

Salisbury Historic District Commission

Hearing Notification

Hearing Date: December 19, 2018

Time: 7:00 pm

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

Case Number: #18-36

Commission Considering: Exterior Alterations and Windows

Owner's Name: Nicholas Simpson

Applicant Name: First Move Properties, LLC

Agent/Contractor: First Move Properties, LLC

Subject Property Address: 132 E. 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

207 W. Main St., Suite 102
Salisbury, MD 21801
(410) 341-9550 / fax (410) 341-3682

Permit Application
\$25 Fee Received 11/30/18 (date)

Date Submitted to NSCC: 10/28/18
Date Accepted as Complete by NSCC: ~~10/29/18~~ 11/30/18
Subject Location: 132 E. Main St.
Application by: First Move Properties LLC
Applicant Address: P.O. Box 335 Salisbury, MD 21801
Applicant Phone: 410-627-4592

Case #: 18-36
Action Required By (45 days): 1/14/19
Owner Name: Nick Simpson
Owner Address: P.O. Box 335 Salisbury, MD 21801
Owner Phone: _____

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.

1. Install new construction windows 2' 6"W * 6' 0" H or similar size on stories 5-10 with a fibrex or fiberglass material, no screens, no grids
2. Install 13.5' W * 9' H steel truss between the building and the top level of the parking garage finished in EFIS and windows to match the building

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 9/28/18 (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  Date 9/28/18

Remarks:  10/29/18  12-7-18
Application Processor (Date) Secretary, S.H.D.C. (Date)

FIBREX® MATERIAL. **STRONG ON PERFORMANCE.** **GENTLE ON THE ENVIRONMENT.**

With Fibrex® composite material, you get the best of both worlds: a top-performing product that is environmentally responsible.

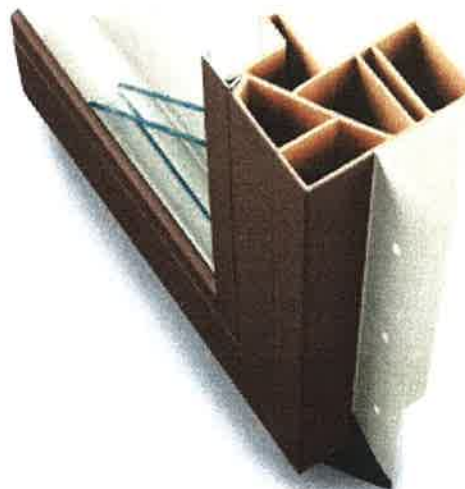
Developed by Andersen, Fibrex material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it is composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance.

The result is a material that provides uncommon value and enhances the quality of any project. In use for nearly two decades in Andersen® products, Fibrex material has proven its strength and durability in all types of climates.



A REVOLUTIONARY BUILDING MATERIAL

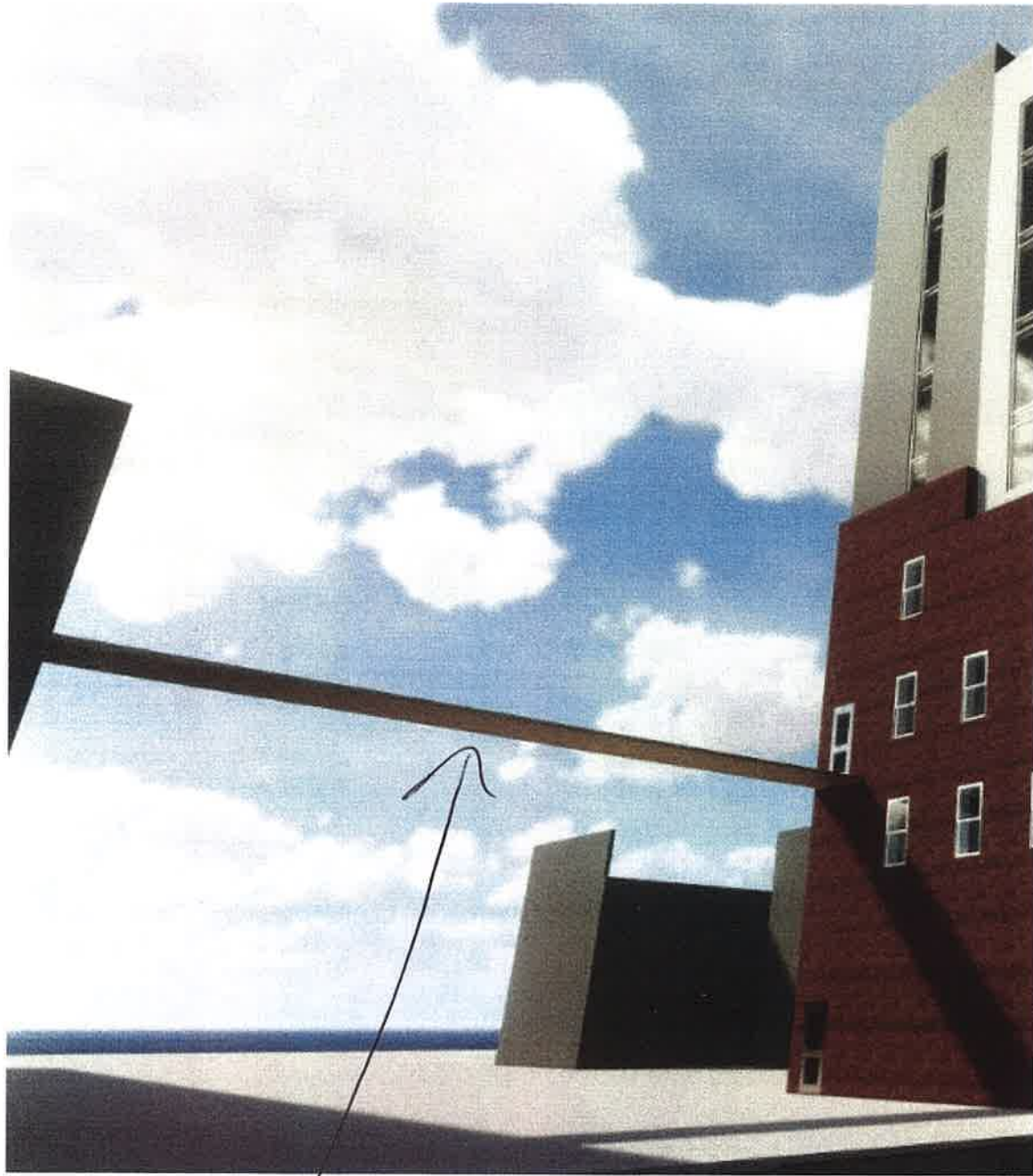
- Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight
- It blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- For exceptional durability, Fibrex material retains its stability and rigidity in all climates



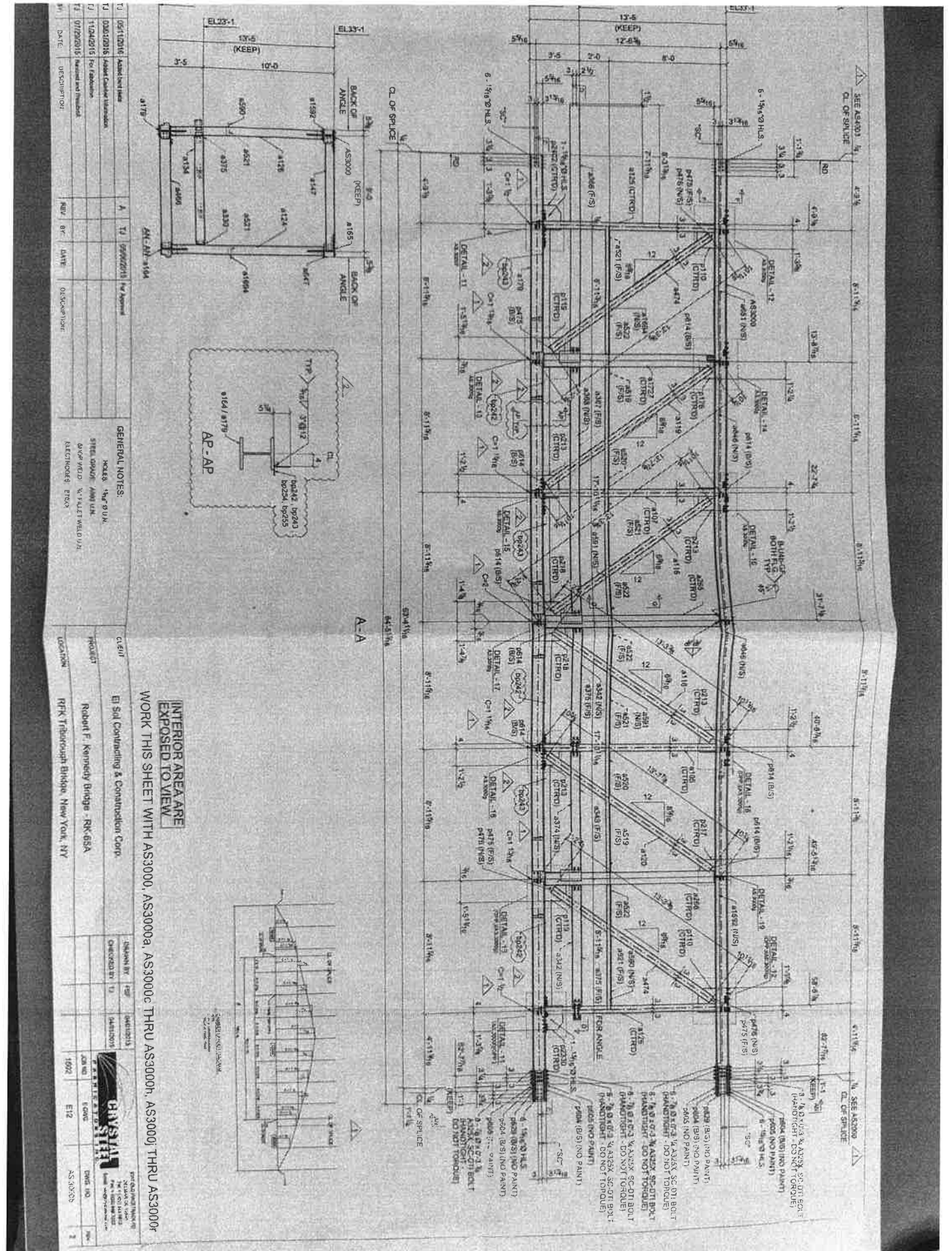
ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board feet of timber
- 100 Series windows can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard — one of the toughest in the country
- Like all Andersen windows, the 100 Series product line is designed to last* and help reduce future waste streams





New Bridge to be 13.5' w x 9' H steel truss
with EIFS and window exterior to match
approved building finishes



INTERIOR AREA ARE EXPOSED TO VIEW
 WORK THIS SHEET WITH AS3000, AS3000A, AS3000C THRU AS3000H, AS3000I THRU AS3000R

13	05/11/2014	Added Detail Lines	A	TJ	09/06/2013	For Approval
12	03/01/2014	Added Detail Annotations	A	TJ	09/06/2013	For Approval
11	11/24/2013	For Redaction	A	TJ	09/06/2013	For Approval
10	07/29/2013	Revised and Finalized	A	TJ	09/06/2013	For Approval
9						
8						
7						
6						
5						
4						
3						
2						
1						

GENERAL NOTES:
 NOTES: Ref. 9.0.4.
 STEEL GRADE: A572 F50
 WELDED JOINTS: W/ FULL PENETRATION BUTT WELD
 ATTACHMENTS: PER AISC 308

CURTAIN: EJ Sid Contracting & Construction Corp.
DESIGNER: Robert F. Kennedy Bridge - RK-65A
LOCATION: JFK Transportation Building, New York, NY

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 10/29/18
 DRAWING NO: AS-3000S



Back of 132 E. Main St. Salisbury MD 21801. Photo taken from proposed bridge location on city parking structure

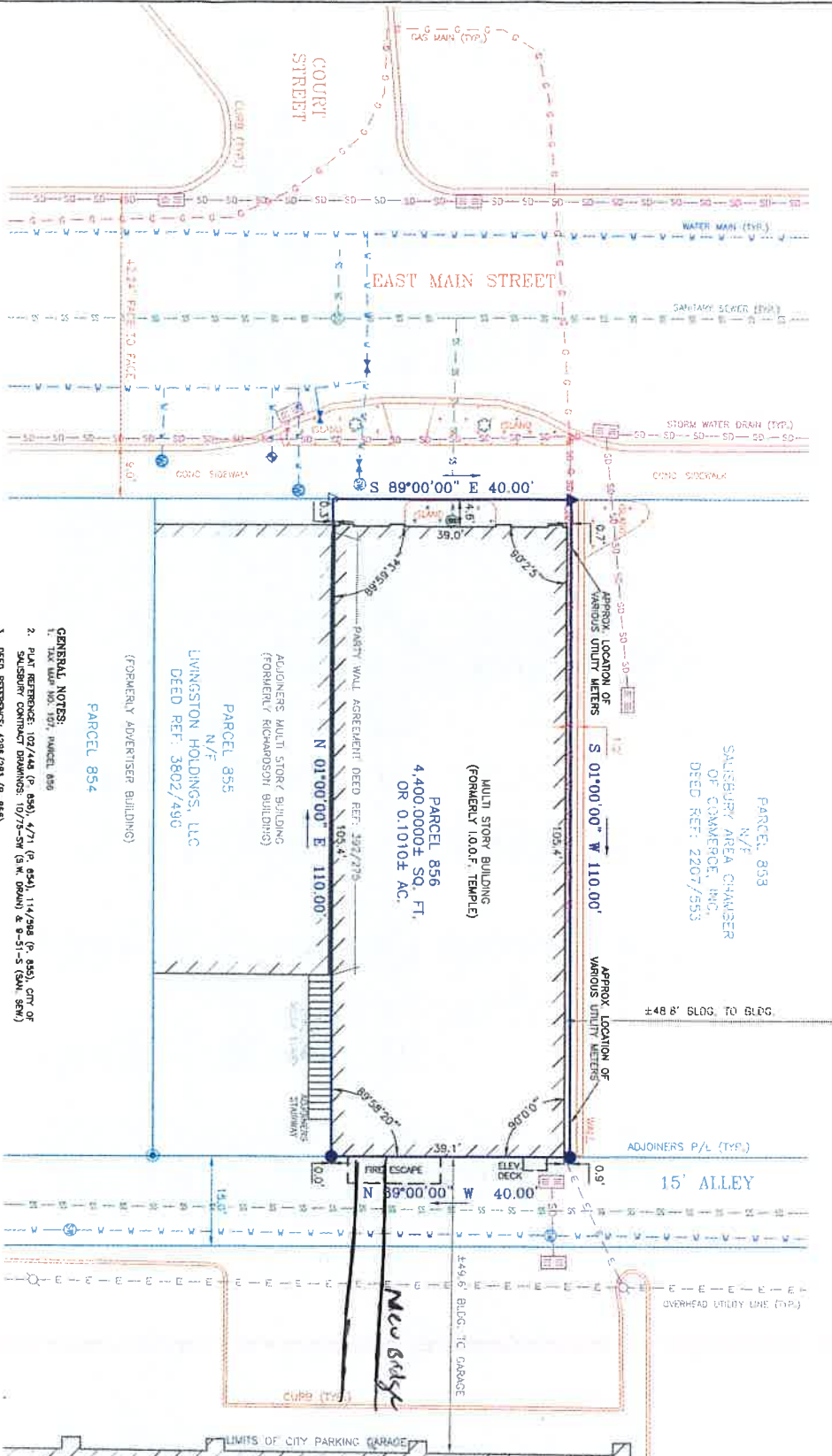


Photo from Chamber of Commerce parking lot



City Parking garage behind 132 E. Main St. new bridge location to be on top level of parking garage.

- 1. IRON ROD, W/ COP. STR.
- 2. CHISEL CUT SET
- 3. CONCRETE CURB
- 4. STORM DRAIN CATCH BASIN
- 5. SANITARY SEWER MANHOLE
- 6. SANITARY SEWER CLEAN-OUT
- 7. WATER METER
- 8. WATER METER MANHOLE
- 9. FIRE HYDRANT
- 10. FIRE HYDRANT
- 11. FIRE HYDRANT
- 12. FIRE HYDRANT
- 13. FIRE HYDRANT
- 14. FIRE HYDRANT



CHAMBER OF COMMERCE BUILDING

PARCEL 853
N/E
SALISBURY AREA CHAMBER
OF COMMERCE, INC.
DEED REF: 2207/553

MULTI STORY BUILDING
(FORMERLY 10.01F, TEMPLE)
PARCEL 856
4,400.0000± SQ. FT.
OR 0.1010± AC.

PARCEL 855
N/E
LIVINGSTON HOLDINGS, LLC
DEED REF: 3802/490

PARCEL 854
(FORMERLY ADVERTISER BUILDING)

GENERAL NOTES:

1. TAX MAP NO. 107, PARCEL 854
2. PLAT REFERENCE: 102/444 (P. 854), 4/71 (P. 854), 114/698 (P. 854), CITY OF SALISBURY CONTRACT DRAWINGS: 10/75-S (S.W. Downy) & 8-51-S (S.W. SEM)
3. DEED REFERENCE: 4286/283 (P. 856)
4. ZONING: COMMERCIAL (CITY OF SALISBURY)
5. A LICENSED SURVEYOR EITHER PERSONALLY PREPARED THIS SURVEY, SURVEY OR WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION AND THE SURVEYING WORK RECORDED HEREIN. ALL RELATED SURVEY WORK WAS PERFORMED IN COMPLIANCE WITH THE SURVEYING STANDARDS OF THE PROFESSION IN THE JURISDICTION ESTABLISHED BY THE STATE OF MD.
6. NO TITLE SEARCH WAS PERFORMED OR REQUESTED. NEITHER THE SOURCE OF THIS SURVEY AND ANY ENCUMBRANCES, RIGHTS OF WAY OR OTHER ENCUMBRANCES WHICH A TITLE SEARCH WOULD REVEAL MAY NOT BE SHOWN HEREON.
7. BY GRAPHS PLOTTING ONLY THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP. EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN INDEPENDENT FLOOD MAP OF THE AREA BASED ON THE ABOVE INFORMATION. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
8. UTILITY LINES AS SHOWN HEREON HAVE BEEN COMPILED FROM CITY OF SALISBURY CONTRACT DRAWINGS AND FIELD MARKINGS PROVIDED BY 1-585-4155-5110.

F. Douglas Jones
Surveying Associates
939 Mount Hermon Road
P.O. Box 2658
Salisbury, Maryland 21802
Phone: 410-543-2615
Fax: 410-543-8859



REVISIONS	
Date	Issued for:

BOUNDARY SURVEY
FIRST MOVE PROPERTIES, LLC
132 EAST MAIN STREET
CITY OF SALISBURY
PARSONS ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND



SYNOPSIS BY: DATE: 06/19/18	DRAWN BY: DATE: 06/20/18
CHECKED BY: DATE: 06/21/18	DATE: 06/21/18
JOB NUMBER: 18-1917	DATE: 06/21/18
SCALE: 1" = 24'	
	1 OF 1

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: December 19, 2018

Case Number: 18-36

Commission Considering: Exterior Alterations and Windows

Owner's Name: Nicholas Simpson
Owner's Address: PO Box 335
Salisbury, MD 21803

Applicant Name: First Move Properties, LLC

Agent/Contractor: First Move Properties, LLC

Subject Property Address: 132 E Main Street

Historic District: Downtown Historic District

Use Category: Commercial

Zoning Classification: CBD

Structure / Site Description:

Built Date: 1920

Enclosed Area:

Lot Size: 4,400 sq. ft.

Number of Stories: 4

Contributing Structure: 8/22/18

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes

Including but not limited to:

- 120-122 E Main Street – Salisbury News & Advertiser Building
- 126 E Main Street – Colonial 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 install new construction windows and install a steel truss between the building and the top level of the parking garage.

Areas of Historic Guidelines to be considered:

Guideline 39: Replacement Windows for Commercial Properties (pg. 106)

- 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: December 6, 2018

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 - 020387							
Owner Information									
Owner Name:	FIRST MOVE PROPERTIES LLC	Use: COMMERCIAL							
		Principal Residence: NO							
Mailing Address:	12306 CATOCTIN SPRINGS DR MOUNT AIRY MD 21771-	Deed Reference: /04296/ 00283							
Location & Structure Information									
Premises Address:	132 E MAIN ST SALISBURY 21801-0000	Legal Description: L-40X110 132-134 E MAIN ST CITY OF SALIS							
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0015	0856		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					
1920	16456		4,400 SF						
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
		OFFICE 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:	50,100	52,800							
Improvements	282,500	305,100							
Total:	332,600	357,900	349,467	357,900					
Preferential Land:	0			0					
Transfer Information									
Seller: WHITE EVELYN H		Date: 03/08/2018		Price: \$807,500					
Type: ARMS LENGTH IMPROVED		Deed1: /04296/ 00283		Deed2:					
Seller: WHITE EVELYN H ETAL &		Date: 11/15/2013		Price: \$0					
Type: NON-ARMS LENGTH OTHER		Deed1: /03651/ 00174		Deed2:					
Seller: WHITE EVELYN H		Date: 11/14/2013		Price: \$0					
Type: NON-ARMS LENGTH OTHER		Deed1: /03651/ 00105		Deed2:					
Exemption Information									
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019					
County:	000	0.00							
State:	000	0.00							
Municipal:	000	0.00 0.00		0.00 0.00					
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									