

Salisbury Historic District Commission

AGENDA

Wednesday, March 23, 2022 at 7:00 pm

Government Office Building Room 301 & Zoom Videoconference (optional)

1. **7:00 P.M. - CALL TO ORDER – Scott Saxman, Chairman**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES – February 23, 2022**

PUBLIC INPUT – Members of the public are welcome to make comment at this time, subject to a time allotment of two (2) minutes per person.

4. **CONSENT DOCKET-**
 - ***# 22-10- 709 Camden Ave- Fence**
5. **OLD BUSINESS – None**
6. **NEW BUSINESS –**
 - **#22-11- 226 N Division St- Alterations**
 - ***#22-12- 123 Camden St. – Alterations**
 - ***#22-13- 106 N Division St- Alterations**

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

Topic: Historic District Commission

Time: Mar 23, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88908389075>

Meeting ID: 889 0838 9075

One tap mobile

+13017158592,,88908389075# US (Washington DC)

+19292056099,,88908389075# US (New York)

Dial by your location

+1 301 715 8592 US (Washington DC)

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+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: 889 0838 9075

Find your local number: <https://us02web.zoom.us/j/88908389075>

*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, General Provisions Article, Section 3-305(b).*

Salisbury Historic District Commission

Hearing Notification

Meeting Date: March 23, 2022

Time: 7:00 pm

Location: Government Office Building
125 N. Division Street
Salisbury, MD. 21804
Room 301 or **Zoom Video Conference**

Case Number: #22-12

Commission Considering: Alterations

Owner's Name: **Jayne Clarke**

Applicant Name: TJ Clarke
Applicant's Address: 1310 Sylvia St
Salisbury, MD

Agent/Contractor: Not Indicated

Subject Property Address: 123 Camden Street
Historic District: Downtown Historic District

Use Category: Commercial

Chairman: Mr. Scott Saxman

HDC Staff Contact: Jessica Budd
Associate Planner I
(410) 548-3170

TO WHOM IT MAY CONCERN:

Please review the attached estimate for details on the contracted work. Estimate 1060 is referring entirely to fixing the brick front of the building which needs much work to ensure it's durability for the next several decades. There are damaged bricks, mortar that needs to be replaced, cracks etc. These bricks haven't been worked in a long time & are weathering quickly at this point. This work is being done with in kind replacement.

The second estimate, 1061, does require us to take down the dryvit finish which is in disrepair currently and we would like to have the brick work go all the way to the base of the building, which would bring it back to what it was historically before that dryvit was installed. We also plan on replacing the red concrete overlay with clay pavers that will match the building better. The overlay is currently damaged in certain spots. I have attached pictures of the pavers we plan to install. We also believe this will enhance the overall historical appearance of this building and curbside appeal.

Thank you for your consideration,

Jayne Clarke

TJ Clarke Holdings

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 2/23/22 (date)

Date Submitted: 2/23/22

Case #: 22-12

Date Accepted as Complete: 2/23/22

Action Required By (45 days): 4/6/22

Subject Location: 123 Camden Street

Owner Name: TJ Clarke Holdings / Jayne Clarke

Application by: Owner - Jayne Clarke

Owner Address: 1310 Sylvia Street, Salisbury

Applicant Address: Same

Owner Phone: 410-303-2364

Applicant Phone: Same

Owner Email: TJClarke Holdings, LLC

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.

- See attached - replace concrete overlay at entrance that is damaged with matching 4" x 8" brick paver (matches brick work of building.)
- see attached - remove dryvit finish & replace w/ brick veneer to match rest of building & restore it to original appearance. Dryvit is damaged currently.

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? ^{No} 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 3/23/22 (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 Jayne Clarke

Date 2/23/22

Jessica Budd 3/1/22

Brian Soper 3/11/22

Application Processor (Date)

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

Custom Brickwork Inc.

MHIC #127270
529 Snow Hill Rd. Unit 1
Salisbury, MD 21804
443-235-3270
jimmie@custombrickworkinc.com

Estimate

ADDRESS

Jayne Clarke

ESTIMATE # 1061
DATE 02/22/2022
EXPIRATION DATE 03/22/2022

DESCRIPTION	AMOUNT
05 Masonry Remove/ replace existing red colored concrete overlay with historically accurate paver - demo existing concrete base, prepare new crushed stone base, lay approved 4"x8" brick paver in place of concrete along front of storefront	9,500.00
05 Masonry remove dryvit finish on front, replace with historically accurate brick veneer water table with rowlock job clean up	7,800.00

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the original estimate. All agreements contingent upon accidents and or delays beyond our control. Anything Not mentioned IS NOT covered. This proposal may be withdrawn if not accepted within 30 days.

TOTAL

\$ 17,300.00

Accepted By

Accepted Date

Custom Brickwork Inc.

MHIC #127270
529 Snow Hill Rd. Unit 1
Salisbury, MD 21804
443-235-3270
jimmie@custombrickworkinc.com

Estimate

ADDRESS

Jayne Clarke
123 Camden Street

ESTIMATE # 1060
DATE 02/22/2022
EXPIRATION DATE 03/22/2022

DESCRIPTION	AMOUNT
05 Masonry Point up/ repair front facade of brick and mortar located to south facing portion of the building - grind out point damaged/ recessed mortar joints - cut out replace cracked/ damaged brick and re point using matching mortar - Time and material (2) masons (1) apprentice, (1) labor rate @ \$250/ hr.	15,000.00
Equipment usage scaffold/ staging	1,500.00
Equipment usage grinder, saw, hammer drill	250.00
Equipment usage blades	150.00
25 Cleanup job site clean up/ hallway excess trash material	500.00
22 Specialty Caulk base of building where horizontal/ vertical surfaces meet	600.00

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the original estimate. All agreements contingent upon accidents and or delays beyond our control. Anything Not mentioned IS NOT covered. This proposal may be withdrawn if not accepted within 30 days.

