

Salisbury Historic District Commission

Hearing Notification

Hearing Date: June 26, 2019

Time: 6:00 pm

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

Case Number: #18-54

Commission Considering: Exterior Alterations

Owner's Name: First Move Properties, LLC

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

125 N. Division Street
Room 202
Salisbury, MD 21801
(410) 548-3170/ fax (410) 548-3107

Permit Application
\$25 Fee Received 6.6.19 (date)

Date Submitted : 6/6/19

Date Accepted as Complete : 6.6.19

Subject Location: 132 E. Main St. #130 E. Main St. Salisbury, MD

Application by: First Move Properties LLC

Applicant Address: 220 N. Division St. Salisbury, MD 21801

Applicant Phone: (410) 627-4592

Case #: 18-54

Action Required By (45 days): 7/22/19

Owner Name: First Move Properties LLC

Owner Address: 220 N. Division St. Salisbury MD 21801

Owner Phone: (410) 627-4592

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.

Cut front opening of 130 E. Main St. right hand side of building to mirror left hand side.

Remove non-historic bricks above cornice of 132 E. Main St. that were added in 1949

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 City Planner, Department of Infrastructure and Development 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 Infrastructure and Development 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 July 26th 2019 (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 [Signature]

Date June 2, 2019

Remarks: [Signature] 6/15/19
Application Processor (Date)

[Signature] 6/15/19
Secretary, S.H.D.C. (Date)



PHOTO 5: 1910s law offices
(128-134 E. Main St.)

WI-145



128 E. Main St
Close up



128-134 E. Main St
April 2019



132-134 E. Main St
Proposed removal of bricks



130 E. Main St
Proposed cut to front opening - right side

38°22'30"

4746 000m N

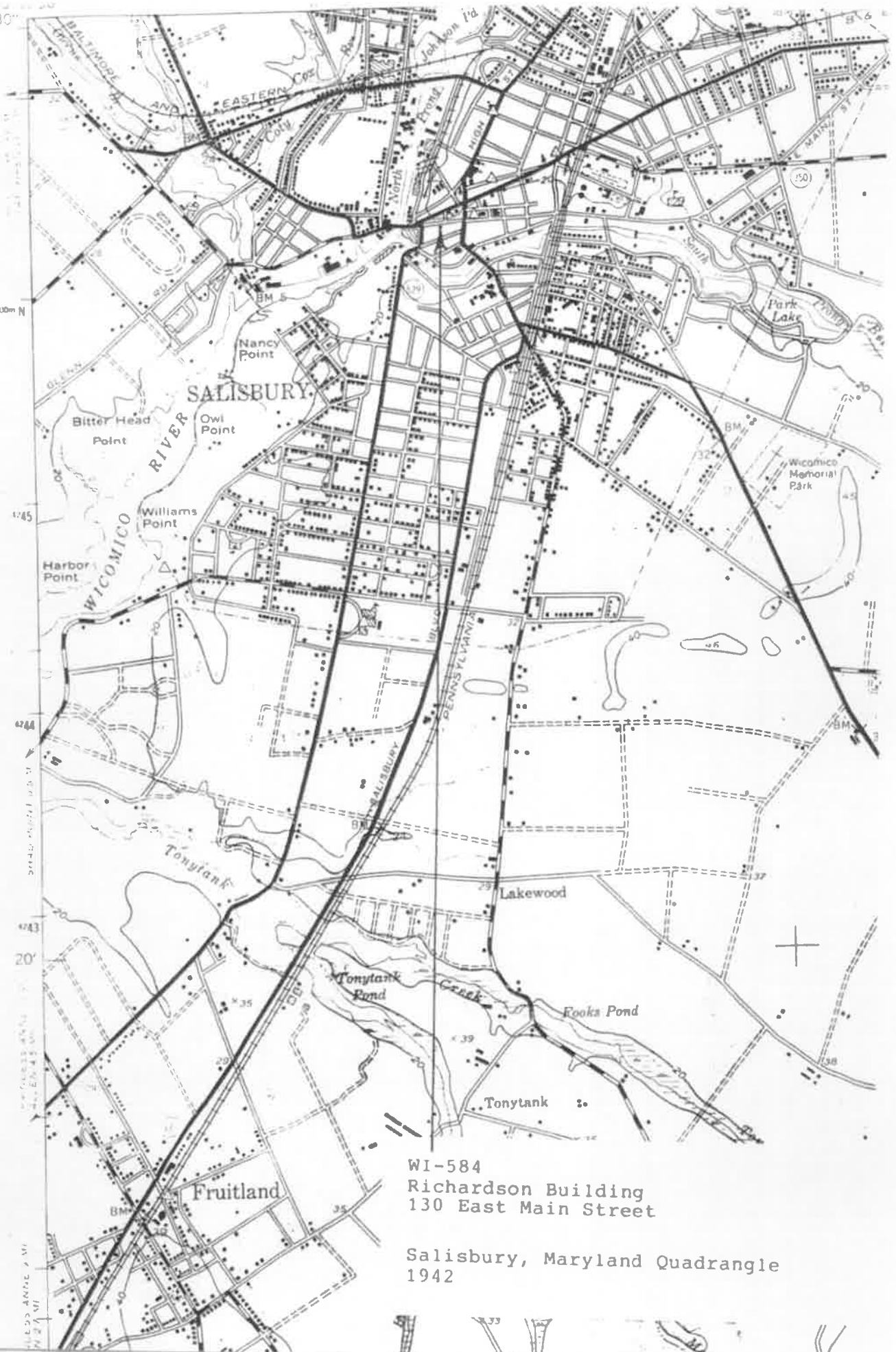
4745

4744

4743

20'

W 31 VI



WI-584
 Richardson Building
 130 East Main Street

Salisbury, Maryland Quadrangle
 1942



128-134 E. Main St
Proposed rendering

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: June 26, 2019

Case Number: 18-54

Commission Considering: Exterior Alterations

Owner's Name: First Move Properties, LLC
Owner's Address: 220 N Division St
Salisbury, MD 21801

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 to approve exterior alterations for cutting the front opening of 130E Main street building to mirror the left side of building. Also to remove non-historic bricks above cornice of 132 E Main St that were added in 1949.

Areas of Historic Guidelines to be considered:

Guideline 37: Façade Configuration

As described in Section 3, there are several building types associated with commercial architecture. These forms are a character defining feature of commercial buildings and their order and arrangement must be maintained.

- a. Maintain the historic compositional principles of historic commercial buildings.
- b. For two- and three-part block configurations, maintain the division of the upper and lower stories.
- c. Where historic features are missing, consider restoring the façade to a composition appropriate to the historic design of the building.
- d. New commercial buildings should follow the same compositional layout of surrounding buildings in order to maintain the scale and pattern of the Downtown Historic District.
- e. Maintain the historic layout of commercial storefronts.
- f. Maintain the window and door pattern of the storefront. Historic entrances were typically flanked by glass display windows.
- g. Improve access to upper floors in a manner sensitive to the configuration of the historic storefront. A second set of stairs to access the upper stories is often required to comply with current fire codes.

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: Jessica Budd
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: June 15, 2019

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
Mailing Address: 12306 CATOCTIN SPRINGS DR **Principal Residence:** NO
 MOUNT AIRY MD 21771- **Deed Reference:** /04296/ 00283

Location & Structure Information

Premises Address: 132 E MAIN ST **Legal Description:** L-40X110
 SALISBURY 21801-0000 132-134 E MAIN ST
 CITY OF SALIS

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0107	0015	0856		0000				2017		

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 As of 01/01/2017	Phase-in Assessments	
			As of 07/01/2018	As of 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