

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: #18-22

Commission Considering: New Construction

Owner's Name: Ryan Miller

Applicant Name: Keith Fisher

Agent/Contractor: Not Indicated

Subject Property Address: 200 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

8/22/2018
Prost Beer Garden
Historic Committee Meeting

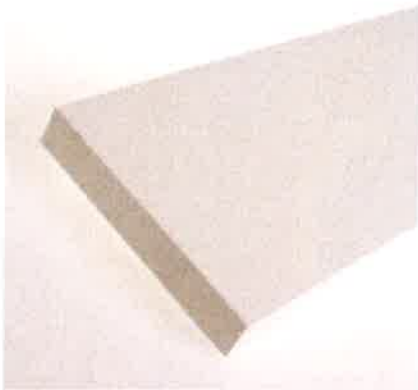
- Fencing – specific type of metal fencing needed
- Lighting – lighting plan was requested
- Garbage – garbage collection process questioned
- Signage – signage location needs to be discussed
- Materials & Trim
 - Roof needs to be all standing seam metal
 - Siding needs to be fiber cement
 - All trim should be Azek or similar
- No hip in the middle of roof – updated on plans
- Planting – specific types of plantings needed
- Proponents of design do not like Barn/German concept
- No diagonal trim – updated on elevations
- Metal fence is what city is requesting
- Submittal of siding, trim, roofing and fencing
- No exposed natural wood
- Address has been changed to 200 E., Market Street



James Hardie 48-In X 96-In-Hz5 Hardiepanel Primed Sierra 8 Fiber Cement Vertical Siding 617863

Wood

Fiber Cement Siding is durable and resists rotting, warping and cracking. The pre-primed siding can be painted or stained. It is weather and insect resistant.



Azek (Actual: 1-In X 5.5-In X 12-Ft) Traditional Trim Board Pvc Board Art12506144

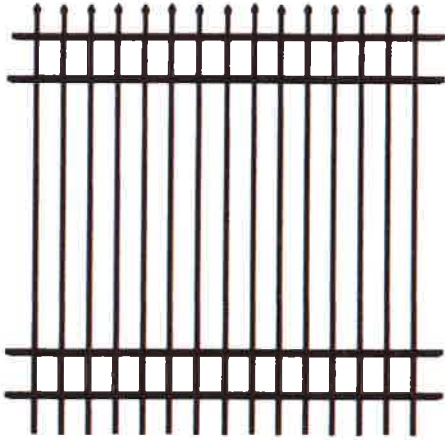
Using traditional tools and Fasteners, Azek Trim products can be worked just like wood even mitered, routed, and turned on a lathe. For custom applications, Azek Trim products ... [more »](#)



12 ft. Classic Rib Steel Roof Panel in Charcoal

Metal · Metal Sales · Roofing

Built for beauty, durability and value, the Metal Sales Classic Rib is a hard-working roof panel that performs in all seasons. Fastener heads are exposed to view and feature a ...



Cascade Standard-Duty 6 ft. H x 6 ft. W Black Aluminum Pre-Assembled Fence Panel

Our patented ProLock™ locking strips lock panels from the inside, meaning no screws used for panel assembly - unlike other metal fence solutions. Compatible with 6 ft. Cascade ...



48 ft. Commercial Outdoor String Lights, 24 clear S14 bulbs, suspended

American Lighting · String Lights · Electric · Outdoor · Commercial

Definitely one of our most popular outdoor string light sets! The suspended socket style cord is often seen in bars and restaurants, so many homeowners look to create that same ...



Galvanized Shade for Commercial Suspended Medium Base - 1 Pack

An attractive addition to your suspended medium base string lights. A decorative steel shade with a copper finish. Can Only Be Used with Susepneded Medium Base String Lights. ...



Otto Triumph 4 Yd Front Load Plastic Dumpster Triumph4ydFL - Green

OTTO PLASTIC FRONT LOAD DUMPSTERS Otto Triumph 4 Yard Front Load Dumpster - Green Otto Plastic Front Load Dumpsters allow easy waste disposal for restaurants, educational ...

Churchill Cedar Planter Box Greenstone Garden



Your thumb and the planet can both remain green when you add the Greenstone Churchill Rectangular Cedar Planter to your garden or patio. Made of solid cedar wood sourced only ... [more »](#)

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: October 24, 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: 200 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: N/A

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.

Recent Approvals:

207-209 E Market Street- Approved as submitted; Window replacement, sign & lighting installation (1/24/18)

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

| House # | Street Name | Hearing Date | Contributing | Non-Contributing |
|---------|---------------|--------------|--------------|------------------|
| 124 | E Main Street | 7/25/2018 | | X |
| 235 | W Main Street | 8/22/2018 | X | |

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission to 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: 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 pd. 7/19/18 (date)

Date Submitted to NSCC: 7/18/18

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

Subject Location: 199 E. MARKET STREET

Application by: KEITH FISHER

Applicant Address: 542 RIVERSIDE DR. SALISBURY MD

Applicant Phone: 410.742.0238

Case #: 18-22

Action Required By (45 days): 9/2/18

Owner Name: RYAN MILLER

Owner Address: 829 RIVERSIDE ROAD

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 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.

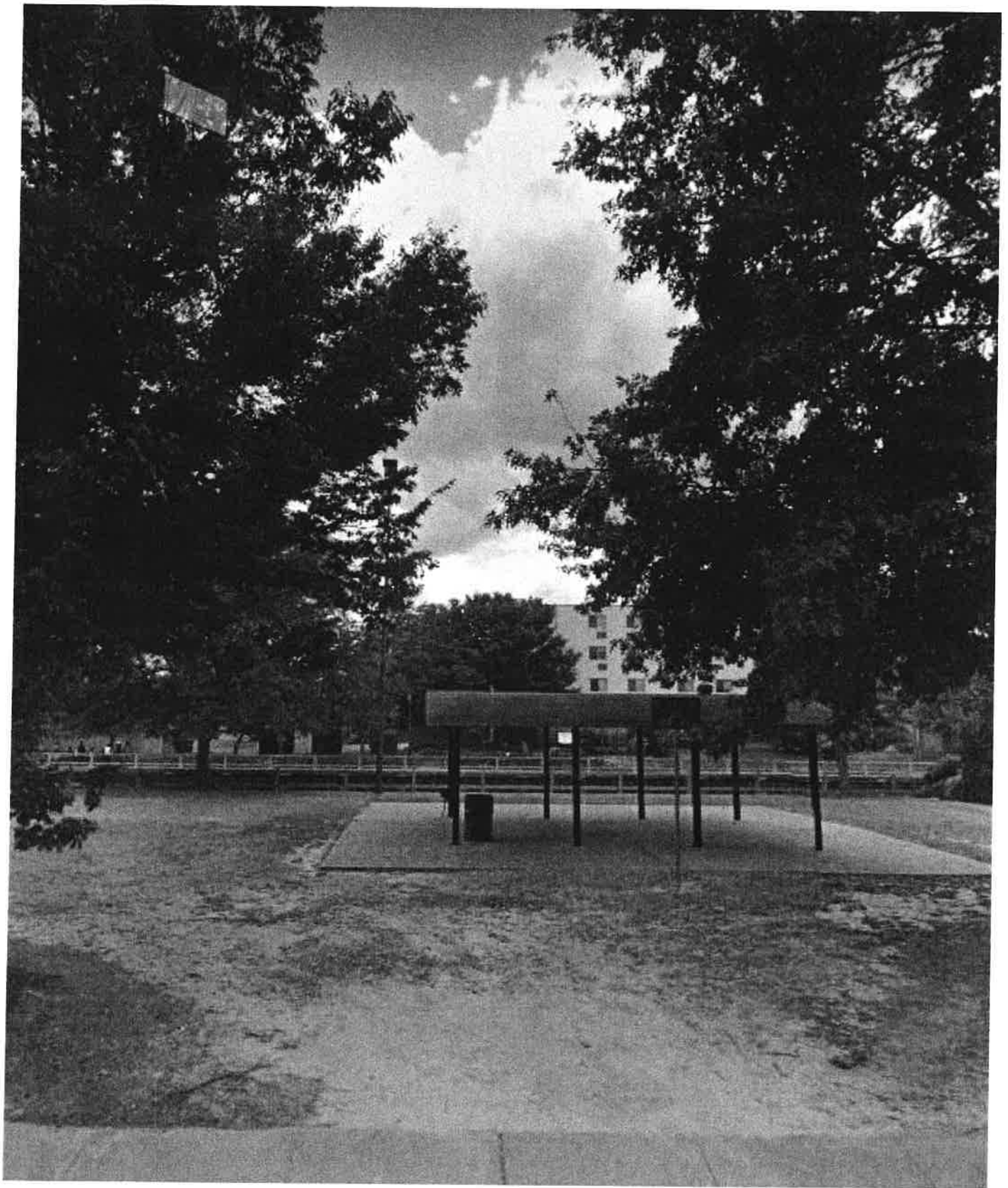
The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Neighborhood Services & Code Compliance for the City of Salisbury as well as on the city's website: www.ci.salisbury.md.us.

