

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** January 24, 2018

**Time:** 7:00 pm

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

**Case Number:** #18-03

**Commission Considering:** Awning Installation

**Owner's Name:** River View Commons, LLC

**Applicant Name:** Christian Phillips

**Agent/Contractor:** Not Indicated on Application

**Subject Property Address:** 150 W. Market Street

**Historic District:** Downtown Historic District

**Use Category:** Commercial

**Chairman:** Mr. Scott Saxman

**HDC Staff contact:** Trish Warrington  
Office Manager  
(410) 341-9550

# Salisbury Historic District Commission

207 W. Main St., Suite 102  
Salisbury, MD 21801  
(410) 341-9550 / fax (410) 341-3682

Permit Application  
\$25 Fee Received 12/18/17 (date)

CK # 349

Date Submitted to NSCC: 12/12/17  
Date Accepted as Complete by NSCC: 1/9/18

Case #: 18-03  
Action Required By (45 days): 2/20/18

Subject Location: 150 W. Market Street

Application by: River View Commons, LLC

Owner Name: River View Commons, LLC

Applicant Address: P.O. Box 282 Salisbury, MD 21803

Owner Address: P.O. Box 282 Salisbury, MD 21803

Applicant Phone: 410-749-4821

Owner Phone: 410-749-4821

Work Involves:  Alterations  New Construction  Addition Other   
 Demolition  Sign  Awning Estimated Cost \_\_\_\_\_

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

Re-install a lighted awning similar to that which was existing many years ago in an effort to protect pedestrians who are walking along the sidewalks as well as accent the visual appearance of the front of the facility. The awnings will be canvas with pipe frames as manufactured by Phillips Signs or equal. The same awnings as were just installed on the Opportunity Shop to the north, the Book Store to the south and Downtown Bridal to the northwest.

Are there any easements or deed restrictions for the exterior of this property? If yes, submit a letter from the easement holder stating their approval of the proposed work.  Yes  No

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

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

## See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

All required documents must be submitted to the Director, Dept. of Neighborhood Services & Code Compliance 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 Neighborhood Services & Code Compliance for the City of Salisbury as well as on the city's website: [www.ci.salisbury.md.us](http://www.ci.salisbury.md.us).

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 1/24/18 (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 Christian Phillips

Date 12/12/17

Remarks: JW 11/9/18

Smaw E. Phillips  
Secretary, S.H.D.C. (Date)

Application Processor (Date)



Existing Building

← 251 Spring  
Avenue

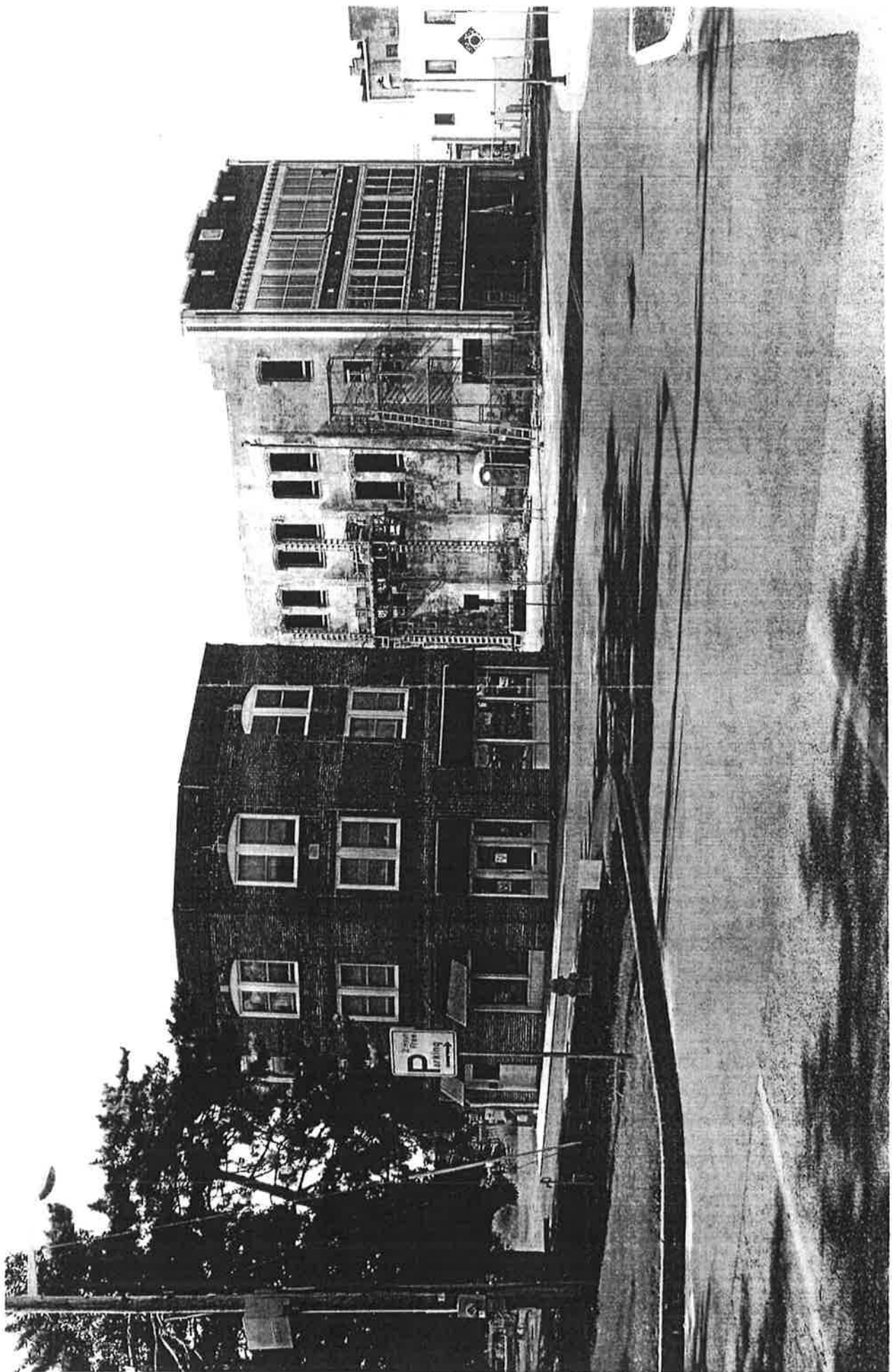


BROS.













2 Hour  
Free  
**P**arking ↑

BOOKS  
SALE

# River View Commons

THE OPPORTUNITY  
IS NOW



WEST MARKET STREET (east elevation)

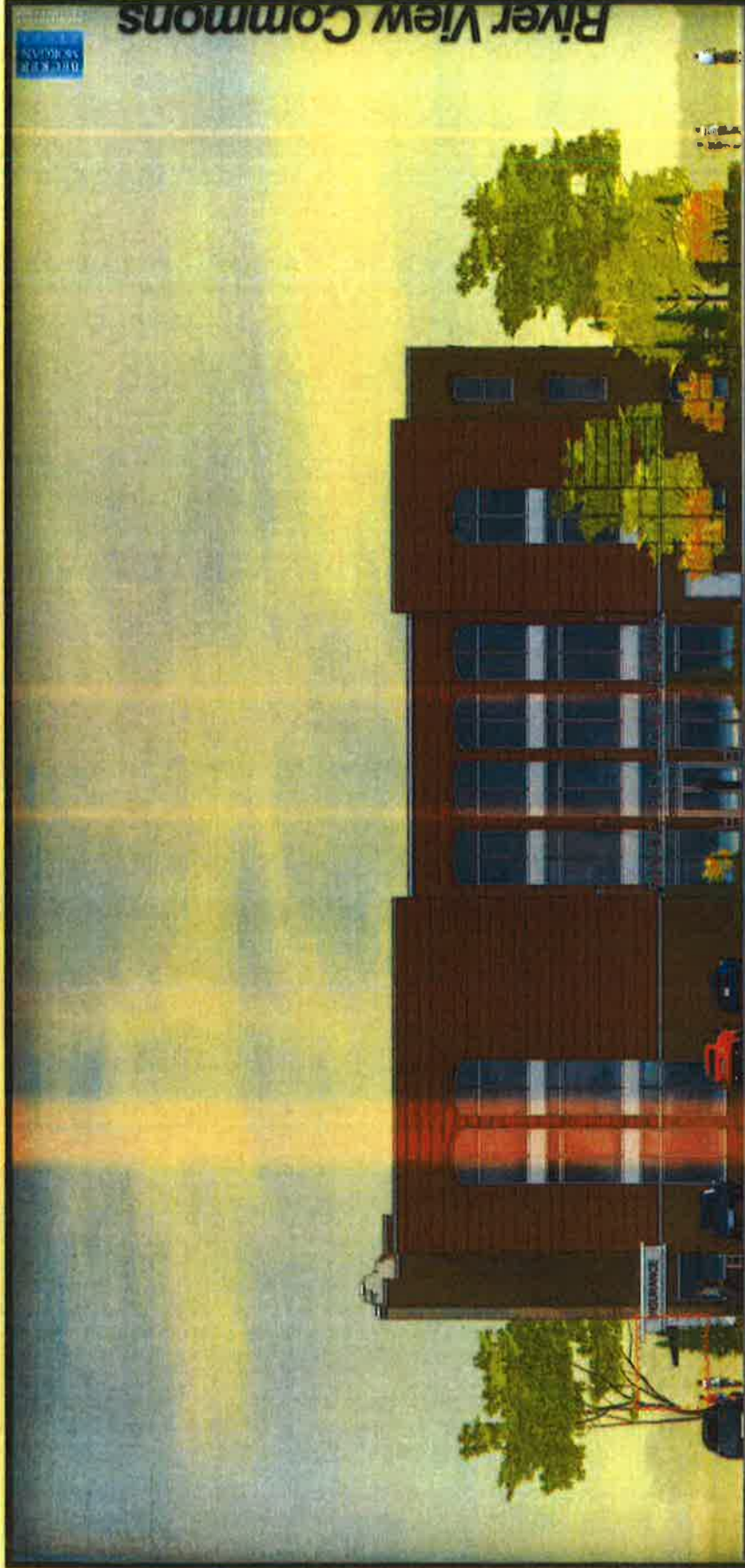




# River View Commons



(south elevation)



# River View Commons



(north elevation)



PROPOSED GROUND FLOOR  
**River View Commons**





# River View Commons

MILL STREET (west elevation)

# Salisbury Historic District Commission

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## STAFF FINDINGS

Meeting Date: January 24, 2018

<b>Case Number:</b>	#18-03
<b>Commission Considering:</b>	Awning Installation
<b>Owner's Name:</b>	River View Commons, LLC
<b>Applicant Name:</b>	Christian Phillips
<b>Agent/Contractor:</b>	Not Indicated
<b>Subject Property Address:</b>	150 W. Market Street
<b>Historic District:</b>	Downtown Historic District
<b>Use Category:</b>	Commercial
<b>Zoning Classification:</b>	Central Business District
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	1880
<b>Enclosed Area:</b>	16,470 sq ft
<b>Lot Size:</b>	22,418 sq ft
<b>Number of Stories:</b>	Not Indicated on SDAT
<b>Contributing Structure:</b>	Contributing (3/28/12)
<b>Wicomico County Historic Survey on file:</b>	Yes – B. L. Gillis & Son Store Bldg.
<b>Nearby Properties on County Survey:</b>	Yes
<b>Including but not limited to:</b>	
➤ 146 W. Market Street	William D. Long Bldg

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission approve a request to install lighted awnings.

**Areas of Historic Guidelines to be considered:**

***Signs and Awnings***

Construction of signs is subject to the City of Salisbury Sign Ordinance Chapter 17.216. Each sign is subject to review by the SHDC and recommendations are provided to the Department of Building, Permits & Inspections. Each sign will be reviewed for location, total sign area, size, height letters, and message.

The City's ordinance is explicit concerning types, sizes, and placement of signs. Flashing, moving, and swinging signs are prohibited, as are roof signs. Flood-lit signs are prohibited unless the lights are shielded from view. Obscene signs and those that resemble official traffic signs are also prohibited.

**Guideline 46: Awnings**

- a. The bottom of awnings must hang no less than 7 feet above the pavement.
- b. Awnings must fit the dimensions of the storefront. They should not obscure ornamental details or the historic signboard. The top edge should align with the top of the storefront transom or fall between the transom and storefront windows.
- c. Awnings may provide suitable locations for signs. Lettering and logos may be added to the front face or to the drop flap.

**Evaluation Criteria:**

Pursuant to Section 17.52.040 A & B of the Salisbury Zoning Code, it is the duty of the Historic District Commission to review all applications to construct, alter, reconstruct, move or demolish any structure within a Historic District whenever the exterior appearance of such structure is affected, and to approve or reject said application. In reviewing an application and plans, the Commission should give consideration to review criteria, and may make a determination as to which of said Criteria are applicable.

Staff Findings Prepared by: Susan E. Phillips, Director  
Housing & Community Development Department  
207 W. Main Street, Suite 102  
Salisbury, MD 21801  
(410) 341-9550  
Date: January 12, 2018



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

**Account Identifier:** District - 09 Account Number - 046127

*Owner Information*

<b>Owner Name:</b>	RIVER VIEW COMMONS LLC	<b>Use:</b>	COMMERCIAL
<b>Mailing Address:</b>	PO BOX 282 SALISBURY MD 21803-	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	/03458/ 00001

*Location & Structure Information*

<b>Premises Address:</b>	150 W MARKET ST SALISBURY 21801-0000	<b>Legal Description:</b>	L-1A 22,418 SQFT 150 W MARKET ST RIVER VIEW COMMONS LLC SUBD
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<b>Map:</b> 0107	<b>Grid:</b> 0013	<b>Parcel:</b> 1089	<b>Sub District:</b>	<b>Subdivision:</b> 0000	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b> 1A	<b>Assessment Year:</b> 2018	<b>Plat No:</b>	<b>Plat Ref:</b> 0016/ 0781
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<b>Special Tax Areas:</b>	<b>Town:</b> SALISBURY
	<b>Ad Valorem:</b>
	<b>Tax Class:</b>

<b>Primary Structure Built</b> 1880	<b>Above Grade Living Area</b> 16470	<b>Finished Basement Area</b>	<b>Property Land Area</b> 22,418 SF	<b>County Use</b>
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<b>Stories</b>	<b>Basement</b>	<b>Type</b> OFFICE BUILDING	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b> 2016
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*Value Information*

	<b>Base Value</b>	<b>Value</b> As of 01/01/2018	<b>Phase-in Assessments</b> As of 07/01/2017	<b>As of</b> 07/01/2018
<b>Land:</b>	274,100	274,100		
<b>Improvements</b>	1,126,400	1,332,200		
<b>Total:</b>	1,400,500	1,606,300	1,400,500	1,469,100
<b>Preferential Land:</b>	0			0

*Transfer Information*

<b>Seller:</b> FELDMAN BROTHERS INC	<b>Date:</b> 07/06/2012	<b>Price:</b> \$5,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /03458/ 00001	<b>Deed2:</b>
<b>Seller:</b> FELDMAN INVESTMENT CORP	<b>Date:</b> 03/30/1992	<b>Price:</b> \$0
<b>Type:</b>	<b>Deed1:</b> /01285/ 00684	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

*Exemption Information*

<b>Partial Exempt Assessments:</b>	<b>Class</b>	<b>07/01/2017</b>	<b>07/01/2018</b>
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

<b>Tax Exempt:</b>	<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>	NONE

*Homestead Application Information*

**Homestead Application Status:** No Application

*Homeowners' Tax Credit Application Information*

**Homeowners' Tax Credit Application Status:** No Application **Date:**