Salisbury Historic District Commission AGENDA

Wednesday, June 25, 2025 at 7:00 pm Government Office Building Room 301

- 1. 7:00 P.M. CALL TO ORDER Brenden Phillips, Acting Chairman
- 2. ROLL CALL
- 3. APPROVAL OF MINUTES April 23, 2025 and May 28, 2025

PUBLIC INPUT – Public members are welcome to comment at this time, subject to a time allotment of two (2) minutes per person.

5. CONSENT DOCKET – To be determined at the meeting

6. OLD BUSINESS – None

7. NEW BUSINESS –

- #25-14 200 W Main St Sign Installation
- #25-15* 115 S Division St Alterations Replace windows
- #25-11 Lots 1, 11, and 15 New Construction (Salisbury Town Center Apartments)

*The structure has been deemed a contributing structure by the SHDC

*The structure has been deemed a non-contributing structure by the SHDC

Salisbury Historic District Commission April 23, 2025

The Salisbury Historic District Commission met in regular session on Wednesday, April 23, 2025. The meeting took place at 125 N Division St Room 301 with attendance as follows:

COMMISSION MEMBERS PRESENT Scott Saxman, Chairman – Present Matt Auchey, Vice Chairman – Present Lynne Bratten - Present Brad Phillips- Present Margaret Lawson- Present Brenden Frederick – Not present Lisa Gingrich – Present

CITY OFFICIALS PRESENT Heather Konyar, City Attorney- Present Jennifer Jean, Infrastructure & Development- Present

- 1. CALL TO ORDER Mr. Scott Saxman called the meeting to order at 7 p.m.
- 2. ROLL CALL Each member of the Commission introduced themselves for the record. The Chairman explained the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
- **3.** APPROVAL OF MINUTES Ms. Lynne Bratten made a motion to approve the minutes of the regular meeting held on February 23, 2025. Ms. Lisa Gingrich seconded the motion, and the motion carried (6-0).
- **4.** PUBLIC INPUT Members of the public are welcome to make comments at this time, subject to a time allotment of two (2) minutes per person.
- 5. CONSENT DOCKET Ms. Lynne Bratten recommended that the consent docket case be moved to the new business agenda.

• #25-04 - 709 Camden Ave – Fence Installation

- 6. OLD BUSINESS None
- 7. NEW BUSINESS- #25-03 226 N Division St Alterations Replacement of roof

Summary of Discussion:

- Stephen Gladwin, representing STG Enterprise Solutions, and Joyce Schudt appeared before the Commission to present a proposal to replace the existing slate roof with an architectural shingle product.
- Mr. Gladwin explained that the current slate roof is beyond repair and cannot be restored.
- Mr. Scott Saxman inquired whether the roof could be repaired rather than replaced.
 - Mr. Gladwin reiterated that the condition of the roof makes repairs infeasible.
- Mr. Saxman reminded the applicant that **synthetic slate** is an **approved alternative material** under SHDC guidelines.

- **Ms. Schudt** stated that the building is owned by a **non-profit organization**, and that the high cost of slate replacement poses a significant financial challenge. She also mentioned they are **requesting a variance** due to this hardship.
- **Mr. Saxman** clarified that the **SHDC does not consider cost as a basis for approval or denial**. The Commission's role is to protect the character and integrity of the **Historic District**.
- Mr. Gladwin presented **"Camelot," an asphalt shingle** shaped to mimic slate as an alternative product.
- Mr. Saxman responded that the SHDC generally **does not approve asphalt shingles** as a replacement for slate.
 - Acceptable options include:
 - Repairing the roof in kind (using slate)
 - **Using synthetic slate products** designed to replicate the appearance and durability of traditional slate
- Mr. Saxman informed the applicant of their options moving forward:
 - **Proceed with a Commission vote.** If the application is **denied**, the applicant must wait **one (1) year** before resubmitting.
 - Withdraw the application voluntarily, research synthetic slate products, and return to the Commission with a revised proposal.
 - **Repair the roof in-kind** using slate and **not return** to the SHDC for further approval.

Final Determination:

• The applicant elected to withdraw the application.

Status:

Case #25-03 – 226 N. Division Street: Application withdrawn by the applicant.

#25-04 – 709 Camden Ave. – Fence Replacement

Discussion Summary:

- **Mr. Patrick Benson** explained that he is seeking to replace a six-foot-tall wooden privacy fence, consistent with the design and materials of the previously approved section. He noted he had previously appeared before the SHDC approximately two years ago regarding the same project.
- **Mr. Scott Saxman** confirmed that Mr. Benson had submitted plans for both sides of the fence in his prior 2021 application.
- Ms. Lisa Gingrich verified that the original 2021 application included both fence sections.
- **Mr. Benson** requested a refund of the current \$150.00 application fee, stating that he had already received approval for the project.
- **Mr. Saxman** responded that a refund request would need to be submitted to the City. He clarified that this case raised the issue of renewals and inquired about relevant City policy.
- **Ms. Jennifer Jean** explained the City Code provisions regarding certificates of approval:
 - \circ $\;$ A certificate is valid for one year from the date of issuance.
 - If no work has begun within that period, the approval becomes invalid.
 - If work begins and is halted, the applicant has up to 180 days to resume or request an extension before the certificate expires.

- Mr. Saxman asked Mr. Benson to confirm when work last occurred.
- **Mr. Benson** stated that the last activity on the fence occurred in 2021. He had started the work but was unable to complete it due to financial constraints.
- **Mr. Saxman** reiterated that the 2021 approval had lapsed and again posed the question of the proper procedure for renewals.
- **Ms. Lynne Bratten** and **Ms. Lisa Gingrich** further clarified the distinction between applying for an extension within a valid period versus the need to reapply if the certificate has expired.
- **Mr. Benson** expressed dissatisfaction with the process, stating that the current procedures do not support community improvement efforts.

Clarifications:

Mr. Saxman sought to confirm his understanding of the extension policy.

- Ms. Jean affirmed his understanding and added that:
 - Extensions are valid for 180 days.
 - Whether a fee applies to extension requests is currently under review.

Motion and Vote:

- **Motion:** Mr. Matt Auchey moved to approve the application as submitted.
- Second: Ms. Lynne Bratten seconded the motion.
- Vote: Mr. Scott Saxman called for a vote. The application was approved as submitted.

#25-05 – 227 Broad St. – Replace siding, windows, front porch, and back patio.

Discussion Summary:

- **Mr. Adjalma DaSilva** appeared before the Commission to seek approval to resume work that had previously been started but discontinued. Due to the lapse of over 180 days since the last activity, the project was no longer eligible for an extension under City Code.
- Mr. DaSilva expressed his appreciation for the property and neighborhood and stated his intent to replace all materials "in kind."
- He offered to present photos of the proposed replacement window units. The Commission agreed to review the photos.
- **Mr. Scott Saxman** noted that if the windows are indeed being replaced *in kind*, formal Commission approval would not be required.
- Mr. DaSilva also mentioned his intent to replace the upstairs deck with pressure-treated wood, matching the existing material.
 - **Mr. Saxman** recommended considering **synthetic Azek** as a suitable alternative.
- Mr. Matt Auchey asked for confirmation that cementitious siding would be used.
 - The applicant confirmed.
- **Ms. Lisa Gingrich** observed that the **porch columns** were currently 4x4, whereas the original columns had been 6x6.

• **Mr. Auchey** responded that the 4x4 columns should be **wrapped with Azek board** to replicate the original dimensions.

Summary of Approved Scope of Work:

- Siding: Smooth cementitious siding (HardiePlank)
- Front Porch Flooring: Tongue-and-groove yellow pine
- Ceiling: Replaced in kind with wood matching the previous material
- Rear Deck: Azek-type synthetic decking material for floorboards
- **Porch Columns:** 4x4 posts to be wrapped with Azek board to replicate original 6x6 appearance
- Windows: To be replaced in kind (no formal approval required for this portion)

Motion and Vote:

- **Motion:** Mr. Matt Auchey made a motion to approve the application with one amendment: that the applicant agrees to install wood windows in kind (which does not require Commission approval).
- Second: Mr. Brad Phillips seconded the motion.

Public Comment:

- Mr. Wirt Wolfe inquired whether the replacement windows would match the original.
 - At the suggestion of **Ms. Lisa Gingrich**, **Mr. DaSilva** shared the window plans included in the application.
 - After review, **Mr. Wolfe** and **Mr. DaSilva** agreed on the proposed scope of work.

Final Determination: Approved as submitted. Vote called by: Mr. Scott Saxman.

Public Comment and Application Discussion – Salisbury Town Square Apartments

Attendees Involved in Discussion:

Mr. Scott Saxman, Mr. Michael Sullivan, Mr. Brad Gillis, Mr. Matt Auchey, Mr. Nick Voitiuc, Ms. Lisa Gingrich, Ms. Lynne Bratten, Ms. Jennifer Jean, Mr. Brad Phillips

- Mr. Scott Saxman asked if Mr. Brad Gillis was attending in relation to an item on the agenda.
 - Mr. Michael Sullivan responded and spoke during public comment.

Statement by Mr. Michael Sullivan:

- Mr. Sullivan spoke on behalf of the application filed on **March 25, 2025**, by **The Salisbury Town Square Apartments, LLC**, located at 150 W. Market St. #101, Salisbury, MD 21801.
- The application was a request for **reapproval/renewal** of the **Certificate of Design** issued on **May 24, 2023**, for **SHDC Case #23-08**.
- Mr. Sullivan noted that on April 8, 2025, the applicant was informed that the application had been rejected by the City of Salisbury Department of Infrastructure and Development (DID).
- On April 17, 2025, the Director of DID confirmed the reason for rejection was due to the fact that renewals or reapprovals are not recognized under City Code as a request eligible for SHDC consideration.
- Mr. Sullivan emphasized that the applicant is requesting approval for the **same items previously approved** by the SHDC and questioned why the matter was not placed on the SHDC agenda for consideration.
- Mr. Saxman clarified that such matters are under the jurisdiction of the City, not the SHDC.

Statement by Mr. Brad Gillis:

- Mr. Gillis read from an email previously sent to the City outlining the history of approvals for the **Salisbury Town Square Apartments** and presented the following timeline:
 - **3/25/2025:** Application submitted to SHDC for reapproval
 - **3/27/2025:** Application fee deposited by the City
 - **3/27/2025:** Application forwarded to SHDC Chair
 - 4/2/2025: Application rejected
 - **4/7/2025:** City requested applicant to submit a formal letter of request
 - 4/8/2025: City staff communicated a change in direction
- **Mr. Matt Auchey** expressed concern that the application was submitted but not acted upon by the City. He inquired whether the project would appear on the following month's agenda.
- Mr. Nick Voitiuc explained that the submission was incomplete, and the applicant was notified but did not respond.

Additional Commission Discussion:

- Mr. Auchey commented that a substantial amount of time was spent reviewing the original application when it was first approved and requested **follow-up discussion** after the meeting.
- **Ms. Lisa Gingrich** noted that **no renewals** were processed during the current meeting and stressed that **all applicants should be treated equally**.
- **Mr. Auchey** emphasized that the applicant should have been afforded an opportunity to be on the current agenda.
- **Ms. Jennifer Jean** clarified the code requirements regarding **valid certificates of approval** and the need for a **complete submission**.
- **Ms. Gingrich** added that **several current commissioners were not on the board** when the original application was approved and would require a full review of the complete application.
- Ms. Lynne Bratten asked what needed to be done for the case to be heard at the next meeting.

• Mr. Voitiuc and Mr. Saxman confirmed that all required documents must be submitted by April 29, 2025.

Motion and Vote:

- Motion to adjourn: Ms. Lynne Bratten
- Second: Mr. Brad Phillips
- Vote: Mr. Scott Saxman called for a vote.

Adjournment:

There being no further business, the meeting was adjourned following the vote.

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury, Housing & Community Development Department.

Brenden Frederick, Acting Chairman

Date

Date

Jennifer Jean, Associate Planner

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	June 25, 2025
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#25-13
Commission Considering:	Alterations – Replace Windows
Owner's Name:	Devreco, LLC
Applicant Name:	Joey Gilkerson
Agent/Contractor:	N/A
Subject Property Address:	115 S Division St. Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial
Acting Chairman:	Brenden Frederick
HDC Staff contact:	Jennifer Jean Associate Planner (410) 548-3170

and the second	Revised Application
Salisbury Historic District Commission	
125 N. Division Street Room 304 Salisbury, MD 21801 (410) 548-3170/ fax (410) 548-3107	Permit Application \$150 Fee Received (date)
Date Submitted: 5/12/2025	Case #: 25-13
Data Accounted as Complete:	Action Required By (45 days):
Subject Location: <u>115 Spedesion & Salisbury</u> Mol Application by: <u>Joey Gilkerson</u> ²¹⁸⁰⁰ Applicant Address: <u>ISON Market St. mode 101, Salisbury</u>	Owner Name: <u>Devreco</u> LdC Owner Address: <u>150 Wanket st. suite 101, Salisbur</u> Owner Phone: 443 - 880 - 60 55
Applicant Phone: 443 - 880 - 6055 Mai 21801	Owner Email: help@ 9.91 builds. com
DemolitionSign DESCRIPTION OF WORK PROPOSED (Please be specific material, color, dimensions, etc. must accompany application method of attachment, position on building, size and front lin other signs on building, and a layout of the sign. <u>Replace the existing Winelows with Mike</u> <u>moide of Phy Gern I Sood & H.P. Glass. hind</u> <u>color and extension and Balanced With</u> <u>to be Replaced: 16 with TS.TS inch Gy. 40.5</u>	on. If signs are proposed, indicate material, neal feet of building, size and position of all De Premium Southle Kung Windows white save white in extension, mature of white I beige color. Total of its windows winch 29 units 37.375 inc by
Are there any easements or deed restrictions for the ex	
letter from the easement holder stating their approval o	of the proposed workYesNo
Do you intend to apply for Federal or State Rehabilitation Maryland Historical Trust staff?Yes /_No	on Tax Credits? If yes, have you contacted
If you have checked "Yes" to either of the above quest	
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,	ill appear at the meeting of the Salisbury Historic District Commission
on	(date).

I hereby certify that the owner of the subject premises has been fully informed of the alterations herein proposed and that said owner is in full agreement with this proposal.

Applicant's Signature

Date 5/12/25

Application Processor (Date)

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

Salisbury Historic I District Commission	
125 N. Division Street Room 304 Salisbury, MD 21801 (410) 548-3170/ fax (410) 548-3107	Permit Application \$150 Fee Received (date)
Date Submitted:	Case #:
Date Accepted as Complete:	Action Required By (45 days):
Subject Location: <u>115 Steve</u> Fon St. Salisbury, M Application by: <u>Joey Celkserson</u> disol Applicant Address: <u>180 W c Wannet St</u> , Salisbury Applicant Phone: <u>443 - 830 - 6055</u> 21355	Owner Name: Devreco ddC Owner Address: <u>ISO W Market</u> St. St. 101, Mar Owner Phone: <u>443-880-655</u> Owner Email: <u>help @ 9916ccle15.co</u>
Work Involves: <u>/</u> AlterationsNew Cons DemclitionSign	structionAddition Other Awning Estimated Cost
DESCRIPTION OF WORK PICOPOSED (Please be sp material, color, dimensions, etc. must accompany appl method of attachment, position on building, size and fro other signs on building, and a layout of the sign. - Wrend the gas afe dece carried - hit glass will the effectore when Effective free a metric from me	becific. Attach sheet if space is inadequate) Type of ication. If signs are proposed, indicate material, ont lineal feet of building, size and position of all with Mark metal
scerence of a metal poume	

Are there any easements or deed restrictions for the exterior of this property? If yes, submit a letter from the easement ho der 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_VNo
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

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I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on_____(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

А	ррі	Ica	nt	S
S	ign	atu	ire	_

4/28/25 Date

Application Processor (Date)

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



115 S Division – Front view



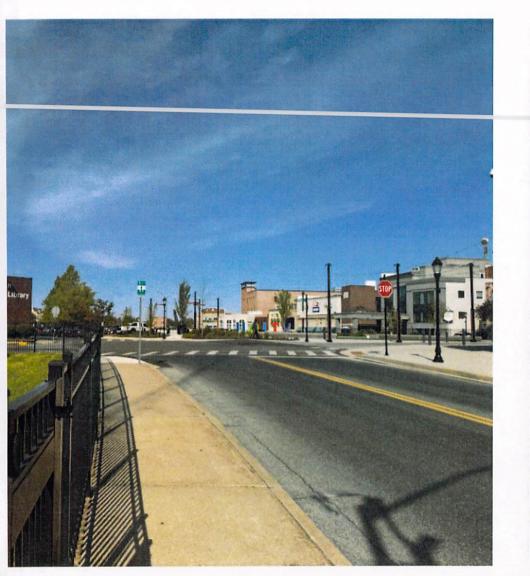
115 S Division – Front view

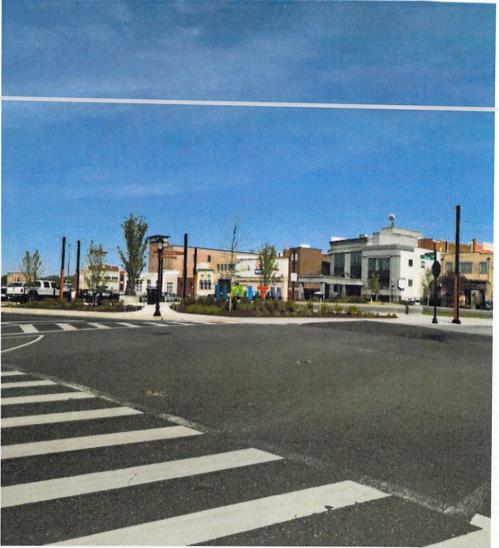


Adjacent Properties View



Adjacent Properties View





Unity Square view

Ply Gem*

QUOTE EXPIRES

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8734723	5/9/2025	Load Date Not Set	Quote Not Ordered	Ty Beale
JOB N	AME	CUSTOMER PO#	BUILDING/LOT #	CONTACT

LineItem #	Description	Net Price	Extended
1-1	Rough Opening: 76 3/4 X 41 1/16. Frame: 75 3/4 X 40 9/16 Wrapping - Clear Opening Calculations 33.672 X 16.50025, Clear Opening	\$1,429.59	\$1,429.59
Qty: 1 Room Location: None Assigned Note:	 Area: 3.86 Wrapping - Creat Opening Calculations 50101211 For Collect Form - prime P Area: 3.86 Wrapping - Masonry Opening Calculations 76 3/16 X 40 3/4 Product Unit 1:Mira Premium Double Hung Unit 2:Mira Premium Double Hung Dimensions Call Size 3-0 3-2, Frame Size 37.375 X 40.5625 Color Exterior = White. Interior = Natural , Balance = White/Beige Unit Type EZ Tilt Unit Performance H-LC50 (DP+50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.28, VLT = 0.51, CPD = PWG-M-96-00688-00001 Glass Unit 1, 2: Low-E/Argon, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper, 2 Lower, 2 Upper: Annealed Hardware White, 2 Locks Screen No Screen Wrapping - Jamb Extension 4 9/16" Wrapping - Overall Performance DP+50/-70 	5000 J - 37.375 - 75.75	∬ ₽ 37.375 —
1 · · · · · · · · · · · · · · · · · · ·	Mulls Vertical Factory 1" thick	Net Price	Extended
LineItem # 2-1 Qty: 1 Room Location: None Assigned Note:	DescriptionRough Opening: 38 3/8 X 41 1/16, Frame: 37 3/8 X 40 9/16Wrapping - Clear Opening Calculations 33.672 X 16.50025, Clear OpeningArea: 3.86Wrapping - Masonry Opening Calculations 37 13/16 X 40 3/4Product Unit 1:Mira Premium Double HungDimensions Call Size 3-0 3-2, Frame Size 37.375 X 40.5625Color Exterior = White, Interior = Natural , Balance = White/BeigeUnit Type EZ TiltUnit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.28, VLT = 0.51, CPD = PWG-M-96-00688-00001Glass Unit 1: Low-E/Argon, Double Glazed, Warm Edge (WE), MetalUnit 1 Upper: AnnealedHardware White, 2 LocksScreen No ScreenWrapping - Exterior Casing NoneWrapping - Jamb Extension 4 9/16"	\$6556.89	\$656.8

Total Unit Quantity: 2



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
8734723	5/9/2025	Load Date Not Set	Quote Not Ordered	Ty Beale
JOB	NAME	CUSTOMER PO#	BUILDING/LOT #	CONTACT

PROJECT	QUOTE	
Unassigned Project	GILLIS GILKERSON	SUB
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Order:		
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Job		SALI
Comment:		TOT
		TOT

SUB-TOTAL:	\$2.086.48
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$0.00
TOTAL:	\$2,086.48

CUSTOMER SIGNATURE_

DATE

Quote #: 8734723



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QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
8734723	5/9/2025	Load Date Not Set	Quote Not Ordered	Ty Beale
JOB NAME		CUSTOMER PO#	BUILDING/LOT #	CONTACT

LineItem #	Description	Net Price	Extended
1-1	Rough Opening: 76 3/4 X 41 1/16, Frame: 75 3/4 X 40 9/16	\$1,429.59	\$22,873.44
Qty: 16	Wrapping - Clear Opening Calculations 33.672 X 16.50025, Clear Opening		
Room Location:	Area: 3.86		
None Assigned	Wrapping - Masonry Opening Calculations 76 3/16 X 40 3/4 Product Unit 1:Mira Premium Double Hung Unit 2:Mira Premium Double		
Note:		- 0	0
	Hung Dimensions Call Size 3-0 3-2, Frame Size 37.375 X 40.5625	40.5625	
	Color Exterior = White, Interior = Natural, Balance = White/Beige	4 0	Û.
	Unit Type EZ Tilt	37,375	- 37.375
	Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-		
	Factor = 0.33. SHGC = 0.28, VLT = 0.51, CPD = PWG-M-96-00688-00001		
	Glass Unit 1, 2: Low-E/Argon, Double Glazed, Warm Edge (WE), Metal		
	Unit 1 Lower, 1 Upper, 2 Lower, 2 Upper: Annealed		
	Hardware White, 2 Locks		
	Screen No Screen		
	Wrapping - Exterior Casing None		
	Wrapping - Jamb Extension 4 9/16"		
	Wrapping - Overall Performance DP+50/-70		
· · · · ·	Mulls Vertical Factory 1" thick	Net Price	Extended
LineItem #	Description		
2-1	Rough Opening: 38 3/8 X 41 1/16, Frame: 37 3/8 X 40 9/16 Wrapping - Clear Opening Calculations 33.672 X 16.50025, Clear Opening	\$656.89	\$5,912.01
Qty: 9	Area: 3.86	τ	
Room Location:	Wrapping - Masomy Opening Calculations 37 13/16 X 40 3/4		
None Assigned	Product Unit 1:Mira Premium Double Hung	J,	
Note:	Dimensions Call Size 3-0 3-2, Frame Size 37.375 X 40.5625		
	Color Exterior = White, Interior = Natural, Balance = White/Beige	5625	
	Unit Type EZ Tilt	40.	
	Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement. U-		
	Factor = 0.33, SHGC = 0.28, VLT = 0.51, CPD = PWG-M-96-00688-00001	A1	
	Glass Unit 1: Low-E/Argon, Double Glazed, Warm Edge (WE), Metal	37.37	5
	Unit 1 Lower. 1 Upper: Annealed	01.01	
	Hardware White, 2 Locks		
	Screen No Screen		
	Wrapping - Exterior Casing None		
	Wrapping - Jamb Extension 4 9/16"		05

Total Unit Quantity: 25

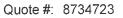
Ply Gem www.plygemwindows.com

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
8734723	5/9/2025	Load Date Not Set	Quote Not Ordered	Ty Beale
JOB	NAME	CUSTOMER PO#	BUILDING/LOT #	CONTACT

QUOTE
GILLIS GILKERSON
NOTES

SUB-TOTAL:	\$28,785.45
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$0.00
TOTAL:	\$28,785.45

CUSTOMER SIGNATURE _____ DATE _____





Page 2 of 2 Printed: 5/9/2025 3:22:49 PM



Not all windows are created equal. Windows are a reflection of style and a reflection of luxury. Make the best possible statement with Ply Gem MIRA Aluminum-Clad Wood Windows & Doors. Designed with exquisite craftsmanship and oneof-a-kind details, MIRA windows and doors can help you bring your unique vision to life. And, because it's a Ply Gem window or door, you can take comfort in knowing that it's built with energyefficiency and long-lasting quality in mind.

A WHOLE NEW POINT OF VIEW.

DOUBLE HUNG

MIRA ALUMINUM-CLAD WOOD DOUBLE HUNG

windows feature tilt-in sashes to make cleaning a breeze, weatherstripping for air-tight performance, and cam-action sash locks for added security. A wide bottom rail, 14° sloped sill and sturdy 6/4 sash construction help create a historically accurate design while delivering superior performance.

ARM

DOUBLE HUNG



STANDARD FEATURES

- Tilt-in sash design for easy cleaning from the safety of inside your home
- 2
- Stepped jambliner design for superior structural performance while maximizing available daylight opening
- Three-piece jambliner allows for different
- 6/4 sash construction for historically accurate wood window look
- wood; ready for paint or stain to match any interior décor
- Integral face groove allows for easy mulling and exterior accessory application
- Pre-punched nailing fin for simple installation
- Energy-efficient Warm Edge insulating HP glass helps reduce energy costs and fabric
- Durable .050 extruded aluminum cladding on dents while providing structural integrity





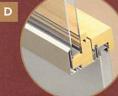
Flush-mounted tilt latches and lock and

keeper with matching finish fasteners create a clean, high-quality appearance



E

One-piece, full 4%/16" head and side jambs with inside stop blind nailed to reduce the number of visible nail holes



Aluminum sash interlock provides superior structural performance

E

Accessory grooves for mulling and casing application, screen pocket in head and sill for springloaded screen

Water management system for increased water performance

1. HP glass combines Low-E with argon gas fill for high performance. 2. Impact Rated units are available in select sizes and configurations.

CASEMENT & AWNING

MIRA ALUMINUM-CLAD WOOD CASEMENT & AWNING windows

are proof that structural integrity and high performance can be beautiful. They feature a recessed sash, a sleek, fold-down handle that does not interfere with window treatments, and a 90° opening sash providing maximum air flow and easy cleaning. All this, while providing superior resistance to water and air infiltration.



GLASS OPTIONS

• HP

- Low-E
- Low-E^{sc}
- Low-E2+
- Low-E2+^{sc}
- HPPS • HPsc HP2+^{PS} • HP2+ НР2мах
- HP2+SC • HP2MAX^{SC}
- * Tempered glass is standard on sliding patio doors.

NOTE: Low-E glass packages available to address high altitude applications. Not all glass options are available on all products. See page 25 for explanation of glass packages Contact your Ply Gem Windows & Doors sales representative for a full list of MIRA Aluminum-Clad Wood glass thickness options and performance values.

- НРЗмах
- HP3_{MAX}SC
- Tinted
- Obscure
- Black Spandrel
- Tempered*
- Laminated (security)
- Sound Package

SCREENS

Color-matched full-length aluminum frames with Optimal Viewing screens improve your view without sacrificing strength and durability. Sliding patio door screens are equipped with stainless steel rollers for smooth operation. FlexScreens, which come standard for casements and awnings, hide in the window screen pocket which improve sight lines and eliminate the need for color matching the metal frame.



IMPACT RATED

- Rated in accordance with International Residential Codes and meets impact requirements in U.S. Zone 2 (110-120 mph) and Zone 3 (120-140 mph)
- Passes ASTM E1886/1996 Large Missile Impact and **Cycling Tests**
- Meets AAMA/WDMA/CSA 101/I.S.2/A440 standards. Florida Building Commission approved
- Meets wind-borne debris specifications for large missile D (8' missile for Impact Zone 3 at 50 ft/sec) and small missile C (4' missile for Impact Zone 2 at 40 ft/sec)
- Double hung units are constructed to meet H-LC50 rating
- Casement units feature corrosion-resistant coastal hardware and are constructed to meet C-LC60 rating
- French outswing patio doors feature corrosion-resistant coastal hardware in bright brass, satin nickel, or oil-rubbed bronze finishes and are constructed to meet LC50 rating

STANDARD GRILLE PATTERNS

Call customer service for optional grille patterns (800.999.8400)



Colonial



Half Colonial (shown on Casement)



Plaza



Prairie



Perimeter Prairie



Diamond

GRILLE STYLES















11/4" SDL







5/8" Sculptured GBG

1" Contoured GBG

7/8" SDL

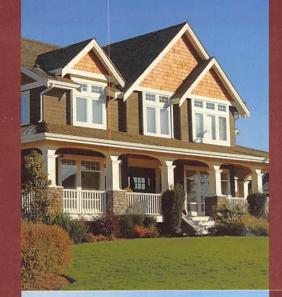
7/8" Full Surround **Removable Grilles**

GBG = Grilles-Between-the-Glass

SDL = Simulated-Divided-Light

Putty Glazed SDL Bar

EXTERIOR COLOR OPTIONS



StandardCollection

Our standard colors are as durable as they are beautiful. *Choose from eight eye-catching hues.*





SignatureCollection

From subtle shades to vibrant hues, Signature colors offer a full spectrum of fresh choices. *Choose from 27 colors.*





RadianceCollection

Our pearlized color process produces rich color with a metallic sheen. Colors become more vivid in bright light. *Choose from 11 colors.*

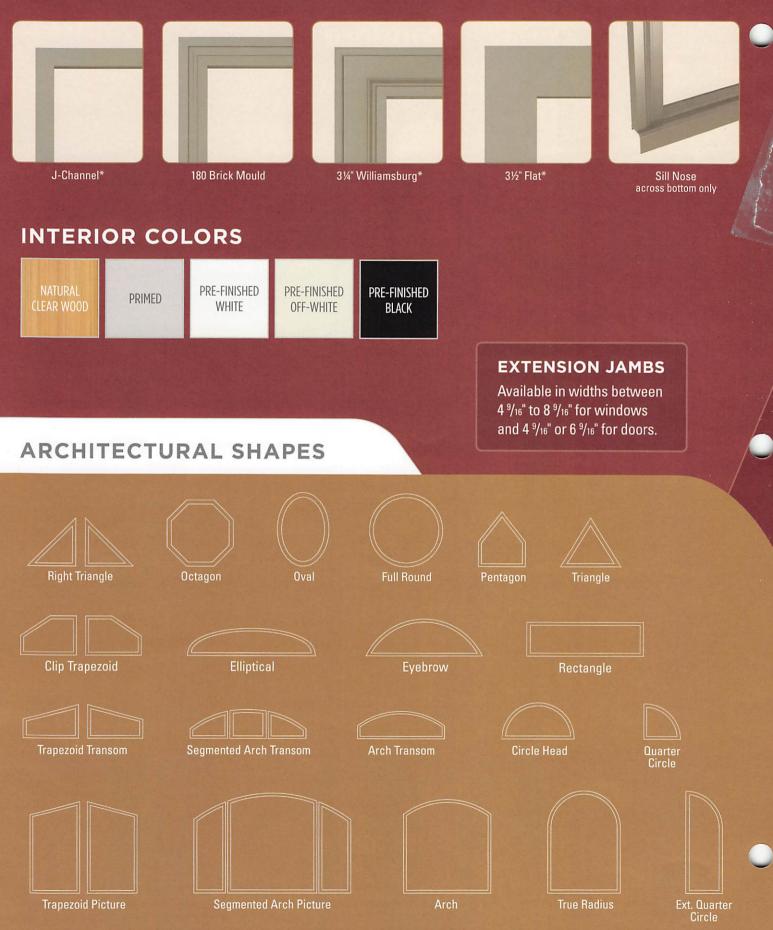
CustomOptions

There's no limit to your color palette with Ply Gem. If you've got a particular color in mind that we don't offer, bring in a sample and we'll match it.

Colors shown may not be accurate representations. For color matching, please request color swatches from your Ply Gem sales representative.

EXTERIOR CASING OPTIONS

*Available on non-curved shaped windows and doors only.



Salisbury Historic District Commission

STAFF FINDINGS

Meeting of December 18, 2024

Case Number:	#25-13
Commission Considering:	Alterations – Replace Windows
Owner Name:	Devreco LLC
Owners Address:	150 W Market St, Suite 101 Salisbury, MD 21801
Applicant Name:	Joey Gilkerson
Applicant's Address:	same as owner
Agent/Contractor:	N/A
Subject Property Address:	115 S Division St Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	CBD – Central Business District
Structure / Site Description:	
Built Date: Enclosed Area:	1920
Lot Size: Number of Stories:	7,680 (SDAT Real Property Database) 13,792 sq. ft. (SDAT Real Property Database) Unknown
	13,792 sq. ft. (SDAT Real Property Database)
Number of Stories:	13,792 sq. ft. (SDAT Real Property Database) Unknown

Properties included below, but not limited to:

• WI-414, Armory Company No. 1. Wicomico County Free Library

Explanation of Request: The applicant is seeking approval to replace a total of 25 windows with aluminum-clad double-hung windows.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Guideline 1: Preserve Significant Historic Features

- a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics, such as roof form and fenestration patterns; as well as small scale features like moldings, brackets, columns, and other examples of skilled craftsmanship. A reasonable effort should be made to retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc.
- b. Materials and additions which were installed at a later date than the original building construction which may have since gained significance should be retained.

Guideline 2: Repair Rather than Replace

- a. Repair existing historic features wherever possible.
- b. Use appropriate, approved technical procedures for cleaning, refinishing, and repairing historic materials. Make sure your contractor has experience with appropriate techniques.

