

Salisbury Historic District Commission

Hearing Notification

Hearing Date: September 25, 2019

Time: 7:00 pm

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

Case Number: #19-03

Commission Considering: Deck & Railing

Owner's Name: 112 E Market St LLC

Applicant Name: Chris Eccleston

Agent/Contractor: Not Indicated

Subject Property Address: 120 E Market St

Historic District: Downtown Historic District

Use Category: Commercial

Chairman: Mr. Scott Saxman

HDC Staff contact: Jimmy Sharp
Planner I
(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 9/5/19 (date)

Date Submitted: 8/12/19

Case #: 19-03
Action Required By (45 days): 10/20/19

Date Accepted as Complete: 9/5/19

Subject Location: 120 EAST MARKET STREET

Owner Name: 112 E MARKET STREET LLC

Application by: ALAN F. COLEMAN

Owner Address: 112 E MARKET STREET

Applicant Address: 120 EAST MARKET STREET

Applicant Phone: 443 523 7398

Owner Phone: 443 523 4398

Work Involves: Alterations New Construction Addition Other Demolition Sign Awning Estimated Cost \$4,000.00

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.

CANTALEVER Deck & RAILING ON BACK 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.

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 9/25/19 (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: 8/12/19

Remarks: [Signature]
Application Processor (Date)

[Signature]
Secretary, S.H.D.C. (Date)

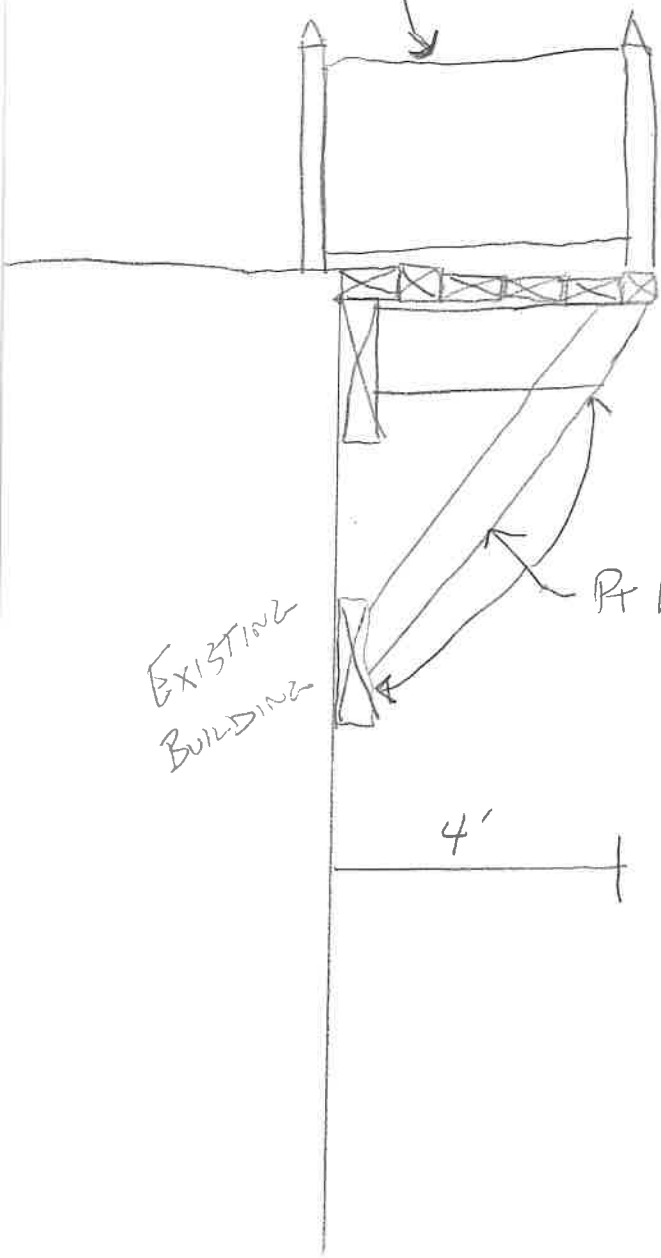
GLASS & VINYL WRAPPED POST
RAILING

TRUCK DECKING MATERIAL

PT WOOD WRAPPED IN AZEK

EXISTING
BUILDING

4'





**YOUNG
LUNGS AT PLAY!**
 
NO SMOKING



YOUNG LUNGS AT PLAY!
NO SMOKING
SEV







Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: Sept 25, 2019

Case Number:	19-03
Commission Considering:	Deck & Railing
Owner's Name:	112 Market Street LLC
Applicant Name:	Chris Eccleston
Agent/Contractor:	Not Indicated
Subject Property Address:	120 East Market Street
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	Central Business District
Structure / Site Description:	
Built Date:	1950
Enclosed Area:	5,949
Lot Size:	10,763 sq. ft.
Number of Stories:	Not indicated on SDAT
Contributing Structure:	Non Contributing 12/17/14
Wicomico County Historic Survey on file:	No
Nearby Properties on County Survey:	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 add railing and deck to back side of building.

Areas of Historic Guidelines to be considered:

Guideline 35: Additions (pg. 99)

Although it is not impossible to add a story or more to historic buildings, it is normally more difficult to avoid adverse impact to the building's original design, character, and detailing.

- a. Consider the issue of structural strength and ability to carry another floor. This issue should be addressed by a qualified structural engineer.
- b. Whenever possible, an addition should be placed at the rear of the main building.
- c. Additions should be constructed in materials compatible with those used in the original building. This does not mean that the same materials have to be used.
- d. Frame additions can be added to brick and stucco buildings successfully.

- e. Additions should not duplicate the architecture and design of the main building but should pick up overall design “cues” from the main building, such as window proportions, overall massing and form, and type of ornamentation.
- f. Avoid changes that obscure, damage or destroy significant characteristic features of an existing building or historic district.
- g. New additions should be compatible with existing historic buildings in terms of scale, but should be visually different from the original to avoid creating a false historic appearance. Additions to historic structures should be identifiable as a new addition to an original building.
- h. New additions should be subordinate to the main building. This can be achieved by making the addition smaller in scale than the main building, or by keeping the roofline or parapet below that of the main building.

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: Jimmy Sharp
Infrastructure and Development Department
125 N Division St Room 202
Salisbury, MD 21801
(410) 548-3170
Date: September 13, 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	2020	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	5,949 SF		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 07/01/2019	As of 07/01/2020
Land:	121,100	121,100		
Improvements	207,200	207,200		
Total:	328,300	328,300	328,300	
Preferential Land:	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	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

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

Homestead Application Information