHETIC
 1 WINDOW PROPOSED FOR REPLACEMENT MARKED IN RED. (SLATE

PROPERTIES SURROUNDING 116 ELIZABETH ST.



NEIGHBOR ON LEFT



NEIGHBOR ON RIGHT



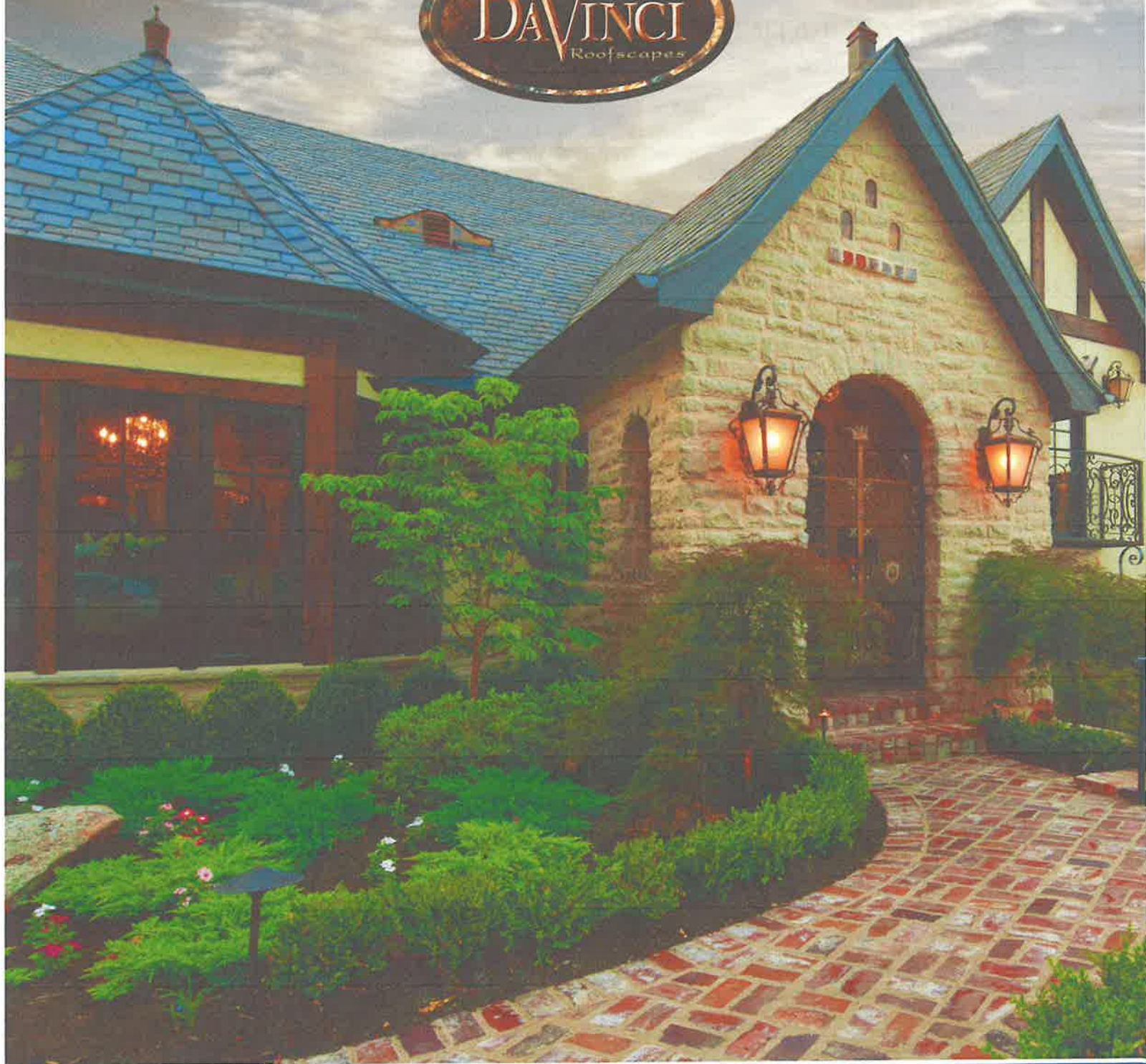
NEIGHBOR ACROSS THE STREET (1 OF 2)

NEIGHBOR ACROSS THE STREET (2 OF 2)





Figure 1. Rear of 116 Elizabeth St, showing portion of roof (outlined in red) where asbestos shingles are to be replaced with asphalt shingles.



LIFETIME LIMITED MATERIAL WARRANTY

Westlake DaVinci Roofscapes, LLC

Valid for installations in Canada and the United States

certification, then DaVinci will warrant against damage to the Product resulting from winds less than (110) mph during the first five years after the original purchase of the Product. The payment for wind claims between (90) mph and (110) mph and sought under this paragraph is limited to a refund of the amount paid for DaVinci Products only, no Installation Costs or other costs are covered. The instructions and the certification form are both available from DaVinci. The remaining requirements of a Permitted Claim set forth above must also be fulfilled and the Owner must provide, to DaVinci's satisfaction, proof, via reasonably reliable third-party verification, that the alleged damage to the Product did not involve winds in excess of (110) mph.

COLOR FADING. All material will weather when exposed to air pollution, acid rain, ultra violet light, weather extremes, and other elements found in the outdoors. The severity of any weathering depends on the geographical location of the building, the cleanliness of the air in the area, and many other influences over which DaVinci has no control. This Lifetime Limited Warranty will only cover fading in excess of four (4) Hunter units beyond what would be expected in the area in which the Products are installed. The Hunter units will be calculated in accordance with ASTM D2244 and DaVinci, in its sole discretion, will determine if the fading is in excess of four Hunter units beyond what is experienced in the geographic area where the roof is installed. All claims related to fading or discoloration must be reported within ten (10) years from the date of the original Product purchase and must be supported by the Permitted Claim documentation. If a claim for fading or discoloration is allowed, DaVinci will refund the amount originally paid for the Products. No Installation Costs or other costs will be reimbursed related to damage from alleged fading or discoloration.

INSURABLE RISKS. Before any coverage shall apply under this Lifetime Limited Warranty in the event of damage to Product caused by any insurable risk during the Warranty Period, the Owner must first exhaust all efforts to pursue the cost of replacement or repair of all damaged Product through the Owner's insurance coverage. Any costs incurred by the Owner in excess of the insurance contributed by any source of insurance reimbursements (excluding insurance deductibles), will be reimbursed by DaVinci only to the extent such costs are otherwise a Permitted Claim, provided DaVinci's liability shall be limited in the manner set forth in the section of this Lifetime Limited Warranty entitled "Coverage".

TRANSFERABILITY. This Lifetime Limited Warranty may be transferred up to two times within the first ten (10) years after the original purchases of the Products. To maintain coverage under this Lifetime Limited Warranty, the prospective transferee Owner must provide the following to DaVinci at the address below within sixty (60) days of transfer of ownership of the property upon which the Products were originally installed: (i) legal documents evidencing transfer of the subject property ownership; (ii) proof of the original purchase date of the Products; (iii) proof that the legal property transfer is taking place within ten (10) years of the original purchase; (iv) a completed warranty transfer form (a copy of which is available from DaVinci) and payment of any transfer fees to DaVinci; and (v) proof of payment of any fees required in order to effectuate the legal transfer of the property upon which the Products were originally installed. Failure to satisfy each of the requirements in the proceeding sentence shall void this Lifetime Limited Warranty as of the date the Owner transfers ownership of the property upon which the Products were originally installed. DaVinci's warranty under the "Color Fading" paragraph above is not transferable and only extends to the original Owner of the Product.

