

# Salisbury Historic District Commission

## AGENDA

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**Wednesday, December 16 , 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 – November, 19, 2019 , *October 28, 2020***
- 4. CONSENT DOCKET– #20-21 –102 W. Market St- Installation of a Fence**
- 5. OLD BUSINESS – *None***
- 6. NEW BUSINESS - *None***

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

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

Join Zoom Meeting

<https://us02web.zoom.us/j/87030814241?pwd=elZuTWFaK0JxTE1KOVBDUINWSllwQT09>

Meeting ID: 870 3081 4241

Passcode: 452118

One tap mobile

+13017158592,,87030814241# US (Washington D.C)

+19292056099,,87030814241# US (New York)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 870 3081 4241

Find your local number: <https://us02web.zoom.us/j/87030814241?pwd=elZuTWFaK0JxTE1KOVBDUINWSllwQT09>

*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).*

# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: December 16, 2020**

<b>Case Number:</b>	#20-21
<b>Commission Considering:</b>	Fence Installation
<b>Owner's Name:</b>	Wharfside Associates/Michael Finnegan
<b>Owner's Address:</b>	102 W. Market Street Salisbury, MD 21801
<b>Applicant Name:</b>	Mcgee Fence LLC
<b>Applicant's Address:</b>	376 Dueling Way Berlin, MD 21811
<b>Agent/Contractor:</b>	Mcgee Fence LLC
<b>Subject Property Address:</b>	102 W. Market Street Salisbury, MD 21801
<b>Historic District:</b>	Downtown Historic District
<b>Use Category:</b>	Other
<b>Contributing Structure:</b>	Non- Contributing
<b>Zoning Classification:</b>	Central Business District
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	1950
<b>Enclosed Area:</b>	10,000 Sq/ft
<b>Lot Size:</b>	4,192 Sq/ft
<b>Number of Stories:</b>	Not Indicated on SDAT
<b>Wicomico County Historic Survey on file:</b>	No

**Nearby Properties on County Survey:** Yes

**Including but not limited to:**

- |                        |                          |
|------------------------|--------------------------|
| ➤ 146 W. Market Street | Morris Cut Rite          |
| ➤ 150 W. Market Street | B. L. Gillis Store Bldg. |

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission approve the installation of a metal fence.

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

**Guideline 34:** Fences, Retaining Walls, and Gates

Fences, walls, and gates define property boundaries and also provide privacy and security. Retaining walls are used to maintain and stabilize topography. The majority of fences in Salisbury's residential historic districts are low and open. Wood picket fences are common, and some wrought iron fences are also found within the districts. Retaining walls are typically low and constructed of brick. Historic fences and walls are integral components of the overall property and should be maintained and preserved as character defining landscape features. New fences and walls should reflect and complement the style and materials of the predominant building on the lot and respect the overall architectural character of the streetscape. Property owners looking to install a new fence must follow the requirements outlined in Salisbury's zoning code, which has certain height limitations depending on the location of the new fence. When selecting designs for a new fence, you are encouraged to choose a pattern or design that does not detract from the character of the historic building. It is often best to err on the side of simplicity. In most cases, a simple picket fence is the most appropriate choice. Modern synthetic materials, such as vinyl and steel fences, may be appropriate on modern, non-contributing properties within the district provided that the scale and appearance is complimentary to the property and does not detract from the overall streetscape.

**Evaluation Criteria:**

Pursuant to Section 17.52.040 A & B of the Salisbury Zoning Code, it is the duty of the Historic District Commission to review all applications to construct, alter, reconstruct, move or demolish any structure within a Historic District whenever the exterior appearance of such structure is affected, and to approve or reject said application. In reviewing an application and plans, the Commission should give consideration to review criteria, and may make a determination as to which of said Criteria are applicable.

Staff Findings Prepared By: Jessica Budd, Engineering Tech III  
Department of Infrastructure and Development  
125 N Division St Room 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: November 24, 2020

## Real Property Data Search

## Search Result for WICOMICO COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:			District - 09 Account Number - 042873						
Owner Information									
Owner Name:			WHARFSIDE ASSOCIATES			Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:			C/O MICHAEL B FINEGAN, PH.D. 102 W MARKET ST SALISBURY MD 21801-4933			Deed Reference:		/01195/ 00566	
Location & Structure Information									
Premises Address:			104 MARKET ST SALISBURY 21801-0000 Waterfront			Legal Description:		L-107-108 10,000SQFT 104 MARKET ST CITY OF SALIS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0020	1082	20003.23	0000			107	2021	Plat Ref:
Town: SALISBURY									
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use
1950			4,192 SF				10,000 SF		
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
		OFFICE BUILDING	/	C3					
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of 01/01/2018		As of 07/01/2020		As of 07/01/2021
Land:			150,000		150,000				
Improvements			124,900		124,900				
Total:			274,900		274,900		274,900		
Preferential Land:			0						
Transfer Information									
Seller: WHARFSIDE LTD				Date: 10/05/1989			Price: \$220,440		
Type: NON-ARMS LENGTH OTHER				Deed1: /01195/ 00566			Deed2:		
Seller: COHEN, LOUIS				Date: 01/05/1976			Price: \$47,500		
Type: ARMS LENGTH IMPROVED				Deed1: /00849/ 00471			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:			Class			07/01/2020		07/01/2021	
County:			000			0.00			
State:			000			0.00			
Municipal:			000			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:			

# Salisbury Historic District Commission

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## Hearing Notification

<b>Date:</b>	December 16, 2020
<b>Time:</b>	7:00 pm
<b>Location:</b>	Zoom Videoconference Call
<b>Case Number:</b>	#20-21
<b>Commission Considering:</b>	Installation of Fence
<b>Owner's Name:</b>	<b>Michael Finegan</b>
<b>Applicant Name:</b>	<b>Mcgee Fence LLC</b>
<b>Applicant's Address:</b>	376 Dueling Way Berlin, MD 21811
<b>Agent/Contractor:</b>	None Indicated
<b>Subject Property Address:</b>	102 W. Market Street
<b>Historic District:</b>	Downtown Historic District
<b>Use Category:</b>	Commercial
<b>Chairman:</b>	Mr. Scott Saxman
<b>HDC Staff contact:</b>	Jessica Budd Engineering Tech III (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 : 11/4/2020

Date Accepted as Complete 11/16/2020

Subject Location: 102 W. Market Street

Application by: McGee Fence LLC

Applicant Address: 376 Drexelway Berlin MD 21811

Applicant Phone: 410 411 0910 / 240 375 8811

Work Involves: ☐ Alterations ☒ New Construction ☐ Demolition ☐ Sign

Case #: 20-21

Action Required By (45 days): 12/31/2020

Owner Name: Michael Finegan

Owner Address: 102 W. Market Street

Owner Phone: 443-785-8888

☐ Addition ☐ Other \_\_\_\_\_

☐ 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.

20' of 6' high black ornamental steel fence w/ one 6' wide gate

Are there any easements or deed restrictions for the exterior of this property? If yes, submit a letter from the easement holder stating their approval of the proposed work. ☐ Yes ☒ No

Do you intend to apply for Federal or State Rehabilitation Tax Credits? If yes, have you contacted Maryland Historical Trust staff? ☐ Yes ☒ No

If you have checked "Yes" to either of the above questions, please provide a copy of your approval letter from the Maryland Historic Trust along with this application.

## See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

All required documents must be submitted to the City Planner, Department of Infrastructure and Development at least 30 days prior to the next public meeting. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. Please be advised that members of the Salisbury Historic District Commission or staff, may visit the subject property prior to the scheduled meeting date to familiarize themselves with the project.

The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Infrastructure and Development for the City of Salisbury as well as on the city's website: [www.ci.salisbury.md.us](http://www.ci.salisbury.md.us).

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 12/16/2020 (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 Jessica Budd

Date 11/4/2020

Remarks:

Anne Roane

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

Jessica Budd  
Application Processor (Date)

# McGEE Fence

"Good Fences make Good Neighbors"

Office: 1-888-FENCING

Office: 410-641-0910

Fax: 301-542-0020

McGeeFence@verizon.net

MHIC #120063 • DE #2016600331



376 Dueling Way

Berlin, MD 21811

www.McGeeFence.com

NAME <u>Michael Finegan</u>		HOME PHONE		DATE <u>8/25/20</u>	
ADDRESS <u>102 W. Market St.</u>			WORK FAX		
CITY <u>Salisbury</u>		CELL PHONE <u>443-735-8888</u>			
STATE <u>MD</u>		ZIP <u>21801</u>		STREET <u>MFinegan@PMhs.com</u>	
MATERIAL <u>Black Ornamental Steel</u>		LABOR		TAX	
Permit	Survey	Utility Ticket #	Date to be marked	Clearing	Source
Yes					Page/Grid
				Cross St. <u>S. Division St.</u>	
<p>To furnish and install approx. 20' of 6' tall Black Ornamental Steel Fence. 5/8" pickets, 1 1/2" rails, and 2 1/2" sq. posts.</p> <p>To include 1- 6' wide single gate.</p> <p>To core drill concrete for posts.</p> <p>To set all posts in concrete.</p>					
APPROXIMATE START/COMPLETION DATE: <u>Thurs Nov 12th</u>					
CREDIT CARD#:		EXP. DATE:		CHECK#	

WE HEREBY PROPOSE TO FURNISH LABOR AND MATERIALS - COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS, FOR THE NET CASH SUM OF: \$2,430 TOTAL

\$877 DEPOSIT WITH ORDER, \$ X DUE ON START DATE, \$1,753 DUE UPON COMPLETION.

\$30 Fee for any returned checks. 3% Convenience Fee for any credit card transactions. Estimate valid for 30 days for purpose of acceptance by buyer. Buyer agrees to pay for the goods, services and installation referred above in accordance with the terms of this agreement.

Sales Representative: Let m. Finegan

Date: 8/25/20

Customer Signature: Michael B. Finegan

Date: 8/25/20

We accept:



Buyers Right to Cancel: You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Customer has read and understands both sides of this contract in its entirety and accepts all terms and conditions as set forth herein.

Scanned with CamScanner

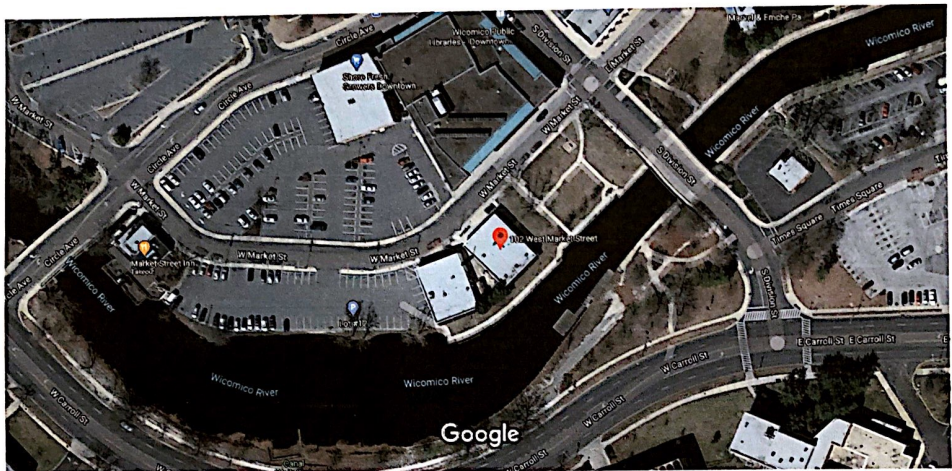
Scanned with CamScanner







## Google Maps 102 W Market St



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft

*proposed to fence*

## 102 W Market St

Salisbury, MD 21801



Directions



Save



Nearby

Send to your  
phone

Share



997X+9P Salisbury, Maryland

## Photos

<https://www.google.com/maps/place/102+W+Market+St,+Salisbury,+MD+21801/@38.3634827,-75.6007965,180m/data=!3m1!1e3!4m5!3m4!1s0x89b...> 1/2