

# 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:** #18-05

**Commission Considering:** Window replacement

**Owner's Name:** Downtown Associates LLC

**Applicant Name:** Joel Olive

**Agent/Contractor:** Not indicated on application

**Subject Property Address:** 213-215 E. Main 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 St., Suite 102  
Salisbury, MD 21801  
(410) 341-9550 / fax (410) 341-3682

## Permit Application

\$25 Fee Received 12/27/17 (date)  
*Cash \$25.00*

Date Submitted to NSCC: 12/27/17  
Date Accepted as Complete by NSCC: \_\_\_\_\_

Case #: 18-05  
Action Required By (45 days): \_\_\_\_\_

Subject Location: 213 & 215 E. Main St. Salisbury MD 21801

Application by: Joel Olwe - owner Moore

Owner Name: David Moore

Applicant Address: 300 Newbold St. Salisbury MD 21801

Owner Address: 217 E Main St. Salisbury MD

Applicant Phone: (410) 944-9507

Owner Phone: (410) 430-8422

Work Involves:  Alterations  New Construction  Addition  Other \_\_\_\_\_  
 Demolition  Sign  Awning Estimated Cost \_\_\_\_\_

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

Add new awning to match new city outside fence. Also to replace glass windows to be able to fold open.

Are there any easements or deed restrictions for the exterior of this property? If yes, submit a letter from the easement holder stating their approval of the proposed work.  Yes  No

Do you intend to apply for Federal or State Rehabilitation Tax Credits? If yes, have you contacted Maryland Historical Trust staff?  Yes  No

If you have checked "Yes" to either of the above questions, please provide a copy of your approval letter from the Maryland Historical Trust along with this application.

### See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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

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

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 1/29/18 (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 [Signature] Date 12/27/17

Remarks: [Signature] 11/9/18

[Signature]  
Secretary, S.H.D.C. (Date)

Application Processor (Date)



Salisbury  
Historic  
District  
Commission

January 24

2017

City of Salisbury

Downtown  
Outside Fence  
Awning

## Table of Content

- Cover
- Table of Content
- Historic District Permit Application
- Description of work proposed
- Proposed Design of awning and NEW propose city fence
- Existing Condition Plan
- Blueprint of restaurant
- Pictures of restaurant before construction pages

**Description of Work Proposed**

- Replace front windows with windows that can fold open
- Add new awning to cover new outside fence( if possible add solar panel on top of awning)

















Halvora



CITY OF SALISBURY

PUBLIC WORKS

123 NORTH DIVISION STREET  
SALISBURY, MD 21801-4980  
PH: (410) 548-3129  
FAX: (410) 548-3107

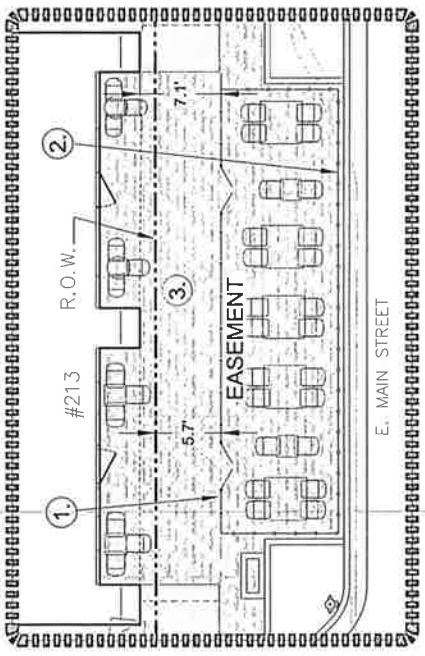
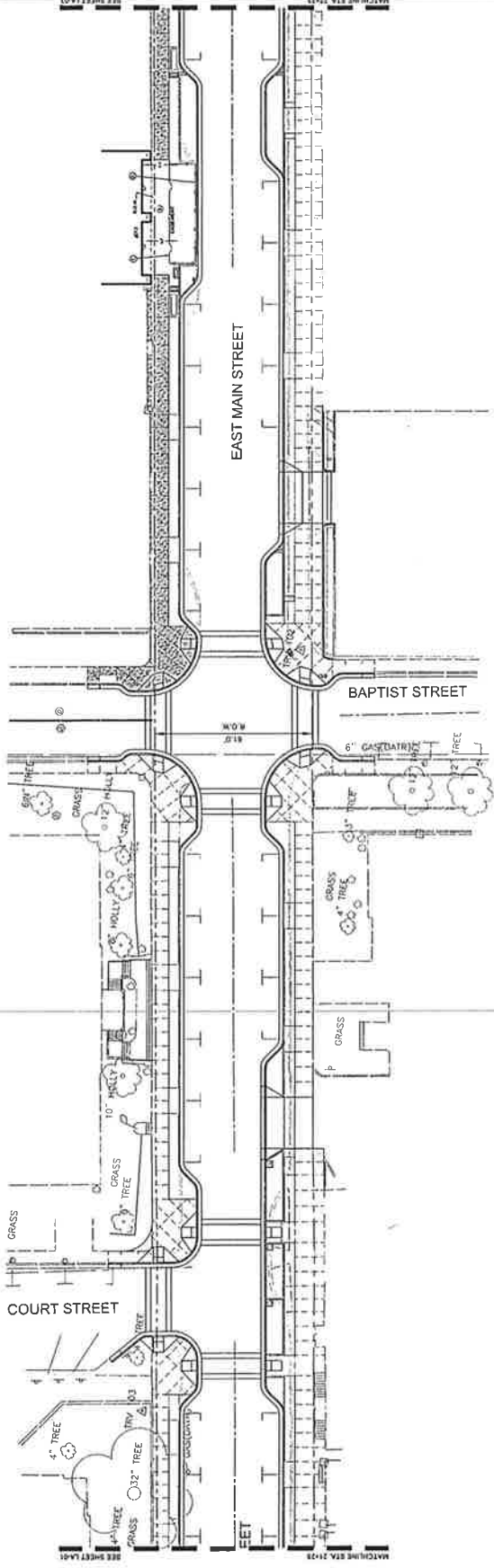
DESIGNED BY: [Redacted]  
DRAWN BY: [Redacted]  
CHECKED BY: [Redacted]

PROJECT TITLE  
Main Street  
Masterplan:  
Water, Sewer,  
Stormwater, and  
Streetscape  
Improvements

SHEET TITLE  
SITE AMENITIES

SCALE: 1" = 20'  
DRAWING FILE: [Redacted]  
LAST REVISION DATE: 08/08/18  
DATE: 08/08/18  
DRAWN BY: AMR

LA-02  
LANDSCAPE  
Sheet 07 of 76



NOTES:

- 1. RE-USE MOJO'S EXISTING FENCE
- 2. FENCE PER CITY DESIGN DETAIL
- 3. POSSIBLE OVERHEAD CANOPY

1 ENLARGEMENT AREA #1  
1" = 5'

MARYLAND STATE CHD, NOV 1929, 1946, 1948 ADAPTED

SCALE: 1" = 20 FT

GRAPHIC SCALE  
0 20 40 60 80 100 FT

# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: January 24, 2018**

**Case Number:** 18-05

**Commission Considering:** Window Replacement

**Owner's Name:** Downtown Associates LLC  
**Owner's Address:** PO Box 75  
Salisbury, MD 21803

**Applicant Name:** Joel Olive

**Agent/Contractor:** Not Indicated

**Subject Property Address:** 213-215 E. Main Street

**Historic District:** Downtown Historic District

**Use Category:** Commercial

**Zoning Classification:** Central Business District

**Structure / Site Description:**

- Built Date:** 1940
- Enclosed Area:** 5,000 sq ft
- Lot Size:** 6,200 sq ft
- Number of Stories:** Not indicated on SDAT

**Contributing Structure:** TBD

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

**Nearby Properties on County Survey:** Yes

- 129 E. Main St. US Post Office

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission approve their request to replace the store front windows.

### **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**

### ***Commercial Facades***

Much of the architectural streetscape in the Downtown Historic District is defined by the upper facades of its buildings. The upper facades provide rhythm and character to the street through their setback, fenestration (pattern of window openings), ornamentation and roof-line treatments.

The most distinguishing characteristic is decorative metal, brickwork or stonework found at the building parapets. The parapet is the portion of the upper façade wall that rises above the roof-line and often caps the building with decoration. In the Downtown Historic District, this brickwork is generally built out from the face of the building by several courses in a process known as corbelling.

Brickwork in the parapet or upper façade can also be indented in saw tooth or zigzag patterns or laid in various bond patterns. Stone or concrete may be used in a pattern or as a cap for the parapet and glazed brick tile in a different color is used to provide an accent. Several downtown buildings display the building's name or date (or both) in the parapet area.

Some downtown buildings, particularly non-retail structures, make use of decorative features that represent a particular architectural style. In these buildings, the upper facades display columns, pilasters, balconies, and stylized materials that are not found on other downtown buildings.

### **Guideline 37: Façade Configuration**

As described in Section 3, there are several building types associated with commercial architecture. These forms are a character defining feature of commercial buildings and their order and arrangement must be maintained.

- a. Maintain the historic compositional principles of historic commercial buildings.
- b. For two- and three-part block configurations, maintain the division of the upper and lower stories.
- c. Where historic features are missing, consider restoring the façade to a composition appropriate to the historic design of the building.
- d. New commercial buildings should follow the same compositional layout of surrounding buildings in order to maintain the scale and pattern of the Downtown Historic District.
- e. Maintain the historic layout of commercial storefronts.
- f. Maintain the window and door pattern of the storefront. Historic entrances were typically flanked by glass display windows.
- g. Improve access to upper floors in a manner sensitive to the configuration of the historic storefront. A second set of stairs to access the upper stories is often required to comply with current fire codes.

**Best Choice:**

Maintain the existing historic façade configuration, including fenestration and ornamentation. Restore the historic configuration of altered commercial properties based on physical or documentary evidence.

**Good Alternative:**

Alter the layout of historic storefronts to accommodate changing needs while maintaining as much of the original fabric and configuration as possible.

Alter the existing façade configuration in the least invasive manner possible. Provide additional access points in a location that will not disrupt the rhythm of the historic façade.

**Not Appropriate:**

Wholesale reconfiguration of a building's façade to create a different appearance.

Infilling existing window openings.

Creating new window openings which are not complimentary to the historic character of the building.

***Windows***

Historically, buildings in the Downtown Historic District have windows on the upper floors. Most common was the use of simple double-hung windows in plain, lightly decorated walls. These windows were generally one-over-one wood frame sash in either rectangular or arched openings. Some buildings from the 1920's and 1930's used casement windows or group of double – hung windows in openings that were larger than those of earlier buildings. Window openings were generally plain, with simple stone lintels and sills.

Please see the preceding section, Universal Guidelines, for additional guidelines on Windows. For additional information on substitute materials, see Appendix B.



**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.

**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



***5500 SERIES DOOR***

# 5500 SERIES

## 5500 SERIES HIGH PERFORMANCE/IMPACT THERMAL SLIDING GLASS PATIO DOOR

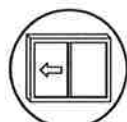


Watermill, NY - Stelle Lomont-Rouhani Architects

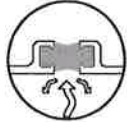
MULTIPLE CONFIGURATIONS AVAILABLE

VISIT OUR WEBSITE AT: [WWW.ARCADIAINC.COM](http://WWW.ARCADIAINC.COM) FOR THE FOLLOWING:

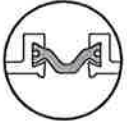
Product Specifications (PDF) • Elevations & Plan Details (PDF & DWG) • Product Warranty Information (PDF) • Maintenance & Cleaning Guidelines (PDF) • Product Installation Manuals (PDF)



Slider



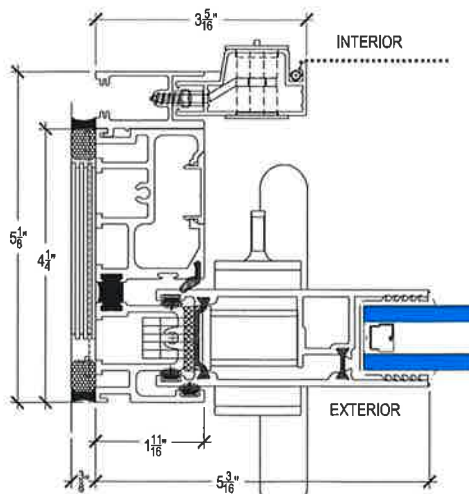
Thermal



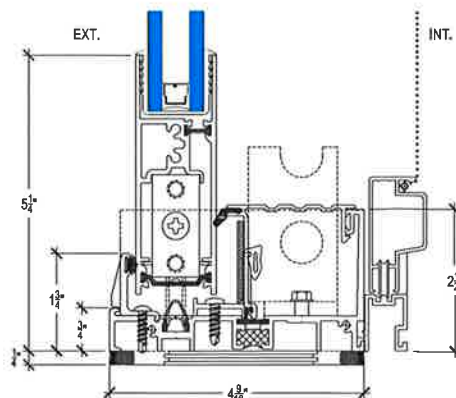
Thermal Door Strut



Impact



LOCK JAMB



SILL

# 5500 SERIES

## FEATURES AND OPTIONS

- Impact tested to ASTM 1886/1996 - large missile hurricane - 70 DP design load impact/cycling at 10 ft high panels - higher panels available based on wind load project parameters
- 4 ½" depth frame expandable to 5 ¼" depth with interior screen track - 2 track system
- 2 ½" back leg sill - standard tested to 12 psf water infiltration in the lab
- Can be configured as a 2,3,4,5,6 panel door riding on two (2) tracks with the operable panels on the exterior track
- Interior / Exterior insect screen track & panels available - optional
- Head and 2-pc Jamb receptors - optional
- Horizontal muntins for true divided lites - optional
- Marine grade - non corrosive stainless steel track for optimum EZ gliding performance
- 2 different sizes of Arcadia EZ Glide precision bearing - marine grade all stainless steel tandem rollers with available roller wheel diameter sizes of 1 13/16" & 3" for varying load capacity panels
- Extruded 0.100" aluminum sub sills available (L-shape or Z-shape)
- Marine grade 100% all stainless steel Adams Rite MS-1950 mortise lock - optional
- Adams Rite MS-1850 steel mortise lock with stainless steel hook - standard
- Interior/exterior aluminum extruded wire pull handles in clear or black anodized - standard (other finishes and styles available upon request)
- Interior brass thumb turn - standard. Exterior brass keyed cylinder - optional
- Adams Rite MS-1847 stainless steel mortise lock with optional turn lever escutcheon - optional
- Adams Rite flush pull either locking (to operate MS-1847) or dummy (single or int/ext set) - optional
- Futura flush interior/exterior aluminum handles (satin or black anodized) - optional
- Futura flush interior/exterior stainless steel handles - optional
- Futura flush stainless steel interior thumb turn - optional
- Stainless steel strike plate - optional
- All dry glazed with marine EPDM or PVC wrap around gaskets to accommodate 1", 1 1/16" 1 1/8" (IG) impact glass
- Hi load interlockers & meeting stiles available for high wind load & structural performance
- Stock finishes dark bronze or satin clear anodized z class I or white Duracron paint - standard
- Any Duranar or Valspar finish or other anodized finish - optional



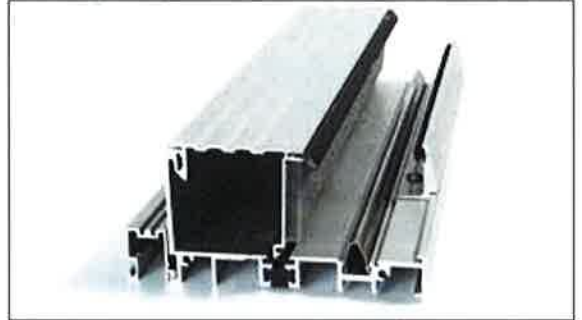
Sagaponack, NY, Sawyer - Berson Architects

# 5500 SERIES

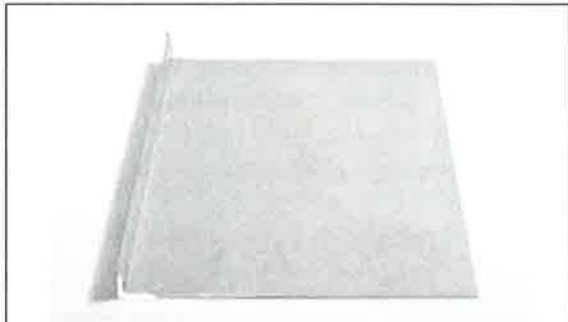
## 5500 SERIES HARDWARE AND OPTIONS



Series 5500 Sill 2 1/2" Backleg  
Interior Screen Track (Exterior View - Left)



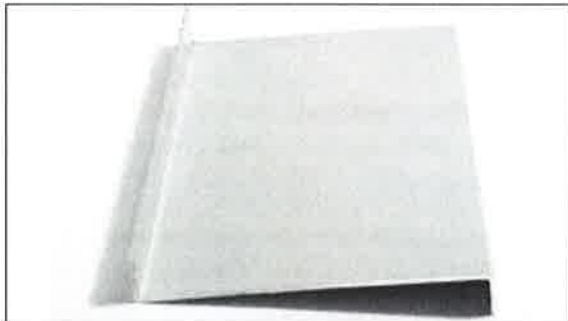
Series 5500 Sill 2 1/2" Backleg  
Interior Screen Track (Exterior View - Right)



L Track Extruded Sub Sill (7")



D 250 Door Insect Screen



Z Track Extruded Subsill



D 250 Door Insect Screen



Penthouse at The Colony Luxury Condominiums, Fort Lee, NJ – Michael Garenstein Architects



Penthouse at The Colony Luxury Condominiums, Fort Lee, NJ – Michael Garenstein Architects

Search Result for WICOMICO COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
<b>Account Identifier:</b>		<b>District - 05 Account Number - 013364</b>								
Owner Information										
<b>Owner Name:</b>		DOWNTOWN ASSOCIATES LLC				<b>Use:</b>		COMMERCIAL		
<b>Mailing Address:</b>		P O BOX 75 SALISBURY MD 21803-0075				<b>Principal Residence:</b>		NO		
						<b>Deed Reference:</b>		/02255/ 00507		
Location & Structure Information										
<b>Premises Address:</b>		209 E MAIN ST SALISBURY 21801-0000				<b>Legal Description:</b>		L-50X124.6 209 E MAIN 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	0015	0839		0000				2017	Plat Ref:	
<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>		
1940		5000				6,200 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								
Value Information										
		<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>						
			As of	As of		As of				
			01/01/2017	07/01/2017		07/01/2018				
<b>Land:</b>		70,600	74,400							
<b>Improvements</b>		212,600	212,400							
<b>Total:</b>		283,200	286,800	284,400		285,600				
<b>Preferential Land:</b>		0				0				
Transfer Information										
<b>Seller:</b> RIVIC ASSOCIATES INC			<b>Date:</b> 06/30/2004			<b>Price:</b> \$1,150,000				
<b>Type:</b> ARMS LENGTH MULTIPLE			<b>Deed1:</b> /02255/ 00507			<b>Deed2:</b>				
<b>Seller:</b> LAWS, RICHARD M & VICTOR H			<b>Date:</b> 03/16/1977			<b>Price:</b> \$0				
<b>Type:</b> NON-ARMS LENGTH OTHER			<b>Deed1:</b> /00872/ 00216			<b>Deed2:</b>				
<b>Seller:</b>			<b>Date:</b>			<b>Price:</b>				
<b>Type:</b>			<b>Deed1:</b>			<b>Deed2:</b>				
Exemption Information										
<b>Partial Exempt Assessments:</b>		<b>Class</b>					<b>07/01/2017</b>	<b>07/01/2018</b>		
<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				
Homestead Application Information										
<b>Homestead Application Status:</b> No Application										
Homeowners' Tax Credit Application Information										
<b>Homeowners' Tax Credit Application Status:</b> No Application					<b>Date:</b>					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
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