LIMITATIONS. The following non-inclusive list of circumstances will not result in a Permitted Claim;

- Misuse, abuse, neglect or improper handling or storage of the Products;
- Defects related to Product installation other than in strict accordance with DaVinci's installation instructions, including but not limited to defects arising from faulty or improperly installed underlayment, decking, sheathing - or other components;
- Movement of structure and/or the roof deck on which the Products are installed;
- Impact of foreign objects, fire, earthquake, flood, hail, lightning, hurricane, tornado or any other casualty or act of God;
- Discoloration or staining related to shading or sap from trees, bushes, plants or any other natural vegetation;
- Discoloration or damage related to chimney exhaust (including, but not limited to, ash);
- Exposure to chemicals, paints, solvents, or metals including copper, zinc or any other metal that might discolor;
- Damage related to algae or moss, insects, or animals;
- Inappropriate roof or siding applications or failure to meet local building codes;
- Damage related to construction and/or maintenance activities including, but not limited to, persons and/or equipment coming in contact with the roof related to work on chimneys, ventilation systems, satellite dishes, HVAC, etc.;
- Vandalism or acts of war;
- Installation of Products while the temperature is less than 20 degrees Fahrenheit;
- Gloss or color difference of any repair or replacement Products related to normal weathering of existing Products;

DaVinci Roofscapes



OUR COMMITMENT TO COLOR

Nobody offers you more color options than DaVinci—your only limitation is your imagination. Our industry-leading standard color palette is just the beginning. As our name implies, our ability to blend colors and create drama is unparalleled.

Want to see how the color combinations come together?

Our online Color Designer tool lets you mix and match color combinations in our slate and shake profiles.

Go to davinciroofscapes.com to get started.

Color Selection

Light New Cedar	Medium New Cedar	Medium Terracotta	Light Clay	Medium Light Chesapeake	Medium Chesapeake	Dark Chesapeake	Dark Amber
Light Autumn	Medium Dark New Cedar	Dark New Cedar	Dark Terracotta	Dark Clay	Medium Light Tahoe	Medium Tahoe	Medium Dark Tahoe
Dark Tahoe	Medium Light Autumn	Medium Tan	Dark Tan	Light Mountain	Medium Mountain	Dark Mountain	Green Stone
Dark Stone	Smokey Gray	Medium Autumn	Dark Autumn	Light Weathered Gray	Medium Weathered Gray	Dark Weathered Gray	Light Gray
Medium Gray	Dark Gray	Slate Gray	Slate Black	Light Brown	Medium Brown	Light Green	Medium Green
Dark Green	Light Purple	Dark Purple	Light Violet	Dark Violet	NOTE: Printing reproduction of colors shown in this brochure may vary from actual product.		



DaVinci Slate

Multi-Width Slate • Single-Width Slate

INSTALLATION GUIDE

DaVinci polymer slate is carefully engineered to provide the authentic look and durability of natural slate...at a fraction of the cost and weight. Special care has been taken to make the product easy to install. By following these instructions, and using good installation practices, you will be assured of a quality installation.

NOTE TO INSTALLER

DaVinci Slate offers a 1/2" thick profile, yet remains lightweight, because the slates have an engineered rib structure. When cutting slates for open valleys or at overhangs such as eaves and gable ends, the ribbed support structure on the underside of the slate needs to be hidden by standard metal flashings. In addition, DaVinci offers a 12" solid accessory tile that can be used in these areas and would not require the need for special flashing.

Pay special attention to recommendations for accessories and installation at eaves (page 2), gable ends (page 4) and valleys (page 6).

JOB SITE READY!

DaVinci slate bundles are delivered to the construction site in bundles pre-collated with all shingle widths and all slate colors that make up the DaVinci slate blend purchased. This pre-planned distribution produces the right aesthetic effect every time. Collated bundles also simplify installation and save time by eliminating hand sorting on the job site.



Multi-Width Slate		
Widths: 12", 10", 9", 7", 6"	Length: 18"	Thickness at butt: 1/2"
Single-Width Slate		
Widths: 12"	Length: 18"	Thickness at butt: 1/2"

This information is provided for the use of professional roofing contractors. This Installation Guide does not supersede local building codes which should always be followed. DaVinc® Roofscapes does not warranty or have any responsibility for installation of its products. The DaVinci Roofscapes Lifetime Limited Material Warranty outlines its warranty responsibilities for the roofing materials it manufactures.

For questions about DaVinci Slate or its application, contact Westlake DaVinci Roofscapes, LLC
913-599-0766 or 800-DaVinci (800-328-4624) or www.davinciroofscapes.com

Please be sure to check DaVinci's website for updates. Installation Guide is subject to change without notice.

INSTALLATION

STRAIGHT COURSING

Install the slates one at a time starting in the lower left hand corner if right handed or lower right hand corner if left handed. The first course of slates should be laid directly on the starter slates. The slates should be installed individually with two nails in the defined areas. The slates should be laid as they come out of the bundle with a rack type system, also known as rack-style, stairstepping, or pyramiding; to prevent same size shingle directly on top of another. The slates should be laid with a $\frac{3}{8}$ " gap between each slate. The gaps between slates on adjacent courses should offset by a minimum $1\frac{1}{2}$ ". The use of the alignment indicators on the slates may be used to facilitate installation but chalk lines should be used frequently to assure horizontal alignment.

Chalk lines should be snapped on underlayment with the tips of the slates following the lines. Do not snap lines on DaVinci Slate or use red chalk as the chalk may permanently discolor the slate.

STAGGERED COURSING

If the roof pitch is 6:12 or greater you may stagger the courses with a 7" exposure. The way this is accomplished is laying the slates in 7" courses with every other shingle lowered 1". For pitches less than 6:12, a 6" exposure is recommended.

An example of how to accomplish this is as follows:

Step 1: Lay the starter course across the eave and then put the first course of slate flush on top of the starter. Then snap a horizontal line 7" above the tips of the slates you just installed or 25" from the eave line (butt of the slate you just laid).

Step 2: Now start laying your second course of slates putting the tip of the first shingle you lay on the chalk line. The next or adjacent slate should be 1" below the line. The third slate should be on the line; the fourth slate should be below the line. This continues in the same pattern all the way across the roof one shingle tip on the line and the next 1" below the line.

Step 3: Snap another horizontal line 7" above the line you chalked in Step 2 or 32" above the eave line. Start laying slates as in step two with the first slate tip on the line and the next slate tip 1" below the line.

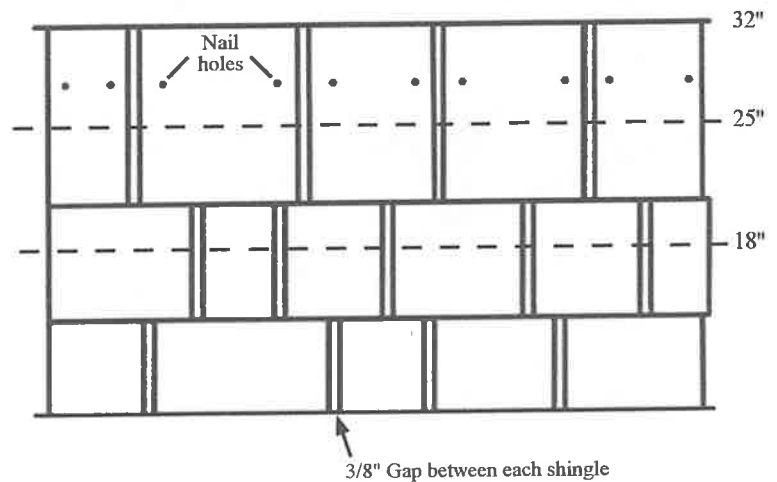
Step 4: Continue up the roof in this manner. Every course does not need to be chalked. As roofers begin to understand the concept, they can use alignment indicators to accomplish the stagger. We do, however, recommend occasional horizontal chalking to assure correct alignment.

Single-Width Slate Installation Tip: 6" or 5" setback pattern

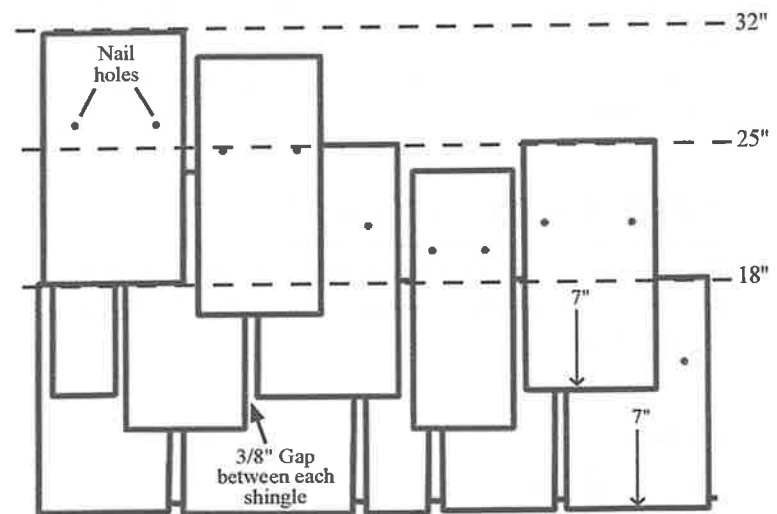
Method 1: A 5" setback pattern is recommended. In this method starting from the bottom course each 12" slate is set back 5" from the slate on the adjacent course. This pattern is most easily established by using a roofing hammer with gauge set at 5". Once the pattern has been established the setback should be checked occasionally.

Method 2: A 6" pattern may also be used. In this method starting from the bottom course each 12" slate is set back 6" from the slate on the adjacent course. This method requires that the pattern be straight vertically as well as horizontally because the breaks between slates on alternate course are aligned. With this method we recommend frequent vertical chalk lines so that the pattern may be checked regularly.

Straight Coursing on DaVinci Slate at a 7" Exposure
(Depending on the pitch, tiles can also be laid at 8" & 6" Exposures.)



Staggered Coursing on DaVinci Slate at a 7" Exposure
(Depending on the pitch, tiles can also be laid at a 6" Exposure.)



INSTALLATION

TWO-PIECE HIP AND RIDGE PREPARATION

After installing field slates, hips and ridges should be prepared by installing a minimum 6" wide piece of non-corrosive metal or UV stable EPDM or equivalent over the hips and ridges. This metal or rubber should extend at least 3" from the center point on each side of the hip or ridge. Roofing nails that penetrate the roof deck by 3/16" should be used.

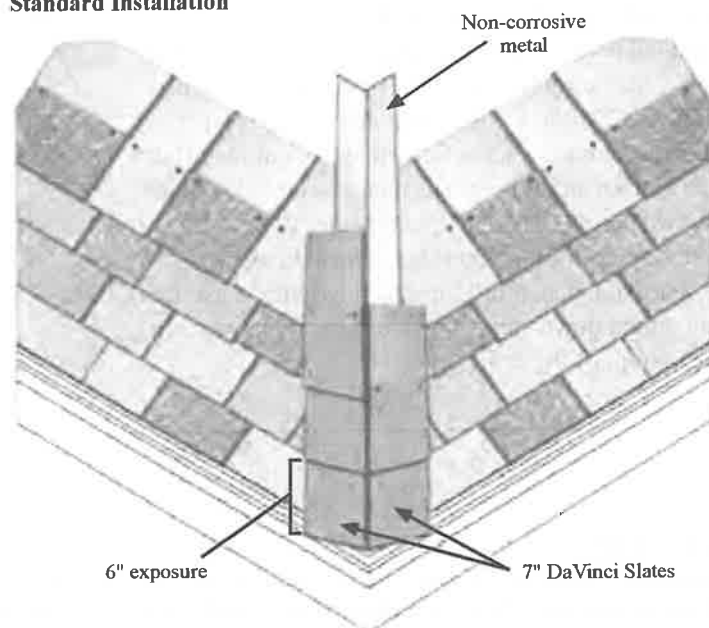
RIDGE VENT APPLICATION

If using a continuous ridge vent we recommend a rigid shingle roll-over type. When installing continuous ridge vent, care should be taken to insure joints in ridge vent are water tight. Once the continuous vent is installed, pre-packaged 6" DaVinci hip and ridge slates should be installed in accordance with the standard hip and ridge installation instructions below. Special caution should be used when cutting the decking on the ridge to assure adequate nailing for the ridge pieces. Roofing nails that penetrate through the roof deck and exceed it by 3/16" should be used.

TWO-PIECE HIP AND RIDGE INSTALLATION

There are two ways to start applying DaVinci Slate hip and ridge at the bottom of a hip. The first way is to install a double course of DaVinci Slate hip and ridge on the bottom of the hip. In this method the top portion of the under-slate should be cut so that it only covers the first course of field slates. The second course is then installed without cutting. The tails of the slates are left uncut and will project past the eave of the roof. Using a chalk line to assure straightness, the prepackaged 7" hip and ridge should be installed one piece at a time so that the butts of two shingles are adjacent and the inside edges touch. These slates that make up a hip and ridge unit should be installed with a 6" exposure. DaVinci recommends using 7" units for hips and ridges unless continuous ridge vent is being used.

Standard Installation

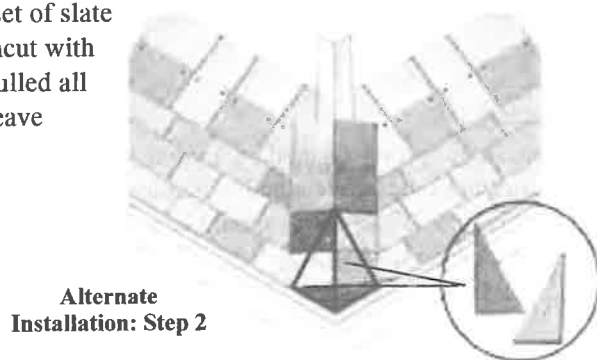


ALTERNATE HIP STARTER

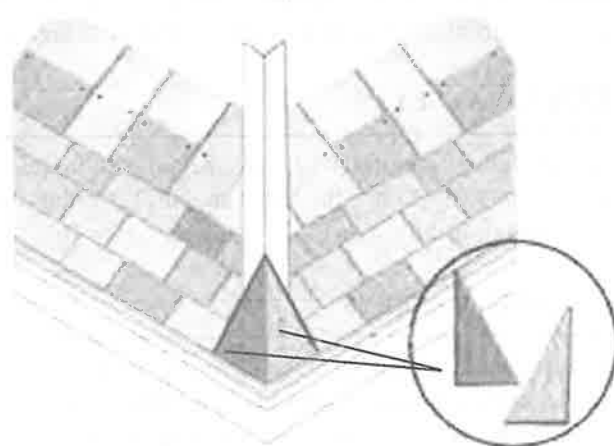
The second method for starting a hip will involve mitering the first two slates installed.

Step 1: Start by taking a single piece of DaVinci Slate hip and ridge and laying the butt of the slate with its corner at the corner of the hip and the butt flush with the eave of the house. Make a cut on the slate at the same angle of the hip. Cut a slate for the other side of the hip in the same fashion and press the two slates tight together.

Step 2: The second set of slate should be installed uncut with these outside edges pulled all the way down to the eave of the roof.



Alternate Installation: Step 1



INSTALLATION

DaVinci Valley Metal Options

- All metal valleys to be manufactured using 2' wide panels at a minimum.
- All returns are to be $\frac{1}{2}$ "
- All DaVinci Slate Diverters minimum $1\frac{1}{2}$ "

Open Valley Appearance Options

Open Valley Metal, Single Open, or Closed Diverter Metal: In many cases, with steeper pitched roofs, it is acceptable to install open valley metal or either type of single diverter valley metal and cut the slate tile on an angle parallel and $2\frac{1}{2}$ " from the center or center diverter. Keep in mind that the cut rib structure of the tiles may be visible from the ground with some roof pitches.

Twin Diverter Open or Closed: Double open or double closed diverter metal can be used to provide an open valley appearance while also blocking the support ribs on the underside of cut tiles. This should be made from 24" stock that is broken in the middle without diverter to look like a "V". Additionally, there should be a closed or open diverter on either side of the center line. Slate should be cut and laid against the diverters on either side to mask the rib structure. This option will leave a visible portion of metal centered on the valley commonly 5-7" wide.

Closed Valley Appearance Options

Single Open or Closed Diverter: In many cases, with steeper pitched roofs, it is acceptable to install a single open or closed diverter valley. The Slate tiles are then cut appropriately in order to lay near the center diverter. This option will only leave a small seam or crown of the diverter visible and resembles a closed valley.

Open Valley Metal



Single Closed Diverter Valley Metal



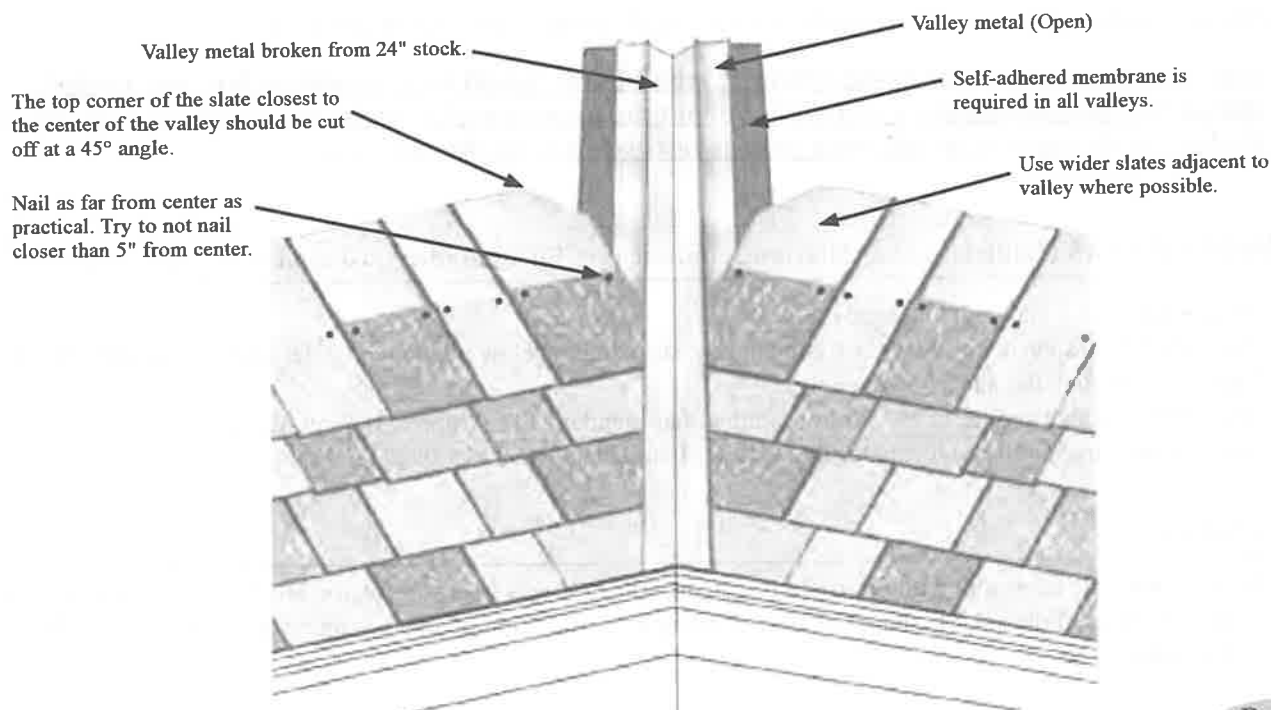
Single Diverter Valley Metal



Double Open Diverter Valley Metal



Double Closed Diverter Valley Metal



PRODUCT FEATURES

EXPOSURE

With DaVinci Slate, the allowable exposure depends on two factors:

1. Roof Pitch
2. Whether the slates are laid staggered or straight

Use Exposure Alignment Guides with the top edge of the previous row of slates to control the exposure.

ROOF PITCH	COURSING	EXPOSURE
Less than 3:12	Not Recommended	
* 3:12 to 4:12	Straight	6"
4:12 to 6:12	Straight or Staggered	6"
6:12 or greater	Straight	7"
6:12 or greater	Staggered	7"
6:12 or greater	Straight	7½"
6:12 or greater	Straight	8"

** For slopes between 3:12 and 4:12, an ice water shield is required over the entire area, and a straight coursing is required*

NAILING

Each shingle should be applied with two copper, non-corrosive stainless steel, or hot-dipped galvanized, 3/8" head x 1½" length nails. Minimum 3/8" head is required. Roofing nails that penetrate through the roof deck and exceed it by 3/16" should be used. Slates can be nailed by hand or with a pneumatic nail gun. Don't overdrive nails or nail at an angle. Keep the nail head flush with the surface of the shingle to avoid creating "craters" which can collect moisture and can also prevent the exposed end of the shingles from laying flat.

Use these alignment guides with the top edge of the previous row of slates to control the exposure.

CUTTING

DaVinci Slate can be cut with a utility knife and straight edge. Electrical circular saws (carbide blade, two teeth per inch) or cordless circular saws (a minimum of 18 volts is recommended) may also be used.

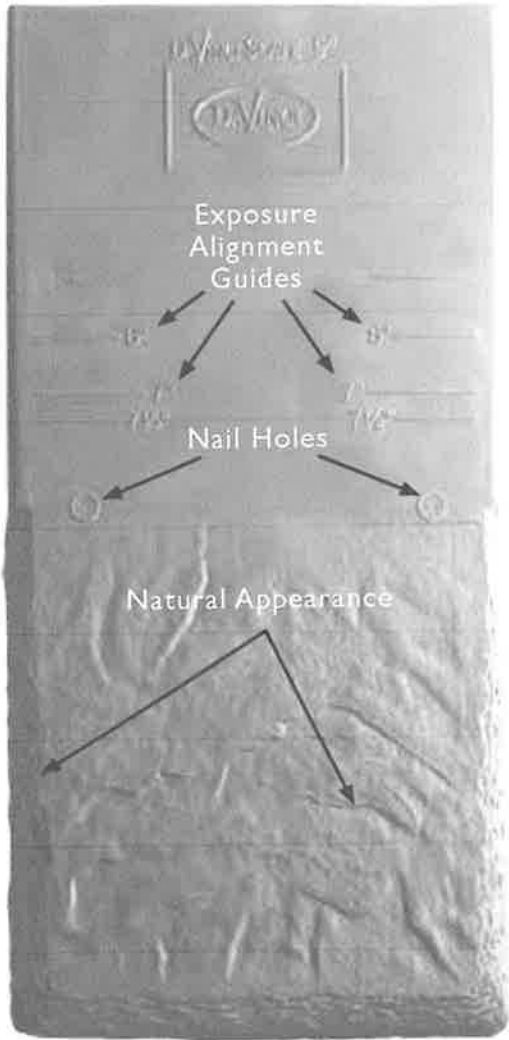
Please note: DaVinci Slate is made flat, should be stored flat, and must not be installed unless it is flat and in its original form. If slates are not stored flat and become twisted or curled, lay them flat in a warm place and they will return to their original flatness. Damaged shingles should never be installed.

ELECTRO-GALVINIZED NAILS

DaVinci recommends the use of copper, stainless steel, or hot-dipped galvanized nails. We realize however that in many climatic regions nail corrosion is not a factor in the long-term performance of the roof system. Therefore DaVinci Roofscapes supports the use of Electro-galvanized nails and a system using those nails will be in compliance with the DaVinci Limited Lifetime Material Warranty. The exception to that is that if the nails fail, any portion of the warranty associated with wind performance would be void.

For questions about DaVinci Slate or its application, contact Westlake DaVinci Roofscapes, LLC
913-599-0766 or 800-DaVinci (800-328-4624) or www.davinciroofscapes.com

Please be sure to check DaVinci's website for updates. Installation Guide is subject to change without notice.



QUICK REFERENCE

ISSUE	DAVINCI RECOMMENDS	ACCEPTABLE ALTERNATIVES
Valley	Copper	28-gauge clad metal
Flashing	Copper	28-gauge clad metal
Eaves Flashing	Copper	28-gauge clad metal
Nails	Non-Corrosive Stainless Steel	Hot-dipped Galvanized

GAF

TimberlineHDZ®

High Definition® Lifetime¹ Shingles



As featured on *This Old House*, the Timberline HDZ® Shingles installed here are Oyster Gray.

Millions of families have found shelter and peace of mind under a Timberline® roof.

And now, a good thing just got even better again.

GAF

We protect what matters most™



It's never just a roof. It's a promise, kept.

Providing a home means making a promise — of shelter, security, and stability. It says to the people who count on you, "You're going to be safe, dry, and warm under this roof."

Choosing a Timberline HDZ® roof is a great way to help keep that promise.

It's our first shingle ever to come with patented LayerLock™ Technology. That means it's engineered for the best possible installation.

It's a shingle that helps your roofer do their best work.

LayerLock™ Technology strengthens the bond between layers of your Timberline HDZ® Shingles. To help your roofer give you the best possible installation. And to help you rest easy when the wind is howling outside.

Here's how it works:

The strength added by LayerLock™ Technology allowed GAF to create the StrikeZone™ nailing area — the industry's widest nail zone — which offered 99.9% nailing accuracy in our test.¹

LayerLock™ Technology also powers the industry's first wind warranty with no maximum wind speed limitation. Timberline HDZ® Shingles are eligible for the WindProven™ limited wind warranty when installed with the required combination of four qualifying GAF Accessories.²



¹ Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

² 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty.

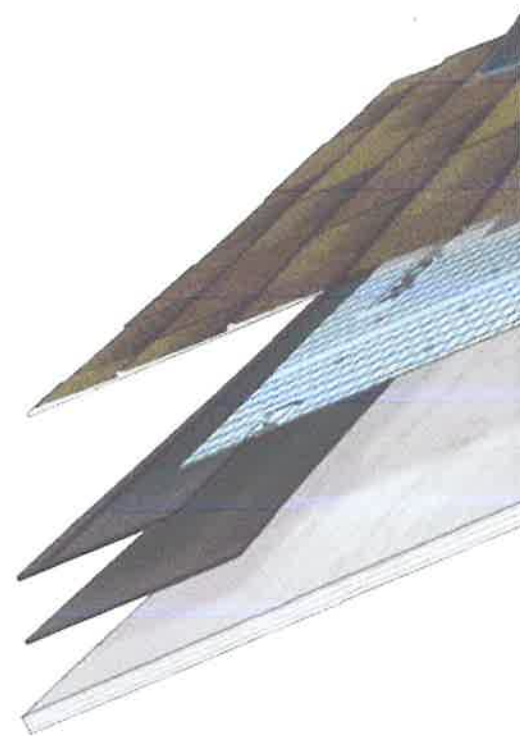


It's a system, built to protect

A Timberline HDZ® roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from rain, snow, sun, and wind.

In fact, installing 4 qualifying GAF Accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline HDZ® Shingles eligible for the WindProven™ limited wind warranty.¹

Timberline HDZ® Shingles also feature GAF Time-Release Algae-Fighting Technology, for long-lasting algae-fighting power, and come with a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration.²

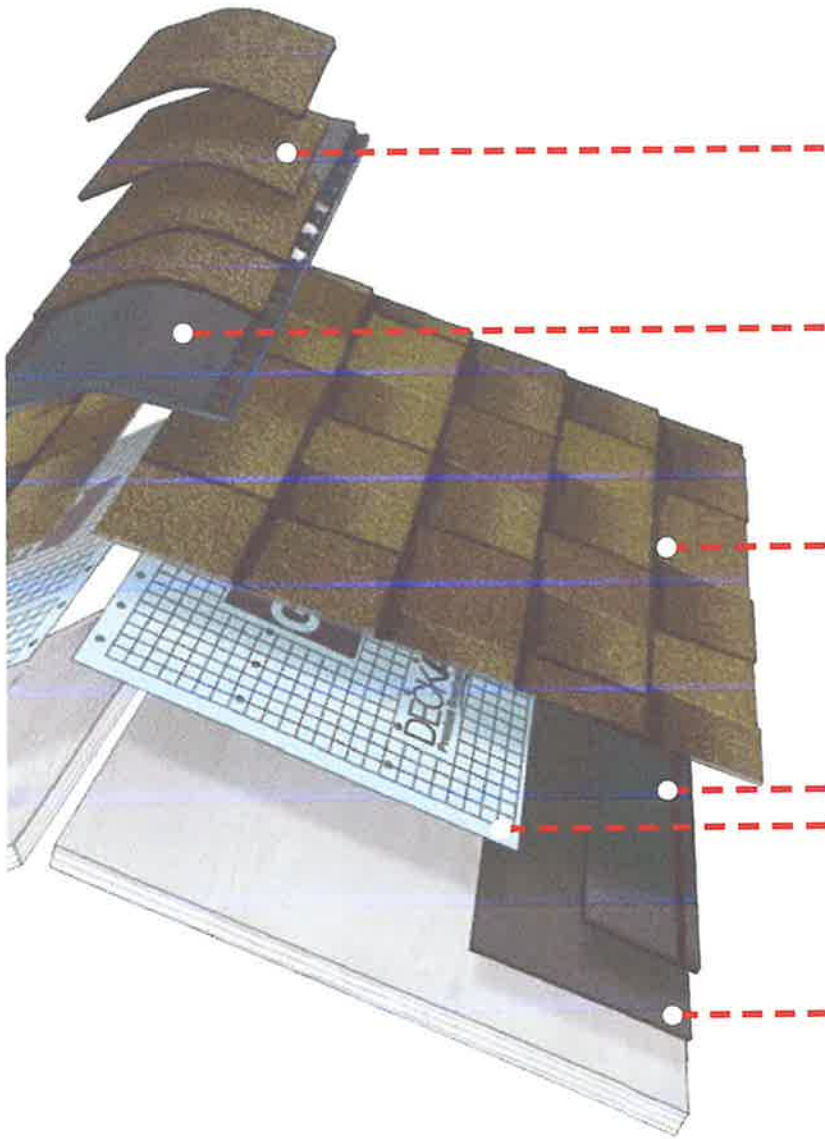


LayerLock™ Technology mechanically fuses the common bond between overlapping shingle layers. The added strength at the common bond powers the StrikeZone™ — the industry's widest nailing area.

¹ 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the *GAF Shingle & Accessory Limited Warranty*.

² 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

The GAF Lifetime[†] Roofing System



Ridge Cap Shingles

The finishing touch that helps defend against leaks at the hips and ridges



Cobra® Attic Ventilation

Helps reduce attic moisture and heat



Lifetime[†] Shingles

Beautify and protect for years to come



Starter Strip Shingles

Helps guard against shingle blow-offs



Roof Deck Protection

Helps shield the roof deck from moisture infiltration



Leak Barrier

Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime[†] Shingle and at least 3 qualifying GAF Accessories and get a Lifetime[†] limited warranty on your qualifying GAF products plus

non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor[†] about enhanced GAF warranties.



[†] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

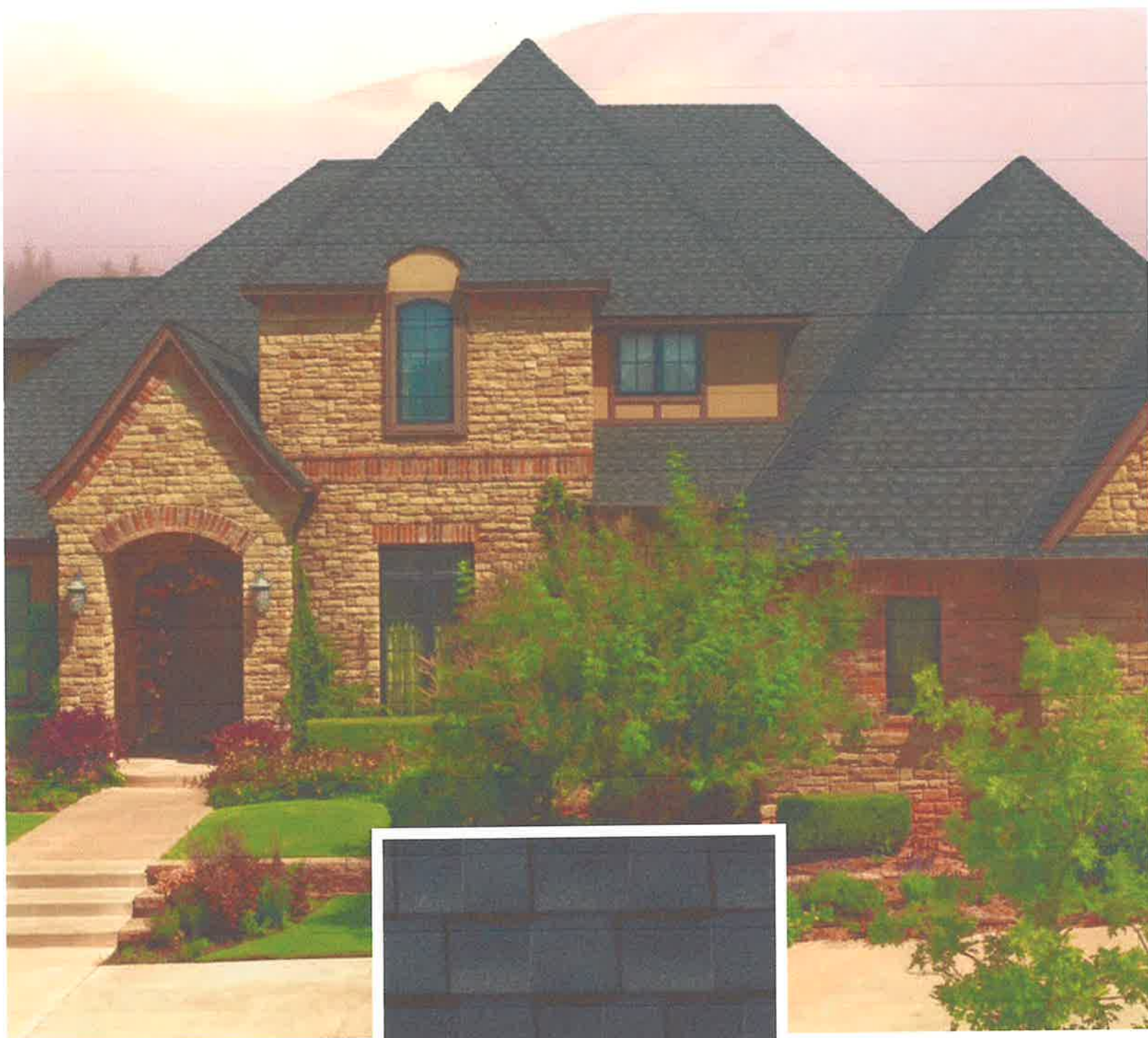
[†] Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.



Weathered Wood

The perfect neutral color, Weathered Wood complements a broad range of hues and works well with sage, cream, ivory, and beige.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Charcoal

Charcoal is the most neutral of shades, and works wonderfully with blues, grays, whites, yellow, gold, sage, and green.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Pewter Gray

Pewter Gray can add dramatic counterpoint to contemporary exterior color palettes, as well as to stucco or brick facades.

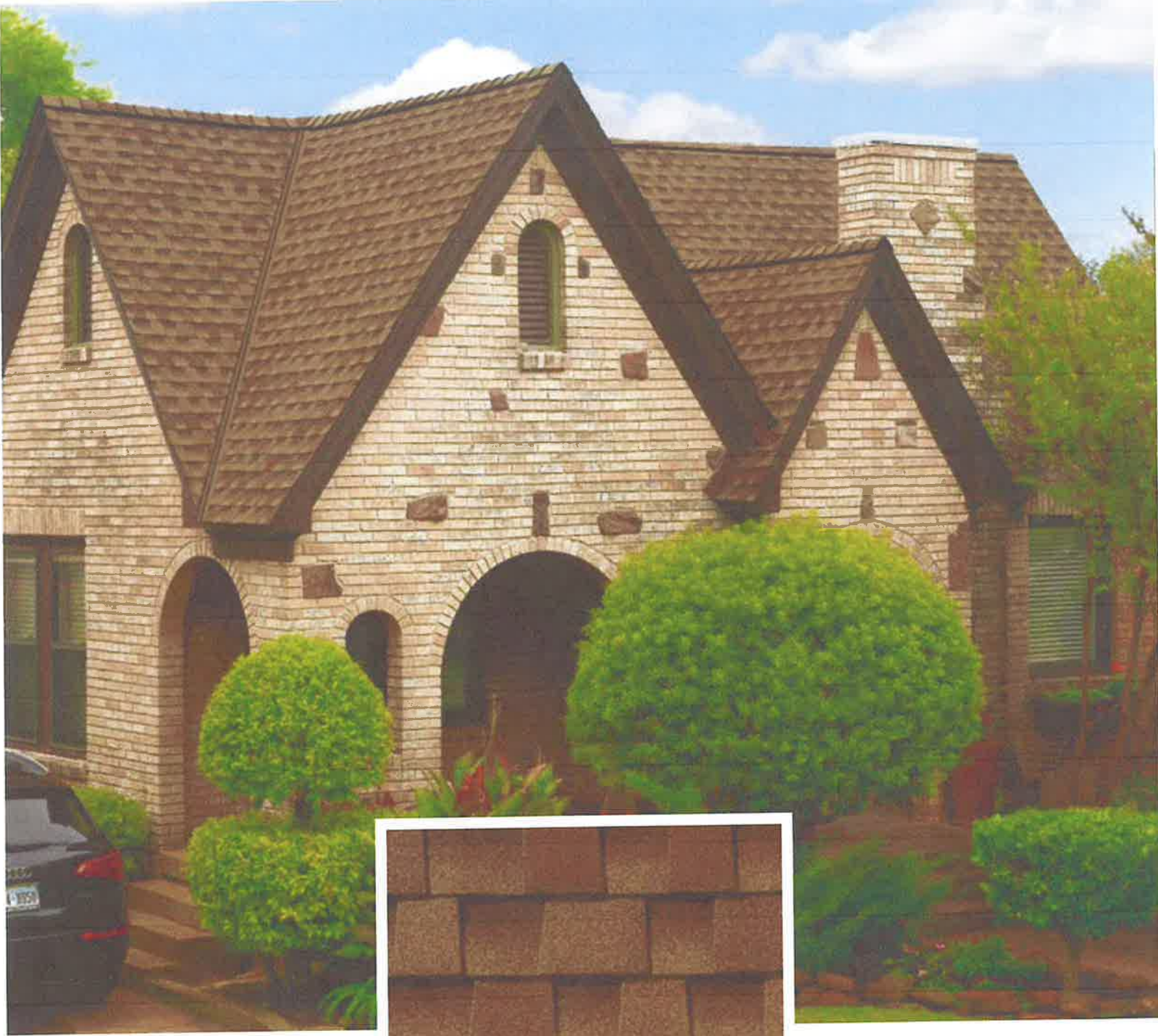
Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Barkwood

The neutral brown Barkwood emulates wood and coordinates well with warm colors like beige, taupe, cream, gold, and yellow.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Shakewood

An appealing blend of browns, tans, and gold, warm radiant Shakewood pairs equally well with neutral beige and clay tones, as well as deeper jewel tones.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Hickory

An inviting brown shade with a red undertone, Hickory is an excellent companion to brick and stone homes and works well with browns, beiges, yellows, and golds.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Slate

A cool gray with a beautiful green undertone. Slate coordinates well with both grays and greens, as well as with white, cream, and ivory exteriors.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Mission Brown

Emulating the rustic shades and tones of the earth, Mission Brown provides a simple natural backdrop that allows other colors to appear richer and brighter.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Hunter Green

A rich color with dramatic undertones, Hunter Green makes people take notice.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Nantucket Morning

Harvest Blend Color

Features cool gray tones that partner perfectly with blues and grays.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Photo credit: Jared Kucia for This Old House
or @jaredkucia photography and @thisoldhouse

Appalachian Sky

Harvest Blend Color

Appalachian Sky offers a subtle variety of dark grays, black, and browns, bringing appealing definition to homes with brick facades.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Golden Harvest

Harvest Blend Color

A striking color that provides warmth to almost any siding or brick, this blend also offers exceptional contrast, for a light, yet colorful roof.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Cedar Falls

Harvest Blend Color

The clay-colored background and subtle gray highlights create a refined and polished look that offers a wonderful complement to stone.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Color Availability



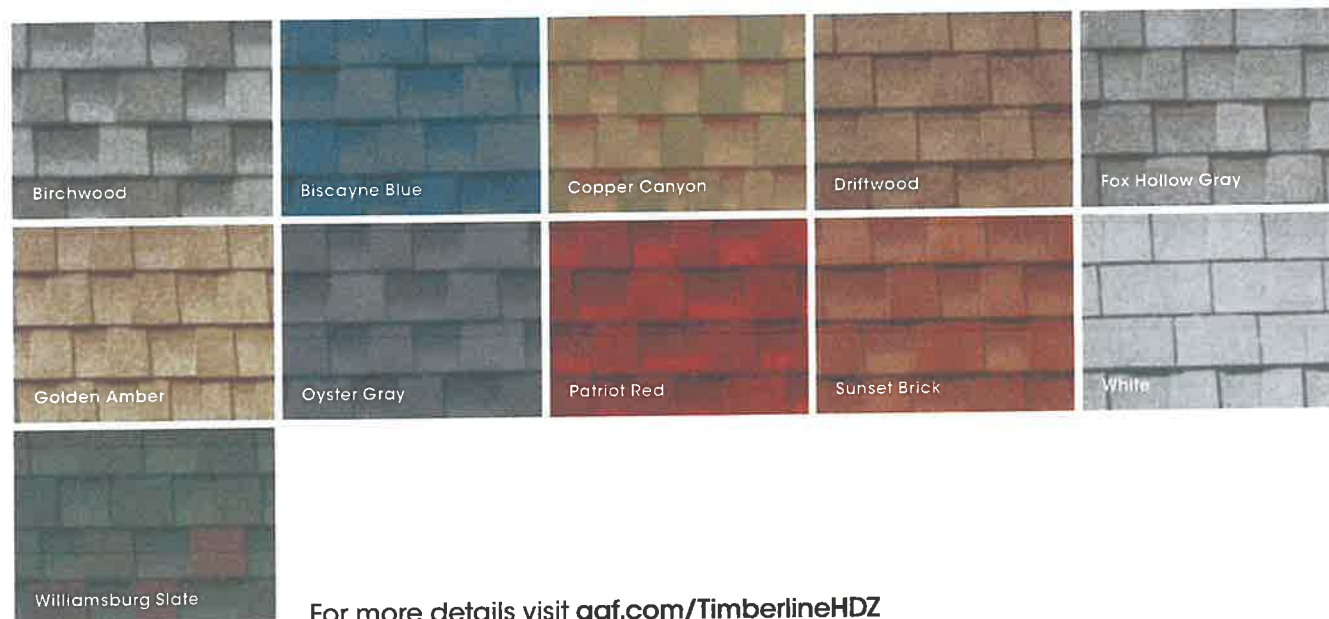
Nationally Available Colors



Harvest Blend Colors



Regionally Available Colors (See next page for details.)



For more details visit gaf.com/TimberlineHDZ

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Timberline HDZ® Availability

Color Availability Chart

Most Popular Colors:

	1	2	3	4	5	6	7
Barkwood		•	•	•	•	•	•
Charcoal	•	•	•	•	•	•	•
Hickory	•	•	•	•	•	•	•
Hunter Green	•	•	•	•	•	•	•
Mission Brown	•	•	•	•	•	•	•
Pewter Gray	•	•	•	•	•	•	•
Shakewood	•	•	•	•	•	•	•
Slate	•	•	•	•	•	•	•
Weathered Wood	•	•	•	•	•	•	•

Harvest Blend Colors:

	1	2	3	4	5	6	7
Nantucket Morning	•	•	•	•	•	•	•
Appalachian Sky	•	•	•	•	•	•	•
Golden Harvest	•	•	•	•	•	•	•
Cedar Falls	•	•	•	•	•	•	•

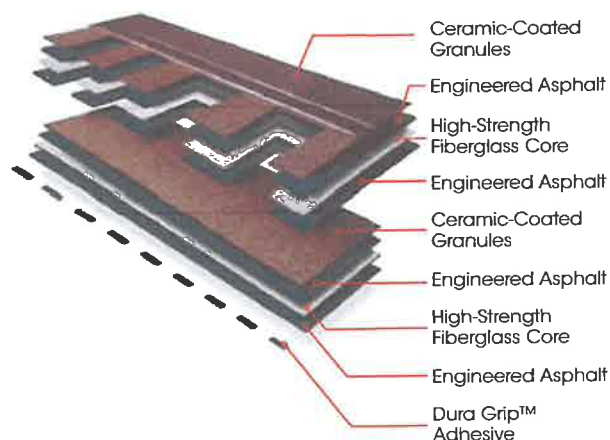
Regional Colors:

	1	2	3	4	5	6	7
Birchwood	•	•	•	•	•	•	•
Biscayne Blue	•	•	•	•	•	•	•
Copper Canyon ¹	•	•	•	•	•	•	•
Driftwood	•	•	•	•	•	•	•
Fox Hollow Gray	•	•	•	•	•	•	•
Golden Amber ¹	•	•	•	•	•	•	•
Oyster Gray	•	•	•	•	•	•	•
Patriot Red	•	•	•	•	•	•	•
Sunset Brick	•	•	•	•	•	•	•
White ¹	•	•	•	•	•	•	•
Williamsburg Slate	•	•	•	•	•	•	•



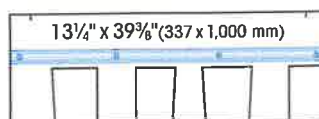
¹ Rated by the Cool Roof Rating Council (CRRC); can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

The protective layers of a Timberline HDZ® Shingle



Product/System Specifics

- **Fiberglass asphalt construction:**
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty¹
- Hip/Ridge: TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™



Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462²
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

¹ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions and qualifying products.

² Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

³ Harvest Blend colors are only available on TimberTex® and Seal-A-Ridge®.

TimberTex® and TimberCrest® Premium Ridge Cap Shingles



Hip & Ridge Cap Shingles accentuate the natural beauty of your architectural shingle roof. They're the perfect finishing touch that helps defend against leaks at the hips and ridges.
gaf.com/ridgecaps



TimberTex® and TimberCrest® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® Shingles. To ensure the closest color consistency for your roof, ask your contractor to use genuine TimberTex® or TimberCrest® Premium Ridge Cap Shingles.¹

- Accentuate the beauty of your newly installed shingle roof
- Protect against leaks and blow-offs at the hip and ridge areas of your roof
- Complement the color of your GAF Shingles with hip and ridge cap shingles manufactured by GAF
- 25-year StainGuard Plus™ Algae Protection Limited Warranty² against blue-green algae discoloration uses GAF Time-Release Algae-Fighting Technology to help protect your ridge cap shingles from unsightly stains.

Also available¹



¹ These products are not available in all areas. See gaf.com/ridgecapavailability for details.

² 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

America's #1-selling shingle
just got better — *again.*

GAF Timberline HDZ
High Definition Lifetime Shingles



It seems like yesterday. In 2020, GAF introduced Timberline HDZ® Shingles with LayerLock™ Technology, which are eligible for the WindProven Limited Wind Warranty with no maximum wind speed limitation when installed with the required combination of GAF accessories.¹

Now we're making our most popular shingle even better, with the addition of a 25-year StainGuard Plus™ Algae Protection Limited Warranty² against blue-green algae discoloration. Add GAF Hip and Ridge Cap Shingles and starter strips with the StainGuard Plus™ Algae Protection Limited Warranty² for protection from eave to ridge.

Offer your customers Timberline HDZ® — the shingle that just keeps getting better. Only from GAF.

Find out more at gaf.com/StainGuardPlus

We protect what matters most™

GAF

A **stan̄dard** INDUSTRIES COMPANY

¹ 15-year WindProven™ limited wind warranty on Timberline HDZ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

² 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage restrictions and qualifying products.

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398625-0122

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of August 27, 2025

Case Number:	#25-17
Commission Considering:	Alterations – Change back and side shingles
Owner Name:	Anastacia Thomasian
Owners Address:	116 Elizabeth St Salisbury, MD 21801
Applicant Name:	Anastacia Thomasian
Applicant's Address:	same as owner
Agent/Contractor:	N/A
Subject Property Address:	116 Elizabeth St Salisbury, MD 21801
Historic District:	Newtown Historic District
Use Category:	Residential
Zoning Classification:	R8 - Residential
Structure / Site Description:	
Built Date:	1912
Enclosed Area:	2,432 sq. ft. (SDAT Real Property Database)
Lot Size:	5,800 sq. ft. (SDAT Real Property Database)
Number of Stories:	2 1/2
Contributing Structure:	Contributing
Wicomico County Historic Survey on file:	No
Nearby Properties on County Survey:	Yes

Properties included below but not limited to:

- WI-593, Florence Phelps Lowe, 104 Elizabeth St
- WI-8, Poplar Hill Mansion, 117 Elizabeth St
- WI-247, Morris-Holloway House, 511 Poplar Hill Avenue
- WI-360, Montgomery-Dryden-Webb House, 509 N. Division Street
- WI-361, Charles Bethke House, 601 N. Division Street
- WI-594, L. Atwood Bennett House, E. Dorothy Todd House, 105 Elizabeth Street
- WI-364, B. Frank Kennerly House, 103 Elizabeth Street

Explanation of Request: The applicant is seeking approval in changing Roof Shingles on the west side from slate to synthetic slate, and replacing asbestos shingles on the south of the house with asphalt shingles.

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 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 24: Roofing Material

In-kind replacement of roofing materials is always preferable to replacement with a new material; however, this is not always feasible. Standing seam metal in copper, tin, or terne coated steel are traditional materials which can be replaced with new versions provided that they are flat and of a uniform color and texture. Asphalt, asphalt shingles, and mineral fiber slate may be appropriate substitutes for many traditional materials.

- a. Retain and repair the historic roof material when feasible.
- b. Where replacement is necessary, match the historic materials as closely as possible in terms of material, size, color, and pattern.
- c. Requests for substitute roofing materials will be reviewed on a case-by-case basis.

- d. When asphalt shingles are used to replace wood or slate, heavy weight architectural shingles which provide depth and variation, and which match the shape of the historic materials, are preferred.
- e. Roofing materials on additions should match or mimic the material on the main body of the historic building.
- f. Roofing materials on new construction should be consistent with the prevalent roofing material on surrounding buildings.
- g. Repair of isolated sections of a roof must match the existing tiles in material composition, style, size and color.

Best Choice: Replace a slate roof with new or salvaged slate. Good

Alternative: Replace a slate roof with new synthetic slate shingles which mimic the texture and pattern of the historic slate roof. Not Appropriate:

Replacing a slate roof with a new standing seam metal roof.

STAFF COMMENT:

Staff recommends approval, based on the slate already being replaced for most of the house. However, Guideline 24 indicates roof sections must match. Therefore, staff also recommends, to the extent possible, that the replacement shingles for the back match the front of the house, and the shingles on the sides of the house match.

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: Will Canner
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: August 14, 2025

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:District - 05 Account Identifier - 012783

Owner Information

Owner Name:THOMASIAN GREGORY J
THOMASIAN DANA J ETAL

Use:RESIDENTIAL
Principal Residence:YES

Mailing Address:116 ELIZABETH ST
SALISBURY MD 21801-

Deed Reference:/05139/ 00235

Location & Structure Information

Premises Address:116 ELIZABETH ST
SALISBURY 21801-0000

Legal Description:5,800 SQ FT
116 ELIZABETH ST
CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0021	0627	5030164.23	0000				2025	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1912	2,432 SF		5,800 SF	

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	16,300	16,300		
Improvements	139,300	160,000		
Total:	155,600	176,300	162,500	169,400
Preferential Land:	0	0		

Transfer Information

Seller: O'LOUGHLIN MICHAEL G	Date: 08/09/2022	Price: \$235,000
Type: ARMS LENGTH IMPROVED	Deed1: /05139/ 00235	Deed2:

Seller: DAVIS, G WILLIAM & LINDA W	Date: 09/09/1987	Price: \$63,000
Type: ARMS LENGTH IMPROVED	Deed1: /01117/ 00695	Deed2:

Seller: KING, JAMES H & ROBERTS J	Date: 11/20/1974	Price: \$24,000
Type: ARMS LENGTH IMPROVED	Deed1: /00830/ 00210	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
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 ApplicationDate: