

Salisbury Historic District Commission

Hearing Notification

Hearing Date: October 24, 2018

Time: 7:00 pm

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

Case Number: #18-28

Commission Considering: **Window/Door Replacement**

Owner's Name: Wicomico County

Applicant Name: Jeremy Walbert (Becker Morgan)

Agent/Contractor: Becker Morgan

Subject Property Address: 102 Court 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

STAFF FINDINGS

Meeting Date: October 24, 2018

Case Number: 18-28

Commission Considering: Window/Door Replacement

Owner's Name: Wicomico County
Owner's Address: P.O. Box 4036
Salisbury, MD 21801

Applicant Name: Jeremy Walbert

Agent/Contractor: Becker Morgan

Subject Property Address: 102 Court Street

Historic District: Downtown Historic District

Use Category: Commercial

Zoning Classification: CBD

Structure / Site Description:
Built Date:
Enclosed Area:
Lot Size: 63,048 sq ft
Number of Stories:

Contributing Structure: TBD

Wicomico County Historic Survey on file: Yes

Nearby Properties on County Survey: Yes
Including but not limited to:
➤ 129 E Main Street- United States Post Office

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.

Recent Approvals:

213-215 E Main Street- Approved as submitted; Window replacement (1/24/18)

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
101	N Division Street	7/27/2016	X	
235	W Main Street	8/22/2018	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission to approve the removal of existing window system and replace with window/door system of similar style to facilitate emergency HVAC replacement. Color of frame to match existing.

Areas of Historic Guidelines to be considered:

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: Brittney Brown
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: October 11, 2018

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 10/8/18 (date)

Date Submitted to NSCC: 10/8/18
Date Accepted as Complete by NSCC: 10/8/18

Case #: 18-28
Action Required By (45 days): 11/23/18

Subject Location: 102 COURT STREET SALISBURY MD

Application by: JEREMY WALBET (BECKER MORGAN GRAD) Owner Name: WICOMICO COUNTY

Applicant Address: 312 W. MAIN STREET SUITE 300 Owner Address: P.O. BOX 4036 SALISBURY

Applicant Phone: SALISBURY MD 21801 Owner Phone: MD 21803
410 546 9100 410-713-8366

Work Involves: Alterations New Construction Addition Other
 Demolition Sign Awning Estimated Cost \$10,000

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.

REMOVAL OF EXISTING WINDOW SYSTEM AND REPLACEMENT WITH WINDOW/DOOR SYSTEM OF SIMILAR STYLE TO FACILITATE EMERGENCY HVAC REPLACEMENT. COLOR OF FRAME ~~RED~~ TO MATCH EXISTING. REPLACEMENT REQUIRED TO FACILITATE NEED FOR HVAC REPLACEMENT AS EMERGENCY ACTION.

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 10/25/18 (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: Jeremy Walbet Date: 10/8/18

Remarks: [Signature]
Application Processor (Date): [Signature] 10/8/18
Secretary, S.H.D.C. (Date): Anne Poore 10.12.18

- A. The completed application form.
- B. Site plan, if applicable.
- C. 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.
- D. 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)
- E. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
- F. All photographs shall be printed on 8½ 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.
- G. Samples of materials or copies of manufacturers product literature.
- H. The applicant shall deliver eight (8) complete copies of each application and attachments to the City of Salisbury, Department of Neighborhood Services & Code Compliance, 501B E. Church Street, Salisbury, MD.



Location Plan (102 Court Street)



East Façade (Window Highlights in red will be replaced)



Calvert Street (Verizon Building – Adjacent East)



199 N Division Street (Government Office Building - Adjacent West)

Real Property Data Search

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 - 026369							
Owner Information									
Owner Name:		WICOMICO COUNTY		Use: EXEMPT COMMERCIAL					
				Principal Residence: NO					
Mailing Address:		P.O. BOX 4036		Deed Reference: /00973/ 00277					
		SALISBURY MD 21803-4036							
Location & Structure Information									
Premises Address:		102 COURT ST SALISBURY 21801-0000		Legal Description: 44,930SF CASE-10,586 102 COURT ST CITY OF SALIS					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0015	0822		0000				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	
1992		43164				63,048 SF			
Stories	Basement	Type			Exterior	Full/Half Bath	Garage	Last Major Renovation	
		GOVERNMENT BUILDING							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
Land:		598,900		630,400					
Improvements		7,930,800		7,656,200					
Total:		8,529,700		8,286,600		8,286,600		8,286,600	
Preferential Land:		0						0	
Transfer Information									
Seller: SALISBURY, CITY OF			Date: 05/27/1982			Price: \$439,961			
Type: ARMS LENGTH IMPROVED			Deed1: /00973/ 00277			Deed2:			
Seller:			Date:			Price:			
Type:			Deed1:			Deed2:			
Seller:			Date:			Price:			
Type:			Deed1:			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		690		8,286,600.00		8,286,600.00			
State:		690		8,286,600.00		8,286,600.00			
Municipal:		690		8,286,600.00		8,286,600.00		8,286,600.00	

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes X
no

Property Name: Salisbury Historic District Inventory Number: WI-145

Address: _____ City: Salisbury Zip Code: _____

County: Wicomico USGS Topographic Map: Salisbury

Owner: _____ Is the property being evaluated a district? X yes

Tax Parcel Number: _____ Tax Map Number: _____ Tax Account ID Number: _____

Project: Section 106 Agency: HUD/CD

Site visit by MHT staff: X no yes Name: _____ Date: _____

Is the property is located within a historic district? yes no

If the property is within a district District Inventory Number: _____
NR-listed district yes Eligible district yes Name of District: _____
Preparer's Recommendation: Contributing resource yes no Non-contributing but eligible in another context yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible X yes no

Criteria: A B C D Considerations: A B C D E F G None

Documentation on the property/district is presented in:
federal files

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

Prepared by: P. Fennell HUD/CD Date Prepared: 05/26/1983

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X Eligibility not recommended
Criteria: A B C D Considerations: A B C D E F G None
MHT Comments

Reviewer, Office of Preservation Services
Carla Burzyk (keeper)
Reviewer, NR Program

Date
June 02, 1983
Date

7. Description

Survey No. WI-145

Condition

- excellent
- good
- fair

- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date of move _____

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

9. Major Bibliographical References

Survey No. WI-145

See Description

10. Geographical Data

Acreeage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A
 Zone Easting Northing

B
 Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

11. Form Prepared By

Kennedy Smith- Downtown Historic District Commission
 name/title Kim Kimlin- Maryland Historical Trust

organization _____ date _____

street & number _____ telephone _____

city or town _____ state _____

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

The areas beyond these secondary streets lack cohesiveness and visual order. Along West Main Street are numerous two and three story vernacular commercial and Victorian commercial buildings. Several warehouses are located on the west side of the district and front onto both W. Main Street and the Wicomico River. Storefronts have been added to the street facades of several of the warehouses. The row of two and three story buildings on the south side of E. Main Street dates from the first quarter of the 20th Century. These classically-detailed buildings continue to serve their historic role as offices for lawyers and other professionals. Anchoring the east end of the district are two vernacular commercial buildings dating from the same early 20th Century period. These are the former shirt factory, which has been converted to retail use, and the former Red Star bus terminal. Brief descriptions of the most notable buildings in the district follow:

- 1). Wicomico County Courthouse E. Main St. and N. Division St.
Photos 2 and 4
1878; three-story Victorian Gothic, red brick with mousetooth beltcourses between Tudor-arched windows; bell tower, slate roof and front porch. Large 1936 brick addition at rear with concrete classical detailing;
- 2). Thomas R. Young Music Co. W. Main St. and W. Market St.
Photos 18 and 19
1887; three-story Victorian commercial, red-brick upper facade above ground floor granite piers framing large display windows with painted oak base panels and sashes. Upper floor windows are capped with limestone segmental arches. Elaborate corner entrance and roofline cornice;
- 3). "Old Synagogue Building" W. Main St. and W. Market St.
Photos 19 and 20
1892; two-story Victorian Gothic, red-brick with limestone beltcourses between elaborate pointed-arch, second story windows. Corner entrance is capped with a projecting turret; restoration of first story currently underway;
- 4). G & K Warehouse 318 W. Main St.
Photo 22
1889; three-story vernacular warehouse fronting onto both Main Street and the Wicomico River. Third story was added c. 1900. Six bays of segmental-arched windows stretch across the Main St. facade;
- 5). Bridge Control Tower W. Main St. and Wicomico River
Photo 23
1927; two-story Classical Revival tower with engaged corner pilasters resting on granite plinths. Copper roof is trimmed with a delicate dentil molding;

Intrusions in the district include buildings that have suffered a severe loss of integrity through alteration and buildings that were built after the period of significance. Also intrusive is the non-historic open space, including the brick plaza in front of the Courthouse, vacant lots and parking lots.

Nearly all of the Plaza buildings have been altered on the first story with modern storefronts and signage. The buildings on West Main Street west of the Plaza are, with only two exceptions, original in appearance; however, these buildings have not been maintained as well as those on the Plaza and E. Main Street. The buildings east of the Plaza, generally retain their integrity and are in good condition. Several buildings in the district have recently been rehabilitated including the following: the former shirt factory on E. Main Street, which has been converted to a retail outlet center, Kuhn's Jeweler's (107 W. Main Street), the A.F. & A.M. Lodge (110 Division Street), 229 W. Main Street, and the City Hall Museum and Cultural Center (110 E. Church Street). A number of other rehabilitation projects are currently underway or proposed.

Boundary Justification: The Downtown Historic District is bounded by U.S. Route 301 on the north, modern development and parking lots on the east and south, and vacant lots and a residential area on the west.

Verbal Boundary Description: The boundaries of the district are shown on the attached map entitled "Downtown Historic District".

The 1860s and 1870s were years of tremendous change for the area. In 1860 a disastrous fire completely destroyed the City's commercial center. Buildings were rebuilt immediately following the previous pattern. In 1867, the creation of Wicomico County from portions of Worcester and Somerset Counties, and the selection of Salisbury as its county seat spurred another period of active growth. By 1878, the new County has raised \$25,000.00 for the construction of a courthouse and it was built at the corner of E. Main Street and Division Street.

The Sanborn Insurance Maps of 1885 show the area as a well-populated and thriving one, with residential and commercial buildings along Main Street. In 1886, however, another fire again destroyed all of the buildings in the downtown area with the exception of the Courthouse ~~(see photo)~~. This time more fire-resistant construction materials, such as brick, stone and iron, were used in the rebuilding. By late 1887 the Wicomico Weekly News reported on several businesses reopening on Main Street including the L.W. Gunby Hardware Co, the Merchants Hotel, the Farmers and Merchants Bank, Ullman's Opera House, and about two dozen smaller businesses ~~(see photo)~~. The Victorian Gothic-style City Hall was constructed in 1896. It housed the fire company on the first story and city offices on the second story.

In the 1910s, portions of Humphrey's Lake were reclaimed and the remainder of the lake was re-routed as a branch of the Wicomico River. Main Street was extended east beyond Division Street, and the construction of a row of buildings for law offices serving the Courthouse commenced. The erection of the seven-story Wicomico Hotel during this period reflects Salisbury's regional prominence. The Federal Building was erected on E. Main Street in 1926 and a wing was added to the Courthouse in 1936. During the 1920s and 1930s, the lots further east on Main Street were developed, primarily by the Larmar Corporation, for commercial and small-scale industrial enterprises including the shirt factory and the Red Star Bus Terminal.

Improvements in communication and transportation in the mid-20th century led to decentralization of commercial and residential activities. More specifically, two major U.S. Highways, suburban housing developments and a shopping mall were constructed outside of the downtown area of Salisbury. In an attempt to compete with the mall, the downtown Plaza was created in the 1960s. The latest revitalization efforts for the downtown include the designation of a locally-zoned historic district and the establishment of a local historic district commission.

Prepared by: Ms. Kennedy Smith for the Downtown Historic District Commission and the City of Salisbury

Edited by: Ms. Kim Kimlin, Maryland Historical Trust
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438