

Salisbury Historic District Commission

Hearing Notification

Hearing Date: June 30, 2021

Time: 7:00 pm

Location: Zoom Video Conference

Case Number: #21-16

Commission Considering: New Construction

Owner's Name: **First Move Properties LLC**

Applicant Name: **Nick Simpson**

Agent/Contractor: Not Indicated on Application

Subject Property Address: 130,132,144 E Main St

Historic District: Downtown

Use Category: Commercial

Chairman: Mr. Scott Saxman

HDC Staff contact: Jessica Budd
Associate 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 5/18/21 (date)

Date Submitted : 5-18-21

Case #: 21-16

Date Accepted as Complete : 5/19/21

Action Required By (45 days): 7/3/21

Subject Location: 130,132,144 E. Main St. Salisbury, MD 21801

Application by: First Move Properties LLC

Owner Name: Nick Simpson

Applicant Address: P.O. Box 4365 Salisbury, MD 21803

Owner Address: 220 N. Division St. Apt. 3 Salisbury MD

Applicant Phone: 410-627-4592

Owner Phone: 410-627-4592

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.

Please see attached.

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 June 23, 2021 6/30/21 (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 Nick Simpson Date 5-18-21

Remarks: _____

Jessica Budd 6/15/21
Application Processor (Date)

Amanda Pollack 6/15/21
Secretary, S.H.D.C. (Date)

First Move Properties plans to construct a 8-story apartment building approximately 105ft wide, 105ft long, and up to 120ft tall on the property located at 144 E. Main St. and a 12-story apartment building approximately 70ft wide, 105ft long, and up to 176ft tall on the properties located at 130-132 E. Main St. There will also be a with a 41ft pedestrian bridge between the respective fourth floors of the buildings and a 50ft pedestrian bridge between the parking garage and the building located at 130-132 E. Main St.

To construct the building First Move Properties is seeking approval of the overall massing of the project, approval of new construction windows, and the use of EFIS as the exterior cladding as depicted in the attached renderings.

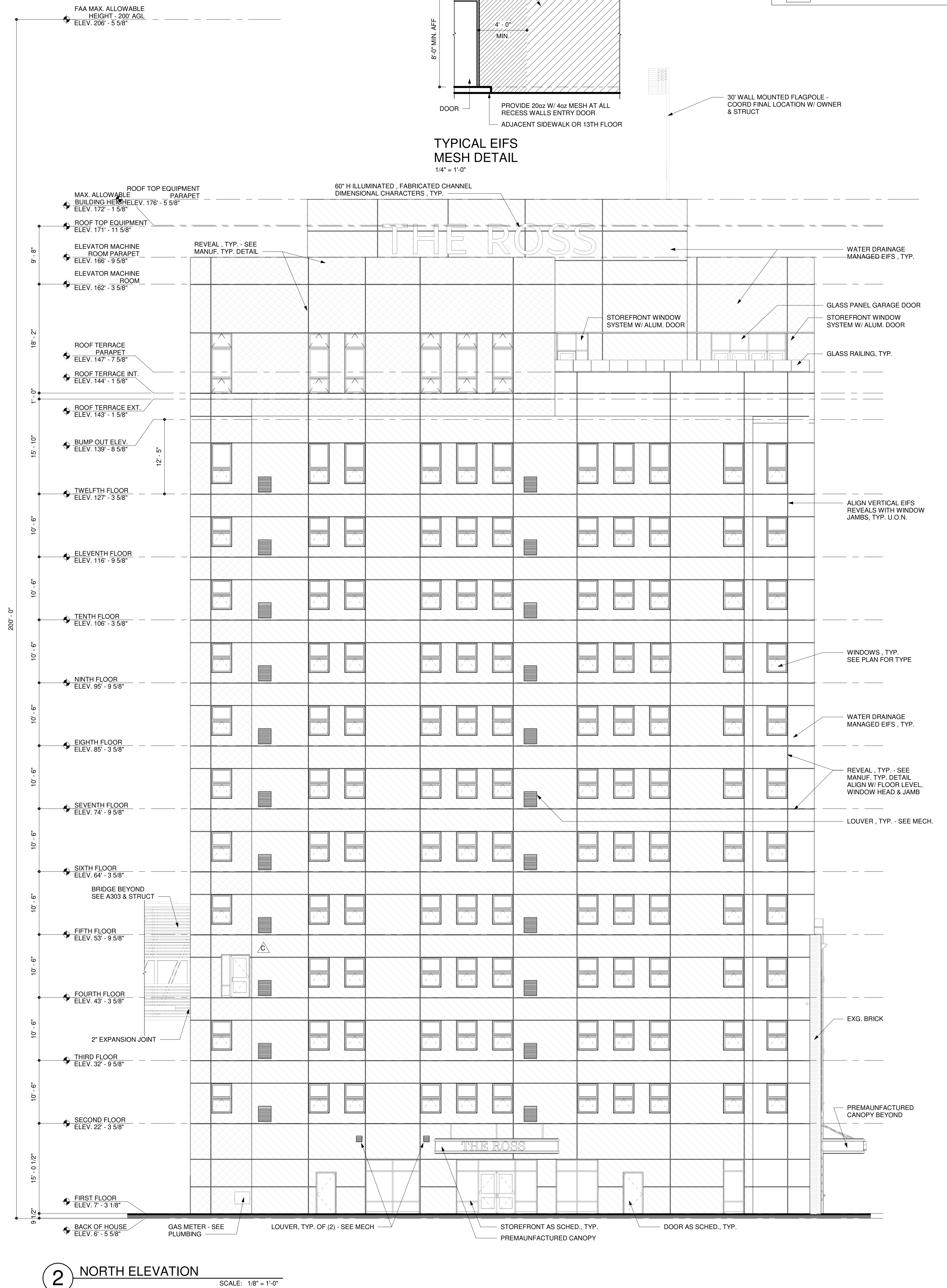
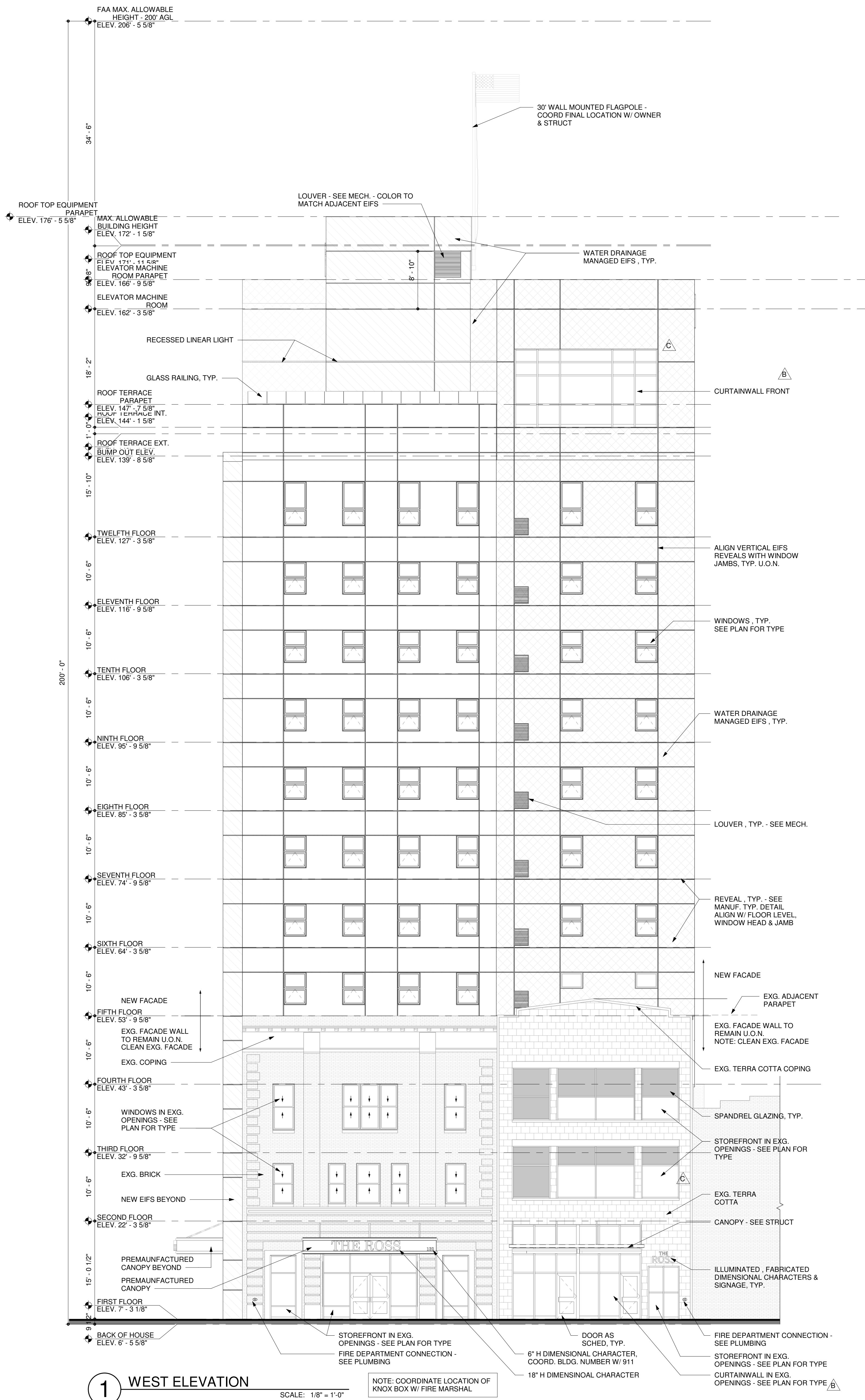
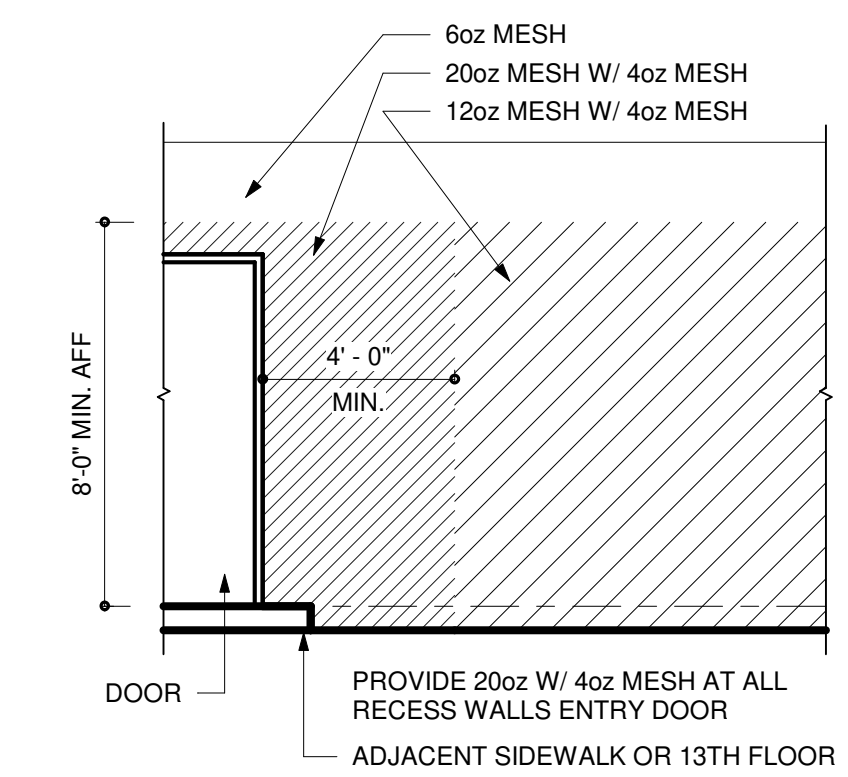
The windows will be approximately 2'6"W*6'0"H or similar size with a fiberx, fiberglass, or historic arcade steel reinforced double pane polymer fixed dual action window and storefronts by Intus, Anderson, Pella or similar.

Mark	Date	Description
C	08.14.2020	Addendum 3
B	08.07.2020	Addendum 2

PROJECT NO: 2018010.00
DATE: 07.10.2020
SCALE: As Indicated
DRAWN BY: DJB PROJ MGR: BDF

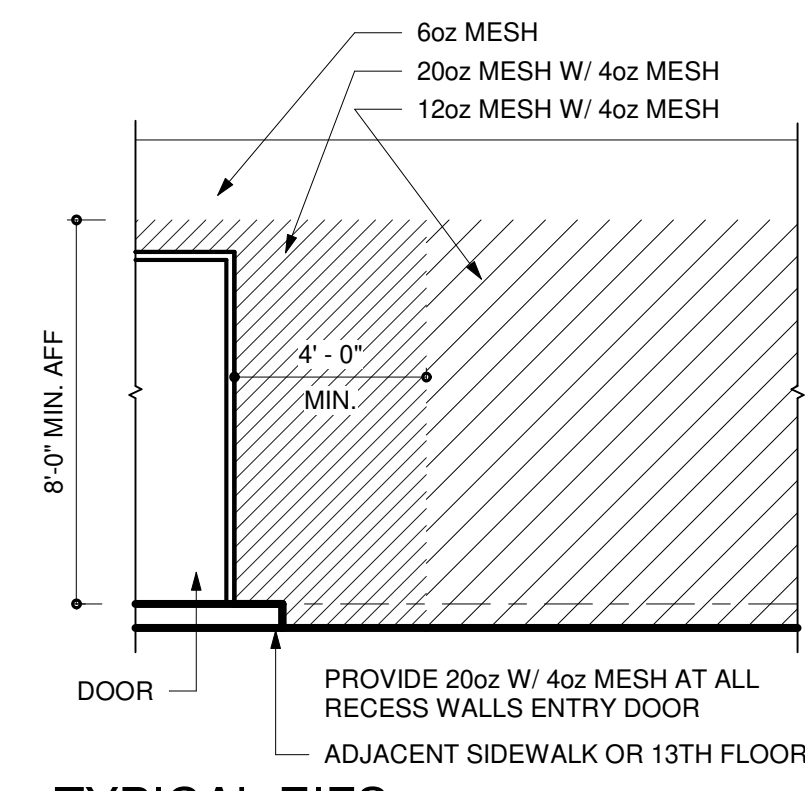
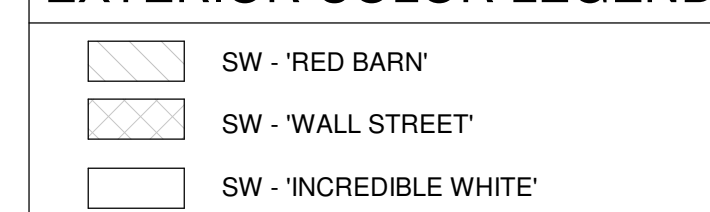
EXTERIOR COLOR LEGEND

[Hatched Pattern]	SW - 'RED BARN'
[Cross-hatched Pattern]	SW - 'WALL STREET'
[White]	SW - 'INCREDIBLE WHITE'

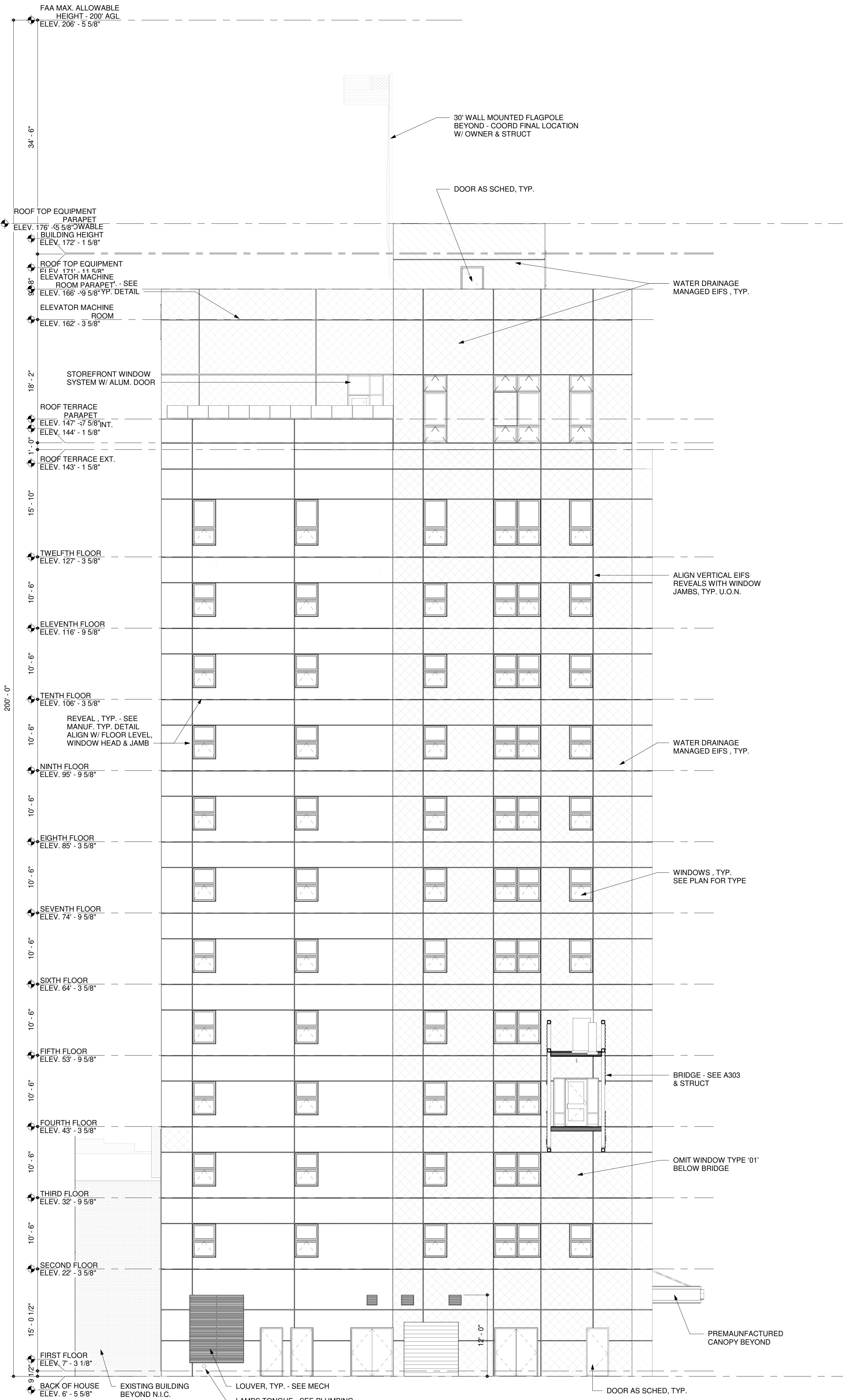


7/2021 3:13:31
 BIM 5807/The Ross - Building 1/201801000_P2019141

EXTERIOR COLOR LEGEND

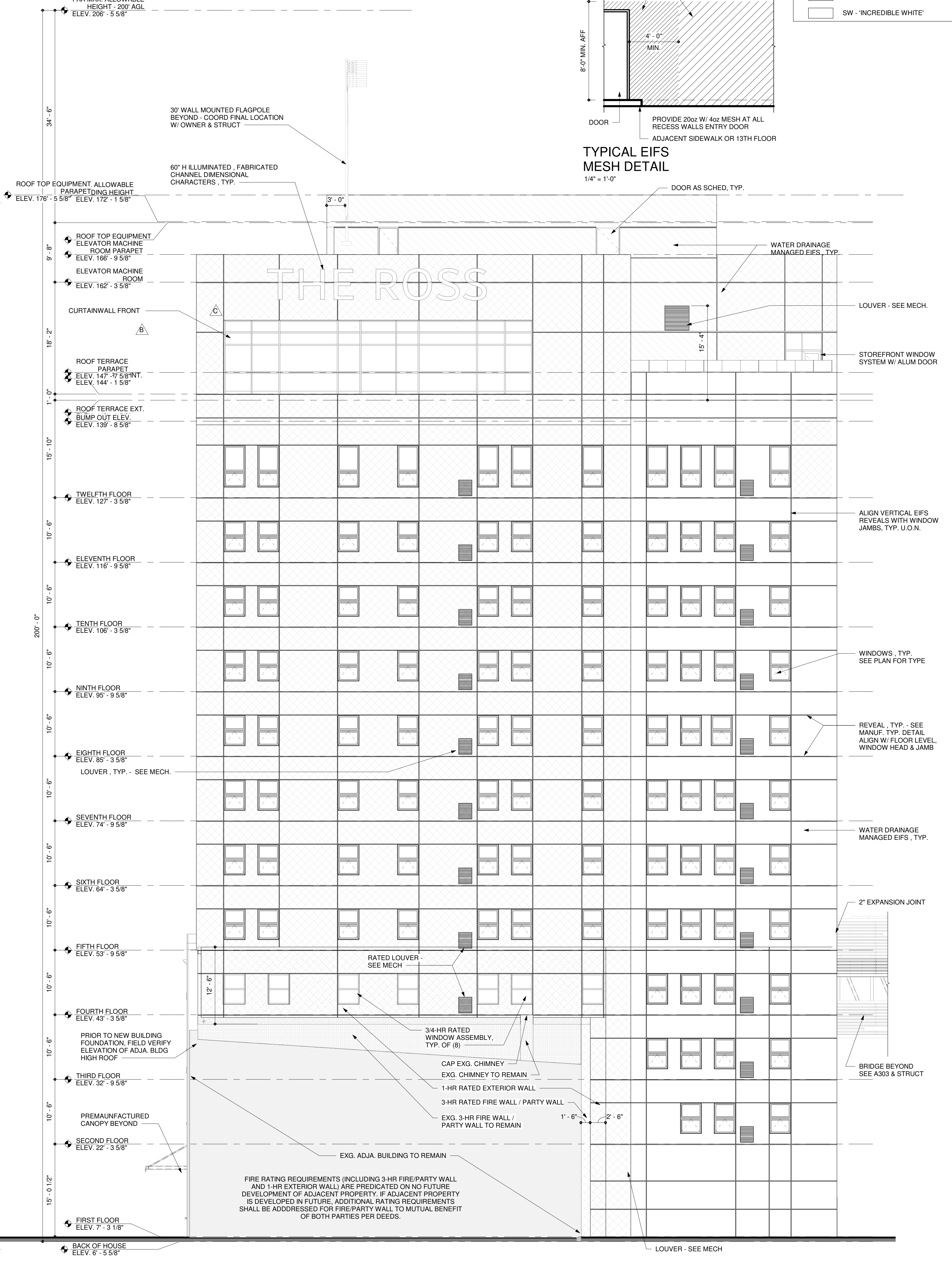


TYPICAL EIFS MESH DETAIL
1/4" = 1'-0"



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



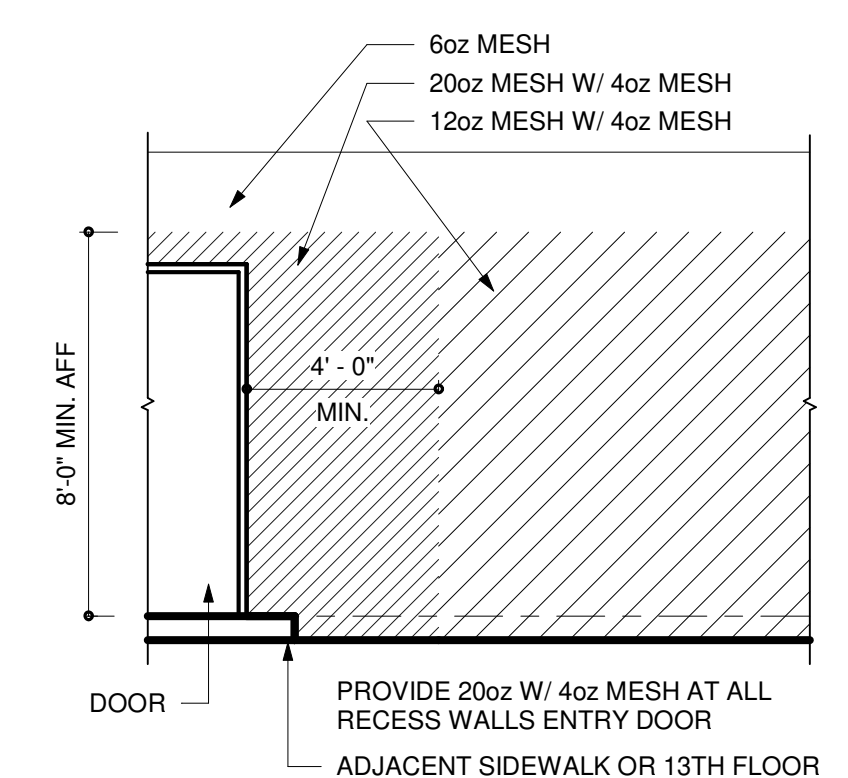
2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

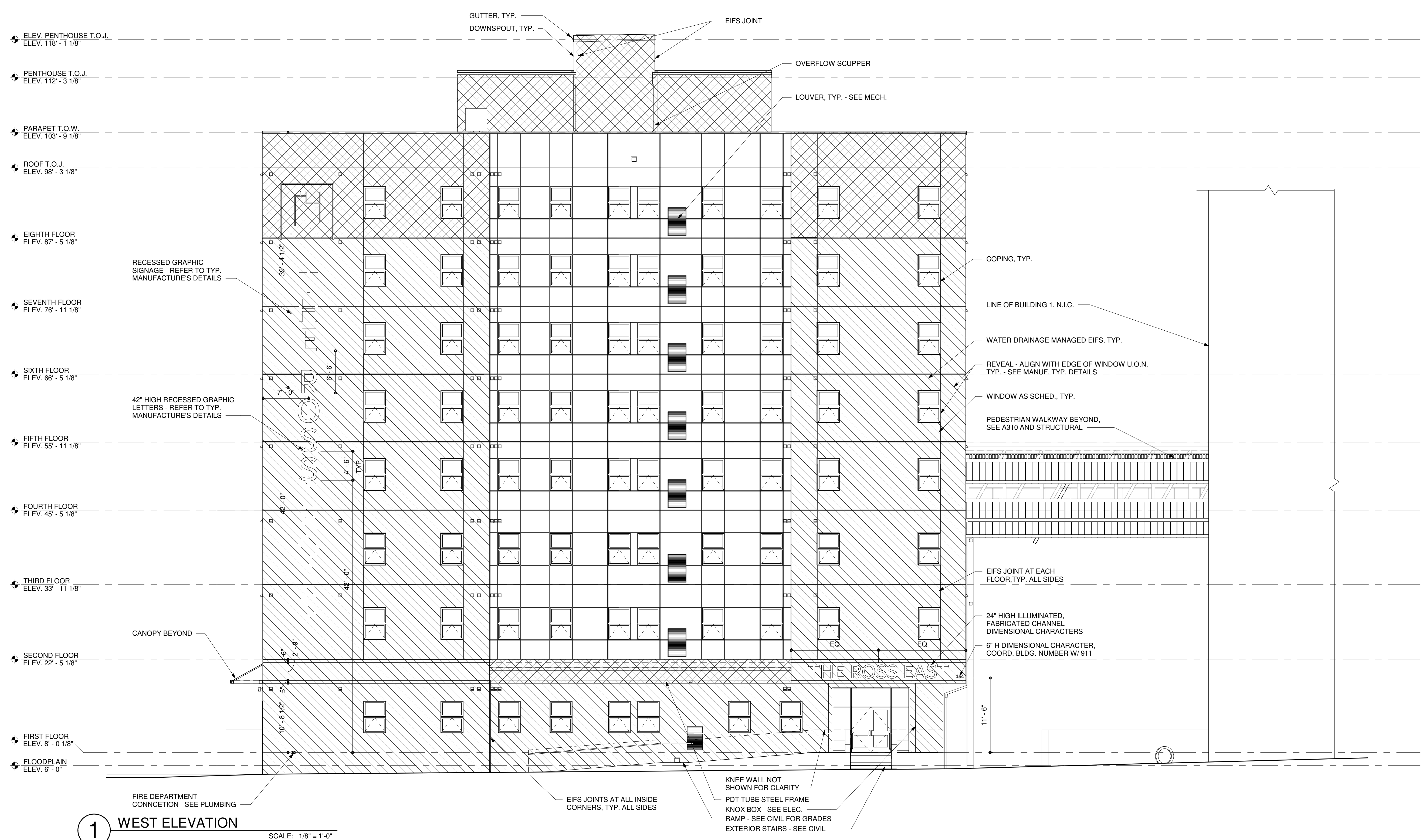
THIS DRAWING HAS BEEN PREPARED BY THE BECKER MORGAN GROUP INC SOLELY FOR THIS PROJECT PURSUANT TO A LIMITED SERVICES AGREEMENT FOR ARCHITECTURAL, CIVIL, ENGINEERING, AND LANDSCAPE ARCHITECTURAL DESIGN ONLY. SERVICES EXCLUDE RESPONSIBILITY FOR ALL OTHER ENGINEERING - GEOTECHNICAL, STRUCTURAL, FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL, ACOUSTICAL, ETC., PROJECT SPECIFICATIONS, FIELD COORDINATION, DETAILING AND COMPLIANCE WITH ALL REGULATORY REQUIREMENTS - BUILDING, ZONING, AND OTHER RELEVANT CODES. REMAINS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE EXECUTION THIS WORK.

EXTERIOR COLOR LEGEND

	SW - 'RED BARN'
	SW - 'WALL STREET'
	SW - 'INCREDIBLE WHITE'



Typical Mesh Detail
SCALE: 1/4" = 1'-0"



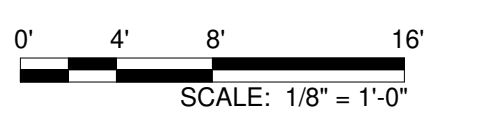
ARCHITECTURE ENGINEERING
 Delaware
 309 S Governors Ave
 Dover, DE 19904
 302.734.7950
 Rittenhouse Station
 250 South Main Street, Suite 109
 Newark, DE 19711
 302.369.3700
 Maryland
 312 West Main St, Suite 300
 Salisbury, MD 21801
 410.546.9100
 North Carolina
 3333 Jacckle Drive, Suite 120
 Wilmington, NC 28403
 910.341.7600
 www.beckermorgan.com

PROJECT TITLE
THE ROSS - BUILDING 2

144 EAST MAIN STREET
 SALISBURY, MARYLAND 21801

NOT FOR CONSTRUCTION
 FOR BIDDING ONLY
 07.10.2020

SHEET TITLE
EXTERIOR ELEVATIONS



ISSUE BLOCK

Mark	Date	Description

PROJECT NO: 2018010.02
 DATE: 07.10.2020
 SCALE: As indicated
 DRAWN BY: KMS | PROJ MGR: BDF

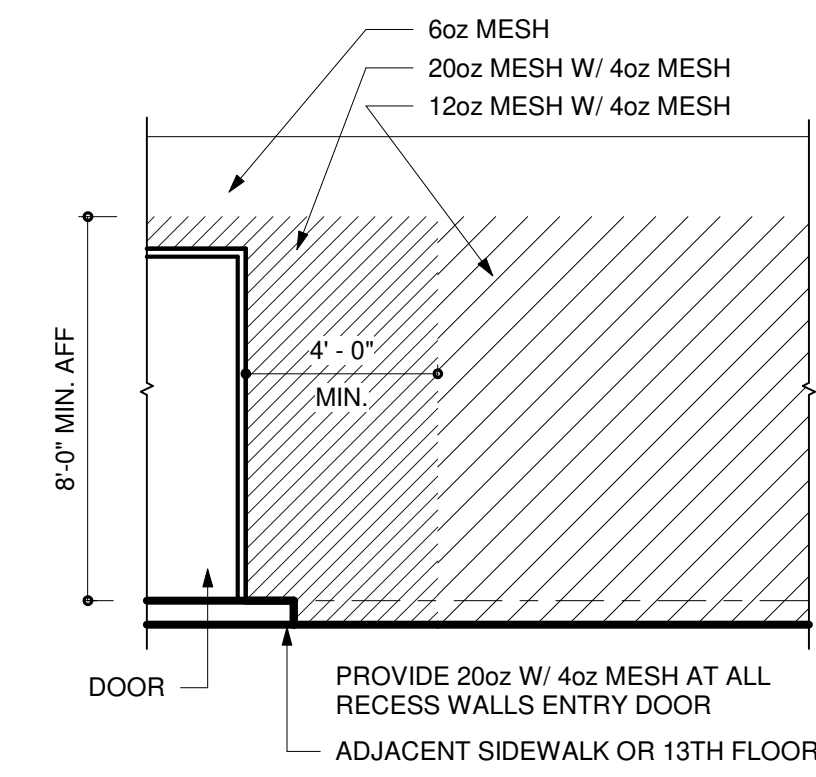
A201
 COPYRIGHT © 2020

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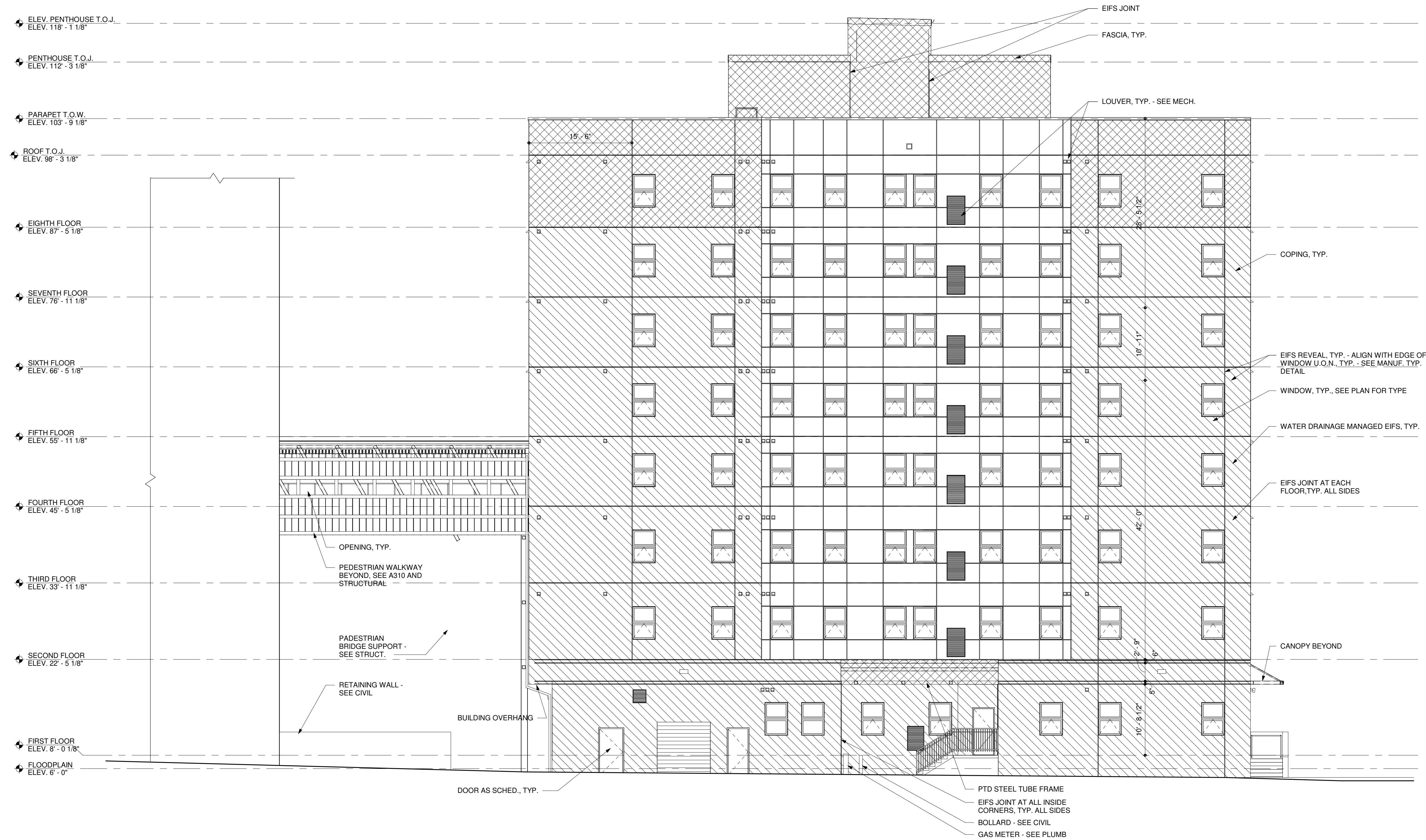
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EXTERIOR COLOR LEGEND

- SW - "RED BARN"
- SW - "WALL STREET"
- SW - "INCREDIBLE WHITE"



Typical Mesh Detail
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

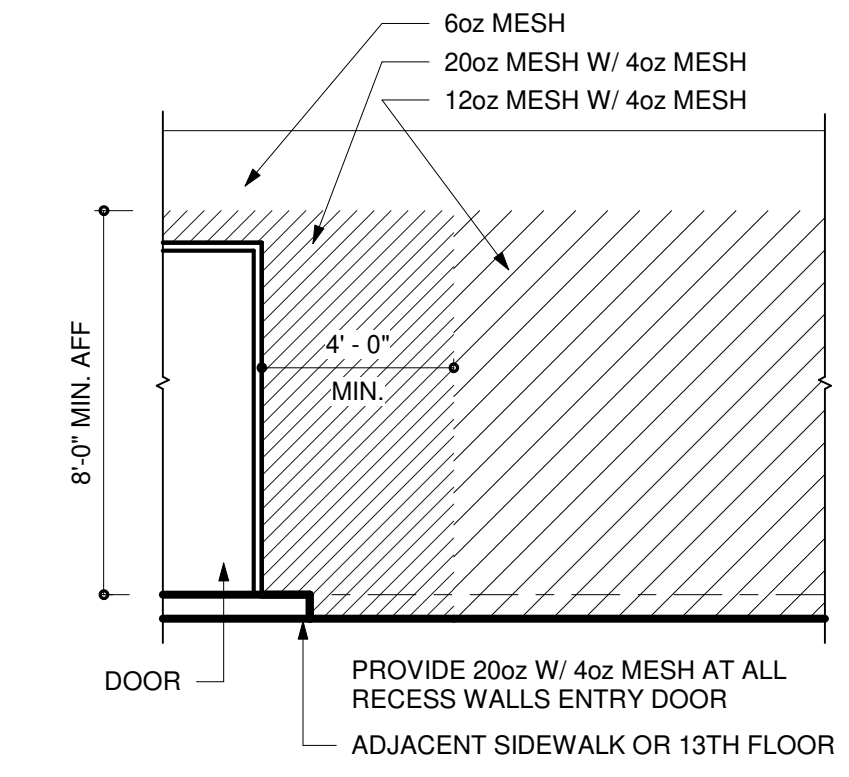
Mark	Date	Description

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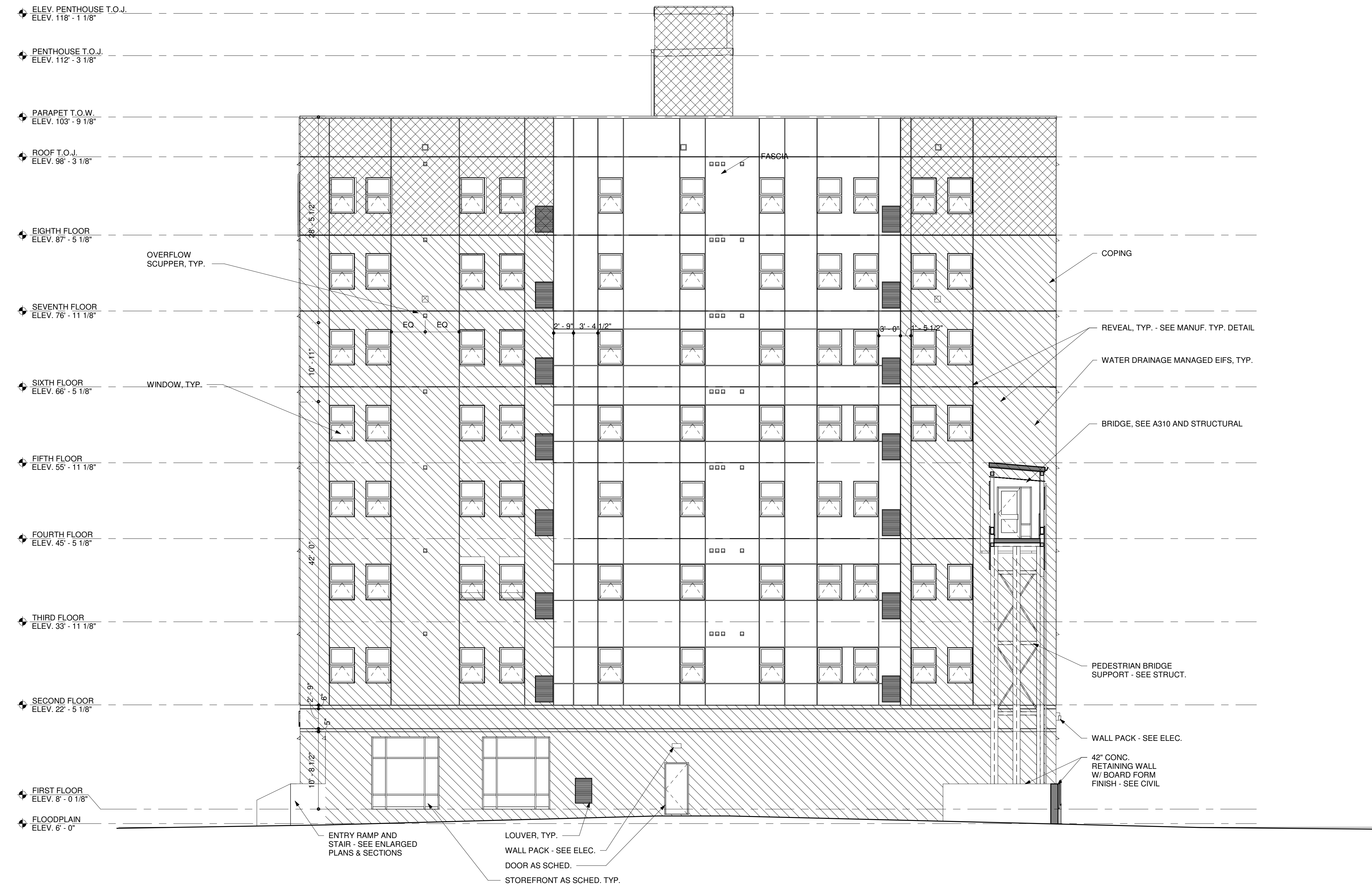
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EXTERIOR COLOR LEGEND

	SW - 'RED BARN'
	SW - 'WALL STREET'
	SW - 'INCREDIBLE WHITE'



Typical Mesh Detail
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT TITLE
THE ROSS - BUILDING 2

144 EAST MAIN STREET
SALISBURY, MARYLAND 21801

NOT FOR CONSTRUCTION
FOR BIDDING ONLY
05/17/21

SHEET TITLE
EXTERIOR ELEVATIONS

Mark	Date	Description

PROJECT NO: 2018010.02
DATE: 07.10.2020
SCALE: As indicated
DRAWN BY: JMK | PROJ MGR: BDF

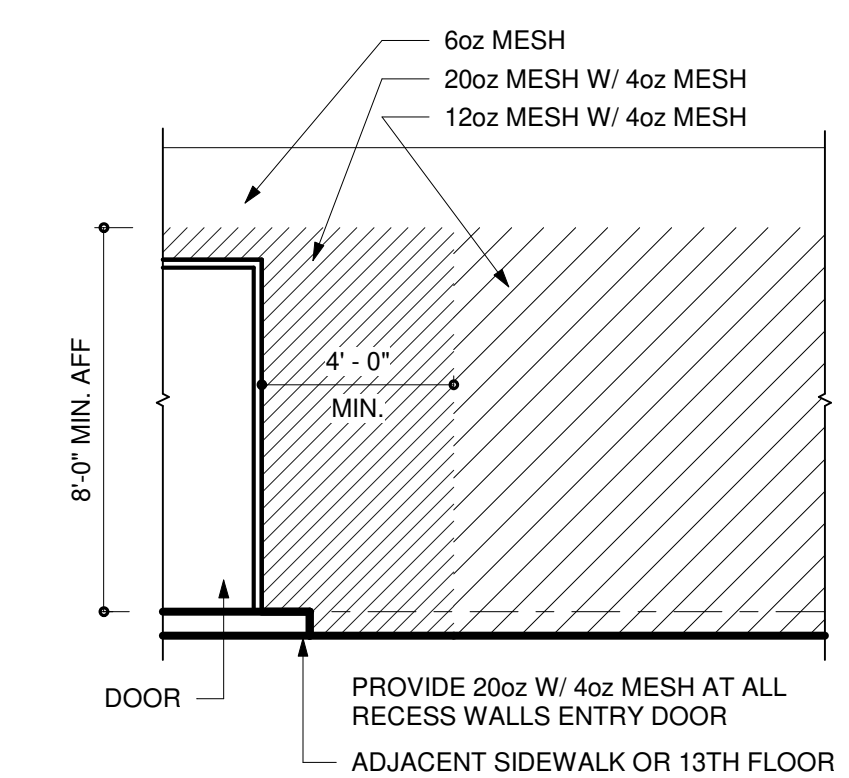
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COPYRIGHT © 2020

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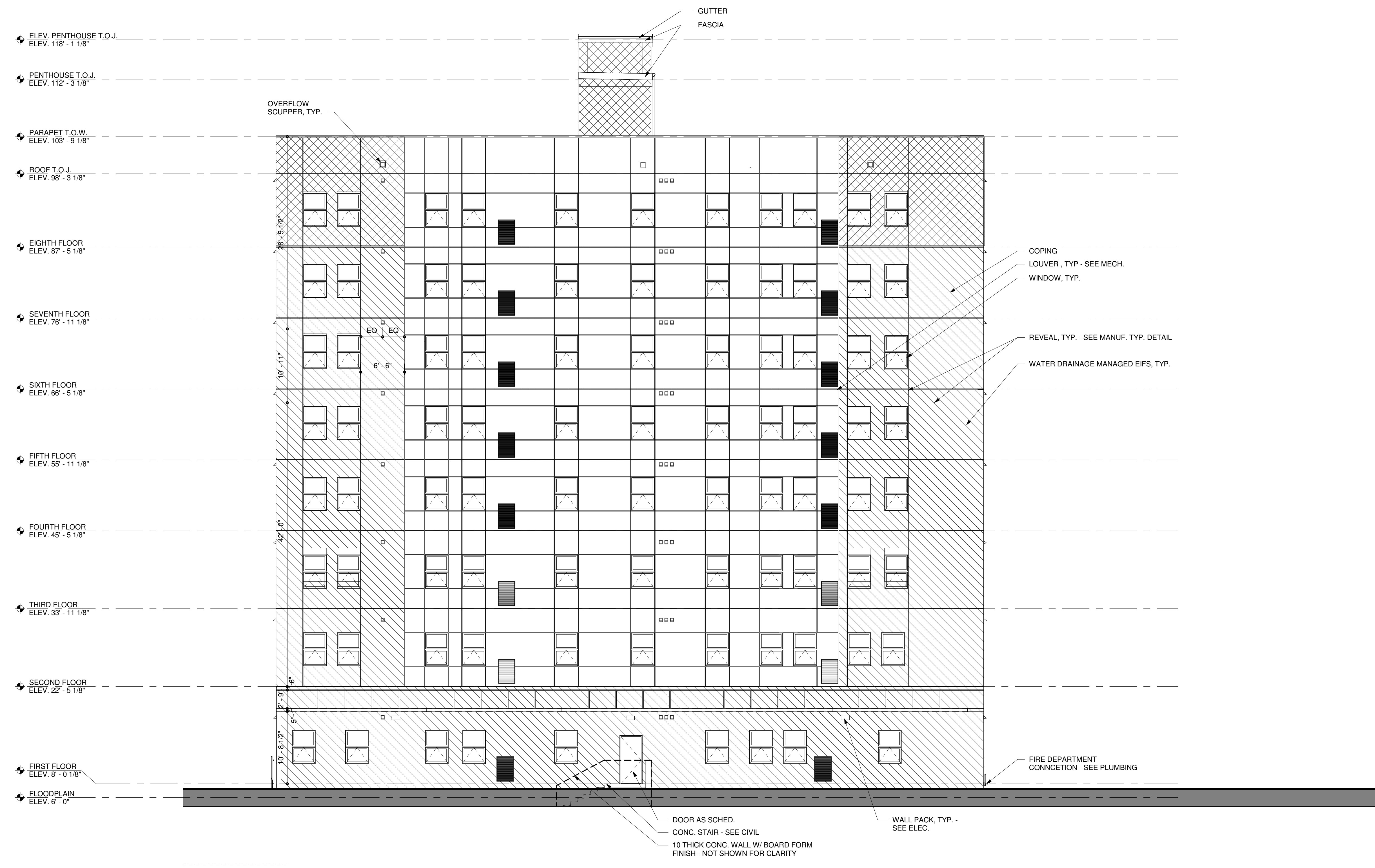
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EXTERIOR COLOR LEGEND

- SW - 'RED BARN'
- SW - 'WALL STREET'
- SW - 'INCREDIBLE WHITE'



Typical Mesh Detail
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT TITLE
THE ROSS - BUILDING 2

144 EAST MAIN STREET
SALISBURY, MARYLAND 21801

NOT FOR CONSTRUCTION
FOR BIDDING ONLY
05/17/21

SHEET TITLE
EXTERIOR ELEVATIONS

Mark	Date	Description

PROJECT NO: 2018010.02
DATE: 07.10.2020
SCALE: As indicated
DRAWN BY: JMK | PROJ MGR: BDF

A204
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P.M.



Main Street View (Front)



Right Side View



Back of Building



Left Side View





Property to the Left



Property behind



Properties to the Right

- 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.

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: June 30, 2021

Case Number: 21-16

Commission Considering: New Construction

Owner's Name: Nicholas Simpson
Owner's Address: PO Box 335
Salisbury, MD 21803

Applicant Name: First Move Properties, LLC

Agent/Contractor: First Move Properties, LLC

Subject Property Address: 130/132/144 E Main Street

Historic District: Downtown Historic District

Use Category: Commercial

Zoning Classification: CBD

Structure / Site Description: **TBD**
Built Date:
Enclosed Area:
Lot Size:
Number of Stories:

Contributing Structure: TBD

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes
Including but not limited to:

- 120-122 E Main Street – Salisbury News & Advertiser Building
- 126 E Main Street – Colonial 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
122	E Main Street	11/14/12	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission to approve construction of a new building.

Areas of Historic Guidelines to be considered:

Guideline 36: New Construction

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: Jessica Budd
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: June 30, 2021

Real Property Data Search

Search Result for WICOMICO COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 020387

Owner Information

Owner Name: FIRST MOVE PROPERTIES LLC Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: PO BOX 4365 Deed Reference: /04296/ 00283
 SALISBURY MD 21803-

Location & Structure Information

Premises Address: 132 E MAIN ST Legal Description: L-40 X 110
 SALISBURY 21801-0000 132-134 E MAIN ST
 CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0015	0856	20002.23	0000				2020	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	16,456 SF		4,400 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	C3			

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments	
			As of 07/01/2020	As of 07/01/2021
Land:	52,800	783,000		
Improvements	305,100	100		
Total:	357,900	783,100	499,633	641,367
Preferential Land:	0	0		

Transfer Information

Seller: WHITE EVELYN H	Date: 03/08/2018	Price: \$807,500
Type: ARMS LENGTH IMPROVED	Deed1: /04296/ 00283	Deed2:
Seller: WHITE EVELYN H ETAL &	Date: 11/15/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03651/ 00174	Deed2:
Seller: WHITE EVELYN H	Date: 11/14/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03651/ 00105	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	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 Data Search

Search Result for WICOMICO COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 **Account Number -** 022673

Owner Information

Owner Name:	FIRST MOVE PROPERTIES LLC	Use:	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	PO BOX 4365 SALISBURY MD 21803-	Deed Reference:	/04589/ 00188

Location & Structure Information

Premises Address:	136 E MAIN ST SALISBURY 21801-0000	Legal Description:	L-17,567 SQFT 136-146 E MAIN ST SALISBURY
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0015	0858	20002.23	0000				2020	
									Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			17,567 SF	

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2020	07/01/2020	07/01/2021
Land:	437,400	523,300		
Improvements	0	0		
Total:	437,400	523,300	466,033	494,667
Preferential Land:	0	0		

Transfer Information

Seller: SALISBURY AREA CHAMBER OF	Date: 01/31/2020	Price: \$620,000
Type: ARMS LENGTH MULTIPLE	Deed1: /04589/ 00188	Deed2:
Seller: SALISBURY AREA CHAMBER OF	Date: 03/25/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02207/ 00553	Deed2:
Seller: TRUCKERS & SAVINGS BANK	Date: 12/27/2002	Price: \$500,000
Type: ARMS LENGTH MULTIPLE	Deed1: /02007/ 00175	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	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:**