

Salisbury Historic District Commission

AGENDA

Wednesday, July 22, 2020 at 7:00 pm

Zoom Videoconference

- 1. 7:00 P.M. - CALL TO ORDER – Scott Saxman, Chairman**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES – *May 27, 2020***
- 4. CONSENT DOCKET– *NONE***
- 5. OLD BUSINESS – *None***
- 6. NEW BUSINESS**

#20-12 – 206 E. Market Street-Brett Davis, Davis Strategic Management, LLC-Beer Garden to consist of a series of shipping containers.

#20-13 – 150 W. Market Street*- Riverview Commons, LLC-Signage on south facing of building.

#20-14 – 118 N. Division Street*- Devreco, LLC-Window and siding replacement on rear of building.

#20-15 – 808 Camden Avenue*-Scott Saxman and Emily Bergquist- Wrought iron fence and gate in front yard.

#20-16 – 511 Camden Avenue*- Maximo Lopez-Siding and side building addition.

***this indicates that the structure has been deemed a contributing structure by the SHDC**

*Times shown are approximate. The SHDC reserves the right to adjust the agenda as circumstances warrant.
The SHDC reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland 10-508(a).*

Zoom videoconference information:

Join Zoom Meeting

<https://us02web.zoom.us/j/87014620024?pwd=QWQzdmN3eWE2RnRIYmp0WnNPRUIFUT09>

Meeting ID: 870 1462 0024

Password: 685717

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Please note that you will be asked to consent to the meeting being recorded.

Salisbury Historic District Commission
May 27, 2020

The Salisbury Historic District Commission met in regular session on Wednesday, April 8, 2020. The meeting took place on a zoom video conference with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chairman – Not Present
Matt Auchey, Vice Chairman - Present
Brad Phillips – Present
Brenden Frederick – Present
Jane Messenger – Present
Jillian Burns- Present

CITY OFFICIALS PRESENT

Pete Golba, City Attorney – Present
Anne Roane, Infrastructure & Development - Present
Amanda Pollack, Infrastructure & Development- Present
Jessica Budd, Infrastructure & Development- Present

1. **CALL TO ORDER** – Matt Auchey, Vice Chairman, called the meeting to order at 7:00 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explains the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – **Approved meeting minutes for February 19, 2020, April 8, 2020, & April 22, 2020. Brendan Frederick makes motion to approve minutes as submitted. Brad Phillips seconds the motion.**
4. **CONSENT DOCKET** –None
5. **OLD BUSINESS – Continuance of Case # 20-11 – 126 E Main St. – HB Colonial Building LLC Roof Replacement-** Ken Hooper states that nothing has changed from the last meeting and they will complete the roof replacement with synthetic slate on the front and asphalt shingle on the back of building. He states it will cost him another \$7,000 to do this. The color will be a Dark grey or black shingle and they will replace any substandard base underneath it as needed. The brand will be Davinci and will also be replacing the flashing as well. Mr. Brendan Frederick said he is familiar with the product and sounds like Mr. Hooper is replacing in kind with what is already there. Mr. Brendan Frederick makes a motion in case 20-11 the applicant has amended his application to replace the front roof on E main St. side with a dark grey or black synthetic slate and the rear of the roof with an asphalt shingle with in-kind material. The rear view is not exposed to public view. Mr. Hooper accepts the amended changes. Brendan Frederick makes a motion to approve the application as amended. Jane Messenger seconds the motion. Commission voted unanimously to approve as amended.
6. **NEW BUSINESS – None**
7. **Adjourn the meeting- Brendan Frederick makes a motion to adjourn the meeting.**

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury, Department of Infrastructure and Development.

Scott Saxman, Chairman

Date

Anne Roane, Secretary

Date

Salisbury Historic District Commission

50 E. Church Street 12 S. N. Division
Salisbury, MD 21804 Room 202
(410) 341-9550 / fax (410) 341-3682

Permit Application

Date Submitted to NSCC: _____

Date Accepted as Complete by NSCC: _____

Subject Location: 206 E. Market Street Lot 13 Salisbury, MD

Application by: Davis Strategic Management LLC

Applicant Address: 318 W. Carroll Street Suite A

Applicant Phone: 240-994-6481

Case #: 26-72

Action Required By (45 days): _____

Owner Name: Bret Davis

Owner Address: 100 N. Division Street Salisbury, MD

Owner Phone: 240-994-6481

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.

Davis Strategic plans to develop a beer garden adjacent to the new apartment building. The beer garden will consist of a series of Sea Containers. These containers will form a semi circle allowing for ground level and upper level seating and standing area. The entire space will be open and built on a concrete pad. The building will have a modern design with a focus on all open and airy seating. All construction will be up to modern code but virtually all of the seating will be outdoors. This property will not resemble historical building because there is no structure in place which would allow a starting point. All fencing on the property will be matching the other fencing downtown and all signage will be brought to the commission

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 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 Neighborhood Services & Code Compliance 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 6/24/2020 (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: _____ Date: _____
Remarks: _____

Application Processor (Date)

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

Salisbury Historic District Commission

5018 E. Church Street 128 W. Division
Salisbury, MD 21804 Room 202
(410) 341-9550 / fax (410) 341-3682

Permit Application

Date Submitted to NSCC: 6-1-2020

Date Accepted as Complete by NSCC: _____

Subject Location: 206 E. Market Street Lot 13 Salisbury, MD

Application by: Davis Strategic Management LLC

Applicant Address: 318 W. Carroll Street Suite A

Applicant Phone: 240-994-6481

Case #: _____

Action Required By (45 days): _____

Owner Name: Bret Davis

Owner Address: 100 N. Division Street Salisbury, MD

Owner Phone: 240-994-6481

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.

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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.

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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 _____

Date _____

Remarks: _____

Application Processor (Date) _____

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

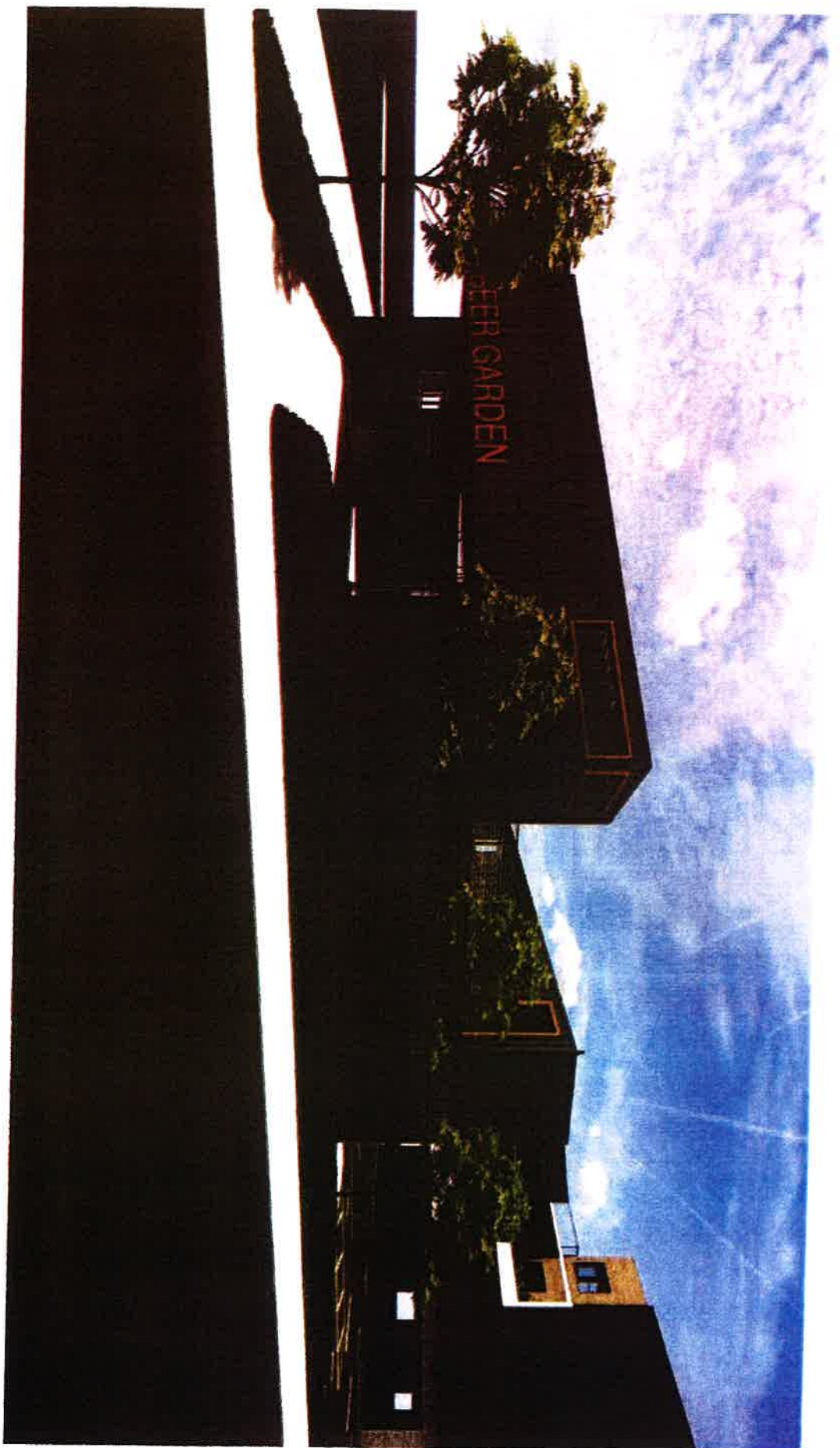
- A. The completed application form.
- B. Site plan, if applicable.
- C. Scaled and measured detailed drawings, including, but not limited to, plans and elevations of the proposed alterations or improvement, or in the alternative, a scale mock up.
- D. For an existing structure, color photographs of the structure showing all elevations, the area to be altered, close-ups of architectural detail and the area in the immediate vicinity (the property to the immediate left and right of subject property)
- E. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
- F. All photographs shall be printed on 8½ x11 paper, however, you may put several photos on one page, and each shall be labeled with a description of the contents of the photograph.
- G. Samples of materials or copies of manufacturers product literature.
- H. The applicant shall deliver eight (8) complete copies of each application and attachments to the City of Salisbury, Department of Neighborhood Services & Code Compliance, 501B E. Church Street, Salisbury, MD.













Davis Strategic Management, LLC
318 W. Carroll St., Ste. A
Salisbury, MD 21801

Bank of America
Salisbury, MD 21801

1166

06/02/2020

\$25.00****

TWENTY FIVE DOLLARS AND 00/100 *****

Salisbury Finance
125 N. Division St.
Room 202
Salisbury, MD 21801

Kirk Davis

MEMO:

CHECK IS PRINTED ON SECURITY PAPER WHICH INCLUDES A MICROPRINT BORDER & FLUORESCENT FIBERS

⑈ 1 1 6 6 ⑈ ⑆ 0 5 2 0 0 1 6 3 3 ⑆ 4 4 6 0 3 5 2 6 1 0 4 1 ⑈

Davis Strategic Management, LLC

Bill Reference:

Lot13

1166

06/02/2020 Salisbury Finance

\$ 25.00

Prop	Account	Comment	Amount
206 E Mkt	Licenses and Permits	permit application for Historic District	25.00

Salisbury Historic District Commission
February 12, 2019

The Salisbury Historic District Commission met in regular session on Tuesday, February 12, 2019. The meeting took place in Room 301 of the Government Office Building at 7:00 p.m. with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chairman – Present
Matthew Auchey, Vice Chairman – Present
Brad Phillips – Not Present
Brenden Frederick – Present
Alex Paciga – Not Present
Jane Messenger- Present

CITY OFFICIALS PRESENT

Anne Roane, Infrastructure & Development – Present
Brittney Brown, Infrastructure & Development- Present
Pete Golba, City Attorney – Present

1. **CALL TO ORDER** – Scott Saxman, Chairman, called the meeting to order at 7 p.m.
2. **ROLL CALL** - Each member of the Commission and each city official introduced themselves for the record. The Chairman explains the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES – January 23, 2019.** Motion to approve by Commissioner Frederick and a second motion by Commissioner Auchey. The motion carries unanimously.
4. **CONSENT DOCKET– None**
5. **OLD BUSINESS – 18-22 – 200 E Market Street-Keith Fisher**
Resubmittal

Mr. Keith Fisher, comes forward to present this case. The applicant has revised the previously approved structure using comments and concerns of the neighboring property owners. Commissioner Frederick makes a motion that the applicant agreed to amend the application, that it will not be painted CMU but rather a ground face or smooth face CMU. Commissioner Messenger seconds the motion. Mr. Robert Eaton stands for a public comment, stating he is in favor of the submission and he likes the change that the Commission has suggested. The case was approved as amended.

6. NEW BUSINESS-

#18-42 – 116 Elizabeth Street- Murphy O’Loughlin
Exterior alterations

Mr. and Mrs. O’Loughlin, property owners, comes forward to present this case. The property was reviewed and deemed contributing as of Feb. 12, 2019. The applicant is proposing to replace the cement siding with vinyl shingles on the addition on the back of the house and remove the 3rd floor porch/deck with a window. After discussion, the applicant agrees to have the siding aspect continued for a later meeting, if they do not decide to replace the siding in kind (hardie board). Commissioner Frederick makes a motion to approve the demolition of 3rd floor porch/deck as it is not in keeping with the original character of the house, the 3rd floor door was asked to be replaced with vinyl window however, the Commission recommended replacement of a wood window. Commissioner Messenger seconds the motion. Mr. Robert Wolff stands for public comment. The case approved 2 of the 3 aspects as amended, the siding decision has been continued.

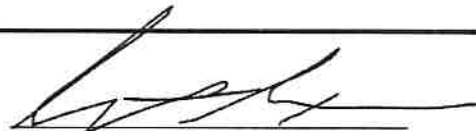
**#18-43- *218 W. Main Street- Devreco Glen/Chris Gilkerson
Demolition & Exterior Alterations**

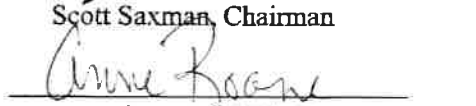
Mr. Chris Gilkerson and Joey Gilkerson, comes forward to present this case. The property has already been deemed as contributing. The applicant is proposing interior and exterior renovations to existing building to create a mixed use facility consisting of residential apartments on the top 3 levels, commercial space on the plaza level and parking/support functions on the lowest level (Camden). Commissioner Auchey makes a motion of approval for the punched windows per the submitted application, approval of the south elevation removing the loading dock, adding a garage entry and a new stair tower entry. Vinyl windows were not approved per the submitted packet however, the applicant has agreed to install a window approved per the guideline (aluminum, aluminum clad wood, fiberglass or steel). Also, recommending that the windows have a similar pattern to the existing. The applicant agrees to the amendments. There being no public comments, the motion carries unanimously.

**#18-44- 112 E Market Street-Christopher Eccleston
Exterior Alterations**

Commissioner Auchey had a motion to move this case to the content docket. The property was already deemed contributing and was seeking approval for new windows to match the existing. Commissioner Frederick seconds the motion. There being no public comments, the motion carries unanimously.

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury, Housing & Community Development Department.



Scott Saxman, Chairman


Anne Roane, Secretary

7-19-2019

Date

7.22.19

Date

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: July 22, 2020

Case Number:	20-12
Commission Considering:	New Construction Resubmittal
Owner's Name:	Bret Davis
Owner's Address:	100 N. Division Street Salisbury, MD
Applicant Name:	Bret Davis
Agent/Contractor:	Bret Davis
Subject Property Address:	206 E. Market Street
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	CBD
Structure / Site Description:	
Built Date:	
Enclosed Area:	
Lot Size:	14,489 sq ft
Number of Stories:	
Contributing Structure:	N/A
Wicomico County Historic Survey on file:	No
Nearby Properties on County Survey:	Yes
Including but not limited to:	
➤ 132-134 E Main Street – Professional 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
132	E Main Street	8/22/2018	X	
235	W Main Street	8/22/2018	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission to approve the submittal of a request to create an outdoor beer garden constructed of shipping containers in the Downtown District. A space that engages the street front but also allows for connection to the riverwalk. There was a previous application for this property in February 2019 and those minutes are included in these findings.

Areas of Historic Guidelines to be considered:

Guideline 36: New Construction (pg. 100)

Building form is an important component of the streetscape, the largest element within the streetscape, and tends to command our attention most strongly. "Form" refers to the shape and massing of a building. Historic downtown commercial buildings, for example, often have a form that is boxy (rectangular), tall in proportion, and long or deep. In planning new construction in downtown Salisbury, building form and streetscape elements should be carefully considered. Streetscape elements can reinforce the area's attractiveness and make it a desirable place to live or do business. Elements within the Downtown Historic District include a regular setback of building facades, which provides an unbroken view along the street and close placement of buildings.

- a. New structures should be similar in form, scale and height to the surrounding structures.
- b. New structures should be placed on existing vacant lots whenever possible, and should match the setback of surrounding structures. The vast majority of properties in the Downtown Historic District have little to no setback: the front of the building is positioned at the edge of the sidewalk.
- c. Parking lots or parking structures should be placed at the rear of the lot whenever possible. Ideally, access to them should be from a side street to lessen the number of curb cuts along main streets.

