

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** February 12, 2019

**Time:** 7:00 pm

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

**Case Number:** #18-44

**Commission Considering:** Exterior Alterations

**Owner's Name:** 112 Market Street, LLC

**Applicant Name:** Christopher Eccleston

**Agent/Contractor:** Not Indicated on Application

**Subject Property Address:** 112 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

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

Permit Application  
\$25 Fee Received \_\_\_\_\_ (date)

Date Submitted to NSCC: 1-22-19  
Date Accepted as Complete by NSCC: 1-28-19  
Subject Location: 112 Market Street  
Application by: Christopher Eccleston  
Applicant Address: 212 W. Main St, Suite 400, Salisbury  
Applicant Phone: (443) 736-1584

Case #: 18-44  
Action Required By (45 days): 3/14/19  
Owner Name: 112 Market Street, LLC  
Owner Address: 206 E. Main St, Salisbury MD  
Owner Phone: 5 (443) 736-1584

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.

Installation of new window to match existing, photos attached w/detail

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 \_\_\_\_\_ (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

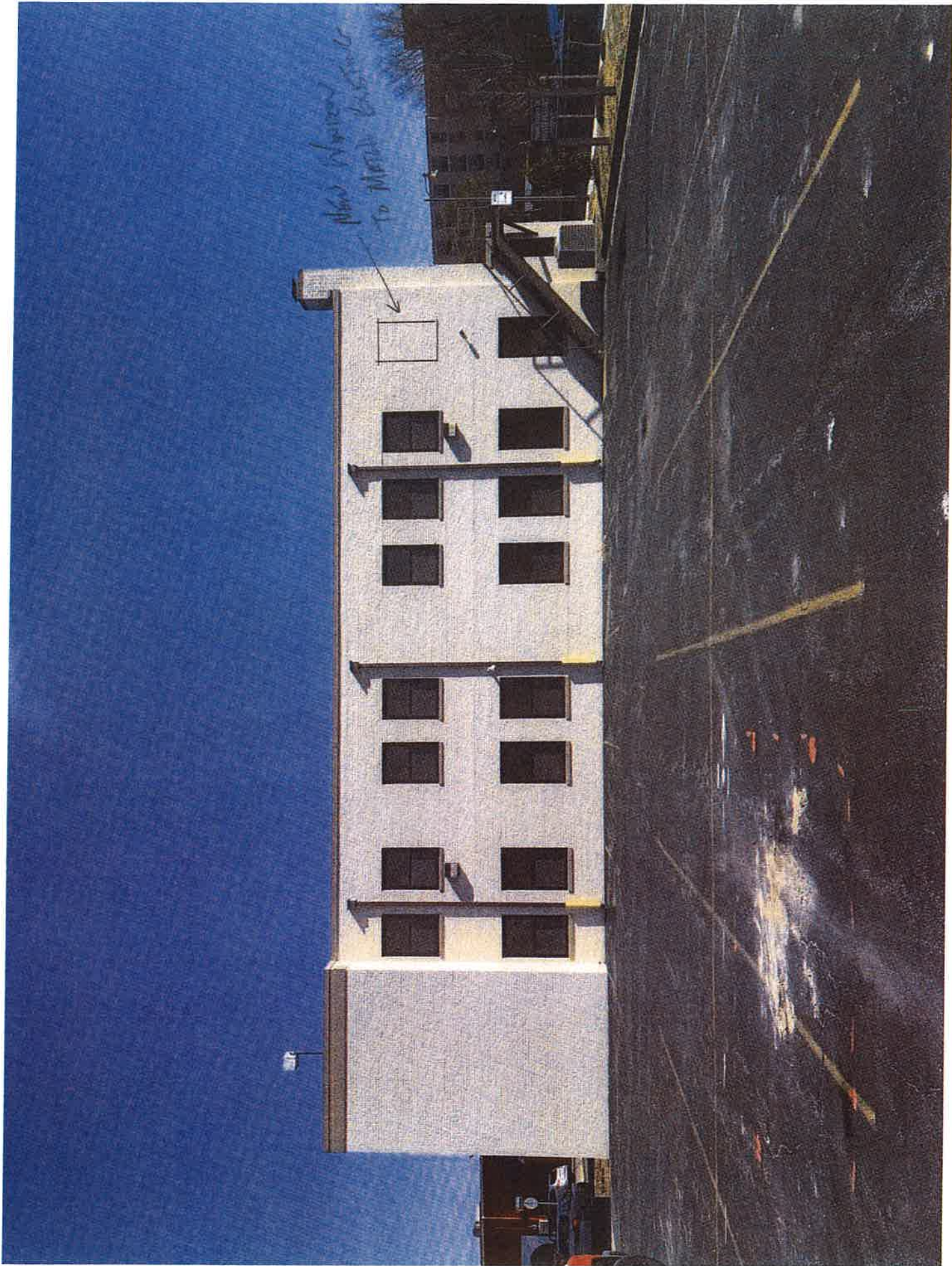
Signature \_\_\_\_\_ Date 01/22/19

Remarks: \_\_\_\_\_

Brittney Bar  
Application Processor (Date)

Crume Rose  
Secretary, S.H.D.C. (Date)





Miss Waverly  
To Maria











# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: February 12, 2019**

**Case Number:** 18-44

**Commission Considering:** Exterior Alterations

**Owner's Name:** 112 Market Street, LLC  
**Owner's Address:** 206 E Main Street  
Salisbury, MD

**Applicant Name:** Christopher Eccleston

**Agent/Contractor:** Not Indicated on Application

**Subject Property Address:** 112 E Market Street

**Historic District:** Downtown Historic District

**Use Category:** Commercial

**Zoning Classification:** CBD

**Structure / Site Description:**

**Built Date:** 1948

**Enclosed Area:**

**Lot Size:** 19,431 sq ft

**Number of Stories:**

**Contributing Structure:** Deemed non-contributing 12/17/14

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

**Nearby Properties on County Survey:** Yes

Including but not limited to:

- 122 S. Division Street
- Salisbury Fire Headquarters

**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
132	E Main Street	8/22/2018	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 installation of new windows to match existing.

**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: February 4, 2019

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 - 05</b>			<b>Account Number - 003636</b>				
Owner Information									
<b>Owner Name:</b>		112 MARKET STREET LLC			<b>Use:</b>		COMMERCIAL		
<b>Mailing Address:</b>		206 E MAIN ST SALISBURY MD 21801-			<b>Principal Residence:</b>		NO		
					<b>Deed Reference:</b>		/04425/ 00066		
Location & Structure Information									
<b>Premises Address:</b>		112 E MARKET ST SALISBURY 21801-0000			<b>Legal Description:</b>		19,431 SQFT 112-114 E MARKET ST PLAT 12/48		
<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	0015	0887		0000			98 99	2017	<b>Plat Ref:</b> 0012/ 0048
<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>	
1948		8470				19,431 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>		
		OFFICE BUILDING							
Value Information									
		<b>Base Value</b>		<b>Value</b>		<b>Phase-in Assessments</b>			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
<b>Land:</b>		221,500		233,100					
<b>Improvements</b>		295,400		269,700					
<b>Total:</b>		516,900		502,800		502,800		502,800	
<b>Preferential Land:</b>		0						0	
Transfer Information									
<b>Seller:</b> PENINSULA INSURANCE CO		<b>Date:</b> 01/17/2019			<b>Price:</b> \$1,250,000				
<b>Type:</b> ARMS LENGTH MULTIPLE		<b>Deed1:</b> /04425/ 00066			<b>Deed2:</b>				
<b>Seller:</b> SEIDEL, MARILYN C		<b>Date:</b> 05/30/1996			<b>Price:</b> \$500,650				
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /01491/ 00439			<b>Deed2:</b>				
<b>Seller:</b> ONLEY, JAMES S SR		<b>Date:</b> 09/01/1978			<b>Price:</b> \$195,000				
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /00904/ 00785			<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			
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>							
<b>Exempt Class:</b>		<b>NONE</b>							
Homestead Application Information									
<b>Homestead Application Status:</b> No Application									
Homeowners' Tax Credit Application Information									