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 8/22/18 (date).

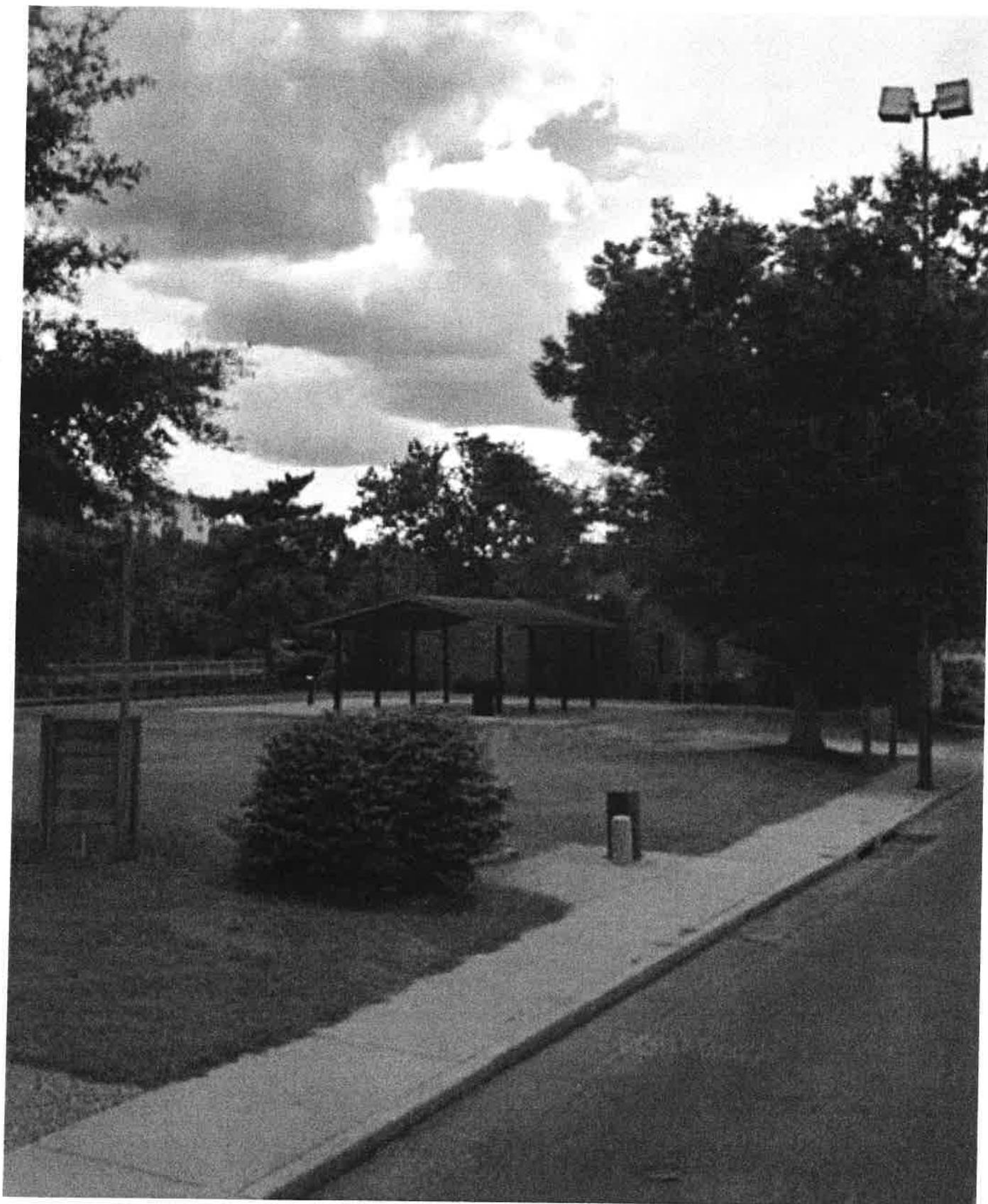
I hereby certify that the owner of the subject premises has been fully informed of the alterations herein proposed and that said owner is in full agreement with this proposal.

Applicant's Signature KEITH FISHER Date 7/18/2018

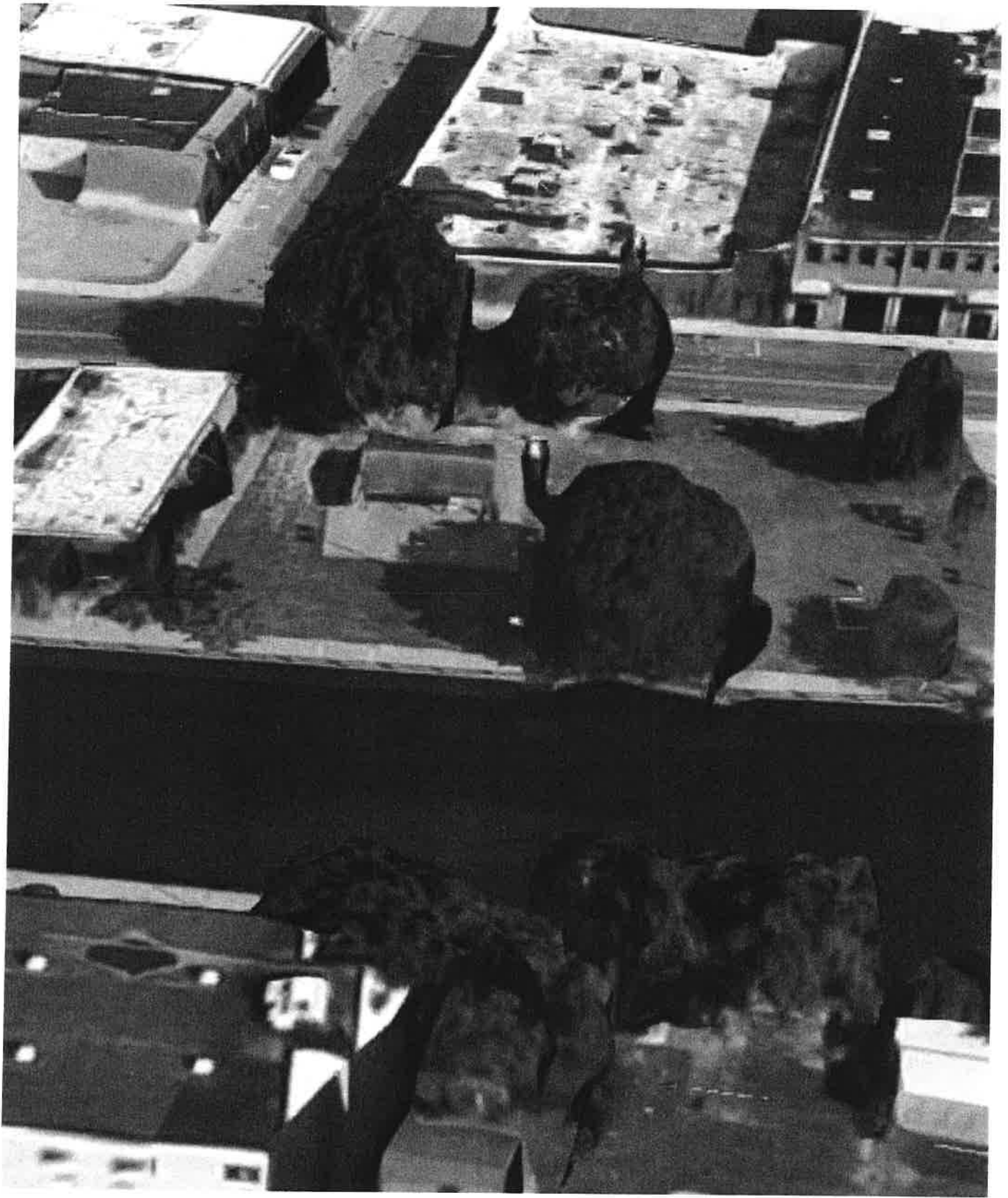
Remarks: Brittney Beer 8/9/18 Application Processor (Date) Carme Roane 8.13.18 Secretary, S.H.D.C. (Date)



