

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: #18-30

Commission Considering: **Exterior alterations**

Owner's Name: Davis Simpson Holdings

Applicant Name: Davis Simpson Holdings

Agent/Contractor: Not Indicted

Subject Property Address: 300 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

STAFF FINDINGS

Meeting Date: October 24, 2018

Case Number: 18-30

Commission Considering: New Construction

Owner's Name: Davis Simpson Holdings
Owner's Address: 100 N Division Street
Salisbury, MD

Applicant Name: Davis Simpson Holdings

Agent/Contractor: Not Indicated

Subject Property Address: 300 E. Market Street

Historic District: Downtown Historic District

Use Category: Commercial

Zoning Classification: CBD

Structure / Site Description:
Built Date:
Enclosed Area:
Lot Size: 4,761 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 for an apartment building 18,000 +/- . Applicant is also asking for the acceptable exterior appearance.

Areas of Historic Guidelines to be considered:

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 9-26-18 (date)

Date Submitted to NSCC: 9-26-18
Date Accepted as Complete by NSCC: 9-26-18
Subject Location: LOT 16 LOT 16
Application by: Davis Simpson Holdings
Applicant Address: 100 N. Division Street
Applicant Phone: 410-844-4160

Case #: 18-30
Action Required By (45 days): 11/10/18

Owner Name: Davis Simpson Holdings
Owner Address: 100 N. Division Street
Owner Phone: 240-994-6481

Work Involves: Alterations New Construction Addition Other
 Demolition Sign Awning Estimated Cost Unknown

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.

New Construction
Apartment Building +/- 18,000
Exterior appearance what material types acceptable

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 10-24-18 (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. Balal Date 9-26-18

Remarks: Brittney Beer 9/26/18 Anne Roane 10.12.18
Application Processor (Date) Secretary, S.H.D.C. (Date)

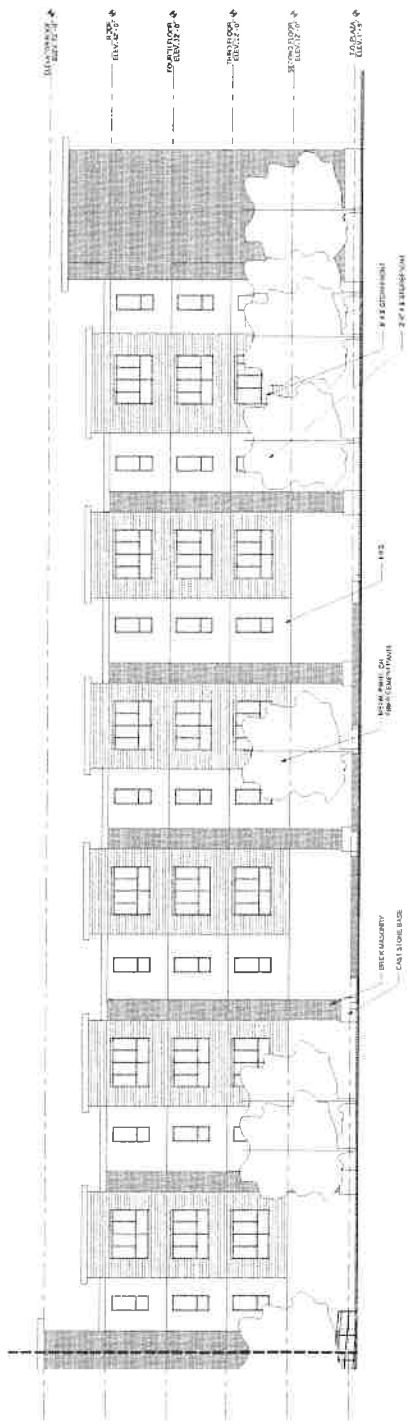
- A. The completed application form.
- B. Site plan, if applicable.
- C. Scaled and measured detailed drawings, including, but not limited to, plans and elevations of the proposed alterations or improvement, or in the alternative, a scale mock up.
- D. For an existing structure, color photographs of 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.



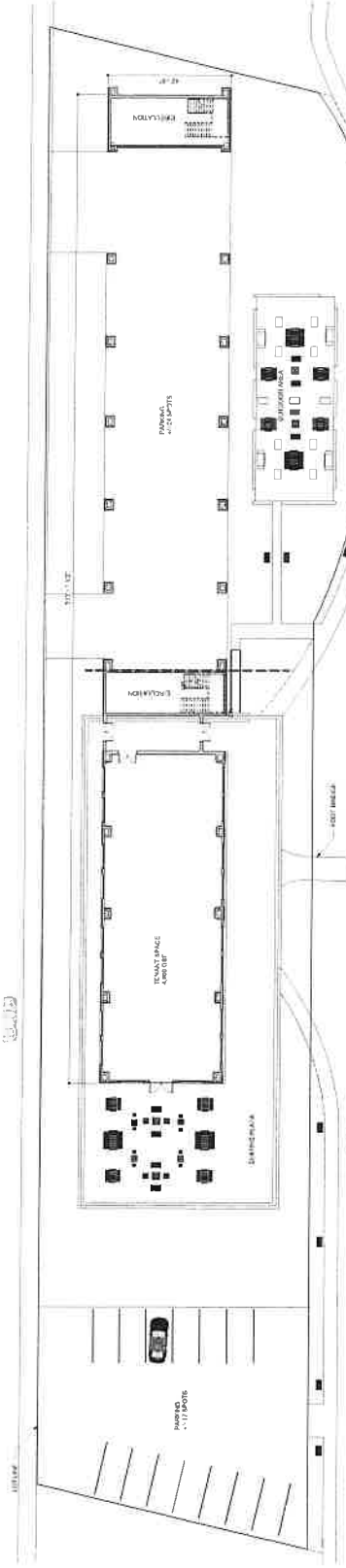
1 OVERALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



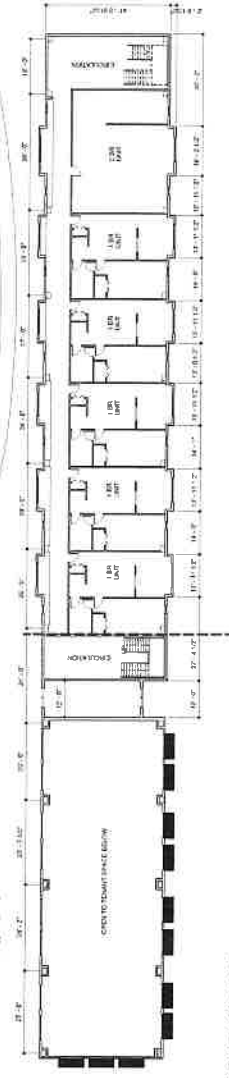
3 SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



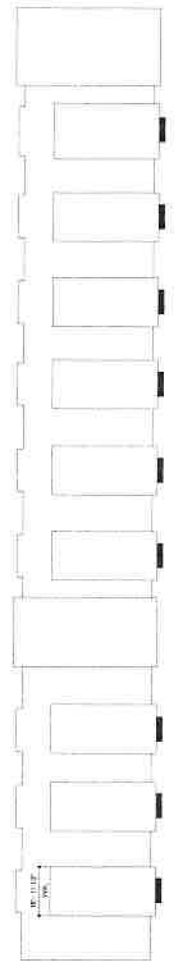
2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 THIRD FLOOR
SCALE: 1/8" = 1'-0"



4 FOURTH FLOOR
SCALE: 1/8" = 1'-0"



5 ROOF PLAN
SCALE: 1/8" = 1'-0"

Lot #16 E Market St, MD 21801



Main Lot

Lot #16 E Market St, MD 21801



Lot View



Lot View



Lot View



Lot View

Lot #16 E Market St, MD 21801



Surrounding Buildings (right)



Surrounding Buildings (left)



Surrounding Buildings (left)





Real Property Data Search

Search Result for WICOMICO COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
** DELETED 09/24/2018 **		
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:		District - 05 Account Number - 087988
Owner Information		
Owner Name:	SALISBURY CITY OF	Use: EXEMPT COMMERCIAL
		Principal Residence: NO
Mailing Address:	125 N DIVISION ST SALISBURY MD 21801-5030	Deed Reference: /00902/ 00432
Location & Structure Information		
Premises Address:	300 E MARKET ST SALISBURY 21801-0000	Legal Description: L-154.29X30.86 S OF MARKET ST CITY OF SALISBURY
Map:	Grid:	Parcel:
0107	0014	0884
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2017
Plat No:	Plat Ref:	
Special Tax Areas:		Town: SALISBURY
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area
		4,761 SF
County Use		
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
Land:	54,200	57,100
Improvements	0	0
Total:	54,200	57,100
Preferential Land:	0	0
		56,133
		57,100
		0
Transfer Information		
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	610	07/01/2018
State:	610	07/01/2019
Municipal:	610	56,133.00
		57,100.00
		56,133.00
		57,100.00
		56,133.00 57,100.00
		56,133.00 57,100.00
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Homestead Application Information		

