

# Salisbury Historic District Commission

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## 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:** #18-32

**Commission Considering:** Exterior alterations

**Owner's Name:** SBY Development Group LLC

**Applicant Name:** SBY Development Group LLC

**Agent/Contractor:** Not Indicted

**Subject Property Address:** 213 W Main 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

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## STAFF FINDINGS

**Meeting Date: October 24, 2018**

**Case Number:** 18-32

**Commission Considering:** Exterior alterations

**Owner's Name:** SBY Development Group LLC  
**Owner's Address:** 100 N. Division Street #301  
Salisbury, MD

**Applicant Name:** SBY Development Group LLC

**Agent/Contractor:** Not Indicated

**Subject Property Address:** 213 W Main Street

**Historic District:** Downtown Historic District

**Use Category:** Commercial

**Zoning Classification:** CBD

**Structure / Site Description:**  
**Built Date:** 1937  
**Enclosed Area:**  
**Lot Size:** 17,254 sq. ft.  
**Number of Stories:**

**Contributing Structure:** Yes, 01/25/2012

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

**Nearby Properties on County Survey:** Yes  
Including but not limited to:  
➤ 235 W Main Street- R.K. Truitt Building  
➤ 229 W Main Street - Brewington 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 Area Approvals:**

**235 W Main Street- Window replacement (8/22/18)**

**100 E Main Street Suite 103- Store front replacement (1/24/18)**

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
235	W Main Street	8/22/2018	X	

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission approve their request to modify Roadie Joe’s entrance to replace current glass bump cut into a flat glass storefront.

**Areas of Historic Guidelines to be considered:**

***Guideline 41: Storefront Entrances***

- a. Maintain existing recessed entries.
- b. Preserve decorative elements in good condition, such as trim and other woodwork. Repair or replace in-kind decorative elements in poor condition.
- c. Where historically recessed entries have been closed up and made flush with the façade, consider restoring the recess.
- d. On buildings whose storefronts have been altered in recent history, restoration to its historic appearance, where documentary evidence exists, or a new design may be appropriate. Work with the SHDC early in the design process when designing new storefront entrances.

***Guideline 42: Storefront Windows***

- a. Maintain the existing historic display windows where possible. Preserve the size, configuration of the historic windows.
- b. Storefront windows should retain their historic material and be consistent with the prominent style of the building as much as possible. Many buildings in Salisbury’s Downtown reflect multiple eras and architectural styles. Typically, the upper stories are more or less original to the building’s historic appearance, while

the street level has been altered, in many cases multiple times. Where a storefront retains only limited integrity, a new design may be appropriate. Consult the SHDC to determine the best approach for your building.

- c. Retain the bulkhead or kickplate below the display windows. If replacement is necessary, match the historic profile and configuration as closely as possible.
- d. Preserve or restore the storefront transom windows. Where the use of glass is not feasible, a dark, reflective surface is most 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 9-26-18 (date)

Date Submitted to NSCC: 9-26-18  
Date Accepted as Complete by NSCC: 9-26-18  
Subject Location: 213 W. Main Street  
Application by: SBV Development  
Applicant Address: 100 N. Division Street  
Applicant Phone: 410-844-4160

Case #: 18-32  
Action Required By (45 days): 11/10/18

Owner Name: SBV Development Group LLC  
Owner Address: 100 N. Division Street  
Owner Phone: 240-994-6481

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 glass entrance in front entrance 213 W. Main Street directly to the right of the current entrance

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](http://www.ci.salisbury.md.us).