Guideline 4: Make Sensitive Replacements

- a. If replacement is required, replace as little historic material as possible with matching, compatible replacement materials.
- b. Replacement parts should match the original as closely as possible in size, shape, detailing, and material.

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.

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 and make determinations on all applications to construct, alter, reconstruct, move or demolish a site or structure within a Historic District whenever "*exterior*

changes are involved which would affect the historic archeological, or architectural significance of a site or structure, any portion of which is visible or intended to be visible from a public way." In reviewing an application and plans, the Commission should consider review criteria, and may decide as to which of said Criteria are applicable.

> Staff Findings Prepared By: Jennifer Jean Infrastructure and Development 125 N Division Street, Suite 304 Salisbury, MD 21801 (410) 548-3170 Date: June 16, 2025

WI-415

Firehouse No. 1, Salisbury; Salisbury City Fire Headquarters/Department

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reversechronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the "vertical files" at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 08-29-2003

WI-415 Salisbury City Fire Department Salisbury Public

On February 4, 1928, the *Salisbury Advertiser and Wicomico Countian* announced the dedication of the newly erected Salisbury Fire Headquarters, also known as Firehouse No. 1. Built at a cost of \$55,000, the new fire station was described at the time:

The imposing 46 x 80 new brick structure is considered as fine a home as any individual fire company in Maryland can boast. The building is two floors with basement. The first floor houses the equipment, valued at \$50,000 and including five pieces of motorized apparatus.

The article also related that the second floor was used for the volunteers' locker rooms and chief's quarters, while the basement served as the place to dry the hoses. The firm of Hastings and Parsons was the general contractor with the concrete work subcontracted to Laws Construction Company.

The sturdy brick and concrete fire station followed the prevailing taste in public architectural design for the early twentieth century with its neoclassical four-bay South Division Street elevation. Defined by five brick pilasters accented with stone capitals, the front wall is also enriched with a bold modillion block cornice that stretches around two sides of the station. A parapet wall encircles the roof, and the front wall is enhanced by a decorative crest featuring a large

Page 2

masonry shield embossed with the letter "S." On the rear wall a brick bell tower rises another story and is covered by a pyramidal roofed sheathed with green tiles.

The Salisbury Fire Headquarters is an important architectural element in the downtown business district and it reflects the prominence of neoclassical design in early twentieth-century public architecture.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Salisbury Fire Headquarters

MHT INVENTORY NUMBER: WI-415

MARYLAND COMPREHENSIVE PLAN DATA

1. Historic Period Theme(s): Architecture

2. Geographic Orientation: Eastern Shore

3. Chronological/Development Period(s): Industrial/Urban Dominance 1870-1930

4. Resource Type(s): Fire Station

Survey No. WI-415

*	
MARYLAND	INVENTORY OF
HISTORIC	PROPERTIES

-Maryland Historical Trust HIST State Historic Sites Inventory Form

У

Magi No.

DOE __yes __no

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nd/or commo	on			
2. Loc	cation			
treet & numb	ber South Divis	ion Street		not for publication
ity, town	Salisbury	vicinity of	congressional district	First
tate	Maryland	county	Wicomico	
3. Cla	ssification			
Category district building(structure site object		Status — occupied — unoccupied — work in progress Accessible — yes: restricted — yes: unrestricted	Present Use agriculture commercial educational entertainment X government industrial	museum park private residence religious scientific transportation
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7. Description

Survey No. WI-415

Condition		Check one	Ch
excellent good fair	<pre> deteriorated ruins unexposed</pre>	unaltered altered	

heck one ____ original site ___ moved date of move

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Salisbury Fire Headquarters is located on a triangular lot bordered by South Division Street, Circle Avenue, and Market Street in the business district of Salisbury, Wicomico County, Maryland. The fire station headquarters faces west.

Erected in 1927-28, the Salisbury Fire Headquarters was built into a eastward slope of land descending from its highest point along South Division Street. The rear elevation of the building has a fully exposed cellar, and the building is covered with a sloping shed roof hidden behind a parapet. Supported on a poured concrete foundation, the brick walls are laid in stretcher bond with stone accents.

The west (main) elevation is four-bay facade with five brick pilasters dividing the wall into even bays. The first floor has been modified with the consolidation of four bays into two for entrance and exit of modern fire trucks. The second floor is pierced by four evenly spaced double replacement windows. Stone sills and keystone blocks accent the window openings, and the pilasters have stone capitals. A molded stone frieze extends across the station directly above the pilasters. Fixed above the stone frieze is a narrow band of brickwork that features a stone name plaque inscribed "Salisbury Fire Headquarters." Directly above the brick band is a bold modillion block entablature that highlights the front wall as well as the south side. Rising atop the stone entablature is a brick parapet wall finished with a concrete cap. On the front of the parapet is a decorative crest that features a shield embossed with the capital letter "S."

The south side is six bays across with an exposed poured concrete foundation defined by projecting concrete bases which are extensions of the seven brick pilasters that mark the brick facade. The four center bays of the six-bay facade are pierced by double window openings accented with stone keystones within brick jack arches. The outer two bays have single width window openings that are also distinguished by a jack arch and stone keystone. The southwestern corner bay is pierced by a side door opening. Above the second floor series of windows is the molded stone frieze and above it is the brick band and modillion block entablature.

The north side is a six-bay facade defined by plain brick pilasters that extend from the concrete foundation to the parapet cap. The six bays are pierced by an asymmetrical grouping of double and single replacement windows, and a double door entrance. Rising above the northeast corner of the station is an interior brick furnace flue.

The rear (east) wall has a fully exposed cellar with a garage entrance and an asymmetrical fenestration of double and single window openings. Each window opening has a brick jack arch and a stone keystone. A series of narrow single pane sash windows light the center stair providing access to the belfry. The pyramidal roofed belfry is distinguished by a round arched opening in each side. The round arches are accented with stone impost and keystone blocks. Each arched opening is set within a slightly recessed panel that corbells outward along the top edge to the surface of the tower wall. The belfry is capped by a pyramidal roof featuring exposed rafter ends and a green tile covering.

8. Significance

Survey No. WI-415

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Specific (dates 1927-28	Builder/Architect Hastings and Parsons, Contractors
check:		<u>A B x C D</u> <u>A B C D E F G</u> <u>nationalstate x local</u>

Prepare both a summary paragraph of significance and a general statement of history and support.

On February 4, 1928, the Salisbury Advertiser and Wicomico Countian announced the dedication of the newly erected Salisbury Fire Headquarters, also known as Firehouse No. 1. Built at a cost of \$55,000, the new fire station was described at the time:

The imposing 46 x 80 new brick structure is considered as fine a home as any individual fire company in Maryland can boast. The building is two floors with basement. The first floor houses the equipment, valued at \$50,000 and including five pieces of motorized apparatus.

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The Salisbury Fire Headquarters is an important architectural element in the downtown business district and it reflects the prominence of neoclassical design in early twentieth-century public architecture.

1.17

Acreage of nominated property Quadrangle name	Quadrangle scale
UTM References do NOT complete UTM res A Zone Easting Northing C L E G	B B B B Cone Cone
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	a substantia de la constantia de la constan
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11. Form Prepared By

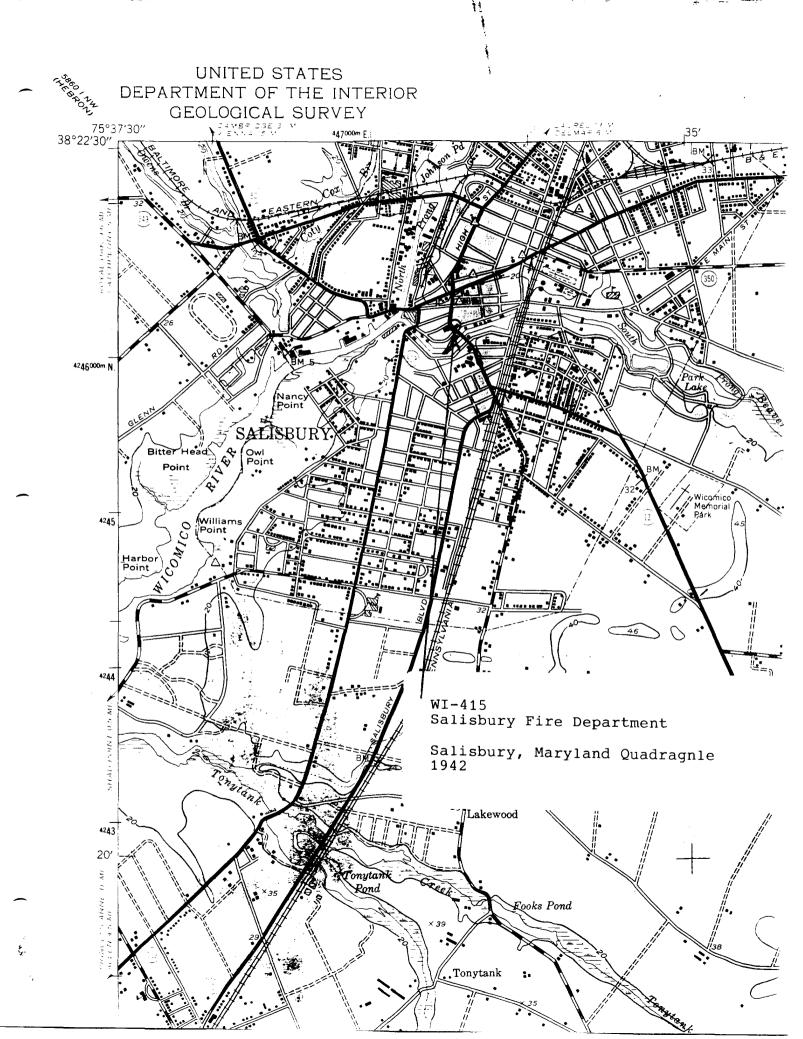
name/title Pa	ul B Touart, Architectu	ral Historian
organization Pr	ivate Consultant	date 2/17/99
street & number	P. O. Box 5	telephone 410-651-1094
city or town	Westover	state Maryland 21871

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust Shaw House 21 State Circle Annapolis, Maryland 21401 (301) 269-2438 MARYLAND HISTORICAL TRUST DHCP/DHCD 100 COMMUNITY PLACE CROWNSVILLE, MD 21032-2023 514-7600

PS-2746



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301 3

View Map

No Ground Rent Registration on File

Real Property Data Search () Search Result for WICOMICO COUNTY

No Ground Rent Redemption on File

Account Number:	District - 05	Account Ider	ntifier - 0261	72		
	(Owner Info	ormation			
Owner Name:	DEVRECO I	LC	Use: Principal R	esidence	COMMER NO	CIAL
Mailing Address:	150 W MAR STE 101 SALISBURY		Deed Refer	rence:	/03638/ 00	0433
	Locatio	n & Struct	ure Inforr	nation		
Premises Address:	115 S DIVIS SALISBURY	ION ST 21801-0000	Legal Desc	ription:	115 S DIV	SQFT 'ISION STREET RY SURVEY DEVREC
Map: Grid: Parcel: Neighborho	od: Subdivis	ion: Section	: Block: Lot	: Assessi	ment Year:	Plat No:
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Town: SALISBURY						
Primary Structure Built Above	e Grade Living	g Area Finish	ned Baseme	nt Area	Property L	and Area County Us
1920 7,680	SF				13,792 SF	
		Value Info	rmation			
	Base Value	Value			n Assessn	
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Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

https://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=23&SearchType=ACCT&District=05&AccountNumber=026172

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	June 25, 2025
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#25-14
Commission Considering:	Sign Installation
Owner's Name:	Richard A. Henson Foundation
Applicant Name:	Phillip Signs
Agent/Contractor:	Same as applicant
Subject Property Address:	200 W Main St. Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial
Acting Chairman:	Brenden Frederick
HDC Staff contact:	Jennifer Jean Associate Planner (410) 548-3170

Salisbury Historic District Commission	
125 N. Division Street	Permit Application
Room 304	\$150 Fee Received (date)
Salisbury, MD 21801	
(410) 548-3170/ fax (410) 548-3107	
	Case #: #25-14
Date Submitted:	Action Required By (45 days):
Date Accepted as Complete:	
Subject Location: 200 WEST MAW ST	- Owner Name: RICUARA A. HENSON FOUNDAR
Application by: PHILLAS SIGN S	- Owner Address: 200 w. MAN ST
Applicant Address: SEAFORD, DE	- Owner Phone: 410 . 74 2 . 7057
Applicant Phone: 302.629.3550	- Owner Email: stacey @hensoufid.org
Nork Involves:AlterationsNew Cons	
DemolitionSign	Awning Estimated Cost
DESCRIPTION OF WORK PROPOSED (Please be sp	ectric. Attach sheet if space is inadequate) Type of
naterial, color, dimensions, etc. must accompany appli	cation. If sights are proposed, indicate material,
nethod of attachment, position on building, size and fro	ont linear reet of building, size and position of all
other signs on building, and a layout of the sign.	ARITHER RULLALAVA FOR
PEDESTRIAN TRAFFIC. INCLUDES	NE LANDESCALLMRED (200)
AND COPY: "GREATER SALISBURY BUILD	NOW PROPERTY ALOURD LEVEL FOR
AND WAY . GRATES SHUISBUILD	ING AT A COURT CEDE TOTA
BETTER VISIBILITY	

Do you intend to apply for Federal or State Rehabilitation Tax Credits? If yes, have you contacted
Maryland Historical Trust staff?YesNo
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.

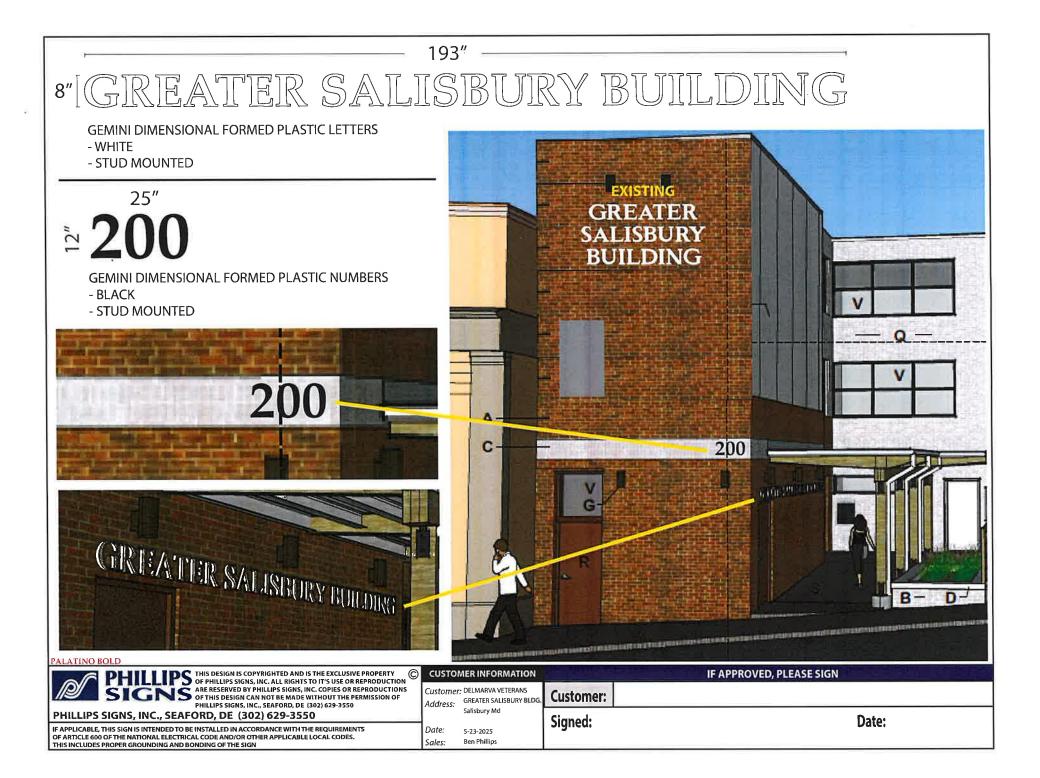
The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Infrastructure and Development for the City of Salisbury as well as on the city's website: www.ci.salisbury.md.us.

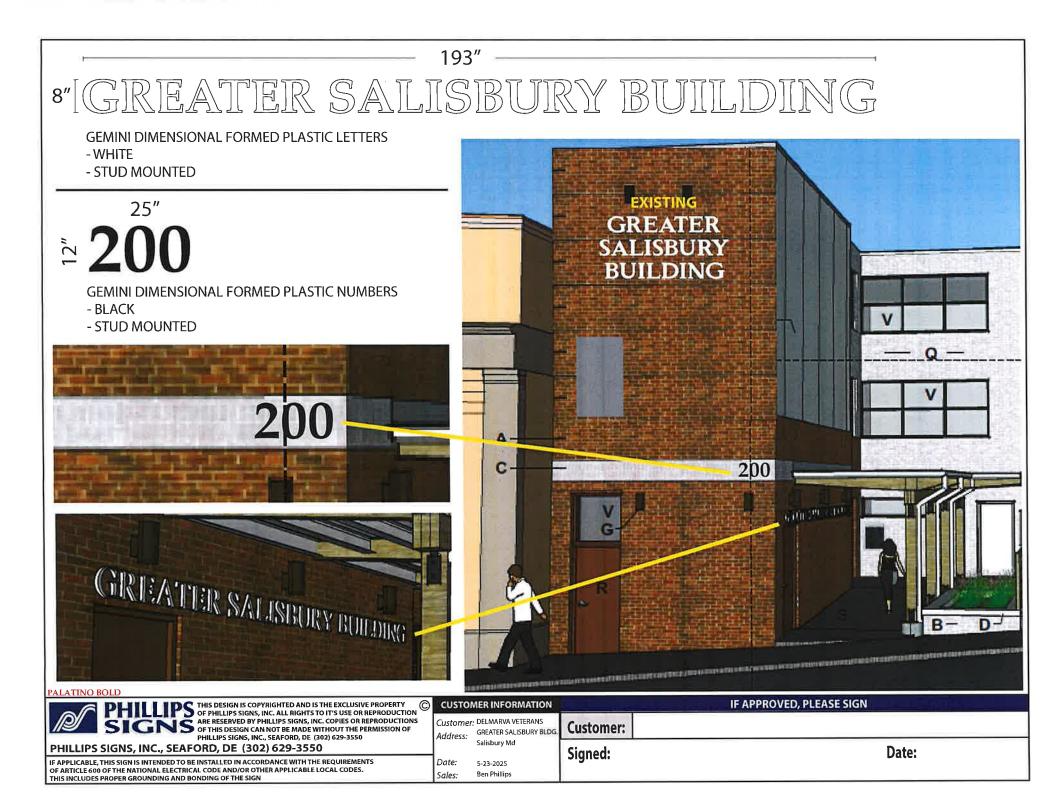
I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on ______(date).

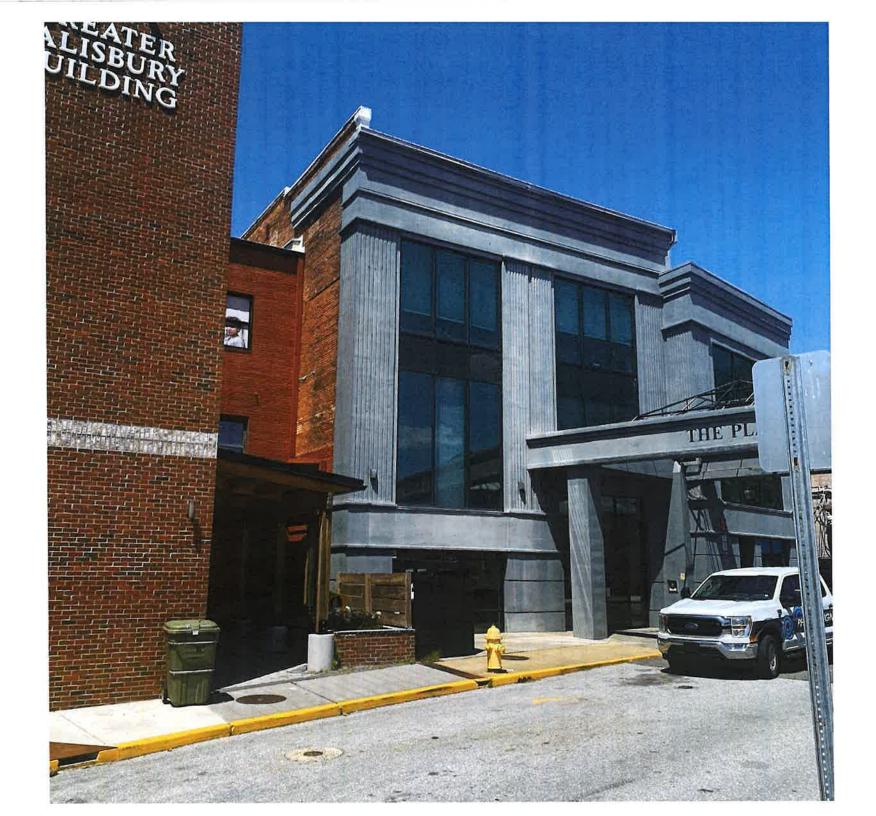
I hereby certify that the owner of the subject premises has been fully informed of the alterations herein proposed and that said owner is in full agreement with this proposal.

Applicant's Signature	Benfally	Date	5/27/25	
	0			

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



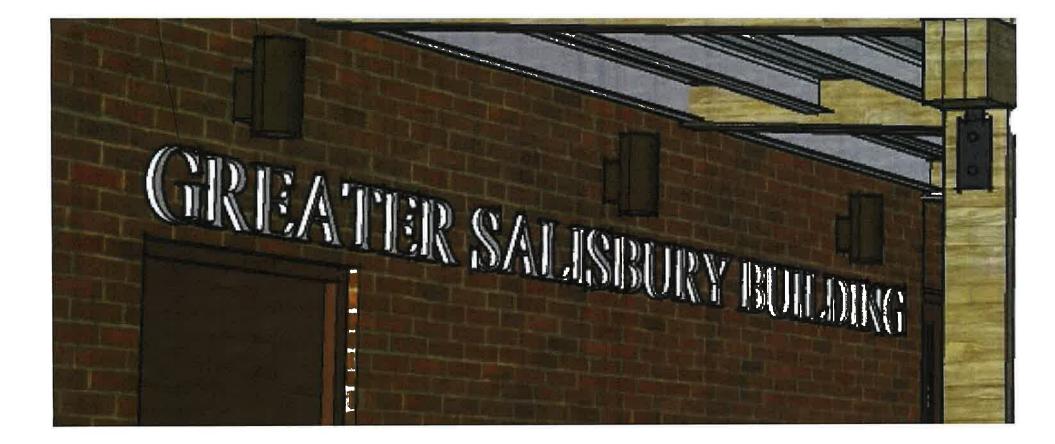


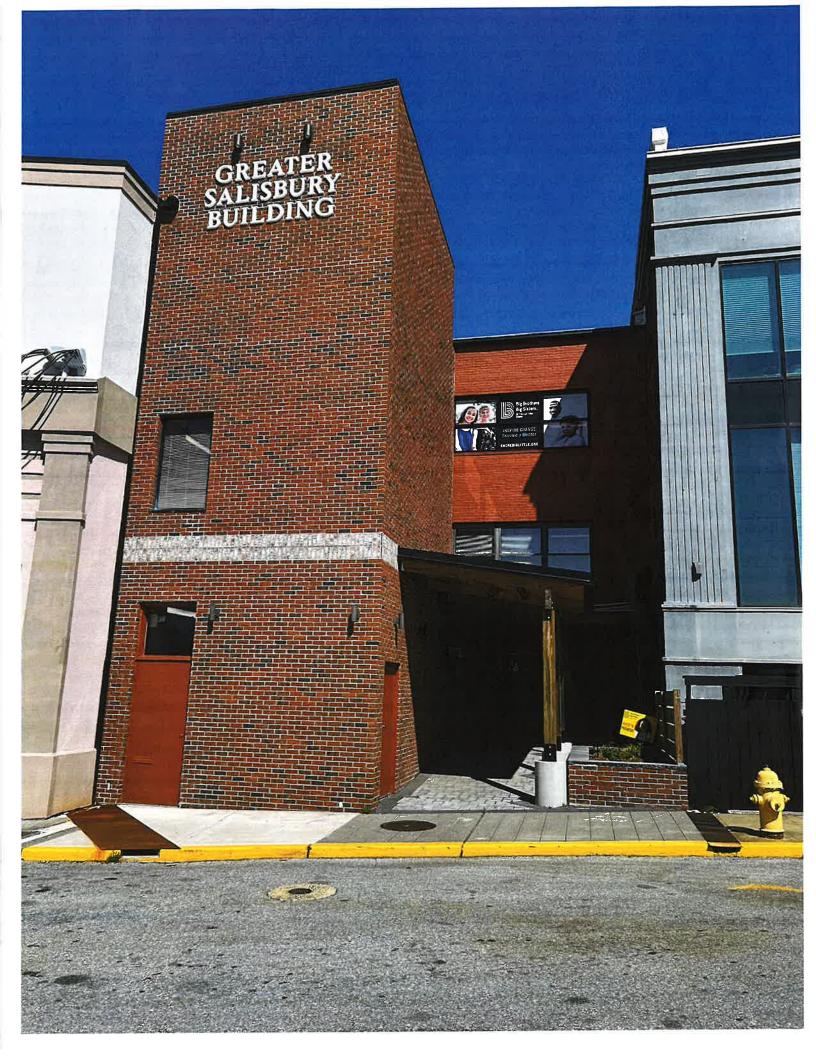












Salisbury Historic District Commission

STAFF FINDINGS

Meeting of December 18, 2024

Case Number:	#25-14
Commission Considering:	Sign Installation
Owner Name:	Richard A. Henson Foundation
Owners Address:	200 W. Main St Salisbury, MD 21801
Applicant Name:	Phillips Signs
Applicant's Address:	20874 Sussex Hwy #5686 Seaford, DE 19973
Agent/Contractor:	Same as applicant
Subject Property Address:	200 West Main Street Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Exempt Commercial
Zoning Classification:	CBD – Central Business District
Structure / Site Description:	
Built Date:	1900
Enclosed Area:	8,610 sq. ft. (SDAT Real Property
Lot Size:	Database) 5,015 sq. ft. (SDAT Real Property
Number of Stories:	Database) Unknown
Contributing Structure:	Not Determined
Wicomico County Historic Survey on file:	Yes; WI-262, Greater Salisbury Building
Nearby Properties on County Survey:	Yes

Properties included below, but not limited to:

• WI-145, Salisbury Historic District

Explanation of Request: The applicant is seeking approval to install signage that will help pedestrians identify the building. The proposed sign will display the new address number, along with the phrase "Greater Salisbury Building," positioned at a lower height to improve visibility.

Areas of Historic Guidelines to be considered:

GUIDELINES FOR COMMERCIAL PROPERTIES

Guideline 45: Sign Placement

- a. Signs must not obscure or hide significant historic features or details. This includes windows, cornices, and architectural trim.
- b. Projecting signs must be located no less than eight feet above the sidewalk.
- c. Signs should be mounted to historic masonry buildings through the mortar joint, rather than through masonry units wherever possible.
- d. Non-permanent painted or adhesive signs (for example, vinyl cling signs) may be installed on the interior of storefront windows or on the upper story windows of multi-story commercial buildings.
- e. Signs shall not be placed above the roof-line of any building in the Downtown Historic District, as per the zoning ordinance.
- f. Awning signs are permitted.

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 and make determinations on all applications to construct, alter, reconstruct, move or demolish a site or structure within a Historic District whenever "*exterior changes are involved which would affect the historic archeological, or architectural significance of a site or structure, any portion of which is visible or intended to be visible from a public way.*" In reviewing an application and plans, the Commission should consider review criteria, and may decide as to which of said Criteria are applicable.

Staff Findings Prepared By: Jennifer Jean Infrastructure and Development 125 N Division Street, Suite 304 Salisbury, MD 21801 (410) 548-3170 Date: June 16, 2025

WI-262

Greater Salisbury Building (County Trust Company, Eastern Shore Trust Company)

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reversechronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the "vertical files" at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 08-29-2003

c. 1930 and earlier

WI-262 Greater Salisbury Building Salisbury Private

Now known as the Greater Salisbury Building and the home of the Richard A. Henson Charitable Foundation, this two-story, limestone, marble, and brick building stands out on Salisbury's West Main Street as one of two distinctive examples of Art Deco design as expressed in Eastern Shore commercial architecture. Built as the Eastern Shore Trust Company around 1930 by the construction firm of Hastings & Parsons, the building is distinctive for its green marble and limestone front that frames a tall entrance and window wall. An Art Deco metal framework of a repeating arrow motif is laid over the entrance and window wall. The tall rectangular composition of stone and marble is further enhanced with carved representations of the bow and stern of a two-masted schooner. The bank's former name, "County Trust Company" is carved in large block letters and centered on the upper wall surface.

The vertical and compact nature of the Art Deco design imitates on a large scale a vault-like shape that provides an exterior reference to the building's function as a bank. The stone and marble facade as well as the metal framework that fronts the window wall convey a sense of strength, durability and modernity attractive to bank directors as well as their customers. The carved panels representing the bow and stern of a two-masted schooner are obvious references to the Eastern Shore in an effort to localize a nationally popular architectural design.

Page 2

A bank has been located at this address since the late nineteenth century. Purchased in January 1885 by the directors of the Salisbury National Bank, the building standing at the time was destroyed in October 1886 during Salisbury's catastrophic fire. Little time passed, however, before a new bank was erected on the same lot. The Salisbury National Bank transferred ownership of the property to the Eastern Shore Trust Company on the last day of December 1930. The building ceased being a bank in 1990 when it was conveyed by the Maryland National Bank to the Richard A. Henson Charitable Foundation, Inc.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Eastern Shore Trust Company (Greater Salisbury Building) MHT INVENTORY NUMBER: WI-262

MARYLAND COMPREHENSIVE PLAN DATA

1. Historic Period Theme(s): Architecture

2. Geographic Orientation: Eastern Shore

3. Chronological/Development Period(s): Modern Period 1930 Industrial/Urban Dominance 1870-1929

4. Resource Type(s): Commercial Block -Bank

Survey	No.	WI-262
--------	-----	--------

Maryl	and Hist	orical	Trust	_HISTORIC
State	Historic	Sites	Inventory	Form

.....

MARYLAND INVENTORY OF HISTORIC PROPERTIES

DOE __yes __no

Magi No.

1. Nam	e (indicate	e preferred name)		
historic	Eastern Sho	re Trust Company,	County Trust Comp	pany
and/or common	Greater Sal	isbury Building		
2. Loca	ation		- <u></u>	
street & number	200 West Ma	in Street		not for publication
city, town	-Maryland .	listary_vicinity of	congressional district	First
state	Wicomico	county	Maryland	
3. Clas	sification	1		
Category district X building(s) structure site object	Ownership public private both Public Acquisition in process being considered not applicab	ed ves: restricted	entertainment	museum park private residence religious scientific transportation other:
4. Own	er of Prop	perty (give names	and mailing addresses	s of <u>all</u> owners)
name	Richard A.	Henson Charitable	Foundation, Inc.	
street & number	200 West Ma	in Street	telephone no) .:
city, town	Salisbury	stat	e and zip code Mary	vland 21801
5. Loca	ation of Le	egal Descript	ion	
courthouse, regi	stry of deeds, etc.	Wicomico County		107, P. 1054 liber 1224
street & number	Wicomic	o County Courthous		folio 464
city, town	Salisbu	ry	state	MD 21801
	resentatio	on in Existing	Historical Surv	eys
				······
title			federal stat	
title			1 CT 21	
date				e county l
<u></u>	urvey records			e county k

7. Description

Survey No.WI-262

Condition		Check one
excellent	deteriorated	unaltered
x_ good	ruins	_x_ altered
fair	unexposed	

Check one ____ original site ____ moved date of move

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The old Eastern Shore Trust Company building, now known as the Greater Salisbury Building, stands at 200 West Main Street in the center of the business district of Salisbury, Wicomico County, Maryland. The two-story limestone, marble, and brick building faces north.

Built around 1930, this rectangular two-story, stone and brick was erected in an ashlar masonry tradition with a polished granite steps and watertable defining the foundation. Smooth limestone walls rise from the foundation in an Art Deco design with white-veined green marble framing a two-story entrance and window wall. The fully glazed entrance is framed by a tall series of windows fronted by a decorative metal framework designed in an upside-down arrow motif. The white-veined green marble surround frames the entrance and window wall. A molded backband trims the outside perimeter of the marble and cyma curve crown molding serves as a cornice.

The limestone walls that surround the marble project slightly to form flanking columns that rise to the parapet roof. Fixed in the top of each column are carved stone panels depicting the bow and stern section of a two-masted schooner. The bow section is on the left and the stern portion on the right. The bank name "County Trust Company" in Art Deco block letters in centered on the upper wall surface. Additional decoration includes a series of carved Art Deco stars across the top of the wall along with another decorative carved bank.

The building has a night depository on the east (left) side with a small rectangular window above. The building is flanked on the west side by an adjacent commercial block.

The interior has been remodeled to suit modern offices.

8. Significance

Survey No. WI-262

1600 1700	D-1499 archeology-historic D-1599 agriculture D-1699 architecture D-1799 art	• •	g landscape architectur law literature military music	e religion science sculpture social/ humanitarian theater transportation other (specify)
Specific	; dates	Builder/Architect	Hastings & Parson	s, Inc Builders
check:	and/or Applicable Exception:	<u> </u>	EFG _ <u>×</u> local	

Prepare both a summary paragraph of significance and a general statement of history and support.

Now known as the Greater Salisbury Building and the home of the Richard A. Henson Charitable Foundation, this two-story, limestone, marble, and brick building stands out on Salisbury West Main Street as one of two distinctive examples of Art Deco design as expressed in Eastern Shore commercial architecture. Built as the Eastern Shore Trust Company around 1930, the building is distinctive for its green marble and limestone front that frames a tall entrance and window wall. An Art Deco metal framework of repeating arrow motif is laid over the entrance and window wall. The tall rectangular composition of stone and marble is further enhanced with carved representation of the bow and stern of a two-masted schooner. The bank's former name, "County Trust Company" is carved in large block letters and centered on the upper wall surface.

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The building qualifies for listing in Category A, due to its well preserved condition and intact architectural features.

A bank has been located at this address since the late nineteenth century. Purchased in January 1885 by the directors of the Salisbury National Bank(1), the building standing at the time was destroyed in October 1886 during Salisbury's catastrophic fire. Little time passed, however, before a new bank was erected on the same lot.(2) The Salisbury National Bank transferred ownership of the property to the Eastern Shore Trust Company on the last day of December 1930.(3) The building ceased being a bank in 1990 when it was conveyed by the Maryland National Bank to the Richard A. Henson Charitable Foundation, Inc.(4)

10. Geographical Data	
Acreage of nominated property Quadrangle name UTM References do NOT complete UTM references	Quadrangle scale
A L L L L L L L L L L L L L L L L L L L	B Zone Easting Northing
$\begin{array}{c c} c & \downarrow \\ \downarrow & \downarrow \\ \hline \\$	$\begin{array}{c} \square \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \begin{bmatrix} 1 \\ 1 \end{bmatrix} \\ \blacksquare \end{bmatrix} \\ \blacksquare \blacksquare$

Verbal boundary description and justification

List all state	es and counties for prop	erties ove	erlapping state or cou	nty bou	Indaries		
state		code	county			code	
state		code	county			code	
11. Fo	orm Prepare	d By					
name/title	Paul B. Touart,	Archit	ectural Histori	an			
organization	Private Consulta	int	date	4/	12/96		
street & numb	P.O. Box 5		telej	phone	410-65	1-1094	
city or town	Westover		state	M a	ryland	21871	

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:	Maryland Historical Trust Shaw House 21 State Circle Annapolis, Maryland 21401 (301) 269-2438	MARYLAND HISTORICAL TRUST DHCP/DHCD 100 COMMUNITY PLACE CROWNSVILLE, MD 21032-2023 -514-7600

PS-2746

WI-262 Greater Salisbury Building (Eastern Shore Trust Company, Salisbury National Bank, Maryland National Bank) 200 West Main Street Salisbury, Wicomico County, Maryland

Map 107, Parcel 1054

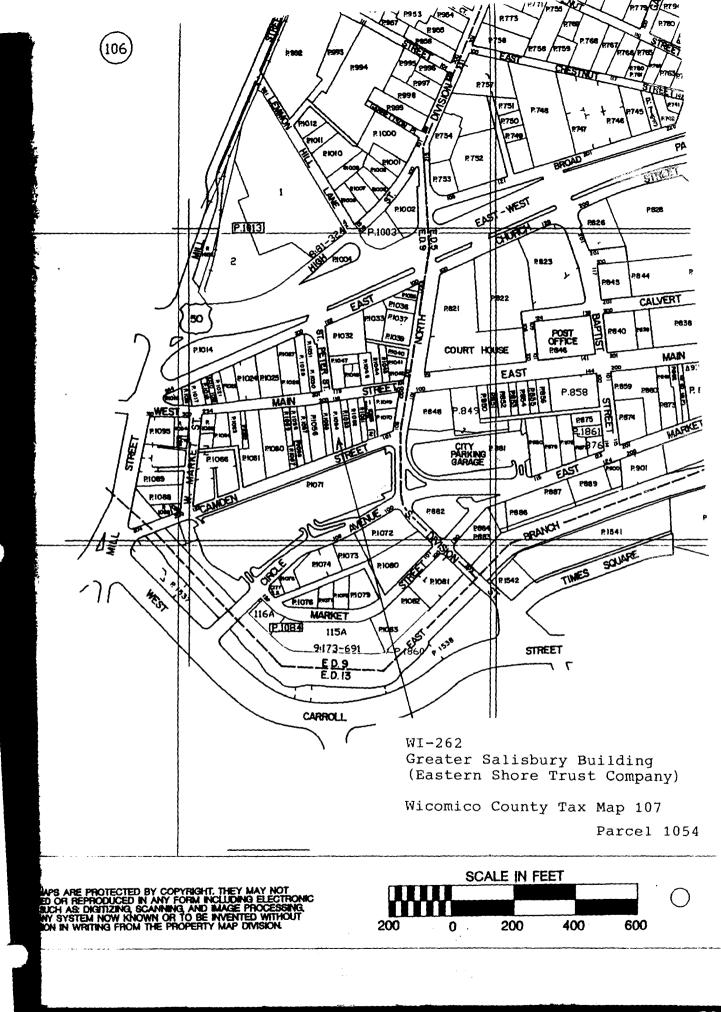
1224/464	Maryland National Bank
	to
7/16/1990	The Richard A. Henson Charitable Foundation, Inc.
	Southerly side of West Main Street and adjoining on the East the property now or formerly owned by L. W. Gunby Company, adjoining on the West the land now or formerly owned by Arcade Theater
IDT 166/304	Salisbury National Bank
	to
12/31/1930	The Eastern Shore Trust Company now by various mergers being the Maryland National Bank
SPT 7/111	E. Jackson and Nannie R. Jackson
	to
1/12/1885	Salisbury National Bank
	\$2,100 Beginning at a point on the south side of said street o foot west from the North East corner of the lot formerly belonging to Dr. William H. Rider, deceased, and which was conveyed to the said Elihu E. Jackson by deed from Granville B. Rider, one of the executors of said deceased, and from said front running westward by and with the south side of said Street 21' or so as to include the entire foundation of the building of the Bank aforesaid and to the outside thereof

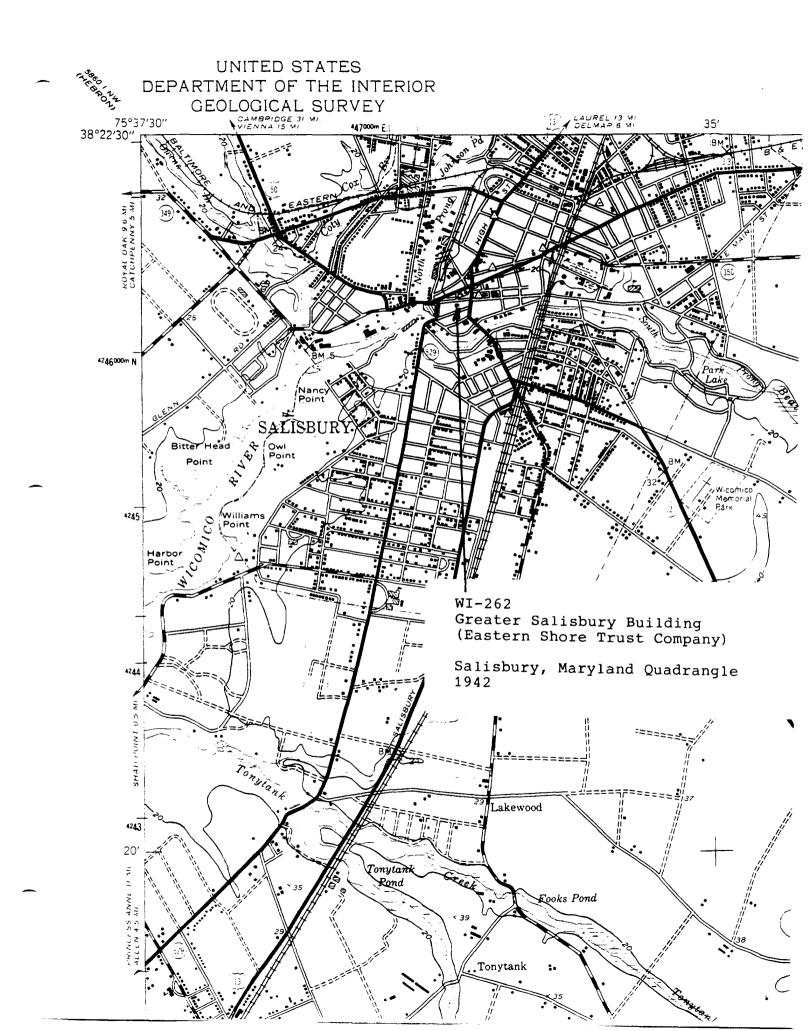
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SIGNIFICANCE, 8.1 Greater Salisbury Building, WI-262 Salisbury, Wicomico County, Maryland

Footnotes

- 1 Wicomico County Land Record, SPT 7/111, Wicomico County Courthouse.
- 2 Sanborn Insurance Map Company, (1888) Salisbury, (Maryland State Archives).
- 3 Wicomico County Land Record, IDT 166/304, December 31, 1930, Wicomico County Courthouse.
- 4 Wicomico County Land Record, 1224/464, July 16, 1990, Wicomico County Courthouse.









Gamera Anisisting Building 1190 mm Eleven 11 119, PAL TOURS PINTALISTI-NEG. / NOV 14 GOVERN

Real Property Data Search () Search Result for WICOMICO COUNTY

View Map	No Ground Rent I	Redemption on Fi	le	No (Groun	d Rei	nt Registration o	on File
Special Tax Recapt	ure: None							
Account Number:	District	- 09 Account Iden	tifier - 05	52666				
		Owner Int	format	ion				
Owner Name:		D A HENSON ABLE FOUNDATIC		se: incipal F	Reside	ence:	EXEMPT COMM	IERCIAL
Mailing Address:	200 W M			ed Refe			/01224/ 00464	
	Loc	ation & Struc	ture In	Iforma	tion			
Premises Address:		IAIN ST JRY 21801-0000	Le	egal Deso	criptic	on:	BL-A L-18 EXEM 200 W MAIN ST CITY OF SALIS	
Map: Grid: Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Asse	ssment Year:	Plat No:
0107 0014 1055	21003.23	0000		А	18	2024		Plat Ref:
Town: SALISBURY								
Primary Structure I	Built Above Grade 8,610 SF	Living Area Fini	shed Bas	sement A		Prope 5,015	-	County Us
Stories Basement T	,	Exterior Quality Fu	II/Half Ba	th Garac		,		rovement
	FFICE BUILDING /	C3		un oarag	JC 243			ovement
		Value Inf	ormati	on				
	Base				naeo-i	n Aee	essments	
	Dase	As c			of	11 733	As of	
			1/2024		/01/20)24	07/01/202	25
Land:	75,200) 100,	300					
Improvements	454,00	00 445,	500					
Total:	529,20	00 545,	800	53	4,733		540,267	
Preferential Land:	0	0						
		Transfer Ir	nforma	tion				
Seller: MARYLAND	NATIONAL BANK	Date: 07/19	/1990				Price: \$	0
Type: ARMS LENG	TH MULTIPLE	Deed1: /012	224/ 0046	64			Deed2:	
Seller:		Date:					Price:	
							Deed2	
		Deed1:					Deed2:	
Туре:		Deed1: Date:					Price:	
Type: Seller:								
Type: Seller:		Date:	Inform	ation			Price:	
Type: Seller: Type:	essments:Class	Date: Deed1:		ation			Price:	
Type: Seller: Type: Partial Exempt Ass County:	essments:Class 900	Date: Deed1:	07				Price: Deed2:	
Type: Seller: Type: Partial Exempt Ass		Date: Deed1:	07 53	/01/2024			Price: Deed2: 07/01/2025	
Type: Seller: Type: Partial Exempt Ass County:	900	Date: Deed1:	07 53 53	7/01/2024 4,733.00 4,733.00		267.00	Price: Deed2: 07/01/2025 540,267.00	267.00

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

https://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=23&SearchType=ACCT&District=09&AccountNumber=052666

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	June 25, 2025
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#25-11
Commission Considering:	New Construction
Owner's Name:	Salisbury Town Center Apartments LLC
Applicant Name:	Salisbury Town Center Apartments LLC
Agent/Contractor:	N/A
Subject Property Address:	Lots 1, 11 & 15
Historic District:	Downtown Historic District
Use Category:	Commercial
Acting Chairman:	Brenden Frederick
HDC Staff contact:	Jennifer Jean Associate Planner (410) 548-3170

Salisbury Historic District Commission	
125 N. Division Street Room 304 Salisbury, MD 21801 (410) 548-3170/ fax (410) 548-3107	Permit Application \$150 Fee Received (date)
	(Fior HDC Case No. 23-08)
Date Submitted: v-9-25	Case #:
Date Accepted as Complete:	Action Required By (45 days):
Subject Location: 13) circle Ave., 121 Circle Ave., 118 Circle Ave., 149 W. UM Solisburg, MIS 2180, See ettached Statistics Application by: Salisburg Town Control Apartments, LLC Applicant Address: 50 W. Market St., Suite Ja, Salisburg, MD 21801 Applicant Phone: 410 - 430 - 6838	- Owner Phone: <u>U10-430-6838</u> Owner Email: <u>DadGoorbuilds</u> , com
Work Involves:AlterationsNew ConstruDemolition Sign	uctionAddition Other Awning Estimated Cost
DESCRIPTION OF WORK PROPOSED (Please be spec	
material, color, dimensions, etc. must accompany applica	ation. It signs are proposed, indicate material,
method of attachment, position on building, size and fron	t lineal teet of building, size and position of all
other signs on building, and a layout of the sign.	

Approval-Botthe construction of the Solidary Town Center Tre ject (the "Say T-C Roject) consisting of the construction of three (2) five story approval-Botthe construction of the Solidary Town Center Tre ject (the "Say T-C Roject) consisting the construction of three (2) five story approval shilling providing a total of 222 rew approval with sand one (1) one-story building planned for conversion in chair spaces, to be locate long the down - reference of paperly come for single by Appli wat; the construction with request of the proval of the same work requested by Applicant on approve unangineously by the Conversion in Case. # 23-02 subject to the conditions set touth in the Catificities of Approval char The Construction in Case Are there any easements or deed restrictions for the exterior of this property? If yes, submit a # 23-08.

letter from the easement holder stating their approval of the proposed work. Yes No

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

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

See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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

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

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on June 25, 2025 (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.

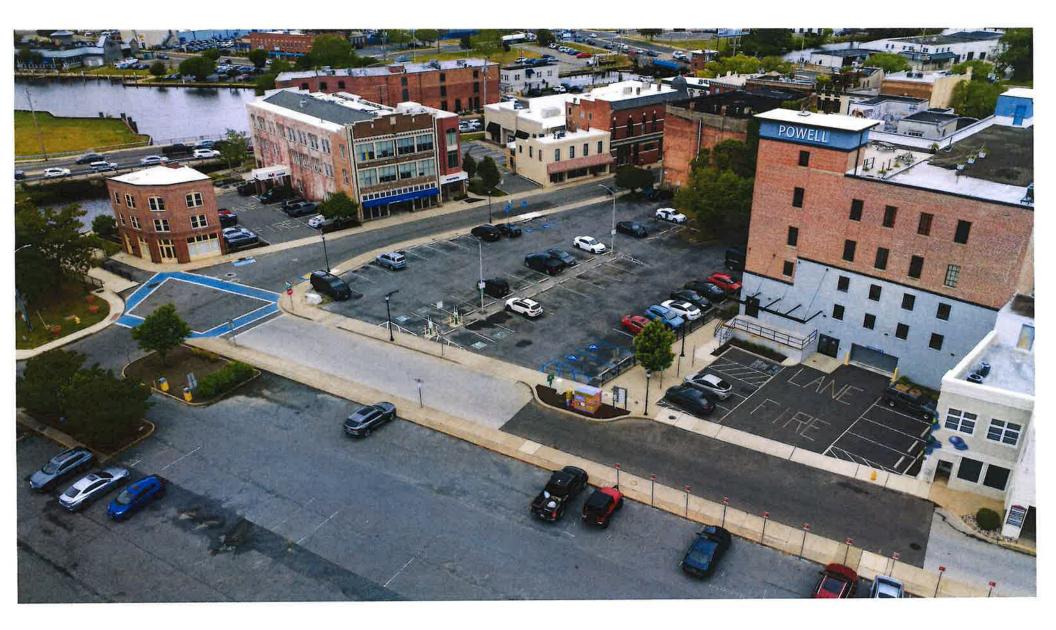
Appl	icant's
Sign	ature

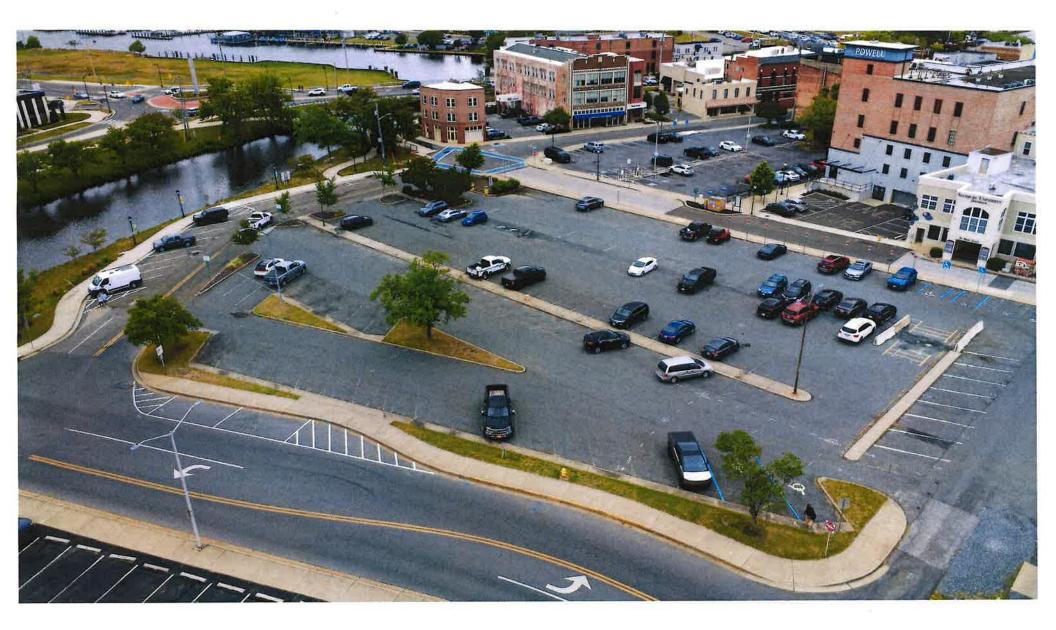
Application Processor (Date)

Date 5-8-25

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





















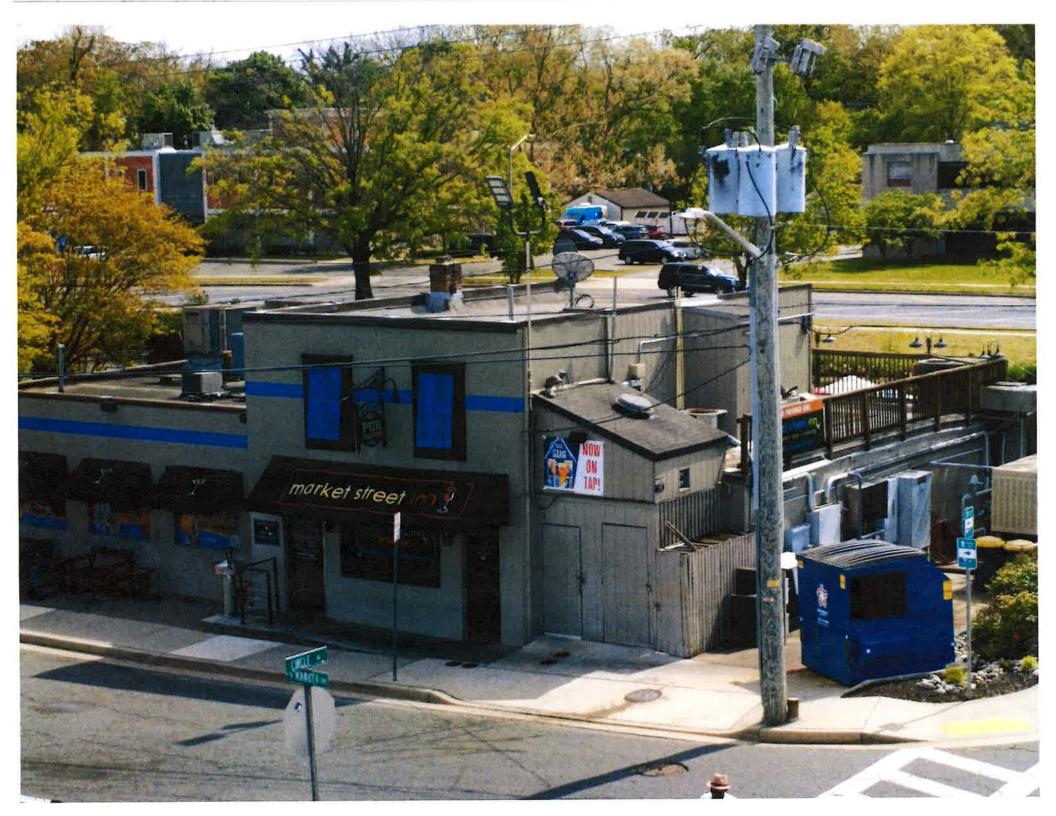






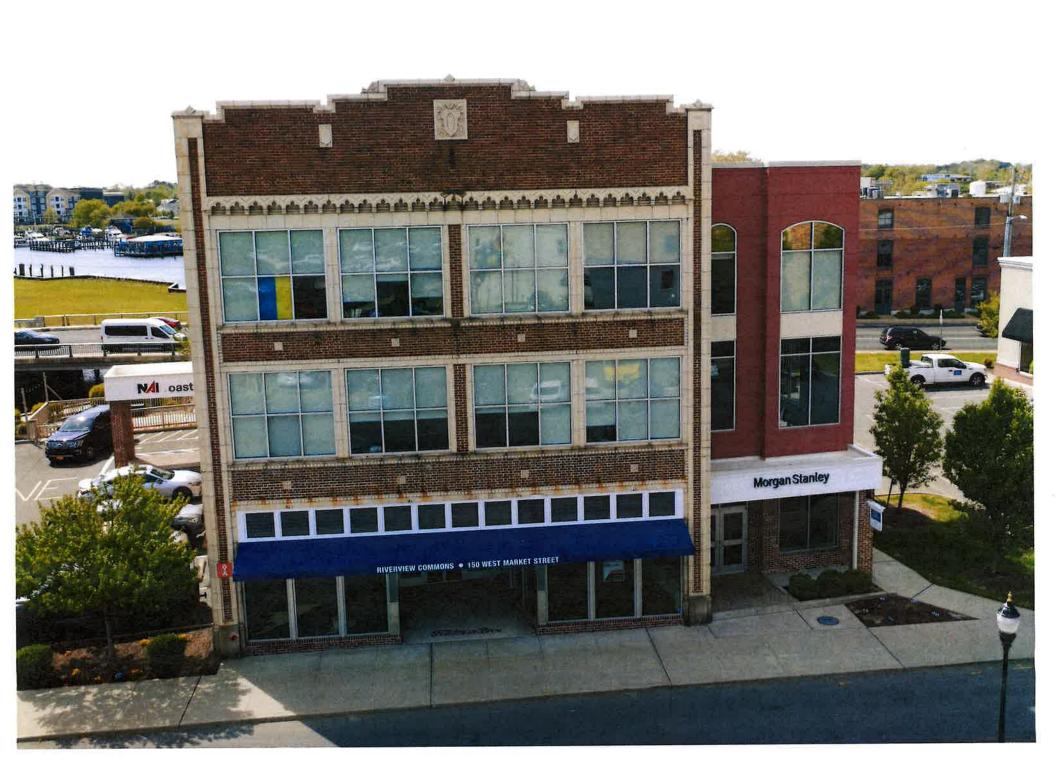




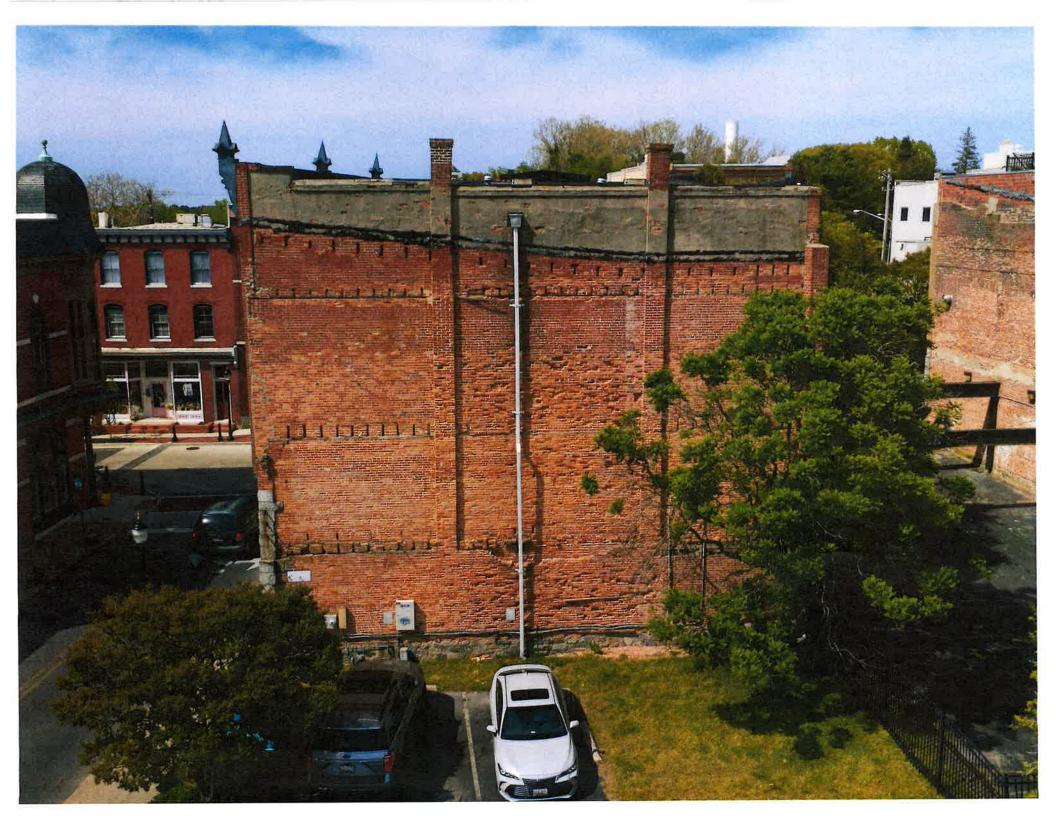


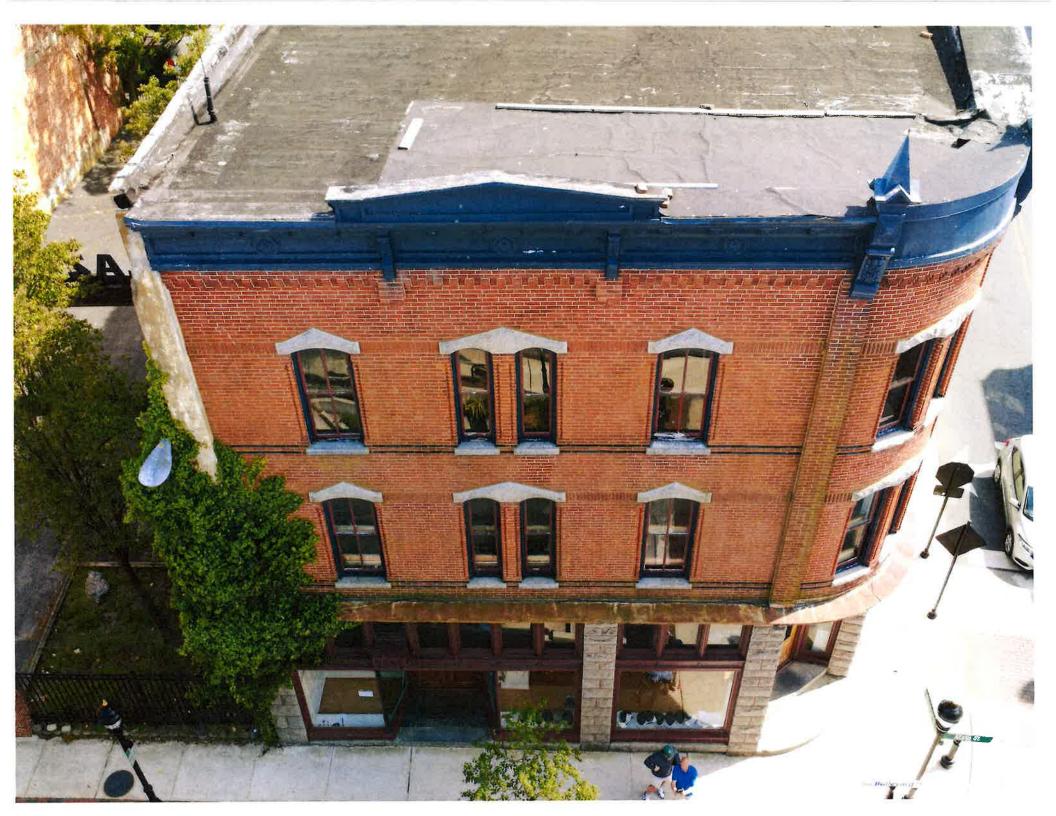


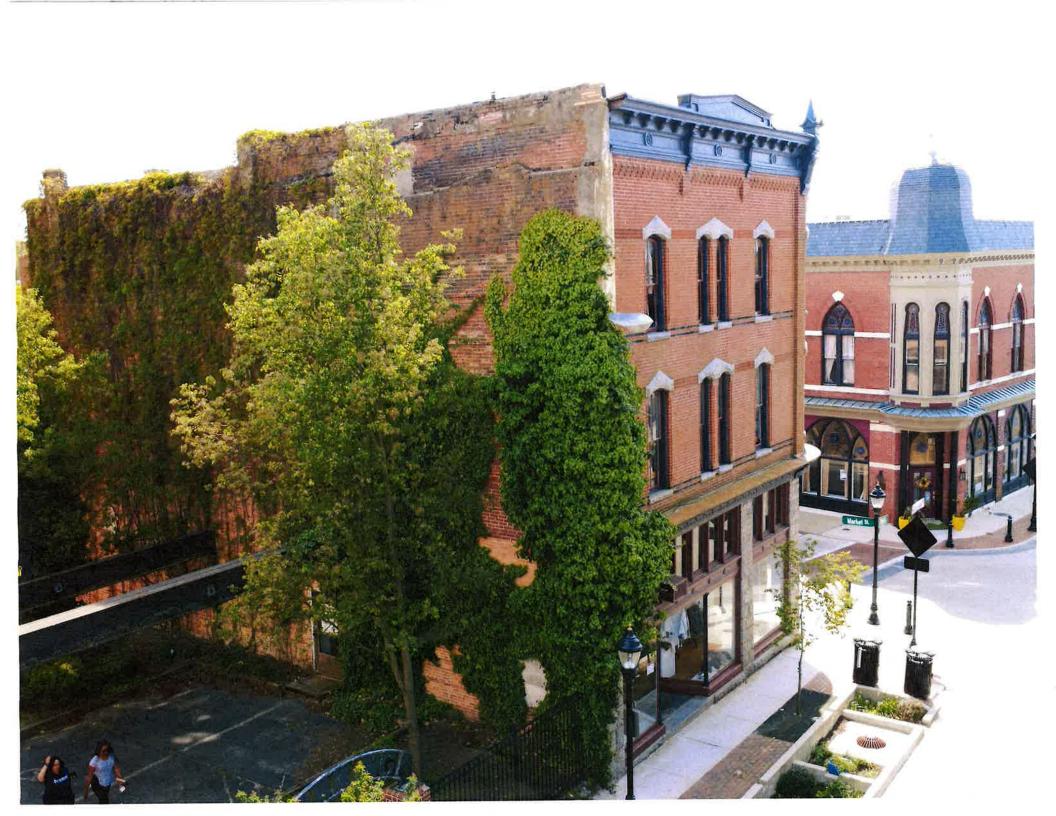












Real Property Data Search () Search Result for WICOMICO COUNT

View Map	View Ground	Rent Redemption	View	View GroundRent Registration			
pecial Tax Recapture: Nor	ne						
ccount identifier:	District - 09 Acco	w nt Number - 061002					
		Owner Info	mation				
	SALISBURY TOW	N CENTER APARTMEN	TS LLCUse:	COMMERCIAL			
Wner Name:	SALISBONT TON		Principal Residen				
lailing Address:	150 W MARKET S	BT	Deed Reference:	/05321/ 00043			
	#101 SALISBURY MD 2	21801-					
		ocation & Structu	re Information				
				n: L- 3; 42,024 SQFT			
remiees Address:	131 CIRCLE AVE SALISBURY 2180		raffer and the second	131 CIRCLE AVENUE			
				RESUB SALISBURY TOWN CENTI ent year: Plat No:			
lap: Grid: Parcel: Neig	giladi ilovei el-	division: Section:	Block: Lot: Assessme 3 2024	ent Year: Plat Ro: Plat Ref: 0017/0730			
107 0014 1071 210	03.23 000	0	3 2024				
fown: SALISBURY							
Primary Structure Built	Above Grade Liv	ving Area 🛛 🖬 Finishe	Proposition and a second	Property Land Area County Use			
Timely Guddente Dant		-		42,024 SF			
Stories Basement Ty	ype Exterior Qu	aity Full/Half Bath	Garage Last Notic	e of Major Improvements			
IDRES BALGINGIC .	/	•					
		Value Intol	mation				
	Rase V			Assessments			
	Base V	alue Value As of	Phase-in As of	As of			
		atse Value As of 01/01/2	Phase-in As of 2021 07/01/202	As of			
Land:	420,200	alue Value As of D1/01/2) 420,20	Phase-in As of 2021 07/01/203 10	As of			
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Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

2

Real Property Data Search () Search Result for WICOMICO COUNTY

View Map	View GroundRent Re	ademption	View GroundRent Registration			
ipecial Tax Recepture: Non	6					
ccount Identifier:	District - 09 Account Nu	mber - 060987				
		Owner Information	1			
Swner Name:	SALISBURY TOWN CEN		ппсіраї кезіценсі	COMMERCIAL I:NO		
Mailing Address:	150 W MARKET ST #101 SALISBURY MD 21801-	D	ed Reference:	/05321/ 00043		
	+· -·	on & Structure Info	rmation			
Premises Address:	121 CIRCLE AVE SALISBURY 21801-0000	L		L- 4; 18,433 SQFT 121 CIRCLE AVENU RESUB SALISBURY	E TOWN CENTE	
Map: Grid: Parcel: Neig 0107 0020 1074 1000		n: Section: Block:	Lot: Assessmen 4 2024	t Year: Plat No:	0017/ 0730	
fown: SALISBURY Primary Structure Built	Above Grade Living Are	a Finished Basem		operty Land Area ,433 SF	County Use	
Stories Basement Ty	pe Exterior Quality /	Full/Half Bath Gare	ge Last Notice (of Major Improvemen	ts	
	-20	Value Information	n			
	Base Value	Value	Phase-in A	seconants		
	Base Aging	As of 01/01/2021	As of 07/01/2023	As of 07/01/2	024	
Land:	184,300	164,300				
Improvements	3,900	3,900	188,200			
Total:	188,200	188,200	100,200			
Preferential Land:	0					
		Transfer Information	n			
Seller: CITY OF SALISBUR	Y	Date: 11/14/2023		Price: \$275,000		
Type: ARMS LENGTH MUL		Deed1: /05321/ 00043		Deed2:		
Seller:		Date:		Price: SO		
Type:		Deed1: /00582/ 00072		Deed2:		
Seller:		Date:		Price:		
Type:		Deed1:		Deed2:		
	2	Exemption Informa	tion			
Partial Exempt Assessme	nts:Class		07/01/2023	07/01/2024		
County:	000		119,900.00			
State:	000		119,900.00	110 000 001		
Municipal:	000		119,900.00	119,900.00		
Special Tax Recapture: No						
	Homes	stead Application Ir	formation			

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Real Property Data Search () Search Result for WICOMICO COUNTY

View Map	View GroundRent Reden	mption	View	r GroundRent Registrat	ion
Special Tax Recapture: No	DNB				
Account Identifier:	District - 09 Account Numbe	er - 055207			
	01	wner Informat	ion		
)wner Name:	SALISBURY TOWN CENTER	RAPARTMENTS LL	Principal Acalder		
Nailing Address:	150 W MARKET ST #101 SALISBURY MD 21801		Deed Raference:	/05321/ 00043	
	Location	& Structure II	formation		
Premises Addrass;	118 CIRCLE AVE SALISBURY 21801-0000		Legal Descriptio	n: L-5; 1.08 AC 118 CIRCLE AVENU RESUB SALISBUR	IE Y TOWN CENTE
Map: Grid; Parcel: Ne 2107 0020 1077 20	ighberhood: Subdivision: 003.23 0000	Section: Bloc	k: Lot: Assessm 5 2024	ent Year: Plat No: Plat Ref	
Town: SALISBURY Primary Structure Bullt	Above Grade Living Area	Finished Ba	iement Area	Property Land Area	County Use
Stories Basement	Type Exterior Quality Ful /	WHalf Bath G	arage Last Notic	a of Major Improvemen	nis
		/alue informat	ion		
	Base Value	Value	Phase-ii	Assocoments	
		As of 01/01/2021	As of 07/01/20	As of 07/01/	2024
Land:	470,400	470,400			
Improvements	4,800	4,800 475,200	475,200		
Total: Preferential Land:	475,200 0	410,200			
Prenerezidai Cana.	Tr	ansfer Inform	ation		
	_	tn: 11/14/2023		Price: \$275,000	1
Seller: SALISBURY CITY Type: ARMS LENGTH MI		ed1: /05321/ 0004	3	Deed2:	
Seller: CAREY, T HOWAI		te: 10/30/1987		Price: \$90,000	
Type: ARMS LENGTH IM		ed1: /01123/ 0086	4	Deed2:	
Seller:		ate:		Price:	
Type:	D	ed1:		Deed2:	
	Ex	emption Infor	mation		
Partial Exampt Assessm	nente:Class		07/01/2023	07/01/2024	
County:	000		55,400.00		
State:	000		55,400.00	EE 400 001	
Municipal:	000		55,400.00	55,400.00	
Special Tax Recepture:	None				
Obsciel ter unseehen of					

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Date:

51

Homeowners' Tax Credit Application Status: No Application

Réal Property Data Search () Search Result for WICOMICO COUNTY

	ICO COUNTY								-
View Map	View Gr	oundRent Radan	ption			View (GroundRen	t Registratio	n
pecial Tax Recapture: N	one								
ccount Identifier:	District - 09	Account Numbe							
		Ov	vner Infor	matio	n				
wner Name:	SAUSBURY	TOWN CENTER	APARTMEN	TS LLC	jas:		COMME	RCIAL	
WHINT NEW INC.	•••••				-rincip	ial Residenc leference:	/05321/ 0	0043	
ailing Address:	150 W MAR	KET ST			Jeeq P		10002 17 9		
	#101 SALISBURY	/ MD 21801-							
		Location	& Structu	re Infe	orma	tion			
						Description:	L - 6; 19,	900 SQFT	
remises Address:	149 W MAR SALISBURY	KET ST (21801-0000			roðar i	56401 p	149 W M	ARKET STR	EET TOWN CENTE
	0,21050,11							Plat No:	
lap: Grid: Parcel: Ne	sighborhood:	Subdivision:	Section:	Block	Lot:	Assessmen 2024	nt Yesir.	Plat Ref:	0017/ 0730
	1003.23	0000			a	2024		10 N	
own: SALISBURY									
rimary Structure Built	Abova Gra	de Living Area	Finishe	d Baser	nent A		roperty La	nd Area	County Use
Think y an outer a same	,	-				-	9,900 SF		
itories Basemant	Type Exterior	Quality Full	/Haif Bath	Gan	1 9 0	Last Notice	of Major In	nprovement	2
COLLER CREATING	1								
		v	aiue Info	matio	n				
						Discola	Asseeme	nta	
	B	ase Value	Value As of			As of	7834 9 0 (0)	As of	
			01/01/2	2021		07/01/202	3	07/01/20	124
	19	99,000	199,00	0					
		99,000 000,	•	0					
mprovements	1.		199,00			200,000			
mprovements lotal:	1.	,000 00,000	199,00 1,000			200,000			
mprovements lotal:	1.	000 00,000	199,00 1,000	0	ion	200,000			
mprovements Total: Preferential Land:	1, 2(0	,000 00,000 Tr a	199,00 1,000 200,00 ansfer Inf	o ormat	ion	200,000		r: \$275.000	
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mprovements Fotal: Preferential Land: Seller: SALISBURY CITY Type: ARMS LENGTH M Seller: CANNON, ROBE Type: ARMS LENGTH IM Seller: CANNON, ROBE	1. 24 0 NULTIPLE RT P MPROVED RT P	,000 00,000 De De De De De De De De De De De	199,00 1,000 200,00 ansfer Inf te: 11/14/202 ed1: /05321/ te: 05/30/197	0 format 3 00043 77 00632 76	ion	200,000	Deer Prio Deer	42: s: \$0 d2: s: \$21,000	
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Homestead Application Status: No Application

Homsowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Salisbury Town Center Apartments, LLC

c/o Michael P. Sullivan 150 W. Market Street, Suite 101 Salisbury, MD 21801 mike@ggibuilds.com

May 8, 2025

City of Salisbury, Maryland Salisbury Historic District Commission 125 N. Division Street, Room 304 Salisbury, Maryland 21801

Re: Salisbury Town Center Apartments, LLC Application for Approval of the Construction Work for the Salisbury Town Center, as Approved Unanimously by the Salisbury Historic District Commission on May 24, 2023, and Subject to All Conditions Contained in the Certificate of Approval issued for Case #23-08.

Dear Commissioners,

On behalf of Salisbury Town Center Apartments, LLC ("STCA"), please accept the enclosed Salisbury Historic District Commission Application for approval of the construction work for the new construction of the Salisbury Town Center Project (the "Sby Town-Center Project"), consisting of three (3) four-story apartment buildings, providing a total of two hundred twenty-two (222) new apartment units, and one (1) one-story building planned for commercial retail space(s), to be constructed on that certain real property owned by Applicant identified as follows: (i) Map 0107, Parcel 1071, Lot 3 (Maryland Tax Account No. 09-061002), having a premises address of 131 Circle Ave., Salisbury, MD 21801 ("Lot 3"); (ii) Map 0107, Parcel 1074, Lot 4 (Maryland Tax Account No. 09-060987), having a premises address of 121 Circle Ave., Salisbury, MD 21801 ("Lot 4"); (iii) Map 0107, Parcel 1077, Lot 5 (Maryland Tax Account No. 09-055207), having a premises address of 118 Circle Ave., Salisbury, MD 21801 ("Lot 5"); and, (iv) Map 0107, Parcel 1066, Lot 6 (Maryland Tax Account No. 09-052534), having a premises address of 149 W. Market St., Salisbury, MD 21801 ("Lot 6") (Lot 3, Lot 4, Lot 5 and Lot 6 are hereinafter referred to collectively as the "STCA Lots"). The construction work that is the subject of this Application reflects the same construction work requested for approval by STCA in the Application, dated April 24, 2023 (the "Prior Approved Application"), approved unanimously by the Salisbury Historic District Commission ("HDC") in Case #23-08, subject to all conditions expressly set forth in the Certificate of Approval, dated June 27, 2023, issued by the HDC (the Certificate of Approval issued by the HDC for Case #23-08, approving the construction work for the Sby Town-Center Project as provided in the Prior Approved Application, is hereinafter referred to as the "Town-Center Approval"). (A copy of the Prior Approved Application, inclusive of all exhibits attached thereto, is attached hereto and incorporated herein as if set forth at length in this Application, as Exhibit A; a copy of the Town-Center Approval is attached hereto and incorporated herein as if set forth at length in this Application as Exhibit B.)

On or about April 24, 2023, STCA submitted the Prior Approved Application requesting the HDC's approval of the work described therein for the planned development and construction of the Sby Town-Center Project, consisting of STCA's new construction of three (3) four-story apartment buildings and one (1) one-story building planned for commercial retail space(s) on the STCA Lots (as more particularly depicted on (i) the Preliminary Site Plan for the Sby Town-Center Project approved by the City of Salisbury – Wicomico County Planning Commission (the "**Planning Commission**") at its July 20, 2023 meeting and (ii) the Final Site Plan for the Sby Town-Center Project submitted by STCA, on February 28, 2025, for approval by the Planning Commission).¹ Case #23-08, regarding the requests contained in the Prior Approved Application, was heard by the HDC at its May 24, 2023 meeting. Following extensive testimony from representatives of STCA, subsequent questioning from the Members of the HDC and public comment, the HDC

¹ A copy of the Preliminary Site Plan for the Sby Town-Center Project (the "**Approved Preliminary Site Plan**"), approved by the Planning Commission on July 20, 2023, is attached hereto and incorporated herein as **Exhibit C**; a copy of the Preliminary Certificate of Design and Site Plan Approval, dated July 21, 2023 (the "**Certificate of Preliminary Site Plan Approval**"), issued by the City of Salisbury to STCA is attached hereto and incorporated herein as **Exhibit D**; and, a copy of the Final Site Plan for the Sby Town-Center Project, submitted by STCA, on February 28, 2024, for approval by the Planning Commission, is attached hereto and incorporated by reference herein as **Exhibit E**.

voted unanimously to approve the work, for STCA's construction of the Sby Town-Center Project, described in the Prior Approved Application, subject to the following conditions:

- 1. The massing [for construction of the Sby Town-Center Project] is approved as submitted.
- 2. The organizational layout [for construction of the Sby Town-Center Project] is approved as submitted.
- **3.** The materials [for construction of the Sby Town-Center Project] are approved as submitted except the vinyl. The vinyl is addressed in condition 4.
- 4. The vinyl [for construction of the Sby Town-Center Project] is subject to further review when the [HDC] reviews windows, doors and other items related to the [Sby Town-Center Project]. In the future application, the vinyl shall be smooth and not embossed with a wood grain, the horizontal runs shall be limited to prevent running vertical joints so it is continuous to a reveal or another material, the amount of vinyl relative to other materials shall not exceed the percentage submitted, and the product shall be a of a commercial grade.
- 5. The parking garage materials were not reviewed by the [HDC] at this time. The parking garage shall require approval prior to construction.
- 6. Any conflictions of this decision with the Land Development Agreement shall require Commission approval addressing said conflictions.

(See copy of the Town-Center Approval attached hereto and incorporated herein as **Exhibit B**; see also Minutes, May 24, 2023 Meeting of the HDC, attached hereto and incorporated herein as **Exhibit F**.)

Following the HDC's approval of the Prior Approved Application (see **Exhibit A** & **Exhibit B**), STCA diligently moved forward to obtain all approvals and permits necessary for STCA's development and construction of the Sby Town-Center Project: (i) the City of Salisbury and STCA entered into that certain Amended and Restated Lot Disposition Agreement, dated June 20, 2023 (the "Town-Center LDA") (as approved by Resolution No. 3263 of the City Council); (ii) the Planning Commission approved the Approved Preliminary Site Plan (see **Exhibit C**; see also **Exhibit E**); and, (iii) by Deed, dated October 27, 2023 and recorded with the Land Records of Wicomico County, Maryland in Book 5321, Page 43, the City of Salisbury, pursuant to the terms and conditions of the Town-Center LDA, conveyed the STCA Lots to STCA.

In accordance with the conditions set forth in the Certificate of Preliminary Site Plan Approval, STCA submitted a Request for Special Exception to the City of Salisbury Board of Appeals (the "**Board of Appeals**"), under Section 17.24.040(B)(2)(c) of the City's Zoning Code, to increase the density, formerly permitted in the City of Salisbury zoning district designated "Central Business District" (the "**CBD**"), from forty (40) units per acre to seventy-seven (77) units per acre. At the November 2, 2023 Board of Appeals Meeting, the Board of Appeals voted 3-2 to deny STCA's Request for Special Exception. In response to appeals of the Board Appeals' decision denying STCA's Request for Special Exception, the Circuit Court for Wicomico County, in the case captioned *In the Matter of Salisbury Town Center Apartments, LLC* (Case No. C-22-CV-23-000357), issued an Order, docketed March 13, 2024, ruling: As a matter of law, the Maryland zoning enabling statutes prohibit the Board of Appeals from increasing legislatively enacted residential density limits through an administrative special exception application process (the "**Circuit Court Order**"). Because of the Circuit Court Order, as of March 13, 2024, development and construction of the Salisbury Town-Center Project as approved by the HDC (*see <u>Exhibit B</u>*) *could not be permitted under the City's Zoning Code (see* Title 17 of the City Code), thus STCA was prevented from: (i) commencing any work on the Salisbury Town-Center Project within one (1) year of the HDC's issuance of the Town-Center Approval (*see* Section 17.52.120(C) of the City Code); and, (ii) otherwise developing the Sby Town-Center Project as contemplated by the terms of the Town-Center LDA.

On or about July 12, 2024, STCA, pursuant to Section 17.228.020 of the City Code, submitted a Request for Text Amendment, to amend Section 17.24.040(B)(2)(a) of the City Code by increasing the density permitted for development of property zoned CBD from forty (40) units per acre to eighty (80) units per acre (the "Density Text Amendment"). At their November 21, 2024 Meeting, the Planning Commission, by a vote of 6-1, forwarded a Favorable

Recommendation for the Density Text Amendment to the Mayor and City Council.² On January 27, 2025, the City Council, by a vote of 4-1, adopted Ordinance No. 2909 (the "**CBD Density Ordinance**"), amending Section 17.24.040(B)(2)(a) of the City Code, increasing the density permitted for the development of property zoned CBD from forty (40) units per acre to eighty (80) units per acre. As a result of the enactment of the CBD Density Ordinance, development and construction of the Salisbury Town-Center Project on the STCA Lots, as detailed in the Prior Approved Application and approved by the HDC subject to the conditions contained in the Town-Center Approval (*see* **Exhibit A** & **Exhibit B**), is inherently permitted in the CBD.

In accordance with foregoing, STCA submits this Application and requests the HDC issue a Certificate of Approval: (i) approving the same work for the construction of the Sby Town-Center Project described in the Prior Approved Application (attached hereto and incorporated herein as **Exhibit A**) approved by the unanimous vote of the HDC in Case #23-08; (ii) a copy of the Approved Preliminary Site Plan (see **Exhibit C**), a copy of the Certificate of Preliminary Site Plan Approval (see **Exhibit E**) and a copy of the proposed Final Site Plan for the Sby Town-Center submitted by STCA, for approval by the Planning Commission, on February 28, 2025 (see **Exhibit F**); (iii) photographs of the subject site and all buildings in the immediate vicinity; and, (iv) a copy of all other exhibits attached hereto and incorporated herein.³

In consideration of the City's special counsel's unavailability for the HDC's May 28, 2025 Meeting, please kindly schedule STCA's Application for consideration at the June 25, 2025 HDC Meeting. If you have any questions or need any additional information regarding this Application, please contact me at your earliest convenience. On behalf of myself and STCA, thank you for your time and attention to this Application.

Respectfully,

Michael P. Sullivan

Enclosures/

Cc (w/ enclosures): Client

² (See Letter, dated November 22, 2024, from Henry Eure, Deputy Director, City of Salisbury Department of Infrastructure and Development, attached hereto and incorporated herein as <u>Exhibit G</u>.)

³ Please note: The material board providing proposed design materials for construction of the Sby Town-Center Project (being the identical material board submitted by STCA with respect to the Prior Approved Application) was hand-delivered by STCA to the City on April 25, 2025.

ExhibitA

Salisbury Historic District Commission		
125 N. Division Street	Permit Application	
Room 202	\$50 Fee Received	(date)
Salisbury, MD 21801		
(410) 548-3170/ fax (410) 548-3107		
Date Submitted: 4/24/2023	Case #: Action Required By (45 days):_	
The Annual of Complete		
a line landing later 11+15 Salistery, NO 21001	Owner Name: City & Sousa	att Press 304
Application by Salishing Toward Centres Aportano	Owner Address: 125 N. Division	2184
Applicant Address: 150 N. Norket Street, Suite 101, Street, Soute 101, Street, S	Owner Phone: 40-142-3100	Istricy me
Applicant Phone: 440 - 430 - 68.38	Owner Email. den et de	Choice grande
Work Involves:AlterationsNew Construct DemolitionSign	Awning Estimate	equate) (ype of
material, color, dimensions, etc. must accompany opportunity of attachment, nosition on building, size and front li	neal feet of building, size and p	ostuon of all
Chestruction of The sensitive	(a) fue (4) story	acethent
actustic of the construction of	in the all for	atria Marine
public parking lots concerning referre	l'a to as lot 1, lot 1	and lot 15.
VI GLI ANY CITI LASS CONSTRUCT COST		
Are there any easements or deed restrictions for the ex letter from the easement holder stating their approval	cterior of this property? If yes of the proposed work.	Yes KNo
letter from the easement holder swally many the		vou contacted
Do you intend to apply for Federal or State Rehabilitati	ion Tax Credits r II yes, nate	
Maryland Historical I rust statit	tione please provide a CODY	or your approve
Maryland Historical Trust staff? Yes No If you have checked "Yes" to either of the above ques letter from the Maryland Historic Trus	along with this application.	
after from the maintaine that		
See Reverse Side for DOCUMENTS REQUIRE All required documents must be submitted to the City Planner, least 30 days prior to the next public meeting. Failure to include applicant or his/her authorized representative to appear at the application until the next regular scheduled meeting. If an appli resubmitted for one year from date of such action. Please be a Commission or staff, may visit the subject property prior to the the project.	a all the required attachments and scheduled meeting may result in p cation is denied, the same applica dvised that members of the Salish scheduled meeting date to familia	for failure of the action cannot be bury Historic District arize themselves with
the project. The Salisbury Historic District Commission Rules and Regulati the office of the Department of Infrastructure and Developmen website: www.ci.salisbury.md.us.		
I, or my authorized representative, will appear at the meeting on <u>Nay 24, 2023</u> (date).	of the Salisbury Historic District Cl	
I hereby certify that the owner of the subject premises has been that said owner is in full agreement with this proposal.		
Applicant's Signature	Date April 20	4,2023

Application Processor (Date)

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

Salisbury Town Center Apartments, LLC c/o Bradley J. Gillis 150 W. Market Street Suite 101 Salisbury, MD 21801

April 24, 2023

City of Salisbury, Maryland Salisbury Historic District Commission 125 N. Division Street, Room 202 Salisbury, Maryland 21801

Redevelopment of Downtown City Parking Lots (Lots 1, 11 & 15); the Salisbury Re: **Town-Center Project**

Dear Commissioners,

On behalf of Salisbury Town Center Apartments, LLC ("STCA"), please accept the enclosed Application for Certificate of Approval for STCA's construction of the Salisbury Town-Center Project submitted for consideration by the City of Salisbury Historic District Commission (the "HDC") in connection with STCA's development of certain portions of the unimproved parking lots identified as: (i) Map 0107, Parcel 1071 (Maryland Tax Account No. 09-061002) ("Lot 1"); (ii) Map 0107, Parcels 1074 -1079 (Maryland Tax Account Nos. 09-060987, 09-061029, 09-055215, 09-055207, 09-057994, and 09-057986) (hereinafter referred to collectively as "Lot 11"); and, (iii) Map 0107, Parcel 1066 (Maryland Tax Account No. 09-052534) ("Lot 15") (STCA's development of those certain portions of Lot 1, Lot 11 and Lot 15 is hereinafter referred to as the "Salisbury Town-Center Project").

For purposes of the Salisbury Town-Center Project to be developed and constructed by STCA, Lot 1, Lot 11 and Lot 15 are intended to be resubdivided into Five (5) new, reconfigured lots and parcels of land identified as "Lot 1", "Lot 2", "Lot 3", "New Parcel 1066" and "New Parcel 1071" ("Lot 3", "New Parcel 1066" and "New Parcel 1071" are hereinafter referred to collectively as the "Sby Town-Center Lots") ("Lot 1" is hereinafter referred to as the "Unity Square Lot") ("Lot 2" is hereinafter referred to as the "Parking Garage Lot"). Upon the resubdivision of Lot 1, Lot 11 and Lot 15 in to Five (5) new, reconfigured lots as aforesaid, the City shall keep and retain legal title to the Unity Square Lot and the Parking Garage Lot as more particularly shown on the resubdivision plat to be attached as an exhibit to the Amended and Restated Lot Disposition Agreement to be executed by the City and STCA, which said LDA shall govern STCA's development of the Salisbury Town-Center Project

As discussed previously with the HDC during the Pre-Application Conference for the Salisbury Town-Center Project, the Salisbury Town-Center Project involves STCA's development and construction of: (i) Three (3) Four (4) story buildings which, as planned by Developer, shall consist of approximately Two Hundred Twenty-Two (222) apartment units in the aggregate; and, (ii) with respect to "Lot 3" only, a One (1) story building, located adjacent to the Unity Square Lot, consisting of commercial space(s) for retail use (the Three (3) Four (4) story apartment buildings and the One (1) story commercial-retail building to

Salisbury Town Center Apartments, LLC c/o Bradley J. Gillis 150 W. Market Street Suite 101 Salisbury, MD 21801

be constructed by Developer on the Sby Town-Center Lots are each hereinafter referred to individually as a "Town-Center Building" and are hereinafter referred to collectively the "Town-Center Buildings") All told, Salisbury Town-Center Project will convert the land presently identified as Lots 1, 11 and 15 from its current use as public parking lots into a Two Hundred Twenty-Two (222) residential apartment complex, that when complete will transform the south-side area of Downtown Salisbury.

As planned, the construction of the Town-Center Buildings will be long, deep and have a maximum height of Sixty-One Feet and 4 inches (61' 4"). The maximum height of Sixty-One Feet and 4 inches (61' 4") includes improvements for elevator shafts and other related mechanical improvements necessary to serve the Building and its residents. With respect to the façades of the Town-Center Buildings, STCA plans to use modern, exterior surface materials that honor a classic and traditional look and are compatible with the attractiveness of surrounding structures comprising the Downtown Salisbury Historic District.

HVAC for each Town-Center Building will be supplied through a traditional exterior heat pump system. As constructed, each of the apartment units within the Town-Center Buildings will have a separately controlled heating and air conditioning system, with one interior air handler and one exterior heat pump. The exterior heat pumps will be set on the roof(s) of each Town-Center Building. The current plans for the Project call for garbage collection at the Town-Center Building to be handled through an internal trash disposal system. In the event an external garbage collection facility is determined necessary for use of the Project once complete, specifications regarding that external garbage collection facility will be provided to the HDC.

As planned, STCA intends to have the first Town-Center Building completed and brought to market no later than August 1, 2025. STCA is working closely with City officials to obtain all of the approvals and permits necessary to meet our timeframe for completion of the Project. To that end, this submission represents the first-step in that approval process. In order to move forward with permitting the Salisbury Town-Center Project, STCA respectfully requests the HDC's approval of a Certificate of Approval for construction of the Salisbury Town-Center Project.

STCA is excited to bring this generational development project to the City. At its core, the Salisbury Town-Center Project will reimagine and completely redefine the south-side corridor of Downtown Salisbury from surplus unenclosed public parking lots into a towncenter complete with residential apartments, luxury-style living and recreational amenities, and several, new retail businesses. When completed, the Salisbury Town-Center Project will bring the City's longstanding goal for the redevelopment of the Downton surplus parking lots known as Lots 1, 11 and Lot 15 into reality, dramatically changing the cityscape and skyline of our Downtown for generations to come. STCA is proud to stand behind the development of the Salisbury Town-Center Project, as it will serve as a signature testament to the City's continuing hard work to meaningfully redevelop Downtown Salisbury.

Salisbury Town Center Apartments, LLC c/o Bradley J. Gillis 150 W. Market Street Suite 101 Salisbury, MD 21801

Enclosed is STCA's Application to the Historic District Commission and Application Fee, along with conceptual renderings of the Salisbury Town-Center Project, including drawings depicting the proposed height for each Town-Center Building. Please kindly schedule STCA's Application for consideration by the HDC at its May 24, 2023 meeting.

On behalf of Salisbury Town Center Apartments, LLC, thank you for your time and consideration of this request.

inceren Bradley J. Gillis,

Salisbury Town Center Apartments, LLC

Cc (w/ enclosures): c/o Brian Soper, City Planner

Enclosures/

SALISBURY TOWN CENTER SALISBURY, MARYLAND

RENDERED VIEWS







SALISBURY TOWN CENTER SALISBURY, MARYLAND W. MARKET STREET AT CIRCLE AVE





SALISBURY TOWN CENTER CIRCL SALISBURY, MARYLAND CIRCL 20 APRIL 2023

CIRCLE AVE. AT RETAIL





SALISBURY TOWN CENTER SAUSBURY, MARYLAND POOL AMENITY





SALISBURY TOWN CENTER SALISBURY, MARYLAND W. MARKET STREET





SALISBURY TOWN CENTER SAUSBURY, MARYLAND

BUILDING B ENTRY





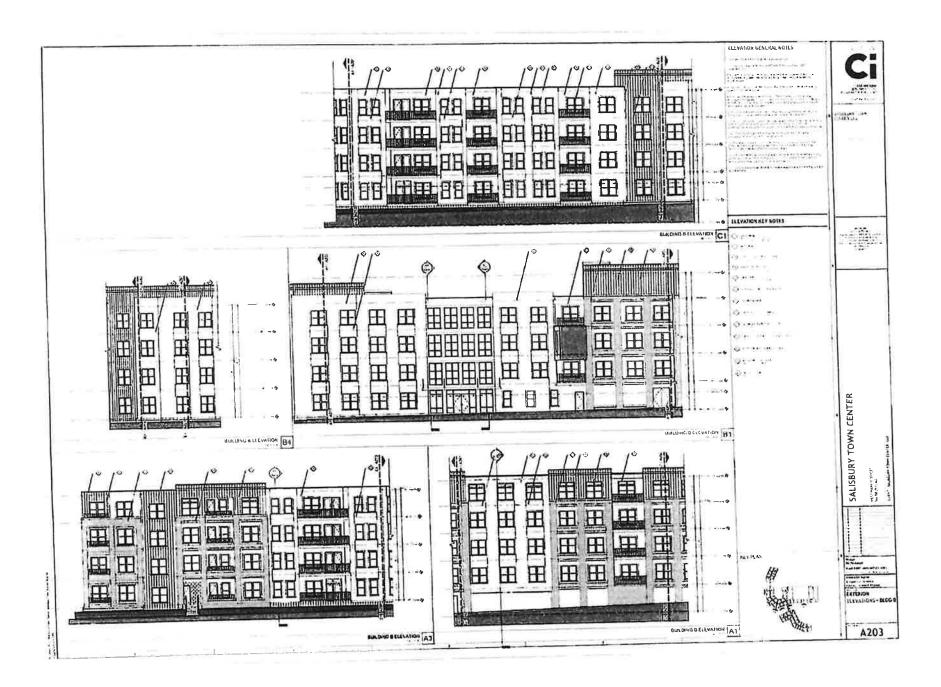
SALISBURY TOWN CENTER SAISBURY MARYLAND BUILDING 20 APRIl 2023

BUILDING B ENTRY

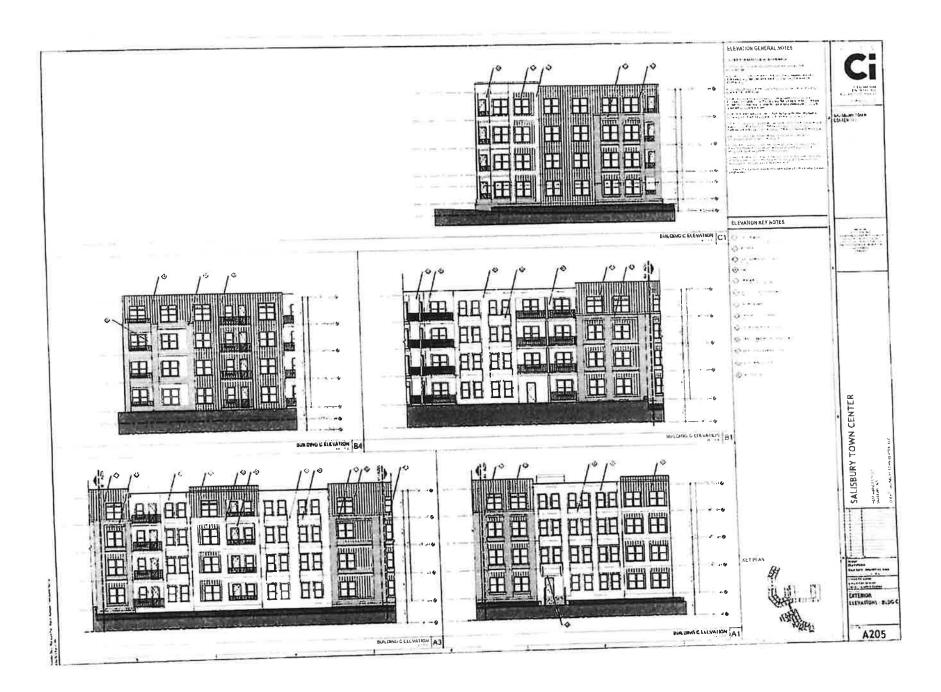










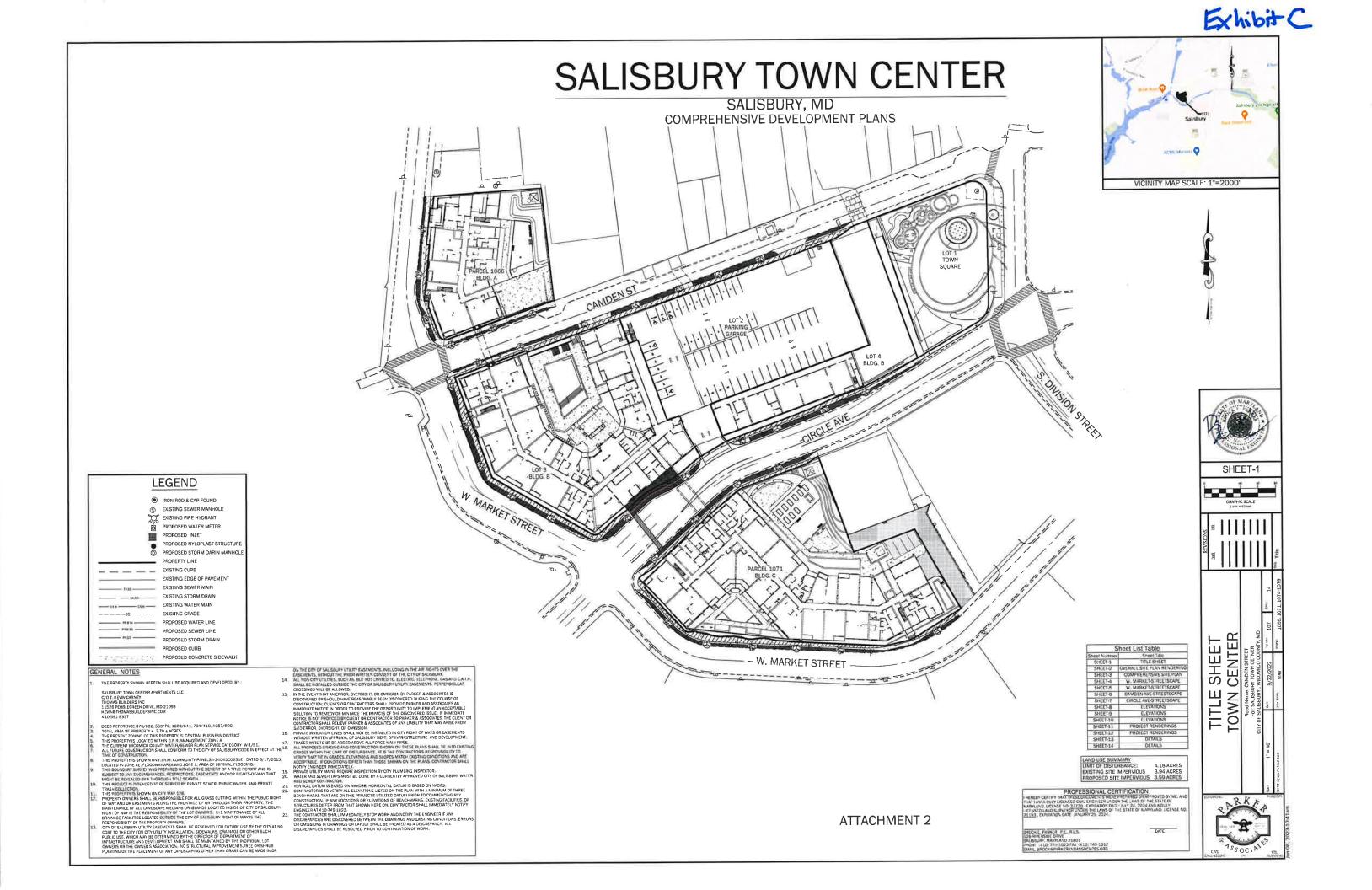




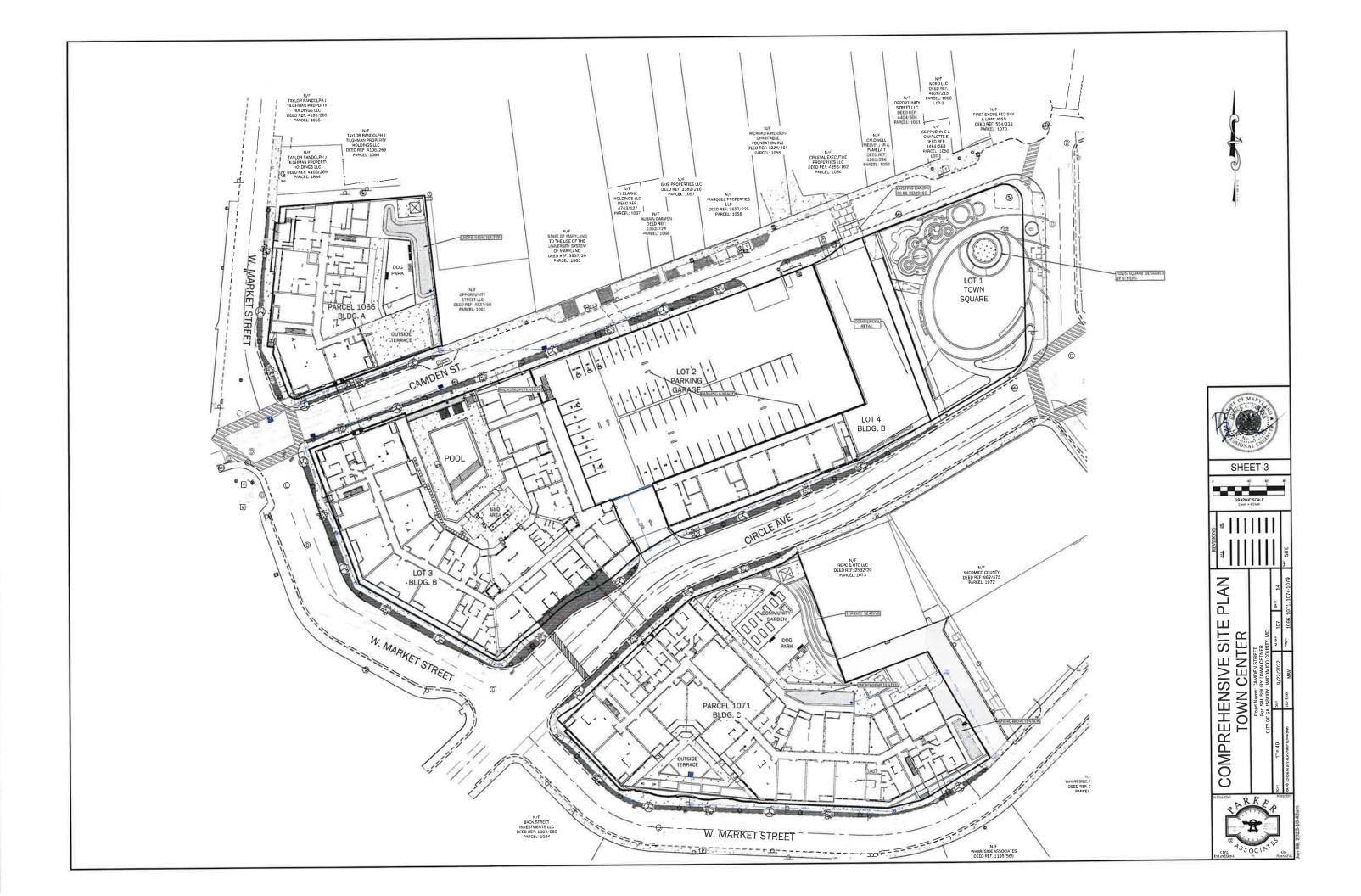
Salisbury Historic District Commission Certificate of Approval

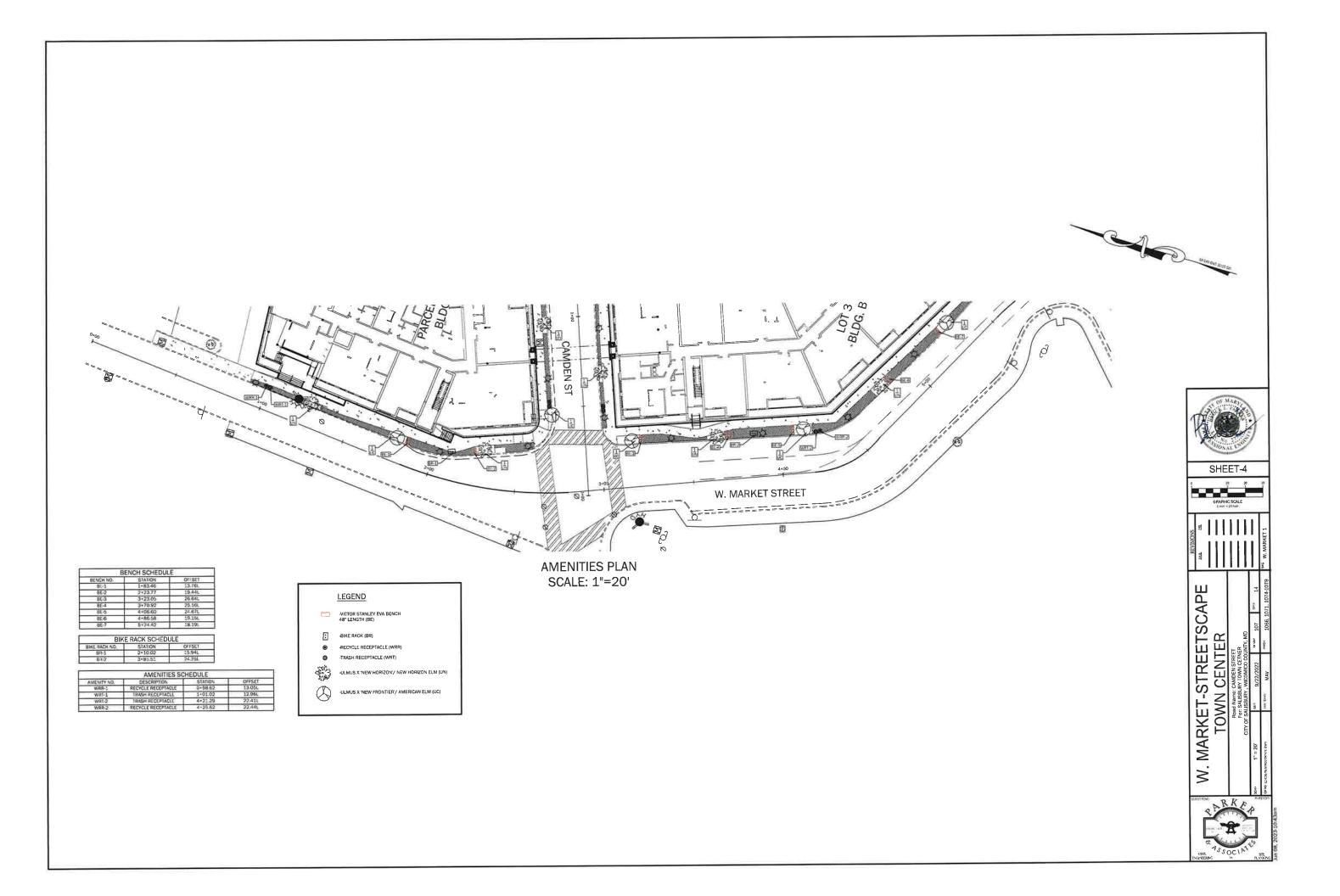
			Address: Parking Lots 1, 11 & 15 -			
Case # 23-08	Meeting Date: 5/24/2023		Downtown			
Description of Work: New Construction - Massing, Layout and Materials						
Presenting Case: Agent – Michael Sullivan Developer – Brad Gillis						
Motion: Commissioner Brenden Frederick Second: Commissioner Jane Messenger						
Amendments to Proposal: N/A						
Decision: Approved with the following conditions:						
1. The massing is approved as submitted.						
2. The organizational layout is approved as submitted.						
3. The materials are approved as submitted except the vinyl. The vinyl is addressed in condition 4.						
4. The vinyl is subject to further review when the Commission reviews windows, doors, and other items related to the project. In the future application, the vinyl shall be smooth and not embossed with a wood grain, the horizontal runs shall be limited to prevent running vertical joints so it is continuous to a reveal or another material, the amount of vinyl relative to other materials shall not exceed the percentage submitted, and the product shall be of a commercial grade.						
5. The parking garage materials were not reviewed by the Commission at this time. The parking garage shall require approval prior to construction.						
6. Any conflictions of this decision with the Land Development Agreement shall require Commission approval addressing said conflictions.						
THIS DECISION WAS MADE IN ACCORDANCE TO PROVISIONS OF CHAPTER 17.52 OF THE SALISBURY MUNICIPAL CODE.						
do +	4		6/27/2023			
SHDO	C Chairman		Date			
R	5		6/27/2023			
SHD	C Secretary		Date			

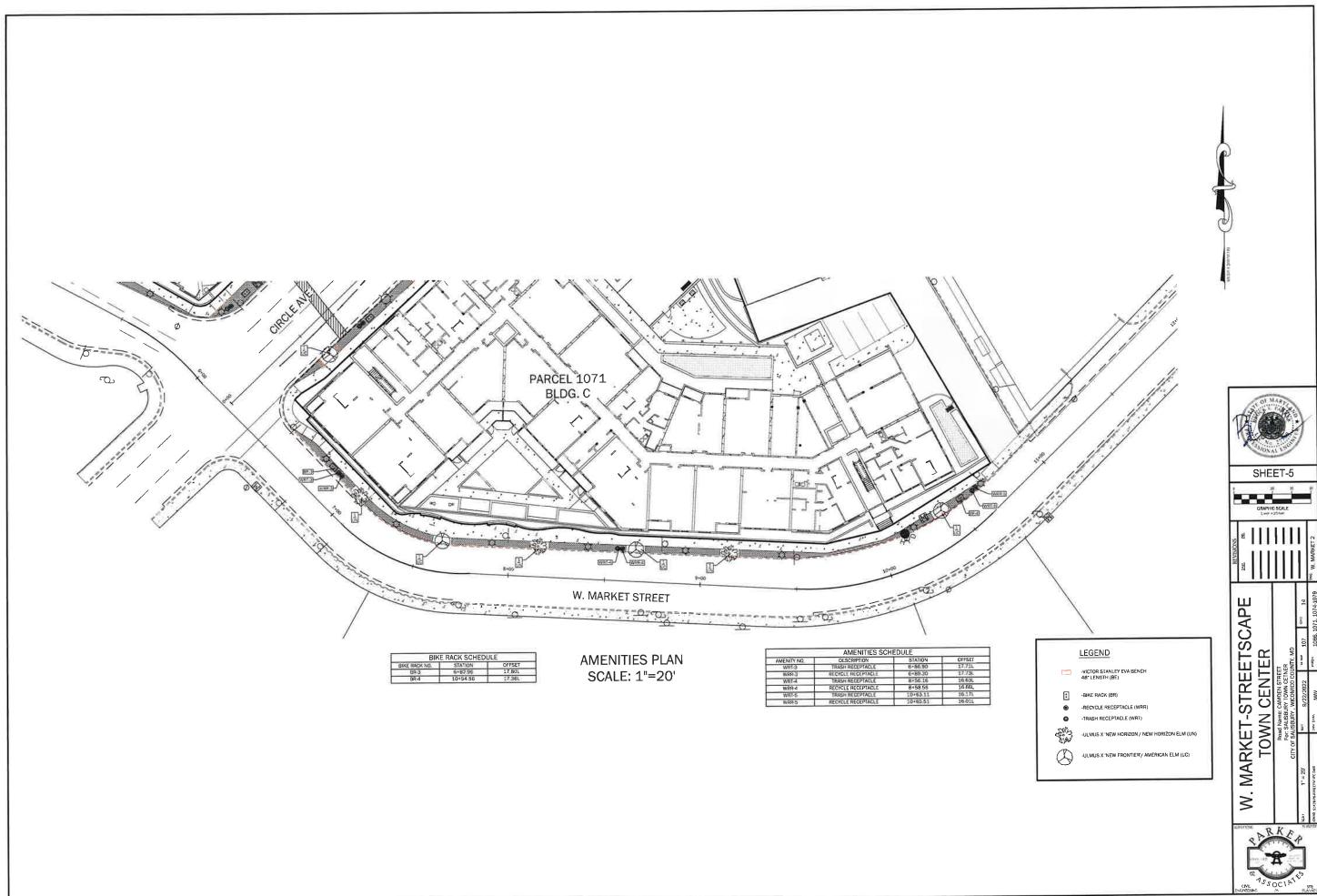
Every certificate of approval and any permit arising as a result thereof shall become invalid unless the work on the site authorized by such certificate of approval or permit is commenced within one year after its issuance, or if the work authorized by such certificate of approval or permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. The commission is authorized to grant, in writing, one or more extensions of time, for periods not more than one hundred eighty (180) days each. The extension shall be requested in writing and justifiable cause demonstrated.

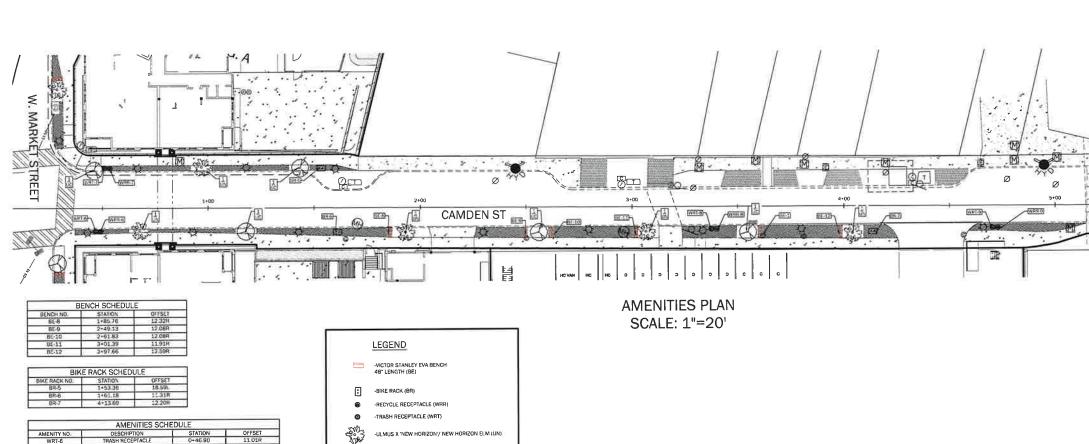






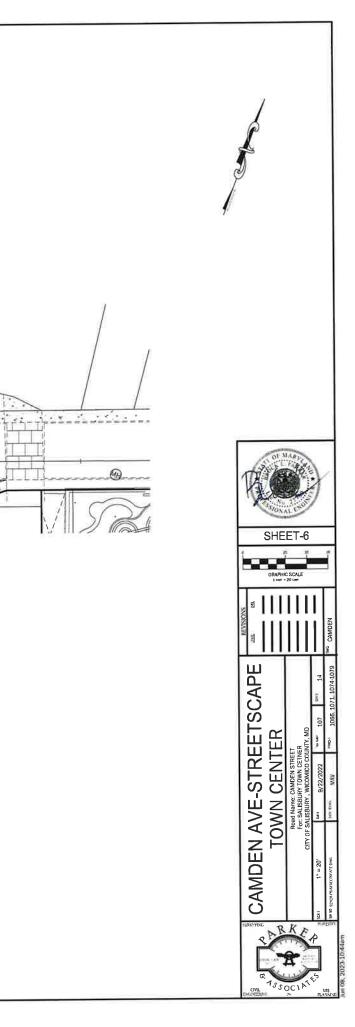


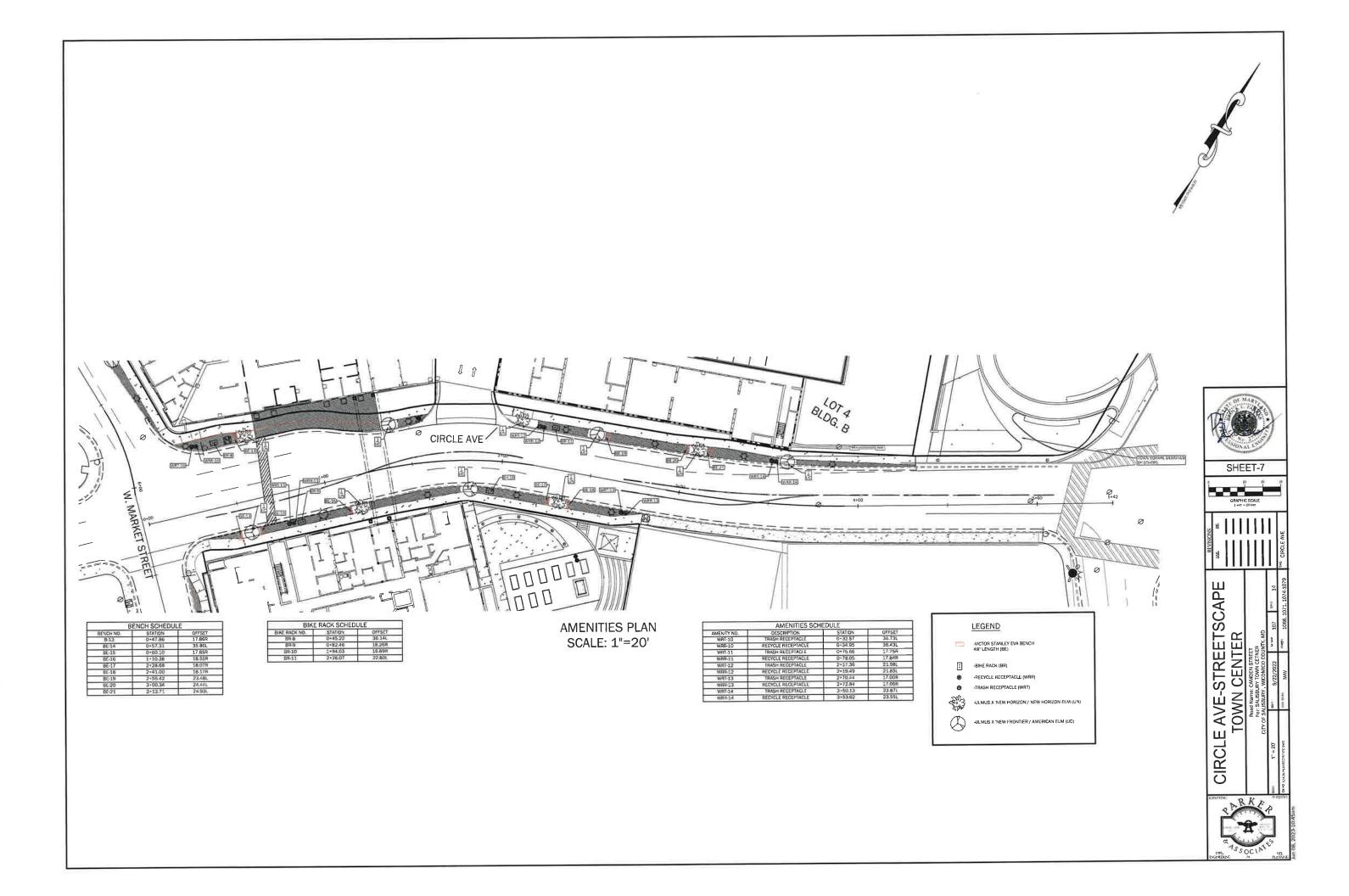




AMENITY NO.	DESCRIPTION	STATION	OFFSET
WRT-6	TRASH RECEPTACLE	0+46 90	11.01R
WRR-6	RECYCLE RECEPTACLE	0+49.30	11.08R
WRT-7	TRASH RECEPTACLE	0+51.12	18.94L
WRR-7	RECYCLE RECEPTACLE	0+53.52	18.87L
WRT-8	TRASH RECEPTACLE	3+37.64	10.64R
WRR-8	RECYCLE RECEPTACLE	3+40.04	10.71R
WRT-9	TRASH RECEPTACLE	4+70,33	10 36R
WRR-9	RECYCLE RECEPTACLE	4+72.73	10.42R

-ULMUS X 'NEW FRONTIER'/ AMERICAN ELM (UC)









RETAIL ELEVATION 1/32" = 1'-0"

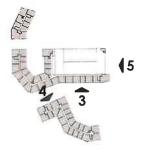






BUILDING B - EAST ELEVATION 1/32" = 1'-0"

BUILDING C - NORTH ELEVATION 1/32" = 1'-0"



SHEET-8 ELEVATIONS





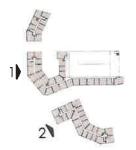






BUILDING A & B - SOUTH ELEVATION 1/32" = 1'-0"

BUILDING C - SOUTH ELEVATION 1/32" = 1'-0"



SHEET-9 ELEVATIONS

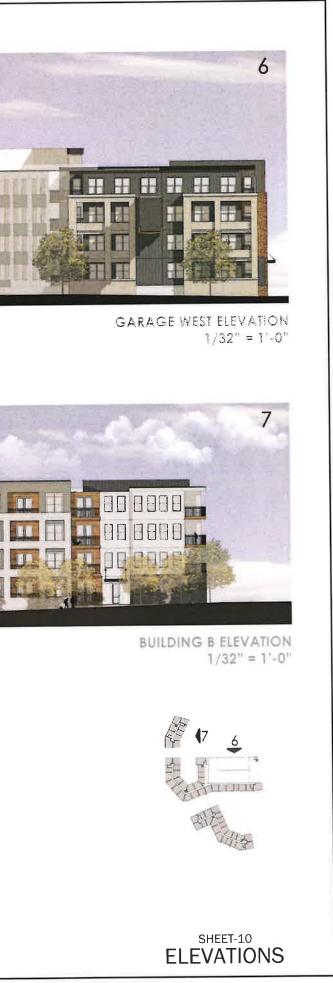
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Ci

SALISBURY TOWN CENTER

W. MARKET STREET

Ci

SALISBURY TOWN CENTER SALISBURY MARYLAND





SALISBURY TOWN CENTER SALISBURY, MARYLAND CIRCLE AVE. AT RETAIL

POOL AMENITY

SHEET-11 PROJECT RENDERINGS





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SALISBURY TOWN CENTER

W. MARKET STREET AT CIRCLE AVE.



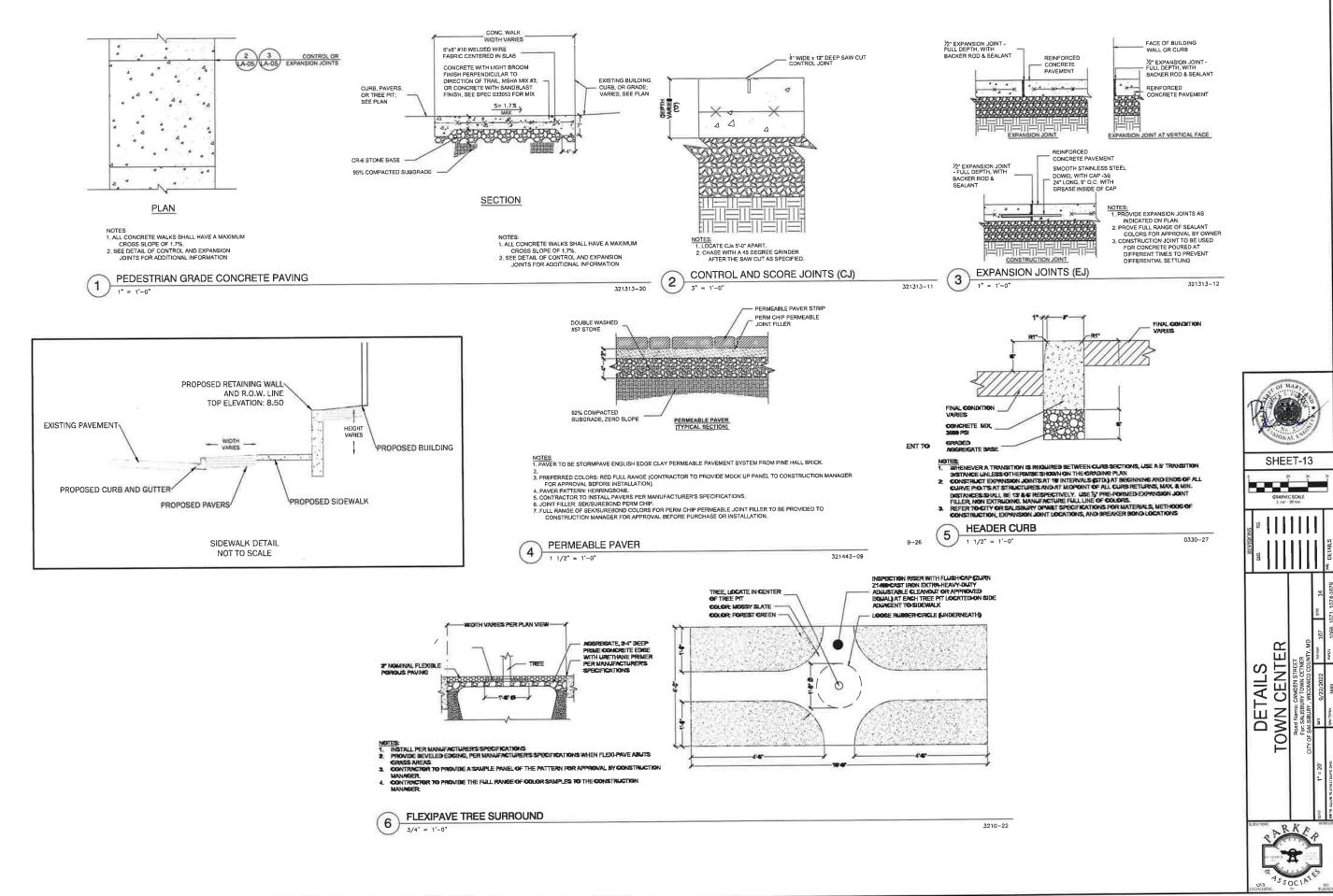
SALISBURY TOWN CENTER SALISBURY, MARYLAND BUILDING BENTRY



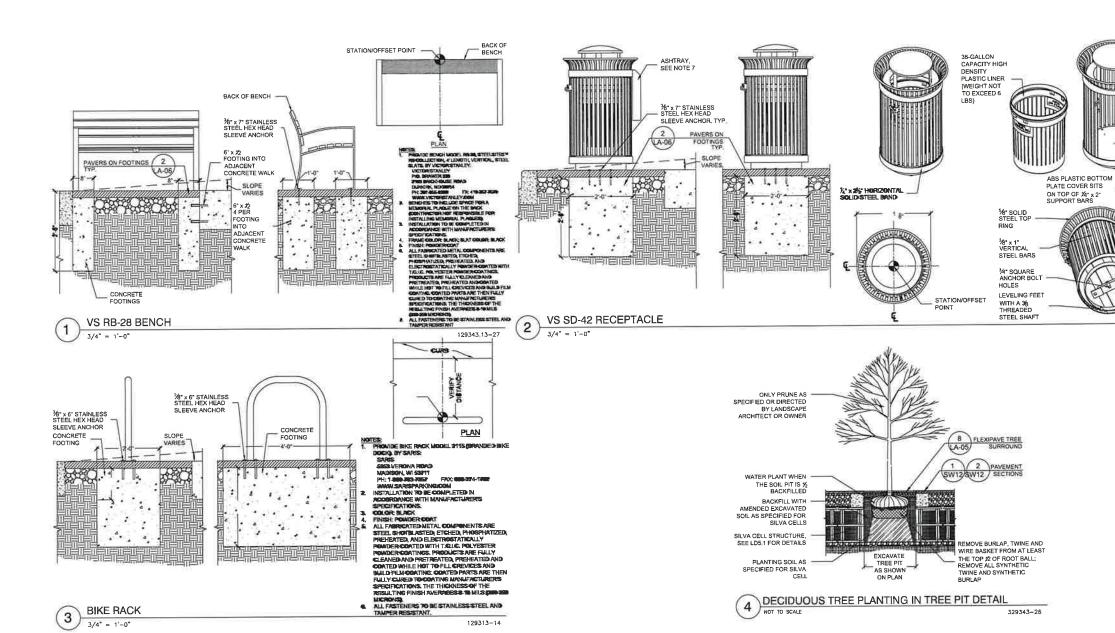
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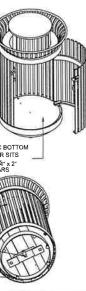
SALISBURY TOWN CENTER SALISSUPI, MARYLAND BUILDING BENTRY

PROJECT RENDERINGS



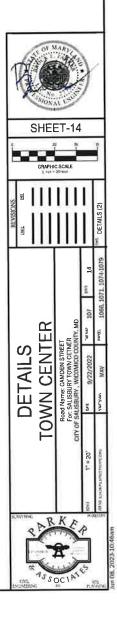
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Salisbury Historic District Commission Certificate of Approval

Case # 23-08	Meeting Date: 5/24/2023		Address: Parking Lots 1, 11 & 15 - Downtown			
Description of Work: New Construction - Massing, Layout and Materials						
Presenting Case: Agent – Michael Sullivan Developer – Brad Gillis						
Motion: Commissioner Brenden FrederickSecond: Commissioner Jane Messenger						
Amendments to Proposal: N/A						
Decision: Approved with the following conditions:						
1. The massing is approved as submitted.						
2. The organizational layout is approved as submitted.						
3. The materials are approved as submitted except the vinyl. The vinyl is addressed in condition 4.						
4. The vinyl is subject to further review when the Commission reviews windows, doors, and other items related to the project. In the future application, the vinyl shall be smooth and not embossed with a wood grain, the horizontal runs shall be limited to prevent running vertical joints so it is continuous to a reveal or another material, the amount of vinyl relative to other materials shall not exceed the percentage submitted, and the product shall be of a commercial grade.						
5. The parking garage materials were not reviewed by the Commission at this time. The parking garage shall require approval prior to construction.						
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THIS DECISION WAS MADE IN ACCORDANCE TO PROVISIONS OF CHAPTER 17.52 OF THE SALISBURY MUNICIPAL CODE.						
6/27/2023						
CUDC	Chairman		Date			

SHDC Chairman

Bris

Date

6/27/2023

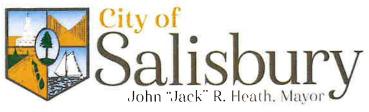
SHDC Secretary

Date

Every certificate of approval and any permit arising as a result thereof shall become invalid unless the work on the site authorized by such certificate of approval or permit is commenced within one year after its issuance, or if the work authorized by such certificate of approval or permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. The commission is authorized to grant, in writing, one or more extensions of time, for periods not more than one hundred eighty (180) days each. The extension shall be requested in writing and justifiable cause demonstrated.

ATTACHMENT 3





July 21, 2023

Brock Parker, PE, RLS, QP Parker & Associates, Inc. 528 Riverside Dr. Salisbury, MD 21801

RE: CASE # 22-033 – PRELIMINARY CERTIFICATE OF DESIGN AND SITE PLAN APPROVAL – Salisbury Town Center – Central Business District – Tax Map: 0107, Grids: 0014 and 0020, Parcels: 1066, 1071 and 1074, 1075, 1076, 1077, 1078, 1079

Dear Mr. Parker,

The Salisbury Planning Commission, at its July 20, 2023, meeting, **APPROVED** the Preliminary Certificate of Design and Site Plan for the proposed Salisbury Town Center development at the referenced property as submitted, subject to the following Conditions of Approval:

CONDITIONS:

- 1. Obtain a Special Exception for a density increase from the Board of Appeals prior to Final Certificate of Design and Site Plan Approval;
- 2. Obtain all necessary approvals from the Historic District Commission;
- 3. Provide a Traffic Impact Study;
- 4. Exterior signage shall be subject to Planning Commission review and approval and;
- 5. The project is subject to further review and approval by the City Department of Infrastructure and Development, City Fire Marshal, the Wicomico County Board of Education, and other applicable agencies.

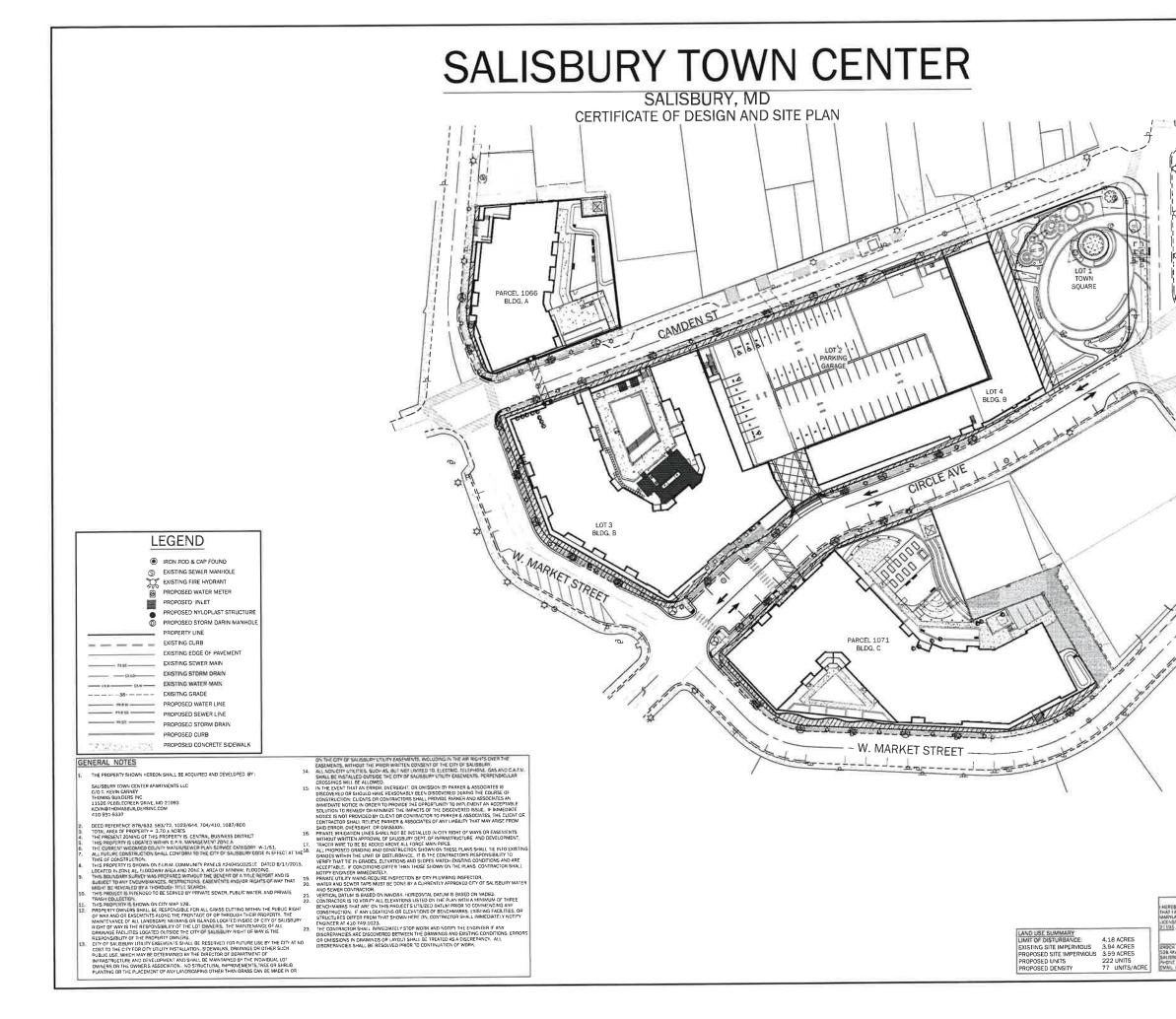
If you have any questions or concerns regarding this matter, please call our office at 410-548-3130.

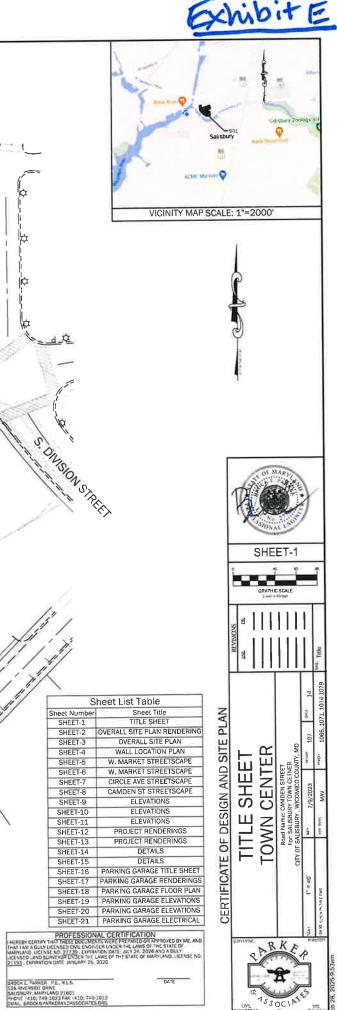
Sincerely,

Bis

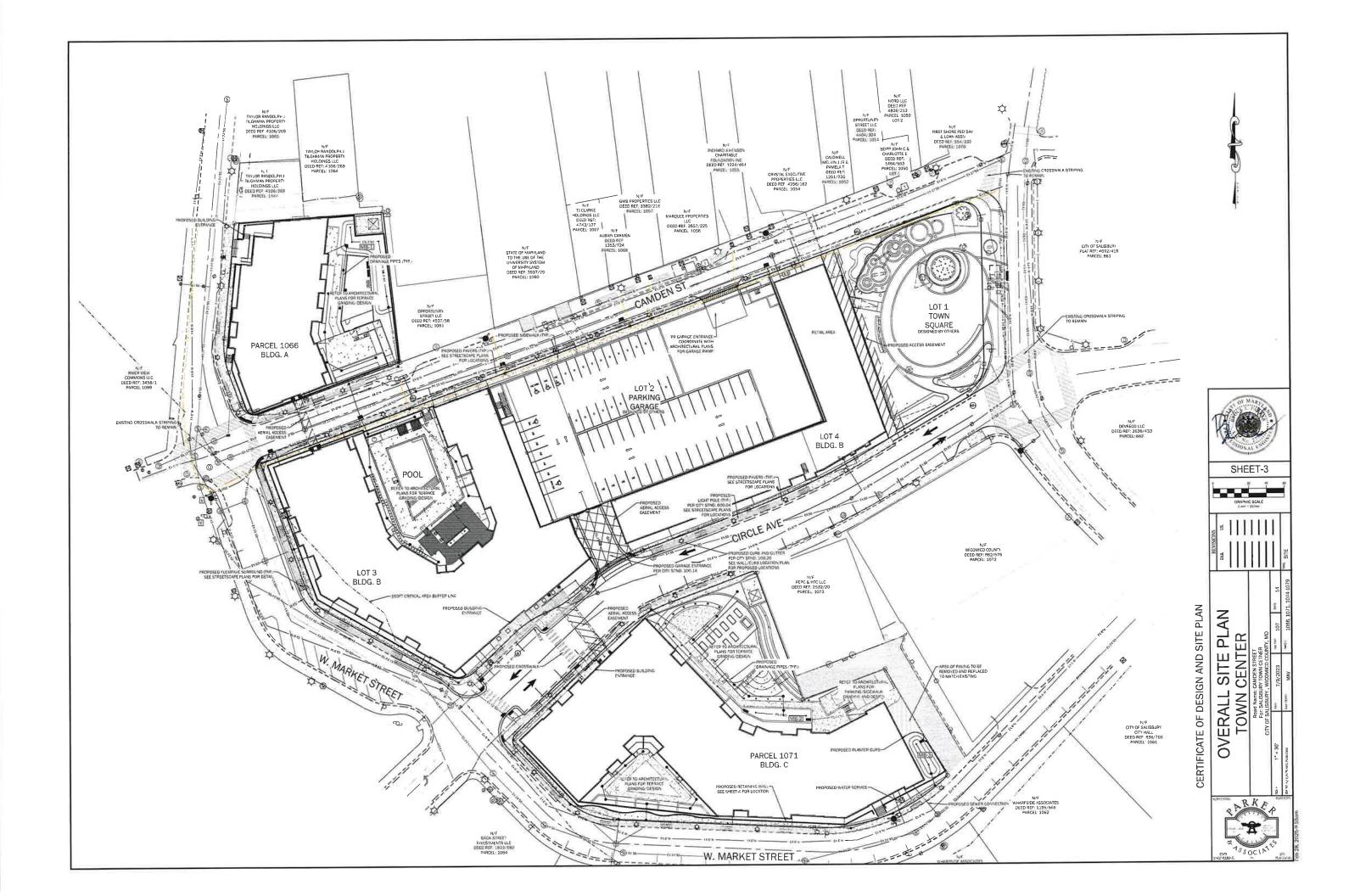
Brian Soper City Planner

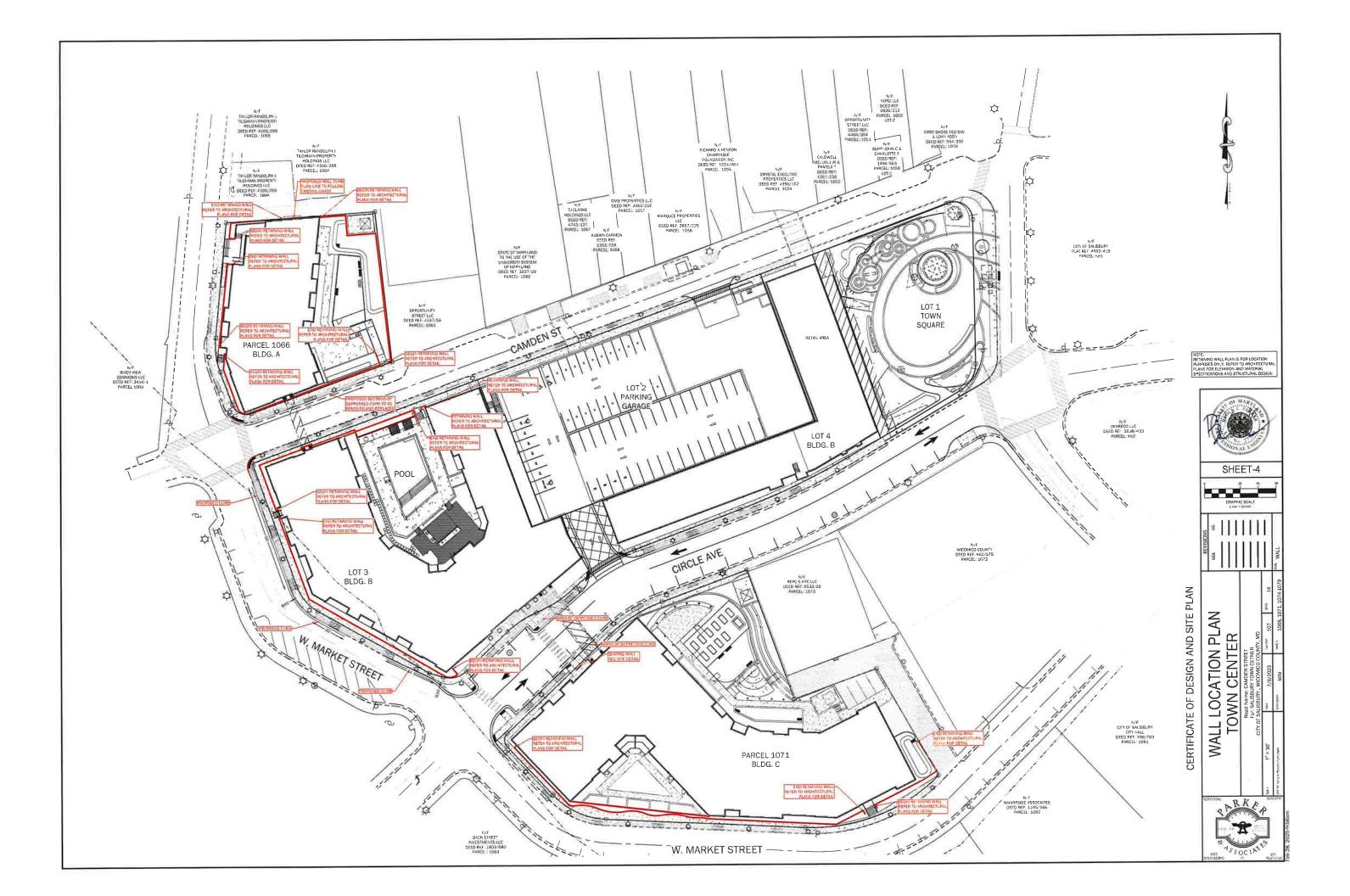
> Department of Infrastructure & Development 125 N. Division St., #202 Salisbury, MD 21801 410-548-3170 (fax) 410-548-3107 www.salisbury.md

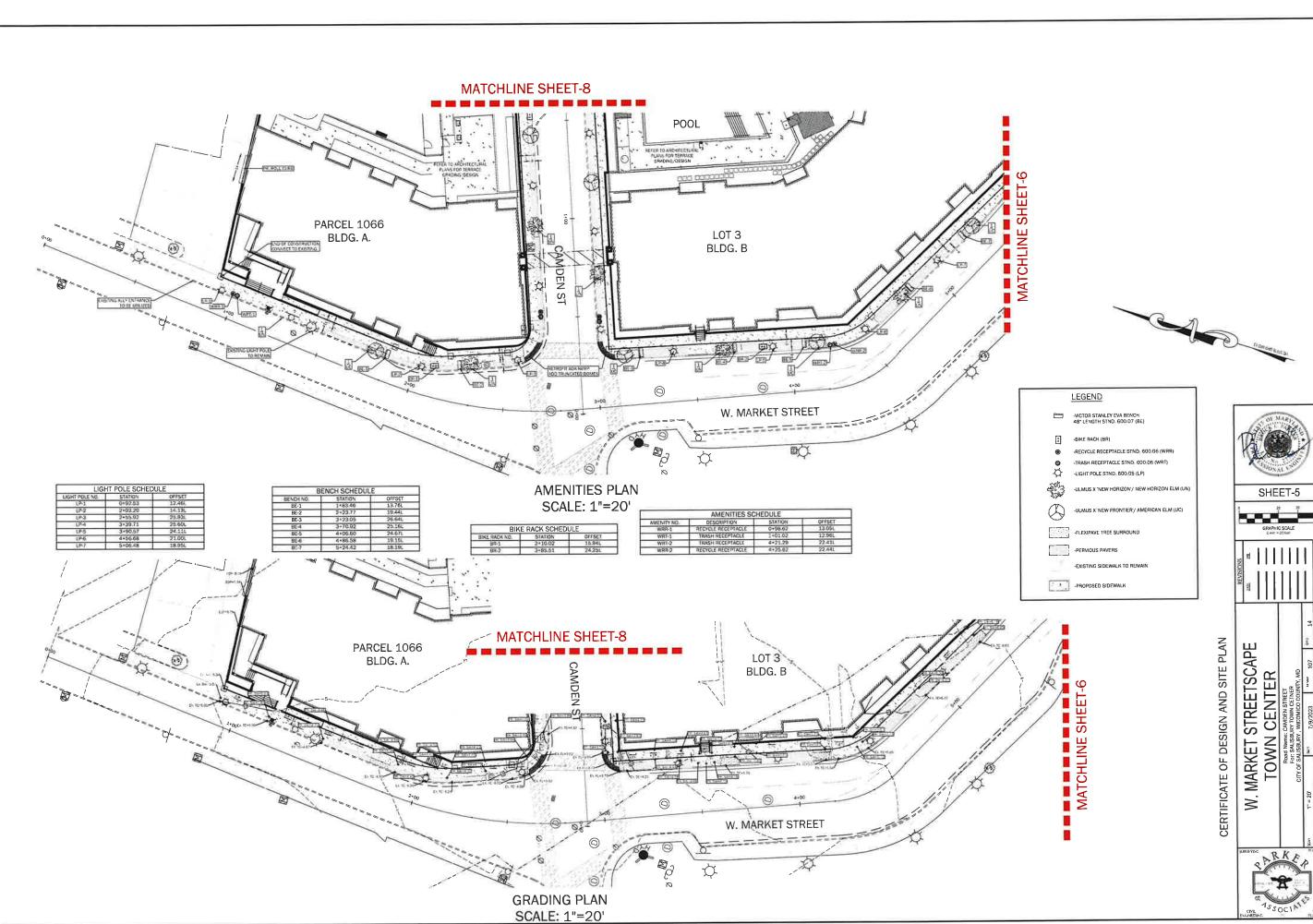




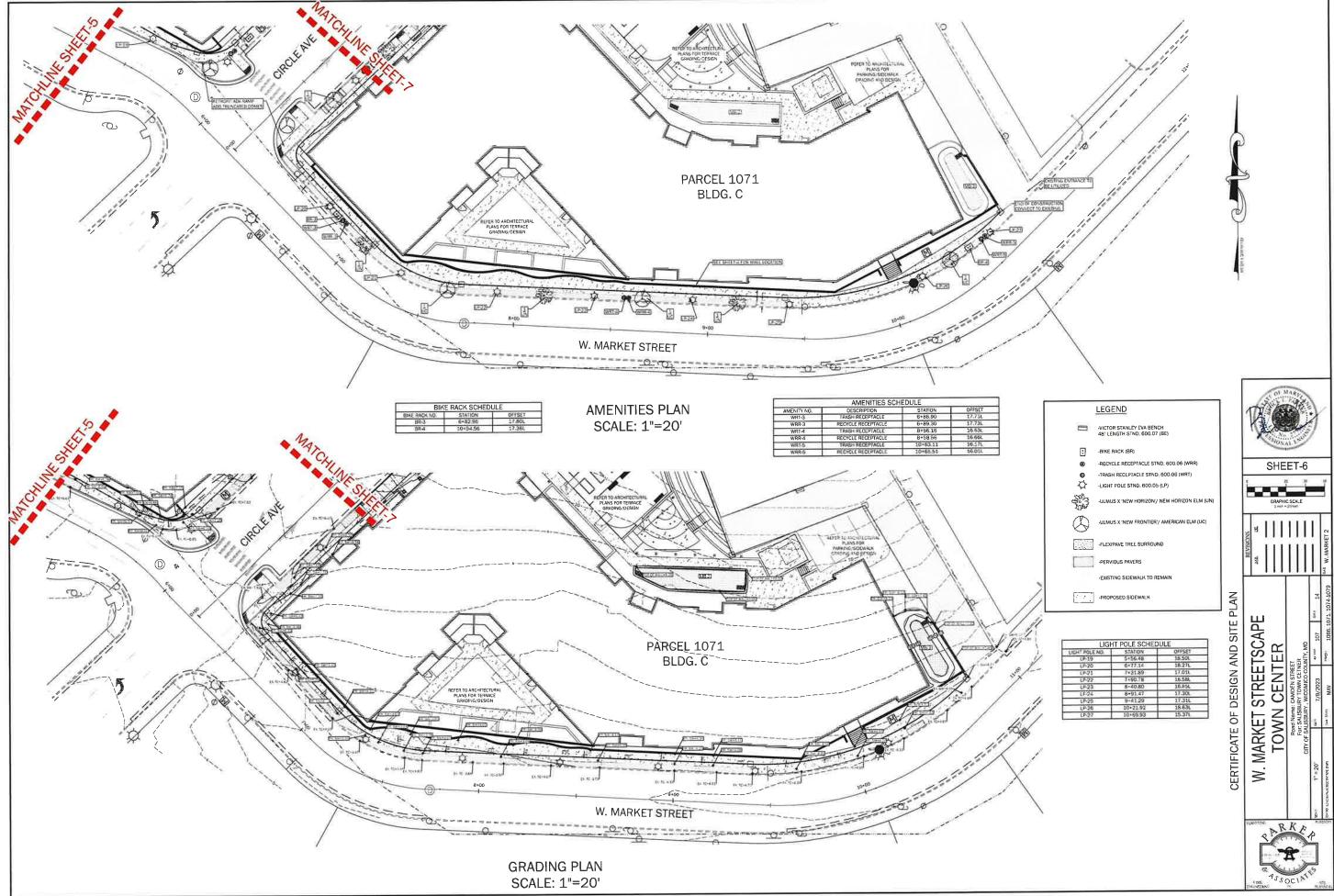


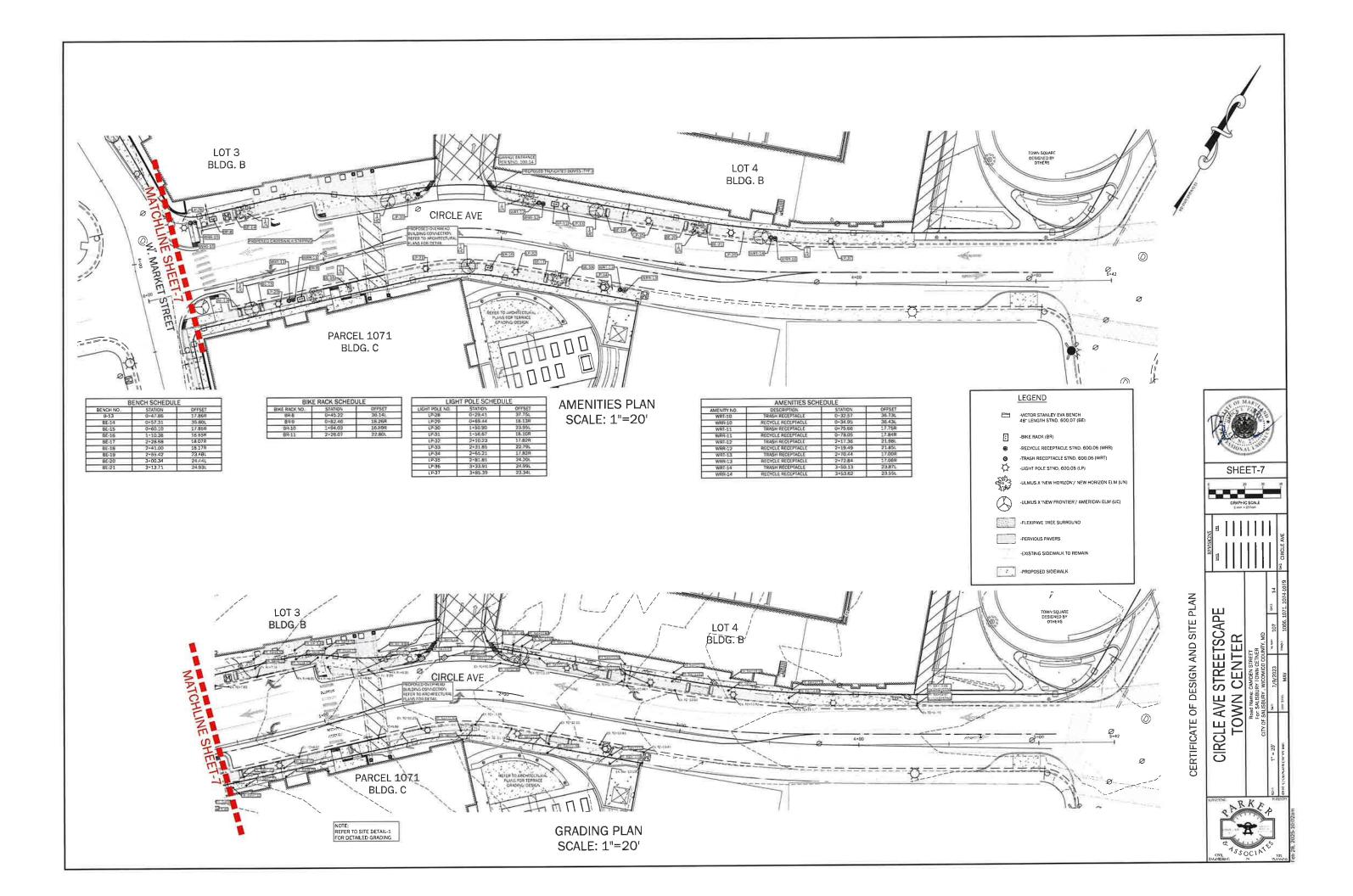


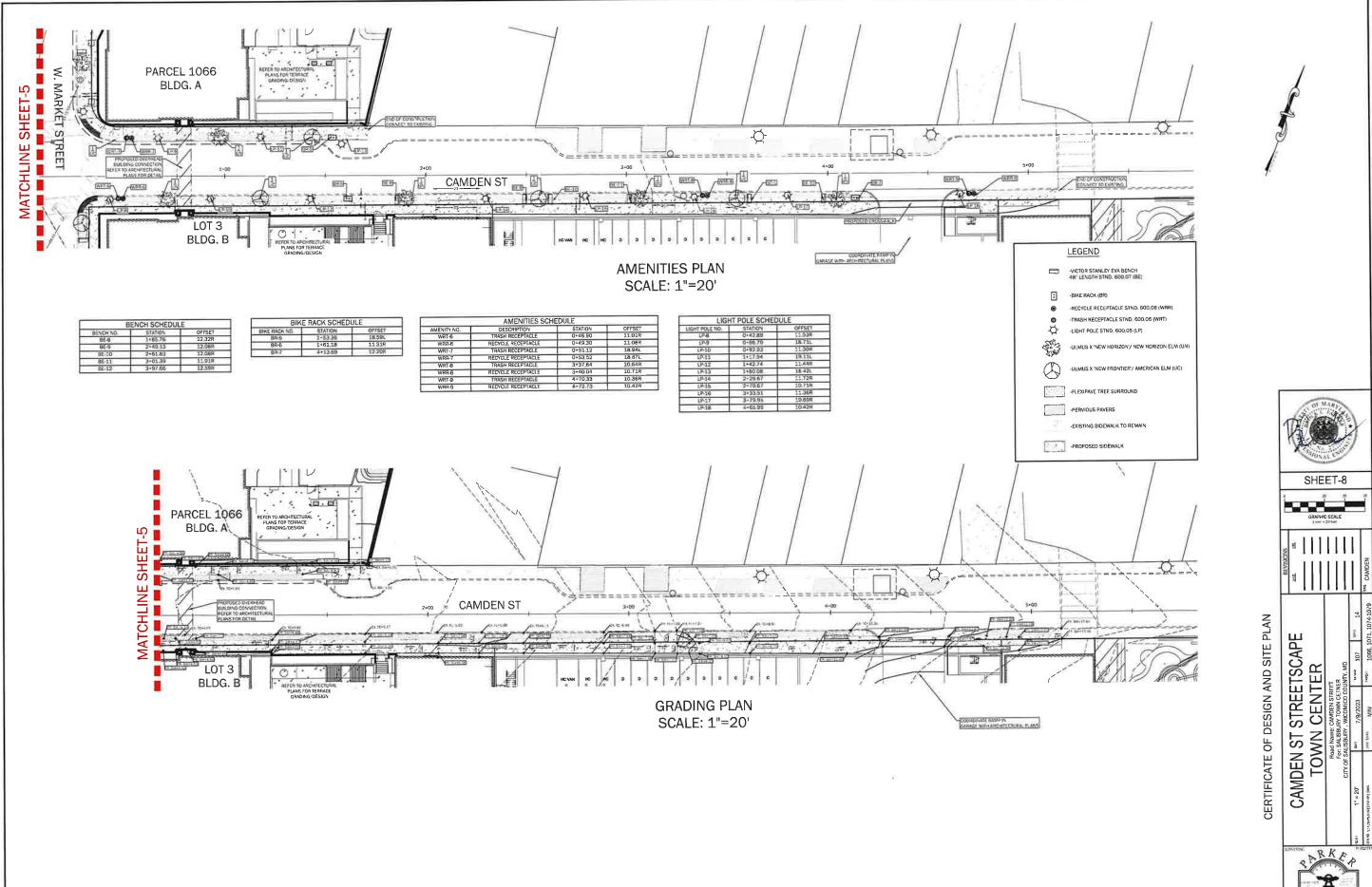




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RETAIL ELEVATION 1/32" = 1'-0"

















BUILDING A & B - SOUTH ELEVATION 1/32" = 1'-0"

BUILDING C - SOUTH ÉLEVATION 1/32" = 1'-0"



CERTIFICATE OF DESIGN AND SITE PLAN SHEET-10 ELEVATIONS















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W. MARKET STREET



SALISBURY TOWN CENTER SALISBURY MARYLAND





SALISBURY TOWN CENTER SALISBURY. MARYLAND CIRCLE AVE. AT RETAIL

POOL AMENITY

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SHEET-12 PROJECT RENDERINGS





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SALISBURY TOWN CENTER

W. MARKET STREET AT CIRCLE AVE,





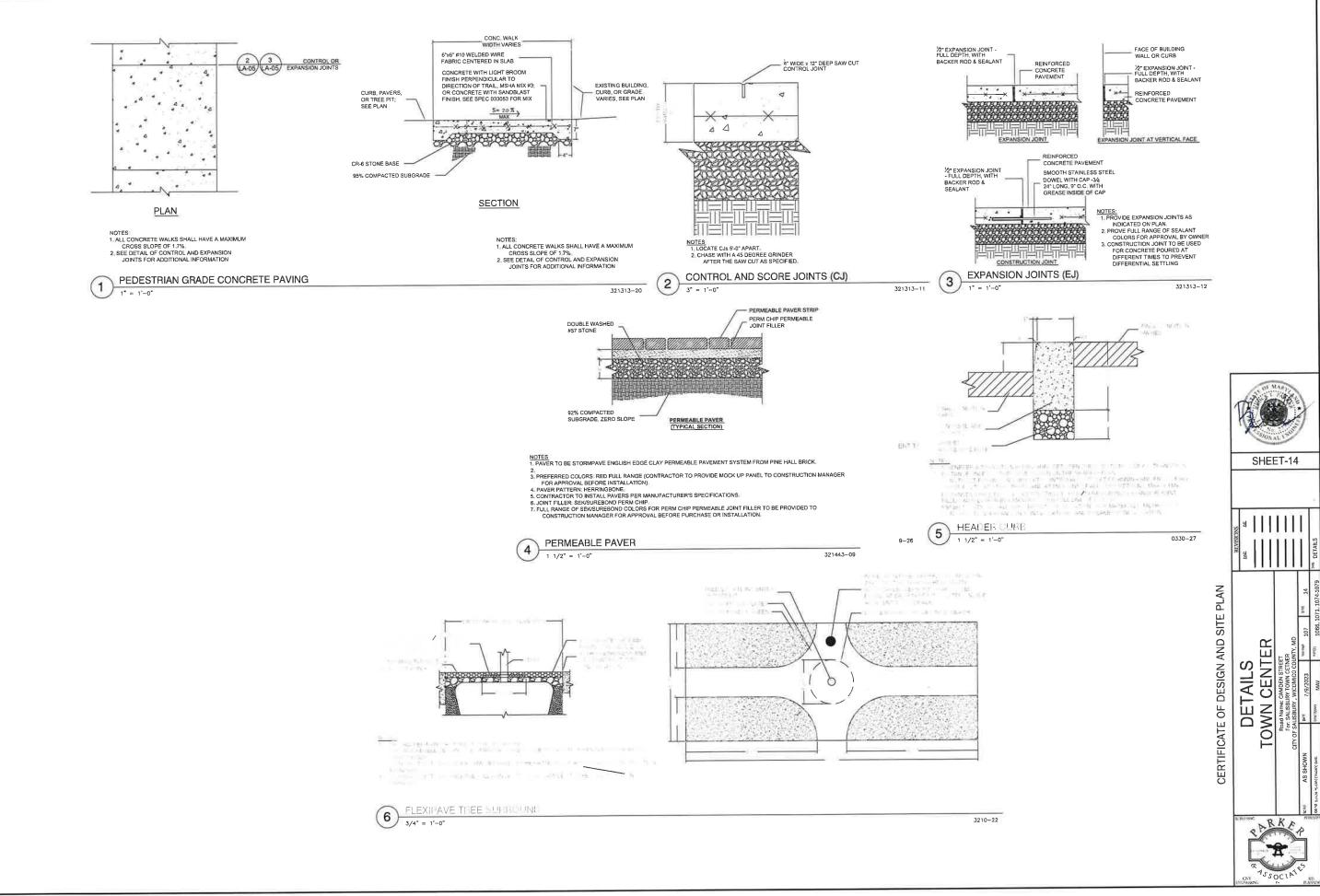
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SALISBURY TOWN CENTER BUILDING B ENTRY

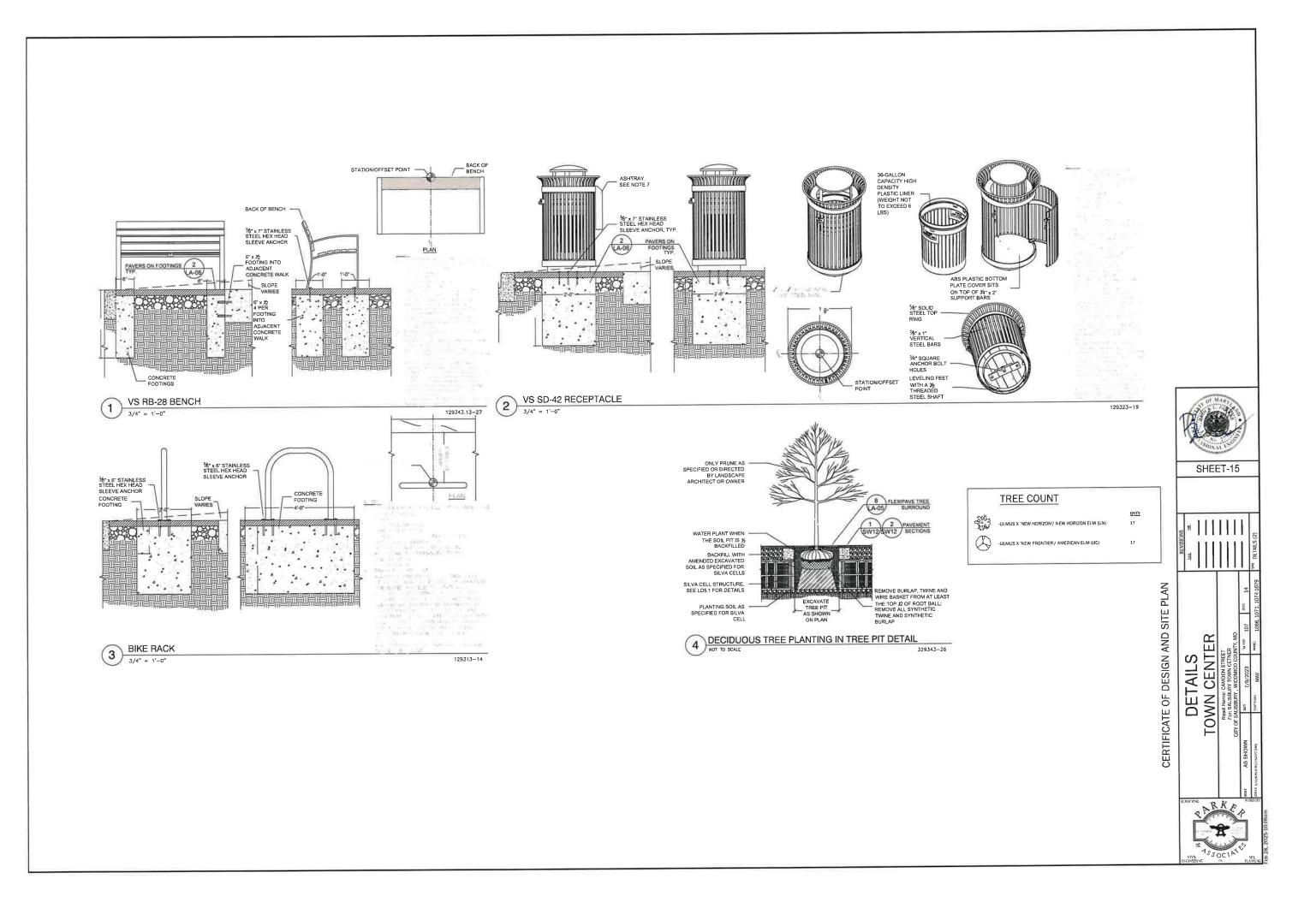
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BUILDING B ENTRY



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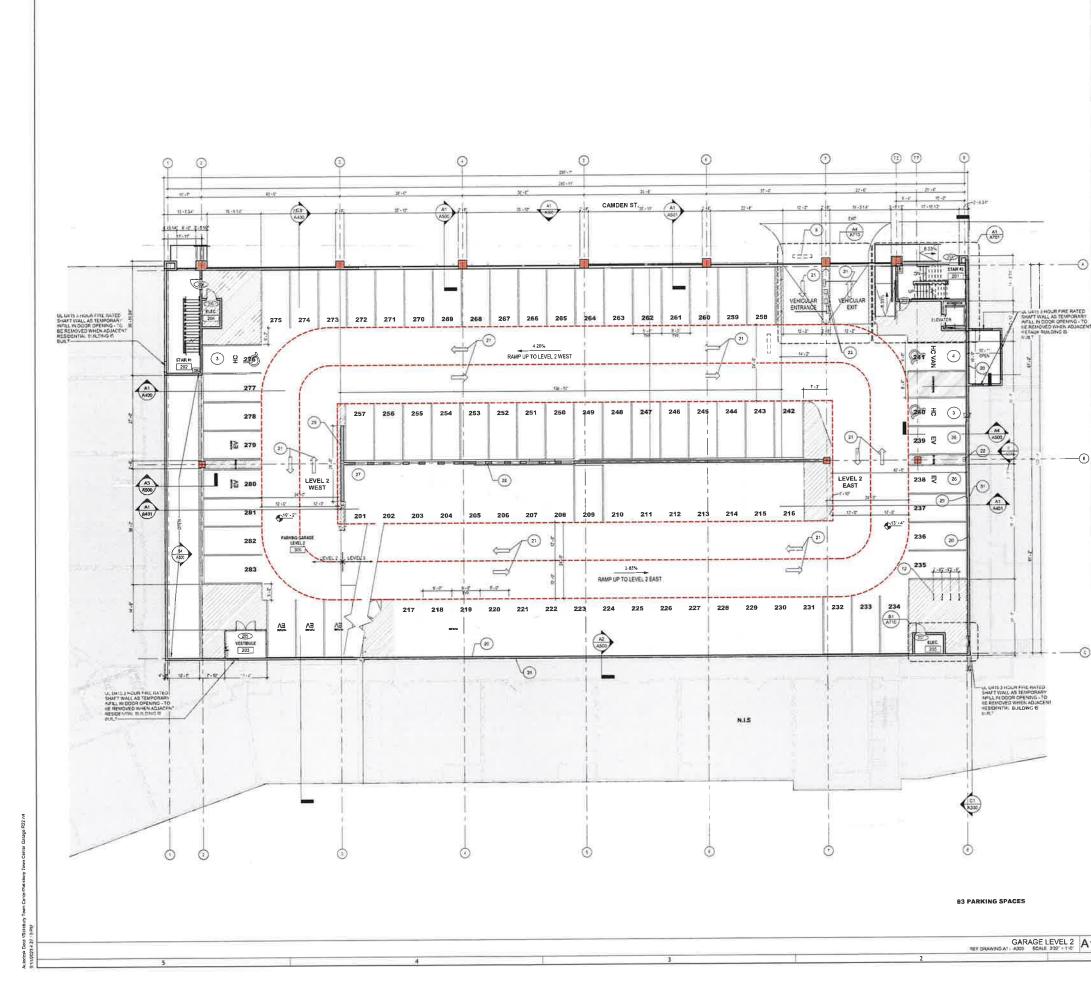
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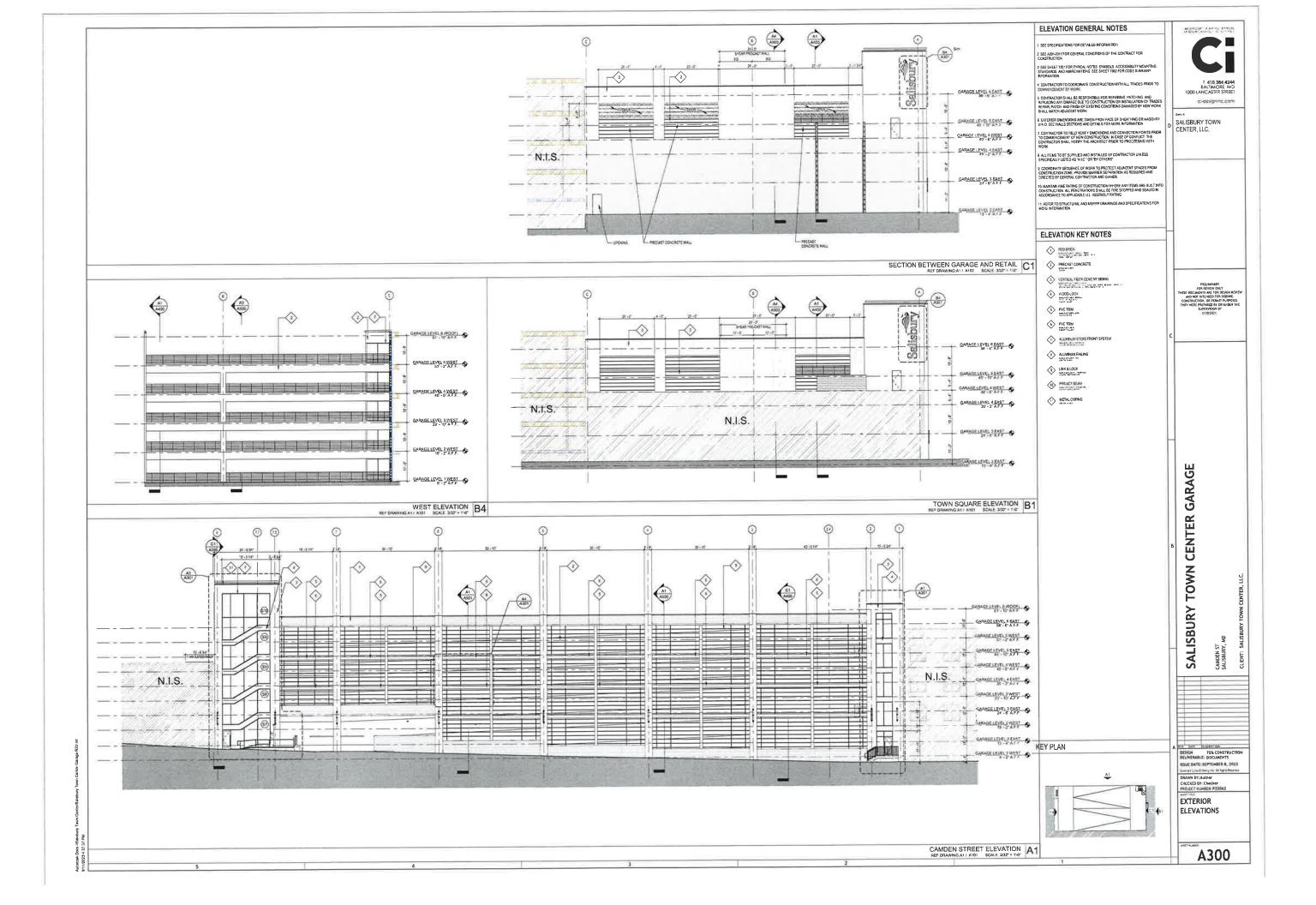


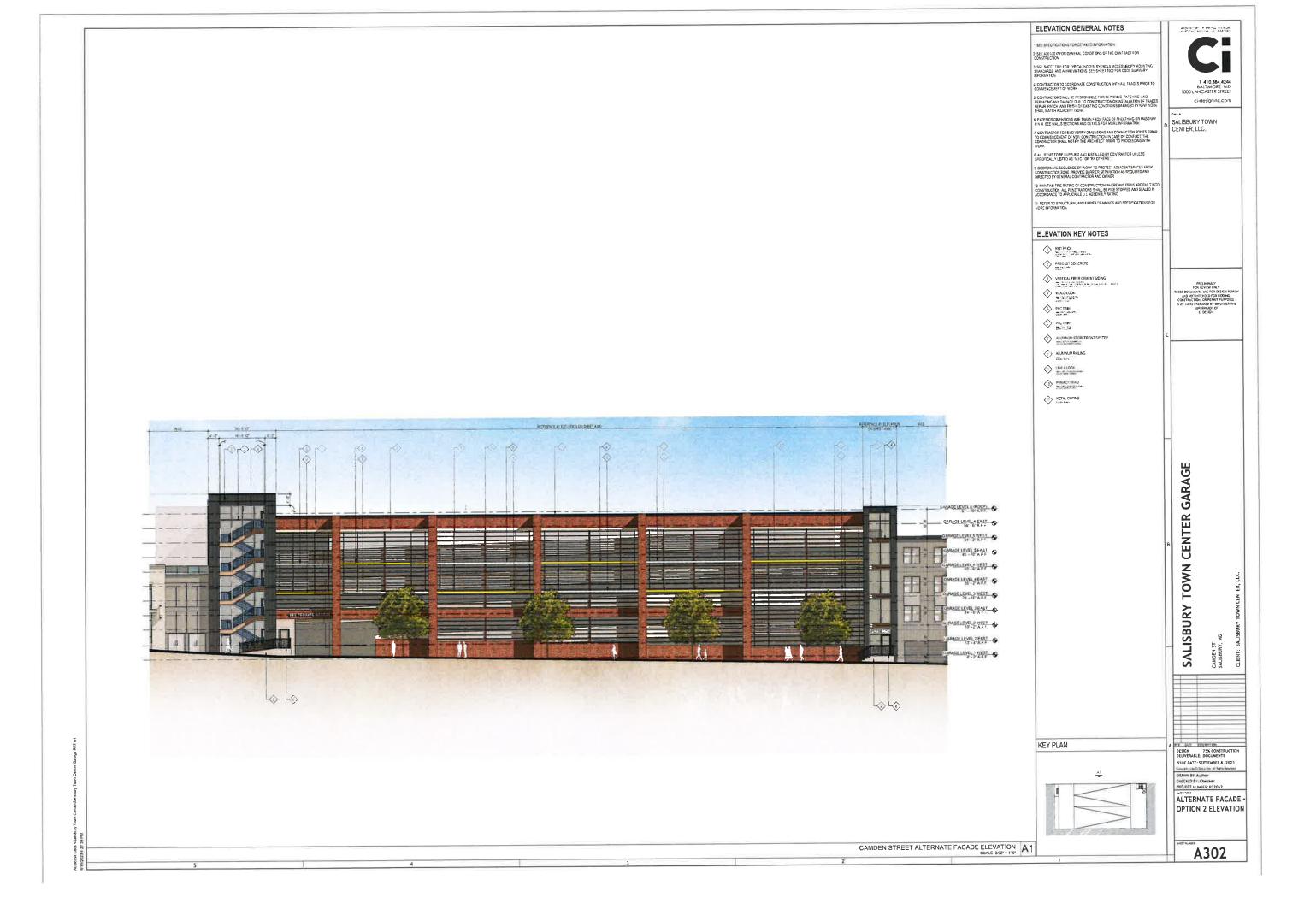
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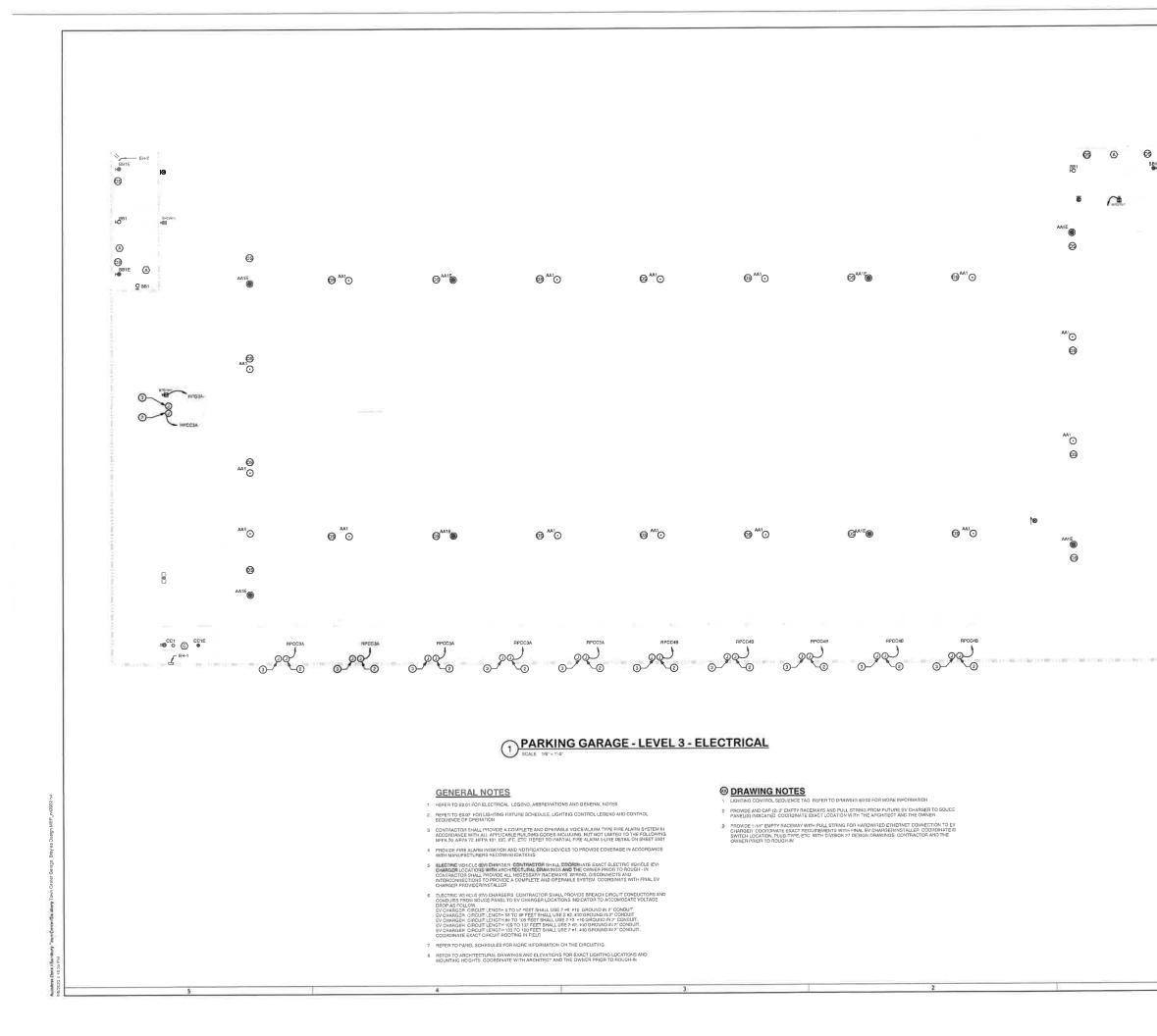




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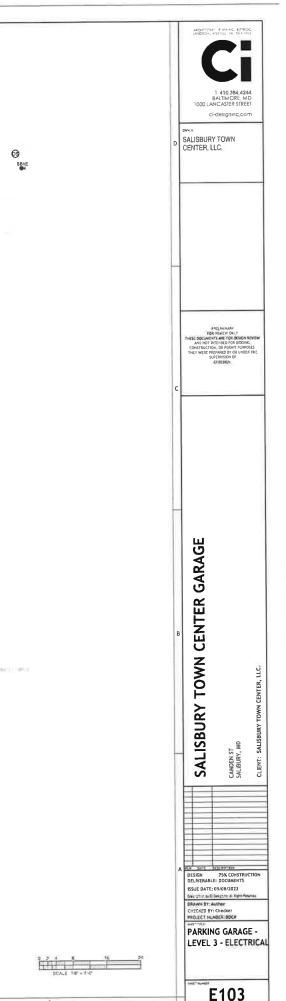


Exhibit F

Salisbury Historic District Commission May 24, 2023

The Salisbury Historic District Commission met in regular session on Wednesday, April 26, 2023. The meeting took place Virtually by Zoom with attendance as follows:

COMMISSION MEMBERS PRESENT Scott Saxman, Chair- Present Matt Auchey, Vice Chairman – Not Present Jane Messenger – Present Margaret Lawson- Present Brenden Frederick – Present Brad Phillips—Not Present CITY OFFICIALS PRESENT Laura Hay, City Attorney- Present Jessica Budd, Infrastructure & Development- Not Present Brian Soper, Infrastructure & Development- Present

- 1. CALL TO ORDER Mr. Scott Saxman, called the meeting to order at 7:00 p.m.
- 2. ROLL CALL Each member of the Commission introduced themselves for the record. The Chairman explains the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
- 3. APPROVAL OF MINUTES Approvals of the minutes of the April 26, 2023 have been postponed due to lack of quorum to approve.

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-
 - *#23-07 208, 210 & 212 W Main St.- Windows and Façade Improvements
 - Matt Groves and Max Verbits come forward to present their case for Salisbury University. Scott Saxman recuses himself for this case because he has an active job with Salisbury University through his employer. Scott then states they do not have a quorum. Scott gives the applicant two options to choose from in this case. They can either choose to continue the case to the next meeting or they can opt to be automatically approved due to the 45 day deadline for a case to be herd. The applicant decided to be approved due to lack of quorum because of time restraints.
 - #23-08 Parking Lots 1, 11 & 15 New Construction

Dave Laken (Harborside Management), Michael Sullivan, Brad Gillis, Kevin Carney, and Wendy came forth to present the project. This project will completely revolutionize the downtown atmosphere. This will encompass 4 buildings- 4 story and comprise 222 apartment units. This project has been in the works since 2015 and will reflect many of the principles discussed in the downtown revitalization plan for the City of Salisbury. They will include many walking pathways in between buildings and include a parking garage in the middle. That will be built by the City of Salisbury. This project is anticipated to reach market and construction by 2025. Mrs. Wendy tells the commission they are taking in consideration the historic district and want to make sure they respect the architecture of the entire district. She says they have changed the windows and window sizing throughout the buildings since she herd it was something the historic district commission likes. There will be a pedestrian crossing bridge from one building to the next so they don't have to walk in the street. They have a board of materials to show the commission that they would like

to use. They would like to use architectural vinyl siding along the building mixed with other materials. There will be a playground and a dog park as well as other greenery areas and plantings. There will also be retail stores lining the Unity Square Plaza. The City parking garage will be used for residents and public. The parking garage will be a separate entity and will come before the district for separate approval. They are requesting approval tonight for the massing, the exterior materials that have been selected for the 3 apartment buildings and the mixed-use retail building. They do understand they need to come back for the rest of the plans. Mr. Saxman wants to remind the commission that since it's a non-contributing property that the guidelines are more flexible but, to keep in mind that they don't want to approve materials that will detract from the rest of the contributing neighbors. The developer states that about 25% of the façade will be brick. They mixed it between all of the buildings. They have minimized the amount of vinyl siding through out as much as they can. Mr. Frederick recommends substituting something else like hardy cement board or fiber cement panels in place of vinyl. The developers state they tried to make the most expensive material more visible to the public then the vinyl siding. This is the best attempt they could make to meet all the guidelines and compete with other businesses in the area. They tried there hardest to make the materials match neighboring buildings. Mr. Frederick suggests a bunch of different materials they could choose not to use versus the vinyl. Mr. Saxman reminds the commission that they did approve efface for the Ross building down the street. Mrs. Messenger says she doesn't see a comparison to the Ross but, just wants to see some traditional touches to the material used. The developer states the Ross is the only comparison they can use in this instance because they are the only building that was ground up new construction in the Downtown Historical district. He says there was no memorable focus on the use of efface for the Ross. Mr. Frederick states that efface is a modern representation of stucco, which is a very historic material. Mr. Frederick would like to see the replacement of efface instead of the vinyl. They would be ok with vinyl if it was in the nonvisible areas to the public. Mr. Saxman states that the cost is not in there per view to decide on. The developer states the guidelines aren't matching up to the building of new construction in the downtown historic district. Mrs. Messenger states they are abiding by the guidelines and they do support this project and think this project will benefit Salisbury, but they want to make sure that the building will maintain the historic fabric of this area that is finite. Mr. Gillis wants to reiterate this project is not a glass box and that they both have more to agree on then to disagree. On elevation A and B the first floor, the vinyl would start 10 feet from the sidewalk. Mrs. Wendy pointed out all the areas they would be using vinyl or other material. Mr. Saxman states they are making a motion tonight to approve the building lay out, building massing and the exterior siding brick. Mr. Saxman's only issue is on the south building A & B to the left of the bridge is his primary concern. Wendy states since they are a non-contributing new building structure, that nowhere in the guidelines does it state that they cannot use vinyl. The developers have been very cautious to use the least amount they could and still be respectful of the Historic District. Wendy states we need to be mindful that just because the members of the commission don't like it that we are still ruling based off the standards.

Mr. Sullivan states whether its preferred or not that efface and vinyl siding are neither historical materials. So, why is one material allowed but the other similar but slightly older material is not.

Mr. Saxman states there are some materials that provide a significant benefit to historical properties with out diminishing it. He will admit he doesn't believe vinyl is a historic material but after considering the guidelines on a non-contributing structure it is appropriate and they do have the right to use it. The only issue he has is the long run of vinyl on the south building of building A & B. Mr. Sullivan states that he does hear everyone's comments on the commission about the materials are valid but are not something the code authorizes. Mrs. Laura Hay intervenes and states Mr. Sullivan is correct when reading the state law statute that we don't strictly judge the plans involving new construction. But, with that being said we have Guideline 36 and other general guidelines some of them specifically state what you can decide on. Mr. Frederick wants to redirect the focus and remind everyone that there is a bunch of stuff we can agree on, and make sure we are being productive and amicable through out the entire project. Mr. Sullivan reminds the commission that effectively 2/3 of the square footage of the project and 75% of the remaining exterior materials are comprised of 4 different materials including vinyl. The actual exterior footage of the vinyl siding is only 25% or less or the entire project. That may sound minor but it is an over 200,000 square foot project. Mrs. Messenger states they are aware of the lengths they have went to

design this project and disperse the material. Mr. Frederick makes a motion to approve with the following conditions:

1. The massing is approved as submitted.

2. The organizational layout is approved as submitted.

3. The materials are approved as submitted except the vinyl. The vinyl is addressed in condition

4. The vinyl is subject to further review when the Commission reviews windows, doors, and other items related to the project. In the future application, the vinyl shall be smooth and not embossed with a wood grain, the horizontal runs shall be limited to prevent running vertical joints so it is continuous to a reveal or another material, the amount of vinyl relative to other materials shall not exceed the percentage submitted, and the product shall be of a commercial grade.

5. The parking garage materials were not reviewed by the Commission at this time. The parking garage shall require approval prior to construction.

6. Any conflictions of this decision with the Land Development Agreement shall require Commission approval addressing said conflictions.

Jane Messenger seconds the motion. The meeting is open to public comment. Holly Worthington comes up to speak. She is the owner of the reality company on the corner of Market Street and downtown plaza. She is concerned about the loss of parking for her business and or devaluing her building. Mr. Gillis states everything that is to the left of the alley is to remain and will be remain parking spots. Mr. Gillis says he will work with Mrs. Worthington as much as he can. Mr. Saxman states a lot of these concerns can be addressed in the planning commission meeting. The commission votes unanimously to approve the case as amended.

7. Adjourn the Meeting-

Brenden Frederick makes a motion to adjourn the meeting. Margaret Lawson seconds the motion. The Commission votes unanimously to adjourn the meeting.

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury, Housing & Community Development Department.

Scott Saxman, Chairman

Brie

Brian Soper, City Planner

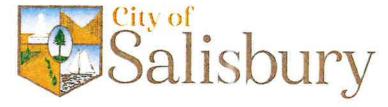
1/24/2024

Date

1/24/2024

Date





November 22, 2024

Salisbury Town Center Apartments, LLC 150 West Market Street Salisbury, MD 21801 Suite 101 Attn: Michael P. Sullivan

RE: PUBLIC HEARING – TEXT AMENDMENT – To amend Title 17, Zoning, Chapter 17.24.040B2.b. entitled "Density"

Dear Mr. Sullivan:

The Salisbury Planning Commission at its November 21, 2024, meeting forwarded a FAVORABLE recommendation to the Mayor and City Council for the proposed text amendment to increase density in the Central Business District (CBD) to the City of Salisbury Zoning Code, by amending the following:

AMEND SECTION 17.24.040B.2.b. by deleting the crossed-out language and adding the bold, underlined language as follows:

- 2. Density
 - a. Floor area for commercial or other uses shall not be used when computing density for dwelling units.
 - b. Inherent density shall not exceed forty (40) eighty (80) units per acre.
 - c. Increased density shall require a special exception from the Board of Appeals. In addition to consideration of the criteria required by Section 17.232.020, the board shall consider the criteria set forth in subsection (B)(4) of this section.

The Planning Commission based their decision to increase the density in the Central Business District (CBD) on the following findings of fact:

- 1. Growth and development of the downtown area has been consistent with the goals of the City of Salisbury for the better part of the last 60 years.
- 2. The increase in density is consistent and in furtherance of the current Comprehensive Plan adopted by the City of Salisbury in 2010, which promotes developing in a compact development pattern and redevelop underutilized areas.
- The increase in density is consistent with the 2016 Envisions Downtown Master Plan, which was adopted by the City of Salisbury by Resolution No. 2600 on March 17, 2016, which promotes redevelopment and additional housing opportunities.
- 4. There are several buildings in the downtown area that already exceed the current 40 units per acre, including, but not limited to:
 - a. The Ross 340 units per acre
 - b. The Powell Building 64 units per acre
 - c. 100 W. Main Street 78 units per acre

Department of Infrastructure & Development 125 N. Division St. - 202 Salisbury, MI (2160) 110–545 (3170 (fax) 410–548 (3107) www.salisbury.md



- d. 117 W. Main Street 63 units per acre
- e. 113 W. Main Street 59 units per acre
- 235 W. main Street 59 units per acre. f.
- 5. In prior and relatively recent staff reports requesting an increase in density, the City of Salisbury has issued favorable staff reports. For example, the City of Salisbury submitted favorable staff reports for the special exceptions sought for The Ross and Salisbury Town Center Apartments, LLC.
- 6. Sufficient evidence has not been presented to show that the increase in density would pose an endangerment to the public health, security, or general welfare of the citizens.
- 7. Although an increase in residents for the downtown area could result in the need of additional emergency, educational, and other city services, the additional revenue generated will offset the impact of the costs of those services.
- 8. Any of the issues raised with respect to water and sewer can be appropriately addressed and handled through current stormwater regulations and the permitting process.
- 9. Sufficient evidence has not been presented to show that the increase in density will create an undue concentration of population or substantially increase the congestion of the streets or create hazardous traffic conditions.
- 10. With respect to the impact on the surrounding neighborhood, many of the surrounding businesses offered letters of support for the development, including but not limited to Habitat, Tidal Health, The Chamber of Commerce, and the Greater Salisbury Committee.
- 11. The increase in density to the Central Business District (CBD) will help alleviate some of the housing shortages
- that Salisbury, and the State of Maryland as a whole, are facing.

You may now forward this recommendation to the City Administrator for scheduling at a City Council Work Session or on the City Council Legislative Agenda. You will be notified of the meeting date(s). Additional advertising fees will be required for the Council Public Hearing.

If you have any questions or concerns regarding this matter, please call our office at 410-548-3130.

Deputy Director

Department of Infrastructure & Development 125 N. Division 5t., 2202 Salisbury, MD 24501 10 545 3170 (fax) 410 548 3107 wassisalisbury and

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of June 25, 2025

Case Number:	#25-11
Commission Considering:	New Construction
Owner Name:	Salisbury Town Center Apartments,
Owners Address:	LLC 150. West Market St., Suite 101 Salisbury, MD 21801
Applicant Name:	Salisbury Town Center Apartments, LLC
Applicant's Address:	same as owner
Agent/Contractor:	N/A
Subject Property Address:	131 Circle Ave, 121 Circle Ave, 118 Circle Ave, 149 W. Market St., Salisbury, MD 21801
Historic District:	Downton Historic District
Use Category:	Residential and Mixed Use
Zoning Classification:	CBD – Central Business District
Structure / Site Description:	
Built Date: Enclosed Area: Lot Size: Number of Stories:	N/A Unknown 42,024 sq. ft. (Parcel 1071, Lot 3) 18,433 sq. ft. (Parcel 1074, Lot 4) 1.0800 AC. (Parcel 1077, Lot 5)) 19,900 sq. ft. (Parcel 1066, Lot 6) (SDAT Real Property Database) Four stories proposed
Contributing Structure:	N/A
Wicomico County Historic Survey on file:	No

Nearby Properties on County Survey:

Properties included below but not limited to:

- WI-148 William D. Long Building / Market Street Books 146 W. Market Street
- WI-274 B.L. Gillis & Son Store Building / Feldman Brothers 150 W. Market Street

Yes

- WI-134 H.S. Brewington Building / Old Synagogue Building 300-304 W. Main Street
- WI-265 Dorman & Smyth Hardware Store 232-234 W. Main Street
- WI-259 Vernon Powell Building / Montgomery Ward Building 218-220 W. Main Street
- WI -260 Woolworth's Building / Gallery Building 212 W. Main Street
- WI-264 Farmers' & Merchants' Bank / George, Miles & Buhr Architects & Engineers 206 W. Main Street
- WI-262 Greater Salisbury Building / Country Trust Company, Eastern Shore Trust Company 200 W. Main Street
- WI-271 Wicomico News Building 110 W. Main Street
- WI-414 Armory Company No. 1 / Wicomico County Free Library 122 S. Division Street

Historic Structures Located in Excavation Area:

- WI-78 W.H. Jackson Livery Stable / Market Street Stable, Palace Stables
- Salisbury Foundry
- Perdue & Gunby Carriage Repository
- John Nelson Sign Painting
- City Hand Laundry
- Locust Grove Residence

(per City of Salisbury website: <u>Historic Sites (Public)</u>

https://salisbury.maps.arcgis.com/apps/instant/basic/index.html?appid=67e15df3e39045f d8060e58da137a808)

Explanation of Request: The applicant is seeking approval for the construction of the Salisbury Town Center Project consisting of the construction of two (2) four story apartment buildings and one (1) mixed-use building with apartments and partial ground floor retail, collectively providing a total of 222 new "luxury-style" apartment units and approximately 7000 SF of retail space. The application is substantially similar to Case #23-05, partially approved by the Commission at the May 24, 2023 hearing but no longer valid due to failure to start construction or timely request extension.

Areas of Historic Guidelines to be considered:

PURPOSE OF THE HISTORIC DESIGN GUIDELINES

Page 12

The purpose of establishing historic districts is to preserve the historic character of a neighborhood's built environment by retaining historic buildings and features while ensuring that new construction and additions are compatible with their historic surroundings.

• These new proposed buildings are not compatible with their historical surroundings. They look radically different, newer, and cheaper. They manage to appear both blander and busier at the same time.

Each historic district in the City of Salisbury (Camden, Newtown, and Downtown) has its own unique features that make up its historic character. By managing changes to the exterior of properties within the historic districts, the people of Salisbury can help to ensure that the distinct character of each district remains intact.

• The project site consists of massive properties surrounded by many historic buildings. The proposed buildings (and the changes they will cause due to the exterior of their properties) will not allow the distinct character of the Downtown district to remain intact. They will radically alter, in a negative way, the distinct character of the Downtown district.

These guidelines are intended to provide a clear framework for making sure that changes to the exterior of properties within Salisbury's historic districts are made appropriately and consistently. This ensures that changes to individual properties do not negatively impact surrounding properties or the overall character of the neighborhood. Maintaining a neighborhood's historic character has social, economic, and environmental benefits beyond achieving a particular aesthetic appearance.

• The proposed buildings will negatively impact surrounding properties and the overall character of the neighborhood and will negatively affect the positive social, economic, and environmental benefits that the Downtown district currently experiences. Well-maintained, coherent, historic downtowns are major attractions in the region and the proposed buildings will compromise Salisbury's Downtown district and hurt the district's character relative to similar districts in other municipalities.

BENEFITS OF HISTORICAL PRESERVATION

Page 14: Social and Economic

Historic preservation can attract visitors and investment to the area. Well preserved historic buildings set Salisbury apart from communities filled with new construction, which tend to lack "personality" or individual distinction.

Historic preservation can also help to fuel the local economy. Rehabilitation projects provide more local jobs as compared to new construction, as a larger percentage of the project cost is for labor. The same cannot typically be said of new construction due to the

widespread and common use of prefabrication, which effectively outsources work from beyond the local economy.

Multiple studies have shown consistently that communities with revitalized historic neighborhoods have higher property values which are stabilized over time. Such neighborhoods improve the local municipal tax base and are indicators of a healthy community which can attract relocating existing businesses and new startups to the area.

- The proposed buildings are wildly different from the types of historic buildings that exist in the Downtown district and will negatively impact the overall "personality" of the district and its buildings. The proposed buildings also lack individual distinction, appearing to be similar to typical condo buildings seen in cities and towns throughout the country.
- While new buildings could help revitalize the district, the buildings being undistinctive and non-complementary would not revitalize the district but cheapen and genericize it.

Page 15: Other Benefits

In addition to social, economic, and environmental benefits, historic preservation helps a community to maintain a particular sense of place. It helps to maintain a physical connection to community heritage and promotes heritage tourism, attracting visitors and activities to the area.

Retaining the historic character of a community promotes beauty and can improve the overall quality of life for its inhabitants. Local historic districts encourage better quality design for new buildings, additions, and renovations. Living and/or working in an attractive environment can provide psychological benefits.

- The proposed buildings would not help the community maintain a particular sense of place. They would take up a massive footprint with modern materials and undistinctive massing not at all in keeping with the historic buildings in the district.
- The buildings would not help maintain a physical connection to community heritage nor would they promote heritage tourism. Heritage tourists would likely prefer to visit other cities and towns in the region that have coherent historic downtowns that do not have triumvirates of oddly out of place, sprawling buildings dominating what was once a district dominated by charming historic buildings.
- The proposed projects do not add beauty to the district but rather cookie cutter style buildings. Quality of life for the district's inhabitants would not be improved by such buildings. The psychological benefits they receive from living and working in the district may diminish through the construction of the proposed buildings.

SALISBURY HISTORIC DISTRICT COMMISSION (SHDC)

Page 17:

The Historic District Regulations are not intended to limit new construction, alteration or repair but, rather, to ensure that all exterior work is appropriate and does not cause irreversible damage to the historic property and the surrounding neighborhood.

• Staff has no desire to limit new construction. Just the opposite: attractive, historically sensitive buildings could add much to the character and value of the district and improve

the quality of life of those who live and work in it. The exterior work proposed in this application does not align with those goals.

FACTORS THE COMMISSION CONSIDERS

Page 37:

The SHDC Rules and Regulations mandate that the Commission must "strictly judge" plans for changes to sites or structures determined to be of historic, archaeological, or architectural significance. This means that the Secretary of the Interior's Standards must be upheld to the greatest extent possible for contributing properties within each district. The Rules and Regulations also mandate that the Commission "may not strictly judge" plans for changes for a non-contributing site or new construction unless the proposed changes would "seriously impair the historic, archaeological, or architectural significance" of the surrounding area.

- The proposed buildings would seriously impair the historic and architectural significance of the surrounding area. A district that had heretofore been occupied by, as a vast majority, interesting, distinctive, attractive buildings that make a coherent, charming whole of a district would be grossly compromised and bastardized by cheaply clad buildings of outsized footprints, clustered together in their taking up of much of the remaining readily buildable area of the district.
- The application does not address the significant archaeological resources that appear to be present on the project sites that would be disturbed by excavation for the new buildings. No less that six (6) historic building sites are present within the footprints of the proposed buildings (as mentioned at the top of this report, sourced from the City of Salisbury's Historic Sites GIS viewer) and there is no indication from the application that the proposed work will show any respect to the archaeological resources presumed present nor will undertake typical explorations and safeguards any recoverable structures or artifacts.

HISTORY OF SALISBURY

Page 44: Downtown Historic District

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.

- The proposed structures do not meet the well-established building material requirement. They do not propose any stone as building materials. They propose a limited amount of face brick.
- The buildings do not match the typically two to three story typologies where they are proposed on Market Street, a street perpendicular to Main Street.

Virtually every building in Downtown, except for the Wicomico County Courthouse, was destroyed in the 1886 fire. The City, in their second major reconstruction effort, mandated that only brick, stone, and iron be used in the construction of new buildings. Rebuilding

happened quickly - multiple businesses reopened to restore the City's commercial center as early as 1887.

• The exclusively mandated building materials of brick, stone, and iron are barely or not at all used in the proposed new construction. Instead, cheaper, out of character materials like vinyl, aluminum, and fiber board are proposed to predominate the buildings.

Various architectural styles emerged in Downtown as a result of rebuilding after the 1886 fire. This included examples of the Beaux-Arts, Victorian, Gothic, Romanesque Revival and Renaissance Revival styles, among others.

• While particular building styles are not to be dictated for new construction, no attempt is made to either follow or complement any of the typical styles found in the Downtown district.

The Downtown Historic District is characterized by wide streets and sidewalks and densely packed masonry buildings featuring retail and commercial space at the ground floor level. Street trees are found throughout the District, and significantly mature trees are present on the property of the City Hall. The Plaza area of Main Street incorporates brick paving as a decorative element, which defines café areas and pedestrian crossings. The District's orientation around Main and Division Streets provides a strong and continuous building frontage, with civic structures that reinforce and establish a sense of place.

• The proposed buildings offer limited masonry cladding. They are proposed as megabuildings, therefore preventing the construction of densely packed buildings. A striking component of the visual character of the Downtown district is the frequent breaks between buildings. The proposed mega-buildings vainly attempt to break up the monotony of their facades with varyingly frequent line and color breaks that look arbitrary, forced, unimaginative, incoherent, and uncomplimentary.

ADDITIONS AND NEW CONSTRUCTION

Page 98:

Owners should work closely with both the Historic District Commission and the Zoning Commission if adding to a historic building or constructing a new building in a historic district. Even if an addition or a new structure is approved by the HDC as being consistent with the historic character of the neighborhood, it is likely that an owner will have to obtain approval from the Zoning Commission before proceeding.

• Working closely entails more than submitting a single, massive application in one fell swoop. The applicant could have thoughtfully presented concepts and elements in a way that allowed for Commission feedback that would have guided the project towards complying with all guidelines, codes, and relevant plans. This did not happen.

All additions shall be sensitive in style, size, location to the historic building and the immediate surroundings within the historic district. Careful planning, staging and phasing

shall be considered to minimize disruption of original building systems, components and operations.

• Sensitivity in construction must be shown towards immediate surroundings within the historic district. While this is reference to additions specifically, the same would bode well for new construction that seeks to comply with guidelines discussed above.

ARCHITECTURAL STYLE GUIDE

Relevant architectural styles intended to inform development decisions can be found on Pages 50, 51, 54, 55, 56, 57, 62, 63, 64, 65, 66 and 67.

UNIVERSAL GUIDELINES

Guideline 8: New Exterior Walls

- a. For additions to existing structures, select building materials that are in keeping with materials used on the primary building.
- b. For new construction, select building materials that are in keeping with materials used on the block.
- The buildings do not propose to use materials in keeping with those already in use on their blocks. They propose an unwieldly and uninteresting variety of modern materials that do not frequently (or at all) appear on their blocks such as vinyl, aluminum, and fiber cladding.
 - c. For masonry walls, use bricks of similar size, color, and texture to those used historically. Concrete block and jumbo brick are not appropriate to the character of the Downtown Historic District.
 - d. Wood surfaces were historically painted. Unpainted wood surfaces are not historically appropriate, and are not durable
- While the proposed buildings do not indicate the use of wood on their exteriors, for some reason they seek to mimic the look of unpainted wood in the use of multiple other materials. Both aluminum and fiber board are proposed as unpainted "wood look" exterior elements to the buildings. The proposal goes to lengths to come as close as possible to directly violating explicit material guidelines. Proposed wood-look materials include:
 - *PVC Plankwall Weathered Teak (unpainted look)*
 - Prefab Metal Canopy Colony Maple Wood grain finishes (unpainted look)
 - Fiber Cement Panel Cedar Vintage wood Wood Series (unpainted look)
 - *Vinyl Siding wood texture (Slate color painted look)*
 - *Vinyl Siding wood texture (Sterling Gray painted look)*
 - *Vinyl Siding wood texture (Colonia White painted look)*
 - Fiber Cement Panel wood texture (Almost Black (Smooth) painted look)
 - Privacy Beam Metal Longboard (Dark Knotty Pine)

Guideline 23: New Doors for Additions and New Construction

- a. Doors on additions to historic buildings should be complimentary to the style, scale, and design of the doors on the main body of the historic building.
- b. Doors on new construction in the historic district should be complimentary to the style, scale, and design of the doors on the main body of the new building and complimentary to those throughout the district.
- While examples of doors have not been provided, renderings indicate doors that are not complementary to those predominant throughout the district. This project's doors appear to often be largely glass, with black casing. This style of door does not match or otherwise align with or complement many other Downtown district doors.

Guideline 24: Roofing Material

- 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.
- It is unclear from renderings what exactly the roofs are proposed to look like or what materials are proposed. While these proposed buildings would rise above most buildings in the Downtown district and the roofs would sometimes not be visible, they may be visible from certain buildings including the City's existing parking garage.

Guideline 36: New Construction

In planning new construction in downtown Salisbury, building form and streetscape elements should be carefully considered. Streetscape elements can reinforce the area's attractiveness and make it a desirable place to live or do business. Elements within the Downtown Historic District include a regular setback of building facades, which provides an unbroken view along the street and close placement of buildings.

- a. New structures should be similar in form, scale and height to the surrounding structures.
- b. New structures should be placed on existing vacant lots whenever possible, and should match the setback of surrounding structures. The vast majority of properties in the Downtown Historic District have little to no setback: the front of the building is positioned at the edge of the sidewalk.
- c. Parking lots or parking structures should be placed at the rear of the lot whenever possible. Ideally, access to them should be from a side street to lessen the number of curb cuts along main streets.
- d. New buildings should be compatible with adjacent structures in terms of massing, proportion, size, and scale.

- e. New buildings should be oriented to face the street rather than turned inward, skewed or oriented at angles to the existing street grid.
- f. Services such as delivery or trash removal should be handled from alleys that pass through the middle of the block or otherwise located on a non-visible elevation.
- g. Blank or windowless walls on the front façade or street side are not appropriate.
- The proposed structures are radically different in scale from most of the surrounding structures. They have footprints many times the size of all neighboring buildings aside from the library. Their proposed height is also greater than many neighboring buildings. Similarly, their proportion is often not compatible with adjacent structures.
- It is not entirely clear where all the trash and delivery activities are intended to occur. At the applicant's appearance before the Planning and Zoning Commission they seemed to indicate deliveries from services like Amazon were expected to happen on the street in front of the buildings.

GUIDELINES FOR COMMERCIAL PROPERTIES

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.

• It is not clear whether the commercial-component building maintains the historic compositional principles of historic commercial buildings. Proposed façades do not maintain the historic entrance style with flanking displays. Compositional layout

including two- and three-part block configurations do not appear to be maintained throughout the building complex, with many arbitrary façade breaks proposed instead.

Areas of the Salisbury Municipal Code to be considered:

17.52.10 - Intent.

- A. The intent in establishing historic districts is to safeguard and promote the history of Salisbury by preserving areas, structures and sites of cultural, social, economic, political, architectural and historical significance; to strengthen and improve the local economy by stabilizing and improving property values in these areas; to foster civic beauty; and to promote the use and preservation of these areas for the education, welfare and pleasure of the public. These areas contain numerous structures and sites representing a variety of historic and architectural periods which, once lost, cannot be replaced.
- B. The regulations within these districts are established:
 - 1. To protect against destruction of or encroachment upon these areas and the structures and premises therein;
 - 2. To encourage uses which will lead to their continuance, conservation and improvement in a manner appropriate to the preservation of a cultural, social, economic, political and archeological heritage of the city;
 - 3. To prevent creation of environmental influences adverse to such purposes;
 - 4. To assure that new structures and uses within such districts will be in keeping with the character to be preserved and enhanced.
- C. The following general regulations and historic districts are based upon this intent, which is consistent with the historic preservation goals and recommendations contained in the city's adopted metro core comprehensive plan.
- The extremely ill-fitting buildings proposed do not safeguard and promote the history of Salisbury. They do not preserve the Downtown area, propose to change it drastically and in a way does not foster civic beauty or promote preservation. The proposed project encroaches upon the historic buildings in the Downtown district with a project that does not complement or enhance them.
- The proposed new structures and uses will not be in keeping with the character to be preserved and enhanced. The buildings are radically different than the historic buildings in the district and do not enhance them with exceptional, complementary architecture. The overwhelmingly residential use of the proposed buildings is a dramatic departure from the district's existing use typical use breakdown.

17.60.010 - Purpose.

At the request of the City of Salisbury and other interested parties, the Regional Urban Design Assistance Team (R/UDAT) of the American Institute of Architects completed a study of the downtown area in May, 1980. Its report recommended a strong traditional Main Street image, the reestablishment of the downtown area as the historical center, the restoration and rehabilitation of older or architecturally significant buildings and the encouragement of construction of new structures of architectural quality or merit compatible with their neighbors but not necessarily of the same style. The downtown historic district is established in keeping with this recommendation and to stabilize and improve property values in the downtown area, to strengthen the local

economy, to foster civic pride, to protect against the destruction and deterioration of the downtown and to lead to its continuance of preservation.

17.60.20 - Downtown historic district commission.

A. The historic district commission established in accordance with the provisions of Sections 17.52.070 and 17.52.080 of this title shall serve as the commission for the downtown historic district.

B. The downtown merchants association or any other interested organization may submit to the city council names of persons for consideration as members of the historic district commission.

C. In addition to the requirements of Section <u>17.52.100</u>(C) of this title, when reviewing applications and plans, the commission shall consider the "traditional main street" concept enunciated in the R/UDAT report, dated May, 1980, and the desirability of new buildings and diversity in architecture.

D. The local members of the Chesapeake Bay chapter of the Maryland Society of Architects are authorized to serve as professional advisors to the downtown historic district commission.

E. The city council is aware that the tasteless use of commercial paint colors under the guise of ordinary maintenance may have a very detrimental effect on buildings in the district and, in fact, do violence to the very intent of the district. Therefore, the commission shall adopt a color chart with a large selection of suitable exterior colors and, in adopting this color chart, employ and consolidate charts from various paint stores, dealers and companies, which shall be kept available in the office of the building inspector for consideration by property owners. The commission shall informally consult with property owners upon request as to possible colors and combinations thereof prior to actual filing of an application by a property owner in order to minimize delay in approval.

• The proposed buildings neither exhibit architectural quality nor merit nor are they compatible with their neighbors. Rather than fostering civic pride in the unique nature and character of the Downtown district, they seek to radically change it.

17.52.100 - Powers and duties.

B. In reviewing an application and plans, an historic district commission shall give consideration to:

- 1. The historic, archeological and architectural significance of the site or structure and its relationship to the historic, archeological or architectural significance of the surrounding area;
- 2. The relationship of the exterior architectural features of the structure to the remainder of the structure and to the surrounding area;
- 3. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used; and
- 4. Any other factors, including aesthetic, which the commission deems to be pertinent.
- The proposed design, scale, proportion, arrangement, texture and materials do not relate favorably to the surrounding area.

D. Strictness in Judgment of Plans; Limiting Architectural Style to One Period.

- 1. The commission shall strictly judge plans for sites or structure determined by research to be of historic, archeological, or architectural significance.
- 2. Unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure, the historic district commission may not strictly judge plans:
 - a. For a site or structure of little historic, archeological, or architectural significance; or
 - b. Involving new construction.
- 3. The commission is not required to limit construction, reconstruction, or alteration to the architectural style of any one period.
- The plans would seriously impair the historic, archaeological, and architectural significance of the surrounding site and structures.
- The Commission is not to dictate a specific style or period of architecture it is simply meant to see to it that construction in the district complements, enhances, and meshes with the cultural and historical value of the district.
- E. Special Consideration.
 - 1. In the case of an application for construction, reconstruction, or alteration affecting a site or the exterior appearance of a structure or for the moving or demolition of a structure, which a commission deems of unusual importance to the city or unusual importance to the entire state or nation, the commission shall attempt, with the owner of the structure, to formulate an economically feasible plan to preserve the site or structure.
 - 2. Unless a commission is satisfied that proposed construction, alteration, reconstruction, moving or demolition will not materially impair the historic, archeological, or architectural significance of a site or structure, the commission shall reject the application and shall file with the Housing and Community Development Department a copy of the rejection of such application.
 - 3. If an application is submitted for construction, reconstruction, alteration or for moving or demolition of a site or structure that a commission deems of unusual importance, and no economically feasible plan can be formulated, the commission shall have ninety (90) days from the time it concludes that no economically feasible plan can be formulated to negotiate with the owner and other parties in an effort to find a means of preserving the site or structure.
- The proposed construction would materially impair the historic, archaeological, and architectural significance of the site. Rather than proposing structures in keeping with the historic character of the district, buildings that would cause such great, irreparable impairment are proposed instead.

Areas of the Regional Urban Design Assistance Team (1980) to be considered:

Page 9: Recommendations

New Construction:

Respond to current active proposals

- Motel
- State Office Building
- Professional/Medical Offices

- Jail and Museum facilities

Investigate new potential projects

- Farmer's/Fisherman's market
- Arena stage in Plaza
- Quality restaurants (riverfront)
- Multi-story apartment build
- Wholesale market
- Riverfront "crescent" housing
- Cinemas
- The *R*/UDAT report did not consider or recommend massive residential structures nor structures that were overwhelmingly residential, with ancillary commercial uses.

Page 24: Downtown Plan – Design Quality

An aesthetically attractive environment is an essential element in re-establishing the desirability of downtown. New architecture of the highest quality, restoration work, landscape architecture, parks, plazas and riverfront walkways, signs, graphics and landscaped parking areas can all contribute to the public perception of an exceptionally attractive place. Older buildings should be restored, and facades made of incompatible facing materials, added as "modernizations" should be removed. New buildings which are near the Plaza might well utilize materials which are harmonious in color and texture with the older buildings. However, they should not attempt to copy the detailing of historic buildings.

• The proposed new architecture is not of the highest quality. It has the look of typical downtown condo development.

Page 38: Perspective of Typical Façade Rehabilitation

The drawing represents a way to recall the original character of a pervious era of that image. The canopies over the ground floor of the commercial buildings provide shading from the sun as well as shelter while shopping during inclement weather. Street lights provide adequate lighting for early evening shopping or late evening strolling and window shopping in the Downtown Plaza.

Fine graphic designs on the walls of the buildings serve to identify each business of professional office and an enjoyable ambience for downtown. Additional architectural devices such as flags or banners further enhance the attractiveness of the buildings. Various pavement patterns contribute to a special sense of place. Decorative, moulded roof lines are emphasized to capture Victorian and Colonial style architecture of the many buildings. Natural amenities such as trees and planting boxes in the windows of commercial buildings are encouraged. Such attractive elements, both natural and architectural, serve as a means of attracting people downtown and will be instrumental in establishing a sense of quality rare in shopping centers.

• The proposed project does not include special, unique, attractive elements that will serve to draw shoppers and visitors to the area and add to a sense of place. Rather, it seeks to build run of the mill condo units for a limited number of residents to enjoy supposed luxury amenities in a location that could be central to the enhancement and development of the Downtown district as a cultural destination and gathering point for the wider region.

Areas of the Regional Urban Design Assistance Team (1980) to be considered:

Page 24: Downtown Plan – Design Quality

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• The *R*/UDAT report indicated that new architecture should be of the highest quality. The proposed buildings do not meet that standard.

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• The proposed projects do not include fine graphic designs or decorations that contribute to a special sense of place that will attract people downtown and lead to advancing the Downtown historic district as a cultural attraction for the wider region, as it could and should be.

Areas of the Department of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings to be considered:

REHABILITATION

RECOMMENDED	NOT RECOMMENDED
Designing new features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationships between buildings and the landscape in the setting, and are compatible with the historic character of the setting.	Locating parking areas directly adjacent to historic buildings where vehicles may cause damage to buildings or landscape features or when they negatively impact the historic character of the setting if landscape features and plant materials are removed.
Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the setting that preserve the historic relationship between the buildings and the landscape.	Introducing new construction into historic districts which is visually incompatible or that destroys historic relationships within the setting, or which damages or destroys important landscape features.
Removing non-significant buildings, additions, or landscape features which detract from the historic character of the setting.	Removing a historic building, a building feature, or landscape feature which is important in defining the historic character of the setting.

Page 146: Setting (District/Neighborhood [Page 21])

• The adjacent new construction proposed is not compatible with the historic character of the setting. The proposed construction detracts from the historic character of the setting.

Page 161: New Additions to Historic Buildings and Related New Construction

RECOMMENDED	NOT RECOMMENDED
Adding a new building to a historic site or property only if the requirements for a new or continuing use cannot be accommodated within the existing structure or structure	Adding a new building to a historic site or property when the project requirements could be accommodated within the existing structure or structures.
Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.	Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting.

• This massive proposed new construction, which is radically different from the surrounding neighborhood, is located right next to many historic structures and will overwhelm and dominate them and the entire neighborhood and so will negatively impact the historic setting.

Page 162: New Additions to Historic Buildings and Related New Construction

RECOMMENDED	NOT RECOMMENDED
Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.	Replicating the features of the historic building when designing a new building, with the result that it may be confused as historic or original to the site or setting.
Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.	
Ensuring that new construction is secondary to the historic building and does not detract from its significance.	Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting. Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building. Designing new buildings or groups of buildings to meet a new use that are not compatible in scale or design with the character of the historic building and the site, such as apartments on a historic school property that are too residential in appearance.
Using site features or land formations, such as trees or sloping terrain, to help minimize the new construction and its impact on the historic building and property.	
Designing an addition to a historic building in a densely-built location (such as a downtown commercial district) to appear as a separate building or infill, rather than as an addition. In such a setting, the addition or the infill structure must be compatible with the size and scale of the historic building and surrounding buildings— usually the front elevation of the new building should be in the same plane (i.e., not set back from the historic building). This approach may also provide the opportunity for a larger addition or infill when the façade can be broken up into smaller elements that are consistent with the scale of the historic building and surrounding buildings.	

- The new construction is not compatible with the nearby historic buildings.
- The new construction on adjacent sites adjacent to historic buildings will result in the diminution and loss of character in the neighborhood. The design, scale, and use proposed are not compatible with the Downtown historic district.

Staff Findings Prepared By: Nick Voitiuc Infrastructure and Development 125 N Division Street, Suite 304 Salisbury, MD 21801 (410) 548-3170 Date: June 17, 2025

Real Property Data Search () Search Result for WICOMICO COUNTY

Special Tax Recapture: None Account Identifier: District - 09 Account Number - 061002 Owner Information Owner Name: SALISBURY TOWN CENTER APARTMENTS LLCUse: COMMERCIAL Principal Residence: NO Mailing Address: 150 W MARKET ST Deed Reference: /05321/ 00043 #101 SALISBURY MD 21801- Location & Structure Information Premises Address: 131 CIRCLE AVE SALISBURY 21801-0000 Legal Description: L - 3; 42,024 SQFT 131 CIRCLE AVENUE RESUB SALISBURY Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 0107 0014 1071 21003.23 0000 3 2024 Plat Ref: Town: SALISBURY Above Grade Living Area Finished Basement Area Property Land Area 42,024 SF Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements	TOWN CENTE
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Owner Name: SALISBURY TOWN CENTER APARTMENTS LLCUse: COMMERCIAL Mailing Address: 150 W MARKET ST Deed Reference: /05321/ 00043 #101 SALISBURY MD 21801- Location & Structure Information Premises Address: 131 CIRCLE AVE Legal Description: L- 3; 42,024 SQFT Mailing Address: 131 CIRCLE AVE Legal Description: L- 3; 42,024 SQFT Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: Otory 0014 1071 21003.23 0000 3 2024 Plat Ref: Town: SALISBURY Above Grade Living Area Finished Basement Area Property Land Area 42,024 SF Above Grade Living Area Finished Basement Area Attice Cities Inservances	7 TOWN CENTE 0017/ 0730
Principal Residence: NO Mailing Address: 150 W MARKET ST Deed Reference: /05321/ 00043 #101 SALISBURY MD 21801- Location & Structure Information Premises Address: 131 CIRCLE AVE SALISBURY 21801-0000 Legal Description: L-3; 42,024 SQFT 131 CIRCLE AVENUE RESUB SALISBURY Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 0107 0014 1071 21003.23 0000 3 2024 Plat Ref: Town: SALISBURY Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area 42,024 SF	7 TOWN CENTE 0017/ 0730
#101 SALISBURY MD 21801- Premises Address: 131 CIRCLE AVE SALISBURY 21801-0000 Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 3 0107 0014 1091 21003.23 0000 3 2024 Plat Ref: Town: SALISBURY Primary Structure Built Above Grade Living Area Finished Basement Area 42,024 SF	7 TOWN CENTE 0017/ 0730
Premises Address: 131 CIRCLE AVE SALISBURY 21801-0000 Legal Description: L-3; 42,024 SQFT 131 CIRCLE AVENUE RESUB SALISBURY Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 0107 0014 1071 21003.23 0000 3 2024 Plat Ref: Town: SALISBURY Primary Structure Built Above Grade Living Area Finished Basement Area 42,024 SF	7 TOWN CENTE 0017/ 0730
SALISBURY 21801-0000 131 CIRCLE AVENUE RESUB SALISBURY Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 0107 0014 1071 21003.23 0000 91000 Town: SALISBURY 3 2024 Primary Structure Built Above Grade Living Area Finished Basement Area 42,024 SF	7 TOWN CENTE 0017/ 0730
Map. Glid. Partel: Neighborhood. Gubarrison. Contraint Lick Contraint 2004 Plat Ref: 0107 0014 1071 21003.23 0000 3 2024 Plat Ref: Town: SALISBURY Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area 42,024 SF Property Land Area 42,024 SF Plat Ref:	
Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area 42,024 SF	County Use
42,024 SF	County Use
Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvement	
	is
Value Information	
Base Value Value Phase-in Assessments	
As of As of As of 01/01/2023 07/01/20	204
	124
Land: 420,200 420,200 Improvements 88,600 88,600	
Improvements 88,600 88,600 Total: 508,800 508,800 508,800	
Preferential Land: 0	
Transfer Information	
Seller: CITY OF SALISBURY Date: 11/14/2023 Price: \$275,000	
Type: ARMS LENGTH MULTIPLE Deed1: /05321/ 00043 Deed2:	
Seller: Date: Price:	
Type: Deed1: Deed2:	
Seller: Date: Price:	
Type: Deed1: Deed2:	
Exemption Information	
Partial Exempt Assessments: Class 07/01/2023 07/01/2024	
County: 000 1,617,600.00	
State: 000 1,617,600.00	
Municipal: 000 1,617,600.00 1,617,600.00	
Special Tax Recapture: None	
Homestead Application Information	
Homestead Application Status: No Application	
Homeowners' Tax Credit Application Information	
Homeowners' Tax Credit Application Status: No Application Date:	

Real Property Data Search () Search Result for WICOMICO COUNTY

View Map	View GroundRent Redemption				View GroundRent Registration				
Special Tax Recapture									
Account Identifier:	District - 09	Account Number	- 055207						
		Ow	ner Inforn	nation					
Owner Name:	SALISBURY	TOWN CENTER	APARTMENTS	S LLCUse: Princi	pal Residence	COMMERC NO	IAL		
Mailing Address:	150 W MAR! #101 SALISBURY			Deed	Reference:	/05321/ 000	43		
	0/12/02/01/1	Location 8		e Informa	ation				
Premises Address:	118 CIRCLE SALISBURY				Description:	118 CIRCL	E AVENU	E 7 TOWN CENTE	
Map: Grid: Parcel: 0107 0020 1077	Neighborhood: 20003.23	Subdivision: 0000	Section: E	Block: Lot 5	2024		Plat No: Plat Ref:	0017/ 0730	
Town: SALISBURY									
Primary Structure Bu	It Above Grad	de Living Area	Finished	Basement		operty Land 800 AC	Area	County Use	
Stories Basement	Type Exterior /	Quality Full/H	Half Bath	Garage	Last Notice of	of Major Imp	rovemen	ts	
		Va	lue Inforn	nation			1		
	Ba	se Value	Value			ssessments			
			As of 01/01/202	14	As of 07/01/2023		As of 07/01/20	124	
	47	0.400	470,400	- 1	0110112025		0110112		
Land:		0,400 300	4,800						
Improvements		5,200	475,200		475,200				
Total: Preferential Land:	47	5,200	475,200		110,200				
		Tra	nsfer Info	mation					
Seller: SALISBURY C	TY OF	Date	: 11/14/2023			Price: \$	275,000		
Type: ARMS LENGTH	MULTIPLE	Deed	11:/05321/00	043		Deed2:			
Seller: CAREY, T HOV Type: ARMS LENGTH			: 10/30/1987 d1: /01123/ 00	664		Price: \$ Deed2:	90,000		
Seller: Type:		Date				Price: Deed2:			
		Exen	nption Infe	ormation	1				
Partial Exempt Asses	sments:Class		-		/2023	07/01/202	4		
County:	000			55,40	00.00				
State:	000			55,40	00.00				
Municipal:	000			55,40	00.00	55,400.00			
Special Tax Recaptu	re: None								
		Homestead	l Applicat	ion Infor	mation				
Homestead Applicati	on Status: No Applic	cation							

Homeowners' Tax Credit Application Status: No Application

Date:

Real Property Data Search () Search Result for WICOMICO COUNTY

View Map	View GroundRent Re	View GroundRent Redemption View GroundR			dRent Registration		
Special Tax Recapture:	None						
Account Identifier:	District - 09 Account Nur	nber - 052534					
		Owner Informatio	on				
Owner Name:	SALISBURY TOWN CENT	ER APARTMENTS LLC	Use: Principal Residenc	COMMERCIAL e:NO			
Mailing Address:	150 W MARKET ST #101 SALISBURY MD 21801-		Deed Reference:	/05321/ 00043	5		
	Locatio	on & Structure Inf	ormation				
Premises Address:	149 W MARKET ST SALISBURY 21801-0000		Legal Description:	L - 6; 19,900 SQFT 149 W MARKET STF RESUB SALISBURY			
	Neighborhood: Subdivision 21003.23 0000	n: Section: Block:	E Lot: Assessmen 6 2024	t Year: Plat No: Plat Ref:	0017/ 0730		
Town: SALISBURY							
Primary Structure Buil	t Above Grade Living Are	a Finished Base		operty Land Area	County Use		
Stories Basement	Type Exterior Quality /	Full/Half Bath Gar	age Last Notice	of Major Improvement	s		
		Value Information	on				
	Base Value	Value	Phase-in A	ssessments			
		As of 01/01/2021	As of 07/01/2023	As of 07/01/20)24		
Land:	199,000	199,000					
Improvements	1,000	1,000	000 000				
Total:	200,000	200,000	200,000				
Preferential Land:	0						
		Transfer Informat	tion				
Seller: SALISBURY CI		Date: 11/14/2023		Price: \$275,000 Deed2;			
Type: ARMS LENGTH		Deed1: /05321/ 00043 Date: 06/30/1977		Price: \$0			
Seller: CANNON, ROB Type: ARMS LENGTH		Deed1: /00878/ 00632		Deed2:			
Seller: CANNON, ROB		Date: 06/22/1976		Price: \$21,000			
Type: ARMS LENGTH		Deed1: /00000/ 00018		Deed2:			
	E	xemption Inform	ation		4		
Partial Exempt Asses	sments:Class		07/01/2023	07/01/2024	1		
County:	000		198,300.00				
State:	000		198,300.00				
Municipal:	000		198,300.00	198,300.00			
Special Tax Recapture	e: None						
	Homes	tead Application	Information				
Homestead Application	on Status: No Application						
		Tay Cradit Analis	eation Informat	tion			
	nomeowners	Tax Credit Applic					

Homeowners' Tax Credit Application Status: No Application

Date: