

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: #20-06

Commission Considering: Retaining Wall Demo/Rebuild

Owner's Name: Wirt Wolfe

Applicant Name: Wirt Wolfe

Agent/Contractor: Not Indicated on Application

Subject Property Address: 312 E William St

Historic District: Newtown

Use Category: Residential

Chairman: Mr. Scott Saxman

HDC Staff contact: Jimmy Sharp
Planner I
(410) 548-3170

Salisbury Historic District Commission

STAFF FINDINGS

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Commission Considering: Retaining Wall Demo/Rebuild

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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

Salisbury Historic District Commission

501B E. Church Street
Salisbury, MD 21804
(410) 341-9550 / fax (410) 341-3682

Permit Application

Date Submitted to NSCC: _____

Case #: 70-06

Date Accepted as Complete by NSCC: _____

Action Required By (45 days): _____

Subject Location: 312 E. WILLIAM ST. NEWTOWN

Application by: W. WIRT WOLFE

Owner Name: SAME

Applicant Address: 300 E. WILLIAM ST, SALISBURY, MD, 21801

Owner Address: _____

Applicant Phone: 443 880-7745

Owner Phone: _____

Work Involves: Alterations New Construction Addition Other DEMOLITION & REPLACEMENT
 Demolition Sign Awning Estimated Cost 10,000.00 (required)

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.

REMOVAL OF 27' OF FAILING RETAINING WALL MADE OF STONE FACED CONCRETE BLOCK THAT IS NO LONGER AVAILABLE. INSTALL A NEW BRICK FACED RETAINING WALL TO CLOSELY MATCH THE RIGHT & LEFT LOT SIDE ORIGINAL RETAINING WALLS. THE NEW WILL BE 5' IN HEIGHT

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 20 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 or a copy will be provided to you for a fee of \$3.00.

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 W. Wirt Wolfe Date 2/3/2020
Remarks: _____

Application Processor (Date)

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



312 E. WILLIAM ST.
SUBJECT PROPERTY



310 E. WILLIAM ST.
WEST SIDE PROPERTY



EAST SIDE PROPERTY ADJOINING
312 E. WILLIAM ST.



PROPERTY ACROSS THE STREET
FROM 312 E. WILLIAM ST.



WEST SECTION OF THE
RETAINING WALL



SHOWING LEAN OF THE
WEST SECTION OF THE RETAINING WALL



WEST SIDE OF THE ORIGINAL
RETAINING WALL



EAST SIDE OF THE ORIGINAL
RETAINING WALL



EAST SECTION OF THE
RETAINING WALL

Real Property Search

Search Results for WASHINGTON COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 **Account Number - 002109**

Owner Information

Owner Name:	WOLFE W WIRT & ELIZABETH D	Use:	APARTMENTS
Mailing Address:	P O BOX 442 SALISBURY MD 21803	Principal Residence:	NO
		Deed Reference:	/01875/ 00861

Location & Site Data Information

Premises Address:	312 E WILLIAM ST SALISBURY 21801-0000	Legal Description:	5,000 SQ FT 312 E WILLIAM ST CITY OF SALIS
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0010	0707	10002.23	0000				2020	
									Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	2,496 SF		5,000 SF	

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2020	07/01/2019	07/01/2020
Land:	35,000	35,000		
Improvements	40,300	40,100		
Total:	75,300	75,100	75,300	75,100
Preferential Land:	0			0

Transfer Information

Seller: MOFFITT, GREGORY P	Date: 12/07/2001	Price: \$67,000
Type: NON-ARMS LENGTH OTHER	Deed1: /01875/ 00861	Deed2:
Seller: MOFFITT, GREGORY P	Date: 11/06/1991	Price: \$10,346
Type: NON-ARMS LENGTH OTHER	Deed1: /01269/ 00868	Deed2:
Seller: TIMMONS, IRIS MAE	Date: 06/30/1989	Price: \$43,000
Type: NON-ARMS LENGTH OTHER	Deed1: /01185/ 00253	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:**