

Salisbury Historic District Commission

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: #18-01

Commission Considering: Sign Installation

Owner's Name: Rinnier Development Company

Applicant Name: Jerry McClymont

Agent/Contractor: Signs By Tomorrow

Subject Property Address: 220 E. Main 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 _____ (date)

Date Submitted to NSCC: 12/8/17
Date Accepted as Complete by NSCC: 1/9/18

Case #: 18-01
Action Required By (45 days): 2/2/18

Subject Location: 220 East Main Street

Application by: Signs By Tomorrow

Owner Name: Rinnier Development

Applicant Address: 1607 Northwood Drive Unit 102 Salisbury MD 21801

Owner Address: 220 East Main Street

Applicant Phone: 410.860.0033

Owner Phone: 410.742.8151

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.

PVC Architectural Letters to spell out "BBSI". Attached with studs in the mortar. Sign will be same material and mounting as Merrill Lynch.

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

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

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

See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

All required documents must be submitted to the 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.

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 Gerald McClymont

Date 12.8.17

Remarks: JW 1/9/18

Smaw & Phillips 1/12/18
Secretary, S.H.D.C. (Date)

Application Processor (Date)



410-860-0033 SALISBURY, MD

PROOF

CUSTOMER: **BBSI**

DATE: **11.13.17**

MATERIAL: 1/2" Komacell

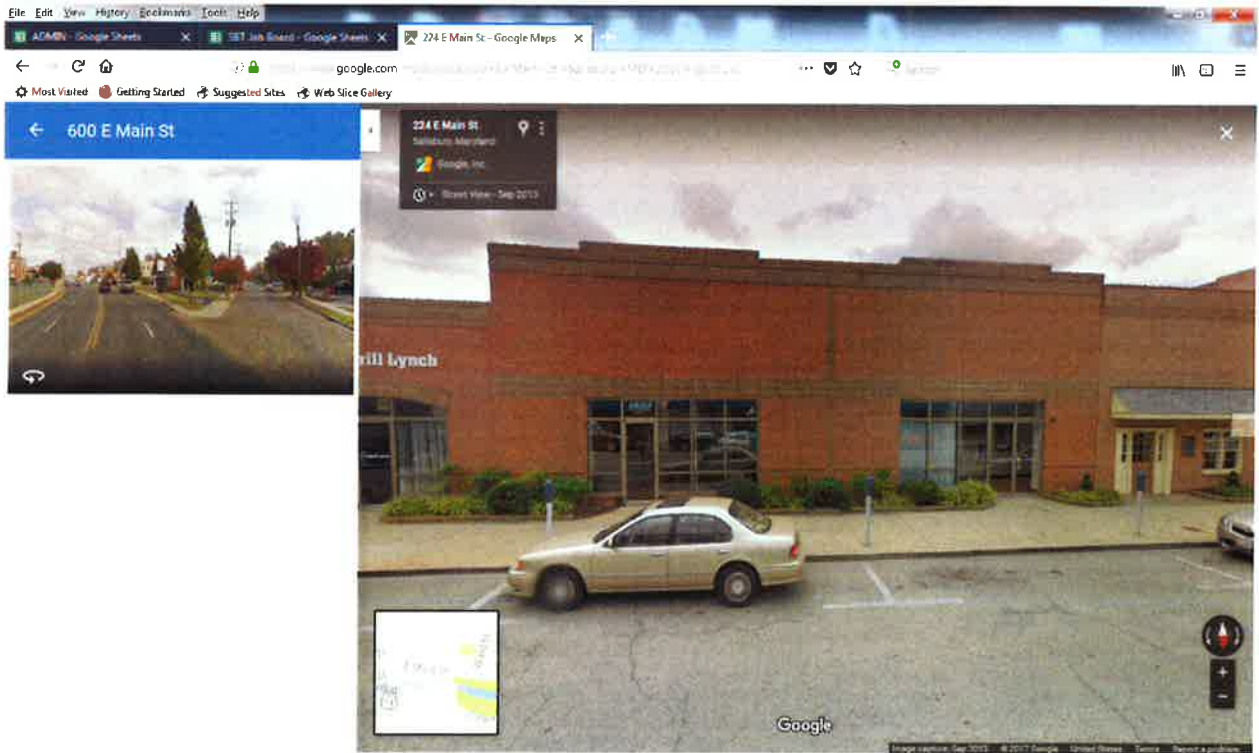
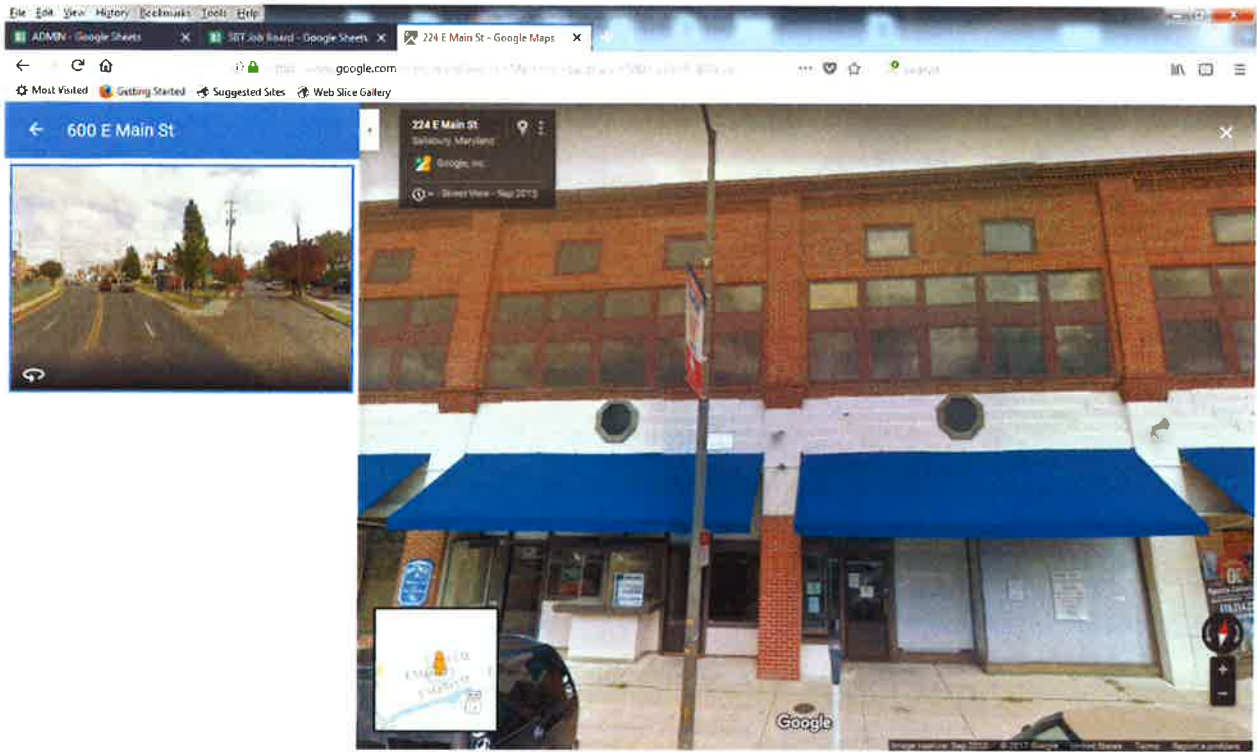
SIZE: 18"H x 64"W

QTY: 1 set

CAREFULLY REVIEW this proof for spelling, content and layout accuracy.
SBT will **NOT** be responsible for any errors that go to print once a proof is approved.
There will be additional charges for corrections and reprinting.



YOU MAY RECEIVE 2 PROOFS. FURTHER PROOFS MAY INCUR EXTRA DESIGN CHARGES.



Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: January 24, 2018

Case Number: 18-01

Commission Considering: Sign Installation

Owner's Name: Rinnier Development Company
Owner's Address: 218 E. Main Street
Salisbury, MD 21801

Applicant Name: Jerry McClymont

Agent/Contractor: Signs By Tomorrow

Subject Property Address: 220 E. Main Street

Historic District: Downtown Historic District

Use Category: Commercial

Zoning Classification: Central Business District

Structure / Site Description:

Built Date: 1948
 Enclosed Area: 19,659 sq ft
 Lot Size: 26,798 sq ft
 Number of Stories: Not indicated on SDAT

Contributing Structure: TBD

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes
 ➤ 129 E. Main Street US Post Office

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to install PVC architectural letters to spell out "BBSI" which will be attached to the wall in the mortar joints.

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

The property in question is located within the Downtown Historic District. The majority of buildings located in this District on East Main St., West Main St., North Division St., South Division St. and Camden St. are constructed of brick and mortar. The Salisbury Historic District Commission approved signage at 220 East main St., 235 East Main St., 124 North Division St., 150 West Market St. and 327 East Main St., formally Jimmy’s Grill and the address of the current project. Various alterations where also approved by the Commission at 117-119 West Main St. , 104 North Division St., 233 west Main St., 212 West Main St., awnings at 216 East Main St. , fiberglass clad wooden windows at Chesapeake East at 501 West Main Street and aluminum commercial grade windows at 213 – 235 East Main Street. The majority of structures in this District are typically two and three story brick and stone buildings purposed for commercial use and range in age from 50 years to 130 years old. Most of the buildings were built in the 1920’s with and a hand full were built in the late 1880’s. There’s a mix of architectural styles including Renaissance Revival and Victorian but no prevalence to any specific style.

Areas of Historic Guidelines to be considered:

Signs and Awnings – Page 110

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 44: Preserve Historic Signs

- a. Historic signs, such as those constructed directly into an architecture detail of the structure should be maintained, and may be restored if necessary.
- b. Wording changes on existing historic signs should be in keeping with the overall character of the sign and the structure on which it is placed.
- c. Restore or recreate historic signs where sufficient documentation exists, if the restored or recreated sign would be in compliance with Salisbury’s zoning ordinance.

Guideline 45: Sign Placement

On most downtown buildings, a continuous brick ledge or corbelling is used to separate the second floor and above from the entry-level storefront below. This space is ideal for sign placement, as it was often created for this purpose. In some instances, newer buildings contain areas above the highest windows for signage.

- 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 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 2180
(410) 341-9550
Date: January 12, 2018

Search Result for WICOMICO COUNTY

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

Account Identifier: District - 05 Account Number - 013143

Owner Name: RINNER DEVELOPMENT COMPANY
Mailing Address: 218 E MAIN ST
 SALISBURY MD 21801
Use: COMMERCIAL
Principal Residence: NO
Deed Reference:

Premises Address: 226 E MAIN ST
 SALISBURY 21801-0000
Legal Description: L-50A 26,798 SQFT
 226-228 E MAIN ST
 CITY OF SALIS

Map: 0107	Grid: 0015	Parcel: 0864	Sub District:	Subdivision: 0000	Section:	Block:	Lot: 50A	Assessment Year: 2017	Plat No:	Plat Ref:
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Special Tax Areas:
Town: SALISBURY
Ad Valorem:
Tax Class:

Primary Structure Built 1948	Above Grade Living Area 19659	Finished Basement Area	Property Land Area 26,798 SF	County Use
Stories	Basement	Type OFFICE BUILDING	Garage	Last Major Renovation

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2017	As of 07/01/2018
Land:	305,400	267,900		
Improvements	833,700	530,400		
Total:	1,139,100	798,300	798,300	798,300
Preferential Land:	0			0

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

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

Tax Exempt:
Exempt Class: NONE
Special Tax Recapture:

Homestead Application Status: No Application

Homeowners' Tax Credit Application Status: No Application
Date:

1. This screen allows you to search the Real Property database and display property records.
 2. Click [here](#) for a glossary of terms.
 3. Deleted accounts can only be selected by Property Account Identifier.
 4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.