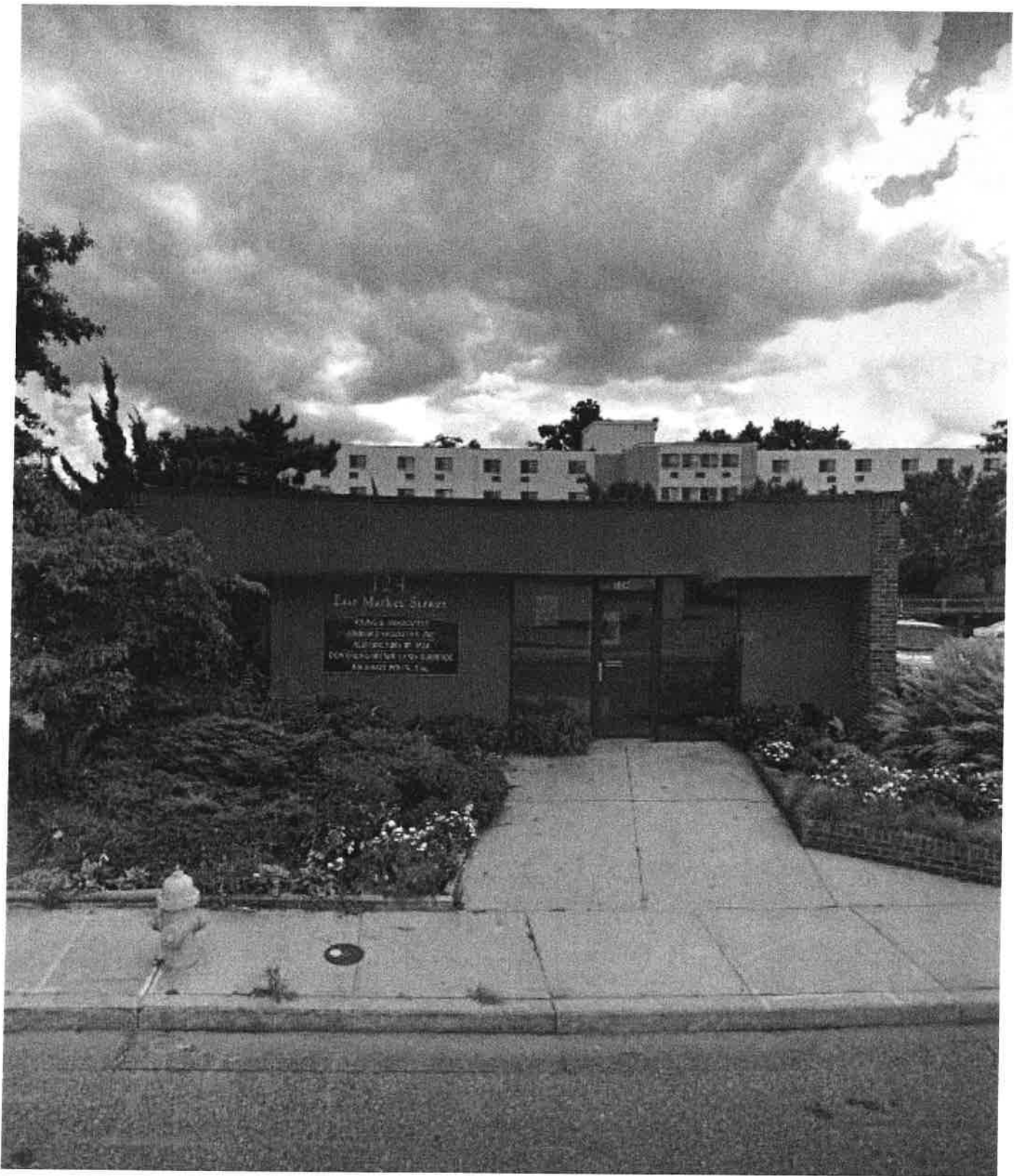
View from E. Market Street
(Front Elevation)



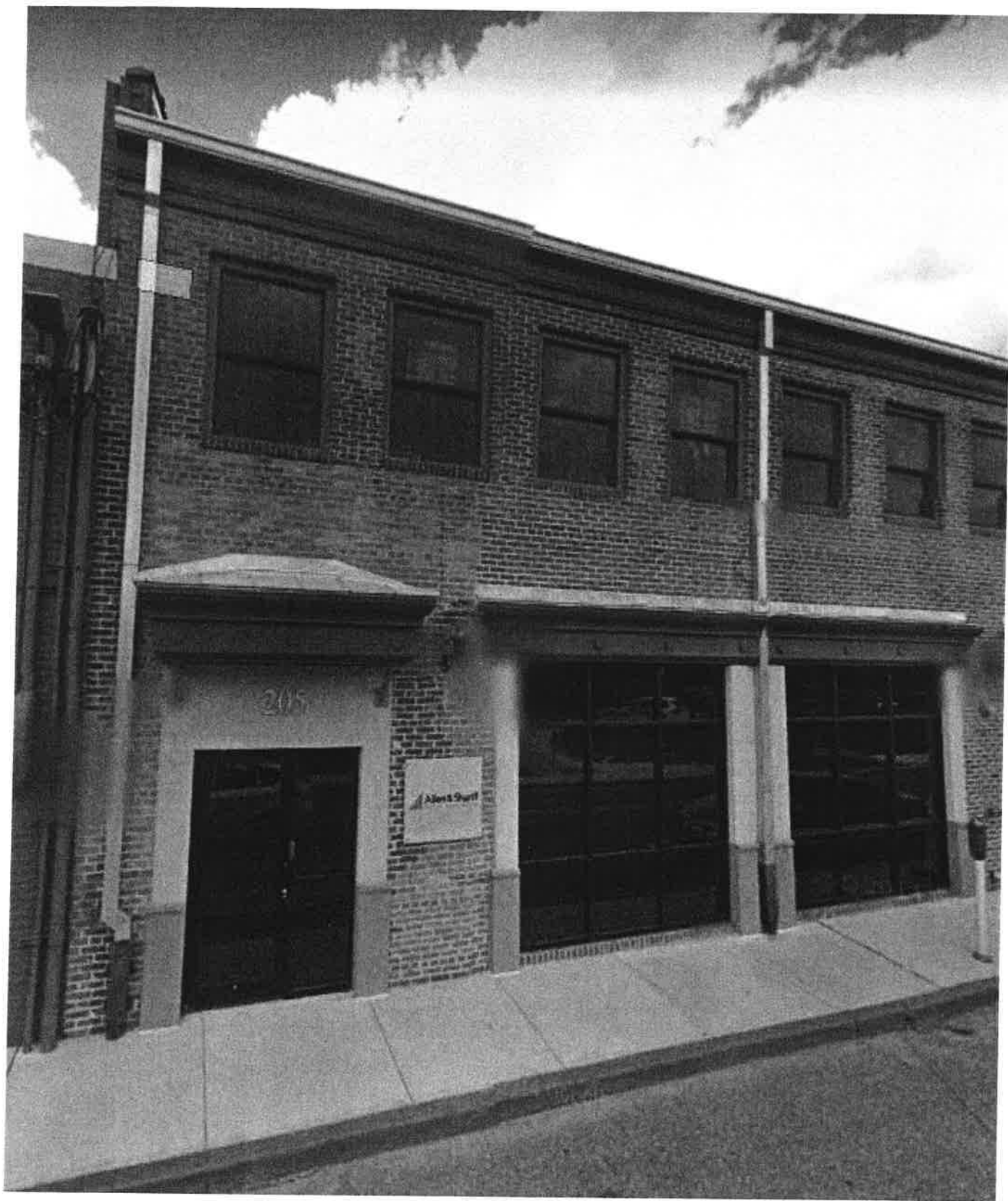
View from E. Market Street
(Front Elevation)



