

Salisbury Historic District Commission

AGENDA

Wednesday, December 14, 2022 at 7:00 pm

Government Office Building Room 301

1. **7:00 P.M. - CALL TO ORDER – Scott Saxman, Chairman**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES – August 24, 2022, October 26, 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- None**
5. **OLD BUSINESS – None**
6. **NEW BUSINESS –**

- ***#22-32- 202 E William St.- Garage Door**
- ***#22-33- 801 Camden Ave- Roof**
- ***#22-34- 306 W Main St- New Door**

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

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

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	December 14, 2022
Time:	7:00 pm
Location:	Government Office Building 125 N Division St Room 301 Salisbury, MD 21801
Case Number:	#22-32
Commission Considering:	Garage Door
Owner's Name:	Sam Miller
Applicant Name:	Sam Miller
Agent/Contractor:	Not Indicated
Subject Property Address:	202 E William 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 11/7/22 (date)

Date Submitted: 11-7-22

Date Accepted as Complete: 11/20/22

Subject Location: 202 E. William St.

Application by: SAM MILLER

Applicant Address: 607 FOUNTAIN Rd

Applicant Phone: 410-430-4720

Case #: #22-32

Action Required By (45 days): 01/3/23

Owner Name: SAM Miller

Owner Address: 607 FOUNTAIN Rd

Owner Phone: 410-430-4720

Owner Email: SAMMiller3344@yahoo.com

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Other ☒ Demolition ☐ Sign ☐ Awning Estimated Cost 2,600.00

DESCRIPTION OF WORK PROPOSED (Please be specific. Attach sheet if space is inadequate) Type of material, color, dimensions, etc. must accompany application. If signs are proposed, indicate material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.

New garage Door

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 12/14/22 (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 Samuel Z. Miller

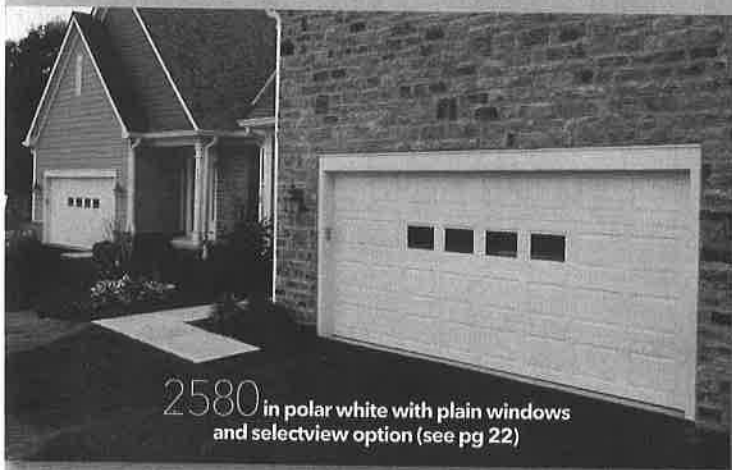
Date 11-7-22

Brian Soper 11/7/22
Application Processor (Date)

Brian Soper 11/20/22
Secretary, S.H.D.C. (Date)



2560 in sandstone with 6-pane double arch windows



2580 in polar white with plain windows and selectview option (see pg 22)



2570 in polar white with sunset windows

Panel Options



Ribbed Short Panel**

Model 2560/2560L*

Carriage Windows p24 & 25

Model 2572/2572L*

Ranch Windows p24 & 26

Model 2582/2582L*

Standard Windows p24 & 27



Recessed Short Panel**

Model 2561/2561L*

Carriage Windows p24 & 25

Model 2571/2571L*

Ranch Windows p24 & 26

Model 2581/2581L*

Standard Windows p24 & 27



Raised Ranch Panel

Model 2570/2570L*

Ranch Windows p24 & 26



Raised Standard Panel

Model 2580/2580L*

Standard Windows p24 & 27

Window Options

Standard Series

5210, 5280
6010, 2080, 2081, 2082, 2090
1/2" Insulated Tempered

5710, 5780
710, 780, 781, 782, 790
610, 680, 681, 682, 690
1/8" DSB - Clear, Frosted
1/2" Insulated Tempered

2410, 2480, 2481, 2482
2580, 2581, 2582
1/8" DSB - Clear, Frosted

Cascade



Cathedral



Colonial



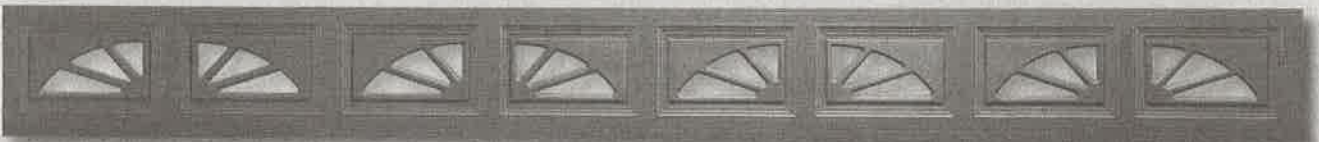
Plain



Prairie



Sherwood



glass options
I like colonial







Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: December 14, 2022

Case Number: 22-32

Commission Considering: Garage Door

Owner's Name: Sam Miller
Owner's Address: 607 Fountain Road
Salisbury, MD 21801

Applicant Name: Sam Milller

Agent/Contractor: Not Indicated

Subject Property Address: 202 E William St

Historic District: Newtown Historic District

Use Category: Residential

Zoning Classification: R-8

Structure / Site Description:
Built Date: 1924
Enclosed Area: 2,560 sq. ft.
Lot Size: 8,480 sq. ft.
Number of Stories: 2

Contributing Structure: Contributing, 2/12/2014

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
201	East William St	8/22/18	X	
311	E William St	2/19/2020		X

Wicomico County Historic Survey on file: No

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

- 200 E William St –Perry- Cooper House
- 300 Gay St

Relevant Historic, Archeological and Architectural Significant 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, consists 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 to approve the installation of a new garage door.

Areas of Historic Guidelines to be considered:

Guideline 63: Maintain and Preserve Historic Outbuildings

- a. Preserve the building's overall form and style. Avoid altering the shape, form, height, materials, and architectural elements.
- b. Preserve, maintain, and repair as necessary distinctive features and characteristics such as wood cladding and trim, ornaments, original windows, and other character defining details.
- c. Restore missing or altered features based on pictorial evidence, or in keeping with buildings of the same type, style, and period. If no evidence or precedent exists, create a simple design that is complimentary to the existing primary building and does not convey a false sense of history by utilizing arbitrary stylistic details not associated with the subject property's style.
- d. Paint colors should be compatible with those of the primary 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: December 1, 2022

View Map

View Ground/Bent Determination

View Ground/Bent Registration

Special Tax Receipture: None

Account Identifier:

District - 06 Account Number - 009682

Owner Information

Owner Name:

MILLER SAMUEL L

Use:

RESIDENTIAL

Mailing Address:

MILLER CATHY S
 PO BOX 415
 SALISBURY MD 21803-0415

Principal Residence:

NO

Deed Reference:

J03486/00289

Location & Structure Information

Premises Address:

202 E WILLIAM ST
 SALISBURY 21803-0000

Legal Description:

8,480 SQFT
 202 E WILLIAM ST
 CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plot No:	Plot Ref:
0107	0009	0790	50106A.23	0000				2022		

Town: SALISBURY

Primary Structure Built

Above Grade Living Area

Finished Basement Area

Property Land Area

County Use

1924

2,990 SF

8,480 SF

Stories

Basement

Type

STANDARD UNIT

Exterior

Quality

Full/Half Bath

Garage

Last Notice of Major Improvements

2

NO

ASBESTOS SHINGLE/

3

2 Full

1 Detached

Value Information

Base Value

Value

Phase-In Assessments

As of

Land:

18,900

As of

As of

As of

Improvements

85,800

01/01/2022

07/01/2022

01/01/2023

Total:

104,700

137,300

121,867

159,055

Preferential Land:

0

0

Transfer Information

Seller: MILLER SAMUEL L

Date: 09/20/2012

Price: \$60,000

Type: NON-ARMS LENGTH OTHER

Deed1: J03486/00289

Deed2:

Seller: MILLER, SAMUEL L & CATHY S T/E

Date: 01/1/2003

Price: \$10,000

Type: NON-ARMS LENGTH OTHER

Deed1: J02108/00472

Deed2:

Seller: LEWIS, CECIL F JR

Date: 6/10/1997

Price: \$40,000

Type: ARMS LENGTH IMPROVED

Deed1: J01670/00240

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2022

07/01/2023

County:

000

0.00

State:

000

0.00

Municipal:

000

0.0080.00

0.0080.00

Special Tax Receipture: None

Homestead Application Information

Homestead Application Status: No Application

Homesteaders' Tax Credit Application Information

Homesteaders' Tax Credit Application Status: No Application

Date:

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	December 14, 2022
Time:	7:00 pm
Location:	Government Office Building 125 N Division St Room 301 Salisbury, MD 21801
Case Number:	#22-33
Commission Considering:	Roof
Owner's Name:	Audley Hutson
Applicant Name:	Michael Schaubert
Agent/Contractor:	Arocon
Subject Property Address:	801 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 11/8/22 (date)

Date Submitted: 11/8/22

Case #: 22-33

Date Accepted as Complete: 11/20/22

Action Required By (45 days): 1/3/23

Subject Location: 801 Camden Ave Salisbury, MD

Owner Name: Audley Hutson

Application by: Michael Schamber

Owner Address: 801 Camden Ave.

Applicant Address: 101 R. Fohn St. Westminster, MD

Owner Phone: (202) 251-7872

Applicant Phone: (443) 915-0163

Owner Email: audley.hutson@gmail.com

Work Involves: ☒ Alterations ☐ New Construction ☐ Addition Other Re-Roof
☐ Demolition ☐ Sign ☐ Awning Estimated Cost 38K

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.

Tear off of upper main roofs Architectural Shingles
Full install of new "Davinci" Synthetic Slate Roofing Tiles

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 TBD (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 Michael Schamber Date 11/8/22

CITY OF SALISBURY

Department of Infrastructure & Development
125 N. Division St., Rm. #202
Salisbury, MD 21801
Ph: 410-548-3130 Fax: 410-548-3107
www.salisbury.md

Building Permit #: _____

ACCESSORY BUILDING PERMIT APPLICATION

(Accessory structure includes sheds, garages, decks, swimming pools, roof replacements, etc...)

PROJECT INFORMATION

Application Date: 11/8/22 Est. Cost of Construction: \$ 38,000

Project Address: 801 Camden Ave Salisbury, MD

Type of Improvement: ☐ Garage ☐ Shed ☐ Deck ☐ Swimming Pool ☒ Re-Roof ☐ Other: _____

Is the improvement located in a Historic District? ☒ Yes ☐ No

Is the improvement located in a Home Owner's Association? ☐ Yes ☐ No

If Yes, which Neighborhood Association? _____

Property Use: ☒ Single Family Dwelling ☐ Duplex ☐ Townhouse ☐ Apt. Bldg ☐ Commercial

PROPERTY OWNER INFORMATION

Name of Property Owner(s): Audley "Cisco" Hutson

Mailing Address: 801 Camden Ave

City: Salisbury State: MD Zip: 21801

CONTRACTOR'S INFORMATION

Contractor's Name: AROCON Roofing MHIC License #: 126649

Mailing Address: 101 R. John St.

City: Westminster State: MD Zip: 21157 Business Phone: (410) 861-6767

☐ **SWIMMING POOLS** - shall have a barrier/fence not less than 48-inches above finish grade with vertical openings not allowing passage of a 4-inch diameter sphere. Access gates shall open outwards away from the pool and shall be self closing and have a self locking device.

☐ **DETACHED STRUCTURES (garages, sheds and carports)** - shall have minimum rear and side yard set backs of five feet (interior lots). A site/plot plan should accompany the building plans showing the location of the structure and the correct set backs. If the proposed structure is located on a corner lot with two street frontages, two front yard set backs of twenty-five feet are required and two side yard set backs of ten feet.

☐ **DECKS/UNENCLOSED PORCHES** - may project not more than ten (10) feet in the required rear yard. Steps for entrance to the first floor may project into side and rear yards.

Applicant's Name: Michael Schaubert Phone: (443) 915-0163

Applicant's Email: ~~mts~~ michael.schaubert@arocnllc.com Date: 11/8/22

Office Use Only

Plan Review Fee: \$ _____ Ck # _____

Permit Fee: \$ _____ Ck # _____

Required Approvals Date/Initials

☐ Building _____
☐ Historic _____
☐ Zoning _____

RIGHT OF WAYS AND EASEMENTS

This building permit authorizes the builder/contractor to construct the structure only within the foot print of the submitted plans. This permit DOES NOT give authorization to construct or install utilities in the City of Salisbury right-of-ways or easements. If any construction or installation of utilities is to be done in the City of Salisbury right-of-ways or easements, you MUST FIRST obtain written authorization from the City of Salisbury Department of Infrastructure & Development.

REQUIRED INSPECTIONS

- ! **Footing Inspection** - Footings/foundations shall be inspected before concrete is poured.

Note: The bottom of all footings shall be 24" below finish grade except accessory buildings under 600 square feet. Accessory buildings shall be a minimum of 12" below finish grade.

- ! **Foundation/Floor Joist/Girders** - The foundation shall be inspected when the foundation, floor joist and girders are in place without sheathing.

- ! **Framing Inspection** - A framing inspection shall be made when the building has been completely roughed-in and when the plumbing, mechanical and electrical work has been inspected and approved. Proof of the plumbing, electrical and mechanical approved inspections shall be posted with the inspector's date and signatures.

- ! **Final** - A final inspection shall be made only after plumbing, electrical, mechanical, gas installations have been completed and approved. All final certificates of approval shall be made available to the Building Inspector prior or during the final inspection. No building shall be occupied until a Certificate of Occupancy has been issued.

Note: Final grading and drainage from the building shall be completed and in accordance with the Building Code and submitted site plans submitted and approved by the Department of Infrastructure & Development.

PERMIT FEE SCHEDULE

Calculated Cost of Construction	Plan Review	Permit Fee
Up to \$3,000	\$50	\$50
\$3,001 - \$100,000	\$90	\$60 + .0165 calculated cost of construction
\$100,001 - \$500,000	\$210	\$1,200 for the 1st \$100,000 plus \$10/\$1,000 additional or fraction
\$500,001 - \$1,000,000	\$260	\$4,500 for the 1st \$500,000 plus \$9/\$1,000 addition or fraction
\$1,000,000 - Plus	\$310	\$8,100 the 1st \$1,000,000 plus \$6/\$1,000 additional or fraction











BELLAFORTE SLATE

Bellaforté puts the look of slate within reach with premium aesthetics and performance that asphalt shingles can only dream about.



WHAT'S BEHIND THE BEAUTY IS GENIUS

Designed to reduce material costs, the look of slate may be more attainable than you think with Bellaforté.



12"

Constructed of a composite material made of virgin resins, UV and thermal stabilizers as well as a highly-specialized fire retardant. The result is a state-of-the-art tile that gives us the greatest degree of color control and consistency in the manufacturing process and an end product that endures beautifully in any climate.

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: December 14, 2022

Case Number: 22-33

Commission Considering: Roof Replacement

Owner's Name: Audley Hutson
Owner's Address: 801 Camden Ave
Salisbury, MD 21804

Applicant Name: Michael Schauber

Agent/Contractor: Arocon

Subject Property Address: 801 Camden Ave

Historic District: Camden Historic District

Use Category: Residential

Zoning Classification: R-10

Structure / Site Description:
Built Date: 1919
Enclosed Area: 2,142 sq. ft.
Lot Size: 7,437 sq. ft.
Number of Stories: 2

Contributing Structure: Contributing

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:

- 800 Camden Avenue
- 802 Camden Avenue
- 401 Pennsylvania 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 new roof using synthetic slate.

Areas of Historic Guidelines to be considered:

Guideline 24: Roofing Material

In-kind replacement of roofing materials is always preferable to replacement with a new material, however, this is not always feasible. Standing seam metal in copper, tin, or terne coated steel are traditional materials which can be replaced with new versions provided that they are flat and of a uniform color and texture. Asphalt, asphalt shingles, and mineral fiber slate may be appropriate substitutes for many traditional materials.

- a. Retain and repair the historic roof material when feasible.
- b. Where replacement is necessary, match the historic materials as closely as possible in terms of material, size, color, and pattern.
- c. Requests for substitute roofing materials will be reviewed on a case-by-case basis.
- d. When asphalt shingles are used to replace wood or slate, heavy weight architectural shingles which provide depth and variation, and which match the shape of the historic materials, are preferred.
- e. Roofing materials on additions should match or mimic the material on the main body of the historic building.
- f. Roofing materials on new construction should be consistent with the prevalent roofing material on surrounding buildings.
- g. Repair of isolated sections of a roof must match the existing tiles in material composition, style, size and color.

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: October 14, 2022

View Map			View GroundRent Redemption			View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:			District - 13 Account Number - 038643						
Owner Information									
Owner Name:			HUTSON AUDLEY			Use:		RESIDENTIAL	
Mailing Address:			801 CAMDEN AVE SALISBURY MD 21801-			Principal Residence:		YES	
						Deed Reference:		/04428/ 00083	
Location & Structure Information									
Premises Address:			801 CAMDEN AVE SALISBURY 21801-0000			Legal Description:		7,437 SQFT 801 CAMDEN AVENUE CITY OF SALISBURY	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0115	0001	0532	13030708.23	0000				2022	Plat Ref:
Town: SALISBURY									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1919		2,142 SF				7,437 SF			
Stories Basement Type			Exterior Quality Full/Half Bath Garage			Last Notice of Major Improvements			
2	YES	STANDARD UNIT BRICK/	4	2 full/1 half	1 Detached				
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2022	07/01/2022		07/01/2023		
Land:			25,400	25,400					
Improvements			124,100	135,100					
Total:			149,500	160,500	153,167		156,833		
Preferential Land:			0	0					
Transfer Information									
Seller: BARABY GERALD W JR			Date: 01/29/2019			Price: \$160,000			
Type: ARMS LENGTH IMPROVED			Deed1: /04428/ 00083			Deed2:			
Seller: BARABY, GERALD W JR & JANET L			Date: 09/21/2006			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: /02670/ 00489			Deed2:			
Seller: OLIGHER, ANN P			Date: 07/09/2002			Price: \$134,900			
Type: ARMS LENGTH IMPROVED			Deed1: /01943/ 00087			Deed2:			
Exemption Information									
Partial Exempt Assessments:			Class	07/01/2022		07/01/2023			
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: Approved 09/11/2019									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	December 14, 2022
Time:	7:00 pm
Location:	Government Office Building 125 N Division St Room 301 Salisbury, MD 21801
Case Number:	#22-34
Commission Considering:	New Door
Owner's Name:	Riverview Commons LLC
Applicant Name:	Gillis Gilkerson
Agent/Contractor:	Not Indicated
Subject Property Address:	306 W Main 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 11/8/22 (date)

Date Submitted: 11/8/22

Date Accepted as Complete: 11/20/22

Subject Location: 306 W Main St. Salisbury, MD 21801

Application by: Gillis Gulkerson

Applicant Address: 150 W Market St. Ste 200 Salisbury, MD 21801

Applicant Phone: 410-749-4821

Case #: 22-34

Action Required By (45 days): 1/3/23

Owner Name: Riverview Commons LLC

Owner Address: 150 W Market St. Ste 200 Salisbury

Owner Phone: 443-523-5847

Owner Email: Tbarnes@gggbuilds.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.

Sub Divide space into 2 units. Part of this division will require us to add (1) additional aluminum storefront door on the plaza side of the building. There is currently (1) existing storefront door on this side.

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 December 14, 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 J Budd

Date 11/8/2022

Jessica Budd 12/1/22

Brian Soper 12/1/22

Application Processor (Date)

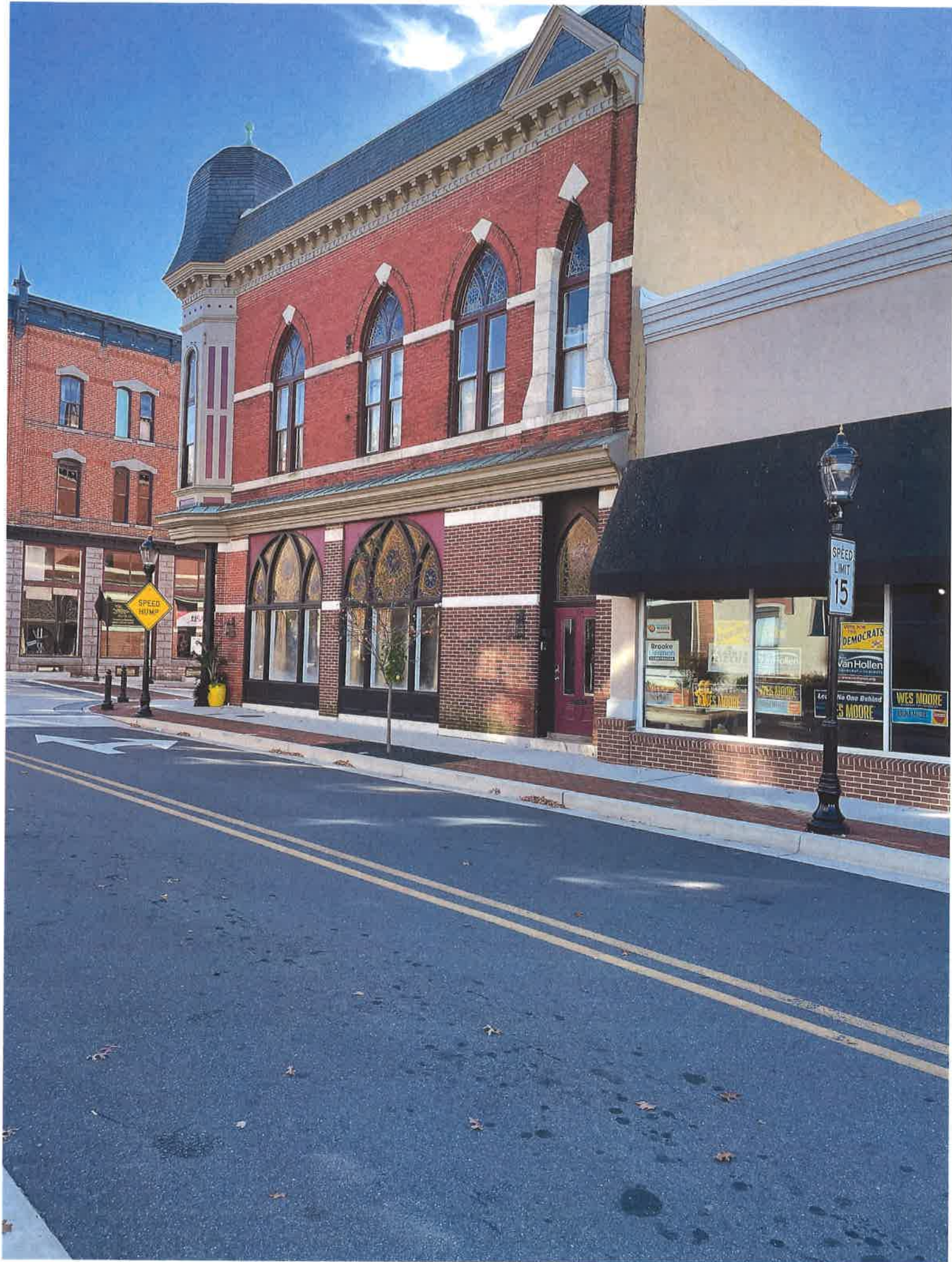
Secretary, S.H.D.C. (Date)

Add new aluminum storefront door. (Single Door Only)



Existing Aluminum
Storefront Door





Single-Source Packages Generate Versatile First Impressions

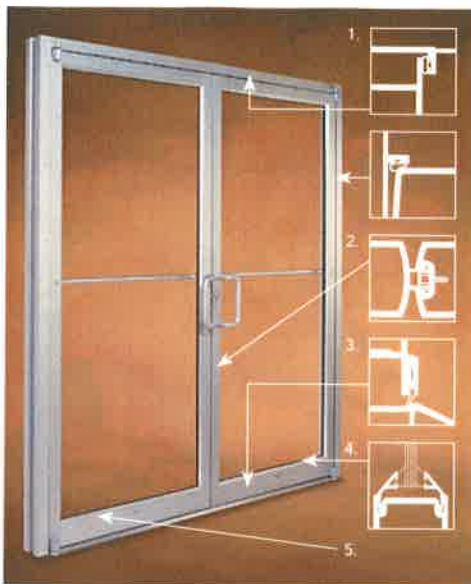


Curtis Culwell Center
Garland, Texas
ARCHITECT
HKS, Inc., Dallas, Texas
GLAZING CONTRACTOR
B & B Glass, Inc., Dallas, Texas
PHOTOGRAPHER
© Blake Marvin – HKS

Tough yet attractive, Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction as well as modern or traditional architecture, they are engineered, constructed and tested to make a good first impression while withstanding the rigors of constant use by occupants and visitors.

PERFORMANCE

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a limited lifetime warranty, good for the life of the door under normal use. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer door.



1. Thermoplastic elastomer weatherstrip in blade stop of frame jambs, header or transom bar.
2. Integral polymeric fin attached to adjustable astragal, creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide continuous contact for bottom weatherstrip.
4. Standard 1/4" beveled glass stops to sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

ECONOMY

Kawneer's Sealair™ bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear- and temperature-resistant and replaces conventional weatherproofing. The bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

190 NARROW STILE ENTRANCE

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8", top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

350 MEDIUM STILE ENTRANCE

- Provides extra strength for applications such as schools, institutions and other high-traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

500 WIDE STILE ENTRANCE

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail measures 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

GENERAL

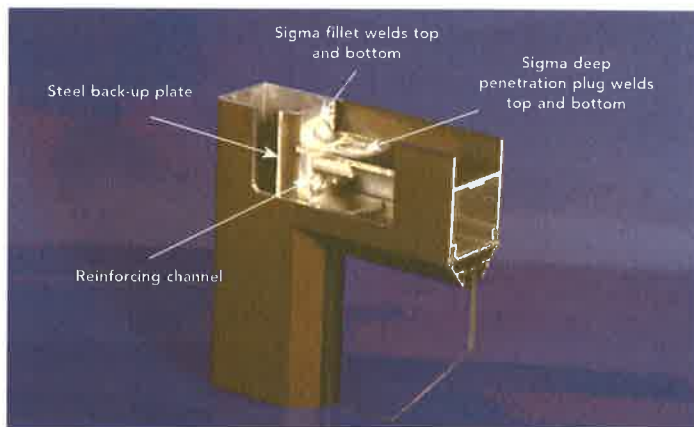
- Heights vary up to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single- or double-acting with maximum security locks or touch bar panics standard
- Architect's classic 1" round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from under 1/4" to more than 1"

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.



TRIFAB™ VG (VERSAGLAZE™)

TRIFAB™ VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &

TRIFAB™ 451UT (ULTRA THERMAL) FRAMING SYSTEM



Design + Performance

Versatility with Unmatched Fabrication Flexibility



Trifab™ VersaGlaze™ is built on the proven and successful Trifab™ platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The Trifab™ VersaGlaze™ family's newest addition, the Trifab™ 451UT (Ultra Thermal) Framing System, is designed for the most demanding thermal performance and employs a dual Isolock™ thermal break.

AESTHETICS

Trifab™ VersaGlaze™ Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone

glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of design possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab™ VersaGlaze™ 450 has 1-3/4" sightlines, while Trifab™ VersaGlaze™ 451/451T and Trifab™ 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent™ visually frameless ventilators, Trifab™ VersaGlaze™ can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab™ VersaGlaze™ 450/451/451T Framing Systems offer four fabrication choices to suit your project (Trifab™ 451UT is available as screw spline fabrication only):

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite.
- **Type B** – Same fabrication benefits as shear block except the head and sill run through.



Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company, Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

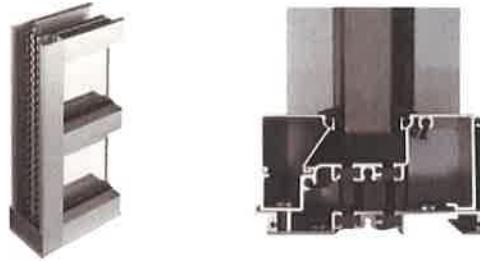
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab™ VersaGlaze™ 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

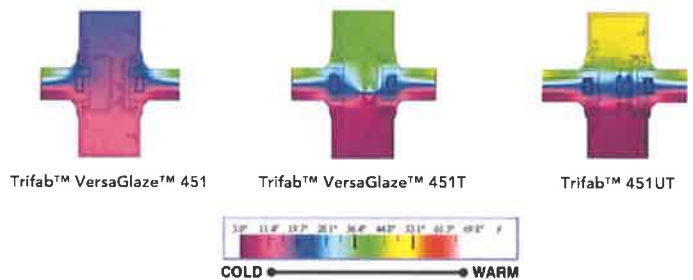
Kawneer's Isolock™ thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab™ VersaGlaze™ 451T. For even greater thermal performance, a dual Isolock™ thermal break is used on Trifab™ 451UT.



Trifab™ 451UT uses a dual Isolock™ thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

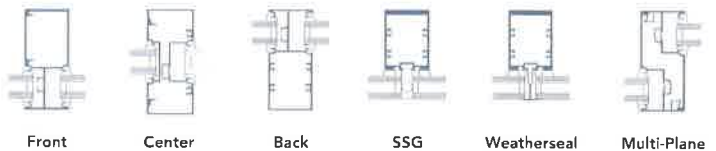
U-factor, CRF values and STC ratings for Trifab™ VersaGlaze™ vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.

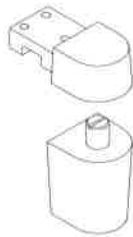


PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



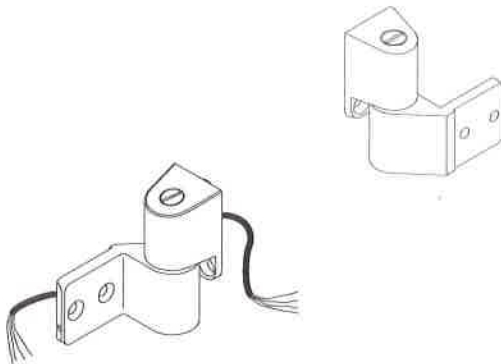
TOP OFFSET PIVOT



Description: Both the door and frame portion of the pivot assembly are of cast aluminum. Press fitted into the frame portion is a heavy wall oilite bronze self-lubricating bearing. A stainless steel pivot pin in the door portion completes the assembly. Pivot meets ANSI 156.4 Grade 1 certification.

Application: The frame portion is mortised into the header/transom bar and is attached with screws threaded into the pivot block. The pivot attachment location takes advantage of the strength at the frame joint. The door portion has two bosses which interlock in the door extrusion, to prevent rotation. It is secured in place with two screws through a reinforcing plate which spreads the load. The spring loaded pivot pin allows easy "one man" installation.

Finish: Standard finish is a thermosetting polyester powder coated finish applied to match anodized finishes of #17 Clear, #40 Bronze, and #29 Black. Other finishes available upon request. Contact the factory.



OPTIONAL EL version for access control applications.

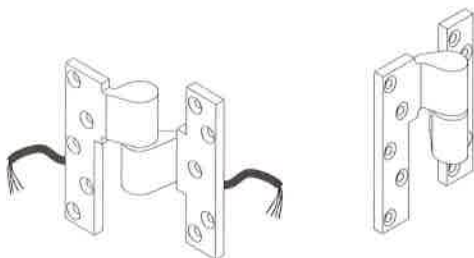
STANDARD INTERMEDIATE PIVOT

Description: This aluminum die cast pivot is adjustable and load bearing with the extra benefit of being non handed. The door portion is surface applied with two screws and integral interlocking boss which resist both rotational and thrust loads. The frame portion is mortised into the frame with just two screws for attachment. The pivot pin is stainless steel which works within a heavy wall, self lubricated oilite bearing. It is also available in electric transfer model. Pivot meets ANSI 156.4 Grade 1 certification.

Application: This pivot is used in conjunction with top and bottom offset pivots for additional strength and door/frame alignment. Use of this pivot is advised on doors experiencing high traffic volume or on doors exceeding 7'-6" (2,286) in height.

(Not for top pivot replacement.)

Finish: Standard finish is a thermosetting polyester powder coated finish applied to match anodized finishes of #17 Clear, #40 Bronze, and #29 Black. Other finishes available upon request. Contact the factory.



OPTIONAL EL version for access control applications.

OPTIONAL INTERMEDIATE OFFSET PIVOT

Description: This aluminum pivot is fully mortised into the door and frame and has a 3/4 inch (19.1) offset from the door face. The thrust bearing is corrosion resistant and self lubricating. Pivot meets ANSI/BHMA 156.4 Grade 1 certification.

Application: This pivot is used in conjunction with top and bottom offset pivots for additional strength and door/frame alignment. Use of this pivot is advised on doors experiencing high traffic volume or on doors exceeding 7'-6" (2,286) in height.

Finish: A baked epoxy finish is applied to match anodized finishes of #17 Clear and #40 Bronze.

BOTTOM OFFSET PIVOT

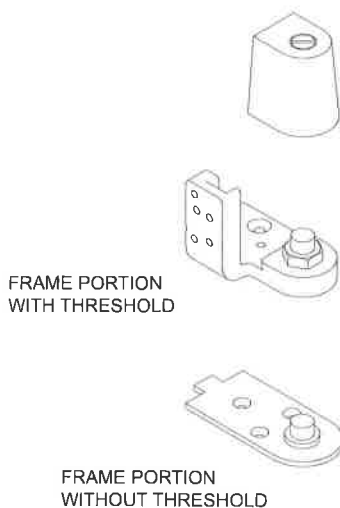
Description: Door Portion - is of cast aluminum. Attachment is obtained by back bolting through a plated steel reinforcing plate, the door stile extrusion and threading into the pivot block. A ball-bearing raceway accepts the pivot pin. The door portion provides vertical screw adjustment to achieve proper door, frame, and threshold clearance. Pivot meets ANSI 156.4 Grade 1 certification.

Frame Portion - (with threshold) the pivot base is of cast aluminum with a steel pivot pin. This pivot portion becomes an integral part of the door frame and securely anchors the frame and threshold to the floor.

Floor Portion - (without threshold) the pivot plate is stainless steel with a riveted stainless pivot pin. The plate is fastened at three points directly to the floor.

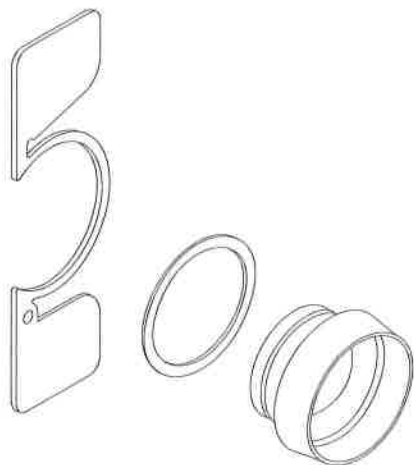
Application: The bottom offset pivot is used in conjunction with the top, and optional intermediate offset pivot. The frame portion is used with threshold. On interior or vestibule door not requiring threshold the floor mounted portion is used. The door portion provides vertical adjustment with both pivot pieces.

Finish: Standard finish is a thermosetting polyester powder coated finish applied to match anodized finishes of #17 Clear, #40 Bronze, and #29 Black. Other finishes available upon request. Contact the factory. The floor portion is a clear finish to match the threshold or stainless steel for doors without threshold.



FRAME PORTION
WITH THRESHOLD

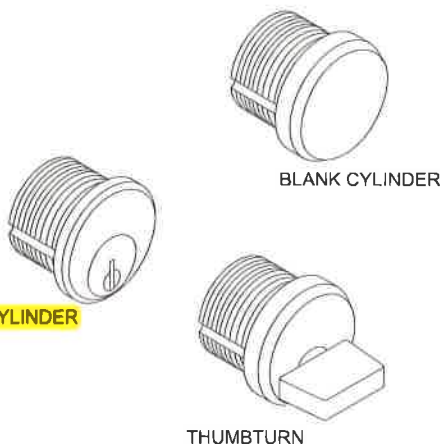
FRAME PORTION
WITHOUT THRESHOLD



CYLINDER GUARD

Description/Application: The cylinder guard is a collar designed to protect the vulnerable soft cylinder. Its hardened steel material and tapered shape offers poor grip for prying or twisting attempts. The guard is held in place with a hardened steel retainer plate for additional security. For use with the Adams Rite MS 1850, 1850-050, +1890, or 4510 locks and latches.

entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.



BLANK CYLINDER

KEYED CYLINDER

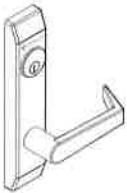
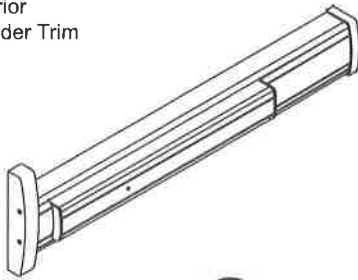
THUMBTURN

KAWNEER LOCK CYLINDERS

Description: Kawneer standard cylinders are 5 pin-mortised with a diameter of 1-5/32" (29.4). As shown in the illustration, the cylinders are key operated, thumbturn operated or blank. Keyed alike cylinders are available to meet various keying schemes. The cylinder scalps and thumbturns are finished to match the door.

necessary for product improvement.

© Kawneer Company, Inc., 2015

Exterior
Cylinder Trim

KAWNEER 1686 CONCEALED ROD EXIT DEVICE

Description: The Kawneer 1686 Concealed Rod exit device is an exclusive to Kawneer customers. This exit device is UL Listed, is Hurricane Impact tested and Florida Product Approved. This device has the feature of rod adjustment without panel removal. Depression of the touchbar on the interior retracts the concealed rods from the transom bar and the threshold, allowing egress from the building. Upon closing, the top rod is released and frees the bottom rod to engage the threshold. The door is now relocked. A quick single point "dogging" feature in the housing deactivates the device and permits unrestricted traffic flow. Vertical rods and latch mechanisms are concealed in the vertical door stile. A 1-5/32" diameter mortised 5-pin cylinder with trim is required.

Application: Designed for use on single or pairs of doors. It is suited for medium and high traffic areas. Available on 190, 350, and 500 Standard Entrances, 350/500 IR, 350/500 Heavy Wall™, 350/500 Heavy Wall™ IR Entrances, and AA™ 250/425 Thermal Entrances.

Dimensions: Center line of touchbar to bottom of door 40" (1,016); height 3-3/16" (81); Projection 2-3/4" (70); Projection when dogged 1-13/16" (46).

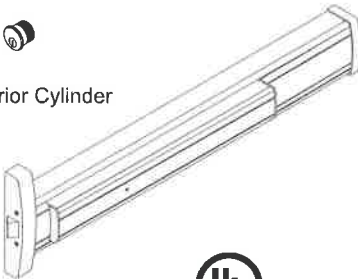
Finish: Clear and dark bronze.

Optional:

- 1686 MEL version for access control applications.
(Mechanical Hex Key and Cylinder dogging not available)
- Cylinder dogging in lieu of hex key dogging.
- Exterior lever trim handle.



Exterior Cylinder



KAWNEER 1786 RIM EXIT DEVICE

Description: The Kawneer 1786 Rim exit device is an exclusive to Kawneer customers. This exit device is UL Listed. This device has the same basic features as the concealed vertical rod device above. Its difference is in the latching mechanism. A 5/8" throw latch bolt in the rim of the housing engages an aluminum jamb or removable mullion mounted strike. Depression of the touchbar on the interior retracts the latch bolt and permits egress from the building.

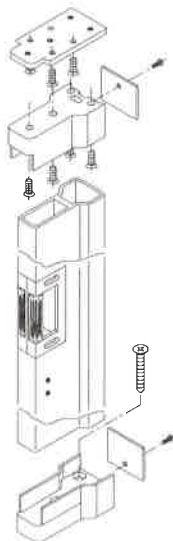
Application: Designed for use on single or pairs of doors. It is suited for medium and high traffic areas. Available on 190, 350, and 500 Standard Entrances, and 350/500 Heavy Wall™ Entrances, and AA™ 250/425 Thermal Entrances.

Dimensions: Center line of touchbar to bottom of door 40" (1,016); height 3-3/16" (81); Projection 2-3/4" (70); Projection when dogged 1-13/16" (46).

Finish: Clear and dark bronze.

Optional:

- 1786 MEL version for access control applications.
(Mechanical Hex Key and Cylinder dogging not available)
- Cylinder dogging in lieu of hex key dogging.
- Exterior lever trim handle.



RM86 REMOVABLE MULLION

Description: This removable mullion is used with Kawneer 1786 Rim Exit Device.

Application: Designed for use with pairs of doors.

Finish: #17 Clear and #40 Bronze anodized.

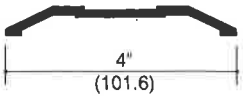
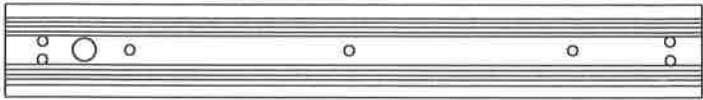
KAWNEER THRESHOLDS

Description/Application: Kawneer thresholds are factory fabricated and prepared for the appropriate hinging and locking hardware. They are extruded-mill finish aluminum and are engineered for maximum strength as an integral part of the door and frame. Threshold height from the finished floor is 1/2" (12.7 mm) except as noted.

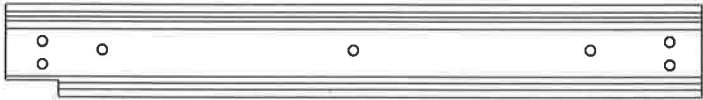
entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

necessary for product improvement.
© Kawneer Company, Inc., 2015

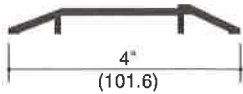
CENTER HUNG
For Concealed Overhead Closer



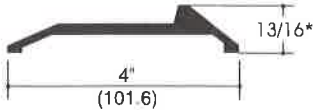
OFFSET PIVOT
For Overhead Closer



BUTT HUNG
For Overhead Closer



OPTIONAL
For Offset Pivot and Butt Hung Doors



* On units that require ADA compliance the standard 1/2" high, offset pivot/butt hung threshold with bottom sweep will be supplied.

KAWNEER STANDARD "ARCHITECTS CLASSIC" HARDWARE

Description: Contemporary styled 1" (25.4) round bent bar is the basis for this hardware line.

