

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** January 24, 2018

**Time:** 7:00 pm

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

**Case Number:** #18-02

**Commission Considering:** Cornice Replacement

**Owner's Name:** Tribus Reges Properties LLC

**Applicant Name:** Bret Davis

**Agent/Contractor:** Not Indicated on Application

**Subject Property Address:** 100 N. Division Street

**Historic District:** Downtown Historic District

**Use Category:** Commercial

**Chairman:** Mr. Scott Saxman

**HDC Staff contact:** Trish Warrington  
Office Manager  
(410) 341-9550

**Salisbury Historic District Commission**

207 W MAIN STREET SUITE 102

(410) 341-9550 / fax (410) 341-3682

SALISBURY MD 21801

Permit Application

*Permit # 25-191217*

**RECEIVED**  
*12/11/17*

*18-02*

Date Submitted to NSCC: ~~12/8/2017~~ 12/11/17

Case #: \_\_\_\_\_

Date Accepted as Complete by NSCC: 1/19/18

Action Required By (45 days): 2/20/18

Subject Location: 100 N. Division Street

Application by: Bret Davis

Owner Name: Tribus Reges LLC

Applicant Address: 100 N. Division Street Salisbury MD 21801

Owner Address: 100 N. Division Street # 301 Salisbury MD

Applicant Phone: 240-994-6481

Owner Phone: 410-844-4160

Work Involves:  Alterations  New Construction  Addition  Other \_\_\_\_\_  
 Demolition  Sign  Awning Estimated Cost \$11,000.00

**DESCRIPTION OF WORK PROPOSED** (Please be specific. Attach sheet if space is inadequate) Type of material, color, dimensions, etc. must accompany application. If signs are proposed, indicate material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.

*Replace, add cornice work / 100 N. Division*

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 Director, Dept. of Neighborhood Services & Code Compliance at least 30 days prior to the next public meeting. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. Please be advised that members of the Salisbury Historic District Commission or staff, may visit the subject property prior to the scheduled meeting date to familiarize themselves with the project.

The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Neighborhood Services & Code Compliance for the City of Salisbury as well as on the city's website: [www.ci.salisbury.md.us](http://www.ci.salisbury.md.us).

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on ~~12/14/2017~~ 1/24/18 (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 Bret Davis Date 12/8/2017

Remarks: *[Signature]*

Application Processor (Date)

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

# 100 N Division St. Salisbury MD 21801

## Cornice Replacement

Proposal: Replace Existing Break Metal Cornice

-Construct a 2.5ft tall cornice using CR 134, 2B-260, and CR145 (please see attachments)

Material Choice 1:

1 1/2 oz.. X 38in. Chop Strand Mat

Designed with a binder that releases in polyester and vinyl ester resins chop strand mat is a great reinforcement to use on molds or parts where extra weight is not an issue and where conformity to compound curves is important.

Generally 9 layers will build up to about 3/8" of an inch (9mm)

<http://shop.fiberglasssupply.com/>

Layers are held together with: 3M Dynatron 462 body filler comes in green and is packaged 1 qt per inner, 12 per case. Can be used with fiberglass, metal.

### SPECIFICATIONS

- Brand: 3M
- Trade Name: Dynatron
- Sub-Trade Name: Dyna-Glass
- 3M Number: 462
- Industry: Automotive
- Product Type: Body Filler
- Material Compatibility: Fiberglass; Metal
- Color: Green
- Product Form: Liquid
- Package Type: Can
- Package Size: 1 qt
- Volatile Organic Compounds (VOCs): 15.1 %
- Storage Condition: Store Away From Acids
- Package Quantity: 1 qt per inner, 12 per case

<https://www.rshughes.com/>

## Material Choice 2: Hydrocal White Cement

High-strength gypsum cement having very low setting expansion. Adapts to production on hard, strong, tough models of uniform and stable dimensional accuracy. Used for production of master models and Keller duplicating machines. Stiffening rate very rapid after setting action begins. Recommended for slurry casting technique.

<http://www.theceramicshop.com/>

# 100 N Division Street



Exterior View



Front Facade



Street view



Surrounding Buildings

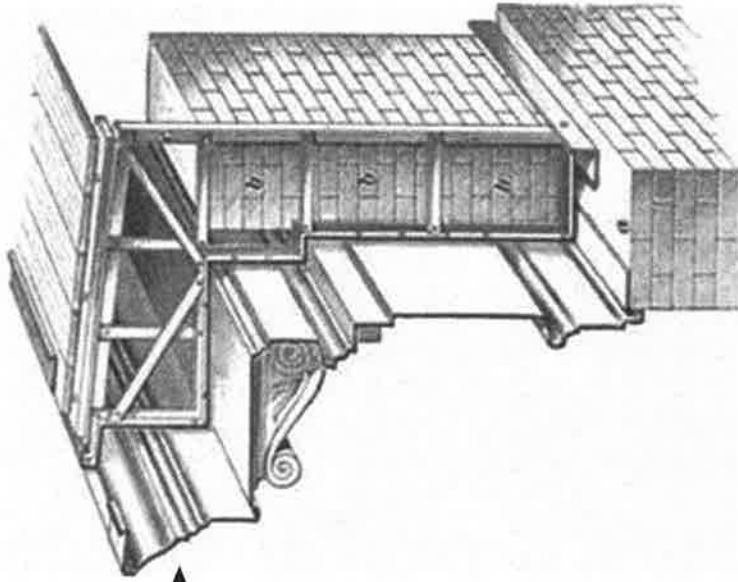


Surrounding Buildings






MAIN STREET LOOKING WEST, SHOWING WICOMICO NEWS BUILDING ON RIGHT AND SALISBURY BUILDING, LOAN AND BANKING BUILDING ON LEFT.



**PRIME**  
ARCHITECTURAL MOULDINGS  
Details that stand out

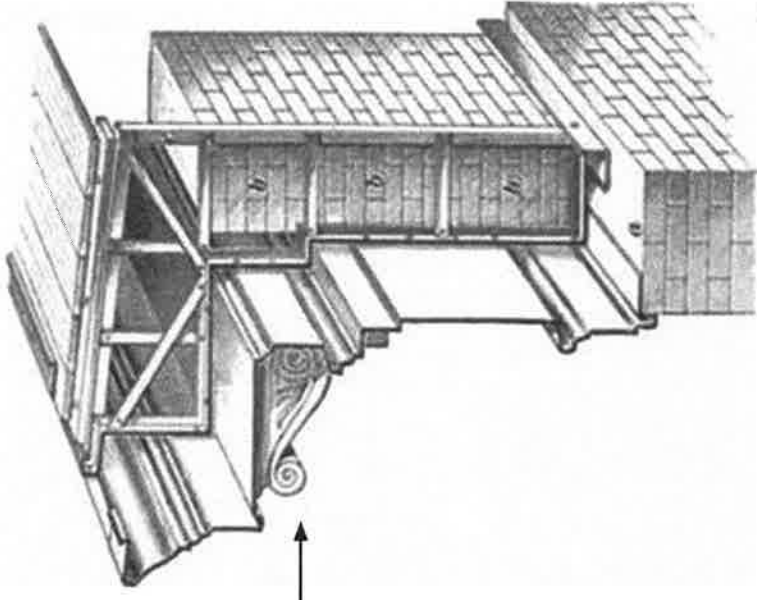
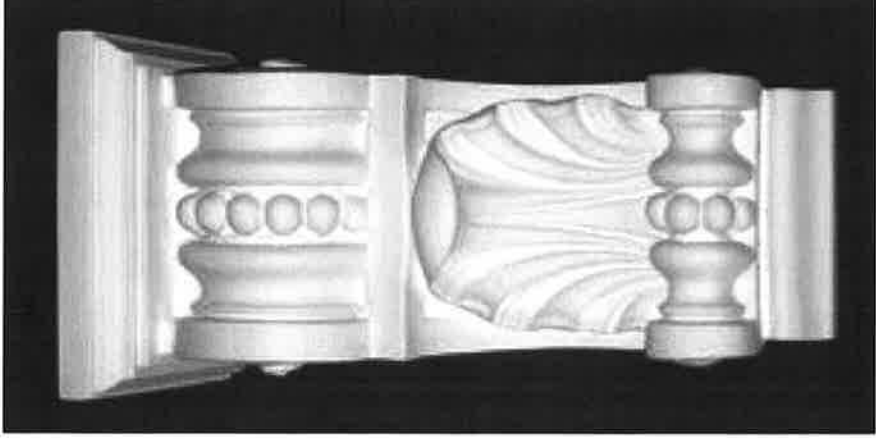


CR 134

7 1/2"

1-8"

The image shows a 3D perspective view of the CR 134 decorative molding, which is a wide, multi-layered architectural element. To its left is a 2D profile view of the same molding, showing its complex, stepped shape. The profile view includes two dimension lines: one indicating a width of 7 1/2 inches and another indicating a depth of 1-8 inches. The molding is labeled 'CR 134' in a small box. The entire scene is set against a light gray grid background.

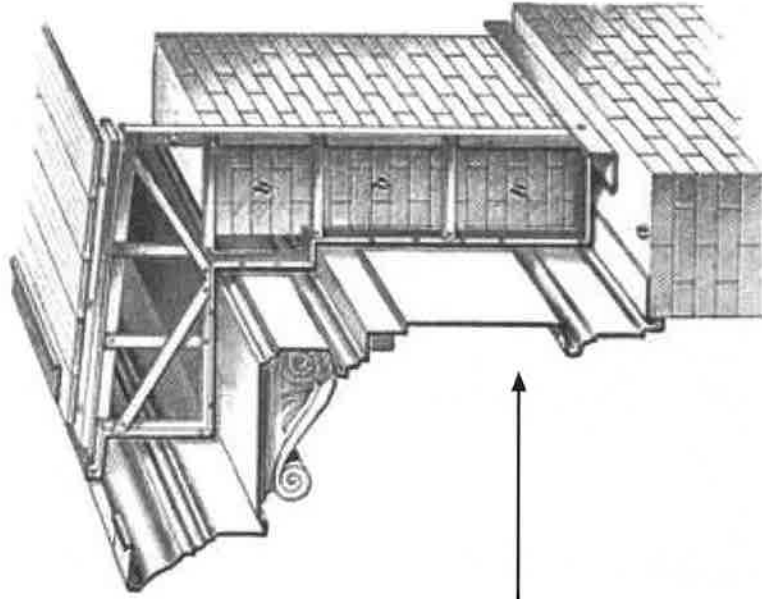
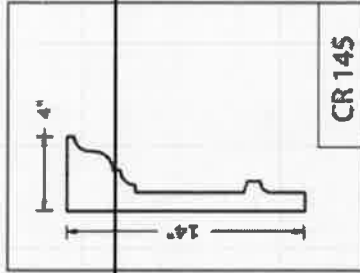
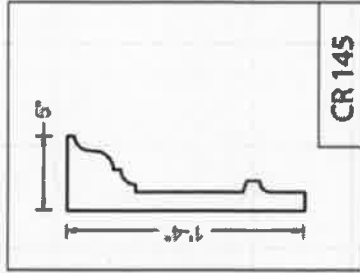
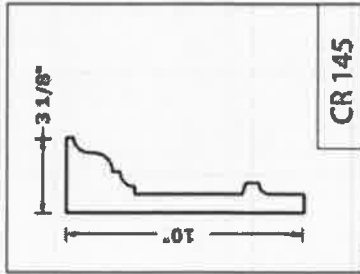


CB-260  
Height: 12 1/2"  
Width: 6 1/4"  
Depth: 5"





**PRIME**  
STUCCO & MOULDINGS  
Built to Impress



# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: January 24, 2018**

**Case Number:** 18-02

**Commission Considering:** Cornice Replacement

**Owner's Name:** Tribus Reges Properties LLC  
**Owner's Address:** 12306 Catoctin Spring Drive  
Mt. Airy, MD 21771

**Applicant Name:** Bret Davis

**Agent/Contractor:** Not Indicated

**Subject Property Address:** 100 N. Division Street

**Historic District:** Downtown Historic District

**Use Category:** Commercial

**Zoning Classification:** Central Business District

**Structure / Site Description:**

- Built Date:** 1898
- Enclosed Area:** 7,614 sq ft
- Lot Size:** 2,538 sq ft
- Number of Stories:** Not indicated on SDAT

**Contributing Structure:** Contributing (9/24/14)

**Wicomico County Historic Survey on file:** No

**Nearby Properties on County Survey:** Yes

- 107 W. Main Street Alfred C. Dykes Building/Kuhns Jewelers
- 114 N. Division Street Masonic Temple, Lodge #91
- N. Division & Main St. Wicomico County Courthouse

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission approve their request to replace the existing metal cornice. See packet for specifications on replacement cornice.

**Relevant Historic, Archeological and Architectural Significant Features of the Surrounding Area:**

The property in question is located within the Downtown Historic District. The majority of buildings located in this District on East Main St., West Main St., North Division St., South Division St. and Camden St. are constructed of brick and mortar. The Salisbury Historic District Commission approved signage at 220 East main St., 235 East Main St., 124 North Division St., 150 West Market St. and 327 East Main St., formally Jimmy's Grill and the address of the current project. Various alterations were also approved by the Commission at 117-119 West Main St. , 104 North Division St., 233 west Main St., 212 West Main St., awnings at 216 East Main St. , fiberglass clad wooden windows at Chesapeake East at 501 West Main Street and aluminum commercial grade windows at 213 – 235 East Main Street. The majority of structures in this District are typically two and three story brick and stone buildings purposed for commercial use and range in age from 50 years to 130 years old. Most of the buildings were built in the 1920's with and a hand full were built in the late 1880's. There's a mix of architectural styles including Renaissance Revival and Victorian but no prevalence to any specific style.

**Areas of Historic Guidelines to be considered:**

**GUIDELINES FOR COMMERCIAL PROPERTIES**

**Guideline 38: Commercial Building Ornamentation**

- a. Maintain and restore character defining features of your commercial building. Character defining features include historic storefronts, transoms, sign boards, bulkheads, windows, cornices, and other architectural details.
- b. Do not add arbitrary or conjectural ornamentation to the building. Replacement of missing historic features should be supported by documentary evidence to avoid creating a false historic appearance.
- c. Maintain the original ornamental cap or cornice of the building. If replacement is required, in-kind replacement matching the historic element in design, scale, color, and material is recommended. Replacement materials, such as fiberglass, may be approved if the element's profile can be satisfactorily matched.

**Best Choice:**

Maintain, repair, or restore the existing historic cornice.

**Good Alternative:**

Reproduce a new cornice in fiberglass, matching the details of the historic cornice.

**Not Appropriate:**

Removing the cornice and stuccoing over the location.

**Evaluation Criteria:**

Pursuant to Section 17.52.040 A & B of the Salisbury Zoning Code, it is the duty of the Historic District Commission to review all applications to construct, alter, reconstruct, move or demolish any structure within a Historic District whenever the exterior appearance of such structure is affected, and to approve or reject said application. In reviewing an application and plans, the Commission should give consideration to review criteria, and may make a determination as to which of said Criteria are applicable.

Staff Findings Prepared By: Susan E. Phillips, Director  
Housing & Community Development Department  
207 W. Main Street, Suite 102  
Salisbury, MD 2180  
(410) 341-9550  
Date: January 12, 2018

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>				<a href="#">View GroundRent Registration</a>			
<b>Account Identifier:</b>		<b>District - 09 Account Number - 059164</b>							
<i>Owner Information</i>									
<b>Owner Name:</b>		TRIBUS REGES PROPERTIES LLC N&J PROPERTY MANAGEMENT LLC AKA N&J PROPERTIES LLC				<b>Use:</b>		COMMERCIAL	
<b>Mailing Address:</b>		12306 CATOCTIN SPRING DR MT AIRY MD 21771-				<b>Principal Residence:</b>		NO	
						<b>Deed Reference:</b>		/03761/ 00001	
<i>Location &amp; Structure Information</i>									
<b>Premises Address:</b>		100 N DIVISION ST SALISBURY 21801-0000				<b>Legal Description:</b>		BL-1 L-3 47 X 54 100 N DIVISION ST CITY OF SALIS	
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0107	0014	1042		0000		1	3	2018	
<b>Special Tax Areas:</b>						<b>Town:</b>		SALISBURY	
						<b>Ad Valorem:</b>			
						<b>Tax Class:</b>			
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>	
1898		7614				2,538 SF			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>			
		OFFICE BUILDING				2000			
<i>Value Information</i>									
		<b>Base Value</b>		<b>Value</b>		<b>Phase-in Assessments</b>			
				As of		As of		As of	
				01/01/2018		07/01/2017		07/01/2018	
<b>Land:</b>		38,000		38,000					
<b>Improvements</b>		193,600		405,800					
<b>Total:</b>		231,600		443,800		231,600		302,333	
<b>Preferential Land:</b>		0						0	
<i>Transfer Information</i>									
<b>Seller:</b> DIVISION STREET PROPERTIES LLC			<b>Date:</b> 10/08/2014			<b>Price:</b> \$165,000			
<b>Type:</b> ARMS LENGTH IMPROVED			<b>Deed1:</b> /03761/ 00001			<b>Deed2:</b>			
<b>Seller:</b> ALESSI PROPERTIES LLC			<b>Date:</b> 06/21/2006			<b>Price:</b> \$595,000			
<b>Type:</b> ARMS LENGTH MULTIPLE			<b>Deed1:</b> /02624/ 00123			<b>Deed2:</b>			
<b>Seller:</b> RUSSELL P WHITE ESTATE INC			<b>Date:</b> 02/20/2002			<b>Price:</b> \$440,000			
<b>Type:</b> ARMS LENGTH MULTIPLE			<b>Deed1:</b> /01899/ 00493			<b>Deed2:</b>			
<i>Exemption Information</i>									
<b>Partial Exempt Assessments:</b>		<b>Class</b>				07/01/2017		07/01/2018	
<b>County:</b>		000				0.00			
<b>State:</b>		000				0.00			
<b>Municipal:</b>		000				0.00 0.00		0.00 0.00	
<b>Tax Exempt:</b>				<b>Special Tax Recapture:</b>					
<b>Exempt Class:</b>				NONE					
<i>Homestead Application Information</i>									
<b>Homestead Application Status:</b> No Application									
<i>Homeowners' Tax Credit Application Information</i>									
<b>Homeowners' Tax Credit Application Status:</b> No Application						<b>Date:</b>			