Salisbury Historic District Commission AGENDA

Wednesday, November 19, 2025 at 7:00 pm

Government Office Building Room 301

- 1. 7:00 P.M. CALL TO ORDER Brenden Frederick, Chairman
- 2. ROLL CALL
- 3. APPROVAL OF MINUTES October 22, 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 23* 104 E William Street Alterations Constructing Fence
 - #25 24* 225 Broad Street Alterations Doors, Gable and Column Replacement
 - #25 25* 109 Poplar Hill Ave Alterations Replace Windows

^{*}The structure has been deemed a contributing structure by the SHDC

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

Salisbury Historic District Commission October 22, 2025

The Salisbury Historic District Commission met in regular session on Wednesday, **October 22, 2025**. The meeting took place at 125 N Division St, Room 301, with attendance as follows:

COMMISSIONERS

Chairman – Brenden Frederick – *Present (Virtual)*Vice Chairman – Matt Auchey – *Present*Commissioner – Lynne Bratten – *Present*Commissioner – Margaret Lawson - *Present*Commissioner – *Lisa Gingrich* – *Present*Commissioner – Brad Philips – *Present (Virtual)*Commissioner – Harvey Evans – *Present*

CITY OFFICIALS

City Attorney – Laura Ryan – *Present*Associate Planner – Will Canner – *Present*Associate Planner – Jennifer Jean – *Present*Associate Planner – Zachary White – *Present*Associate Planner – Henry Pearson – *Present*

- 1. **CALL TO ORDER Mr. Matt Auchey** in place of **Mr. Brenden Frederick** as he was attending remotely 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.
- APPROVAL OF MINUTES Ms. Lynne Bratten made a motion to approve the September minutes, seconded by Ms. Lisa Gingrich. The motion was brought to vote and approved.
 Mr. Harvey Evans abstained from the vote as he was not in attendance prior.
- 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** –

Mr. Auchey suggested a motion to swap the case #25-21 with #25-22. **Ms. Gingrich** made the motion to approved the case, which was seconded by **Ms. Bratten.** The motion was brought to vote and approved unanimously.

Case #25-22 - 325 N Division St - Alterations - Porch to Kitchen enclosure

Mr. Will Canner read the staff report, recommending rejection due to the integral element of the porch in the Historic Survey although the material was in-line with the Historic Nature of the home.

Mr. Andy Kitzrow, property owner, presented a request to enclose his porch as the house has been altered previously although these findings were not stated in the survey.

Mr. Auchey made a comment that it appears that this enclosure has happened previously on the upper area of the porch.

Ms. Gingrich made another comment that most homes in the Newtown area have additions and later become integral parts of the home.

Public Comment: None

Motion and Vote:

Motion: Mr. Gingrich moved to approved the Kitchen Addition.

Second: Ms. Bratten seconded the motion.

Vote: Mr. Auchey called for a vote. The application was unanimously approved as submitted.

Case #25-21 - 111, 201, and 205 Lake St, 401, 405- 409, 415-417 W Main St, 110 Small St., and Parcels 2309046186 and 2309051422 – New Construction – SBY Market Center

Mr. Auchey recused himself from the case due to involvement.

Ms. Jennifer Jean read the staff report, recommending the structure with amendments of incorporate brick paving when feasible, and Solar Panel be approved under a separate application that be approved at a subsequent SHDC meeting.

Mr. Joe Buckley, applicant presented his request for the new construction of the SBY Market Center, stating that the Submission has changed drastic since the council in August of 2022 to ensure that the new Market Center was compliant

Mr. Evans brought a critique that the solar panels would be seen from the ground level which would detract from the building, **Mr. Buckley** stated would that would not be the case.

Ms. Gingrich congratulated the use of brick on the building however felt that the amount EIFS detracted from the look of the building and should incorporate more brick in the architecture.

Public Comment: None

Motion and Vote:

Motion: Mr. Brad Phillips moved to approve the Market Center Construction as submitted.

Second: Ms. Margaret Lawson seconded the motion.

Vote: **Mr. Frederick** called for a vote. The application was **approved as submitted** (6-0, Mr. Auchey recused).

Adjournment:

There being no further business, Matt Auchey moved to adjourn the meeting, which was seconded by Brenden Frederick, which was brought to a vote and approved.

les of each case as presented and filed in the City of Salisbury, Housing & Community evelopment Department.				
Brenden Frederick, Acting Chairman	 Date			
Will Canner, Associate Planner	 Date			

This is a summary of the proceedings of this meeting. Detailed information is in the permanent

Salisbury Historic District Commission

Hearing Notification

Hearing Date:

November 19, 2025

Time:	7:00 pm		
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301		
Case Number:	#25-23		
Commission Considering:	Alterations – Constructing Fenc		
Owner's Name:	Harold Cyr		
Applicant Name:	Same as owner		
Agent/Contractor:	N/A		
Subject Property Address:	104 E William 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

Application Processor (Date)

Permit Application \$150 Fee Received_____

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

_(date)

Date Submitted: 1014 25 Date Accepted as Complete: 10/27/25 Subject Location: 104 & William St Application by: Hard Carlo Applicant Address: Same Applicant Phone: 443-359-1535	Case #:
Work Involves: AlterationsNew ConstructionDemolitionSign DESCRIPTION OF WORK PROPOSED (Please be specific material, color, dimensions, etc. must accompany application method of attachment, position on building, size and front lin other signs on building, and a layout of the sign.	Awning Estimated Cost Attach sheet if space is inadequate) Type of n. If signs are proposed, indicate material, eal feet of building, size and position of all
Are there any easements or deed restrictions for the extendent from the easement holder stating their approval of Do you intend to apply for Federal or State Rehabilitation Maryland Historical Trust staff?YesNo If you have checked "Yes" to either of the above question letter from the Maryland Historic Trust and states.	the proposed workYesNo n Tax Credits? If yes, have you contacted ons, please provide a copy of your approval
See Reverse Side for DOCUMENTS REQUIRED All required documents must be submitted to the City Planner, Deleast 30 days prior to the next public meeting. Failure to include all applicant or his/her authorized representative to appear at the schapplication until the next regular scheduled meeting. If an application resubmitted for one year from date of such action. Please be advis Commission or staff, may visit the subject property prior to the schapplication.	TO BE FILED WITH APPLICATION partment of Infrastructure and Development at the required attachments and/or failure of the eduled meeting may result in postponement of the on is denied, the same application cannot be sed that members of the Salisbury Historic District
The Salisbury Historic District Commission Rules and Regulations the office of the Department of Infrastructure and Development for website: www.ci.salisbury.md.us.	
I, or my authorized representative, will appear at the meeting of the on <u>いついけつら</u> (date).	e Salisbury Historic District Commission
I hereby certify that the owner of the subject premises has been futhat said owner is in full agreement with this proposal. Applicant's Signature	Ily informed of the alterations herein proposed andDate_IO\I4\25

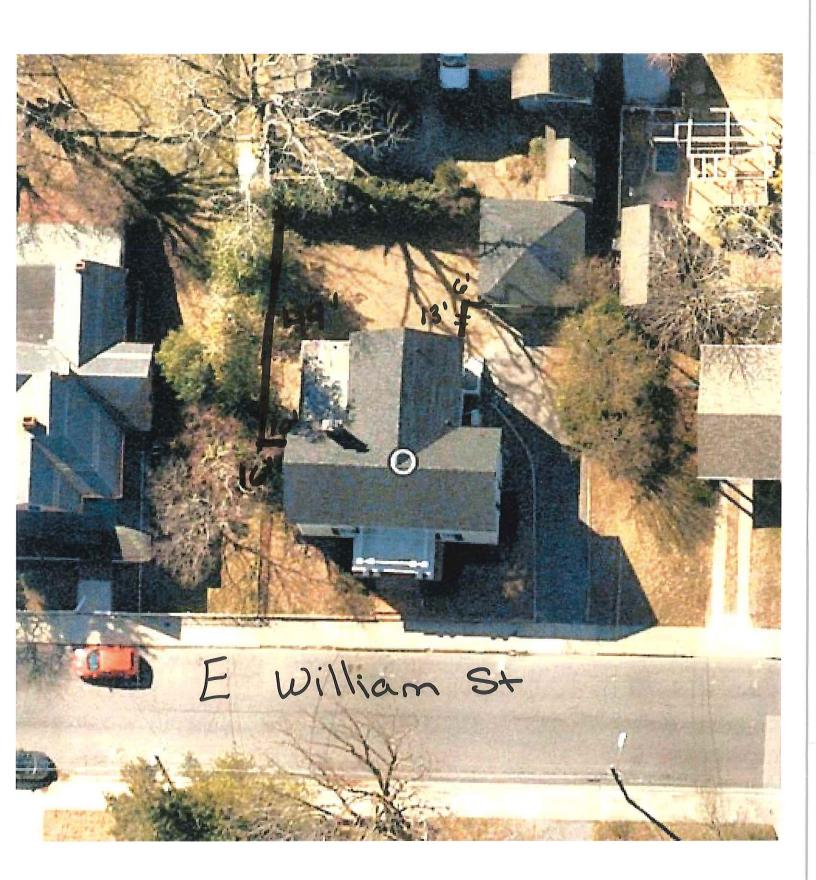
Description and location of fence being installed at 104 E William St

Type of fence

 Severe weather 6' x 8' pressure treated pine dog ear privacy stockade fence panel topped with 2"x 4" cap

Location of fence

- Right side of house facing from E William St
 - 13' from right rear corner of house with 3' gate in center, right turn 6' to garage
- Left side of house facing from E William St
 - 16' from left front corner of house, 10' to neighbor's fence on left side of house, right turn 49' to fence in rear of the yard.



214 PHIME Suthwer tellow Pine Severe wastrop 60-4x8,0-4

Pressure Hated

Prince Privacy Stackage force Parel





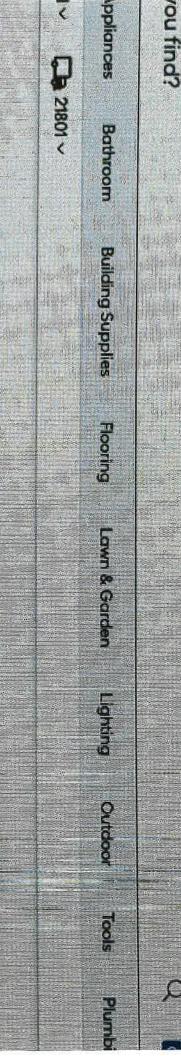












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REE 2.5-Ah or 4-Ah battery with select tools, up to \$299 value.



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1k- bought last week

Sponsore

Severe Weather 6.0-ft x 8.0-ft Pressure Treated Pine Dog ear Privacy Stockade Fence Panel

Shop Severe Weather Item #202844 | Model #PSFP68T25N









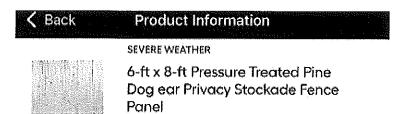
3



You save \$10.00



\$61.73 When you choose 5% savings on eligible purchases every day. Learn How



Description

Item #: 156673 | Model #: SFP681258

Pressure treated pine dog ear fence panel with a lifetime limited warranty.

- Stockade top style fence panels provide ultimate privacy and security while reducing noise and wind
- Southern yellow pine with no wane provides a highquality appearance
- Pre-assembled dog ear fence panel provides faster and easier installation and offers privacy and noise reduction
- Lifetime limited warranty protects against damage from fungal decay and termite attack
- For optimal performance of paint and stain coatings, allow the wood to dry after installation, and apply a UV protective finish to enhance the long-term beauty
- Use building code approved fasteners and hardware; hot-dipped galvanized or stainless-steel is recommended
- Dog ear top on pickets makes for an attractive look on any project

SEVERE WEATHER



2-in x 4-in x 4-ft #2 Prime Southern yellow pine Above ground Pressure Treated Lumber

Description

Item #: 1418283 | Model #: TCP244T225EL

Pressure treated pine lumber that is cut in shorter lengths to help with your DIY projects and transportation.

- #2 Prime grade southern yellow pine pressure treated
- Severe Weather above ground pressure treated exterior wood
- Common dimensions: 2-in x 4-in x 4-ft; actual dimensions: 1.5-in x 3.5-in x 4-ft
- Shorter lengths are easy to transport
- · Can be painted or stained
- · Excellent for DIY projects
- Very workable and easy to cut

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of October 22, 2025

Case Number:	#25-23				
Commission Considering:	Alterations – Constructing Fence				
Owner Name: Owners' Address:	JM Preservation Properties LLC 403 Camden St Salisbury, MD 21801				
Applicant Name:	Harold Cyr				
Applicant's Address:	same as owner				
Agent/Contractor:	N/A				
Subject Property Address:	104 E. William St.				
Historic District:	Newtown Historic District				
Use Category:	Residential R8 - Residential				
Zoning Classification:					
Structure / Site Description:					
Built Date:	1850				
Enclosed Area:	2,358 sq. ft. (SDAT Real Property Database)				
Lot Size:	5,685 sq. ft. (SDAT Real Property Database)				
Number of Stories:	2				
Contributing Structure:	Contributing				
Wicomico County Historic Survey on file:	Yes; WI-108, Newtown Historic Distric				
Nearby Properties on County Survey:	Yes				

Properties included below, but not limited to:

- WI-254, Dr. Cathell Humphreys House
- WI-576, Albert W. Lankford House
- WI-577, William J. Ennis House, James R. Taylor House
- WI-600, Wallace Ruark House
- WI-13, Gillis-Grier House

Explanation of Request: The applicant is seeking approval to construct a fence around the property. The material proposed is Pressure Treated Pine Dog Ear Fence with a Cap of Prime Southern Yellow Pine Pressure Treated Lumber. The applicant is also proposing a gate to be flush and made of the same material as the fence. The fence near the garage side would be replaced with the dog ear fence while the picket fence on the other side would be kept.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Guideline 34: Fences, Retaining Walls, and Gates

Fences, walls, and gates define property boundaries and also provide privacy and security. Retaining walls are used to maintain and stabilize topography.

The majority of fences in Salisbury's residential historic districts are low and open. Wood picket fences are common, and some wrought iron fences are also found within the districts. Retaining walls are typically low and constructed of brick. Historic fences and walls are integral components of the overall property and should be maintained and preserved as character-defining landscape features. New fences and walls should reflect and complement the style and materials of the predominant building on the lot, and respect the overall architectural character of the streetscape.

Property owners looking to install a new fence must follow the requirements outlined in Salisbury's zoning code, which has certain height limitations depending on the location of the new fence.

When selecting designs for a new fence, you are encouraged to choose a pattern or design that does not detract from the character of the historic building. It is often best to err on the side of simplicity. In most cases, a simple picket fence is the most appropriate choice. Modern synthetic materials, such as vinyl and steel fences, may be appropriate on modern, non-contributing properties within the district, provided that the scale and appearance are complementary to the property and do not detract from the overall streetscape.

- a) Maintain and preserve existing historic fences.
- b) When replacement is necessary, in-kind replacements are the first choice. A simple fence in a style that complements the surrounding architecture may also be appropriate.
- c) Designs for new fences must be complementary to the surrounding architecture and must comply with the existing zoning code.

d) Automatic security gates may be permitted, provided they are properly located and comply with existing zoning requirements. They must be appropriate to the design of any existing fence or the style of the historic building.

Staff Comment:

Staff recommends the proposal to be accepted with an additional amendment. The material proposed is Pine Dog Ear and a Cap of Prime Southern Yellow Pine Pressure Treated Lumber which are allowable per Guideline 34 as wooden fences are commonly found throughout historic district. The view from the Street is minimal and the picket style with the cap is appropriate.

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: October 28, 2025

WI-108

George W. Humphreys House (Jeanette Long House)

Architectural Survey File

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

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

All material is property of the Maryland Historical Trust.

Last Updated: 08-29-2003

WI-108 George W. Humphreys House Salisbury Private

Moved to this site on East William Street from North Division Street around 1920, this two-story, center hall frame dwelling is historically known as the George W. Humphreys house. After the house was positioned on its new lot, a two-story rear wing was built and an Ionic columned portico was attached to the front entrance. Original architectural features date the building around 1860-70 during the ownership of George W. Humphreys, who occupied the North Division Street lot between his purchase in 1854 and his death in 1889. Distinctive to the Civil War era structure is the second floor Palladian style window and its original staircase, which boasts a molded and ramped mahogany railing and a series of turned balusters that stretch from the first floor to the third.

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

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

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

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

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

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RI	ESOURCE NAME:	George W.	Humphreys	House	
M	HT INVENTORY NUMBE	R: WI=	WI-10	8	
M	ARYLAND COMPREHEN	NSIVE-PLAN	DATA		
1.	Historic Period Theme(s):	Archited	cture	*,	
2.	Geographic Orientation:	Eastern	Shore		
3.	Chronological/Developmen	nt Period(s):	Agricultur 1815-1870	ral-Industrial	Transition
4.	Resource Type(s):	Single-	family dwel	lling	

9. Major Bibliographical References

Survey	No.	WI-	1 (8 0
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10. Geogra	phical Data	1		
Acreage of nominated prop Quadrangle name UTM References do NOT	complete UTM refe	erences	Quadrangle so	cale
Zone Easting	Northing	BZone	Easting No	rthing
C		D		
Verbal boundary descrip	ption and justification	1		
			unty boundaries	
List all states and coun			unty boundaries	code
List all states and coun	ties for properties ove	erlapping state or co	unty boundaries	code
List all states and counstate	ties for properties ove code code	erlapping state or cou	unty boundaries	
List all states and counstate state 11. Form Pr	ties for properties ove code code	erlapping state or cou county county		
List all states and counstate State 11. Form Pr name/title Paul B. organization Private	ties for properties over code code code epared By Touart, Archite	erlapping state or cou county county	Lan	
List all states and counstate State 11. Form Pr name/title Paul B. organization Private	ties for properties over code code code epared By Touart, Archite	county county county ectural Histori	Lan	code

The Maryland Historic Sites Inventory 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 Shaw House 21 State Circle Annapolis, Maryland 21401 (301) 269-2438 MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

mahogany railing and a series of turned balusters that stretch from the first floor to the third.

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

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

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

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

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

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

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

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

7. Description

Survey No. WI-108

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

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

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

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

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

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

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

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

MARYLAND INVENTORY OF HISTORIC PROPERTIES

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. WI-108
Magi No.

DOE __yes __no

1. Nam	e (indicate pr	eferred name)	**			
historic	George W. Hump	hreys House				
and/or common						
2. Loca	ation					
street & number	104 East Willi	am Street		n	ot for publication	on
city, town	Salisbury	vicinity of	congressional dis	trict Fir	st	
state	Maryland	county	Wicomico			
3. Clas	sification					
Category district _X_ building(s) structure site object	Ownership public x private both Public Acquisition in process being considered x_ not applicable	Status X occupied unoccupied work in progress Accessible X yes: restricted yes: unrestricted no	Present Use agriculture commercial educational entertainmen governmen industrial military	l _ l _ ent _	museum park private resid religious scientific transportatio other:	
4. Own	er of Prope	rty (give names ar	nd mailing addr	esses o	f <u>all</u> owners	3)
name	Jeanette Long					
street & number	104 East Willi	am Street	telepho	ne no.:		
city, town	Salisbury	state	and zip code	MD	21801	
5. Loca	ation of Leg	al Description	n			
courthouse, regis	stry of deeds, etc.	Wicomico County	Clerk of Cou		p 107, P. Liber 644	815
street & number	Wicomico Co	ounty Clerk of Co	urt		folio 22	
city, town	Salisbury			state MD	21801	
6. Rep	resentation	in Existing	Historical	Surveys	5	
title						
date			federal	state _	county	_ loca
pository for su	irvey records					
city, town				state		

Page 2

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

George W. Humphreys is designated at this location on the 1877 Salisbury town map, and he continued to occupy the property until his death in 1889. In his will, he left to his daughter Malvina Seabrease, "my house and lot in Salisbury where I now reside, in fee simple." She resided in the house until her death in 1914.

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

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

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

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

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

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

WI-108

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

Map 107, Parcel 949 and 948

1354/31

Brent R. Fox Dorinda M. Fox

to

Virginia R. Fortenberry

MSB 1123/649

Gary Crowell
Helen B. Crowell

to

10/29/1987

Brent R. Fox Dorinda M. Fox

A J S 462/582

Pratt D. Phillips, Jr.

to

8/7/1981

Gary Crowell
Helen B. Crowell

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

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

JWTS 276/447

Hannah Dawson

to

2/28/1946

Pratt D. Phillips
Dora Jones Phillips

JWTS 276/448

Dora Jones Phillips

to

2/28/1946

Hannah Dawson

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

JCK 140/413

Pratt D. Phillips

to

10/16/1925

Dora Jones Phillips

Plat JCK 128/573

WI-108 George W. Humphreys House

104 East William Street
Salisbury, Wicomico County, Maryland
Chain of title continued

JCK 128/574 Walter R. Disharoon

Lydia J. Disharoon

to

11/17/1922 Pratt D. Phillips

JCK 114/534 Cora W. Laws, et al. (James R. T. Laws, Lula G.

Dorman, and William E. Dorman)

Page 3

to

1/3/1920 Walter R. Disharoon

EAT 98/335 William E. Dorman

to

12/18/1915 Cora W. Laws

Lula G. Dorman

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

EAT 98/333

George H. Dorman, Executor of

Malvina W. H. Seabrease

to

12/15/1915

William E. Dorman

\$7,000 Whereas by virtue of a power of sale in the sixth item in the last will and testament of Malvina W. H. Seabrease 4 April 1914

No. 209 LJG 2/259

Will Book ELW 1/194 Last Will and Testament of George W. Humphreys

to

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

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

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

Somerset Land Record

LW 3/265

Thomas B. Robertson Elizabeth Robertson

to

11/1/1854

George W. Humphreys

\$ 1350 "Corkland" which was conveyed to John Huston

father of said Elizabeth by deed dated the 5 July 1810...and also that House and Lot in Salisbury, Somerset County, whereon the said George now resides, which was conveyed to said Elizabeth as Elizabeth Huston by William W. Handy and Anne D. Handy....the 3 June 1831 and which was conveyed to said William W. Handy by Joshua Brattan, Sheriff of Somerset County, 28

November 1828

"Pembeton's Good Will"

GH 4/368

Joshua Brattan, Sheriff

to

11/24/1828

William W. Handy

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

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

Somerset County

John Gould

Land Record JP 2/117

to

8/9/1814

Belitta Christopher

\$150 on Lott of ground marked number two in a plott made by John Landreth, Esquire....the aforesaid lot of ground being at present occupied by a certain Elijah Christopher GILLIS AND SON, Wholesale and Retail alers in Groceries, Provisions, Notions, Gillingine, Wood and Willow-ware, Fishing Tackle, ton and Manilla Rope, Corn-meal, &c. No. 70 in Street. NO. 47 MAIN N

tion and manifia Rope, corn-mean, acc. 100 join Street.

**EAYMAN, Dealer in Groceries, Tobacco, tions and General Merchandise. No. 69 Main

Editors.

JEL MALONE, Editor of the "Salisbury lverti BE litor and Publisher of the "Eastern

Fruit Dealer.

.. CATHELL, Desler in, and Grower of Small uits. Salisbury, Md.

Hotel

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

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

Mills

GEO. W. LEONARD, Farmer and Proprietor of Saw and Grist Mill. Res. and mill 42 miles north of Salisbury.

JOHN WILLIAMS, Farmer and Proprietor of Saw and Grist Mill 5 miles north of Salisbury.

GEO. H. W. RUARK, Farmer and Proprietor of "Rusrk Mills" 3 miles north of Salisbury. Ras.

Salisbury.

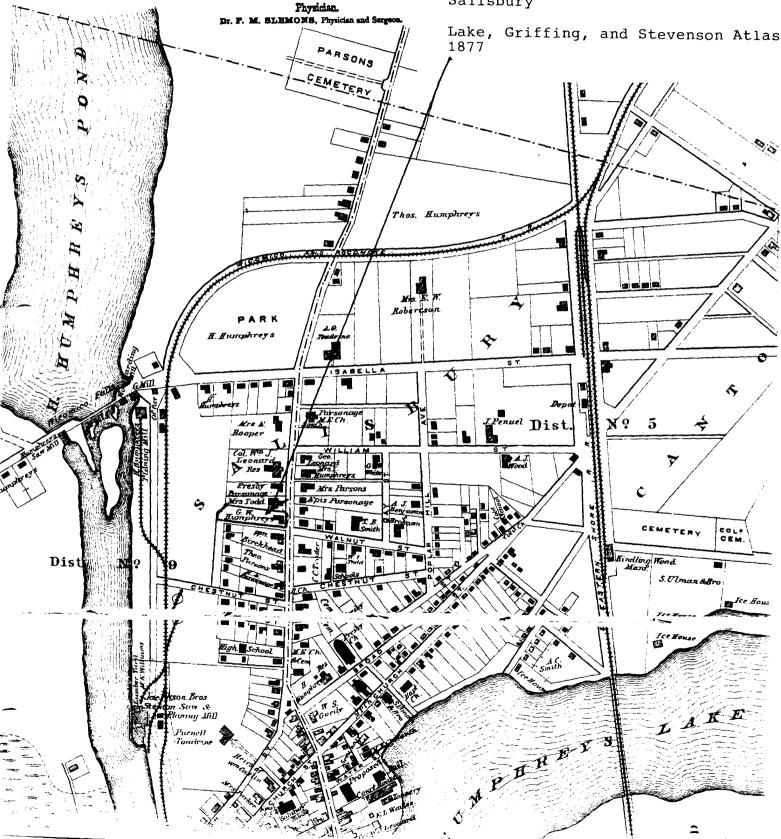
M. A. PARSONS, Proprietor of S. S. Mill, a miles west of Salisbury on Wicomico River. Also Proprietor of Marine Railway.

SALISBURY

WICOMICO WI-108

Dists. NºS 95&8

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



WI-108 George W. Humphreys House UNITED STATES ARTMENT OF THE INTERIOR Salisbury, Maryland Quadrangle OLOGICAL SURVEY CAMBRIDGE 31 MI. 447000m.E Beaglin Point Wicomico Memorial Park Schuma Tonytank Lakewood Tonytank Rond **Eooks** Pond .Tonytank



W1-108 GEORGE U. Humpitarys House NORTH ELEVATION 11/97, Pare TOWART, PHOTO GRAPITER NEG / MD. 145 tokica Taust Smigaury, Wiromico Co., Mo

View Map No Ground Rent Redemption on File No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 05 Account Identifier - 014026

Owner Information

Owner Name: JM PRESERVATION PROPERTIES LLC Use: RESIDENTIAL

Principal Residence: NO

Mailing Address: 403 CAMDEN AVE Deed Reference: /04648/ 00398

SALISBURY MD 21801-

SALISBURY 21801-0000

Location & Structure Information

Premises Address: 104 E WILLIAM ST Legal Description: 5,685 SQFT

104 E WILLIAM ST CITY OF SALISBURY

Map: Grid: Parcel: **Neighborhood:** Subdivision: Section: Block: Lot: **Assessment Year:** Plat No: 0107 0003 0815 5030164.23 0000 2025 Plat Ref:

Town: SALISBURY

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1850 2,358 SF 5,685 SF

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

2 YES STANDARD UNIT SIDING/ 3 1 full/ 1 half

Value Information

 Base Value
 Value
 Phase-in Assessments

 As of 01/01/2025
 As of 07/01/2025
 As of 07/01/2025

 As of 01/01/2025
 07/01/2025
 07/01/2026

Land: 16,100 16,100 **Improvements** 85,600 160,700

Total: 101,700 176,800 126,733 151,767

Preferential Land: 0 0

Transfer Information

 Seller: JSKJ ENTERPRISES L L C
 Date: 06/15/2020
 Price: \$130,000

 Type: ARMS LENGTH MULTIPLE
 Deed1: /04648/ 00398
 Deed2:

 Seller: LONG, MARIE J
 Date: 08/19/2008
 Price: \$130,000

 Type: ARMS LENGTH IMPROVED
 Deed1: /03960/ 00038
 Deed2:

Type: ARMS LENGTH IMPROVEDDeed1: /02960/ 00038Deed2:Seller:Date:Price:Type:Deed1:Deed2:

Exemption Information

 Partial Exempt Assessments:
 Class
 07/01/2025
 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

Salisbury Historic District Commission

Hearing Notification

November 19, 2025

Hearing Date:

Time:	7:00 pm	
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301	
Case Number:	#25-24	
Commission Considering:	Alterations – Doors, Gable and Column Replacement	
Owner's Name:	Shashi Varma	
Applicant Name:	Jason Jones/ Anchored Property	
Agent/Contractor:	N/A	
Subject Property Address:	225 Broad 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

Application Processor (Date)

Permit Application \$150 Fee Received

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

(date)

Date Submitted: 0/01/25	Case #:
Date Accepted as Complete: 10/27/25	Action Required By (45 days):
Subject Location: 225 Broad St	Owner Name: Shashi Varma
Application by: Jason Jones / Anchored Prage	Owner Address: 224 Broad St
Applicant Address: 327 Tighman Rd Sviteioz	Owner Phone: 908 - 268 - 3885
Applicant Phone: 10-202-0749	Owner Email: hare really holdings agma.
Work Involves: Alterations New Construct Sign	Awning Estimated Cost
DESCRIPTION OF WORK PROPOSED (Please be specific material, color, dimensions, etc. must accompany application)	n. If signs are proposed indicate material.
material, color, dimensions, etc. must accompany application method of attachment, position on building, size and front lit	neal feet of building, size and position of all
other signs on building, and a layout of the sign.	iour root of parising, and parising
Replace 3 Externo doors w	ith fiberglass doors
due to rott Replace Z por	en coloms,
Install Puc coated metal in	front gable.
Are there any easements or deed restrictions for the ex	terior of this property? If yes, submit a
letter from the easement holder stating their approval o	f the proposed work. YesNo
Do you intend to apply for Federal or State Rehabilitation	
If you have checked "Yes" to either of the above quest	ons, please provide a copy of your approval
letter from the Maryland Historic Trust	along with this application.
letter from the Maryland Historic Trust	along with this application.
See Reverse Side for DOCUMENTS REQUIRED All required documents must be submitted to the City Planner, D least 30 days prior to the next public meeting. Failure to include a applicant or his/her authorized representative to appear at the so application until the next regular scheduled meeting. If an applica resubmitted for one year from date of such action. Please be adv Commission or staff, may visit the subject property prior to the so the project.	TO BE FILED WITH APPLICATION epartment of Infrastructure and Development at all the required attachments and/or failure of the heduled meeting may result in postponement of the ation is denied, the same application cannot be vised that members of the Salisbury Historic District cheduled meeting date to familiarize themselves with
See Reverse Side for DOCUMENTS REQUIRED All required documents must be submitted to the City Planner, Di least 30 days prior to the next public meeting. Failure to include a applicant or his/her authorized representative to appear at the so application until the next regular scheduled meeting. If an application until the next regular scheduled meeting. If an application is such action. Please be add Commission or staff, may visit the subject property prior to the so	TO BE FILED WITH APPLICATION epartment of Infrastructure and Development at all the required attachments and/or failure of the heduled meeting may result in postponement of the ation is denied, the same application cannot be vised that members of the Salisbury Historic District cheduled meeting date to familiarize themselves with the sand Design Guidelines are available for review in
See Reverse Side for DOCUMENTS REQUIRED All required documents must be submitted to the City Planner, D least 30 days prior to the next public meeting. Failure to include a applicant or his/her authorized representative to appear at the so application until the next regular scheduled meeting. If an applica resubmitted for one year from date of such action. Please be adv Commission or staff, may visit the subject property prior to the so the project. The Salisbury Historic District Commission Rules and Regulation the office of the Department of Infrastructure and Development for	TO BE FILED WITH APPLICATION epartment of Infrastructure and Development at all the required attachments and/or failure of the sheduled meeting may result in postponement of the ation is denied, the same application cannot be vised that members of the Salisbury Historic District cheduled meeting date to familiarize themselves with as and Design Guidelines are available for review in or the City of Salisbury as well as on the city's
See Reverse Side for DOCUMENTS REQUIRED All required documents must be submitted to the City Planner, Dileast 30 days prior to the next public meeting. Failure to include a applicant or his/her authorized representative to appear at the so application until the next regular scheduled meeting. If an application until the next regular scheduled meeting. If an application resubmitted for one year from date of such action. Please be additionally commission or staff, may visit the subject property prior to the so the project. The Salisbury Historic District Commission Rules and Regulation the office of the Department of Infrastructure and Development for website: www.ci.salisbury.md.us. I, or my authorized representative, will appear at the meeting of to on	TO BE FILED WITH APPLICATION epartment of Infrastructure and Development at all the required attachments and/or failure of the heduled meeting may result in postponement of the ation is denied, the same application cannot be vised that members of the Salisbury Historic District cheduled meeting date to familiarize themselves with the Salisbury as well as on the city's the Salisbury Historic District Commission The Salisbury Historic District Commission Fully informed of the alterations herein proposed and
See Reverse Side for DOCUMENTS REQUIRED All required documents must be submitted to the City Planner, Dileast 30 days prior to the next public meeting. Failure to include a applicant or his/her authorized representative to appear at the so application until the next regular scheduled meeting. If an application until the next regular scheduled meeting. If an application until the next regular scheduled meeting. If an application resubmitted for one year from date of such action. Please be add Commission or staff, may visit the subject property prior to the so the project. The Salisbury Historic District Commission Rules and Regulation the office of the Department of Infrastructure and Development for website: www.ci.salisbury.md.us. I, or my authorized representative, will appear at the meeting of to	TO BE FILED WITH APPLICATION epartment of Infrastructure and Development at all the required attachments and/or failure of the heduled meeting may result in postponement of the ation is denied, the same application cannot be vised that members of the Salisbury Historic District cheduled meeting date to familiarize themselves with the sand Design Guidelines are available for review in or the City of Salisbury as well as on the city's the Salisbury Historic District Commission

The following is stated by Jason Jones Anchored Property in regards to the application:

Greetings,

In response to your request for additional information regarding the Historic District application at 225 Broad Street, please note the following:

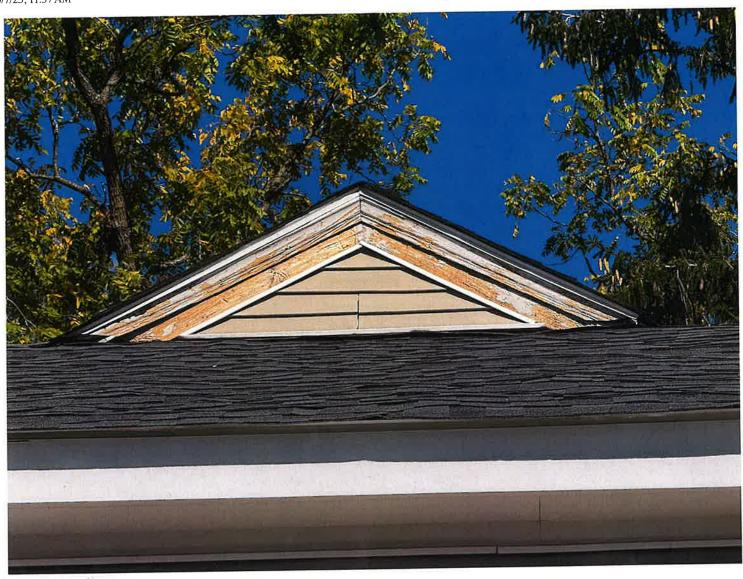
The front door, back door, and porch columns have all tested positive for lead-based paint. All other exterior components—including the vinyl siding, vinyl windows, soffit, and fascia—have already been encapsulated or replaced to ensure the property is lead-safe. These remaining items are the final lead contaminated

components on the structure.

To complete the lead abatement process and maintain the home's visual consistency, we propose the following:

- Replace the existing wooden front and back doors with fiberglass doors designed to replicate the historic appearance while eliminating lead exposure and ongoing deterioration.
- Replace the existing wooden porch columns with vinyl sleeves that match the current profile
 and dimensions, preserving the architectural character of the porch while ensuring a durable,
 low maintenance, and lead-free surface.

These replacements will help maintain the home's historic aesthetic while bringing the property into compliance with lead-safe housing requirements and ensuring long-term preservation.

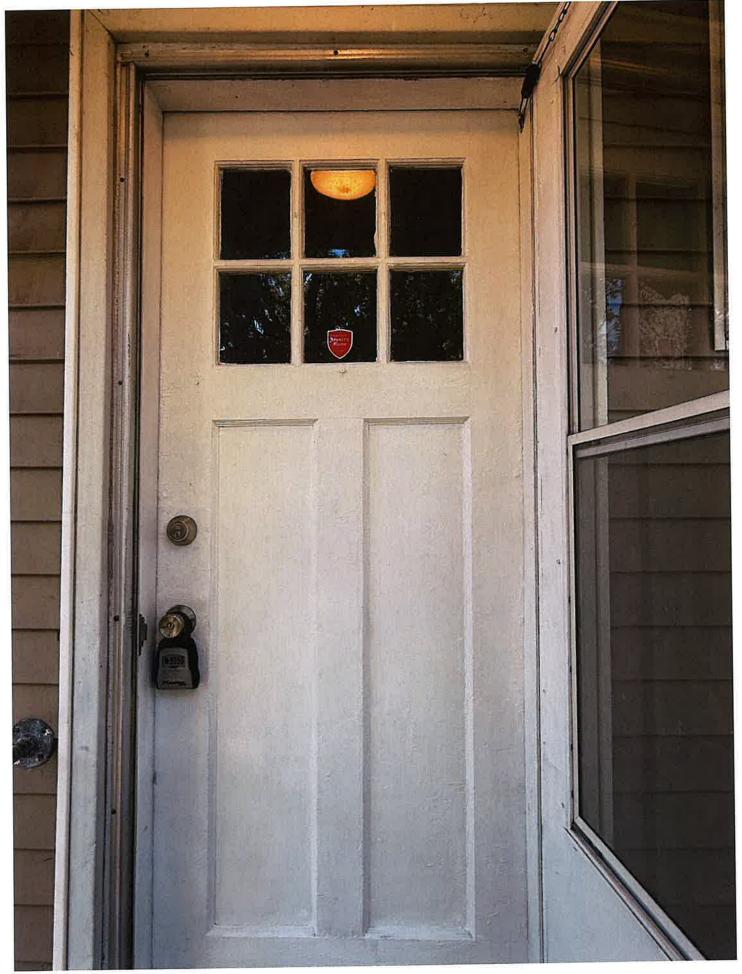


Gable



Front door and posts







227 Broad st.

10/7/25, 11:36 AM IMG_2630.jpeg



221 Brood St.

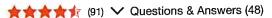


... / Building Materials / Siding / Siding Trim / Amerimax Home Proc

Internet # 202091133 Model # 6912458 UPC Code # 049821959395 Store SKU # 678509 Store SO SKU #1000064665

Amerimax Home Products

24 in. x 50 ft. Bright White Aluminum PVC Textured Coated Trim Coil

















Hover Image to Zoom

\$169°°



Pay \$144.00 after \$25 OFF your total qualifyir purchase upon opening a new card. ①
Apply for a Pro Xtra Credit Card

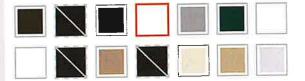
 Designed to efficiently make trim with a hand brake

- Lightweight vinyl coated aluminum design is easy to handle
- Makes custom flashing, drip edges or trim around window and door
- View More Details

Salisbury Store

√ 5 in stock Aisle 24, Bay 018

Color/Finish: PVC Coated Bright White



Pickup at Salisbury

Delivering to 21804

Pickup

Today

5 in stock

FREE

Delivery

Tomorrow

126 available

FREE

Check Nearby Stores

Delivery Details

Get it delivered Today for \$2.99. Schedule your delivery in checkout.















Hover Image to Zoom





Product Details

Specifications

Product Length (in.)

600 in

See Similar Items

Material

Aluminum

See Similar Items

Trim type

Trim coil

See Similar Items

Width (in.)

24 in

See Similar Items

Finish Type

Painted

See Similar Items

Pack Size

See Similar Items



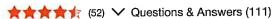


... / Front Doors / Fiberglass Doors / Fiberglass Doors With Glass /

Internet # 313658926 Model # 559236 UPC Code # 400030001587

Steves & Sons

Reliant Fiberglass Customizable Front Door Collection

















Hover Image to Zoom





Pay \$448.00 after \$50 OFF your total qualifyir purchase upon opening a new card. ①
Apply for a Pro Xtra Credit Card

 Weather resistant Fiberglass door stands up the elements

 Dent, rust and heat resistant door provides superior durability

 Double bore with security plate adds strength and security

View More Details

Choose Your Options

Door Type: Slab 0





Slab Size (WxH) in.: 35 3/4 x 79

31 3/4 x 79

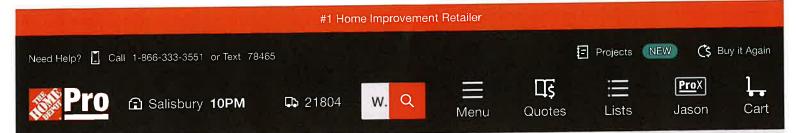
35 3/4 x 79

Door Color: Primed - White 1



Glass Type: Cambertop





... / Front Doors / Fiberglass Doors / Fiberglass Doors With Glass /

Internet # 313658926 Model # 559236 UPC Code # 400030001587

\$498⁰⁰

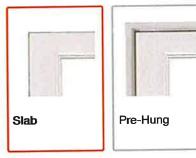


Pay **\$448.00** after **\$50 OFF** your total qualifying purchase upon opening a new card. **1**Apply for a Pro Xtra Credit Card

- Weather resistant Fiberglass door stands up to the elements
- Dent, rust and heat resistant door provides superior durability
- Double bore with security plate adds strength and security
- View More Details

Choose Your Options

Door Type: Slab 0



Slab Size (WxH) in.: 35 3/4 x 79

31 3/4 x 79

35 3/4 x 79

Door Color: Primed - White 1



Glass Type: Cambertop

- · Triple pane insulated glass for energy efficiency
- Tempered glass for added safety and security
- Adjustable inswing sill or outswing bumper sill provides an air tight seal
- Prehung doors are available in left/right inswings and outswings
- · Brickmold and interior trim sold separately
- · Energy Star compliant
- If a custom product is included returns could be ineligible
- For design inspiration, Click here for exterior front of home trend ideas
- Return Policy

Product Information

Internet # 313658926 Model # 559236 UPC Code # 400030001587

Specifications

/

Door Type

Exterior Prehung

Exterior Slab

Door Configuration

Single Door

Single door with Sidelites

Glass Style

Clear Glass

See Similar Items



Glass Layout

1/2 Lite

1/4 Lite

3/4 Lite

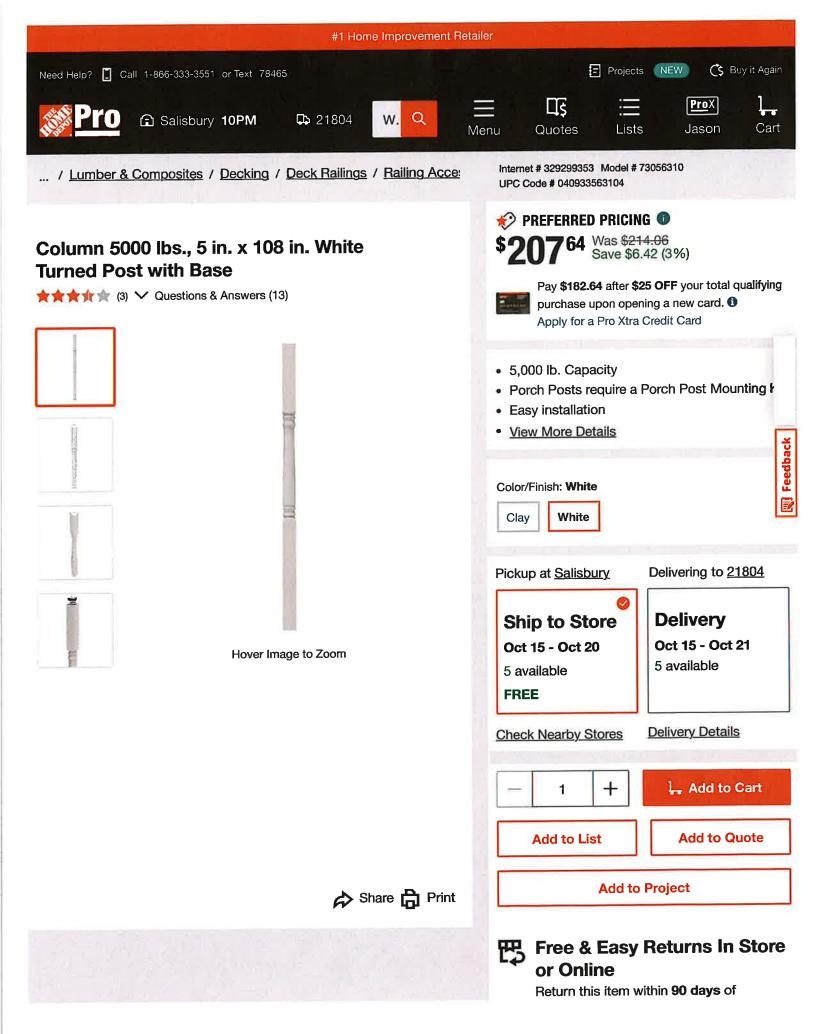
Show More

Dimensions

Door Height (in.)	80.75-81.5	
Door Thickness (in.)	1.75-1.75	
Door Width (in.)	33.5-68.5	
Jamb Size (in.)	4-9/16",6-9/16"	
Rough Opening Height (in.)	81.25-82	
Rough Opening Width (in.)	34-69	

Details

Primed
Unfinished, White
Unfinished, White
Primed
Single Door, Single door with Sidelites
N/A
Left and Right-Hand/Inswing, Left and Right- Hand/Outswing, Universal/Reversible
Traditional
Classic
Exterior Prehung, Exterior Slab
Glass Panel
Primed
Composite
Composite
No caming
1/2 Lite, 1/4 Lite, 3/4 Lite, Full Lite
Camber Lite, Oval Lite, Rectangle Lite
Clear Glass
Nickel
Ball Bearing
Instructions
Fiberglass
3



purchase.

Read Return Policy

Product Details

Specifications

Accessory Type

Deck Post Skirt

See Similar Items

Material

Vinyl

See Similar Items

Interior/Exterior

Exterior

See Similar Items

Details

Accessory Type Deck Post Skirt

Calar/Einich

1A/hita

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of October 22, 2025

Case Number:	#25-24
Commission Considering:	Alterations – Doors, Gable and Colum Replacement
Owner Name: Owners Address:	Shashi Varma 225 Broad St. Salisbury, MD 21801
Applicant Name:	Jason Jones / Anchored Property, LLC
Applicant's Address:	327 Tilghman Rd Suite 100
Agent/Contractor:	N/A
Subject Property Address:	Same as owner
Historic District:	Newtown Historic District
Use Category:	Residential
Zoning Classification:	OSR – Office & Service Residential
Structure / Site Description:	
Built Date: Enclosed Area:	1930 1,848 sq. ft. (SDAT Real Property Database)
Lot Size:	4,224 sq. ft. (SDAT Real Property Database)
Number of Stories:	Appears to be 2 (Observation)
Contributing Structure:	Non- Contributing
Wicomico County Historic Survey on file:	No
Nearby Properties on County Survey:	Yes

Properties included below but not limited to:

- WI-151, Birch Brae Apartments
- WI-21, Wicomico Presbyterian Church

Explanation of Request: The applicant is seeking to replace three exterior doors on the Front, Back and East facing Side with fiberglass due to rot. Replace the two porch columns in the front with vinyl columns, lastly install PVC coated metal for the front gable.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

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 49: Façade Configuration

As described in Section 3's Architectural Style Guide, there are several building types associated with American residential architecture. These forms are often the most recognizable character defining feature. The building's overall form, as well as the facade's order and arrangement must be maintained.

- a. Maintain the historic compositional principles of historic dwellings. Maintain large scale building elements such as the roof shape, order of bays, and symmetry or asymmetry.
- b. Maintain the general historic layout of the façade, including the window and door pattern of the house. Avoid adding or removing openings on the front façade of the dwelling.
- c. Maintain stylistic ornamentation. Avoid removing or replacing hallmark architectural features, such as trim and other woodwork.

Best Choice:

Maintain the existing historic façade configuration. Restore the historic configuration of an altered dwelling based on physical evidence or historic photos of missing or changed features.

Good Alternative:

Alter the layout of historic dwelling to accommodate changing needs while maintaining as much of the original fabric and configuration as possible by locating as many alterations as possible in the rear of the property. Make improvements to an altered dwelling by updating, but not necessarily restoring, missing or badly altered features. Use contemporary materials that are compatible and designed to harmonize with the building and surrounding area.

Not Appropriate:

Radically change the facade's configuration by infilling windows and creating new openings, adding inappropriate additions, or covering ornamental details. Further compromise an altered dwelling by obliterating remaining features, including the building's form.

Guideline 50: Residential Building Ornamentation

- a. Maintain and restore character defining features of your house. Character defining features include historic roof treatments, porches, doors, windows, cornices, trim, and other architectural details.
- b. Do not add arbitrary or conjectural ornamentation to the building. Replace missing historic features only when supported by documentary evidence to avoid creating a false historic appearance.

Best Choice:

Repair damaged historic details, or replace them in kind.

Good Alternative:

Replace damaged historic details with new materials that mimic the historic ones as closely as possible.

Not Appropriate:

Removing sound historic fabric, such as wood shingle, in favor of "maintenance free" modern replacements like vinyl siding. (Beware that in most cases, "maintenance free" equates to a shorter lifespan, requiring replacement much sooner than traditional materials.)

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.

STAFF COMMENT:

Staff recommends partial approval of the proposed exterior modifications. The applicant has requested to replace three exterior doors with fiberglass due to rot, install vinyl columns on the front porch, and apply PVC-coated metal to the front gable.

While the side and rear doors are located on non-visible elevations and may be replaced with materials such as fiberglass, the front door—featuring a mosaic detail—is a visible and character-defining element of the façade. Guideline 20a advises maintaining and repairing historic doors and hardware, and Guideline 50b emphasizes the importance of preserving integral architectural features, including doors. Therefore, replacement of the front door would not be recommended unless the mosaic detail is preserved or replicated. However, the applicant has indicated the Front door, back door and porch columns have been tested positive for lead based paint. Therefore, replacement is advisable but a replicated mosaic door is preferred. The proposed vinyl porch columns are considered appropriate under Appendix B, which allows vinyl for non-contributing properties. The installation of PVC-coated metal on the front gable is also appropriate, as the existing material is damaged and the proposed alternative aligns with Guideline 50's recommendation to replace historic details with materials that closely mimic the original in size, scale, and appearance. Overall, the proposed column and gable replacements are consistent with the historic guidelines, while the front door replacement requires further consideration to preserve its defining features.

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: October 02, 2025

No Ground Rent Registration on File **View Map** No Ground Rent Redemption on File

Special Tax Recapture: None

Account Number: District - 05 Account Identifier - 010942

Owner Information

TOWNSEND BRIAN EDWARD **Owner Name:** Use: **APARTMENTS**

Principal Residence: NO

Mailing Address: 2007 S OLD MILL DR **Deed Reference:** /05478/ 00060

POCOMOKE CITY MD 21851-

Location & Structure Information

225 BROAD ST **Legal Description:** 4.224 SQFT **Premises Address:**

SALISBURY 21801-0000 225 BROAD ST

CITY OF SALIS

0.00

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: **Assessment Year:** Plat No: 0104 0009 0744 10002.23 0000 2026 Plat Ref:

Town: SALISBURY

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1930 1,848 SF 4,224 SF

Stories Basement **Exterior** Quality Full/Half Bath **Garage Last Notice of Major Improvements** Type

> MULTIPLE RESIDENCE C3

> > **Value Information**

Value **Base Value Phase-in Assessments** As of As of As of 07/01/2025 07/01/2026 01/01/2023

29,500 29,500 Land: **Improvements** 54,600 54,600

84,100 Total: 84,100 84,100

Preferential Land:

Transfer Information

Seller: TOWNSEND BRIAN EDWARD Date: 12/04/2024 Price: \$0 Type: NON-ARMS LENGTH OTHER Deed1: /05478/ 00060 Deed2: Seller: RAYFIELD M DOUGLAS & GAIL A Date: 05/03/2019 **Price:** \$85,000 Type: ARMS LENGTH IMPROVED Deed1: /04464/ 00489 Deed2:

Date: 11/07/1988 Seller: CANTWELL, EDWARD LEE **Price:** \$37,500 Deed1: /01162/ 00782 Type: ARMS LENGTH IMPROVED 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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Salisbury Historic District Commission

Hearing Notification

November 19, 2025

Hearing Date:

Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#25-25
Commission Considering:	Alterations – Replacing Windows
Owner's Name:	IM Properties 4 LLC
Applicant Name:	Resort Exteriors LLC
Agent/Contractor:	N/A
Subject Property Address:	109 Poplar Hill Ave Salisbury, MD 21801
Historic District:	Downtown 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

Permit Application \$150 Fee Received_____

(date)

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

Date Submitted: 10/21/2025	Case #: 25-25
Date Accepted as Complete: 10/27/25	Action Required By (45 days):
Subject Location: 109 Poplar Hill Ave, Salisbury, MD 21801	M. Dranation A.L.C
Application by: Resort Exteriors LLC	Owner Name: MP Properties 4 LLC
Applicant Address: 9923 Stephen Decatur Highway, Unit 2D, Ocean Citry MD 218	Owner Address: 109 Poplar Hill Ave, Salisbury, MD 21801
Applicant Address	
Applicant Phone: 410-202-6800	Owner Email: jwhartstein@insurancechoices.com
Work Involves:AlterationsNew Const DemolitionSign DESCRIPTION OF WORK PROPOSED (Please be specified)	Awning Estimated Cost
material, color, dimensions, etc. must accompany appli method of attachment, position on building, size and fro	cation. If signs are proposed, indicate material,
other signs on building, and a layout of the sign. Remove and dispose of 13 windows. Install new Anderson E- Series Alu	minum clad windows with built in trim to replicate the exisitng as
Remove and dispose of 13 windows. Install new Anderson E- Series Addictional Close as posible. Windows will watch existing color and grid pattern as close as posible.	ose as possible.
close as posible. Williams will water existing select and give percent	
Are there any easements or deed restrictions for th	e exterior of this property? If yes, submit a
letter from the easement holder stating their approv	val of the proposed workYes <u>X</u> No
Do you intend to apply for Federal or State Rehabili Maryland Historical Trust staff?YesX_No If you have checked "Yes" to either of the above question letter from the Maryland Historic T	uestions, please provide a copy of your approval
V 	
See Reverse Side for DOCUMENTS REQUAL All required documents must be submitted to the City Plannie least 30 days prior to the next public meeting. Failure to inclapplicant or his/her authorized representative to appear at the application until the next regular scheduled meeting. If an appresubmitted for one year from date of such action. Please be Commission or staff, may visit the subject property prior to the project.	er, Department of Infrastructure and Development at ude all the required attachments and/or failure of the he scheduled meeting may result in postponement of the pplication is denied, the same application cannot be e advised that members of the Salisbury Historic District he scheduled meeting date to familiarize themselves with
The Salisbury Historic District Commission Rules and Regu the office of the Department of Infrastructure and Developm website: www.ci.salisbury.md.us.	lations and Design Guidelines are available for review in ent for the City of Salisbury as well as on the city's
I, or my authorized representative, will appear at the meetin on(date).	g of the Salisbury Historic District Commission
I hereby certify that the owner of the subject premises has that said owner is in full agreement with this proposal.	
Applicant's	
Applicant's Signature Jim HMETSTEIN	peen fully informed of the alterations herein proposed and



SOLD BY:

Lansing Building Products Salisbury PO Box 6649 Richmond, VA 23230-0649

SOLD TO:

CREATED DATE 9/5/2025

LATEST UPDATE

10/20/2025

OWNER

Amy Andrews-Allen

Abbreviated Quote Report - Customer Pricing

QUOTE NAME resort exteriors **Unassigned Project PROJECT NAME** QUOTE NUMBER 8111514 **CUSTOMER PO#** TRADE ID

ORDER NOTES:

100 œ Item

Qty

RO Size = 34 1/4" x 66"

Operation

Active/Active

DELIVERY NOTES:

