

Salisbury Historic District Commission

Hearing Notification

Hearing Date: June 27, 2018

Time: 7:00 pm

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

Case Number: #18-14

Commission Considering: Gate and fence installation to enclose outdoor area and door installation on the south elevation.

Owner's Name: Devreco LLC

Applicant Name: Devreco LLC

Agent/Contractor: Not Indicated on Application

Subject Property Address: 116 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

501B E. Church Street
Salisbury, MD 21804
(410) 341-9550 / fax (410) 341-3682

Permit Application

Date Submitted to NSCC: 5/31/18
Date Accepted as Complete by NSCC: _____

Case #: B-14
Action Required By (45 days): _____

Subject Location: 116 N. DEVERSON ST.

Application by: THE BRECK ROOM

Owner Name: DEXMECO

Applicant Address: 116 N. DEVERSON ST.

Owner Address: 118 N. DEVERSON ST.

Applicant Phone: 410-543-5115

Owner Phone: 410-543-5115

Work Involves: Alterations New Construction Addition Other OUTDOOR SEPARATE AREA
 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.

THE BRECK ROOM IS PLANNING TO EXPAND THEIR (CURRENT) PREMISES INTO THE EXISTING ALLEY ON THE SOUTH SIDE OF THE BUILDING. NEW FENCES/GATES WILL BE REQUIRED BY THE LEADOR CONTROL BOARD ON BOTH ENDS OF THE ALLEY. A NEW DOOR WILL BE INSTALLED ON 116 N. DEVERSON ON THE SOUTH SIDE OF THE BUILDING TO ACCESS THE ALLEY.

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

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

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

See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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

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

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on JUNE 27, 2018 (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: 5/31/18

Remarks: [Signature]
6/13/18

[Signature]
6/18/18

Application Processor (Date)

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

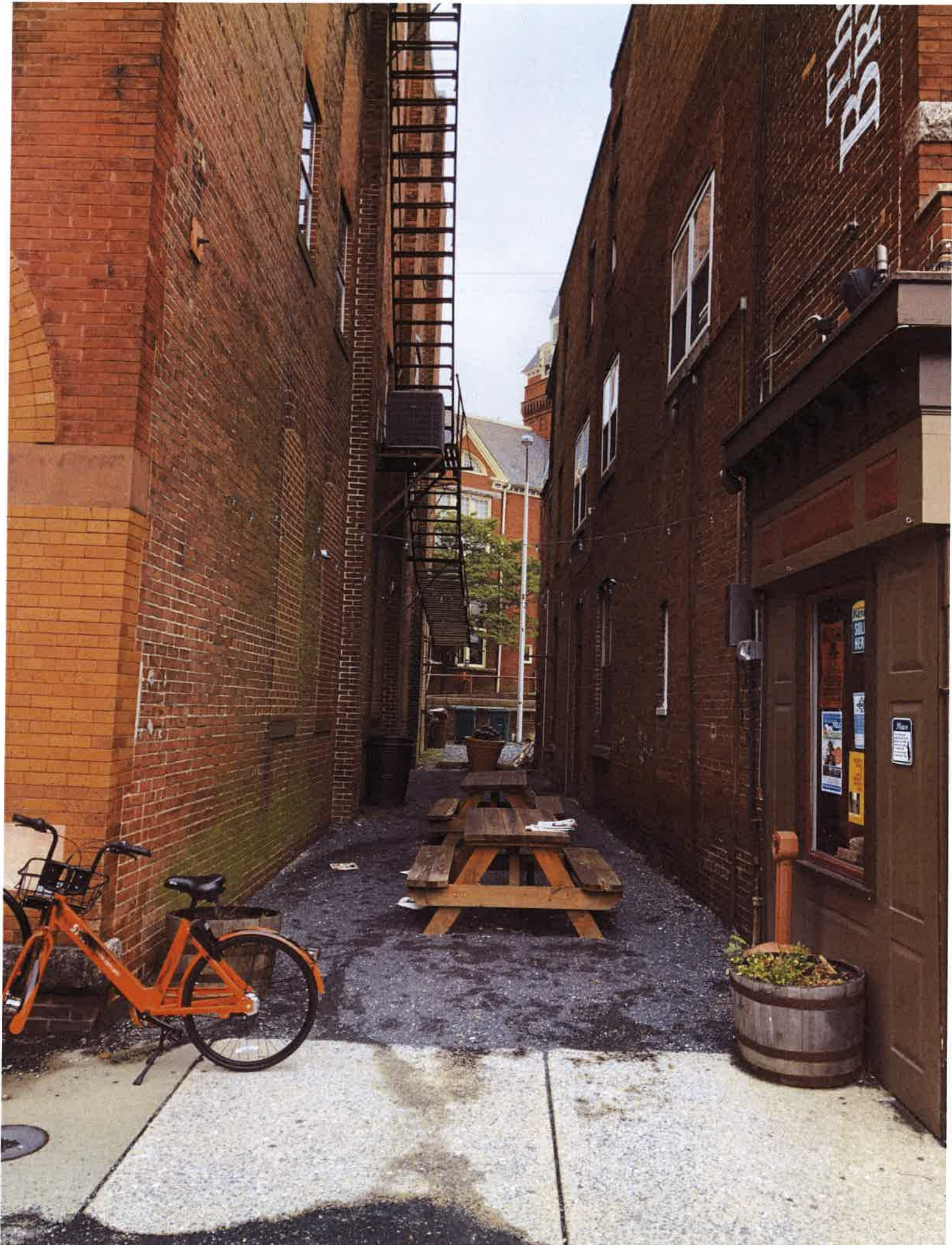
116

THE BRICK ROOM

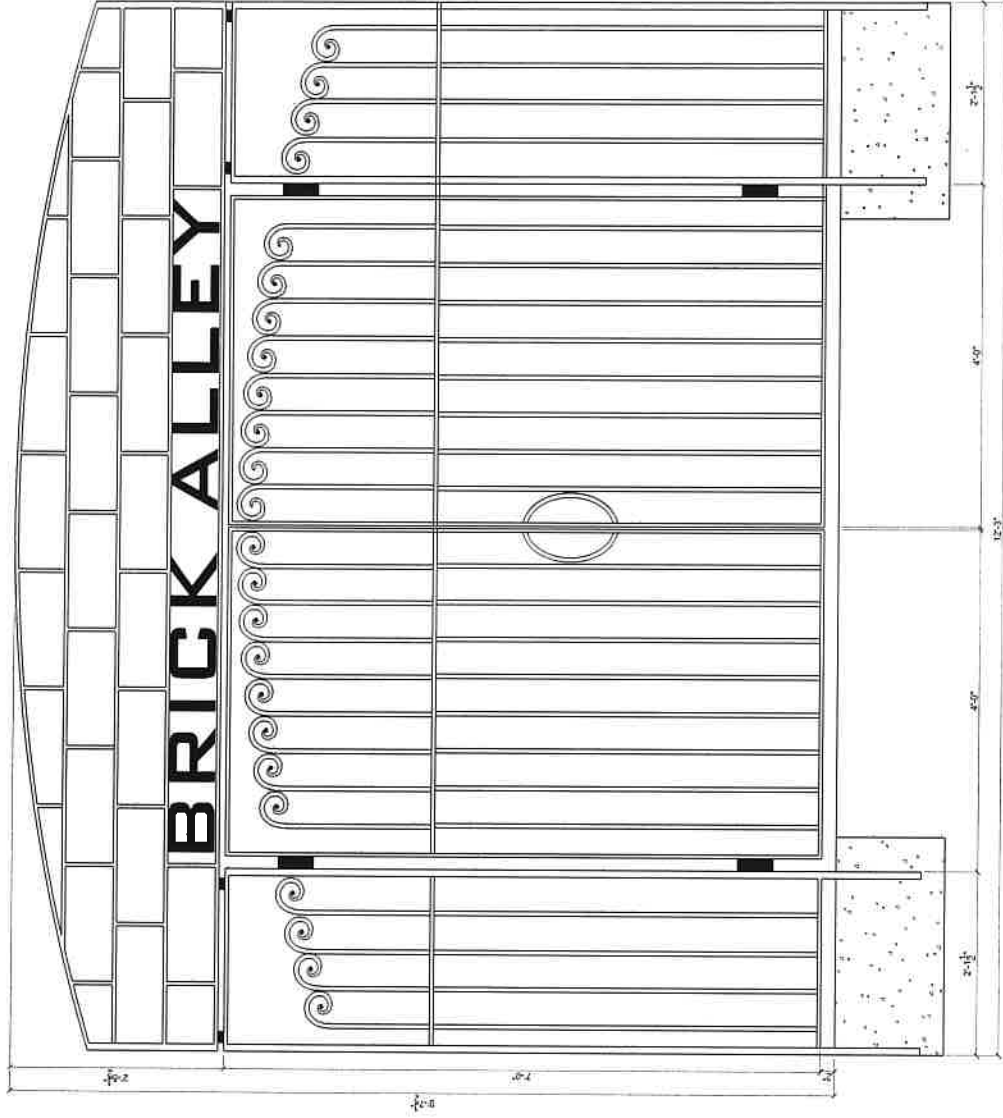
The
BRICK ROOM

The
BRICK ROOM

bury
ALL INFORMATION
PERSONS OR RECORDS







61 ELEVATION AT BRICK ALLEY GATE
 1" = 1'-0"



NEW YORK
MARBLE CEMETERY
INCORPORATED 1851

PROVENZA

43
W. 43RD STREET

NEW YORK MARBLE CEMETERY
This is the entrance to the New York Marble Cemetery, one of the oldest and most beautiful in the city. It was founded in 1851 and contains the remains of many of the city's most prominent citizens. The cemetery is a beautiful garden with many fine monuments and a peaceful atmosphere.





Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: June 27, 2018

Case Number: 18-13

Commission Considering: Gravel driveway installation

Owner's Name: Andy Kitzrow & Samantha Scott
Owner's Address: 325 N. Division Street
Salisbury, MD 21803

Applicant Name: Andy Kitzrow

Agent/Contractor: Not Indicated

Subject Property Address: 325 N. Division Street

Historic District: Newtown Historic District

Use Category: Residential

Zoning Classification: Office & Service Residential

Structure / Site Description:
Built Date: 1900
Enclosed Area: 3,024
Lot Size: 1,518
Number of Stories: Not Indicated

Contributing Structure: Contributing, 4/22/15

Wicomico County Historic Survey on file: Yes, see attached

Nearby Properties on County Survey: Yes
Including but not limited to:
Masonic Temple 114 N. Division Street

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to install a gate/fence which would enclose the existing alley and to install a wooden door on the south elevation of the building.

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

The property in question is located within the Newtown Historic District. The majority of the structures in the surrounding area, which includes Broad, North Division and Chestnut Streets, consists of churches of various dominations. The area is zoned *Office and Service Residential* which explains why a lawyer’s office exists at 115 Broad Street and an engineer’s office is located at 226 N. Division Street. The Salisbury Historic District Commission approved 316 N. Division St. for new gutters, 325 N. Division St. for a storm door installation, 324 N. Division St. for multiple exterior alterations, 602 N. Division St. for sign face replacement and 325 Broad St. for new gutters, and installation of aluminum window trim. A majority of the houses in this District range in age and were built starting in the late 1850’s to the late 1920’s. There’s a mix of architectural styles in the surrounding area with no prevalence to any specific style.

Neighboring Properties which have been deemed Contributing/Non-Contributing:

House #	Street Name	Hearing Date	Contributing	Non-Contributing
101	N. Division Street	7/27/16	X	
100	N. Division Street	9/24/14	X	
118	N. Division Street	4/24/13	X	

**Areas of Historic Guidelines to be considered:
Guidelines for Commercial Properties - Page 106**

Doors

Doors are an important design feature for buildings in the Downtown Historic District. Entrance features for these commercial buildings are often decorative wood or metal doors with ornamental door surrounds and steps with railings.

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

Guideline 40: Replacing Commercial Doors

- a. Where replacement is necessary, the new door should match the historic door in placement, size, type, and configuration wherever possible.
- b. When restoring missing historic doors, use pictorial evidence to produce the replacements, if your budget allows. A salvaged replacement in the same style that fits the opening, or a new door in a complimentary style are also appropriate choices.

- c. Where code compliance requires a specific, non-historic door configuration, err on the side of simplicity.
- d. Maintain the historic door opening size and surrounding trim, including side lights and transoms. Do not alter the size of the opening to fit a smaller or larger door, unless required by code.

Universal Guidelines – Page 87

Doors

Guideline 22: New Door Openings

- a. New openings in historic walls are generally discouraged.
- b. Where new door openings are necessary, placement on a non-visible façade is encouraged.
- c. Where a new door opening is required on the main elevation, they should be integrated with the overall fenestration pattern to compliment the building.

Universal Guidelines – Page 96

Landscape and Setting

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 is complimentary to the property and does 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 compliments the surrounding architecture may also be appropriate.
- c. Designs for new fences must be complimentary to the surrounding architecture, and must comply with 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.

Best Choice:

Maintaining, repairing, or restoring an existing historic picket fence.
Installing a new picket fence, similar in style to other properties on the street.

Good Alternative:

Replacing a historic fence that is beyond repair with a new fence that matches the historic fence as closely as possible.
Installing a new steel or aluminum fence with a simple design and finish that is complimentary to the property and streetscape.

Not Appropriate:

Replacing a historic fence with incongruous materials, such as chain-link or concrete block, or constructing a new fence of non-historic, incongruous materials.

Staff Findings Prepared By: Trish Warrington, Office Manager
Housing & Community Development Department
207 W. Main Street, Suite 102
Salisbury, MD 2180
(410) 341-9550
Date: June 18, 2018

Real Property Data Search

Search Result for WICOMICO COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Account Identifier: **District - 09 Account Number - 052194**

Owner Information

Owner Name: DEVRECO LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: PO BOX 4322 **Deed Reference:** /03662/ 00143
 SALISBURY MD 21803-

Location & Structure Information

Premises Address: 116 N DIVISION ST **Legal Description:** BL-1 L-14 16.5X92
 SALISBURY 21801-0000 116 N DIVISION ST
 CITY OF SALIS

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1037		0000		1	14	2018	Plat Ref:

Special Tax Areas: **Town:** SALISBURY
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	3024		1,518 SF	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		OFFICE BUILDING				

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2017	Phase-in Assessments As of 07/01/2018
Land:	22,700	22,700		
Improvements	110,900	188,800		
Total:	133,600	211,500	133,600	159,567
Preferential Land:	0			0

Transfer Information

Seller: LODGE WIC 91 AF & AM	Date: 12/20/2013	Price: \$5,000
Type: NON-ARMS LENGTH OTHER	Deed1: /03662/ 00143	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2017	07/01/2018
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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