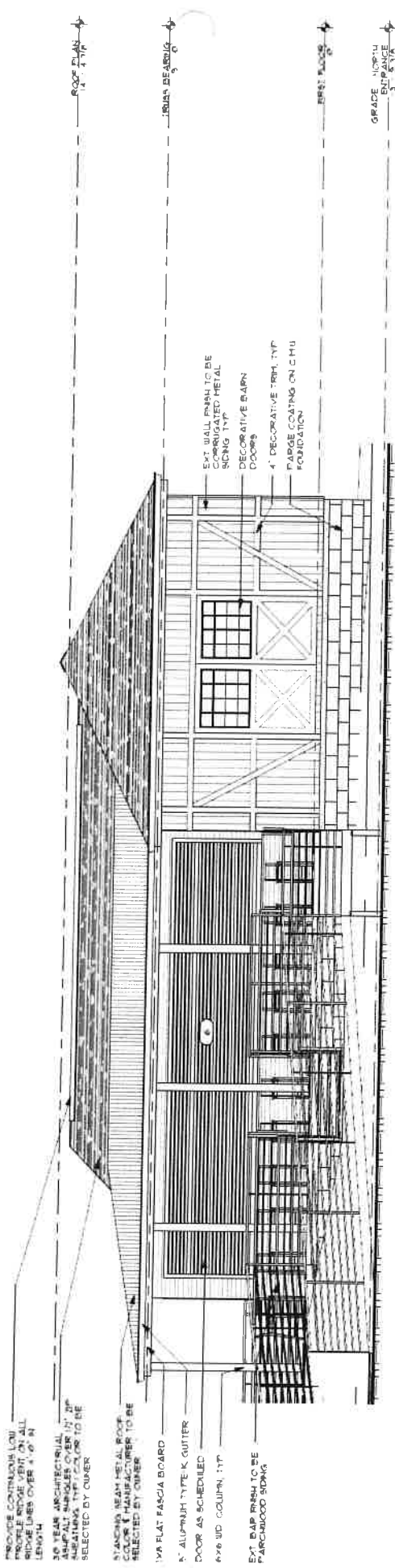
Aerial View
(Rear Elevation)



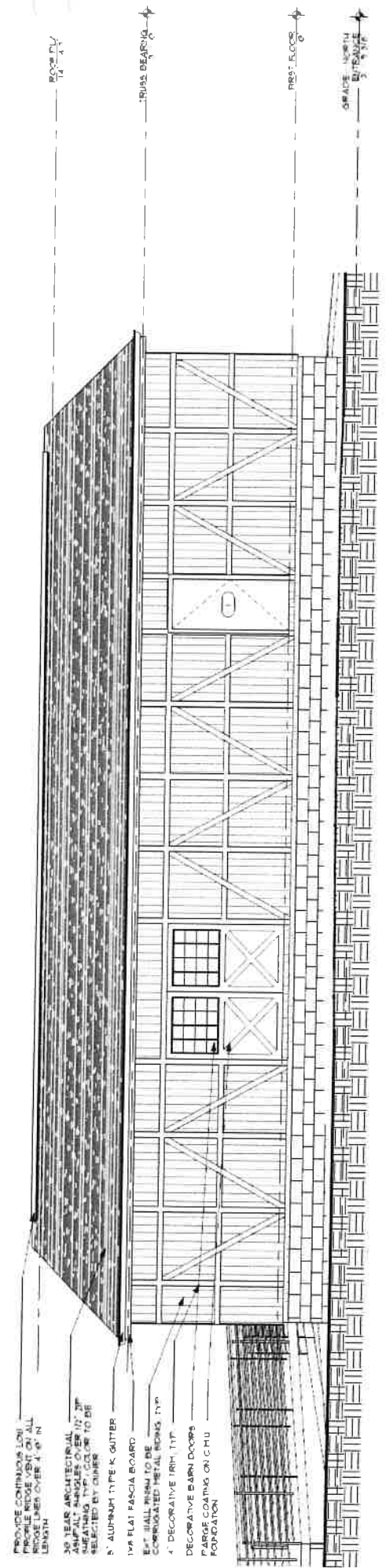
Neighbor to the West on E. Market Street
(Side Elevation)



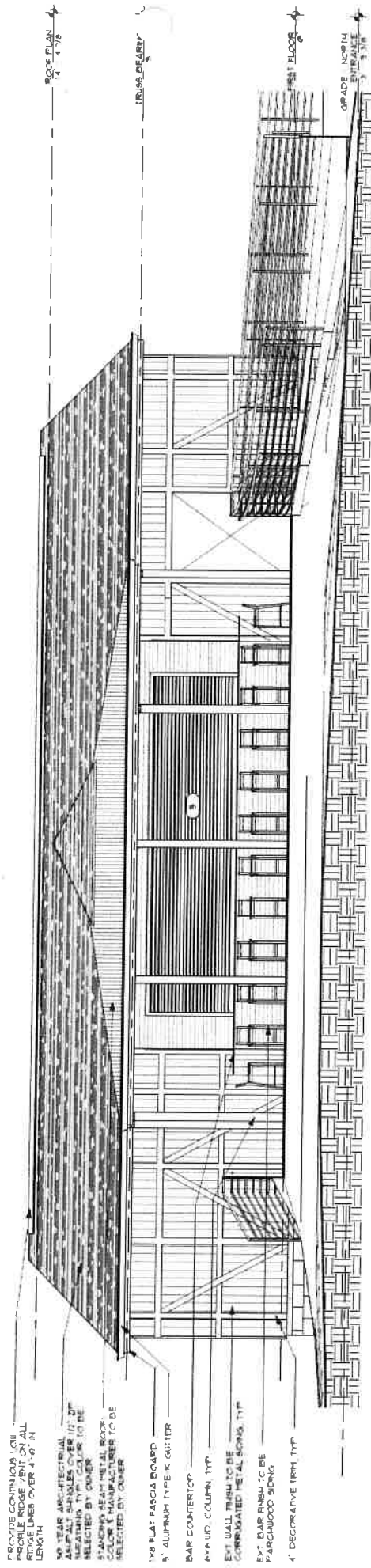
Neighbor to the Northeast on E. Market Street
(Side Elevation)



North Elevation
Not to Scale

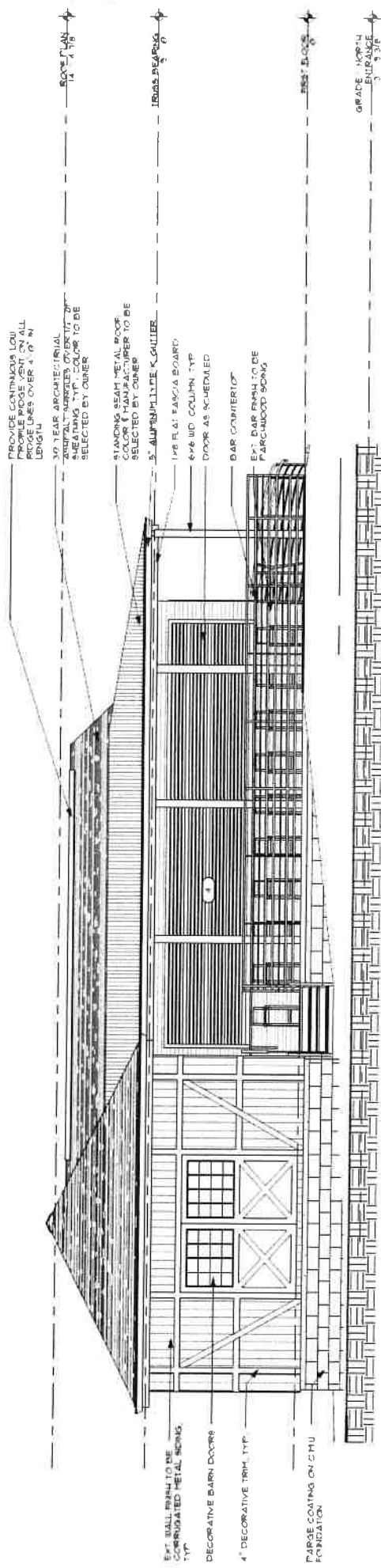


West Elevation
Not to Scale



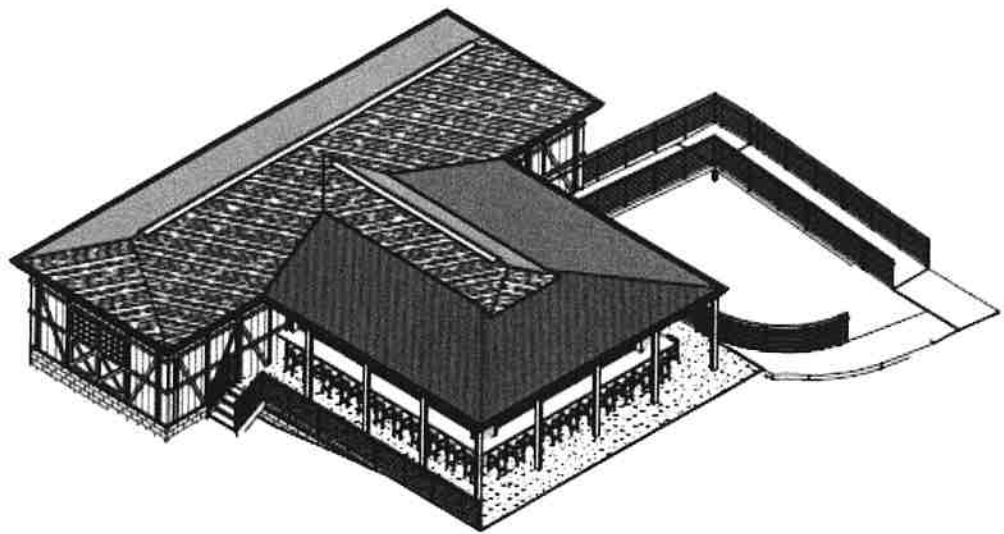
East Elevation

Not to Scale

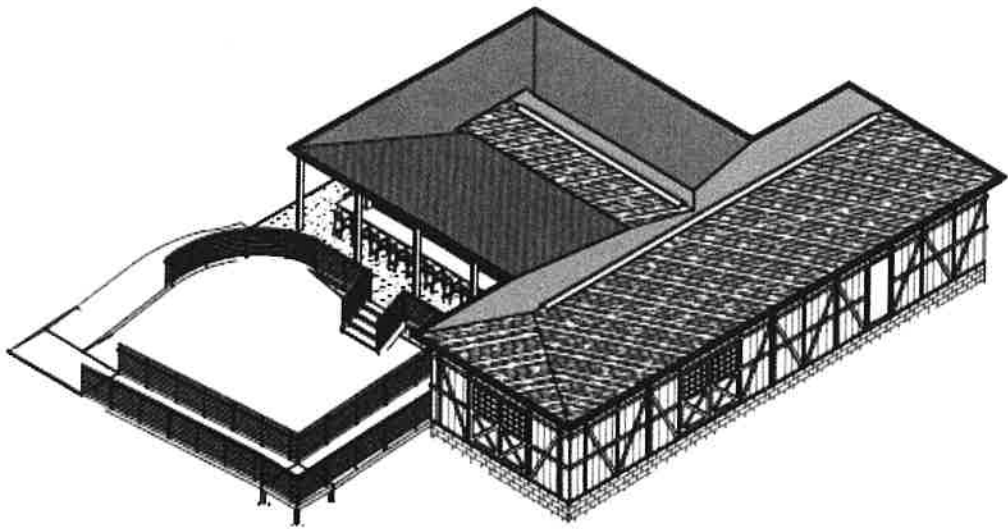


South Elevation

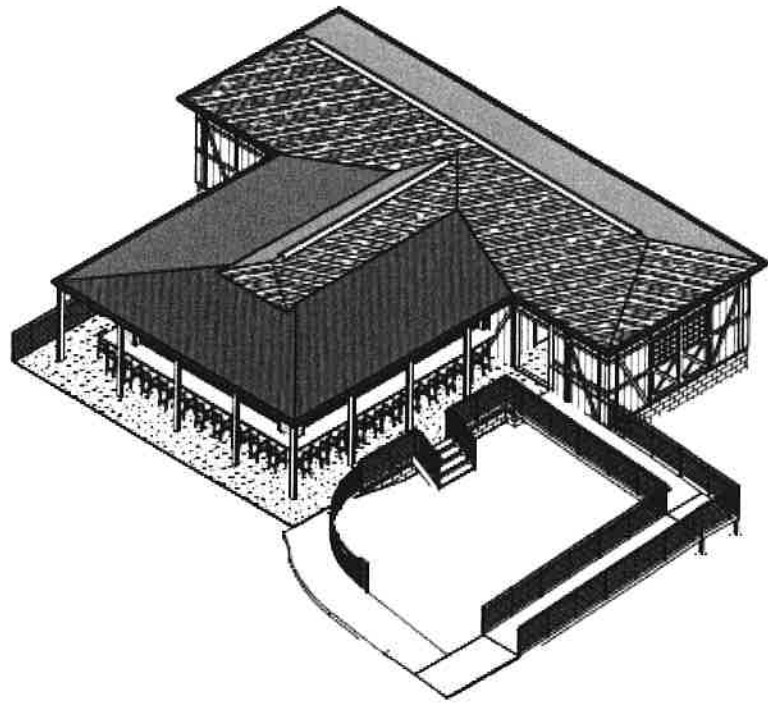
Not to Scale



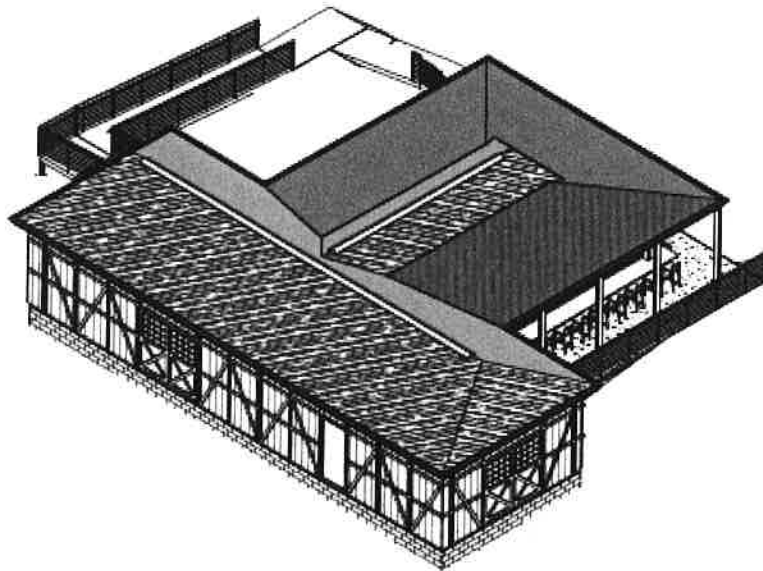
1 SOUTH EAST



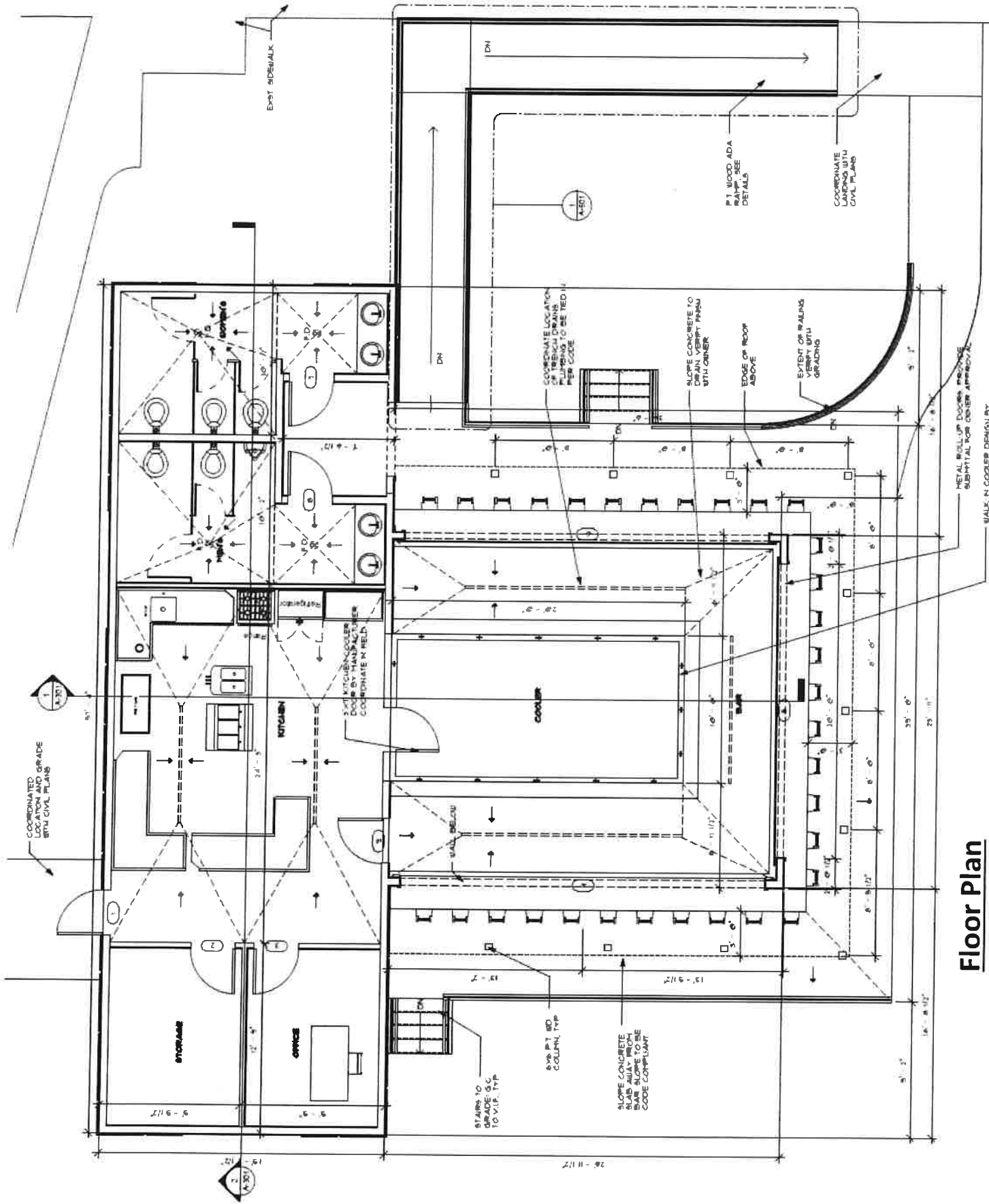
2 NORTH WEST



② NORTH EAST



④ SOUTH WEST

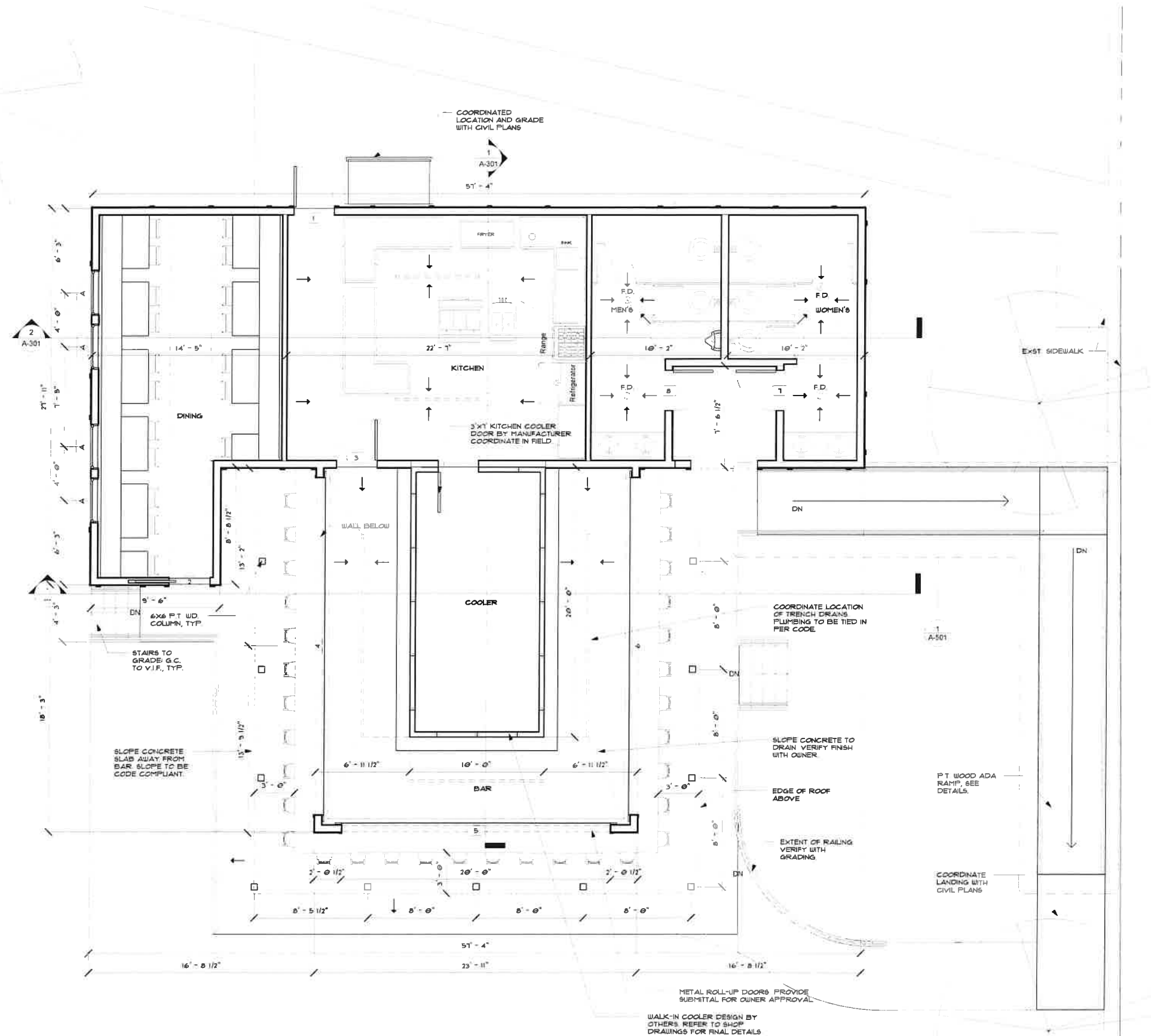


Floor Plan
Not to Scale

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 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: | | | | |



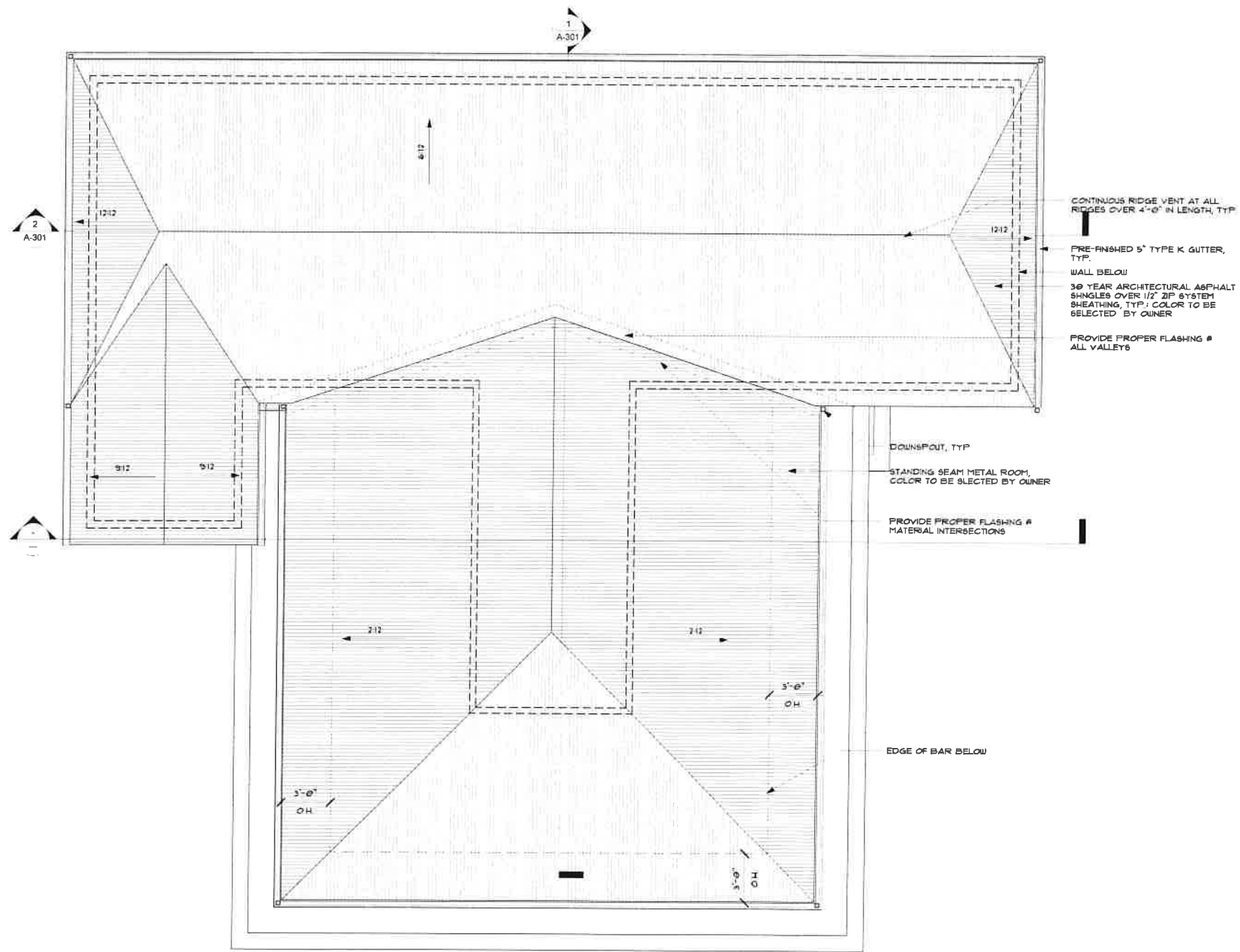
- GENERAL NOTES**
1. KITCHEN DESIGN AND LOCATION OF FLOOR SINKS TO BE BY OTHERS
 2. REQUIREMENTS FOR POWER AND LIGHTING IS TO BE BY OWNER
 3. FINAL DESIGN OF HEIGHT AND WEIGHT OF COOLER IS TO BE COORDINATED WITH OWNER PRIOR TO FOUNDATION INSTALLATION. NOTIFY ARCHITECT FOR COORDINATION OF STRUCTURAL COMPONENTS.
 4. OWNER TO VERIFY DOOR HARDWARE AND KEYING REQUIREMENTS
 5. ALL KITCHEN AND BAR FINISHES ARE TO BE COMPLIANT WITH HEALTH DEPARTMENT. INTERIOR FINISH SELECTIONS BY OTHERS
 6. COORDINATE BAR DETAILS WITH OWNER HEIGHT TO MEET ALL APPLICABLE CODES.



PROFESSIONAL CERTIFICATION
I, the undersigned, being a duly qualified and licensed architect under the laws of the State of Mississippi, do hereby certify that I am the author of the design and content of the above drawings, and that I am a duly licensed architect under the laws of the State of Mississippi, and that I am duly qualified to perform the services herein provided for, and that I am duly licensed to practice architecture in the State of Mississippi.

PROST BEER GARDEN
EAST MARKET ST.

SHEET INFO:
FLOOR PLAN



CONTINUOUS RIDGE VENT AT ALL
 RIDGES OVER 4'-0" IN LENGTH, TYP

PRE-FINISHED 5" TYPE K GUTTER,
 TYP.

WALL BELOW

30 YEAR ARCHITECTURAL ASPHALT
 SHINGLES OVER 1/2" ZIP SYSTEM
 SHEATHING, TYP. COLOR TO BE
 SELECTED BY OWNER

PROVIDE PROPER FLASHING @
 ALL VALLEYS

DOWNSPOUT, TYP

STANDING SEAM METAL ROOF,
 COLOR TO BE SELECTED BY OWNER

PROVIDE PROPER FLASHING @
 MATERIAL INTERSECTIONS

EDGE OF BAR BELOW

ROOF PLAN
 1/4" = 1'-0"

BAPTIST ST

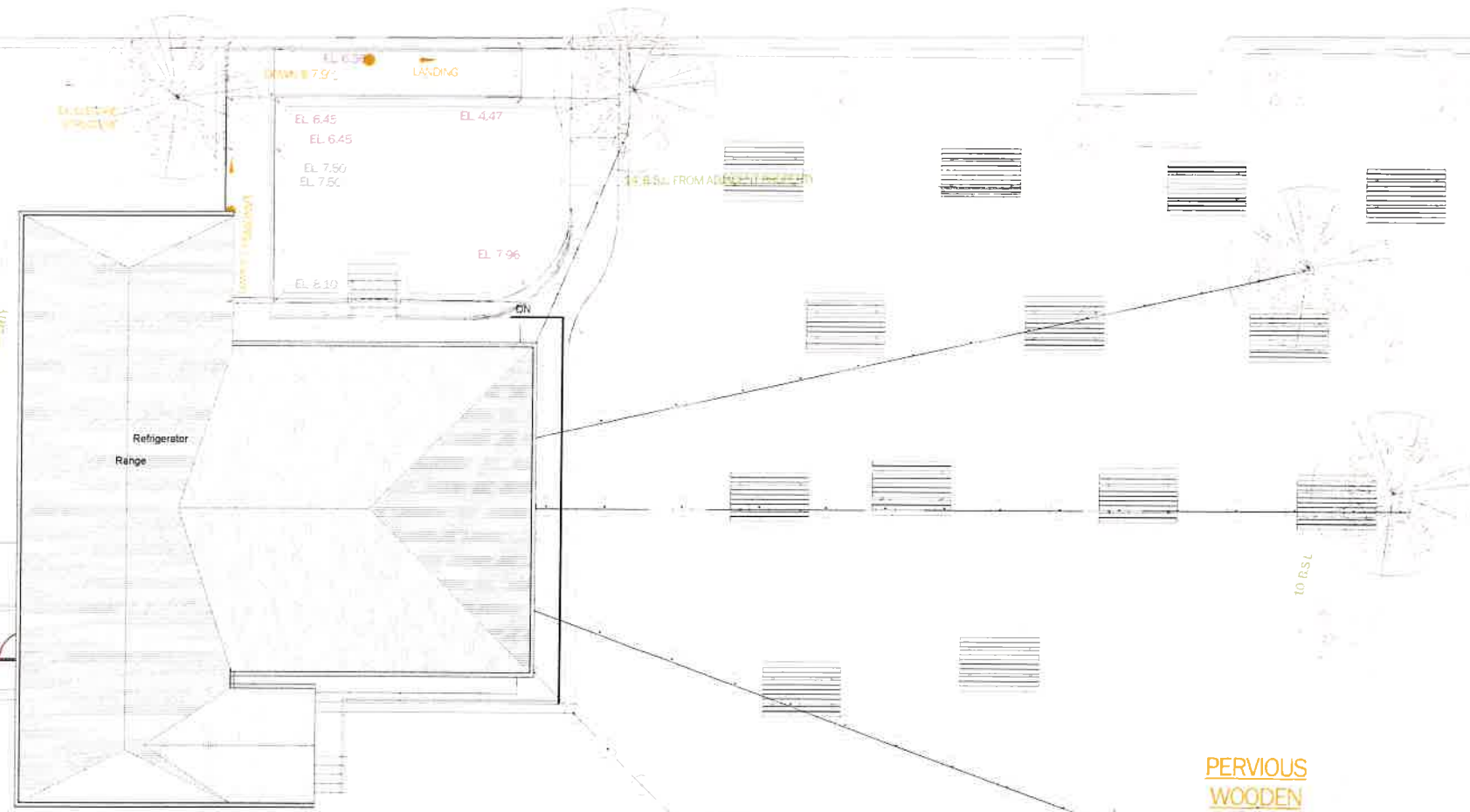
M M

EAST MARKET STREET

14' EXISTING B.S.L.

N/F
124 EAST MARKET STREET, LLC
2097/110
"PARCEL B"
PLAT: 4/275
M.107 P.900

EXISTING SIDEWALK TO REMAIN
5' B.S.L. FROM ADJACENT PROPERTY



N/F
CITY OF
SALISBURY
894/52
M.107 P.902
EXISTING PARKING
LOT

PERVIOUS
WOODEN
STAGE

10' B.S.L.

PROFESSIONAL CERTIFICATION:
I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the design and construction documents herein, that I am a duly licensed Professional Engineer in the State of Maryland, and that I am duly qualified to perform the services herein required, and that I am duly qualified to perform the services herein required, and that I am duly qualified to perform the services herein required.

DATE: 09/17/2024
EXPIRATION: 09/17/2025

PROST BEER GARDEN
EAST MARKET ST.

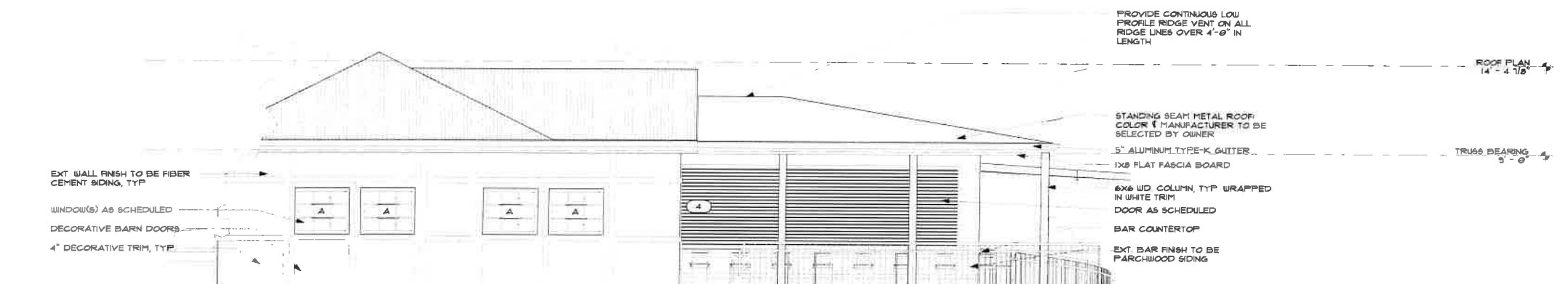
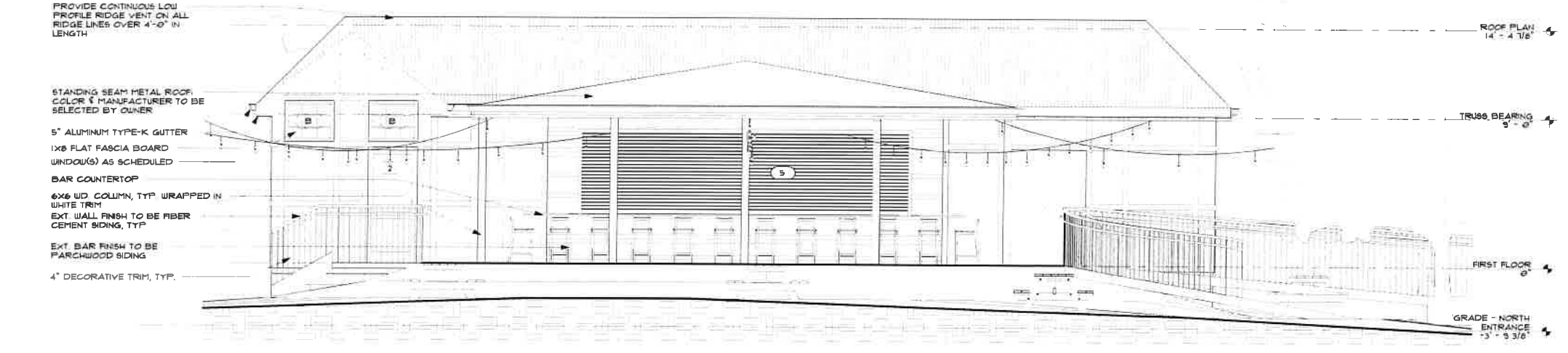
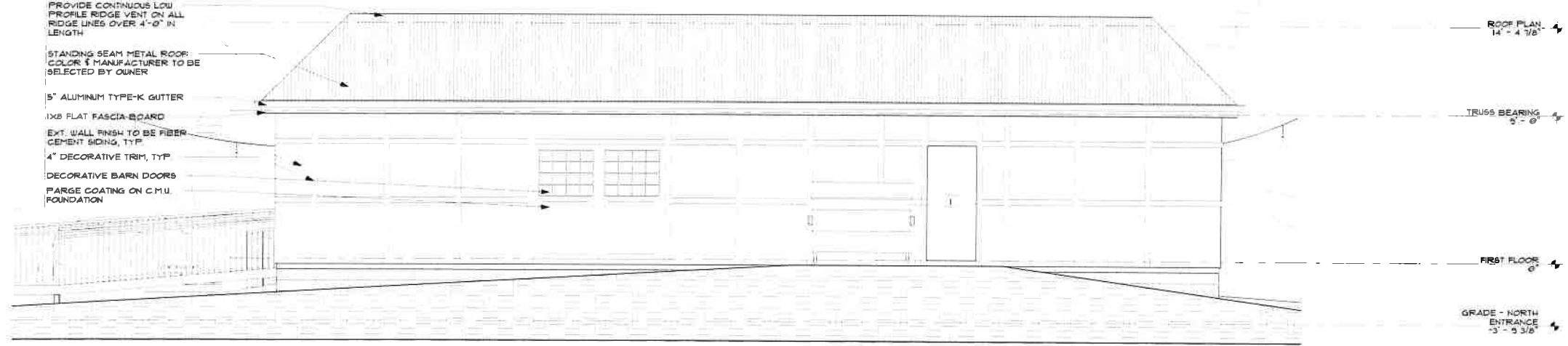
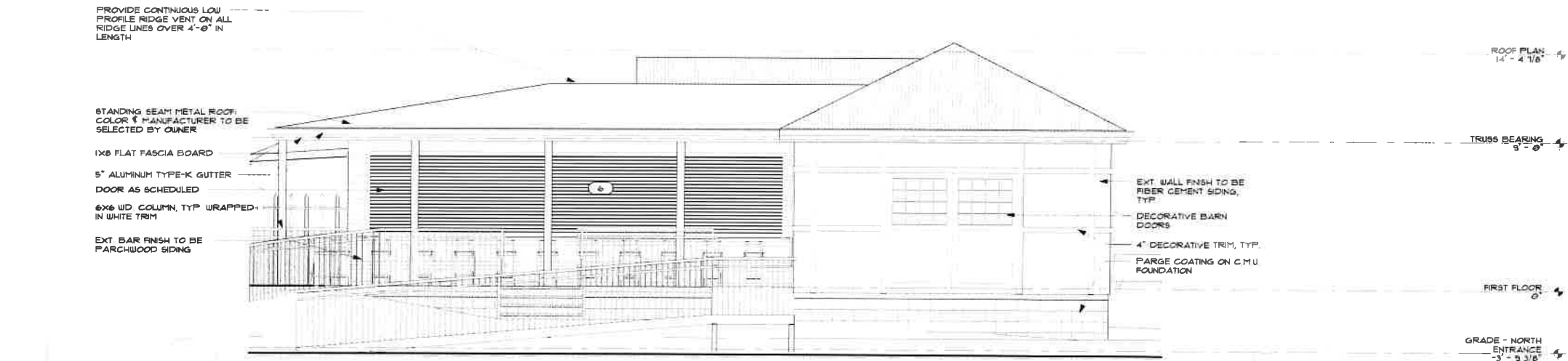
SHEET INFO:

SITE PLAN

EAST BRONG WILCOMING RIVER

PROFESSIONAL CERTIFICATION
STATE OF MARYLAND ARCHITECTURE BOARD
REGISTERED ARCHITECT NO. 10011
EXPIRES 12/31/2024

THE DOCUMENTS PREPARED BY FISHER ARCHITECTURE, LLC, ARE INTENDED FOR THE PROJECT AND THE INTENDED USE. ANY OTHER PROJECT, EITHER ARCHITECTURAL OR MECHANICAL, ELECTRICAL, OR PLUMBING, NOT COVERED BY ANY AGREEMENT, A NEW DESIGN OR CONSTRUCTION, FISHER ARCHITECTURE, LLC, WILL NOT BE RESPONSIBLE FOR THE PROJECT. IN RESPECT OF THE PROJECT, FISHER ARCHITECTURE, LLC, AND ITS DESIGN PROFESSIONALS, SHALL NOT BE RESPONSIBLE FOR THE PROJECT. THE PROJECTS OF FISHER ARCHITECTURE, LLC, ARE:



SHEET INFO:

ELEVATIONS