

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** November 20, 2019

**Time:** 7:00 pm

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

**Case Number:** #19-06

**Commission Considering:** Sign

**Owner's Name:** Harold Townsend

**Applicant Name:** Ann Morris

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

**Subject Property Address:** 225 Broad St

**Historic District:** Newtown Historic District

**Use Category:** Residential

**Chairman:** Mr. Scott Saxman

**HDC Staff contact:** Jimmy Sharp  
Planner I  
(410) 548-3170

**Salisbury Historic District Commission**

125 N. Division Street  
Room 202  
Salisbury, MD 21801  
(410) 548-3170/ fax (410) 548-3107

Permit Application  
\$25 Fee Received 10-10-19 (date)

Date Submitted: 10-10-19

Case #: 19-06

Date Accepted as Complete: \_\_\_\_\_

Action Required By (45 days): \_\_\_\_\_

Subject Location: 225 Broad St

Application by: Ann Morris

Owner Name: Harold Cyr - Townsend

Applicant Address: 116 South Blvd Salis. MD

Owner Address: 6251 Diamondback Dr.

Applicant Phone: 443-523-0442 21804

Owner Phone: \_\_\_\_\_

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.

Approval of sign in Historic District

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

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

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

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

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

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

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on: Nov. 20, 2019 (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: [Signature] Date: 10-10-19

Remarks: \_\_\_\_\_

Application Processor (Date)

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





225

Blue and white sign with text, possibly a real estate or business sign.

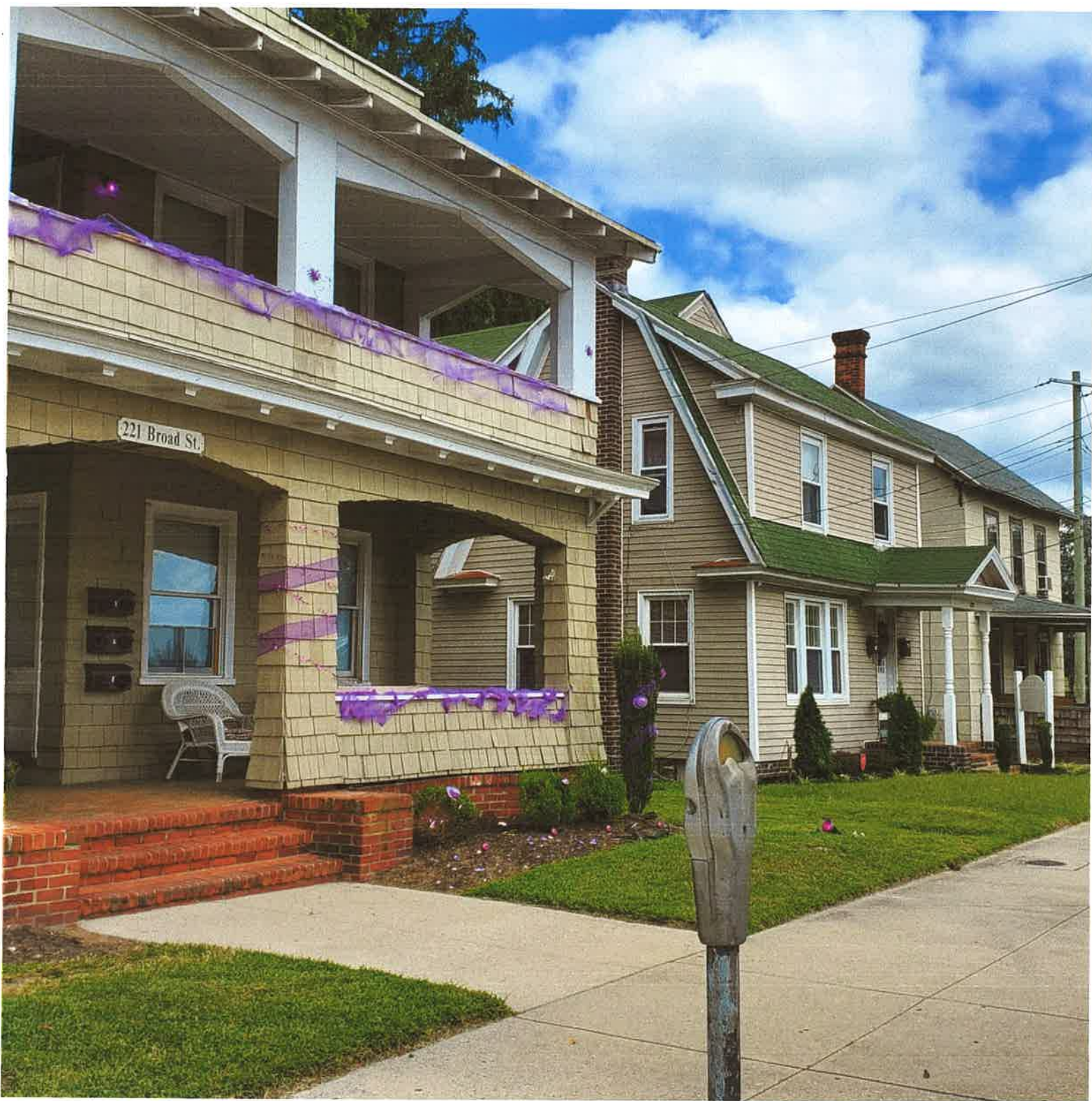
















225

225  
Harold J. Cyr-Townsend  
COLDWELL BANKER  
Phone: 435-228-5311  
Office: 435-246-1111  
REALTOR®



Real Property Data Search

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

Search Result for WICOMICO COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>			<a href="#">View GroundRent Registration</a>				
<b>Tax Exempt: None</b>		<b>Special Tax Recapture: None</b>							
<b>Exempt Class: None</b>									
<b>Account Identifier:</b>		<b>District - 05 Account Number - 010942</b>							
Owner Information									
<b>Owner Name:</b>	TOWNSEND BRIAN EDWARD CYR-TOWNSEND HAROLD				<b>Use:</b>	APARTMENTS			
<b>Mailing Address:</b>	6251 DIAMONDBACK DR SALISBURY MD 21801-				<b>Principal Residence:</b>	NO			
					<b>Deed Reference:</b>	/04464/ 00489			
Location & Structure Information									
<b>Premises Address:</b>	225 BROAD ST SALISBURY 21801-0000				<b>Legal Description:</b>	4,224 SQFT 225 BROAD ST CITY OF SALIS			
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0104	0009	0744	10002.23	0000				2020	
<b>Special Tax Areas:</b> None					<b>Town:</b>	SALISBURY			
					<b>Ad Valorem:</b>	None			
					<b>Tax Class:</b>	None			
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>			<b>Property Land Area</b>	<b>County Use</b>			
1930	1,848 SF				4,224 SF				
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>		
		MULTIPLE RESIDENCE /		C3					
Value Information									
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>						
		As of	As of	As of					
		01/01/2017	07/01/2019	07/01/2020					
<b>Land:</b>	29,500	29,500							
<b>Improvements</b>	39,600	39,600							
<b>Total:</b>	69,100	69,100	69,100						
<b>Preferential Land:</b>	0								
Transfer Information									
<b>Seller:</b>	RAYFIELD M DOUGLAS & GAIL A			<b>Date:</b>	05/03/2019		<b>Price:</b>	\$85,000	
<b>Type:</b>	ARMS LENGTH IMPROVED			<b>Deed1:</b>	/04464/ 00489		<b>Deed2:</b>		
<b>Seller:</b>	CANTWELL, EDWARD LEE			<b>Date:</b>	11/07/1988		<b>Price:</b>	\$37,500	
<b>Type:</b>	ARMS LENGTH IMPROVED			<b>Deed1:</b>	/01162/ 00782		<b>Deed2:</b>		
<b>Seller:</b>	HISHMEH, PAUL A JR			<b>Date:</b>	05/20/1982		<b>Price:</b>	\$20,000	
<b>Type:</b>	ARMS LENGTH IMPROVED			<b>Deed1:</b>	/00973/ 00707		<b>Deed2:</b>		
Exemption Information									
<b>Partial Exempt Assessments:</b>	<b>Class</b>			07/01/2019			07/01/2020		
<b>County:</b>	000			0.00					
<b>State:</b>	000			0.00					
<b>Municipal:</b>	000			0.00			0.00		
<b>Tax Exempt: None</b>		<b>Special Tax Recapture: None</b>							
<b>Exempt Class: None</b>									
Homestead Application Information									



# Salisbury Historic District Commission

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## STAFF FINDINGS

### Meeting of November 20, 2019

<b>Case Number:</b>	#19-06
<b>Commission Considering:</b>	Sign Installation
<b>Owner Name:</b>	Harold Townsend
<b>Owners Address:</b>	6251 Diamondback Dr Salisbury, MD 21801
<b>Applicant Name:</b>	Ann Morris
<b>Applicant's Address:</b>	116 South Blvd, Salisbury, MD 21804
<b>Agent/Contractor:</b>	Not Indicated on Application
<b>Subject Property Address:</b>	225 Broad St, Salisbury, MD 21801
<b>Historic District:</b>	Newtown Historic District
<b>Use Category:</b>	Office & Service Residential
<b>Zoning Classification:</b>	OSR
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	1930
<b>Enclosed Area:</b>	1,109 sq. ft.
<b>Lot Size:</b>	4,224 sq. ft.
<b>Number of Stories:</b>	2(Two)



**Wicomico County Historic Survey on file:** No

**Nearby Properties on County Survey:** No

**Explanation of Request:** The applicant is seeking approval to install a sign in the front portion of the property.

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

**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: Jimmy Sharp  
Infrastructure and Development  
125 N Division Street, Suite 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: November 8, 2019