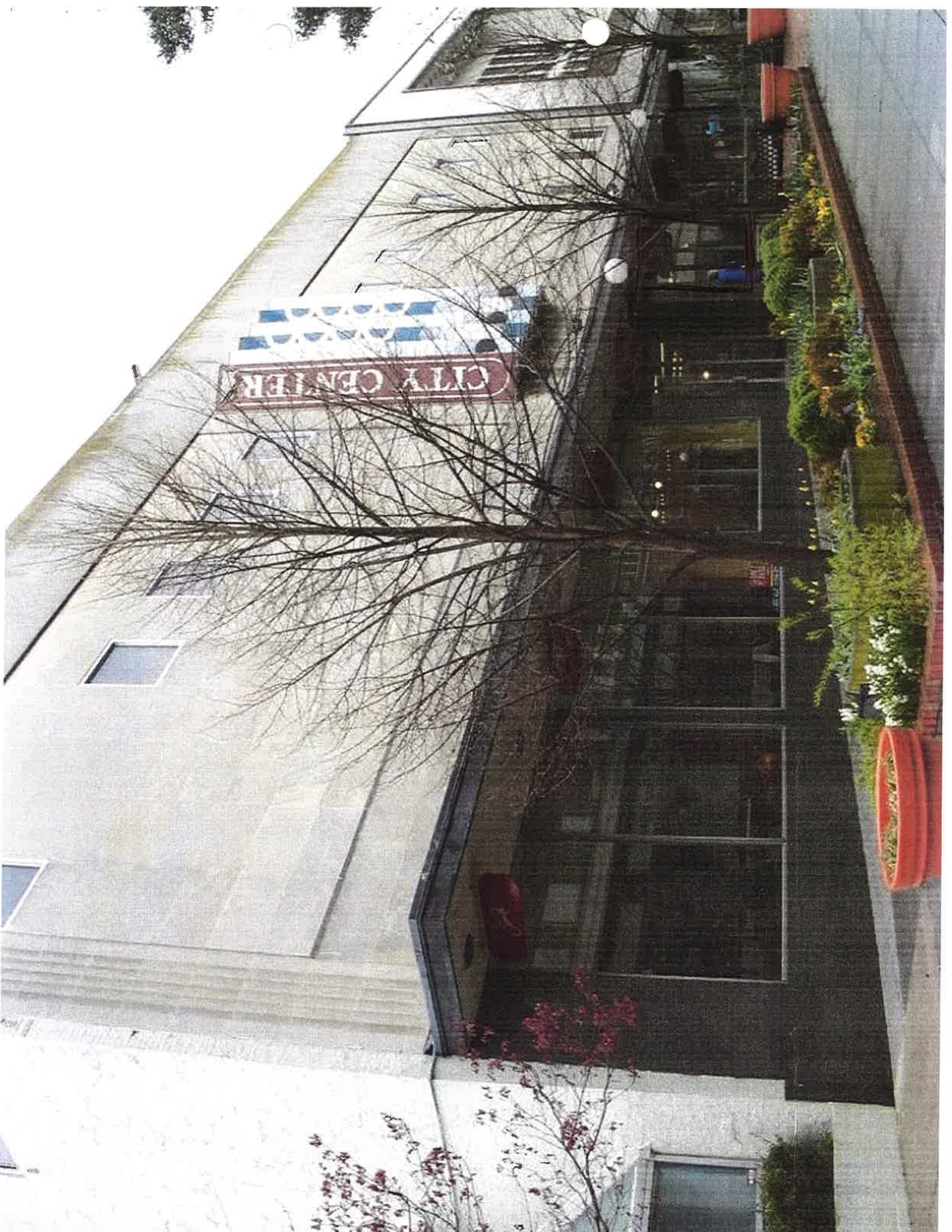
I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 10-24-18 (date).

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 C. Ballard Date 9-26-18

Remarks: [Signature] 9/26/18 Application Processor (Date)  
[Signature] 10.12.18 Secretary, S.H.D.C. (Date)

- 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.



213 W. Main Street Salisbury, MD 21801



↑  
New Location

Front Facade



View of Interior

168 "

41 "

36 "

84 "

1/4" temp

41 5/8 X 83 3/4

1/4" temp

36 5/8 X 35 1/8

1/4" temp

29 X 70 1/2

1/4" temp

84 5/8 X 102 3/4

1/4" temp

41 5/8 X 33 7/8

33 1/4"

34 1/2"

83 1/8"

102 1/8"

0 3/8"

1

2

3

213 W. Main Street Salisbury, MD 21801

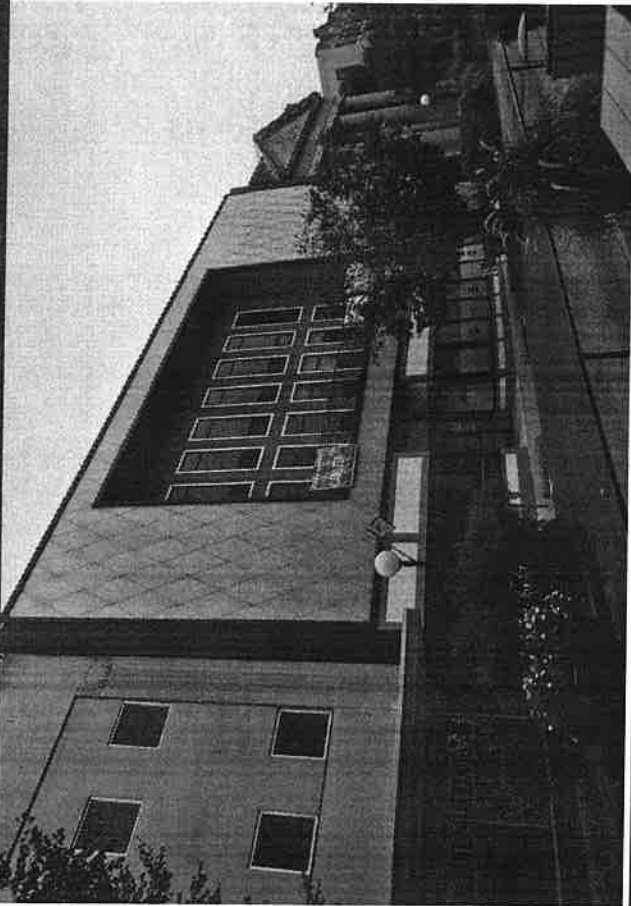


Rear Entrance

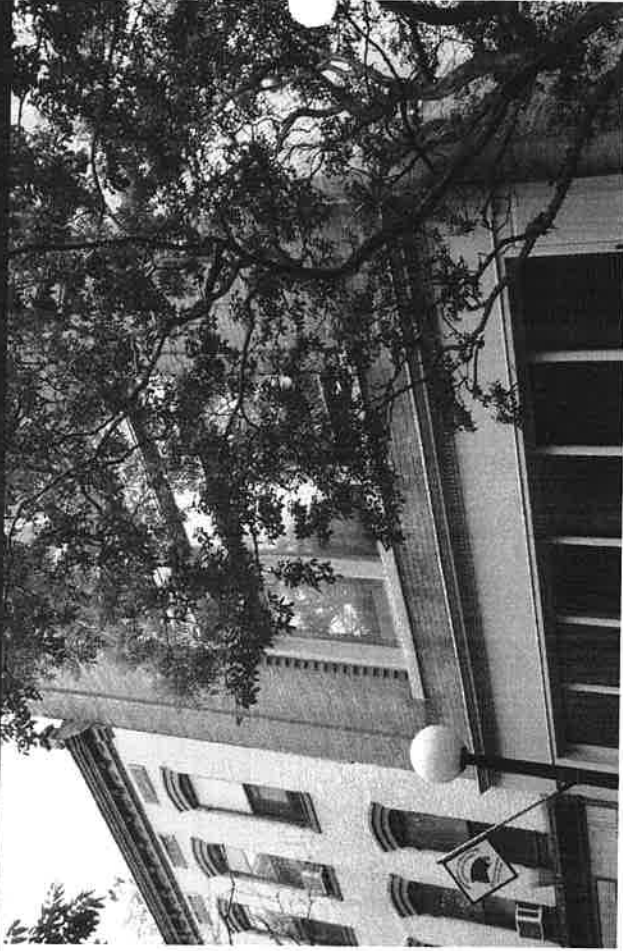
Side of Building



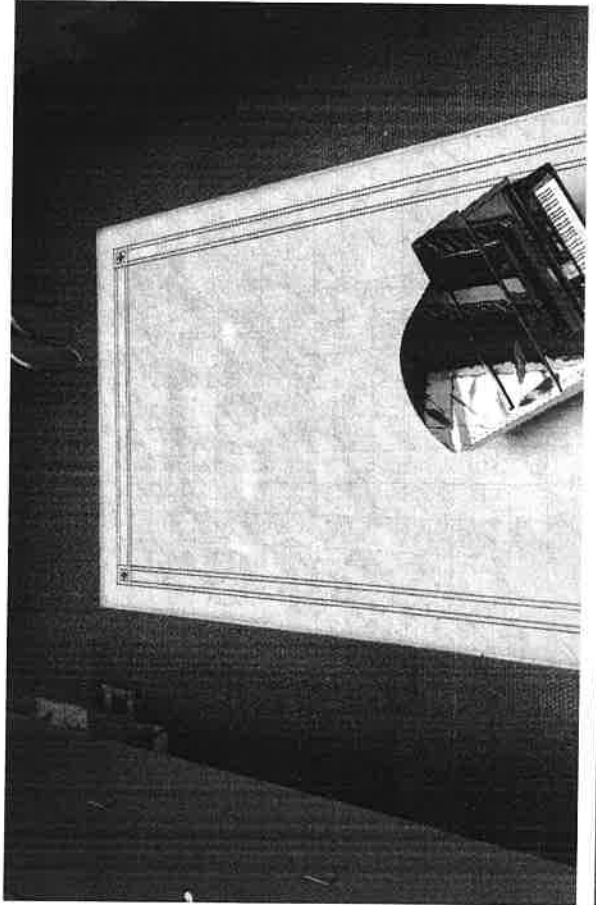
213 W. Main Street Salisbury, MD 21801



Surrounding Buildings (right)



Surrounding Buildings (left)



Second Floor Look Down

Real Property Data Search

Search Result for WICOMICO COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>							
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>							
<b>Exempt Class:</b>		<b>NONE</b>							
<b>Account Identifier:</b>	<b>District - 09 Account Number - 040064</b>								
Owner Information									
<b>Owner Name:</b>	CITY CENTER SALISBURY OF VA LLC A/K/A CITY CENTER SALISBURY LLC	<b>Use:</b> COMMERCIAL <b>Principal Residence:</b> NO							
<b>Mailing Address:</b>	206 E MAIN ST SALISBURY MD 21801-4923	<b>Deed Reference:</b> /02104/ 00177							
Location & Structure Information									
<b>Premises Address:</b>	213 W MAIN ST SALISBURY 21801-0000	<b>Legal Description:</b> 17,254SQ FT 213-233 W 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	0014	1025		0000				2018	<b>Plat Ref:</b>
<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>					
1937	31408		17,254 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>			
		RETAIL STORE							
Value Information									
		<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>					
			As of	As of	As of				
			01/01/2018	07/01/2018	07/01/2019				
<b>Land:</b>		258,800	258,800						
<b>Improvements</b>		440,500	419,000						
<b>Total:</b>		699,300	677,800	677,800	677,800				
<b>Preferential Land:</b>		0			0				
Transfer Information									
<b>Seller:</b> AU, KIN-SING & FLORENCE			<b>Date:</b> 08/01/2003			<b>Price:</b> \$0			
<b>Type:</b> NON-ARMS LENGTH OTHER			<b>Deed1:</b> /02104/ 00177			<b>Deed2:</b>			
<b>Seller:</b> AHTEs, WILLIAM J JR			<b>Date:</b> 01/11/2002			<b>Price:</b> \$875,000			
<b>Type:</b> ARMS LENGTH MULTIPLE			<b>Deed1:</b> /01886/ 00614			<b>Deed2:</b>			
<b>Seller:</b> CITY CENTER INC THE			<b>Date:</b> 12/04/1990			<b>Price:</b> \$400,000			
<b>Type:</b> NON-ARMS LENGTH OTHER			<b>Deed1:</b> /01239/ 00224			<b>Deed2:</b>			
Exemption Information									
<b>Partial Exempt Assessments:</b>	<b>Class</b>			07/01/2018	07/01/2019				
<b>County:</b>	000			0.00					
<b>State:</b>	000			0.00					
<b>Municipal:</b>	000			0.00 0.00	0.00 0.00				

# Salisbury Historic District Commission

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## 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:** #18-31