TOTAL

\$18,000.00

Accepted By

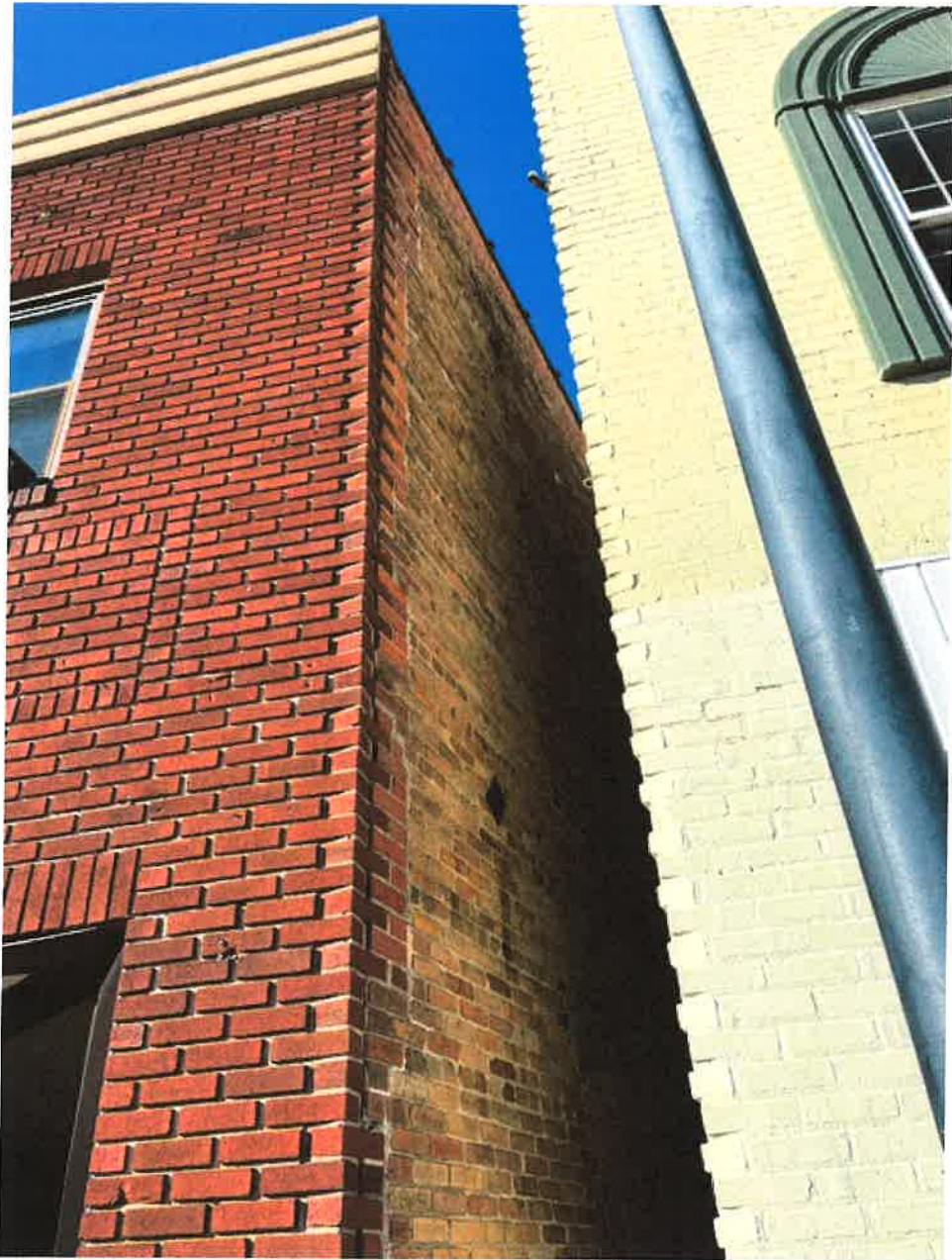
Accepted Date



















8:15



pinehallbrick.com

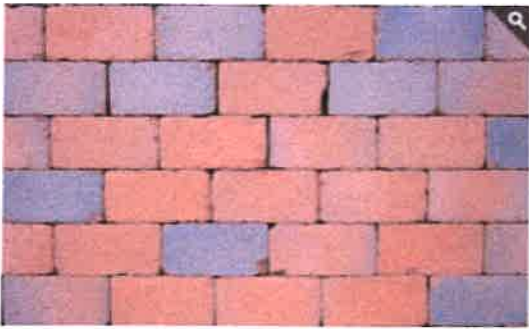


3 of 15



Rumbled Full Range

[Go Back](#)



Square Edge 4x8

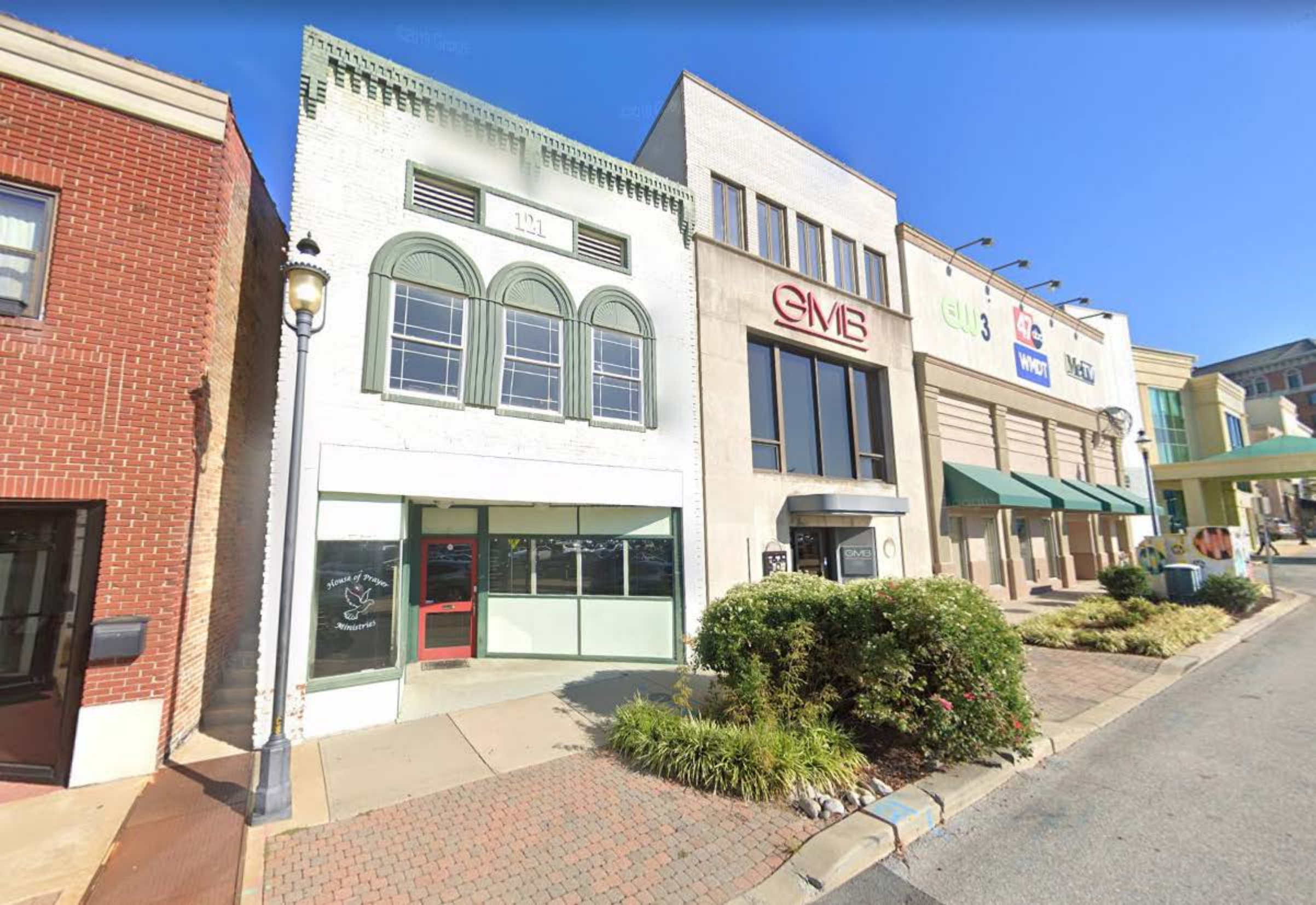
[Go Back](#)

PATHWAY FULL RANGE



PATHWAY RED





121

GMB

EW 3

WNCN

MeTV

House of Prayer
Ministries



SBYARTSPACE
ART EXHIBITION

LOADING ZONE
AIG ONLY
20 MINUTES

SBY ART SPACE

230

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: March 23, 2022

Case Number: 22-12

Commission Considering: Alterations

Owner's Name: TJ Clarke Holdings
Owner's Address: 1310 Sylvia Street
Salisbury, MD 21801

Applicant Name: Jayme Clarke
Applicant's Address: Same

Agent/Contractor: Not Indicated

Subject Property Address: 123 Camden Street

Historic District: Downtown

Use Category: Commercial

Zoning Classification: Central Business District

Structure / Site Description:
Built Date: 1930
Enclosed Area: 2,928 sq ft
Lot Size: 2,019 sq ft
Number of Stories: N/A

Wicomico County Historic Survey on file: No

Contributing Structure: Contributing determined 3/27/13

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
205	W Main St	9/28/2011	X	
212	W Main St	4/26/2017	X	

Nearby Properties on County Survey: No

Including but not limited to:

- 212 W Main St- Woolworths Gallery Building
- 206 W Main St- Farmers & Merchants Bank

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to replace the concrete overlay on building with brick as well as some brick pavers on ground.

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.

Best Choice:

Maintain the existing historic façade configuration, including fenestration and ornamentation. Restore the historic configuration of altered commercial properties based on physical or documentary evidence.

Good Alternative:

Alter the layout of historic storefronts to accommodate changing needs while maintaining as much of the original fabric and configuration as possible. Alter the existing façade configuration in the least invasive manner possible. Provide additional access points in a location that will not disrupt the rhythm of the historic façade.

Not Appropriate:

Wholesale reconfiguration of a building’s façade to create a different appearance. Infilling existing window openings.
Creating new window openings which are not complimentary to the historic character of the building.

Guideline 38: Commercial Building Ornamentation

- a. Maintain and restore character defining features of your commercial building. Character defining features include historic storefronts, transoms, sign boards, bulkheads, windows, cornices, and other architectural details.
- b. Do not add arbitrary or conjectural ornamentation to the building. Replacement of missing historic features should be supported by documentary evidence to avoid creating a false historic appearance.
- c. Maintain the original ornamental cap or cornice of the building. If replacement is required, in-kind replacement matching the historic element in design, scale, color, and material is recommended. Replacement materials, such as fiberglass, may be approved if the element's profile can be satisfactorily matched.

Best Choice:

Maintain, repair, or restore the existing historic cornice.

Good Alternative:

Reproduce a new cornice in fiberglass, matching the details of the historic cornice.

Not Appropriate:

Removing the cornice and stuccoing over the location.

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: 3/11/22

Salisbury Historic District Commission

Hearing Notification

Hearing Date: March 23, 2022

Time: 7:00 pm

Location: Government Office Building Rm 301
Salisbury, MD or Zoom Video Conference

Case Number: #22-11

Commission Considering: Alterations

Owner's Name: **Lower Shore Clinic**

Applicant Name: **United Restoration**

Agent/Contractor: Not Indicated

Subject Property Address: 226 N Division St

Historic District: Newtown Historic District

Use Category: Residential

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 2/16/22 (date)

Date Submitted: 17 Feb 22

Case #: 22-11

Date Accepted as Complete: 2/23/22

Action Required By (45 days): 4/8/22

Subject Location: 226 N Division

Owner Name: Lower Shore Clinic, Inc. C/O CFC

Application by: United Restoration

Owner Address: 716 N Division St Salisbury MD

Applicant Address: 11624 Worcester Hwy Shovel Md

Owner Phone: 210-259-5293

Applicant Phone: 443-727-3307

Owner Email: jschuldt@lowershoreclinic.org

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.

Build Fire escape stairs from second floor
Replace 2 sets of windows old windows are 2 casement window with fixed glass in center. New window 2 fixed glass on sides and double hung egress window in the center same exterior dimensions

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 3/23/22 (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 Charles Pino

Date 17 Feb 22

Jess Beck
Application Processor (Date)

Brian Soper 3/11/22
Secretary, S.H.D.C. (Date)



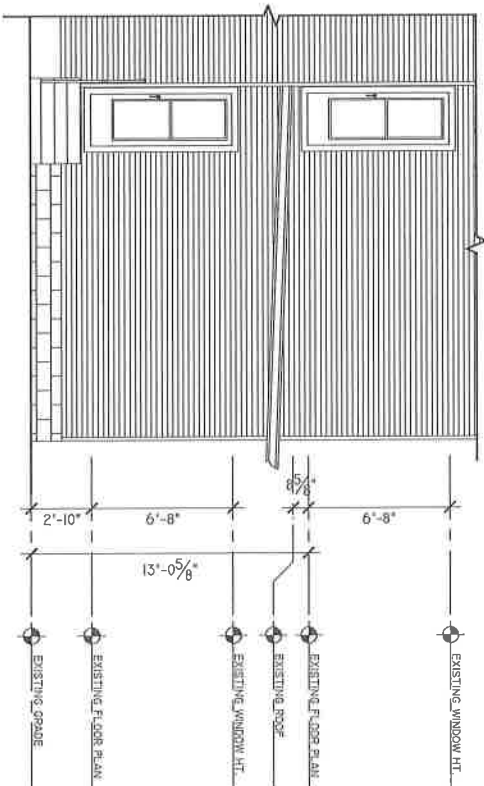
DESIGN GROUP, INC.
 ARCHITECTURAL & ENGINEERING SOLUTIONS
 P. O. Box 802
 Ocean City, MD 21843
 P. 410-289-1839 F. 410-208-1234
 www.madidgroupinc.com



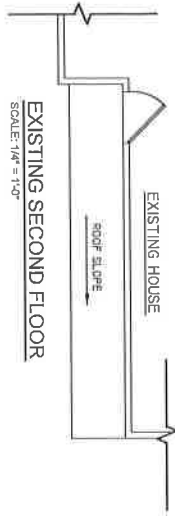
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME OR UNDER MY DUTY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 EXPIRATION DATE: 01/15/2024

GO-GETTERS
FIRE ESCAPE
 226 N. DIVISION ST.
 SALISBURY, MD

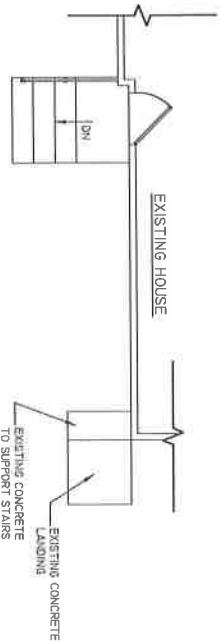
DATE:	ISSUED FOR / DELTA
02.15.2023	FOR PERMIT
DRAWN BY: SLIC JOB NO.: 23-419	
SHEET TITLE: EXISTING	
SHEET NO.:	



EXISTING REAR ELEVATION
 SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR
 SCALE: 1/4" = 1'-0"



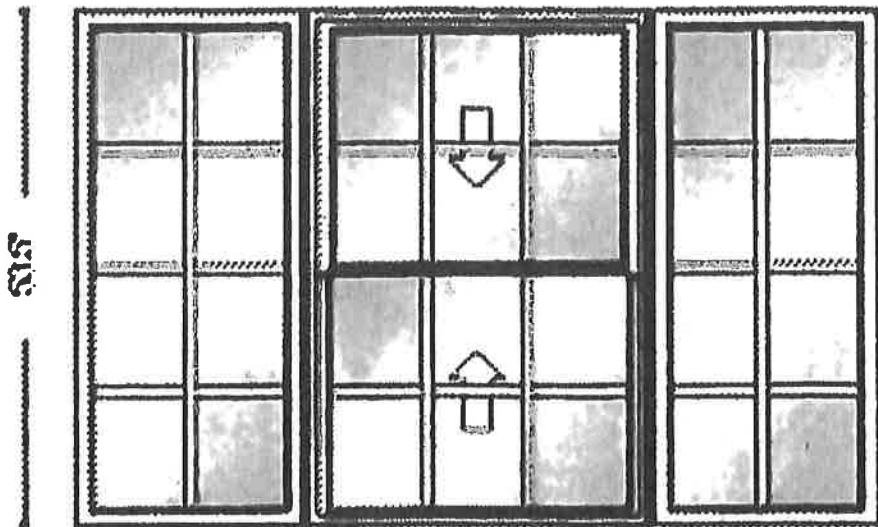
EXISTING FIRST FLOOR
 SCALE: 1/4" = 1'-0"

S-1

COPYRIGHT 2022

QUOTE NAME

United Restoration



23.5' 35.5' 23.5' 83.5'

QUOTE #	CONTACT	QUOTED BY	PROJECT NAME	QUOTE NAME
730462		jayon.gibbs@84lumber.com	C-LANE	C-LANE

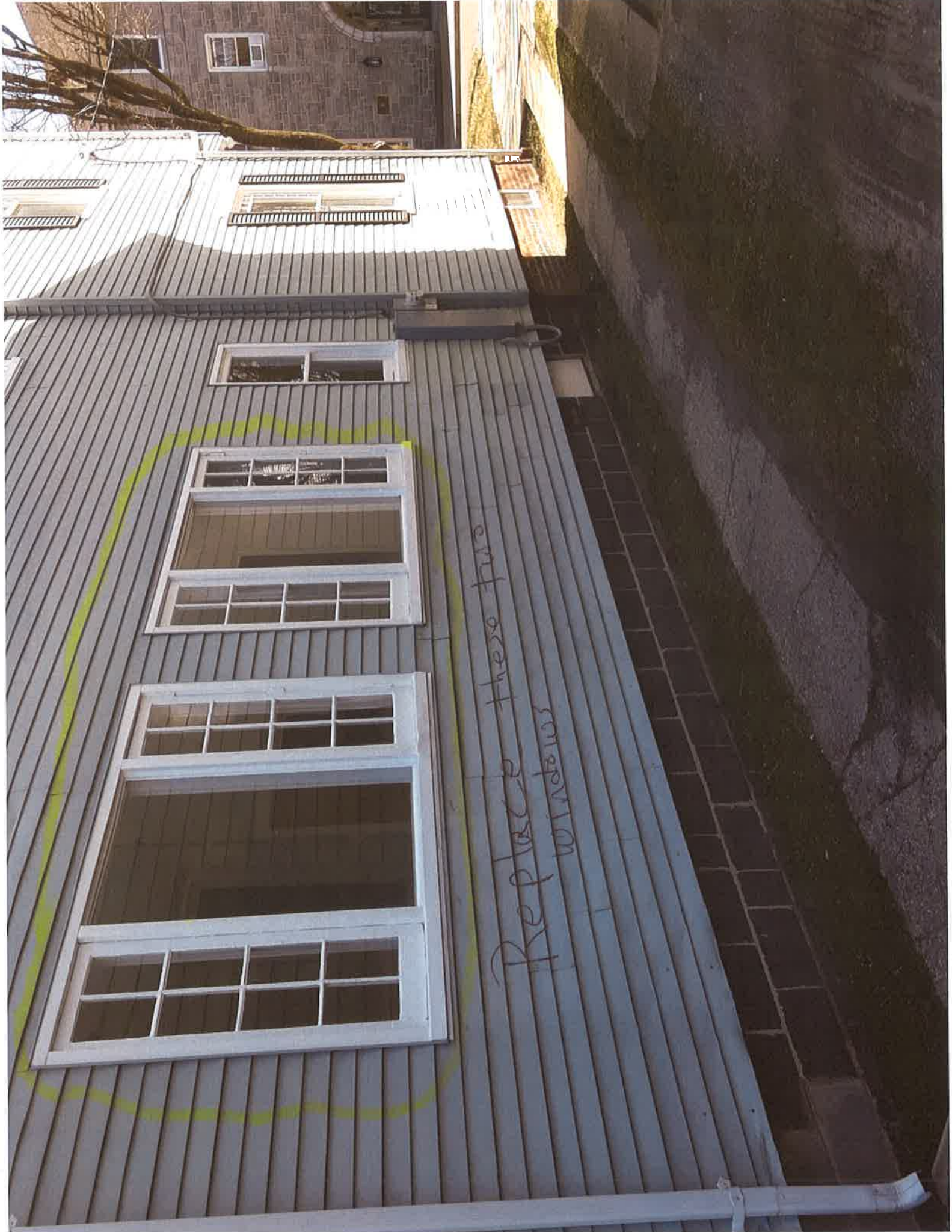
Comments:

LINE #	DESCRIPTION	QTY	NET PRICE	EXTENDED NET
100-1	PRODUCT: Series 5900 Brickmould NC PW/DH/PW White/White Factory Mult Vinyl Sizes Factory Mull OVERALL UNIT SIZE: 83.5-in X 53.5-in OVERALL ROUGH OPENING: 84-in X 54-in UNIT DIMS: Units 1: 23 1/2-in x 53 1/2-in Units 2: 35 1/2-in x 53 1/2-in Units 3: 23 1/2-in x 53 1/2-in CALL SIZES: Units 1: 2-0 Unit: 23.5-in RO: 24-in x 4-6 Unit: 53.5-in RO: 54-in Units 2: 3-0 Unit: 35.5-in RO: 36-in x 4-6 Unit: 53.5-in RO: 54-in Units 3: 2-0 Unit: 23.5-in RO: 24-in x 4-6 Unit: 53.5-in RO: 54-in GLASS: LowE-2, Single Strength(std), Argon GRILLES: Units 1, 3: White Simulated Divided Lite, Colonial, 2W4H Units 2 Top, 2 Bot: White Simulated Divided Lite, Colonial, 3W2H HARDWARE: Units 2: White Hardware, Double Lock SCREEN: Units 2: White, Full, Fiberglass Mesh Egress: No. 5.09 Sq. Ft.	1		



Units 1: UValue: 0.28, SHGC: 0.3,
VT: 0.55, PG: R-PG50, DP: Not
Rated
Units 2: UValue: 0.3, SHGC: 0.28,
VT: 0.49, PG: R-PG50, DP: 50
Units 3: UValue: 0.28, SHGC: 0.3,
VT: 0.55, PG: R-PG50, DP: Not
Rated

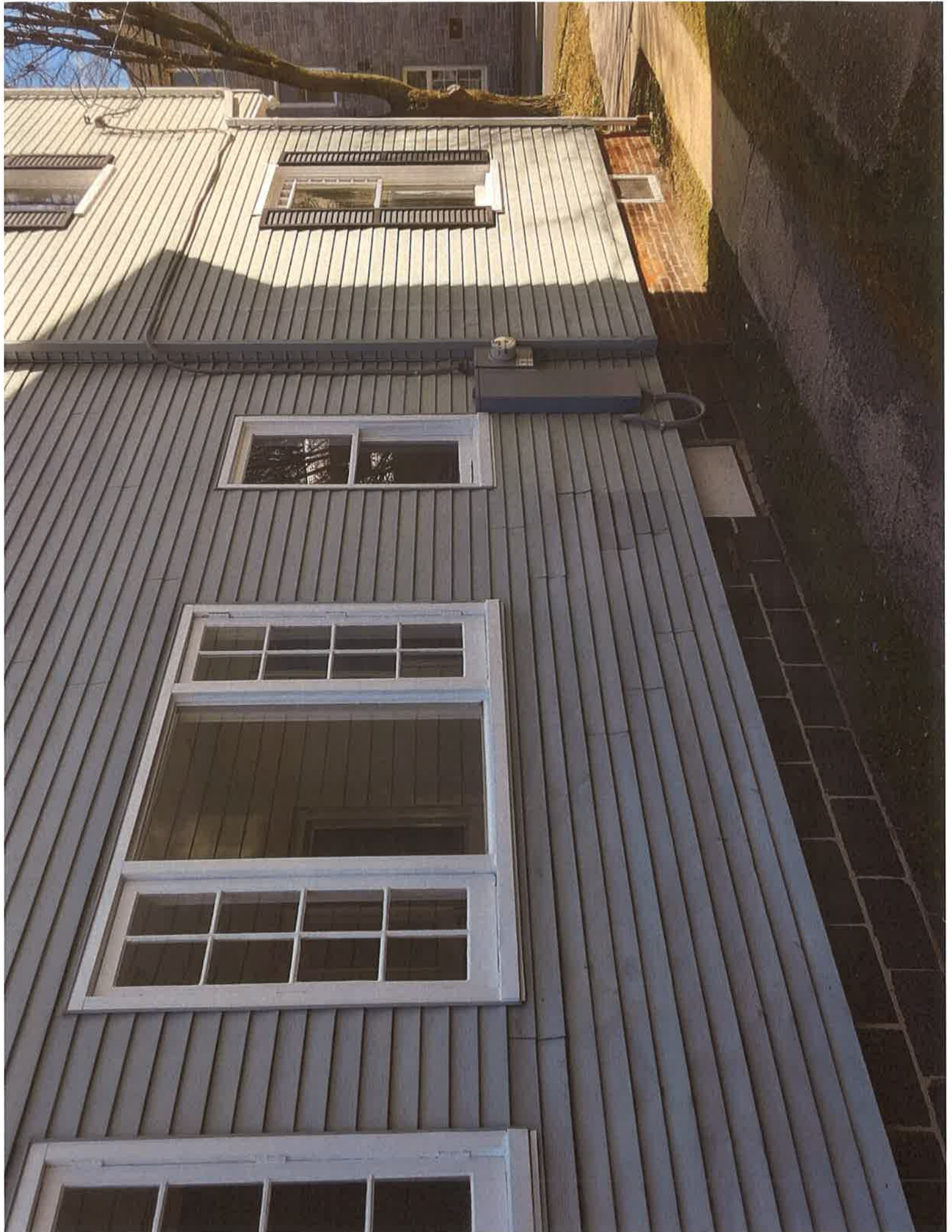
Comments: None Assigned



Replace these two windows











Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: March 23, 2022

Case Number: 22-11
Commission Considering: Alterations
Owner's Name: Lower Shore Clinic
Applicant Name: United Restoration
Agent/Contractor: United Restoration
Subject Property Address: 226 N. Division Street
Historic District: Newtown Historic District
Use Category: Residential
Zoning Classification: Office & Service Residential
Structure / Site Description:
 Built Date: 1920
 Enclosed Area: 5,460 sq ft
 Lot Size: 4,215 sq ft
 Number of Stories: 2 1/2
Contributing Structure: TBD

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
225	N Division St	7/28/2010	X	
218-220	N Division St	9/23/2015	X	

Wicomico County Historic Survey on file: No

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

- 302 N Division St- Asbury Methodist

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

The property in question is located within the Newtown Historic District. The majority of the structures in the surrounding area, which includes Broad, North Division and Chestnut Streets, consist of churches of various dominations. The area is zoned *Office and Service Residential* which explains why a lawyer’s office exists at 115 Broad Street and an engineer’s office is located at 226 N. Division Street. The Salisbury Historic District Commission approved 316 N. Division St. for new gutters, 325 N. Division St. for a storm door installation, 324 N. Division St. for multiple exterior alterations, 602 N. Division St. for sign face replacement and 325 Broad St. for new gutters, and installation of aluminum window trim. A majority of the houses in this District range in age and were built starting in the late 1850’s to the late 1920’s. There’s a mix of architectural styles in the surrounding area with no prevalence to any specific style.

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to build a fire escape from second floor and to replace 2 sets of windows.

Areas of Historic Guidelines to be considered:

Guideline 5: Safety Codes and Accessibility

All buildings must comply with Salisbury’s safety codes, and handicap access must be provided to residents or visitors as needed. This can be achieved without compromising the integrity or significance of historic buildings.

- a. Compliance with health and safety codes and handicap access requirements must be achieved with minimum impact to the historic character of buildings within Salisbury’s Historic Districts.
- b. When permitted by law, fire escapes or fire towers should be placed at the rear or on a non-visible side of buildings
- c. Access ramps should be designed to be as unobtrusive as possible, and whenever possible should be installed in a manner that is reversible and does not permanently impact the historic building features. For example, an access ramp installed on top of an existing historic porch so that if it is removed in the future, the porch will be restored to its historic appearance.

In the above example, a means of egress has been sensitively added to the side of the building.

Best Choice:

Constructing an access ramp on the rear or side, rather than at the front entrance of a property.

Good Alternative:

Constructing an access ramp which is removable and does not damage existing historic features.

Not Appropriate:

Demolishing an existing historic porch or entry steps and installing a permanent ramp in its place.

Guideline 17: Retain Historic Windows

- a. Maintain or restore the historic shape, size, alignment, pattern, and details of existing historic windows, particularly those in upper stories of commercial properties. (For guidelines on storefront windows, see the Storefronts [Guidelines](#) in the following section).
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked, if your budget allows.

Guideline 18: New Window Openings and Infill

Altering window openings in historic facades alters the building’s historic appearance significantly, and is typically not appropriate, but may be considered in some situations.

- a. Avoid placing new openings on the front facade.
- b. If new openings are required for additional light, consider placing them on the rear or side elevations of the building or installing a skylight on a non-visible roof slope.
- c. Avoid infilling existing window openings on the front facade.
- d. Where recent changes have altered historic window openings, restoration of the historic configuration and materials is encouraged.

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: March 11, 2022

Real Property Data Search

Search Result for WCDMCD COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 046836

Owner Information

Owner Name:	LOWER SHORE CLINIC INC	Use:	RESIDENTIAL
Mailing Address:	716 N DIVISION ST SALISBURY MD 21801-4156	Principal Residence:	NO
		Deed Reference:	05038/ 00337

Location & Structure Information

Premises Address:	226 N DIVISION ST SALISBURY 21801-0500	Legal Description:	BL-5 L-2 5,460 SQFT 226 N DIVISION ST CITY OF SALIS
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plot No:
0107	0008	0097	9030380.23	0000				2022	Plot Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	4,215 SF		5,460 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2 1/2	YES	STANDARD UNIT	/	3	3 full/ 2 half		

Value Information

	Base Value	Value	Phase-In Assessments
		As of	As of
Land:	40,900	01/01/2022	07/01/2021
Improvements	102,000	15,900	
Total:	142,900	279,200	
Preferential Land:	0	295,100	146,967
			193,633

Transfer Information

Seller: LEONARD A KRAUS CO INC	Date: 02/08/2022	Price: \$339,900
Type: ARMS LENGTH IMPROVED	Deed1: 05038/ 00337	Deed2:
Seller: KRAUS DEVELOPMENT LLC	Date: 03/30/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: 04822/ 00111	Deed2:
Seller: MADLEN MS REAL ESTATE HOLDINGS LLC	Date: 09/01/2020	Price: \$70,500
Type: NON-ARMS LENGTH OTHER	Deed1: 04691/ 00275	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

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Salisbury Historic District Commission

Hearing Notification

Hearing Date: March 23, 2022

Time: 7:00 pm

Location: Government Office Building Room 301
Or Zoom Video Conference

Case Number: #22-10

Commission Considering: Fencing Replacement

Owner's Name: **Casey and Patrick Benzin**

Applicant Name: Casey and Patrick Benzin

Agent/Contractor: Not Indicated on the Application

Subject Property Address: 709 Camden Avenue

Historic District: Camden Historic District

Use Category: Residential

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 3/1/22 (date)

Date Submitted: 02/28/2022

Date Accepted as Complete: 3/1/22

Subject Location: 709 Camden Ave. Salisbury 21801

Application by: Casey Benzin

Applicant Address: 709 Camden Ave. Salisbury 21801

Applicant Phone: 443-614-8556

Case #: 22-10
Action Required By (45 days): 4/15/22

Owner Name: Patrick and Casey Benzin
Owner Address: 709 Camden Ave. Salisbury 21801
Owner Phone: 443-614-8556
Owner Email: cbenzin5@gmail.com

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.

Build 40" wooden fence in front yard
Build 6 ft wooden fence in back yard

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 3/23/2022 (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

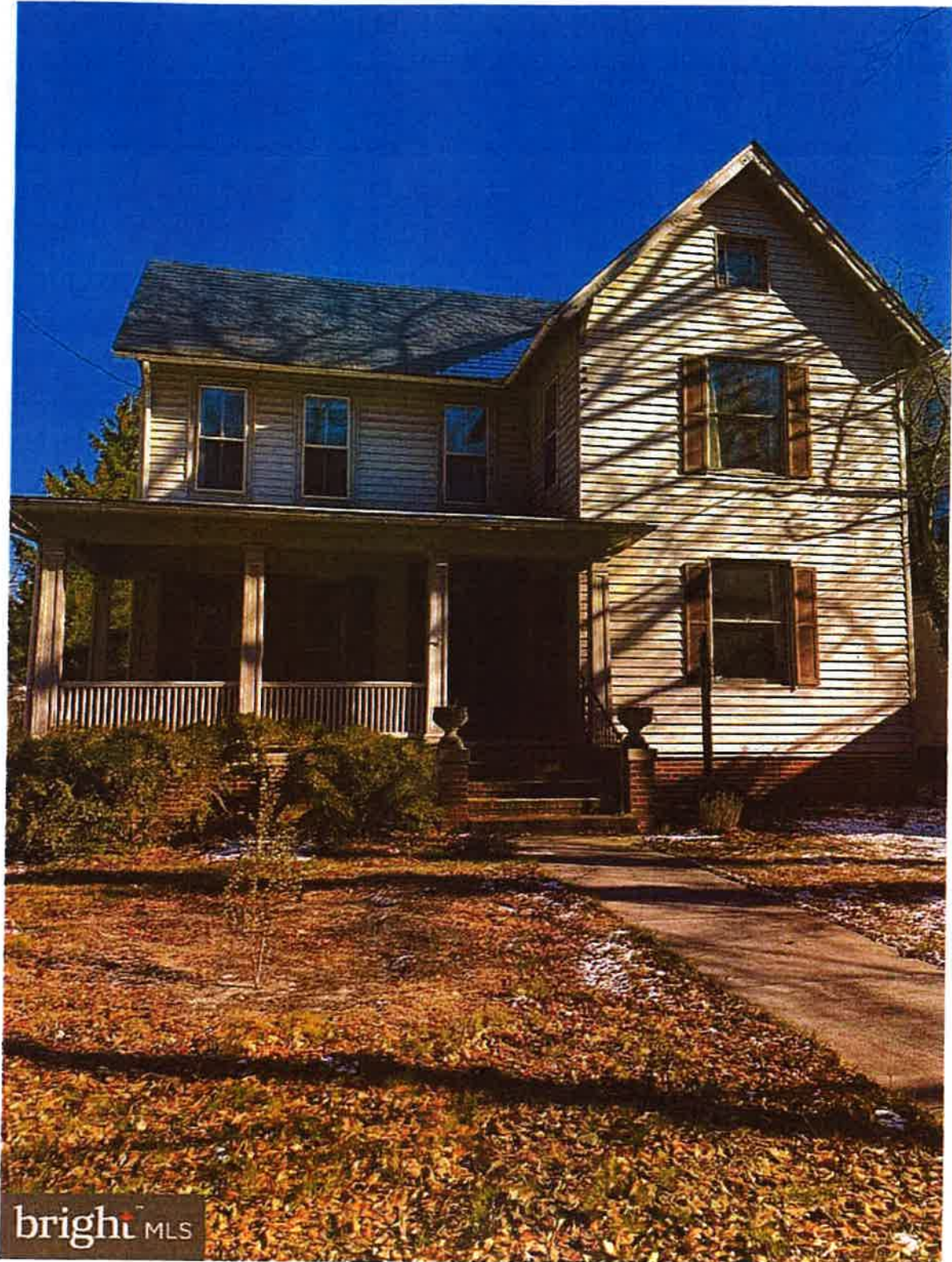
Signature Casey Benzin

Date 02/28/2021

Jessica Budd 3/11/22
Application Processor (Date)

Brian Soper 3/11/22
Secretary, S.H.D.C. (Date)

709 Camden Ave





brighi MLS

707 Camden



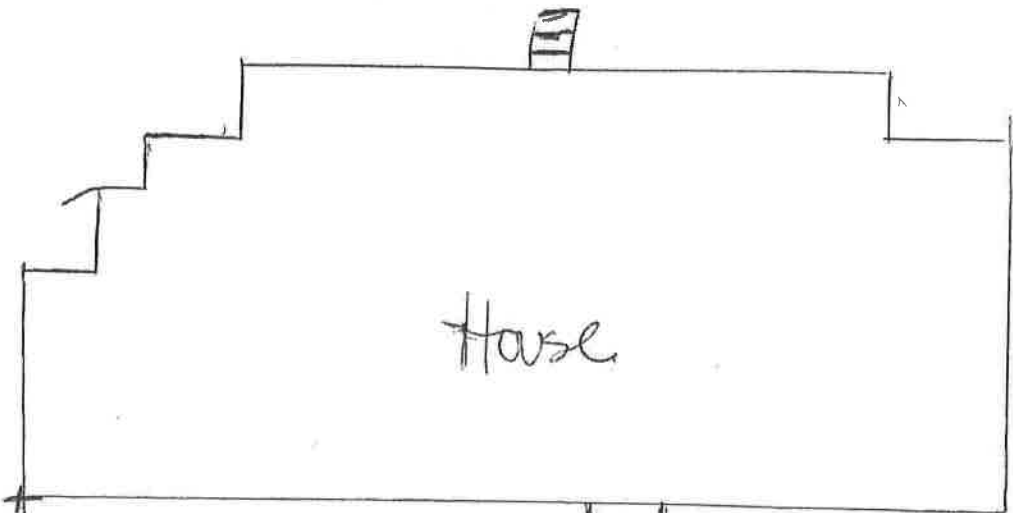
Driveway shared with 707 in need of repair



711 Camden



Drive



House

Walk

Fence

Fence

Fence

What are you looking for today?



Gaithersburg Lowe's Open until 9 PM >



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Shopping Cart (5)

[Email Cart](#) [Empty Cart](#)

Gaithersburg Lowe's [Change](#)

Truck delivery is available, but your cart isn't currently eligible
A \$50 order minimum is required — add more items or check later for other pickup/delivery options.

At least one of your items has an availability issue



Severe Weather

3/4-in x 3-1/2-in x 3.5-ft Pressure Treated Southern Yellow Pine Gothic Fence Picket

Item #635513 Model #635513

[Save For Later](#) | [Remove](#)

— + **\$1.97**

Store Pickup at Gaithersburg Lowe's
Unavailable

Ship to Home
Unavailable

Truck Delivery
Unavailable
Note—Truck delivery is available on orders of \$50+ for a fee starting at \$59 (varies by location).

Feedback

Store Pickup at Gaithersburg Lowe's
4 Items




Severe Weather


4-in x 6-ft #2 Ground Contact Wood Pressure Treated Lumber


[Start Secure Checkout](#)

— + **\$13.38**


 **Store Pickup** **FREE**
Available

 **Ship to Home**
Unavailable


 **Truck Delivery**
Unavailable
Note—Truck delivery is available on orders of \$50+ for a fee starting at \$59 (varies by location).


 **Severe Weather**
1-in x 2-in x 8-ft #1 Radius Edge Wood Pressure Treated Lumber
Item #489311 Model #128T115EL
[Save For Later](#) | [Remove](#)

— + **\$2.68**

 **Store Pickup** **FREE**
Available


 **Ship to Home**
Unavailable


 **Truck Delivery**
Unavailable
Note—Truck delivery is available on orders of \$50+ for a fee starting at \$59 (varies by location).

 **Sakrete**
50-lb Fast Setting Concrete Mix
Item #132109 Model #354502999
[Save For Later](#) | [Remove](#)

— + **\$5.97**

 **Store Pickup** **FREE**
Available

 **Ship to Home**
Unavailable




 **Truck Delivery**
Unavailable
Note—Truck delivery is available on orders of \$50+ for a fee starting at \$59 (varies by location).

[Start Secure Checkout](#)

 **Sika**
Polyurethane Fence Post Mix (Actual Net Contents: 33-fl oz)
Item #759030 Model #483503
[Save For Later](#) | [Remove](#)

Feedback

— + **\$11.98**

-  **Store Pickup** FREE
Available
-  **Ship to Home**
Get it by **Fri, Mar 4**
-  **Truck Delivery**
Unavailable
Note—Truck delivery is available on orders of \$50+ for a fee starting at \$59 (varies by location).

Order Summary

Item Subtotal (5)	\$35.98
Estimated Delivery ⓘ	\$79.00
Taxes calculated at checkout	—

[Add Promotional Code](#) ⓘ

Estimated Total **\$114.98**

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Customer Service



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Feedback

[Start Secure Checkout](#)

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: March 23, 2022

Case Number: 22-10

Commission Considering: Fence Replacement

Owner's Name: Casey and Patrick Benzin
Owner's Address: 709 Camden Ave
Salisbury, MD 21804

Applicant Name: Casey and Patrick Benzin

Agent/Contractor: Not Indicated on the Application

Subject Property Address: 709 Camden Ave

Historic District: Camden Historic District

Use Category: Residential

Zoning Classification: **R-10**

Structure / Site Description:
Built Date: 1900
Enclosed Area: **2,488 sq. ft.**
Lot Size: 17,760 sq. ft.
Number of Stories: 2

Contributing Structure: Yes 4/7/21

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
700	Camden Avenue	7/25/2018	X	
616	Camden Avenue	2/24/16	X	

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes

Including but not limited to:

- 700 Camden Avenue
- 710 Camden Avenue
- 716 Camden Avenue

Relevant Historic, Archeological and Architectural Significant 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., 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.

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission to approve installation of a fence in the front of the house.

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.

- a. Maintain and preserve existing historic fences.
- b. When replacement is necessary, in-kind replacements are the first choice. A simple fence in a style that compliments the surrounding architecture may also be appropriate.
- c. Designs for new fences must be complimentary to the surrounding architecture, and must comply with existing zoning code.

d. Automatic security gates may be permitted, provided they are properly located and comply with existing zoning requirements. They must be appropriate to the design of any existing fence or the style of the historic 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: Jessica Budd
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: March 11, 2022

Real Property Data Search

Search Result for WICOMICO COUNTY

View Map

View Ground/Rent Redemption

View Ground/Rent Registration

Special Tax Recapture: None

Account Identifier: District - 13 Account Number - 050295

Owner Information

Owner Name:	BENZIN PATRICK J BENZIN CASEY B	Use:	RESIDENTIAL
Mailing Address:	709 CAMDEN AVE SALISBURY MD 21801-	Principal Residence:	YES
		Deed Reference:	04828/ 00293

Location & Structure Information

Premises Address:	709 CAMDEN AVE SALISBURY 21801-0000	Legal Description:	17,790 SQFT 709 CAMDEN AVE CITY OF SALISBURY
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plot No:
0111	0016	0310	13030702.23	0000				2022	Plot Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	2,485 SF		17,790 SF	

Stories	Basement	Type	Exterior Siding/	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT		3	1 full		

Value Information

	Base Value	Value As of	Phase-in Assessments	As of
		01/01/2022	As of	07/01/2021
Land:	16,500	19,700		
Improvements	54,900	63,600		
Total:	71,400	83,300	71,400	75,367
Preferential Land:	0	0		

Transfer Information

Seller: WESSEL WILLIAM RICHARD	Date: 04/06/2021	Price: \$240,000
Type: ARMS LENGTH IMPROVED	Deed1: 04828/ 00293	Deed2:
Seller: WHITE THOMAS R JR & DIETLAND F	Date: 12/21/2018	Price: \$85,000
Type: ARMS LENGTH IMPROVED	Deed1: 04416/ 00161	Deed2:
Seller: WHITE, THOMAS R JR & CHARLOTTE P	Date: 04/25/1979	Price: \$0
Type: ARMS LENGTH MULTIPLE	Deed1: 00919/ 00067	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

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Salisbury Historic District Commission

Hearing Notification

Hearing Date: March 23, 2022

Time: 7:00 pm

Location: Government Office Building Rm 301
Salisbury, MD or Zoom Video Conference

Case Number: #22-13

Commission Considering: Alterations

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 2/28/22 (date)

Date Submitted: 2/11/2022

Case #: 22-13
Action Required By (45 days): 3/27/22

Date Accepted as Complete: 2/11/22

Subject Location: 106 N. Division Street

Owner Name: Bret Davis

Application by: Davis Strategic Management LLC

Owner Address: Broadband Holdings LLC

Applicant Address: 318 W. Carroll Street Suite A Salisbury, MD

Owner Phone: 410-844-4160

Applicant Phone: 240-994-6481

Owner Email: bdavis@davis-strategic.com

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.

We would like to do the bottom half in Azek and put cornice only above the door.

We would like to do gooseneck lights as well.

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 March 2022 (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 Bret Davis Date 2/10/2022

Jessica Budd 3/1/22
Application Processor (Date)

Brian Soper 3/11/22
Secretary, S.H.D.C. (Date)

106 N. Division St (Proposed Design)



106 N. Division St (Pre- Construction)



106 N. Division St (Under Construction)



100 N. Division St (Surrounding Buildings)



100 E. Main St (Surrounding Buildings)



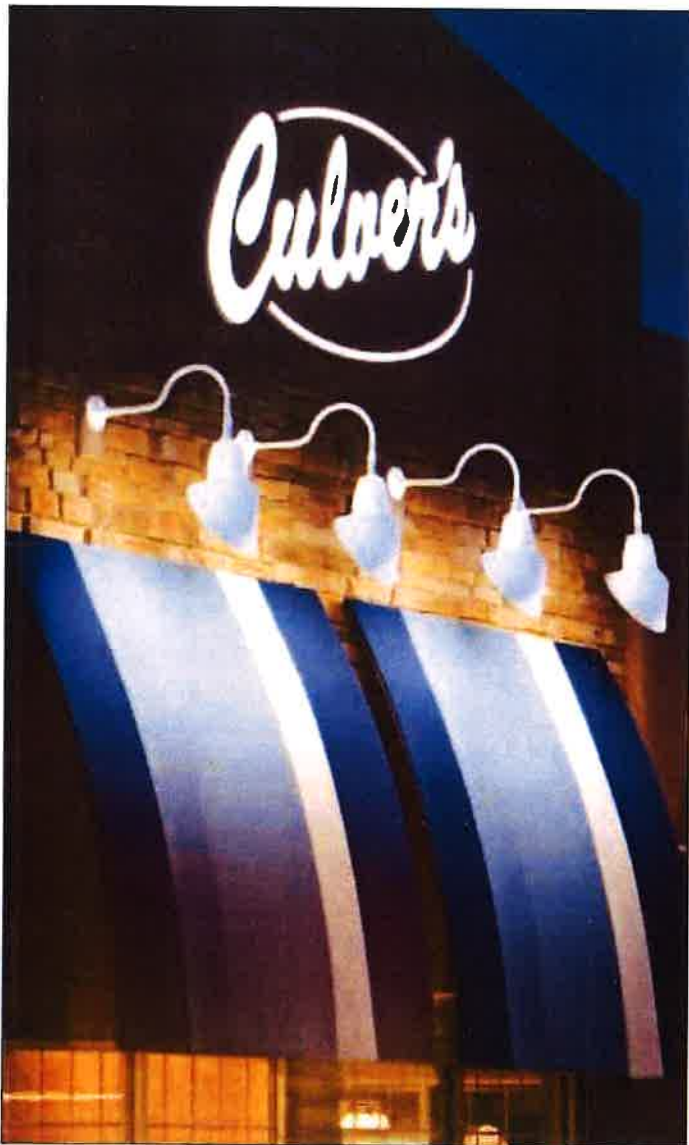
The choice is yours...



RAB[®]
LIGHTING
RABWEB.COM • 888 722-1000

...in new Signature colors!

- 13 and 26 Watt high-performance LEDs
- Available in 11 high-durability powder coatings, formulated for long-lasting color
- Choose from 5 different arms and 6 shades
- Standard (12-14 weeks) delivery
- Reduces relamping time and costs
- 13W replaces 75W incandescent, 50W MH or 18W CFL
- 26W replaces 120W incandescent, 75W MH or 42W CFL
- 100,000-Hour LED lifespan
- 5-Year no-compromise warranty



Classic Colors



Black (B)



Architectural Bronze (A)

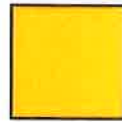


White (W)

Signature Colors



Red (R)



Yellow (YL)



Light Blue (LB)



Royal Blue (BL)



Brown (BWN)



Ivory (I)



Hunter Green (G)



Metallic Silver (S)

Contact your local RAB rep to view actual sample color chips.

UL Listing

Suitable for wet locations. Suitable for mounting within 4' of the ground.

LED

Multi-chip, high-output, long-life LED

Drivers

13W: Constant Current, Class 2, 50/60 Hz, 100 - 240VAC:

0.3 - 0.15A, 277VAC: 0.15A, THD ≤20%, PF 97.5%

26W: Constant Current, Class 2, 50/60 Hz, 0.48 A., THD ≤20%, PF 97.9%

Angled Cone Shade, White Finish, Neutral Light

Nominal Watts **13W** **26W**

Input Watts @ 120V 15.4 28.9

Output Lumens* 705 1673

Lumens per Watt* 45.8 57.9

Color Accuracy (CRI)* 86 84

Correlated Color Temp. (Nominal CCT)* 4000K 4000K

Cold Weather Starting

Minimum starting temperature is -40°F / -40°C

Thermal Management

Custom heat sink assembly in thermal contact with die-cast aluminum housing for superior heat sinking

Housing

Precision die-cast aluminum housing, lens frame and mounting plate

Reflector

Optional rectangular or spot reflectors available

Gaskets

High-temperature silicone

Mounting

Heavy-duty mounting arm with "O" ring seal & stainless steel screw

Shades

Angled Cone, Angled Dome or Straight Shade offered in both 11" and 15'

Paint Finish

Chip and fade resistant polyester powder coat finish. Offers significantly improved gloss retention and resistance to color change.

Color Stability

RAB LEDs exceed industry standards for chromatic stability

Color Uniformity

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

IESNA LM-79 & LM-80 Testing

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

California Title 24

Goosenecks comply with 2013 California Title 24 building and electrical codes as commercial, outdoor, non-pole-mounted fixtures < 30 Watts when used with a photosensor control. Select catalog number PCS900 (120V) or PCS900/277 to order a photosensor.

Green Technology

Mercury and UV free, and RoHS compliant. Powder coat finish formulated with an environmentally friendly, TGIC-free (Triglycidyl Isocyanurate) process.

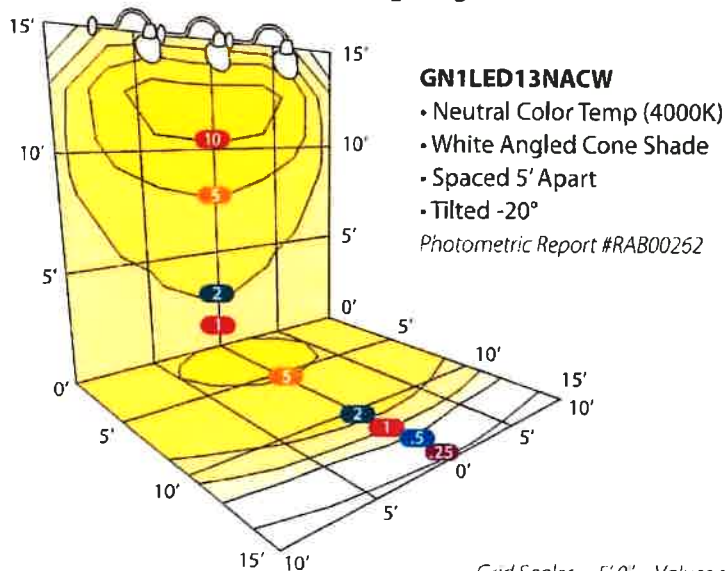
Patents

The design of the GNLED is protected by patents pending in US, Canada, China, Taiwan and Mexico.

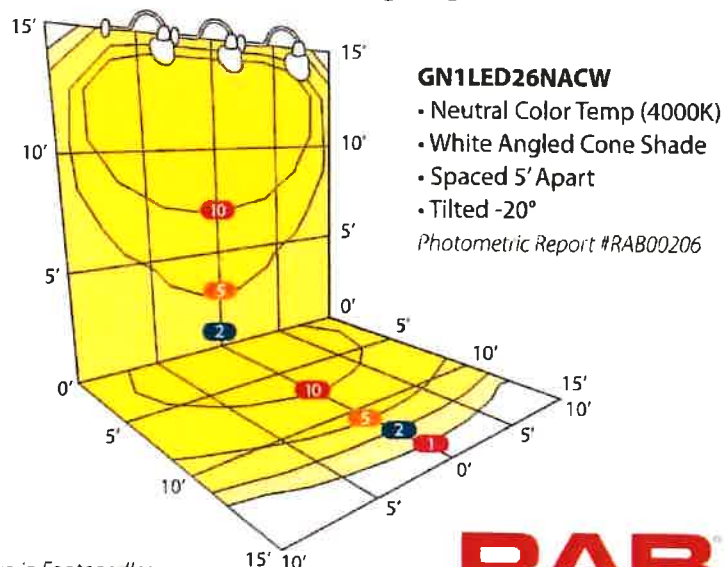
** Please visit rabweb.com for details on warm temperature performance.*

Photometrics

Three 13W LEDs at 15' Mounting Height



Three 26W LEDs at 15' Mounting Height



Grid Scales = 5' 0' - Values shown in Footcandles

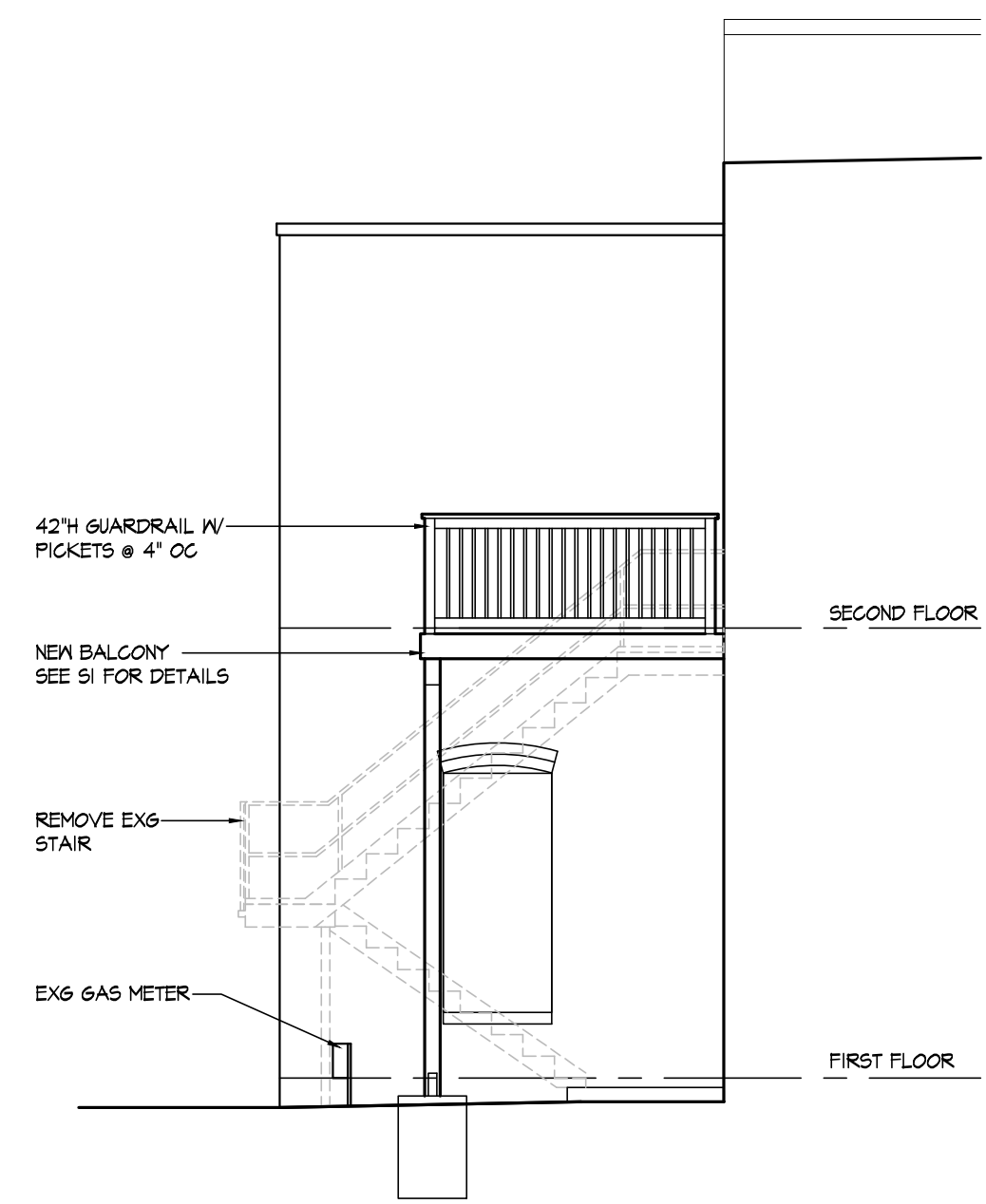
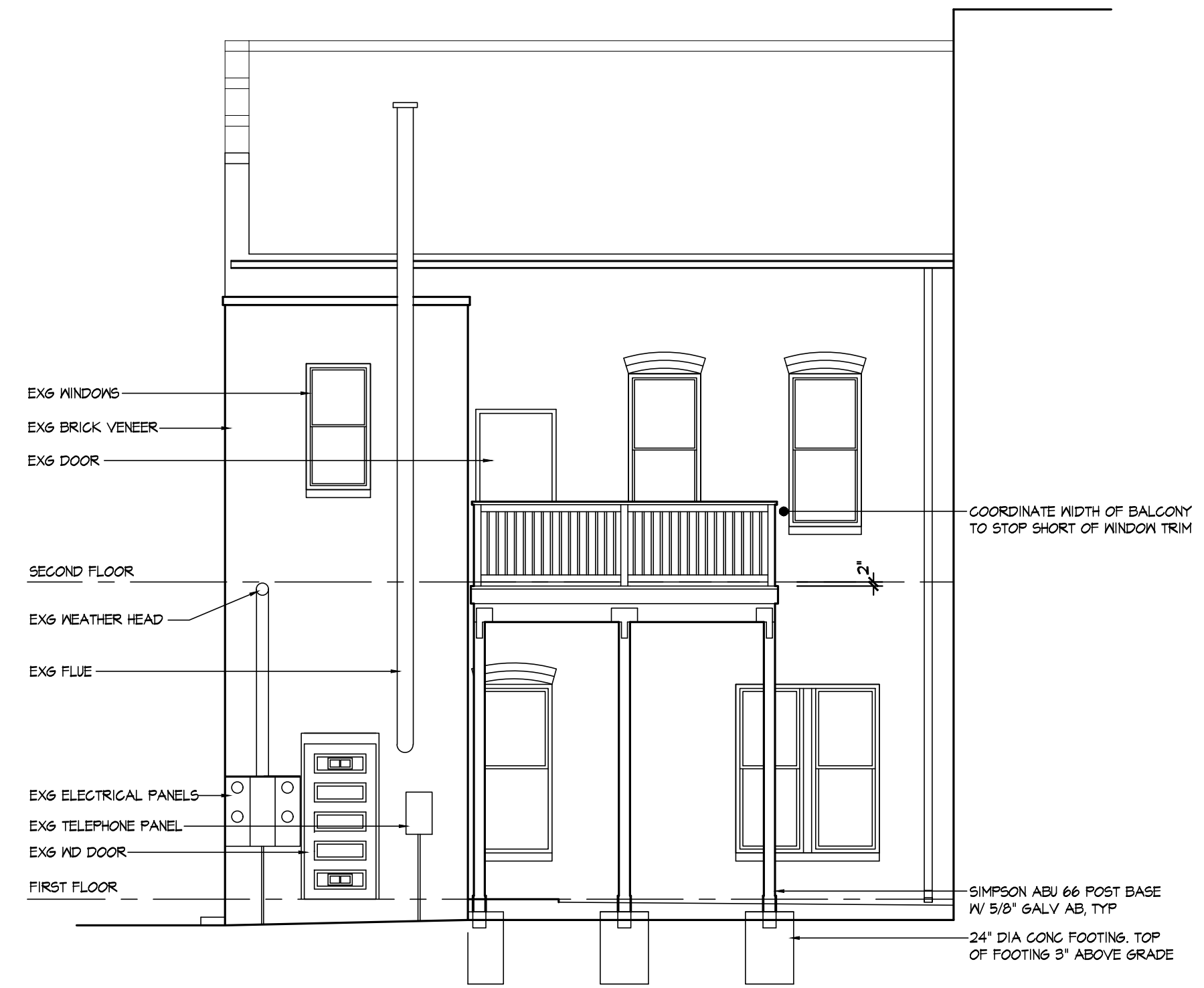
General Notes:

REPAIR, REPLACE BRICK WALL IN OUTLINED AREA. PROVIDE WINDOW FLASHINGS, END DAMS AND 2 KEEP HOLES



H1 EAST ELEVATION
 3/16" = 1'-0"

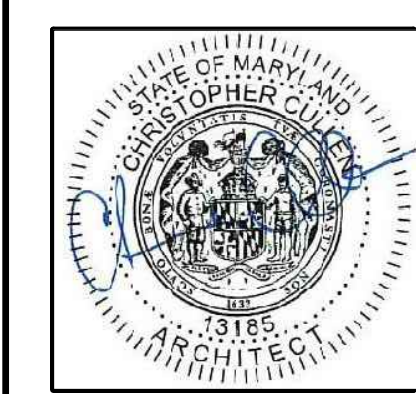
H9 NORTH ELEVATION
 3/16" = 1'-0"



O1 WEST ELEVATION
 3/16" = 1'-0"

O11 SOUTH ELEVATION
 3/16" = 1'-0"

Consultant:



Revision	
1	9/15/21

Project:
TENANT FIT OUT & ALTERATIONS
106 NORTH DIVISION STREET
SALISBURY, MARYLAND

Set:	Sheet Title: EXTERIOR ELEVATIONS	
Proj No: 3918A001.A01	Scale: AS NOTED	Sheet No.:
Dwn By: LWS	Date: 9/10/2021	A2

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R:\3918\3918A001\001-106 North Division Street\4-CAD\AutoCAD Drawings\A2.dwg Feb 16, 2022 - 11:45am

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: March 23, 2022

Case Number: 22-13

Commission Considering: Alterations

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: Contributing 8/25/21

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 install Azek and put cornice only above door as well as lights on front of building.

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.

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: 3/11/22

Real Property Data Search

Search Result for WICOMICO COUNTY

[View Map](#)[View Ground/Rent Redemption](#)[View Ground/Rent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 047009

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-	Principal Residence:	NO
		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
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plot No:
0107	0014	1040	21003.23	0000		1	1	2021	Plot Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1916	3,560 SF		2,160 SF	

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

Value Information

	Base Value	Value As of 01/01/2021	Phase-In Assessments As of 07/01/2021	As of 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: 00886/ 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

Homelead Application Information

Homelead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date: