

# Salisbury Historic District Commission

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## Hearing Notification

**Meeting Date:** July 24, 2019

**Time:** 7:00 pm

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

**Case Number:** #18-57

**Commission Considering:** Wall Mural

**Owner's Name:** 112 Market St LLC

**Applicant Name:** Chris Eccleston  
**Applicant's Address:** 120 E. Market Street  
Salisbury, MD 21801

**Agent/Contractor:** None Indicated

**Subject Property Address:** 120-122 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

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

Permit Application  
\$25 Fee Received 7/10/19 (date)

Date Submitted: 7/10/19

Case #: 18-57

Date Accepted as Complete: 7/10/19

Action Required By (45 days): 8/24/19

Subject Location: 120 EAST MARKET STREET

Application by: CHRIS ECCLESTON

Owner Name: 112 MARKET ST LLC

Applicant Address: 120 EAST MARKET STREET

Owner Address: 112 MARKET STREET, SALISBURY

Applicant Phone: 443 523 4398

Owner Phone: 443 523 4398

Work Involves:  Alterations  New Construction  Addition  Other  Demolition  Sign  Awning Estimated Cost \$7500.00

**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.

MURAL ON SIDE OF 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 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](http://www.ci.salisbury.md.us).

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 7/24/19 (date).

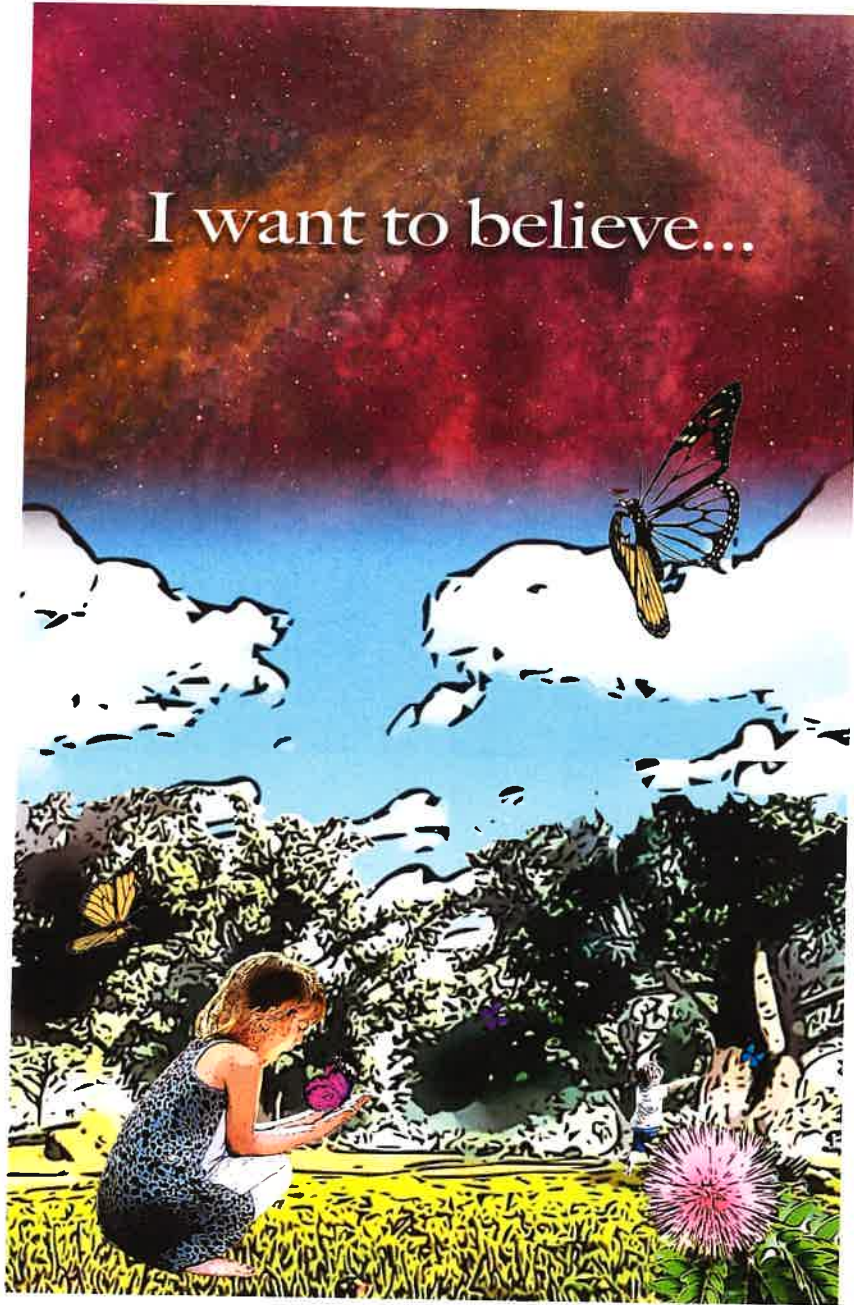
I hereby certify that the owner of the subject premises has been fully informed of the alterations herein proposed and that said owner is in full agreement with this proposal.

Applicant's Signature: [Signature] Date: 7/10/19

Remarks: \_\_\_\_\_  
Jessica Budd 7/15/19 Anne Roane 7/15/19  
Application Processor (Date) Secretary, S.H.D.C. (Date)

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I want to believe...



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*Art Mural Proposal*



16'

20'



# Salisbury Historic District Commission

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## STAFF FINDINGS

Meeting Date: July 24, 2019

<b>Case Number:</b>	18-57
<b>Commission Considering:</b>	Wall Mural
<b>Owner's Name:</b>	112 Market Street LLC
<b>Applicant Name:</b>	Chris Eccleston
<b>Agent/Contractor:</b>	Not Indicated
<b>Subject Property Address:</b>	120-122 East Market Street
<b>Historic District:</b>	Downtown Historic District
<b>Use Category:</b>	Commercial
<b>Zoning Classification:</b>	Central Business District
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	1950
<b>Enclosed Area:</b>	5,949
<b>Lot Size:</b>	10,763 sq. ft.
<b>Number of Stories:</b>	Not indicated on SDAT
<b>Contributing Structure:</b>	Non Contributing 12/17/14
<b>Wicomico County Historic Survey on file:</b>	No
<b>Nearby Properties on County Survey:</b>	No

**Relevant Historic, Archeological and Architectural Significant Features of the Surrounding Area:**

The property in question is located within the Downtown Historic District. The majority of buildings located in this District on East Main St., West Main St., North Division St., South Division St. and Camden St. are constructed of brick and mortar. The majority of structures in this District are typically two and three story brick and stone buildings purposed for commercial use and range in age from 50 years to 130 years old. Most of the buildings were built in the 1920's with and a hand full were built in the late 1880's. There's a mix of architectural styles including Renaissance Revival and Victorian but no prevalence to any specific style.

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

House #	Street Name		Hearing Date	Contributing	Non-Contributing
102	W	Market St	8/24/16		X
112	E	Market St	12/17/14		X
124	E	Market St	12/14/11		X
150	W	Market St	3/28/12	X	
158	W	Market St	11/14/12	X	

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission approve their request to paint an art mural on back side of building.

**Areas of Historic Guidelines to be considered:**

**Guideline 15: General Painting Guidance**

- a. Generally, wood surfaces should be painted.
- b. Unpainted masonry surfaces should remain unpainted.

**Guideline 16: Painting Masonry Surfaces**

Removing paint from masonry can damage the underlying surface. Removing paint in good condition from masonry substrates is not recommended. In some instances, soft historic brickwork was painted historically in order to increase its durability.

- a. Painted brick surfaces should generally remain painted.
- b. Damaged or deteriorated paint should be removed by hand only to the next stable layer prior to repainting. Paint that is well adhered should not be removed. If a painted masonry surface is in good condition and the paint is firm and not peeling, the building can be safely repainted.
- c. Painting formerly unpainted masonry surfaces is discouraged, unless documentary evidence shows that the surface had been historically painted.

**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 Department  
125 N Division St Room 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: July 11, 2019

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 - 017122**

Owner Information

**Owner Name:**      112 MARKET STREET LLC      **Use:**      COMMERCIAL  
**Mailing Address:**      206 E MAIN ST      **Principal Residence:**      NO  
    SALISBURY MD 21801-      **Deed Reference:**      /04425/ 00066

Location & Structure Information

**Premises Address:**      122 MARKET ST      **Legal Description:**      PAR L-A 10,523 SQFT  
    SALISBURY 21801-0000                122 MARKET ST  
                        CITY OF SALIS

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0015	0889		0000			103	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
1950	5949		10,763 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
<b>Land:</b>	115,000	121,100		
<b>Improvements</b>	222,000	207,200		
<b>Total:</b>	337,000	328,300	328,300	328,300
<b>Preferential Land:</b>	0			0

Transfer Information

**Seller:** PENINSULA INSURANCE COMPANY      **Date:** 01/17/2019      **Price:** \$1,250,000  
**Type:** ARMS LENGTH MULTIPLE      **Deed1:** /04425/ 00066      **Deed2:**

**Seller:** HANNA, HENRY H III & DARA L      **Date:** 08/11/1982      **Price:** \$180,000  
**Type:** ARMS LENGTH IMPROVED      **Deed1:** /00977/ 00087      **Deed2:**

**Seller:** PENINSULA PROPERTIES INC      **Date:** 08/16/1977      **Price:** \$127,730  
**Type:** ARMS LENGTH IMPROVED      **Deed1:** /00881/ 00604      **Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	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

**Tax Exempt:**      **Special Tax Recapture:**  
**Exempt Class:**      **NONE**

Homestead Application Information



**Homestead Application Status:** No Application

Homeowners' Tax Credit Application Information

**Homeowners' Tax Credit Application Status:** No Application

**Date:**