- d. New buildings should be compatible with adjacent structures in terms of massing, proportion, size, and scale.
- e. New buildings should be oriented to face the street rather than turned inward, skewed or oriented at angles to the existing street grid.
- f. Services such as delivery or trash removal should be handled from alleys that pass through the middle of the block or otherwise located on a non-visible elevation.
- g. Blank or windowless walls on the front façade or street side are not appropriate.

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: Anne Roane
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
(443) 477-2571

Salisbury Historic District Commission

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

Permit Application

6.24.2020

Date Submitted to NSCC: 6/24/2020

Case #: 20-13

Date Accepted as Complete by NSCC: _____

Action Required By (45 days): _____

Subject Location: 150 W. MARKET STREET

Application by: JOEL GILKESON - RIVERVIEW COMMONS

Owner Name: RIVERVIEW COMMONS LLC

Applicant Address: 118 N. DIVISION STREET

Owner Address: 150 W MARKET STREET

Applicant Phone: 443 880 6055

Owner Phone: 443 880 6055

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition Other ☐ Demolition ☒ Sign ☐ Awning Estimated Cost \$5,000

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.

ADD INDIVIDUAL LETTER SIGN TO THE VESTIBULE / COVERED
ENTRYWAY ON THE SOUTH FACE OF THE BUILDING.
MATERIALS TO MATCH LIKE KIND OF SIGN PANEL / BACKGROUND.

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 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 Neighborhood Services & Code Compliance 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 7/22/2020 (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 [Signature] Date 6/24/2020
Remarks: _____

Proposed Signage – Market St View



Proposed Signage – Mill Street View



Existing Structure – North face



Existing Structure – East face



Existing Structure – South face



Existing Structure – West face



Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: July 22, 2020

Case Number:	20-13
Commission Considering:	Letter Sign
Owner's Name:	Riverview Commons, LLC
Owner's Address:	150 W. Market Street Salisbury, MD 21801
Applicant Name:	Joey Gilkerson
Subject Property Address:	150 W Market St
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	CBD
Structure / Site Description:	
Built Date:	1880
Enclosed Area:	
Lot Size:	16,470 sq. ft.
Number of Stories:	
Contributing Structure:	Yes 3/28/2012
Wicomico County Historic Survey on file:	Yes
Nearby Properties on County Survey:	Yes
Including but not limited to:	
➤ 146 W Market Street – Market Street Books	
➤ 300-304 W. Main Street – H.S Brewington 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 an individual letter sign to be located on the vestibule/covered entryway on the south side of the building.

Areas of Historic Guidelines to be considered:

Guideline 45: Sign Placement

On most downtown buildings, a continuous brick ledge or corbelling is used to separate the second floor and above from the entry-level storefront below. This space is ideal for sign placement, as it was often created for this purpose. In some instances, newer buildings contain areas above the highest windows for signage.

- a. Signs must not obscure or hide significant historic features or details. This includes windows, cornices, and architectural trim.
- b. Projecting signs must be located no less than eight feet above the sidewalk.
- c. Signs should be mounted to historic masonry buildings through the mortar joint, rather than through masonry units wherever possible.
- d. Non-permanent painted or adhesive signs (for example, vinyl cling signs) may be installed on the interior of storefront windows or on the upper story windows of multi-story commercial buildings.
- e. Signs shall not be placed above the roof-line of any building in the Downtown Historic District, as per the zoning ordinance.
- f. Awning signs are permitted.

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 consider the review criteria, and may make a determination as to which of said Criteria are applicable.

Staff Findings Prepared By: Anne Roane
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
(443) 477-2571

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 6-24-2020 (date)

Date Submitted: 6/24/2020

Case #: 20-14

Date Accepted as Complete:

Action Required By (45 days):

Subject Location: 118 N. DIVISION ST / 116 N. DIVISION ST

Application by: JOHN GILKERSON - DEVERCO

Owner Name: DEVERCO LLC

Applicant Address: 118 N. DIVISION ST SALISBURY

Owner Address: 118 N. DIVISION ST

Applicant Phone: 413-980-6055

Owner Phone: 413-980-6055

Work Involves: ☒ Alterations ☐ New Construction ☐ Addition ☐ Other ☐ Demolition ☐ Sign ☐ Awning Estimated Cost \$50,000

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.

REPLACE WINDOWS WITH LIKE KIND ON REAR OF BUILDINGS (VINYL CURRENTLY) AND REPLACE ASBESTOS SHINGLES WITH SIDING WITH ARCHITECTURAL VINYL SIDING ON BOTH BUILDINGS.

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 7/22/2020 (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 [Signature]

Date 6/24/2020

Remarks:

Existing Structures – West Face (AREA OF DISTURBANCE)



North face:



East Face (not being disturbed)



Proposed Siding Example:



Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: July 22, 2020

Case Number:	20-14
Commission Considering:	Siding Replacement
Owner's Name:	Devreco LLC
Owner's Address:	118 N. Division Street Salisbury, MD 21803
Applicant Name:	Joey Gilkerson/Devreco
Applicant's Address:	118 N. Division Street Salisbury, MD 21803
Agent/Contractor:	None Indicated
Subject Property Address:	118-116 N. Division Street
Historic District:	Downtown
Use Category:	Commercial
Zoning Classification:	Central Business District
Structure / Site Description:	
Built Date:	1923
Enclosed Area:	7,728 sq ft
Lot Size:	4,483 sq ft
Number of Stories:	Not indicated on SDAT
Wicomico County Historic Survey on file:	No
Contributing Structure:	Contributing, 4/24/13

Nearby Properties on County Survey:

Yes

Including, but not limited to:

➤ 114 N. Division Street

Masonic Lodge; Wicomico Lodge # 91

Relevant Historic, Archeological and Architectural 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 Salisbury Historic District Commission approved exterior lighting installation under awnings at 100 North Division St. this year and sign and lighting installation at 113 West Main St. in 2014. 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 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
100	N. Division Street	9/24/14	X	
109	N. Division Street	8/27/08	X	
116	N. Division Street	4/22/15	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to remove the sidings from the rears of the buildings and replace with vinyl architectural siding. The application included windows, however these are to be replaced in-kind.

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

The historic material found on the exterior walls of a building is a character defining feature that should be preserved, maintained, repaired, rehabilitated, and restored whenever feasible.

Guideline 12: Preserve Historic Wood Siding

- a. Maintain and preserve existing wood siding. Keep paint intact to preserve wood features.
- b. Repair damaged wood siding by replacing in-kind only the affected boards or shingles. Keep sound material in place.

c. Do not replace sound historic siding material with new materials for the sake of convenience.

Guideline 13: Match Existing or Historic Siding

- a. Where full-scale siding replacement is necessary, match the historic or existing siding on the building. Keep the details (width of wood boards, shingle size, corner and seam details, etc.) consistent with the historic appearance.
- b. When replacing non-historic siding that was inappropriately applied, choose an appropriate replacement that is consistent with buildings of the type, period, and architectural style.
- c. Do not cover historically uncovered masonry surfaces with siding. Siding applied to masonry surfaces has the potential to hold moisture and cause damage to the underlying wall.

Guideline 14: Synthetic Siding

Synthetic siding describes a siding product not made from natural materials. Vinyl, asphalt, and fiber cement board are the most commonly found synthetic siding types.

- a. The use of new synthetic siding may be approved on a case by case basis if one or more of the following conditions are met.
- b. Historic decorative details should not be removed or covered by synthetic siding. These details include but are not limited to cornices, window hoods, moldings, eaves, decorative shingles, and trim.
- c. Synthetic siding may not be applied over historically uncovered masonry walls.

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:
Anne Roane
Department of Infrastructure and Development
125 N. Division Street
Salisbury, MD 21804
(410) 548-3170
(443) 443-477-2571

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 7.5.2020 (date)

Date Submitted: 7.5.2020
Date Accepted as Complete: 7.5.2020

Case # 2015
Action Required By (45 days): _____

Subject Location: 808 Camden Avenue
Application by: Scott Saxman
Applicant Address: 808 Camden Avenue
Applicant Phone: 410.808.6428

Owner Name: Scott Saxman & Emily Bergquist
Owner Address: 808 Camden Avenue
Owner Phone: 410.808.6428

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Other ☐ Fence
☐ Demolition ☐ Sign ☐ Awning Estimated Cost \$2,000

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.

Install a wrought iron fence and gate in front yard. Fence height is 44" and the color will be gloss black.

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 22nd 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 [Signature]

Date 6/26/2020

Remarks: _____

Application Processor (Date) _____

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

- A. The completed application form.
- B. The application fee of \$25. Checks can be made out to the City of Salisbury.
- C. Site plan, if applicable.
- D. Scaled and measured detailed drawings, including, but not limited to, plans and elevations of the proposed alterations or improvement, or in the alternative, a scale mock up.
- E. For an existing structure, color photographs of the structure showing all elevations, the area to be altered, close-ups of architectural detail and the area in the immediate vicinity (the property to the immediate left and right of subject property)
- F. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
- G. All photographs shall be printed on 8½ x11 paper, however, you may put several photos on one page, and each shall be labeled with a description of the contents of the photograph.
- H. Samples of materials or copies of manufacturers product literature.
- I. The applicant shall deliver one (1) complete application and attachments to the City of Salisbury, Department of Infrastructure and Development, 125 N Division Street, Room 202, Salisbury, MD.

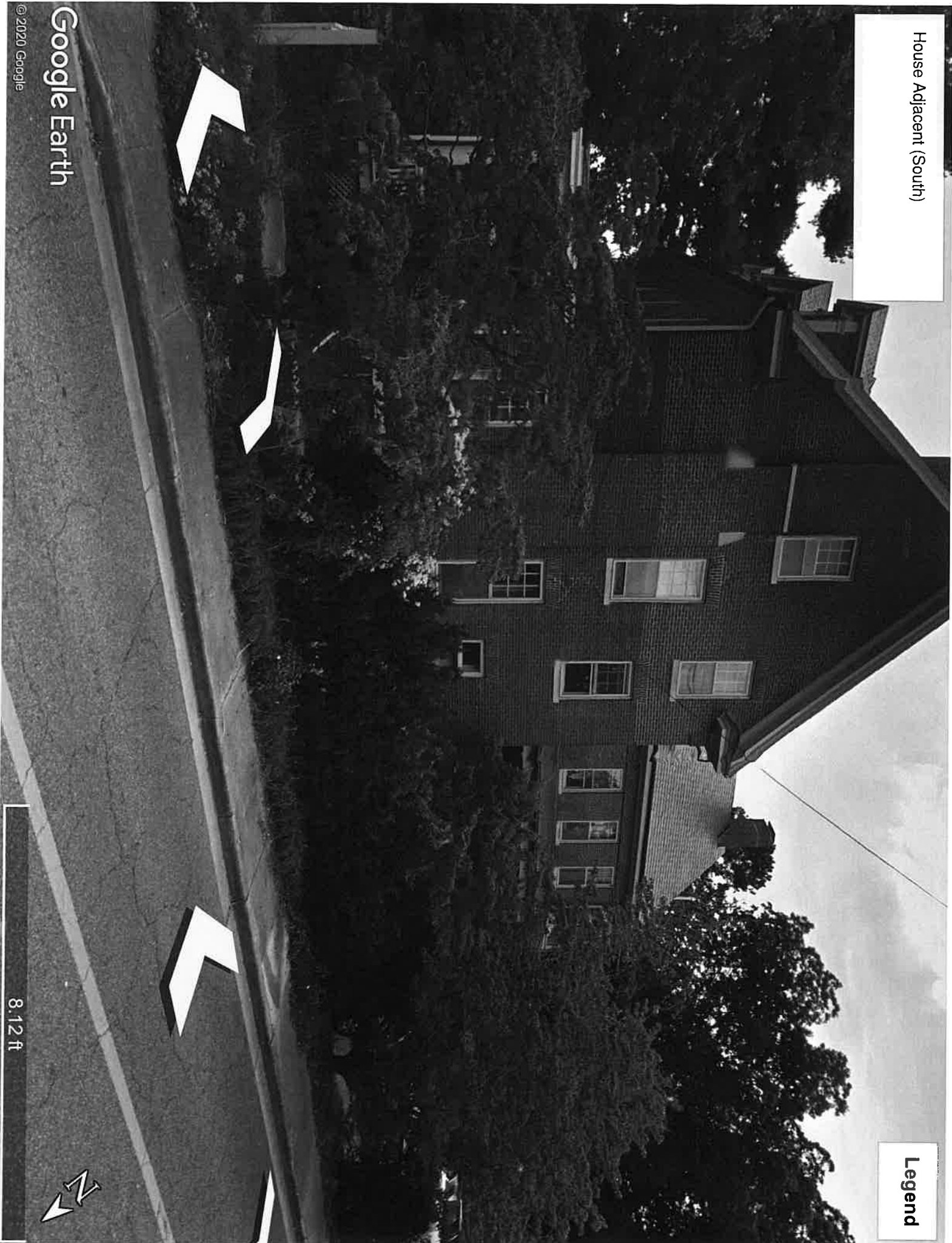


Neighboring Property to the right



House Adjacent (South)

Legend



Google Earth

© 2020 Google

8.12 ft



Side 808 Camden

Write a description for your map.

Legend



Google Earth

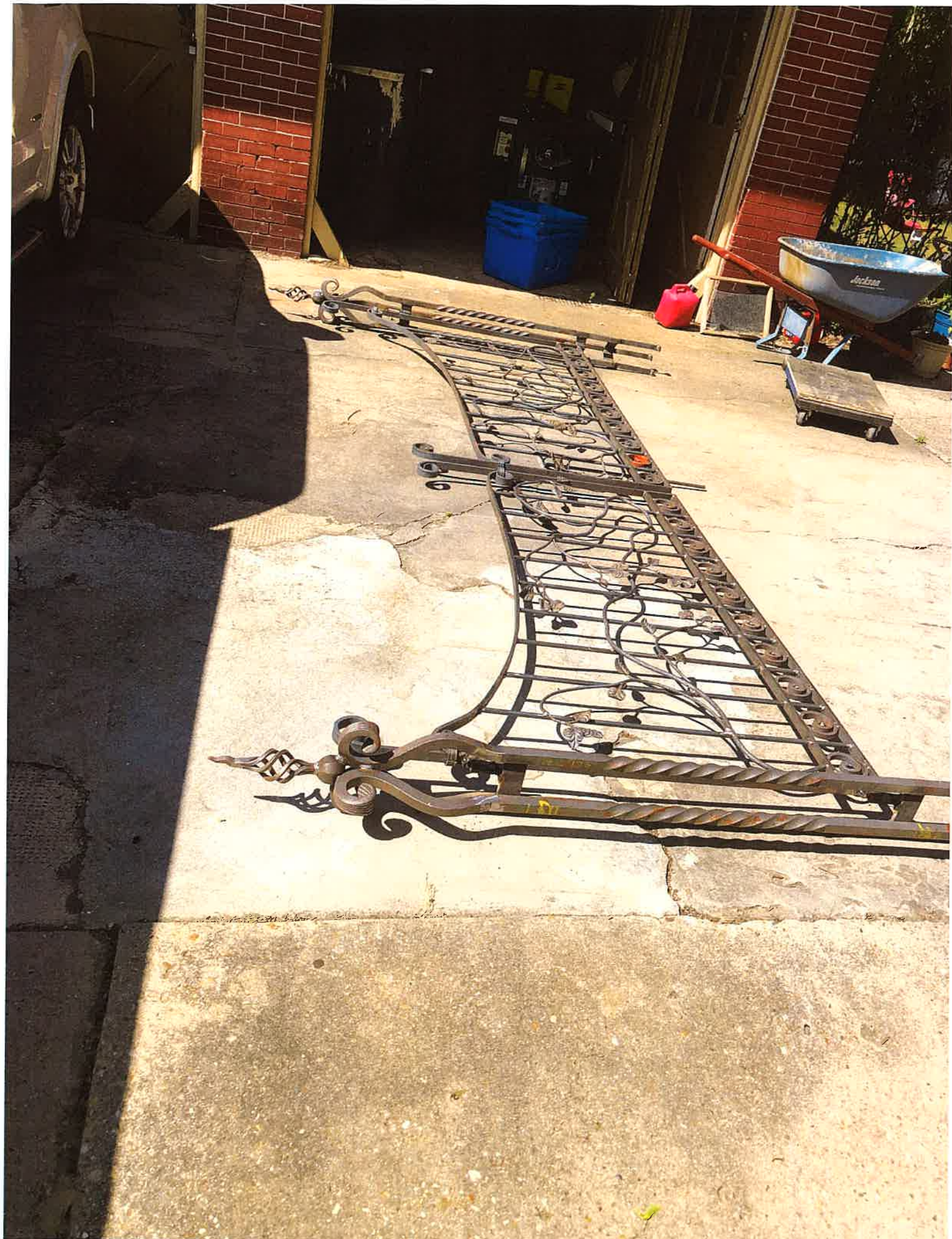
© 2020 Google

5.84 ft



Pattern for front Fencing

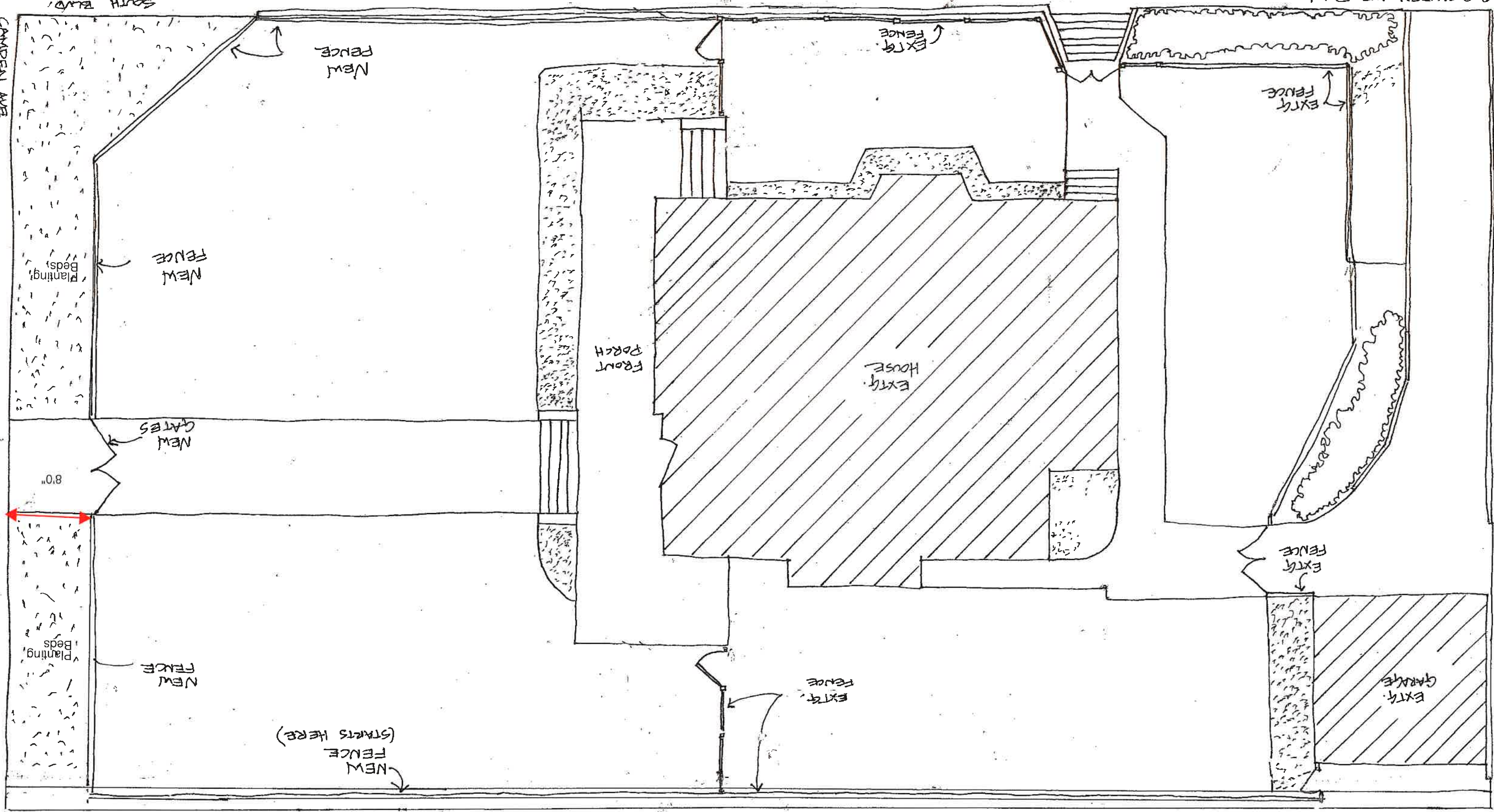






CAMDEN AVE

SOUTH BLVD



Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: July 22, 2020

Case Number:	#20-15
Commission Considering:	Fence Installation
Owner's Name:	Scott Saxman & Emily Bergquist
Owner's Address:	808 Camden Avenue Salisbury, MD 21801
Applicant Name:	Scott Saxman
Agent/Contractor:	Not indicated
Subject Property Address:	808 Camden Avenue
Historic District:	Camden Historic District
Contributing Structure:	Contributing, 4/28/10
Use Category:	Residential
Zoning Classification:	R-8
Structure / Site Description:	
Built Date:	1900
Enclosed Area:	3,519 sq ft
Lot Size:	15,894 sq ft
Number of Stories:	2½
Wicomico County Historic Survey on file:	Yes
Nearby Properties on County Survey:	Yes
800 Camden Avenue	Levin D. Collier House
802 Camden Avenue	Dr. Charles F. Smith House
806 Camden Avenue	Edward D. Mitchell House
810 Camden Avenue	Judge Joseph L. Bailey House

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request for a decorative wrought iron fence for the front of the property.

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

The property in question is located within the Camden Historic District. Several houses located in this District on Camden Ave., Wicomico St., Light St., Maryland Ave., Smith St. and Newton St. have vinyl replacement windows; vinyl, aluminum, and wood siding; and detached garages. The Salisbury Historic District Commission approved vinyl replacement windows for 613 Camden Ave. and 700 Smith St. The Commission also approved vinyl siding for 613 & 807 Camden Ave. and 621 & 703 Smith St., fence installations at 700 & 715 Smith St. and at 807 & 808 Camden Ave and sign replacement at 123 Camden Ave. A park owned by the City can be found on the corner of Light St. and Newton St. A majority of the houses were built in the early 1900's and the 1920's. Architectural styles represented within this district include Colonial Revival, Queen Anne and other Victorian styles.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
807	Camden Avenue	7/27/01	X	

Areas of Historic Guidelines to be considered:

FENCES AND WALLS PG. 150

Fences and walls help to define public and private spaces and contribute to the character of the residential Historic Districts. Historically, fences were found along the edge of the sidewalk separating the front property line and the public sidewalk. Even today, fences are most often located along the front building line. Low picket and cast iron fences, concrete walls and low evergreen hedges are found along the front property line in the Newtown and Camden Historic Districts. Brick walls, picket and board-on-board privacy fences are found at the rear of properties.

Recommended

- Preserve and maintain existing historic fences and walls.
- Construct and repair fences and walls to complement existing fences and walls of adjacent properties and to be compatible with the architectural style of the house.
- Restore existing fences and walls to match the original design of the fence or wall; keeping consistent with the building materials, as well as the size, shape, height, and profile of the structure.

Not Recommended

- Removing historic fences and walls.
- Using vinyl, concrete block, stucco, or other incompatible materials for walls.
- Using split rail, post and rail, chain link, wire mesh, snow fencing, or other incompatible materials for fences.
- Installing privacy fences, or fences which exceed 48" at the front of the property.

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: Anne Roane
Department of Infrastructure and Development
125 N. Division, Ste. 22
Salisbury, MD 21804
(410) 548-3570
(443) 477-2571

Salisbury Historic District Commission

207 W. Main St., Suite 102 125 Division St, Ste
Salisbury, MD 21801
(410) 341-9550 / fax (410) 341-3682 548 3170

Permit Application

\$25 Fee Received 7.6.2020 (date)

Date Submitted to NSCC: 7.6.2020

Date Accepted as Complete by NSCC: _____

Subject Location: 511 Camden Ave

Application by: Maximo Lopez

Applicant Address: 425 Priscilla St.

Applicant Phone: 410-713-1150

Case #: 20-16

Action Required By (45 days): _____

Owner Name: Maximo Lopez

Owner Address: same

Owner Phone: Sam

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.

New siding and side addition (2 12' x 14')

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 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 Neighborhood Services & Code Compliance 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 22, 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 Maximo Lopez

Date 7.6.2020

Remarks: _____

Application Processor (Date)

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

Need-

- A. The completed application form.
- ✓ B. Site plan, if applicable. (addition)
- ✓ C. Scaled and measured detailed drawings, including, but not limited to, plans and elevations of the proposed alterations or improvement, or in the alternative, a scale mock up.
- ✓ D. For an existing structure, color photographs of the structure showing all elevations, the area to be altered, close-ups of architectural detail and the area in the immediate vicinity (the property to the immediate left and right of subject property)
- E. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
- ✓ F. All photographs shall be printed on 8½ x 11 paper, however, you may put several photos on one page, and each shall be labeled with a description of the contents of the photograph. e-mail to Anne
- G. Samples of materials or copies of manufacturers product literature.
- H. The applicant shall deliver ^{one} ~~eight (8)~~ complete copies of each application and attachments to the City of Salisbury, ~~Department of Neighborhood Services & Code Compliance, 501B E. Church Street, Salisbury, MD.~~

aroane @ salisbury.md

125 N. Division St., Ste ~~201~~ 202
Salisbury, MD 21801

Department of Infrastructure &
Development

MAXIMO LOPEZ RAMIREZ

PH. 410-713-1150

425 PRISCILLA ST

SALISBURY, MD 21804-3835

508

65-290/521

2

7.6.2020

Date

Pay to the
Order of

City of Salisbury
Twenty five and 00/100

\$25⁰⁰

Dollars



Photo
Safe
Deposit®
Details on back



The Farmers Bank of Willards
Willards, Md.

For

July 22, 2020 mtg

Maximo Lopez

⑆052102901⑆

57382511 0508

MP



Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: July 22, 2020

Case Number:	20-16
Commission Considering:	Siding Replacement and Side Addition
Owner's Name:	Maximo Lopez
Owner's Address:	425 Priscilla Street Salisbury, MD
Applicant Name:	Maximo Lopez
Agent/Contractor:	Not Indicated
Subject Property Address:	511 Camden Avenue
Historic District:	Camden Historic District
Use Category:	Residential
Zoning Classification:	R-10
Structure / Site Description:	
Built Date:	1890
Enclosed Area:	2,120 sq. ft.
Lot Size:	12,031 sq. ft.
Number of Stories:	2
Contributing Structure:	Contributing – 10/28/15
Wicomico County Historic Survey on file:	Yes, Beauchamp Gillis House
Nearby Properties on County Survey:	Yes
Including but not limited to:	
➤ 513 Camden Avenue - R. Frank Williams House, Williams-Leatherbury House	
➤ 514 Camden Avenue – Senator William P. Jackson House	

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

The property in question is located in the Camden Heights Historic District. The majority of the structures in the surrounding area which includes Middle Blvd, South Blvd, Smith Street and Hazel Avenue, consist of residential structures built between 1900 and the early 1960's.

The Historic Commission has previously approved 301, 303, 222, and 231 Middle Blvd for vinyl replacement windows.

The residence was built in 1890 and still shows some historic significance despite alterations, the current owner was served a stop work order by this department for failing to seek the approval from the Historic Commission before beginning alterations.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
501	Camden Avenue	3/28/12	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve a request to replace the siding with vinyl and to add an addition to the side of the structure.

Areas of Historic Guidelines to be considered:

Guideline 13: Match Existing or Historic Siding (pg. 81)

- a. Where full-scale siding replacement is necessary, match the historic or existing siding on the building. Keep the details (width of wood boards, shingle size, corner and seam details, etc.) consistent with the historic appearance.
- b. When replacing non-historic siding that was inappropriately applied, chose an appropriate replacement that is consistent with buildings of the type, period, and architectural style.
- c. Do not cover historically uncovered masonry surfaces with siding. Siding applied to masonry surfaces has the potential to hold moisture and cause damage to the underlying wall.

Guideline 35: Additions

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: Anne Roane
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
(443) 477-2571