A 90 degree offset pull is available in two centerline dimensions: 9" (228.6) and 12" (304.8).

Application: For use with single or double acting doors.

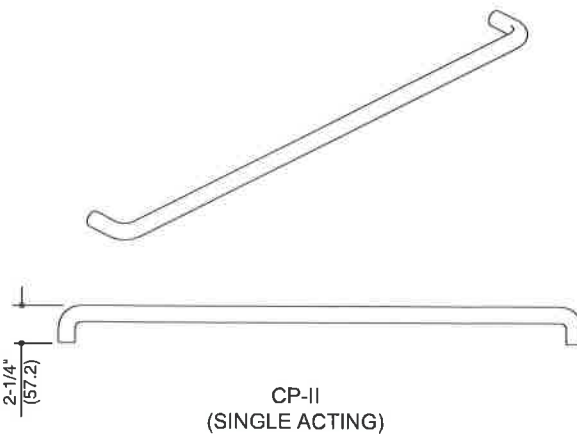
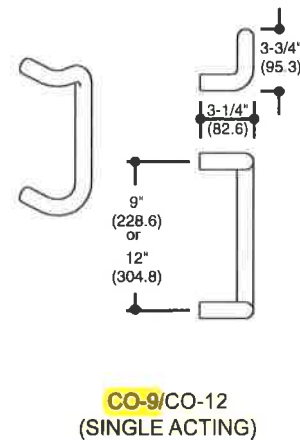
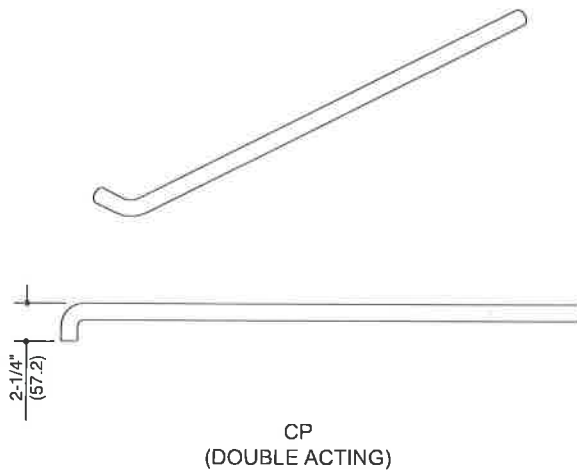
A CP single bend push bar and a pull handle for single acting doors.

Two CP push bars or two pull handles mounted back to back for double acting doors.

Secure attachment is obtained by through the door mounting.

Finish: Hardware is available in:

- #14 Clear anodize
- #29 Black anodize
- #40 Dark Bronze anodize
- #44 Bronze - US10B oil rubbed
- #45 Stainless Steel - US32 polished
- #46 Stainless Steel - US32D dull
- #47 Bright Brass (PVD) - US3

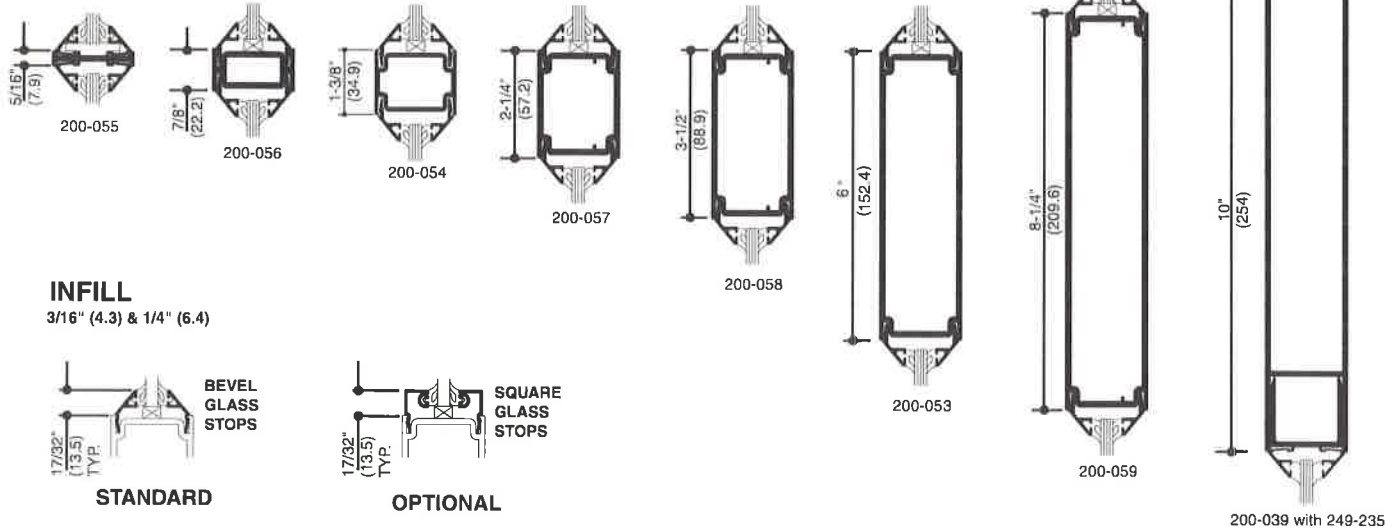


Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials.

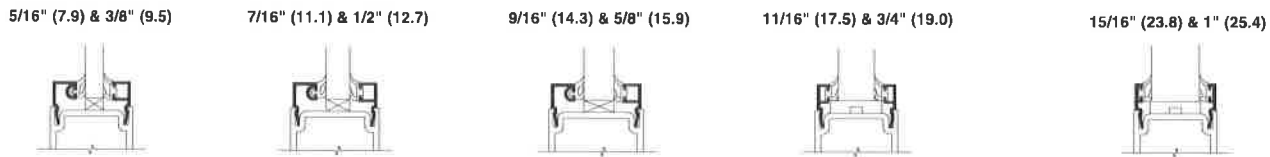
Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

SCALE 3" = 1' 0"

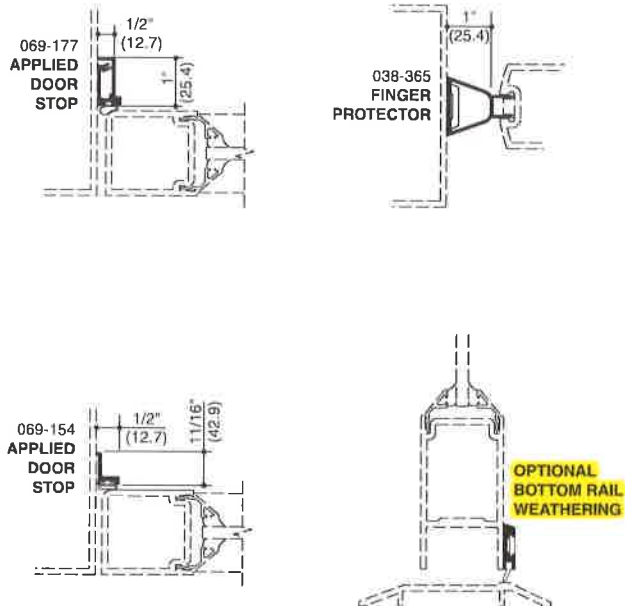
HORIZONTAL / VERTICAL INTERMEDIATE RAILS



INFILL OPTIONS



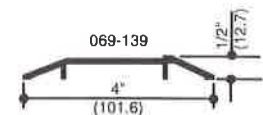
ACCESSORY ITEMS



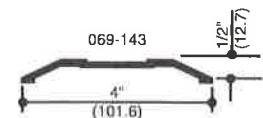
THRESHOLDS

APPLICATION

FOR SINGLE ACTING DOOR



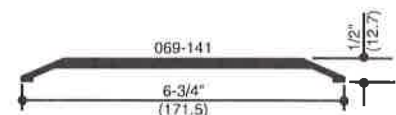
FOR CENTER HUNG CONCEALED CLOSER



APPLIED STOP FOR SINGLE ACTING DOOR



FOR CENTER HUNG FLOOR CLOSERS



*SOME BUILDING CODES LIMIT THRESHOLD HEIGHT TO 1/2" (12.7) MAX.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.



Surface Closers

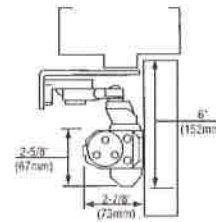
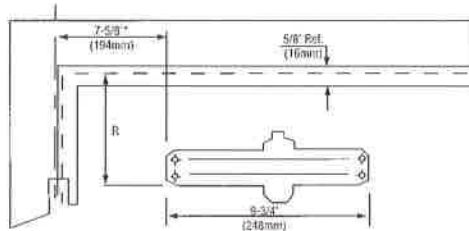
Precision Architectural Closers are designed for heavy duty commercial use. With an adjustable power tension, these closers can handle the lightest ADA Compliant jobs, to the heavy high traffic applications. Our closers only come in Grade 1 and have been tested to exceed 2 million cycles.



615RWPA

The industry's most popular hole pattern, the 615 is the most diverse 9-1/16" closer on the market. It provides adjustments for Sweep, Back Check, Latch and also an Adjustable spring tension of 1-5.

- Grade 1 ANSI A156.4
- Meets and exceeds ADA requirements ANSI 117.1
- Tri Packed
- Adjustable Back check sweep and latching speeds
- Power Adjustable 1-5
- Self-Drilling screws
- Cover included
- UL Listed
- 9-1/16" x 3/4" Hole Pattern
- Lifetime warranty

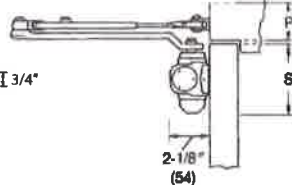
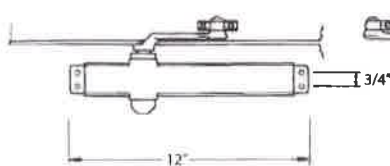


816RWPA

816RWPA-689, 816RWPA-695

Our Slim-line closer is one we most recommend for your inventory. Fully adjustable and with all the bells and whistles, this closer will work for almost any door situation.

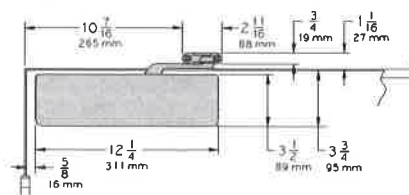
- Grade 1 ANSI A156.4
- Meets and exceeds ADA requirements ANSI 117.1
- Tri Packed
- Adjustable Back check sweep and latching speeds
- Power Adjustable 1-6
- Self-Drilling screws
- Slim Line Cover included
- UL Listed
- 12" x 3/4" Hole Pattern
- Lifetime Warranty



416RWPA

One of the most reliable cast iron closers on the market; we recommend this closer be used in medium to high traffic scenarios. Our 416 comes fully adjustable and will service the heaviest of doors, down to ADA Compliance.

- Grade 1 ANSI A156.4
- Cast Iron
- Meets and exceeds ADA requirements ANSI 117.1
- Tri Packed
- Adjustable Back check sweep and latching speeds
- Power Adjustable 1-6
- Self-Drilling screws
- Full Line Cover included
- UL Listed
- Lifetime Warranty



Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: December 14, 2022

Case Number:	22- 34
Commission Considering:	New Door
Owner's Name:	Riverview Commons LLC
Owner's Address:	150 W Market St Salisbury, MD 21801
Applicant Name:	Gillis Gilkerson
Applicant's Address:	150 W Market St Salisbury, Maryland 21801
Agent/Contractor:	Not Indicated
Subject Property Address:	306 W. Main St
Historic District:	Downtown
Use Category:	Commercial
Zoning Classification:	Central Business District
Structure / Site Description:	
Built Date:	1940
Enclosed Area:	6,435 sq ft
Lot Size:	8,402 sq ft
Number of Stories:	Not Indicated on SDAT
Wicomico County Historic Survey on file:	No
Contributing Structure:	No, 6/26/2013
Nearby Properties on County Survey:	Yes

Including, but not limited to:

➤ 312 W. Main Street

Humphreys & Tilghman Building,
Port Exchange, Turner Brothers'
Grocery

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 approval to subdivide the building and install an aluminum store front door on the plaza side of the building. This is previously already one store front door.

Areas of Historic Guidelines to be considered:

Guideline 40: Replacing Commercial Doors

- a. Where replacement is necessary, the new door should match the historic door in placement, size, type, and configuration wherever possible.
- b. When restoring missing historic doors, use pictorial evidence to produce the replacements, if your budget allows. A salvaged replacement in the same style that fits the opening, or a new door in a complimentary style are also appropriate choices.
- c. Where code compliance requires a specific, non-historic door configuration, err on the side of simplicity.
- d. Maintain the historic door opening size and surrounding trim, including side lights and transoms. Do not alter the size of the opening to fit a smaller or larger door, unless required by code.

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: December 1, 2022

View Map		View GroundRent Declaration				View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:		District - 09 Account Number - 052542							
Owner Information									
Owner Name:		RIVER VIEW COMMONS LLC				Use:		COMMERCIAL	
Mailing Address:		150 W MARKET ST STE 101 SALISBURY MD 21801				Principal Residence:		NO	
						Deed Reference:		040955/00071	
Location & Structure Information									
Premises Address:		306 W MAIN ST SALISBURY 21801-0000 Waterview				Legal Description:		BL-B L-2 8,402 SQFT 306 W MAIN STREET CITY OF SALIS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plot No:
0107	0014	1095	20003.23	0000		B	2	2021	Plot Ref:
Town: SALISBURY									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1940		4,660 SF				8,402 SF			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
		RETAIL STORE	/	C3			2014		
Value Information									
Base Value			Value			Phase-In Assessments			
			As of			As of			
			01/01/2021			07/01/2022			
			126,000			126,000			
			279,400			376,800			
			405,400			502,800			
			0			0			
			0			470,333			
			0			502,800			
Transfer Information									
Seller: RATS'S BRIDAL LLC					Date: 10/05/2021				
Type: ARMS LENGTH IMPROVED					Deed: 040955/00271				
Seller: WESTWOOD DEVELOPMENT LLC					Date: 06/14/2016				
Type: NON-ARMS LENGTH OTHER					Deed: 104015/00473				
Seller: FELDMAN BROTHERS INC					Date: 10/16/2013				
Type: ARMS LENGTH IMPROVED					Deed: 03641/00001				
Exemption Information									
Partial Exempt Assessments:			Class			07/01/2022			
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:									