

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:	#18-38
Commission Considering:	Exterior Alterations
Owner's Name:	BKR Holdings LLC
Applicant Name:	Kirk Davis
Agent/Contractor:	Kirk Davis
Subject Property Address:	235 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

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

Permit Application

\$25 Fee Received 11/19/18 (date)

Date Submitted to NSCC: 11/19/18

Date Accepted as Complete by NSCC: 11/30/18

Subject Location: 235 W. Main Street

Application by: Kirk Davis

Applicant Address: 100 N. Division Street

Applicant Phone: 240-994-6479

Case #: 18-38

Action Required By (45 days): 1/14/18

Owner Name: BKR Holdings LLC

Owner Address: 100 N. Division Street

Owner Phone: 240-994-6479

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.

Please see sheet attached.

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 November 28, 2018 (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 Kirk Davis

Date 10-27-18

Remarks: Brittney Bow 10/27/18
Application Processor (Date)

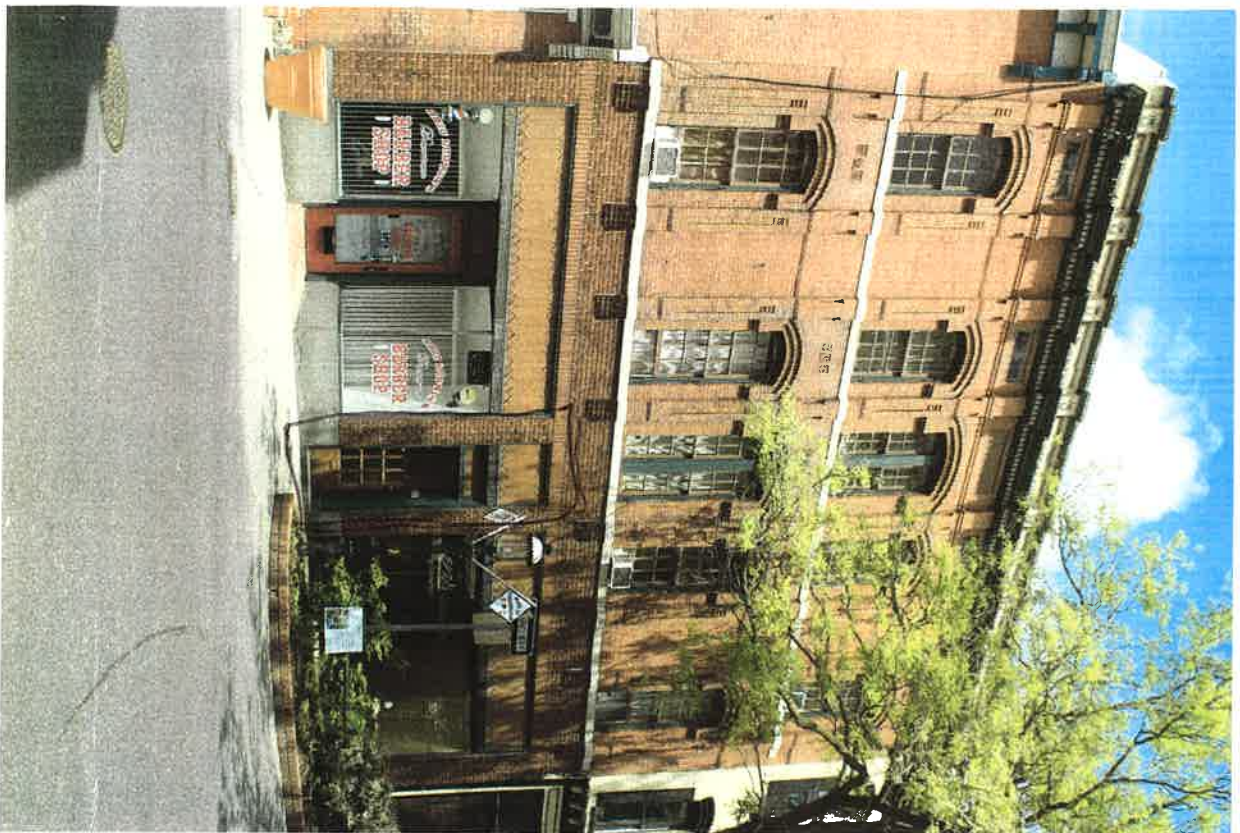
Amie Rose 12-7-18
Secretary, S.H.D.C. (Date)

235 West Main Street
Proposed Exterior Renovations

- **Exterior Doors Replacement:** The front and rear doors are in poor condition and need to be replaced. We propose to replace them with fiberglass doors with a wood grain look that have the same or similar pattern to the existing doors.
- **New Rooftop Deck:** We propose to install a new rooftop deck with rooftop access on the building. The deck will be 12' x 16'. There will be a small enclosure 3'x3' at the top of the stairwell with a door leading out to the deck. The enclosure will not be visible to the general public.

** Not doing rooftop deck at this time*

235 W. Main Street Salisbury, MD 21801



Front Facade



View of Interior

235 W. Main Street Salisbury, MD 21801



Rear Windows



Interior Window

235 W. Main Street Salisbury, MD 21801



Surrounding Buildings



Surrounding Buildings



Surrounding Buildings



Surrounding Buildings

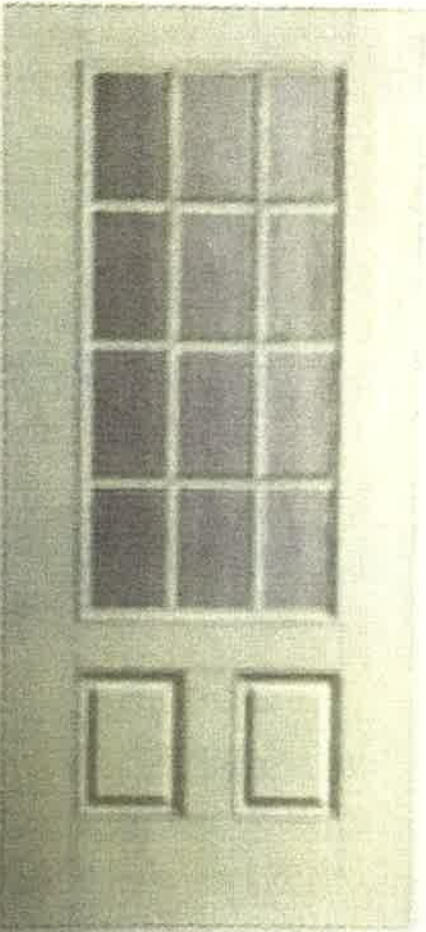


S82_

2'8" x 6'8"

2'10" x 6'8"

3'0" x 6'8"



S82_

2'8" x 6'8"

2'10" x 6'8"

3'0" x 6'8"



S92_

2'8" x 6'8"

2'10" x 6'8"

3'0" x 6'8"

235 W. Main Street Salisbury, MD 21801



Rear Door

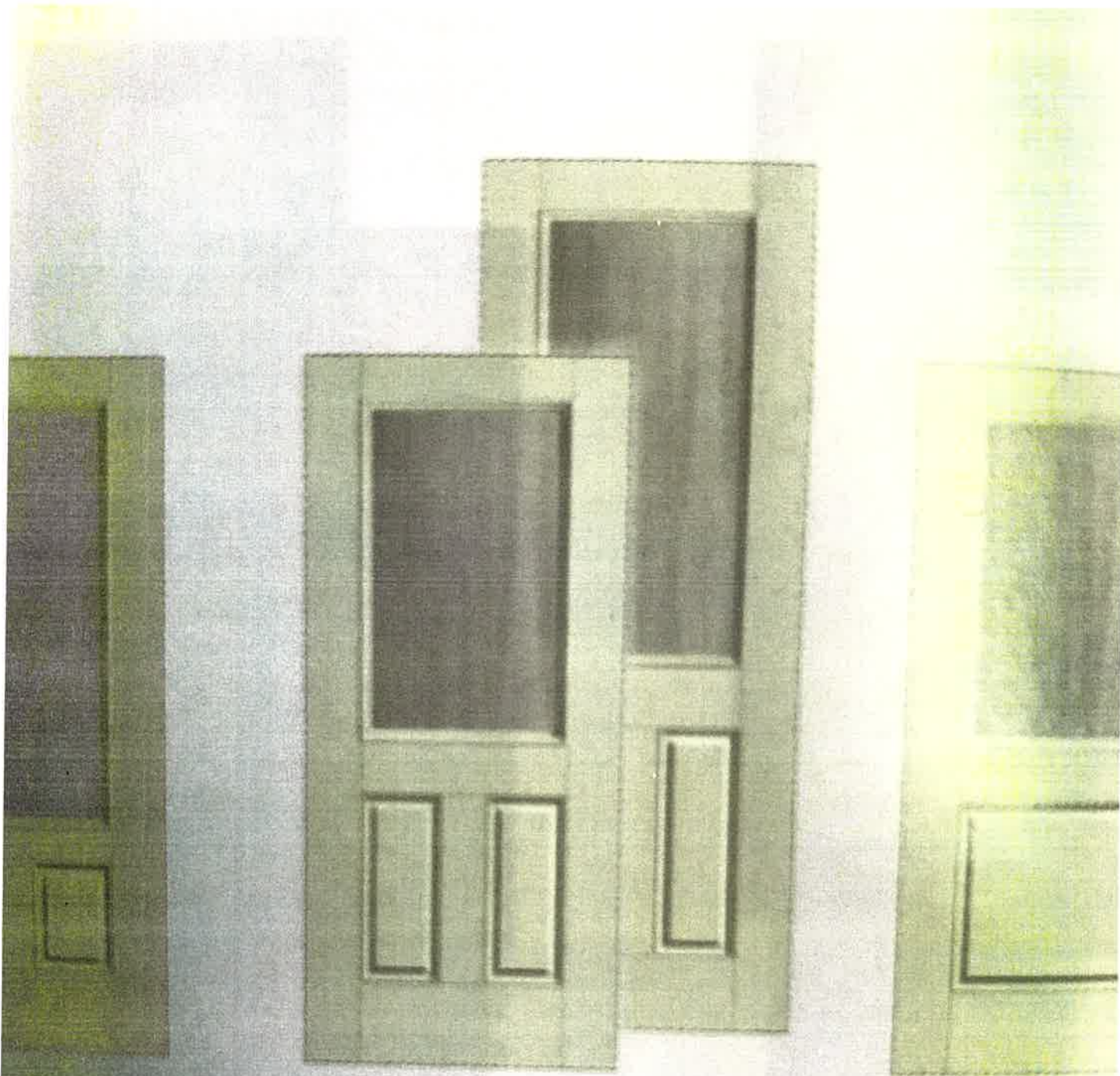
235 W. Main Street Salisbury, MD 21801



Rear Door



Rear Door



S206_



2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡

S81929P_



2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"

S6021_



2'6" x 6'8"
2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡

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 11/19/18 (date)

Date Submitted to NSCC: 11/15/2018

Date Accepted as Complete by NSCC: 11/30/18

Subject Location: 235 W. Main Street

Application by: Bret Davis

Applicant Address: 100 N. Division Street #301 Salisbury, MD

Applicant Phone: 240-994-6481

Case #: 18-38

Action Required By (45 days): 1/14/18

Owner Name: BKR Holdings LLC

Owner Address: 100 N. Division Street # 301 Salisbury, MD

Owner Phone: 410-844-4160

Work Involves: ☒ Alterations ☐ New Construction ☐ Addition Other ☐
☐ Demolition ☐ Sign ☐ Awning Estimated Cost \$5,000.00

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.

Install a gated patio.

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.

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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 12/19/2018 (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

Bret Davis

Date 11/15/2018

Remarks:

Brittney Bar 11/15/18
Application Processor (Date)

Anna Rose 12.7.18
Secretary, S.H.D.C. (Date)

Brittney Brown

From: Bret Davis <bretdavis@kw.com>
Sent: Friday, December 7, 2018 7:54 AM
To: Brittney Brown; Anne Roane
Subject: Historic submission updates
Attachments: ONE PLAZA EAST CANOPY 12.5.18.jpg

Please see my updated responses for the historic applications.

235 W. Main Street—This will need a drawing of the roof top deck, location, materials, railings, access etc.—not enough detail for this item—

We retract this as we wont be installing a roof top deck.

235 W. Main Street—Request some product data for the materials they intend to use.

The material for 235 W Main St will be a sign follows:

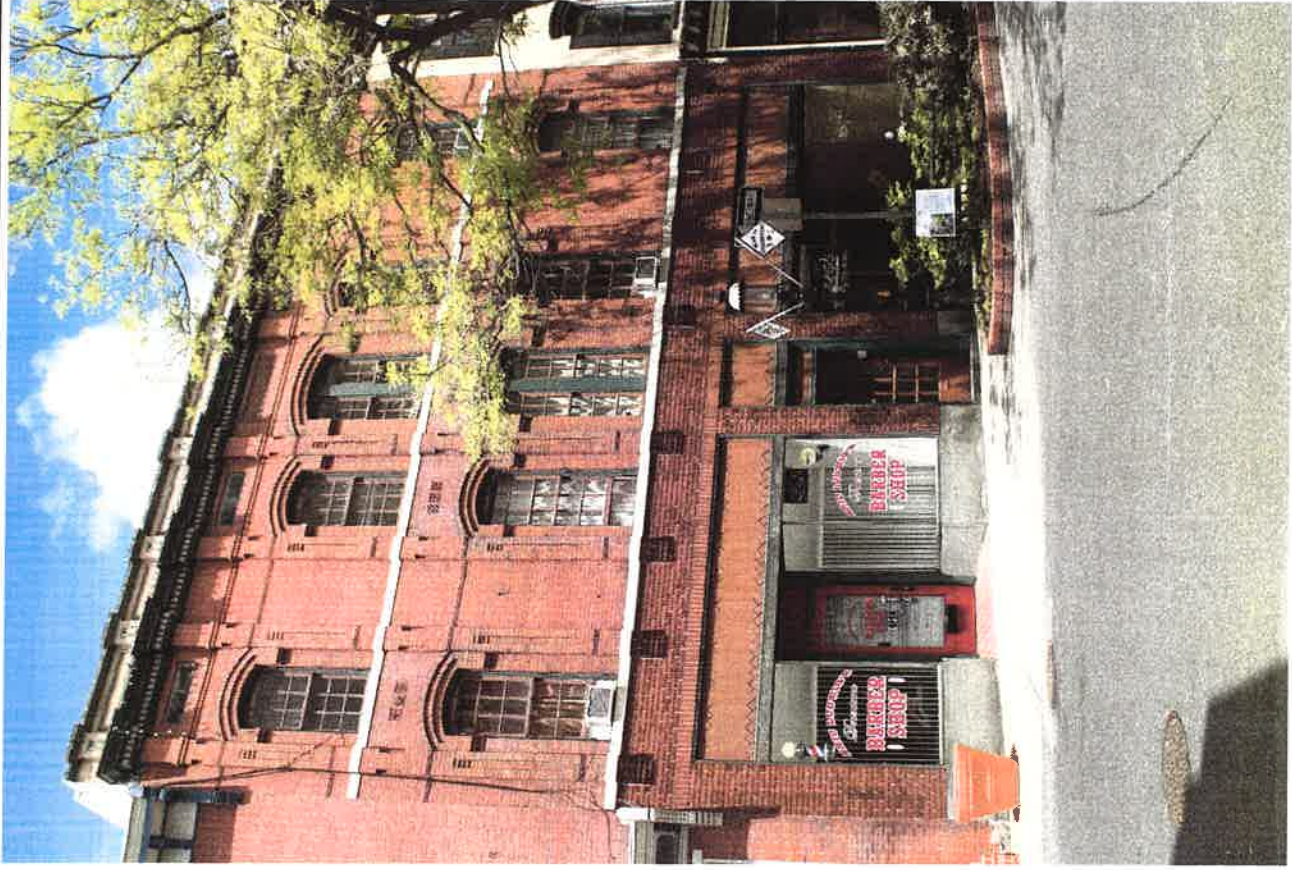
Nicolock 5" Colonial Wall Granite City Grey (tongue and grove for land retaining)
Nicolock 3" Colonial Cap Granite City Grey
Nicolock Rustico 6 x 9 Pavers Granite City Grey (Main Lay)
Nicolock Holland Stone 4 x 8 Pavers Charcoal (Border)

100 E. Main Street—Image quality needs to be improved. Photos should be in color

Please see attached for the final rendering of the awning in a much better image quality.



235 W. Main Street Salisbury, MD 21801



Front Facade

235 W. Main Street Salisbury, MD 21801



Rear Facade

235 W. Main Street Salisbury, MD 21801



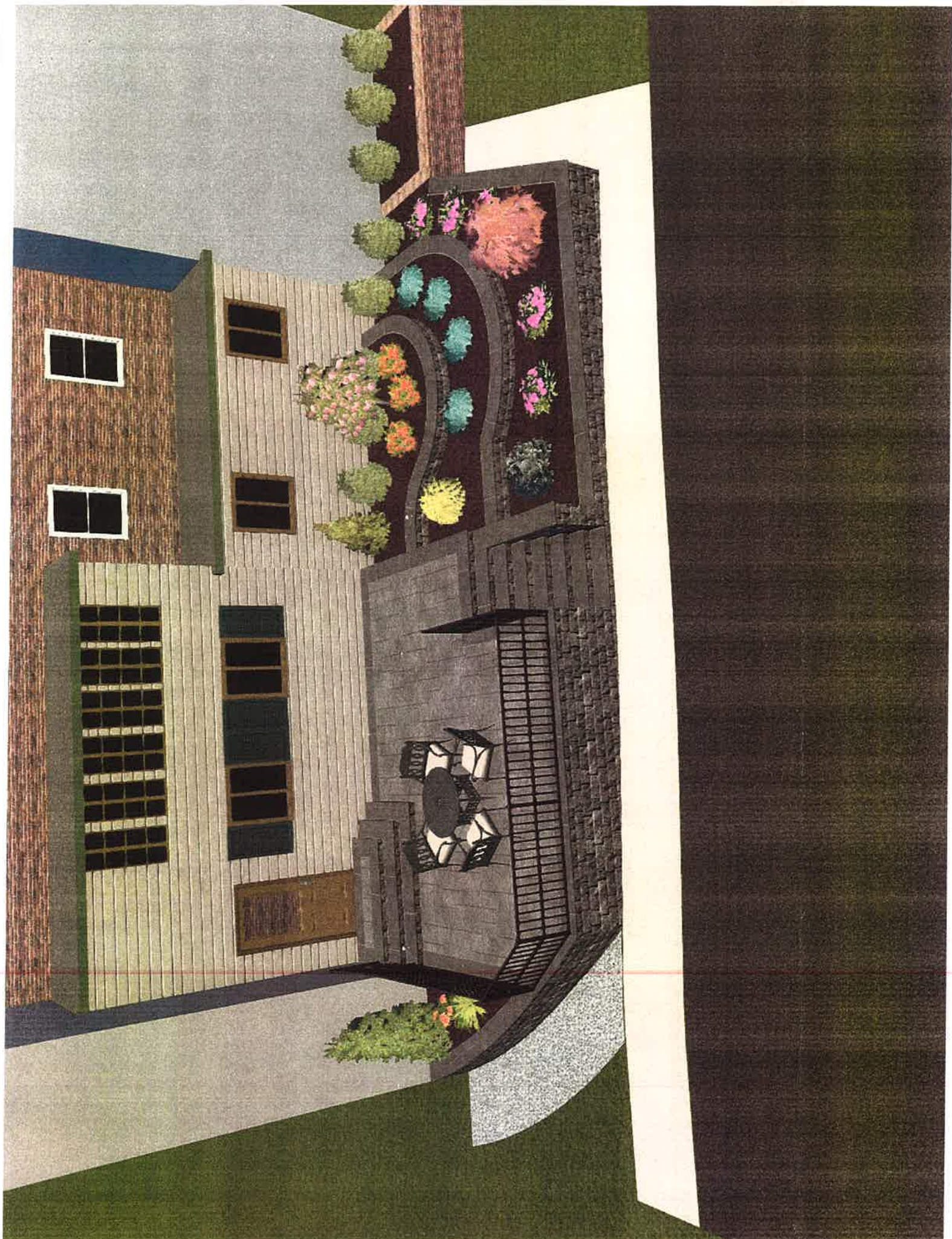
Rear Facade











Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: December 19, 2018

Case Number:	18-38
Commission Considering:	Exterior Alterations
Owner's Name:	BKR Holdings, LLC
Owner's Address:	100 N. Division Street #301 Salisbury, MD
Applicant Name:	Kirk Davis
Agent/Contractor:	Kirk Davis
Subject Property Address:	235 W Main Street
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	CBD
Structure / Site Description:	
Built Date:	1920
Enclosed Area:	
Lot Size:	2,951 sq. ft.
Number of Stories:	3
Contributing Structure:	8/22/18
Wicomico County Historic Survey on file:	No
Nearby Properties on County Survey:	Yes
Including but not limited to:	
➤ 201 W Main Street- First National Bank of MD	
➤ 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.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
212	W Main Street (The Gallery Building)	4/26/2017	X	
222	W Main Street (The Carriage House)	4/23/2014	X	
213	W Main Street	1/25/2012	X	
218	W Main Street (Vernon Powel bldg)	11/19/2014	X	
232-234	W Main Street	9/23/2015	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to replace the front and rear doors with fiberglass and wood grain similar to the existing doors. The applicant is also requesting approving for a gated patio.

Areas of Historic Guidelines to be considered:

Guideline 40: Replacing Commercial Doors (pg. 107)

- a. Where replacement is necessary, the new door should match the historic door in placement, size, type, and configuration wherever possible.
- b. When restoring missing historic doors, use pictorial evidence to produce the replacements, if your budget allows. A salvaged replacement in the same style that fits the opening, or a new door in a complimentary style are also appropriate choices.
- c. Where code compliance requires a specific, non-historic door configuration, err on the side of simplicity.
- d. Maintain the historic door opening size and surrounding trim, including side lights and transoms. Do not alter the size of the opening to fit a smaller or larger door, unless required by code.

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

Search Result for WICOMICO COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Tax Exempt: Exempt Class:			Special Tax Recapture: NONE						
Account Identifier:			District - 09 Account Number - 045597						
Owner Information									
Owner Name:			BKR HOLDINGS LLC			Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:			100 N DIVISION ST #301 SALISBURY MD 21801-			Deed Reference:		/04287/ 00443	
Location & Structure Information									
Premises Address:			235 W MAIN ST SALISBURY 21801-0000			Legal Description:		BL-A L-11 2,951SQFT 235-237 W MAIN ST CITY OF SALIS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0107	0014	1017		0000		A	11	2018	
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		6315				2,951 SF			
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		MIXED RESIDENTIAL / RETAIL							
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of 01/01/2018		As of 07/01/2018		As of 07/01/2019
Land:			44,200		44,200				
Improvements			142,100		141,400				
Total:			186,300		185,600		185,600		185,600
Preferential Land:			0						0
Transfer Information									
Seller: GNI LLC				Date: 02/14/2018			Price: \$275,000		
Type: ARMS LENGTH IMPROVED				Deed1: /04287/ 00443			Deed2:		
Seller: SELL, TERRY R				Date: 10/28/1999			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /01713/ 00568			Deed2:		
Seller: SELL, TERRY R & JILL D				Date: 06/29/1995			Price: \$10,000,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /01444/ 00478			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:						