**Commission Considering:** Exterior alterations

**Owner's Name:** SBY Development Group LLC

**Applicant Name:** SBY Development Group LLC

**Agent/Contractor:** Not Indicted

**Subject Property Address:** 213 W Main 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

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## STAFF FINDINGS

**Meeting Date: October 24, 2018**

**Case Number:** 18-31

**Commission Considering:** Exterior alterations

**Owner's Name:** SBY Development Group LLC  
**Owner's Address:** 100 N. Division Street #301  
Salisbury, MD

**Applicant Name:** SBY Development Group LLC

**Agent/Contractor:** Not Indicated

**Subject Property Address:** 213 W Main Street

**Historic District:** Downtown Historic District

**Use Category:** Commercial

**Zoning Classification:** CBD

**Structure / Site Description:**  
**Built Date:** 1937  
**Enclosed Area:**  
**Lot Size:** 17,254 sq. ft.  
**Number of Stories:**

**Contributing Structure:** Yes, 01/25/2012

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

**Nearby Properties on County Survey:** Yes  
Including but not limited to:  
➤ 235 W Main Street- R.K. Truitt Building  
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**235 W Main Street- Window replacement (8/22/18)**

**100 E Main Street Suite 103- Store front replacement (1/24/18)**

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
235	W Main Street	8/22/2018	X	

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission approve their request to modify Roadie Joe’s entrance to replace current glass bump cut into a flat glass storefront.

**Areas of Historic Guidelines to be considered:**

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- a. Maintain existing recessed entries.
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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 9-26-18 (date)

Date Submitted to NSCC: 9-26-18  
Date Accepted as Complete by NSCC: 9-26-18  
Subject Location: 2-13 W. Main Street (100-104)  
Application by: SBY Development Group LLC  
Applicant Address: 100 N. Division Street  
Applicant Phone: 410-844-4160

Case #: 18-31  
Action Required By (45 days): 11/10/18  
Owner Name: SBY Development Group LLC  
Owner Address: 100 N. Division St  
Owner Phone: 240-994-6481

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.

Roadie Joes Entrance modification in order to replace the current glass bump cut, into a flat glass storefront - Standard

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.

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Applicant's Signature C. Ballal

Date 9-26-18

Remarks:

Brittney Dean 9/26/18  
Application Processor (Date)

Christine Rose 10-12-18  
Secretary, S.H.D.C. (Date)

- 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.
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213 W. Main Street (Roadie Joes)



Elevations

213 W. Main Street (Roadie Joes)



Elevations

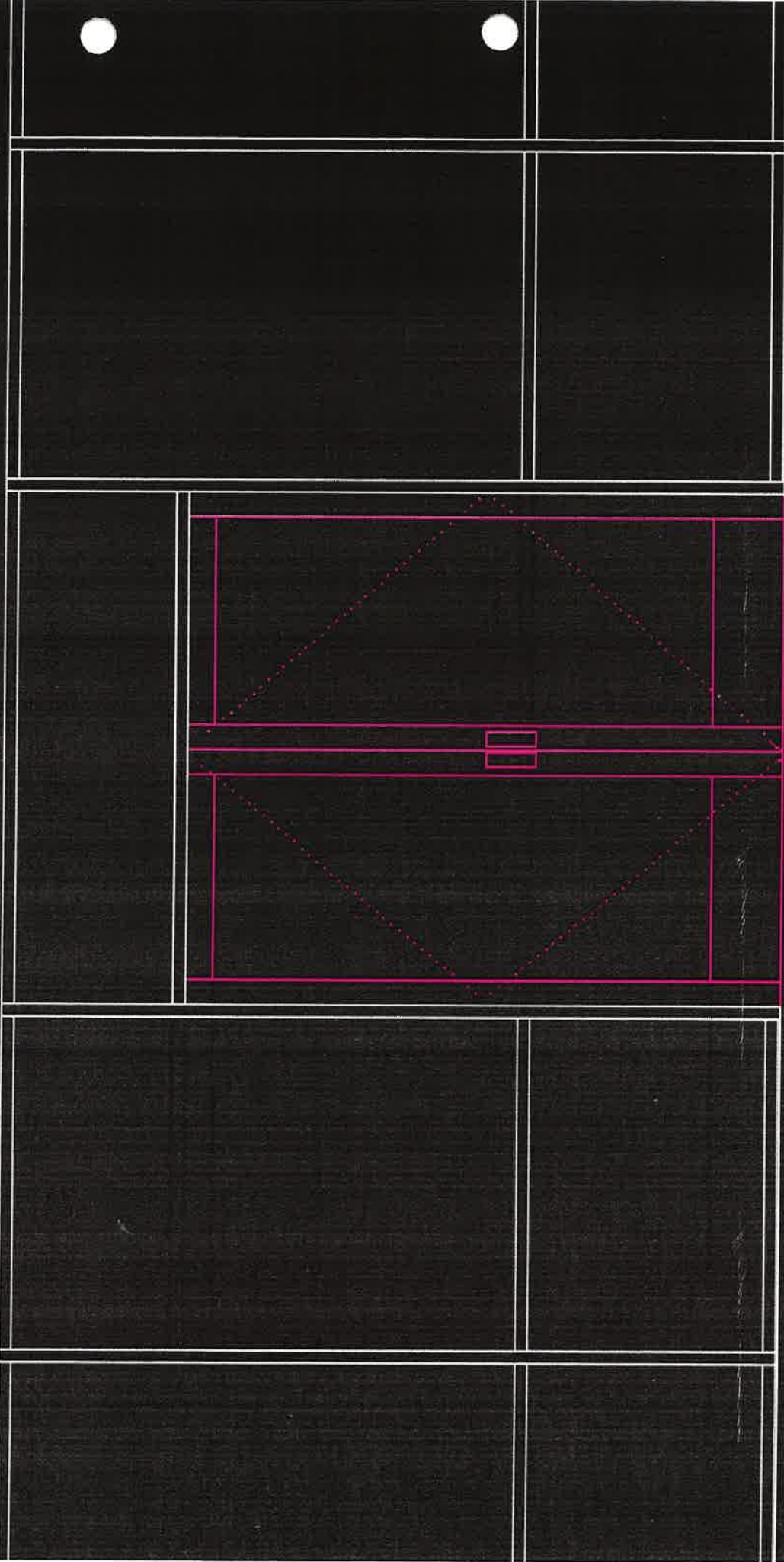
268 "

46 3/8"

72 "

46 3/8"

6 3/8"



4

3

2

1

son - Roadie Joe - 001 - SF-1.dwg (1 Thus)



CITY CENTER



213 W. Main Street Salisbury, MD 21801



Front Facade



View of Interior

# 213 W. Main Street Salisbury, MD 21801

Roadie Joe's

Roadie Joe's Entrance



Roadie Joe's Patio (left side)



213 W. Main Street Salisbury, MD 21801

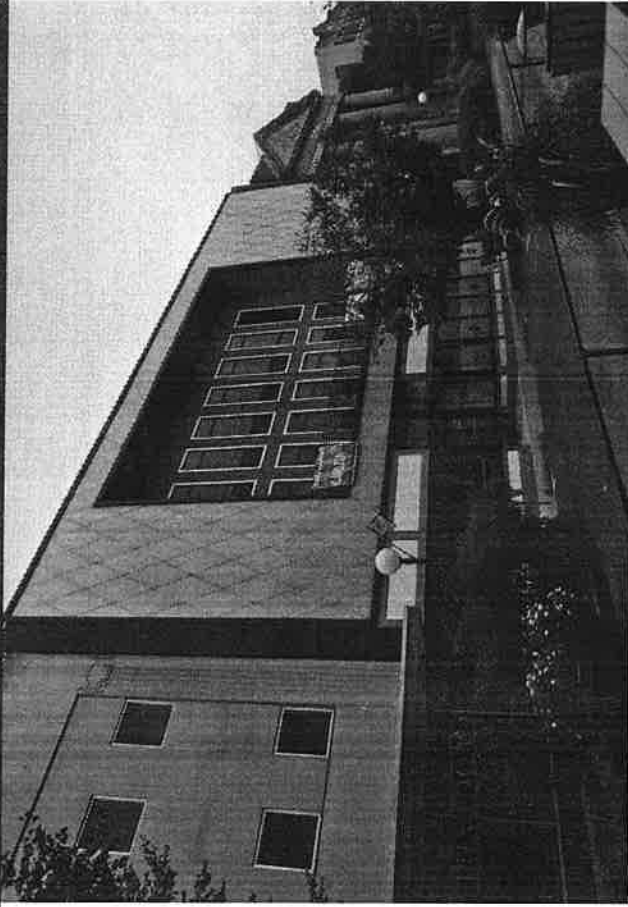


Rear Entrance

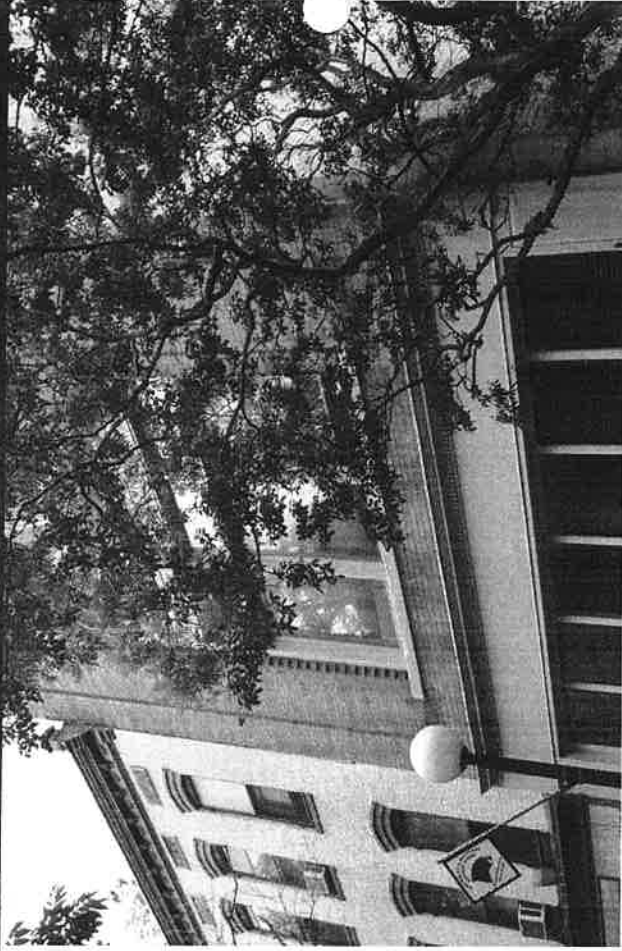
Side of Building



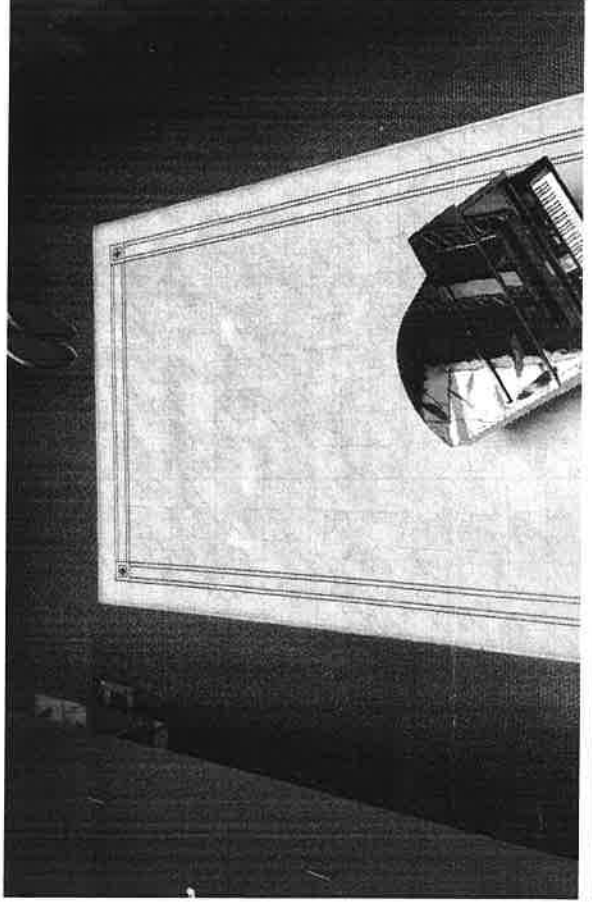
213 W. Main Street Salisbury, MD 21801



Surrounding Buildings (right)



Surrounding Buildings (left)



Second Floor Look Down

