

Salisbury Historic District Commission

Hearing Notification

Hearing Date: February 19, 2020

Time: 7:00 pm

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

Case Number: #20-05

Commission Considering: Stairway & Elevator Shaft
Expansion

Owner's Name: Opportunity Street, LLC

Applicant Name: Opportunity Street, LLC/Chris
Gilkerson

Agent/Contractor: Not Indicated on Application

Subject Property Address: 218 West Main St

Historic District: Downtown

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 _____ (date)

Date Submitted : _____

Case #: 20-05

Date Accepted as Complete : _____

Action Required By (45 days): _____

Subject Location: 218 W MAEN ST

Application by: OPPORTUNITY STREET, LLC / CHRIS COHARTSON

Owner Name: OPPORTUNITY STREET, LLC

Applicant Address: 118 N. DIVISION ST. STE. 201

Owner Address: 118 N. DIVISION ST. STE 201

Applicant Phone: 410-543-5115

Owner Phone: 410-543-5115

Work Involves: Alterations Demolition New Construction Sign Addition Other _____
Awning Estimated Cost 75,000

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.

INCREASE EXISTING STAIR / ELEVATOR SHAFT ON THE SOUTH WEST CORNER OF BUILDING TO ACCOMMODATE NEW ELEVATOR WITH ROOF STOP.

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 FEB 24, 2020 (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.

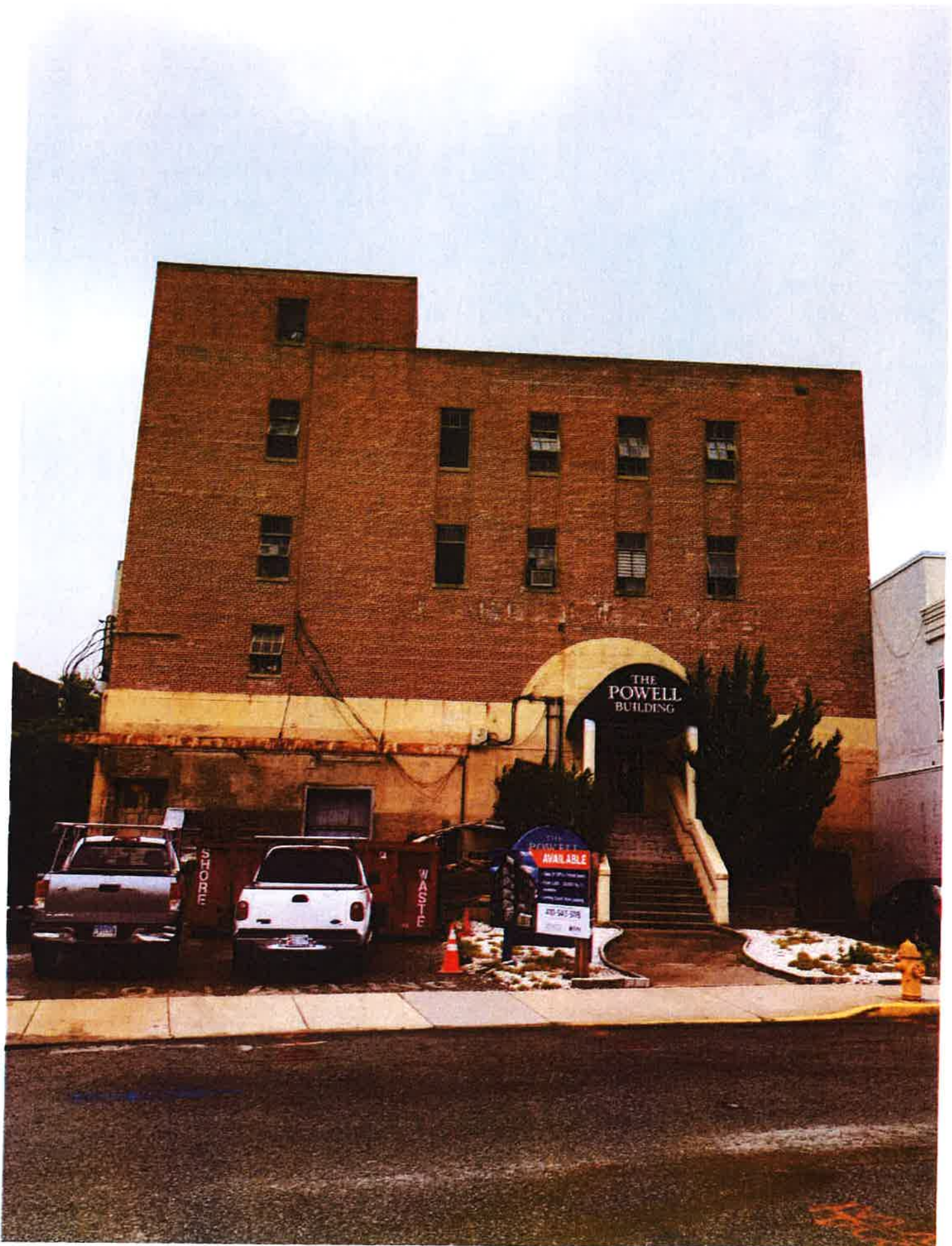
Applicant's Signature: [Handwritten Signature]

Date: 1/17/20

Remarks: _____

Application Processor (Date) _____

Secretary, S.H.D.C. (Date) _____







THE POWELL BUILDING

HEAD OVER HEELS

SVN
Available
BRADLEY CHASE
BULLOCK BAKERSON
410.543.5115
410.543.2440

DEVRECO
410-543-0715





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0002
Form 10-199
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

2019-035

NPS Project Number 90145

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it, such as architectural plans, drawings and specifications, the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** Wooden Rowell's Home, 105 North Water Street, Salisbury, MD

Street: 105 North Water Street

City: Salisbury County: Worcester State: MD Zip: 21801-1539

Name of Historic District: Salisbury Historic District

Listed individually in the National Register of Historic Places, date of listing _____

Located in a Registered Historic District, name of district: Salisbury Historic District

Part 1 - Evaluation of Significance submitted? Date submitted: 04/21/2019 Date of certification: _____

2. **Project Data**

Date of building: 1887-90 Estimated rehabilitation costs (CRE): 18,000,000

Number of buildings in project: 1 Floor area before / after rehabilitation: 0,000 / 8,000 sq. ft.

Start date (estimated): 04/21/2019 Use(s) before / after rehabilitation: commercial / residential

Completion date (estimated): 10/01/2021 Number of housing units before / after rehabilitation: 0 / 2

Number of phases in project: 1 Number of low/moderate income housing units before / after rehabilitation: 0 / 0

3. **Project Contact (if different from applicant)**

Name: Cherilyn Widdell Company: Widdell Preservation Services, LLC

Street: 105 North Water Street City: Salisbury State: MD

Zip: 21801-1539 Telephone: (443) 480-2860 Email Address: chwiddell1809@yahoo.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural, wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name: Chris Glikerson Signature: [Signature] Date: 1/19/19

Applicant Entity: Devreco Glen LLC SSN: _____ or TIN: 81-4886897

Street: 118 Division Street City: Salisbury State: MD

Zip: 21801 Telephone: (443) 614-6111 Email Address: Chris@DEVRECO.com

Applicant SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date: 7-15-19 National Park Service Authorized Signature: [Signature]

NPS conditions or comments attached
2 pgs

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

enclosed and set back from the windows and storefront. Enclosures should be held to a minimal size and installed tight to walls and ceilings. Systems must be kept above the ceiling and the ceiling must not be lowered below the top of the windows or storefront transom. Exposed ductwork is allowed in the basement and 3rd floor, but it must be sized and located to minimize its impact, held back from the windows, and painted to blend with its background. In order to ensure the installation of the systems meets the *Standards*, details of the location, size, and concealment or finish of the ductwork and utility lines must be submitted for review. Information is needed on the means of ventilation for the basement garage space as well. The ventilation system must not damage historic fabric or features and must not negatively affect the interior or exterior character of the building.

8. New plumbing lines installed to service residential units on the upper floors must not project down or otherwise adversely impact public or private first floor spaces below. The project team must coordinate with sub-contractors to ensure this does not occur. If there is not space to conceal these systems above the ceiling we recommend evaluating the installation of new systems vertically, as opposed to horizontally, by inserting vertical chases that limit travel distances of piping and other utilities.
9. This approval does not extend the tenant space, details of which have not been submitted for review and approval to the State Historic Preservation Office and this office. Federal regulations governing this program require evaluation of the entire project. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. Please submit for review the information regarding any additional work as soon as available to ensure conformance of the overall project with the Secretary's Standards.

All requested information must be submitted as an amendment in duplicate to the SHPO.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

7-15-19
Date

Elizabeth Petrella
National Park Service Signature

Liz Petrella
TPS 202.354.2040
Telephone Number

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: February 19, 2020

Case Number: 20-06

Commission Considering: Retaining Wall Demo/Rebuild

Owner's Name: Wirt Wolfe
Owner's Address: 300 E William St
Salisbury, MD

Applicant Name: Wirt Wolfe

Agent/Contractor: Not Indicated on Application

Subject Property Address: 312 East William St

Historic District: Newtown Historic District

Use Category: Residential

Zoning Classification: R-5

Structure / Site Description:
Built Date: 1920
Enclosed Area: 2,496 sq ft
Lot Size: 5,000 sq ft
Number of Stories:

Contributing Structure: Not Determined

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes
Including but not limited to:
➤ 411 Poplar Ave

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

The Newtown Historic District is a mid-19th to early-20th century unplanned residential community located just north of U.S. Route 50 in the City of Salisbury. Most structures within the area are in residential use with the exception of a few churches on the southern end and some commercial space along Route 13. Structures in Newtown are large in scale and placed fairly close together. They are typically frame, two-and-a-half stories in height and three to five bays wide. Most structures have full length or wraparound porches. The structures represent an eclectic mix of mid-19* to early-20" century building types and styles including four squares, Greek Revival, Queen Anne, Shingle style, and Colonial Revival buildings. The neighborhood maintains integrity of location, design, setting, materials, association and feeling.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request for the demolition and construction of a retaining wall.

Areas of Historic Guidelines to be considered:

Guideline 32: General Landscaping

- a) New decks, patios, swimming pools, and playground equipment requiring a permanent foundation should be situated in the rear of properties rather than at the front elevation. Where appropriate, these additions should be screened from view with landscaping or vegetation. Additions of this type require a COA.
- b) Historic landscaping features should be maintained and preserved as any other historic feature on the property. The removal of historic landscaping features, including front lawns, hedge rows, and mature trees should be avoided.

Guideline 33: Walkways, Driveways, and Parking Lots

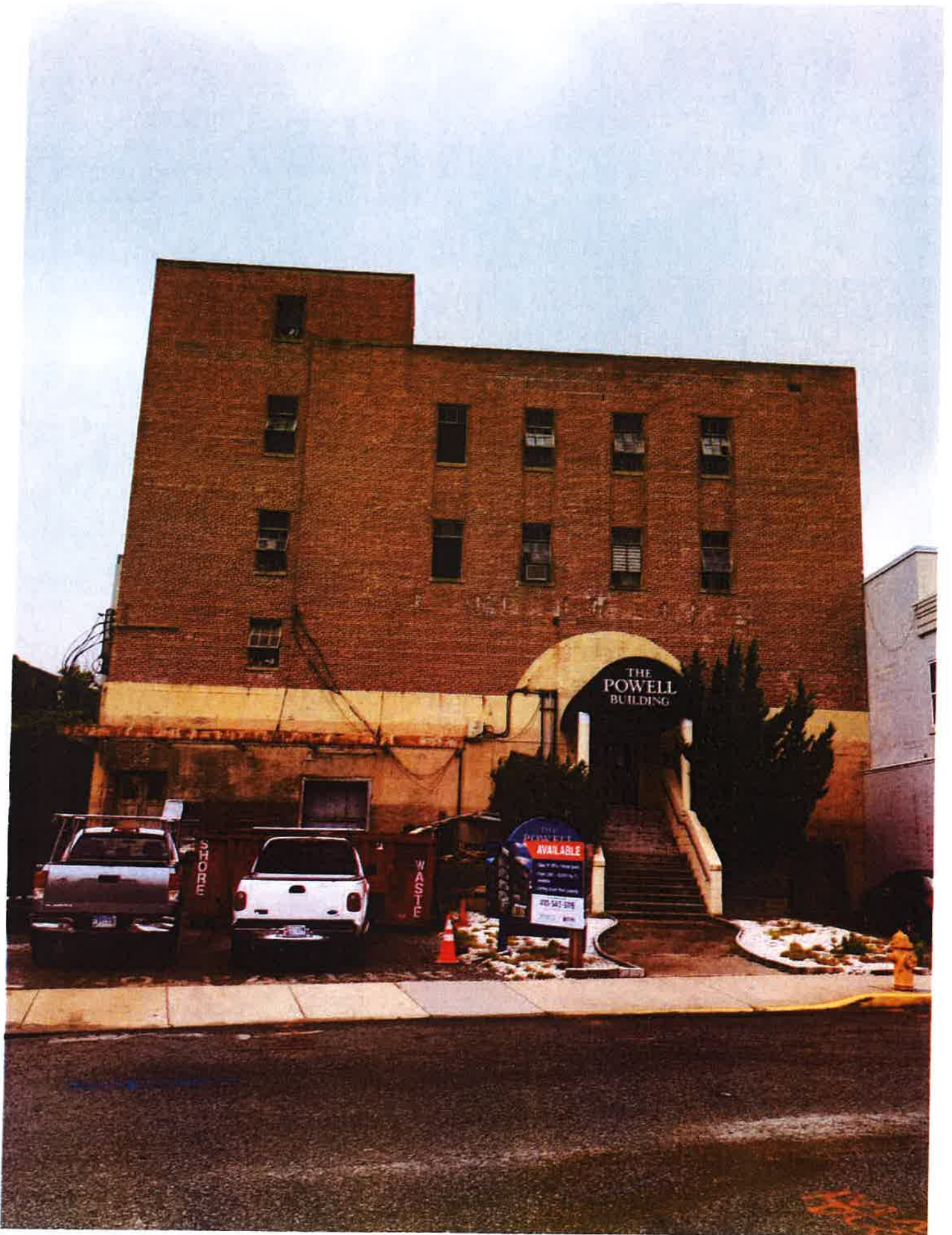
Walkways, driveways, and parking lots are integral features within all of Salisbury’s historic districts. Their location, materials, and overall appearance on the property and within the streetscape is a historic feature that contributes to the district as a whole and should be retained and preserved. Historic Districts where single-family residences are converted to multi-family. Within the Historic District are small surface parking areas for religious buildings and a few commercial properties. Surface parking areas are not contributing features, but impact the character of the historic district.

- a) Avoid altering the original layout, size, dimensions, textures, and materials of historic walkways and driveways.
- b) Walkways and driveways that have fallen into disrepair should be repaired rather than replaced wherever possible
- c) Concrete is the recommended material for new sidewalk construction. The material and pattern of the existing sidewalk within the block should be maintained.
- d) Establishing a new pattern using concrete pavers, red or yellow brick may be appropriate if it is compatible with the historic quality of the street and will be reviewed on a case-by-case basis.
- e) Sidewalks must provide curb cuts per code and ADA guidelines.
- f) Historic walkways which have been lost or altered may be restored based on existing documentation of the original design, or if no documentation is available, a new feature may be designed to be compatible with the overall historic layout of the property. The new design should be compatible with the location, configuration, dimension, scale, materials, and color of the historic property and the surrounding district.
- g) Walkway and driveway materials and colors should be consistent with those used historically, including brick, flagstone, and gravel. Concrete and asphalt are other options which are potentially appropriate.
- h) Construction of new parking lots for subdivided residential properties should be avoided, or located at the rear or side of the property. Provide a landscaped buffer to screen the parking area from view. Plant material should be no more than 42” in height in order to screen the vehicles but still allow for visual access into and from the lots.
- i) For commercial or institutional parking, the overall effect on the character of the surrounding area must be considered. Locate parking lots away from the primary elevations – the rear or side of the property is usually ideal. Provide a landscaped buffer to screen the parking area from view. Plant material should be no more than 42” in height in order to screen the vehicles but still allow for visual access into and from the lots.

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
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: February 10, 2020

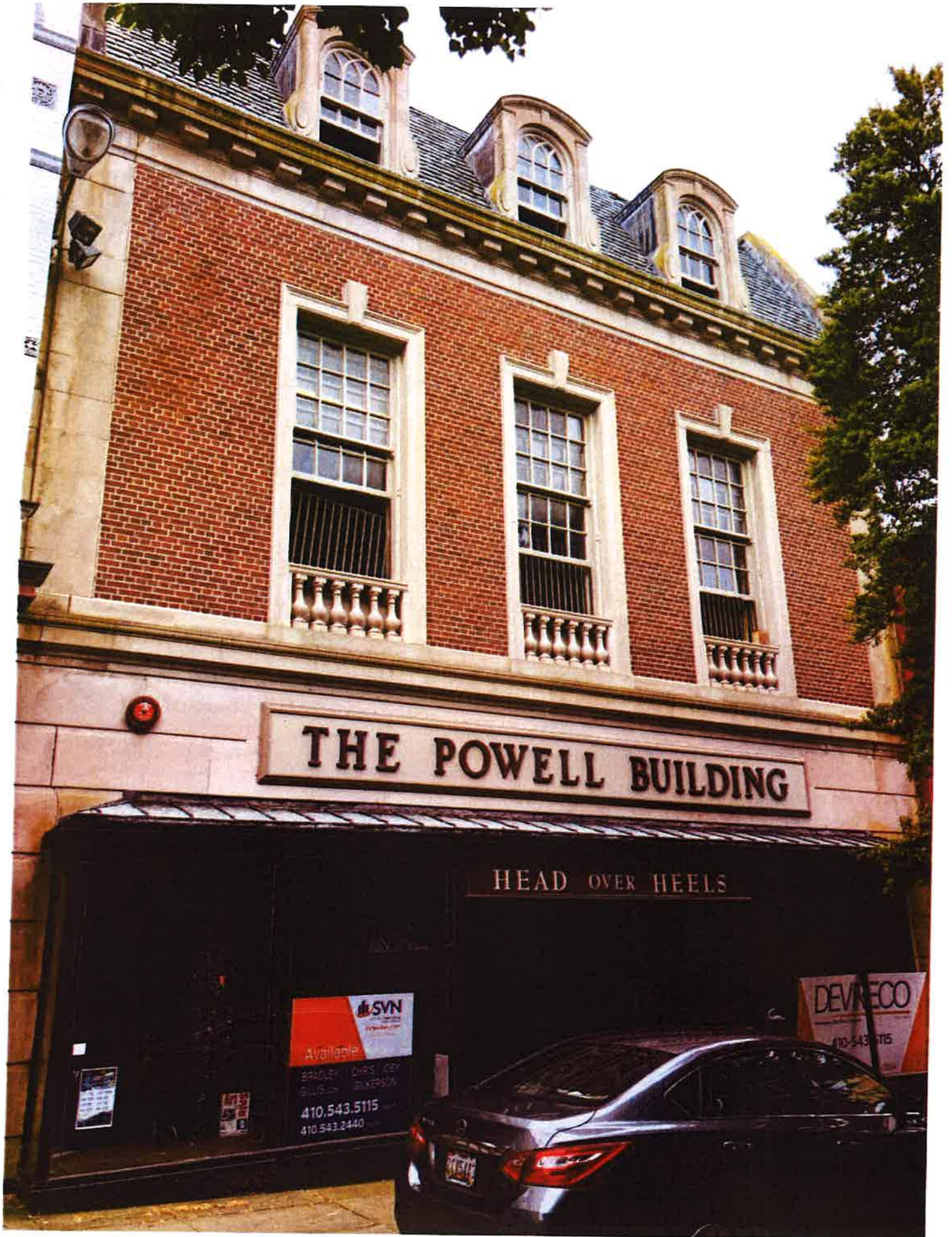


THE
POWELL
BUILDING

THE
POWELL
BUILDING
AVAILABLE
400-545-1016

STORM

WASTE



THE POWELL BUILDING

HEAD OVER HEELS

Available
SVN
BRADLEY CHESNEY
GILLIS BLANKENHORN
410.543.5115
410.543.2440

DEVRECO
410-543-6715

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0025
Form 10-198
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

2-19-035

NPS Project Number: 40145

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions herein application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications) the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** Wesley Episcopal Church, 118 Division Street, Salisbury, MD
Street: 118-00 West Main Street
City: Salisbury **County:** Wicomico **State:** MD **Zip:** 21801 **State:** MD
Name of Historic District: Downtown Salisbury Historic District
 Listed individually in the National Register of Historic Places, date of listing _____
 Located in a Registered Historic District, name of district: Downtown Salisbury Historic District
 Part 1 - Evaluation of Significance submitted? Date submitted: 11/19/19 Date of certification: _____

2. **Project Data**
Date of building: 1917-39 **Estimated rehabilitation costs (ORE):** 22,000,000
Number of buildings in project: 1 **Floor area before / after rehabilitation:** 6,615 / 6,615 sq ft
Start date (estimated): 04/01/2019 **Use(s) before / after rehabilitation:** church/wed / preserved
Completion date (estimated): 10/01/2021 **Number of housing units before / after rehabilitation:** 0 / 0
Number of phases in project: 1 **Number of low-moderate income housing units before / after rehabilitation:** 0 / 0

3. **Project Contact (if different from applicant)**
Name: Cherilyn Midall **Company:** Midall Preservation Services, LLC
Street: 105 North Water Street **City:** Chesapeake **State:** MD
Zip: 21620-1539 **Telephone:** (443) 481-2262 **Email Address:** cmidall1809@yahoo.com

4. **Applicant**
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 57.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 57.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural, wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name: Chris Gilkerson **Signature:** [Signature] **Date:** 11/19/19
Applicant Entity: Devreco Glen LLC **SSN:** _____ **or TIN:** 81-4886897
Street: 118 Division Street **City:** Salisbury **State:** MD
Zip: 21801 **Telephone:** (443) 614-6111 **Email Address:** Chris@DEVRECO.com
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date: 7-15-19 National Park Service Authorized Signature: [Signature]

NPS conditions or comments attached
2 pgs

Real Property Data Search

Search Results for WASHINGTON COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 **Account Number - 055304**

Owner Name: OPPORTUNITY STREET LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: 118 N DIVISION ST STE 201 **Deed Reference:** /04537/ 00058
 SALISBURY MD 21801-

Location & Structure Information

Premises Address: 218 W MAIN ST **Legal Description:** L-43.3X117&34.5X125
 SALISBURY 21801-0000 218 W MAIN
 CITY OF SALIS

Map: 0107 **Grid:** 0014 **Parcel:** 1061 **Neighborhood:** 21003.23 **Subdivision:** 0000 **Section:** **Block:** **Lot:** **Assessment Year:** 2018 **Plat No:**
Plat Ref:
Town: SALISBURY

Primary Structure Built 1930 **Above Grade Living Area** 29,238 SF **Finished Basement Area** **Property Land Area** 13,816 SF **County Use**

Stories **Basement** **Type** RETAIL STORE **Exterior** / **Quality** C2 **Full/Half Bath** **Garage** **Last Notice of Major Improvements**

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments	
			As of 07/01/2019	As of 07/01/2020
Land:	207,200	207,200		
Improvements	170,600	180,100		
Total:	377,800	387,300	384,133	387,300
Preferential Land:	0			0

Transfer Information

Seller: WRIGHT JOSEPH P JR **Date:** 10/07/2019 **Price:** \$525,000
Type: ARMS LENGTH IMPROVED **Deed1:** /04537/ 00058 **Deed2:**
Seller: POWELL, VERNON H **Date:** 05/12/1987 **Price:** \$0
Type: ARMS LENGTH MULTIPLE **Deed1:** /01103/ 00385 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **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	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Real Property Dashboard

Search Results for Val 000120-000197

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 055304

Owner Name:	OPPORTUNITY STREET LLC	Use:	COMMERCIAL
Mailing Address:	118 N DIVISION ST STE 201 SALISBURY MD 21801-	Principal Residence:	NO
		Deed Reference:	/04537/ 00058

Premises Address:	218 W MAIN ST SALISBURY 21801-0000	Legal Description:	L-43.3X117&34.5X125 218 W MAIN CITY OF SALIS
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1061	21003.23	0000				2018	
									Plat Ref:
Town: SALISBURY									

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1930	29,238 SF		13,816 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RETAIL STORE	/	C2			

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2018	07/01/2019	07/01/2020
Land:	207,200	207,200		
Improvements	170,600	180,100		
Total:	377,800	387,300	384,133	387,300
Preferential Land:	0			0

Seller: WRIGHT JOSEPH P JR	Date: 10/07/2019	Price: \$525,000
Type: ARMS LENGTH IMPROVED	Deed1: /04537/ 00058	Deed2:
Seller: POWELL, VERNON H	Date: 05/12/1987	Price: \$0
Type: ARMS LENGTH MULTIPLE	Deed1: /01103/ 00385	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Status: No Application

Homeowners' Tax Credit Application Status: No Application

Date: