

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	August 25, 2021
Time:	7:00 pm
Location:	Zoom Video Conference
Case Number:	#21-19
Commission Considering:	Alterations and New Deck
Owner's Name:	Bret Davis
Applicant Name:	Bret Davis
Agent/Contractor:	Not Indicated
Subject Property Address:	106 N Division St
Historic District:	Downtown Historic District
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

\$50 Fee Received _____ (date)

Date Submitted: 7/8/2021 _____

Date Accepted as Complete: 7/15/21 _____

Subject Location: 106 N. Division Street _____

Application by: Davis Strategic Management _____

Applicant Address: 318 W. Carroll Street Salisbury, MD _____

Applicant Phone: 240-994-6481 _____

Work Involves: ☒ Alterations ☐ New Construction ☐ Addition Other _____
☒ Demolition ☐ Sign ☐ Awning Estimated Cost _____

Case#: 21-19

Action Required By (45 days): 8/29/21 _____

Owner Name: Bret Davis _____

Owner Address: 318 W. Carroll Street Salisbury, MD _____

Owner Phone: 240-994-6481 _____

Owner Email: bdavis@davis-strategic.com _____

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.

We are looking to remove the old metal wrap on the front of the building. No further work is proposed until we can see what is underneath.

We would also like to add a deck to the roof please see attached drawings and proposed railing to be installed.

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 8/25/21 (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 

Date 7/8/2021

Jessica Budd
Application Processor (Date)

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

106 N. Division Street



106 N. Division Street



*Surrounding
Buildings*

106 N. Division Street



*Surrending
Bonding*

106 N. Division Street



Surrounding Buildings

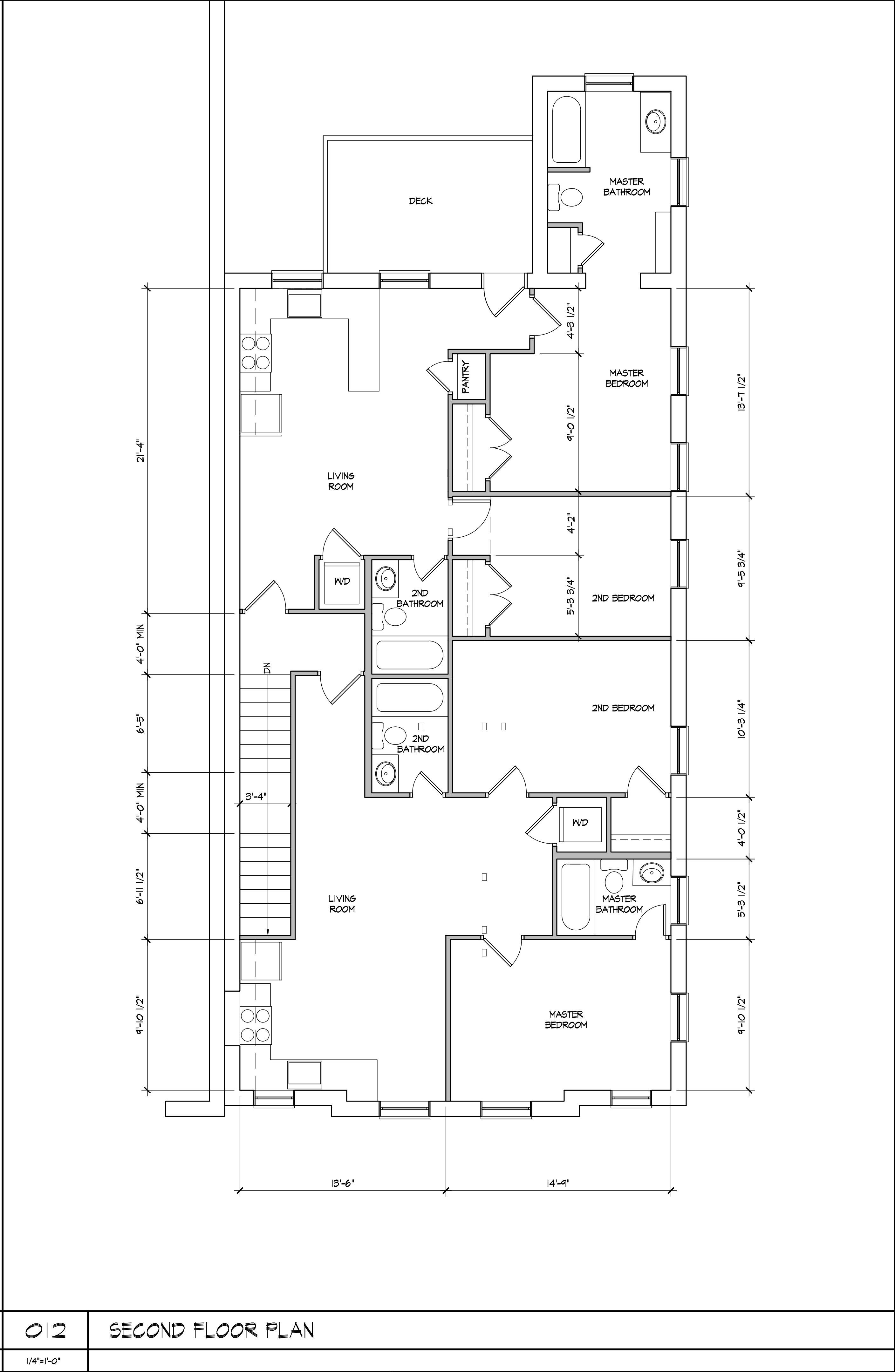
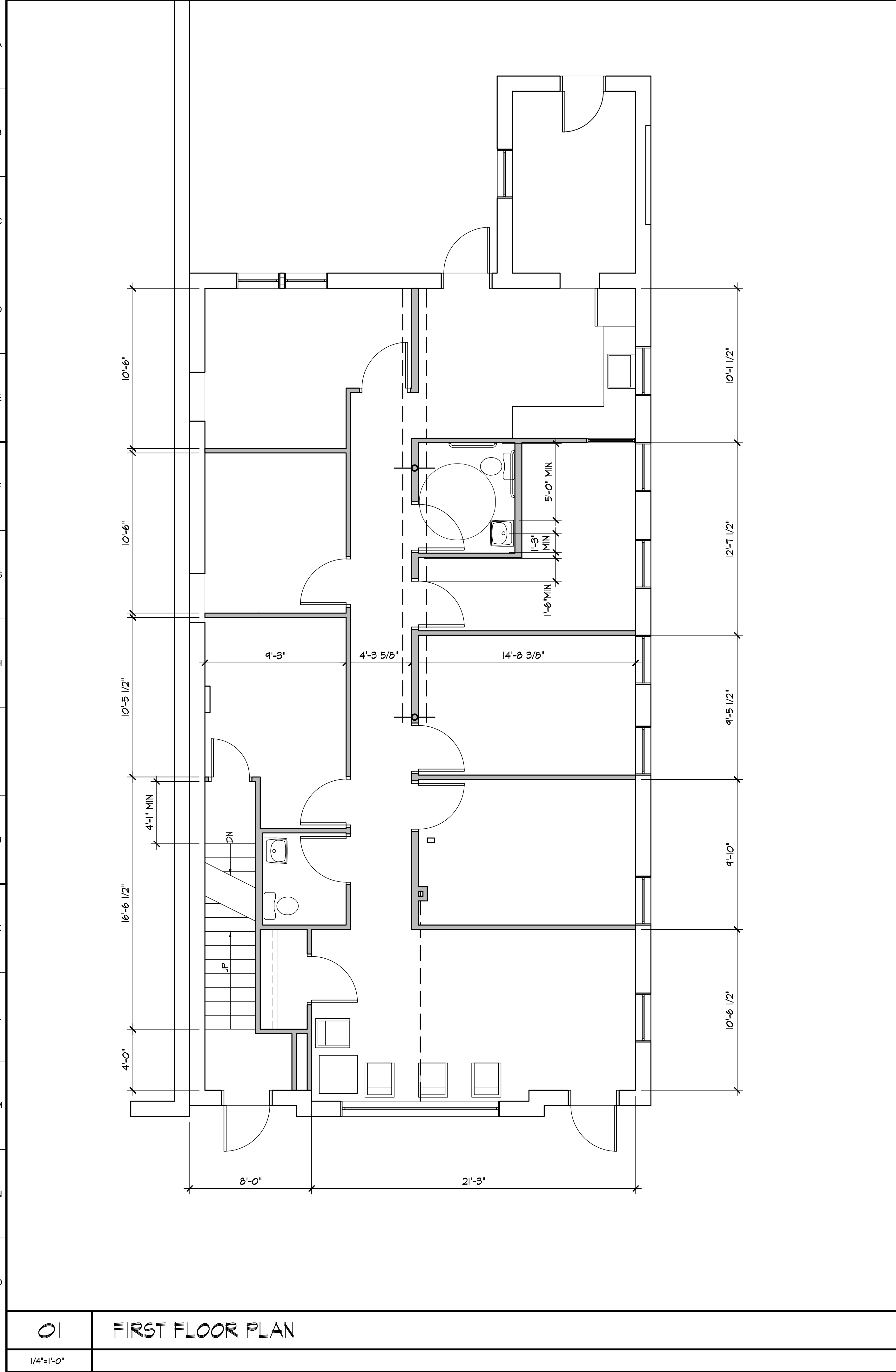






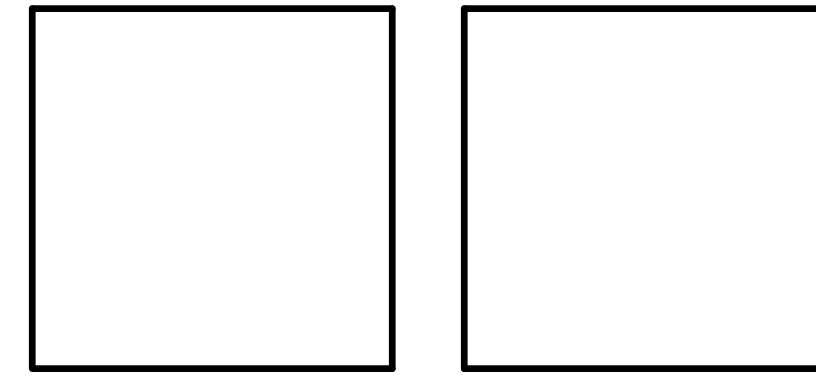
232

R:\38183918A001_001-106 North Division Street\4-CorAutoCAD Drawings\1-Proposed Floor Plans.dwg Jul 28, 2021 - 11:42am



General Notes:

Consultant:



Revision

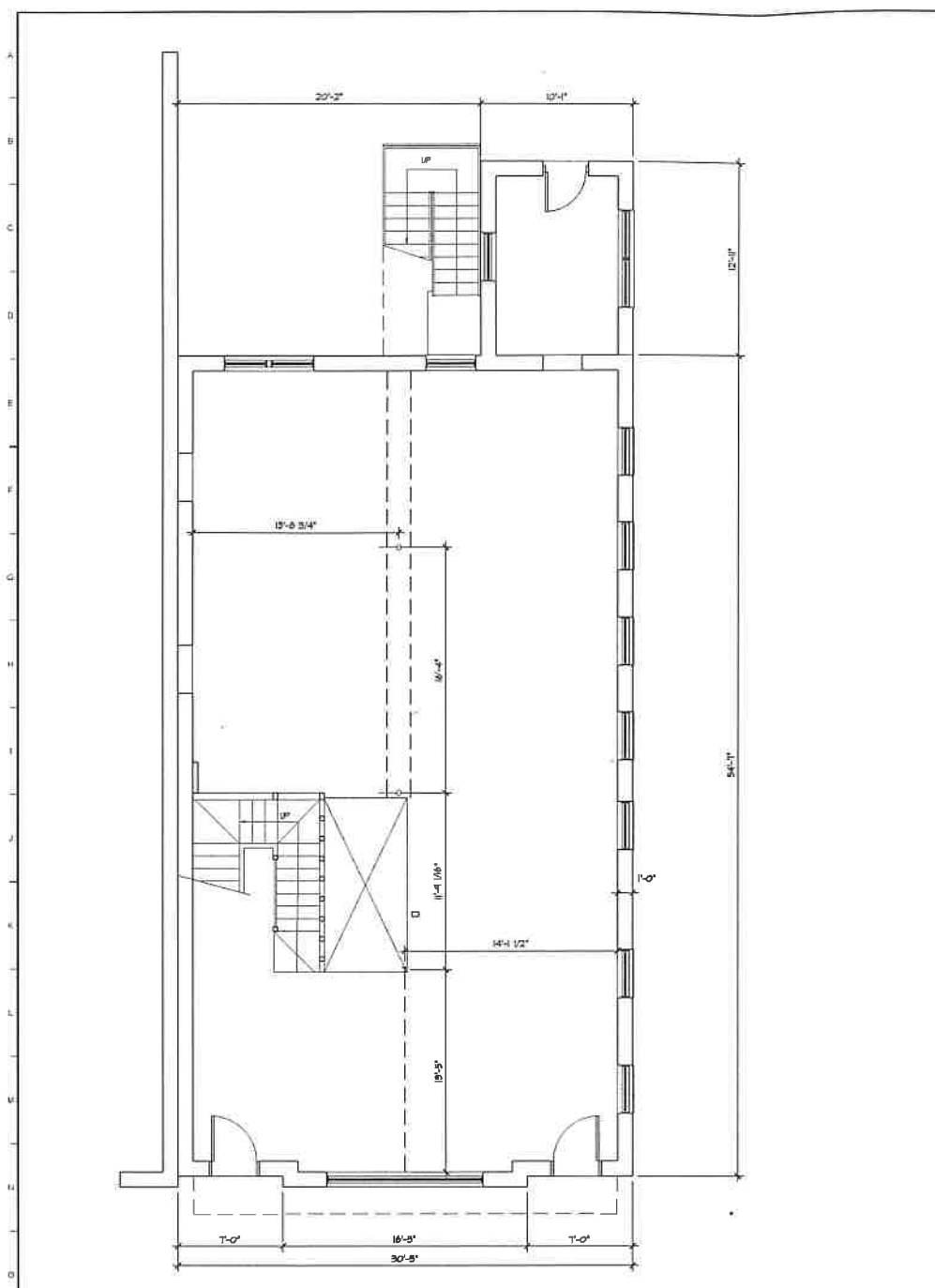
Project:

106 NORTH DIVISION STREET

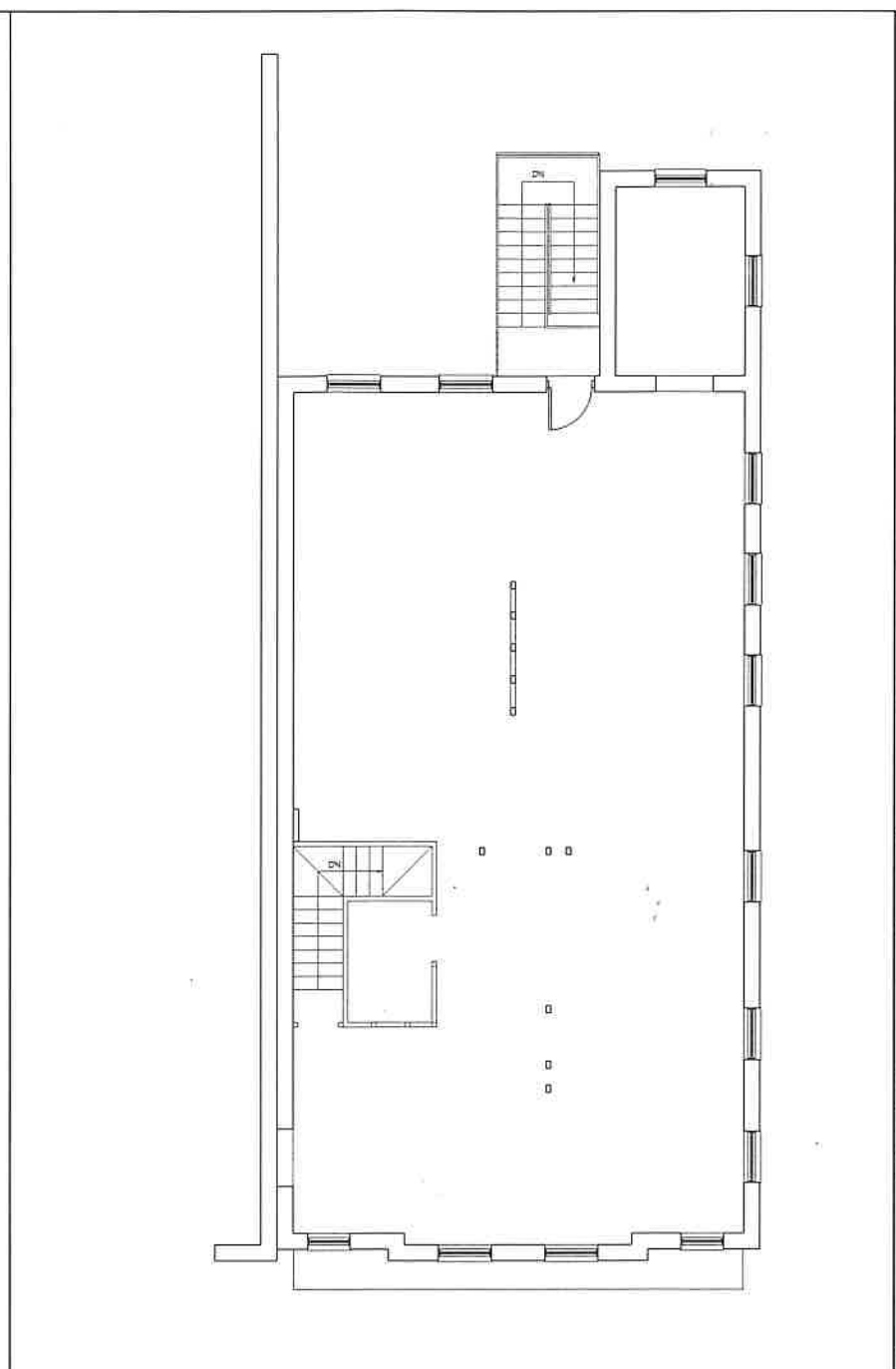
SALISBURY, MARYLAND

Set:	SCHEMATIC FLOOR PLANS		
Proj No:	3918A001.A01	Scale:	AS NOTED
Drawn By:	LVS	Date:	7/28/2021
THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION.			AI


106 NORTH DIVISION STREET, SALISBURY, MARYLAND. 2021. 1:500



01 FIRST FLOOR PLAN
1/4" = 1'-0"



012 SECOND FLOOR PLAN
1/4" = 1'-0"



**DAVIS
BOWEN &
FRIEDEL, INC.**
ARCHITECTS • ENGINEERS • SURVEYORS
SALFORD, MARYLAND 410.770.4744
BALTIMORE, MARYLAND 410.543.9081

Original Notes

Consultant

Revision	

Project

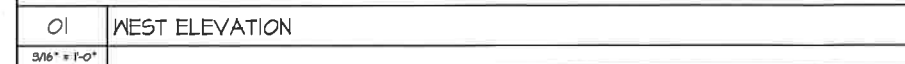
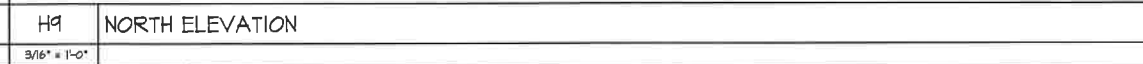
106 NORTH DIVISION STREET
SALISBURY, MARYLAND

Rev	By	Date	Description
01	SHADOLAH	AS NOTED	EXISTING FLOOR PLANS
02	LPS	JAN, 2021	

106 NORTH DIVISION STREET, SALISBURY, MARYLAND. 2021. 1:500

106 NORTH DIVISION STREET, SALISBURY, MARYLAND. 2021. 1:500

A1



Client/Ref:	
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Revision			

106 NORTH DIVISION
STREET
SALISBURY, MARYLAND

Lot:	Sheet 10A:		
EXISTING ELEVATIONS			
File No:	BEDAC001	Date:	AS NOTED
Drawn by:	LWS	Date:	JULY, 2021
THE DRAWING, THE PRINTING, AND THE MATERIALS THEREOF ARE ALL UNLAWFUL TO REPRODUCE OR TRANSMIT IN ANY MANNER, AND NO LIABILITY BE ALTERED BY THESE TERMS. © 2021 LWS 10/10/21			

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: August 25, 2021

Case Number: 21-19

Commission Considering: Alterations and Deck Installation

Owner's Name: Bret Davis
Owner's Address: 318 W Carroll St.
Salisbury, MD 21801

Applicant Name: Davis Strategic Management

Agent/Contractor: Not Indicated

Subject Property Address: 106 N Division St

Historic District: Downtown Historic District

Use Category: Commercial

Zoning Classification: CBD

Structure / Site Description:
Built Date: 1916
Enclosed Area: 3,560 sq ft
Lot Size: 2,160 sq ft
Number of Stories: Not Indicated

Contributing Structure: TBD

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
100	N Division St	9/24/2014	X	
109	N Division St	8/27	X	
110	N Division St	9/23/2020		X

Wicomico County Historic Survey on file: No
Nearby Properties on County Survey: Yes

Including but not limited to:

- 114 N Division St
- 107 W Main St.

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.

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission to approve their request for Alterations to Façade and a new deck installation.

Areas of Historic Guidelines to be considered:

Guideline 37: Façade Configuration

As described in Section 3, there are several building types associated with commercial architecture. These forms are a character defining feature of commercial buildings and their order and arrangement must be maintained.

- a. Maintain the historic compositional principles of historic commercial buildings.
- b. For two- and three-part block configurations, maintain the division of the upper and lower stories.
- c. Where historic features are missing, consider restoring the façade to a composition appropriate to the historic design of the building.
- d. New commercial buildings should follow the same compositional layout of surrounding buildings in order to maintain the scale and pattern of the Downtown Historic District.
- e. Maintain the historic layout of commercial storefronts.
- f. Maintain the window and door pattern of the storefront. Historic entrances were typically flanked by glass display windows.
- g. Improve access to upper floors in a manner sensitive to the configuration of the historic storefront. A second set of stairs to access the upper stories is often required to comply with current fire codes.

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.

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: August 11, 2021

Real Property Data Search

Search Result for WICOMOCO COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:		District - 09 Account Number - 047069							
Owner Information									
Owner Name:		106 NORTH DIVISION STREET LLC				Use:		COMMERCIAL	
Mailing Address:		318 W CARROLL ST 2ND FL STE A SOUTH SALISBURY MD 21801-				Deed Reference:		/04863/ 00292	
Location & Structure Information									
Premises Address:		106 N DIVISION ST SALISBURY 21801-0000				Legal Description:		BL-1 L-1 2,160 SQFT 106 N DIVISION ST CITY OF SALIS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1040	21003.23	0000		1	1	2021	Plat Ref:
Town: SALISBURY									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1910		3,560 SF				2,160 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		As of		As of	
				01/01/2021		07/01/2021		07/01/2022	
Land:		32,400		32,400					
Improvements:		63,400		123,400					
Total:		95,800		155,800		115,800		135,800	
Preferential Land:		0		0					
Transfer Information									
Seller: HANNON PATRICK J		Date: 05/24/2021				Price: \$135,000			
Type: ARMS LENGTH IMPROVED		Deed1: /04863/ 00292				Deed2:			
Seller:		Date:				Price: \$0			
Type:		Deed1: /00686/ 00136				Deed2:			
Seller:		Date:				Price:			
Type:		Deed1:				Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2021		07/01/2022			
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									
Homesteaders' Tax Credit Application Information									
Homesteaders' Tax Credit Application Status: No Application					Date:				