

Salisbury Historic District Commission

Hearing Notification

Hearing Date: August 22, 2018

Time: 7:00 pm

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

Case Number: #18-22

Commission Considering: New Construction

Owner's Name: Ryan Miller

Applicant Name: Keith Fisher

Agent/Contractor: Not Indicated

Subject Property Address: 199 E Market Street

Historic District: Downtown Historic District

Use Category: Commercial

Chairman: Mr. Scott Saxman

HDC Staff contact: Anne Roane
City Planner
(410) 548-3170

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 pd 7/18/18 (date)

Date Submitted to NSCC: 7/18/18
Date Accepted as Complete by NSCC: 7/18/18

Case #: _____
Action Required By (45 days): _____

Subject Location: 199 E. MARKET STREET

Application by: KEITH FISHER

Owner Name: RYAN MILLER

Applicant Address: 542 RIVERSIDE DR. SALISBURY MD

Owner Address: 829 RIVERSIDE ROAD

Applicant Phone: 410.742.0238

Owner Phone: 410.991.7594

Work Involves: Alterations New Construction Addition Other _____
 Demolition Sign Awning Estimated Cost \$50,000

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.

WE INTEND TO CREATE AN OUTDOOR BEER GARDEN EXPERIENCE FOR PEOPLE IN THE DOWNTOWN DISTRICT DURING THE SPRING, SUMMER AND FALL MONTHS. AS ILLUSTRATED IN OUR ATTACHED PLANS, WE HAVE DESIGNED A SPACE THAT ENGAGES THE STREET FRONT BUT ALSO ALLOWS FOR CONNECTION TO THE RIVERWALK. THIS SPACE WILL BE LARGE ENOUGH TO ACCOMMODATE AN ESTABLISHMENT OF A REASONABLE SIZE TO BE PROFITABLE WHILE FITTING IN WITH EXISTING PEDESTRIAN AND VEHICULAR TRAFFIC PATTERNS OF THE AREA.

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.

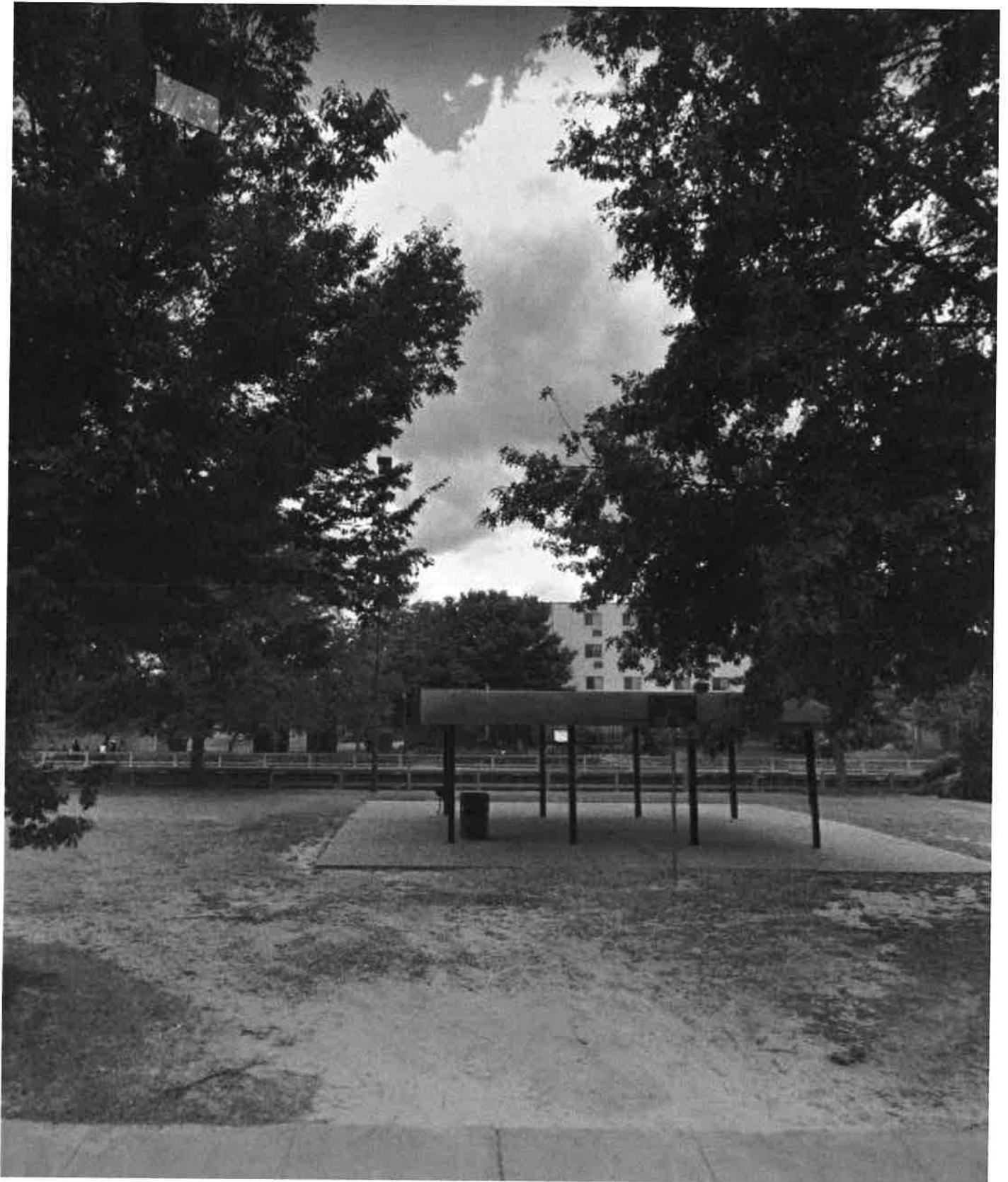
The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Neighborhood Services & Code Compliance for the City of Salisbury as well as on the city's website: www.ci.salisbury.md.us.

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 8/22/18 (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 KEITH FISHER Date 7/18/2018

Remarks: _____



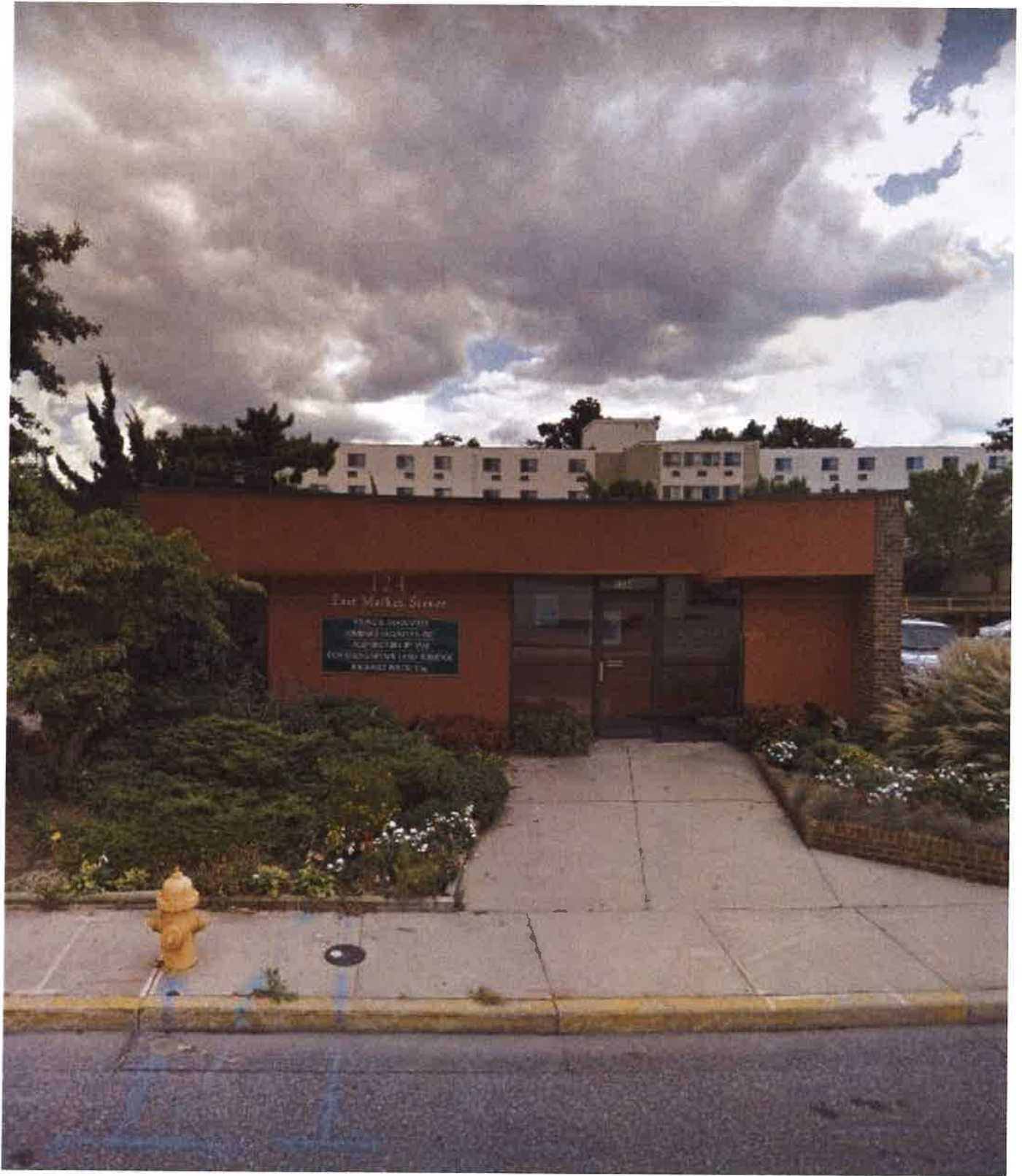
View from E. Market Street
(Front Elevation)



View from E. Market Street
(Front Elevation)



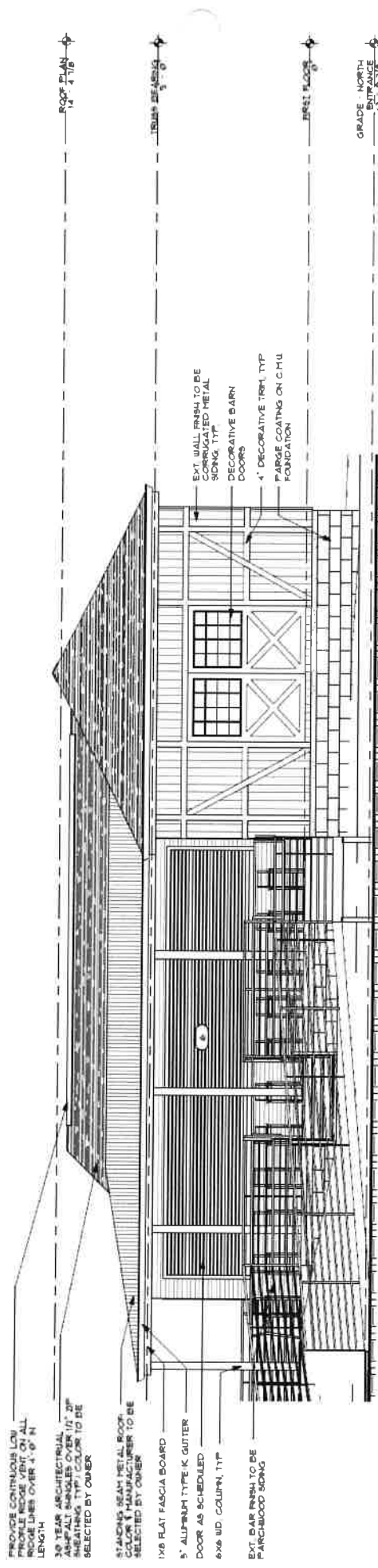
Aerial View
(Rear Elevation)



Neighbor to the West on E. Market Street
(Side Elevation)

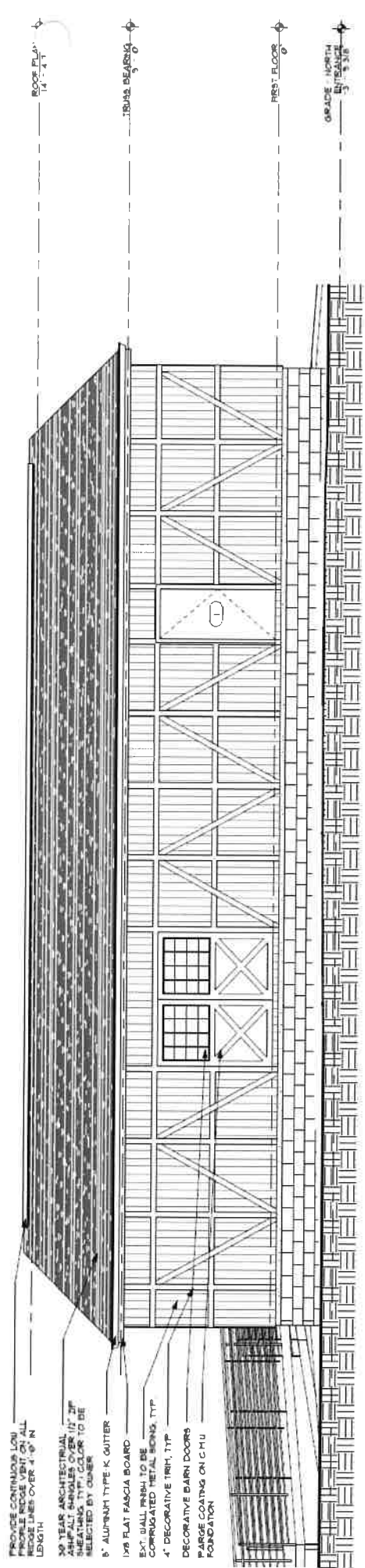


Neighbor to the Northeast on E. Market Street
(Side Elevation)



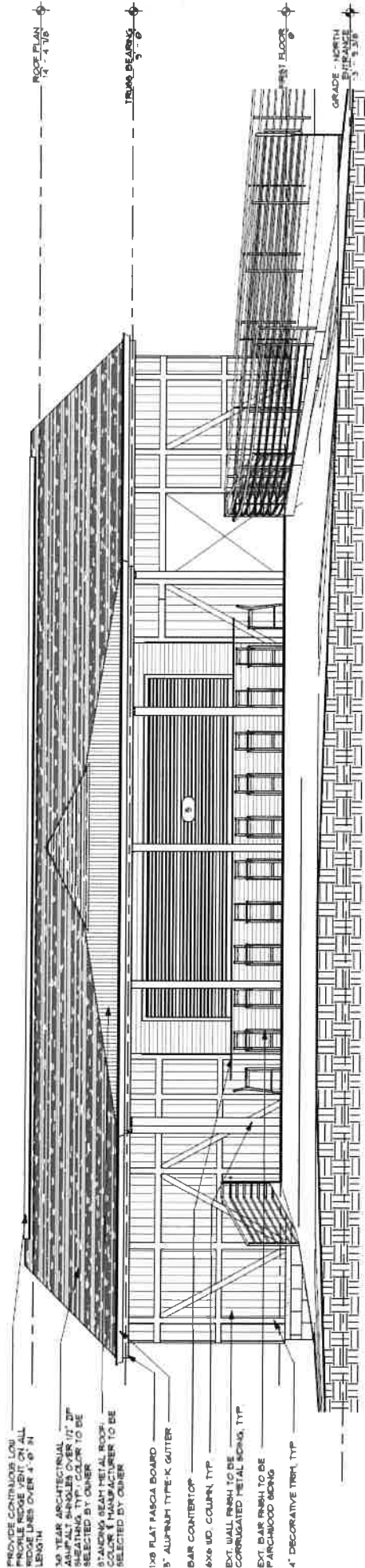
North Elevation

Not to Scale



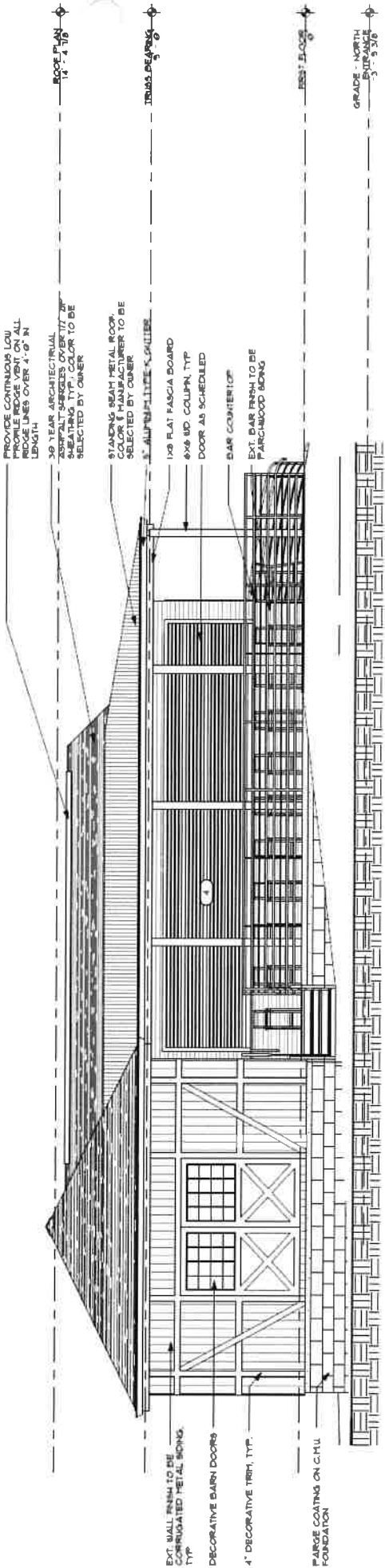
West Elevation

Not to Scale



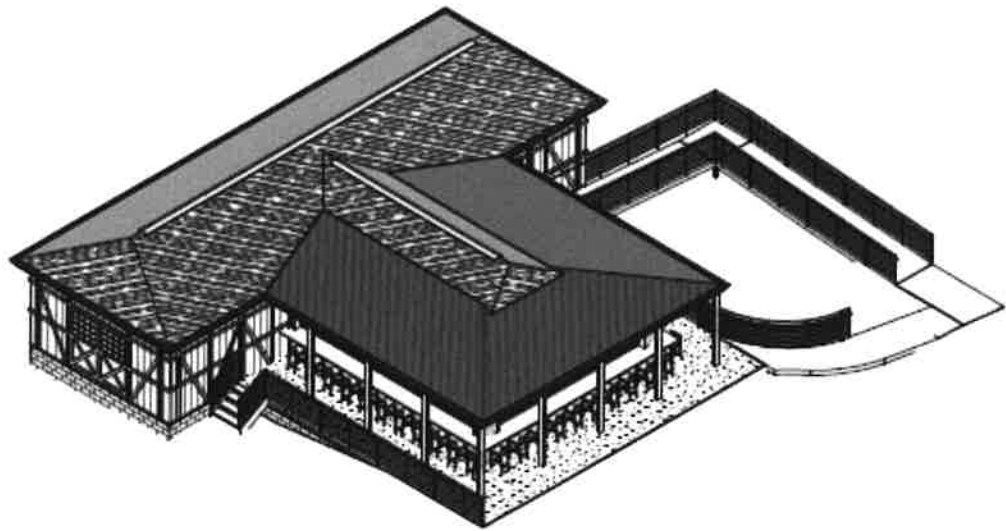
East Elevation

Not to Scale

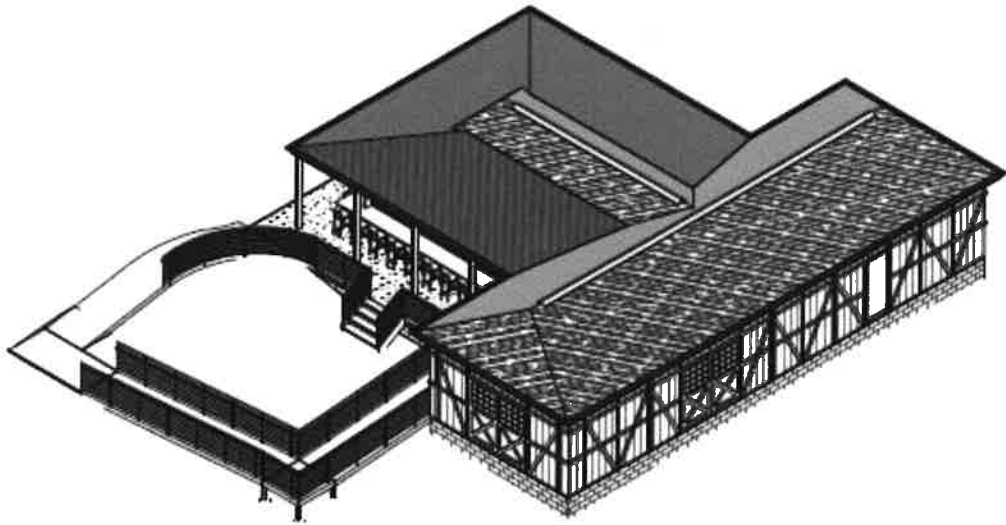


South Elevation

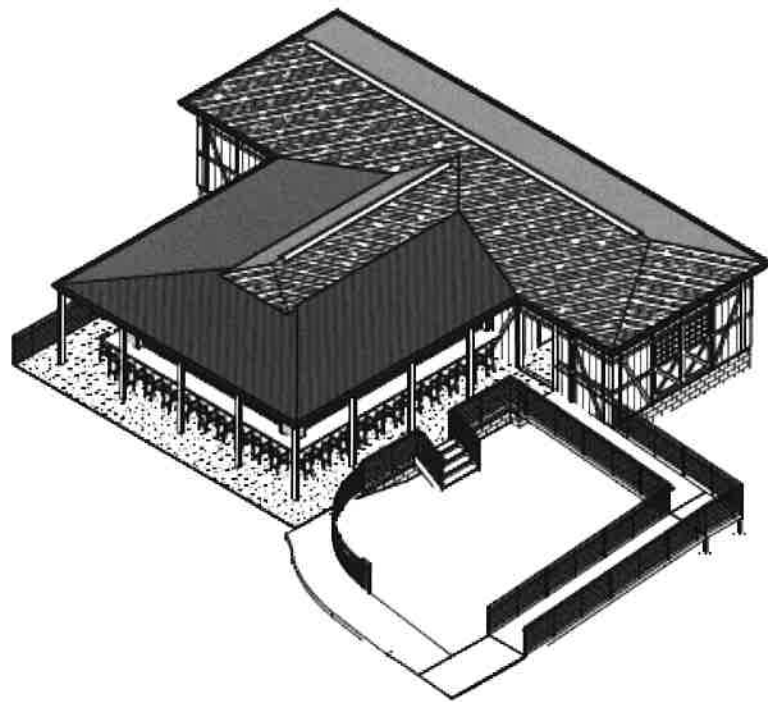
Not to Scale



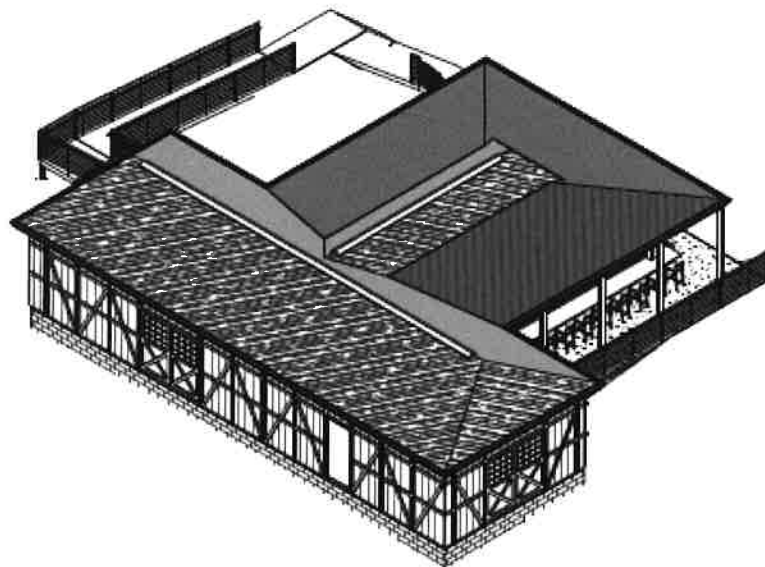
1 SOUTH EAST



2 NORTH WEST



3 NORTH EAST



4 SOUTH WEST

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: August 22, 2018

Case Number: 18-22

Commission Considering: New Construction

Owner's Name: Ryan Miller
Owner's Address: 829 Riverside Road
Salisbury, MD

Applicant Name: Keith Fisher

Agent/Contractor: Not Indicated

Subject Property Address: 199 E. Market Street

Historic District: Downtown Historic District

Use Category: Commercial

Zoning Classification: CBD

Structure / Site Description:
Built Date:
Enclosed Area:
Lot Size: 14,489 sq ft
Number of Stories:

Contributing Structure: TBD

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes
Including but not limited to:

- 132-134 E Main Street – Professional Building
- 130 E Main Street- Richardson Building

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

The Downtown Historic District is the largest of Salisbury’s three historic districts and encompasses the City’s commercial center. The design and construction of its structures meet the City’s now well-established requirement for the use of brick and stone as building materials. The district’s buildings are typically two to three story brick buildings fronting on Main Street, Division Street and other streets perpendicular to Main Street.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
122	E Main Street	11/14/12	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to create an outdoor beer garden experience for people in the Downtown District during the spring, summer, and fall months. A space that engages the street front but also allows for connection to the riverwalk. This space will be large enough to accommodate an establishment of a reasonable size to be profitable while fitting in with existing pedestrian and vehicular traffic patterns of the area.

Areas of Historic Guidelines to be considered:

GUIDELINES FOR UNIVERSAL PROPERTIES

Guideline 36: New Construction (pg. 100)

Building form is an important component of the streetscape, the largest element within the streetscape, and tends to command our attention most strongly. “Form” refers to the shape and massing of a building. Historic downtown commercial buildings, for example, often have a form that is boxy (rectangular), tall in proportion, and long or deep. In planning new construction in downtown Salisbury, building form and streetscape elements should be carefully considered. Streetscape elements can reinforce the area’s attractiveness and make it a desirable place to live or do business. Elements within the Downtown Historic District include a regular setback of building facades, which provides an unbroken view along the street and close placement of buildings.

- a. New structures should be similar in form, scale and height to the surrounding structures.
- b. New structures should be placed on existing vacant lots whenever possible, and should match the setback of surrounding structures. The vast majority of properties in the Downtown Historic District have little to no setback: the front of the building is positioned at the edge of the sidewalk.

- c. Parking lots or parking structures should be placed at the rear of the lot whenever possible. Ideally, access to them should be from a side street to lessen the number of curb cuts along main streets.
- d. New buildings should be compatible with adjacent structures in terms of massing, proportion, size, and scale.
- e. New buildings should be oriented to face the street rather than turned inward, skewed or oriented at angles to the existing street grid.
- f. Services such as delivery or trash removal should be handled from alleys that pass through the middle of the block or otherwise located on a non-visible elevation.
- g. Blank or windowless walls on the front façade or street side are not 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 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: Brittney Brown
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: August 9, 2018

Real Property Data Search (w1)

Search Result for WICOMICO COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 05 Account Number - 057825							
Owner Information									
Owner Name:		SALISBURY CITY OF			Use:		EXEMPT COMMERCIAL		
Mailing Address:		125 N DIVISION ST SALISBURY MD 21801-5030			Principal Residence:		NO		
					Deed Reference:		/00888/ 00706		
Location & Structure Information									
Premises Address:		200 E MARKET ST SALISBURY 21801-0000			Legal Description:		BL I L 76 77 78 200-202-204 MARKET ST CITY OF SALIS		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0015	0901		0000		I		2017	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					
			14,489 SF						
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value	Value	Phase-in Assessments					
			As of	As of	As of				
			01/01/2017	07/01/2017	07/01/2018				
Land:		165,100	173,800						
Improvements		0	0						
Total:		165,100	173,800	168,000	170,900				
Preferential Land:		0							
					0				
Transfer Information									
Seller: MARKET VILLAGE CORP			Date: 12/09/1977			Price: \$0			
Type: ARMS LENGTH IMPROVED			Deed1: /00888/ 00706			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:		680	168,000.00		170,900.00				
State:		680	168,000.00		170,900.00				
Municipal:		680	168,000.00 170,900.00		168,000.00 170,900.00				
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:				