Location

Unit Price

Ext. Price

w6-w13

\$1,955.18 \$15,641.44

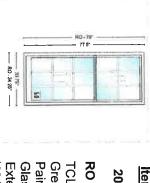
Unit Size = 33 3/4" x 65 1/2"

TCLDH 2' 9 3/4"X5' 5 1/2", Unit, E-Series Double-Hung, Cottage, 4 9/16" Frame Depth, Exterior Trim Installation Flange, Forest Green 2604 Exterior Frame, Forest Green 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White -Wrapping: 3 1/2" Brickmould 3-Sided Forest Green 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, Forest Green, 2604, Full, Aluminum Glass 1: 3 High, Unit 1 Glass 2: 2 High, Specified Equal Light Pattern, Forest Green, 2604, Pine w/White - Painted, Chamfer Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Simulated Divided Light (SDL) 3 Wide, Unit 1 Exterior Grille Bar/ Ovolo Interior Grille Bar, 7/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks

RO-34.25"

1[.] F-Series Double-Hung TCLDH 33 75 x 65.5 Full Aluminum Forest Green 2604

4.19080	20.5000	29.4375 20.5000	A1	NO	0.27	0.31	7
Area (Sq. Ft)	Height /	Width	ENERGY STAR Clear Opening/Unit #	ENERGY STAR	SHGC	Unit # U-Factor SHGC	Init#
		O	Hisect Scieeti I. E-Selles Doddie-Lang, I OEDIT SS. O S. O . O . O . O . O .	OCIECII I. E-Ociico	IIISECT		



\$2,217.82	\$2,217.82	w-1	Active/Active	→ ∦	8
Ext. Price	Unit Price	Location	Operation	οtγ	me

RO Size = 34 1/4" x 78"

20

Unit Size = 33 3/4" x 77 1/2"

White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, Forest Green, 2604, Full, Aluminum Exterior Grille Bar/ Ovolo Interior Grille Bar, 7/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Glass 1: 3 High, Unit 1 Glass 2: 2 High, Specified Equal Light Pattern, Forest Green, 2604, Pine w/White - Painted, Chamfer Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Simulated Divided Light (SDL) 3 Wide, Unit 1 Green 2604 Exterior Frame, Forest Green 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White -TCLDH 2' 9 3/4"X6' 5 1/2", Unit, E-Series Double-Hung, Cottage, 4 9/16" Frame Depth, Exterior Trim Installation Flange, Forest

Insect Screen 1: E-Series Double-Hung, TCLDH 33.75 x 77.5 Full Aluminum Forest Green 2604 Wrapping: 3 1/2" Brickmould 3-Sided Forest Green 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim

		77 1/2"	Unit Size = 33 3/4" x 77 1	Unit Size	3"	RO Size = 34 1/4" x 78"	RO Size	75'	-7ir
\$4,336.88	\$2,168.44 \$4,336.88	w3 w4		ive	Active/Active	2	300		
Ext. Price	Unit Price	Location		İ	Operation	ATO	<u>Item</u>		
		5.41730	26.5000	29.4375	A1	NO	0.27	0.31	<u> </u>
		Area (Sq. Ft)	Height Ar	Width	C ENERGY STAR Clear Opening/Unit # Width Height Ar	ERGY STAR	SHGC EN	Unit # U-Factor SHGC	Unit#

w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Simulated Divided Light (SDL) 3 Exterior / Wood InteriorJamb Liner Inserts, Forest Green, 2604, Full, Aluminum Wrapping: 3 1/2" Brickmould 3-Sided Forest Green 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim Wide, 3 High, Specified Equal Light Pattern, Forest Green, 2604, Pine w/White - Painted, Chamfer Exterior Grille Bar/ Ovolo Forest Green 2604 Exterior Frame, Forest Green 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine Interior Grille Bar, 7/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks White, WhiteJamb Liner, Clad TCLDH 2' 9 3/4"X6' 5 1/2", Unit, E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Exterior Trim Installation Flange

6.64390	32.5000	29.4375 32.5000	A1	NO	0.27	0.31	A1
Area (Sq. Ft)	Height	Width	ENERGY STAR Clear Opening/Unit # Width	ENERGY STAR	SHGC	Unit # U-Factor SHGC	Unit#
ım Forest Green 2604	Full Aluminu	33.75×77.5	Insect Screen 1: E-Series Double-Hung, TCLDH 33.75 x 77.5 Full Aluminum Forest Green 2604	t Screen 1: E-Series	Insec		



Stationary Operation Location **≶**

\$1,760.50

\$1,760.50

Unit Price

Ext. Price

RO Size = 45" x 32 1/2"

N Q

Unit Size = 44 1/2" x 32"

w/White - Painted Interior Sash/Panel, Stationary, Dual Pane Low-E4 Tempered Argon Fill Simulated Divided Light (SDL) 4 Wide, 3 High, Specified Equal Light Pattern, Forest Green, 2604, Pine w/White - Painted, Chamfer Exterior Grille Bar/ Ovolo Forest Green 2604 Exterior Frame, Forest Green 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine TDHP 3' 8 1/2"X2' 8", Unit, E-Series Picture Window, 4 9/16" Frame Depth, Exterior Trim Installation Flange, Sash Set (2 Piece).

Interior Grille Bar, 7/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer Wrapping: 3 1/2" Brickmould 3-Sided Forest Green 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim

RO - 55"		<u> </u>	Unit #
90.5		0.3	Unit # U-Factor SHGC
		0.27	SHGC
FOO Size TCLDH Green 2 Painted Glass 1 Exterior White, \	Item	1	_
RO Size = 34 1/4" x 66" TCLDH 2' 9 3/4"X5' 5 1/2", I Green 2604 Exterior Frame Painted Interior Sash/Panel Glass 1: 3 High, Unit 1 Glas Exterior Grille Bar/ Ovolo In White, WhiteJamb Liner, Cl	Δţγ	NO	ENERGY STAR
RO Size = 34 1/4" x 66" Unit Size = 33 3/4" x 65 1/2" TCLDH 2' 9 3/4"X5' 5 1/2", Unit, E-Series Double-Hung, Cottage, 4 9/16" Frame Depth, Exterior Trim Installation Flange, Forest Green 2604 Exterior Frame, Forest Green 2604 Exterior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Simulated Divided Light (SDL) 3 Wide, Unit 1 Glass 1: 3 High, Unit 1 Glass 2: 2 High, Specified Equal Light Pattern, Forest Green, 2604, Pine w/White - Painted, Chamfer Exterior Grille Bar, 7/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks White, White Jamb Liner, Clad Exterior / Wood Interior Jamb Liner Inserts, Forest Green, 2604, Full, Fiberglass	<u>Operation</u>		
w14 14" x 65 1/2" 4 9/16" Frame Depth, Exterior Trimel, Pine w/White - Painted Interior and Argon Fill Simulated Divided tern, Forest Green, 2604, Pine w/Wern, Forest Green, 2604, Full, Inserts, Forest Green, Inserts, In	Location		
\$1,937.76 In Installation Flar Frame, Pine wild Light (SDL) 3 Vhite - Painted, Spacer, 2 Sasl Fiberglass	Unit Price		
\$1,937.76 \$1,937.76 stallation Flange, Forest ame, Pine w/White - ght (SDL) 3 Wide, Unit 1 e - Painted, Chamfer acer, 2 Sash Locks rglass	Unit Price Ext. Price		

U-Factor 0.31 SHGC 0.27 Insect Screen 1: E-Series Double-Hung, TCLDH 33.75 x 65.5 Full Fiberglass Forest Green 2604 ENERGY STAR Clear Opening/Unit # Width 29.4375 20.5000 Height Area (Sq. Ft) 4.19080

Wrapping: 3 1/2" Brickmould 3-Sided Forest Green 2604 1 1/2" Deep Sill Nose Factory Applied Exterior Trim

Unit #

Quote #: 8111514

Print Date: 10/20/2025 7:28:01 PM UTC

All Images Viewed from Exterior

Page ယ 으 4

\$27,448.06	TOTAL:
\$1,553.66	TAX:
\$0.00	LABOR:
\$0.00	FREIGHT:
\$25,894.40	SUB-TOTAL:

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items. CUSTOMER SIGNATURE

Thank you for choosing Andersen Windows & Doors

Quote #: 8111514

Print Date: 10/20/2025 7:28:01 PM UTC

All Images Viewed from Exterior

Α.

The completed application form.

В.

The application fee of \$150. Checks can be made out to the City of Salisbury.

6.

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.

F.

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.

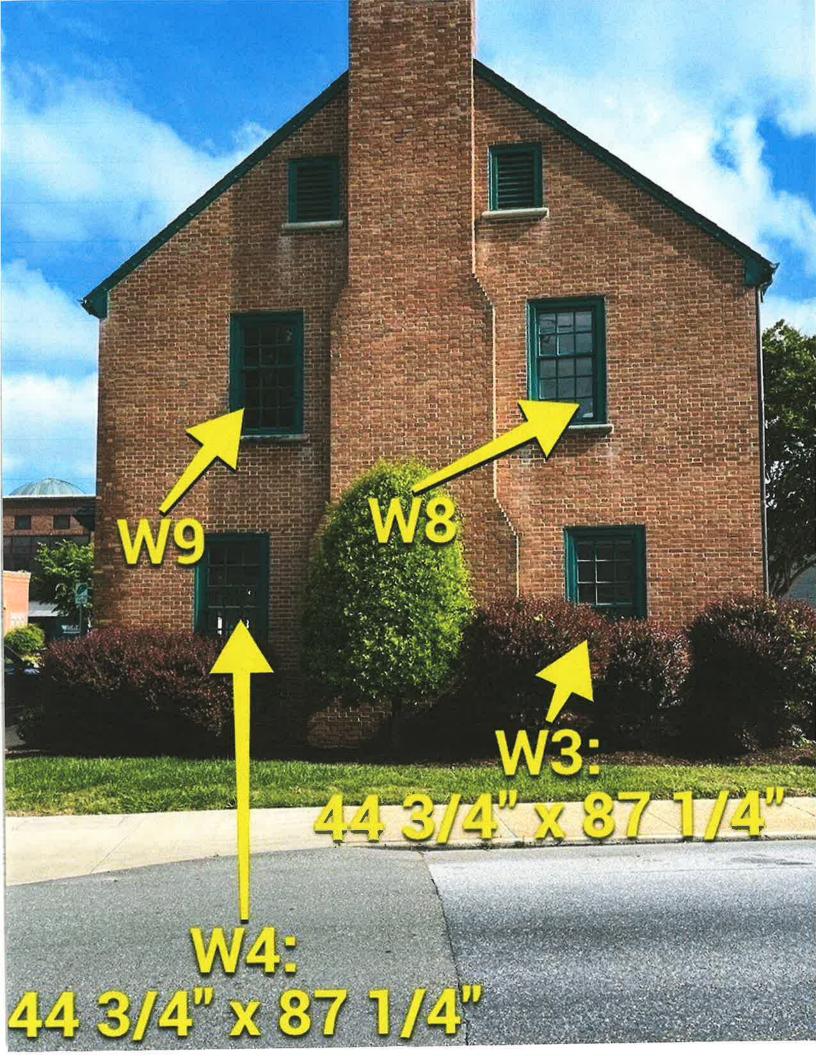
G.

All photographs shall be printed on $8\frac{1}{2}$ 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.

J_H.

Samples of materials or copies of manufacturers product literature.

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.













EXTERIOR & INTERIOR TRIM OPTIONS

Details take your project from ordinary to extraordinary. The perfect finishing touches make every window and patio door an irreplaceable part of any home or commercial building. We offer the trim and accessory metals that make the final details of your project easier to complete and more beautiful to look at.

EXTERIOR TRIM

Designed to add depth and traditional appeal, our exterior trim options extend outward from the window or door frame, casting a shadow line consistent with true historical applications. Choose from our extended selection of flat and profiled casings, brick mould casings and sill nose.

Match or contrast the trim with your windows and doors in any of our 50 exterior colors, custom colors and anodized finishes.



3 ½" backband and bead casing and 1 ½" sill nose shown on casement



3 ½" flat casing shown on hinged inswing patio door



2" brick mould and



3 1/2" brick mould and 1 /2" deep sill nose shown on double-hung

INTERIOR TRIM COMPONENTS

Extension Jambs

Pre-installed, dimensional extension jambs save time on jobsites and help enable a perfect installation. Available in all wood species, extension jambs can accommodate a wide variety of wall conditions.



Drywall Returns

We offer drywall returns in three depths:

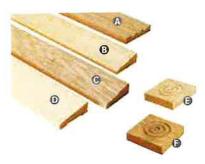
11/16", %16" and 7/16"



Wood Casing

A subtle touch around the perfect window or door makes your view even more special.

Choose from four different casings and add plinth blocks at the corners for just the right touch of detail.



- A 1/2" x 3 1/4" Fluted Casing
- (WM366) 11/16" x 2 1/4" Colonial Casing
- □ 11/16" x 2 1/4" Colonial Casing (WM356)
- **●** 11/16" x 2 1/4" Ranch Casing (WM324)
- **3** 2 1/2" Plinth Block
- ⊕ 3 ½" Plinth Block























Salisbury Historic District Commission

STAFF FINDINGS

Meeting of October 22, 2025

Case Number:	#25-25
Commission Considering:	Alterations – Remove & Replace Windows
Owner Name: Owners' Address: Applicant Name:	IM Properties 4 LLC 109 Poplar Hill Ave, Salisbury, MD 21801 Resort Exteriors LLC
Applicant's Address:	9923 Stephen Decatur Highway, Unit 2D Ocean City, MD 21842
Agent/Contractor:	N/A
Subject Property Address:	Same as owner
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	Central Business District
Structure / Site Description:	
Built Date: Enclosed Area: Lot Size: Number of Stories:	1950 2,504 sq. ft. (SDAT Real Property Database) 5,950 sq. ft. (SDAT Real Property Database) appears to be 2 ½ (no SDAT information)
Contributing Structure:	Contributing
Wicomico County Historic Survey on file:	No

Yes

Nearby Properties on County Survey:

Properties included below, but not limited to:

- WI-582, Boulevard Theater, site Hoyt's Cinema, Movies 6
- WI-224, Bridge 22004

Explanation of Request: The applicant is seeking to replace 13 windows. The windows are made of wood and the applicant is looking to install new Anderson E-Series Aluminum clad windows with built in trim to replicate the existing as close as possible. The windows will also match the existing color and existing grid pattern as close as possible.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Guideline 17: Retain Historic Windows

- a. Maintain or restore the historic shape, size, alignment, pattern, and details of existing historic windows, particularly those in upper stories of commercial properties. (For guidelines on storefront windows, see the Storefronts Guidelines in the following section).
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked, if your budget allows.

Guideline 18: New Window Openings and Infill

Altering window openings in historic facades alters the building's historic appearance significantly, and is typically not appropriate, but may be considered in some situations.

- a. Avoid placing new openings on the front facade.
- b. If new openings are required for additional light, consider placing them on the rear or side elevations of the building or installing a skylight on a non-visible roof slope.
- c. Avoid infilling existing window openings on the front facade.
- d. Where recent changes have altered historic window openings, restoration of the historic configuration and materials are encouraged.

COMMERCIAL GUIDELINES

Guideline 39: Replacement Windows for Commercial Properties

- a. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile. The number of window panes and the approximate muntin and mullion profile should match the historic window.
- b. Removable, snap-in, or "between the glass" muntins are not historically appropriate.
- c. Vinyl windows are generally not manufactured in historic proportions and are not appropriate replacement windows for historic properties. Aluminum, aluminum clad wood, and fiberglass are appropriate replacement materials and may be approved if the appearance is complimentary to the existing historic windows and architectural style.
- d. Maintain the historic window opening size and surrounding trim. Do not alter the size of the historic window opening to accommodate larger or smaller windows. Do not remove or cover surrounding trim, including wood and masonry details.

e. Maintain the window type. For example, do not replace operable windows such as double-hung windows with fixed windows.

Staff Comment:

Staff recommends approval of the proposal to replace 13 windows with Andersen E-Series aluminum-clad units. The applicant has indicated that the new windows will replicate the existing in size, color, grid pattern, and trim profile, aligning with Guidelines 17 and 18 and 39. The proposed windows maintain the historic shape, alignment, and glazing pattern, consistent with Guideline 17a and 39a. The use of aluminum-clad wood is an acceptable substitute material per Guideline 39c, provided the appearance complements the existing architectural style. The applicant has confirmed that no window openings will be altered or infilled, and that existing trim will be retained or replicated, in accordance with Guidelines 17b, 18c, and 39d. The replacement windows will match the operable type of the originals, satisfying Guideline 39e.

This case was heard (Case #- 24-04) previously for approval of the windows, doors and storefront. It was approved as amended with the windows being approved as either aluminum-clad or fiber-glass composite. The COA dated March 27, 2024 has lapsed and a new approval is required.

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: October 28, 2025

No Ground Rent Registration on File **View Map** No Ground Rent Redemption on File

Special Tax Recapture: None

District - 05 Account Identifier - 015332 Account Number:

Owner Information

I M PROPERTIES 4 LLC **Owner Name:** COMMERCIAL

Principal Residence:

Mailing Address: ATTN DAWN COLLINS **Deed Reference:** /05028/ 00058

> **PO BOX 637 LAUREL DE 19956-**

> > **Location & Structure Information**

Premises Address: 109 POPLAR HILL AVE **Legal Description:** L-5,950 SQFT

> SALISBURY 21801-0000 109 POPLAR HILL AVE

CITY OF SALIS

0.00

Grid: Parcel: Neighborhood: Subdivision: Section: Block: **Assessment Year:** Plat No: Map: 0107 0015 0870 20002.23 0000 2026 Plat Ref:

Town: SALISBURY

Primary Structure Built Finished Basement Area Above Grade Living Area Property Land Area County Use

1950 2,504 SF 5,950 SF

Basement Last Notice of Major Improvements Quality Full/Half Bath Stories **Type Exterior** Garage

> OFFICE BUILDING C3

> > **Value Information**

Base Value Value Phase-in Assessments As of As of As of 01/01/2023 07/01/2026 07/01/2025

Land: 61,400 61,400 **Improvements** 247,700 247,700

309,100 309,100 Total: 309,100

Preferential Land: 0

Transfer Information

Seller: I M PROPERTIES TWO LLC Date: 01/24/2022 **Price:** \$310,000 Deed2: Type: NON-ARMS LENGTH OTHER Deed1: /05028/ 00058

Date: 05/28/2014 **Price:** \$280,000 Seller: LERCH JOHN R Type: ARMS LENGTH IMPROVED Deed1: /03713/ 00246 Deed2: Date: 10/03/2002 Seller: LERCH, JOHN R **Price:** \$110,000

Deed2:

Deed1: /01972/ 00120 Type: NON-ARMS LENGTH OTHER

Exemption Information

Class 07/01/2025 **Partial Exempt Assessments:** 07/01/2026 000 0.00 County:

State: 000 0.00 000 Municipal: 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: