

# Salisbury Historic District Commission

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## Hearing Notification

<b>Hearing Date:</b>	June 30, 2021
<b>Time:</b>	7:00 pm
<b>Location:</b>	Zoom Video Conference
<b>Case Number:</b>	#21-13
<b>Commission Considering:</b>	Install a Sign
<b>Owner's Name:</b>	<b>Doug Church</b>
<b>Applicant Name:</b>	<b>Lilac Clothing Company</b>
<b>Agent/Contractor:</b>	Not Indicated on Application
<b>Subject Property Address:</b>	107 W Main St
<b>Historic District:</b>	Downtown
<b>Use Category:</b>	Commercial
<b>Chairman:</b>	Mr. Scott Saxman
<b>HDC Staff contact:</b>	Jessica Budd Associate Planner I (410) 548-3170

# Salisbury Historic District Commission

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

## Permit Application

\$25 Fee Received 5/26/21 (date)

**Date Submitted :** 5/26/21

**Date Accepted as Complete :** 5/26/21

Subject Location: 107 W Main Street

Application by: Lilac Clothing Company

Applicant Address: 107 W Main Street

Applicant Phone: \_\_\_\_\_

**Case #:** 21-13

**Action Required By (45 days):** 7/9/21

Owner Name: Doug Church

Owner Address: \_\_\_\_\_

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.

black wooden face to go over entire fascia to cover old painted wood. See attached pics for placement and size

**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 6/30/21 (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 Jerry McClymont Date 5.26.21  
Remarks: \_\_\_\_\_

Jessica Budd 6/15/21  
Application Processor (Date)

Amanda Pollack 6/15/21  
Secretary, S.H.D.C. (Date)

1



\*May not be to exact scale

DATE: 5.20.21

CUSTOMER: Lilac Clothing Co

PRODUCT: polymetal

SIZE: TBD

QTY: 1 (1-sided)

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





NS

CENTER CITY

Life

111 West Main Street

Open

YESTERDAY

sushi  
konpoi  
Japanese Restaurant

KUHN





KUNN'S JEWELERS





K... JEWELERS

147 W. Main St.  
LAW OFFICES  
Second Floor  
OFFICE & CONSULTING  
HOURS: 9 AM - 5 PM



# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: June 30, 2021**

<b>Case Number:</b>	<b>21-13</b>
<b>Commission Considering:</b>	Sign Installation
<b>Owner's Name:</b>	<b>Lilac Clothing Company</b>
<b>Applicant Name:</b>	<b>Doug Church</b>
<b>Agent/Contractor:</b>	Not Indicated
<b>Subject Property Address:</b>	107 W Main St
<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>	1914
<b>Enclosed Area:</b>	1,241 sq. ft.
<b>Lot Size:</b>	13,500 sq. ft.
<b>Number of Stories:</b>	1 1/2
<b>Contributing Structure:</b>	TBD
<b>Wicomico County Historic Survey on file:</b>	No
<b>Nearby Properties on County Survey:</b>	<b>Yes</b>
Including but not limited to:	
➤ 212 W Main St	
➤ 229 W Main St	

## **Relevant Historic, Archeological and Architectural 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 exterior lighting installation under awnings at 100 North Division St. this year and sign and lighting installation at 113 West Main St. in 2014. 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 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.

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission approve a request to install a sign on front of building.

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

#### **SIGNAGE (Page 42)**

Signs are used for advertising, identity, and image. They are an extremely visible element of the businesses in the historic districts. Each sign must be used carefully so as not to detract from the historic facades. With some forethought and planning, signage can embrace business owners' needs and Salisbury's historic image.

#### **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. This location is acceptable but should be avoided if possible.

Another option for a main sign location can be an awning, provided the awning is properly integrated with the building and demonstrated by earlier photographs of the building. Other types of signage allowed include hanging, window, awning, or any sign that is located below the main sign. If a projected sign is planned, placement will be critical to avoid interferences with adjacent signs and architecture of the storefront itself.

These signs should be located no less than eight feet above the sidewalk. Window signs should consist of a material and color that contrasts with the display, while being small enough to not interfere with the display area. In all cases in locating the sign, the applicant must minimize the disturbance to the exterior of the building, i.e. using the least amount of mounting bolts as possible. On masonry buildings, mounting hardware must be placed into mortar joints, not historic masonry.

#### **Sign Ordinance**



The City of Salisbury has enacted an ordinance that is explicit concerning types, sizes, construction, and placement of signs. Signs that cannot be used are: flashing, moving, swinging, painted wall signs, or roof signs. Flood-lit signs are also prohibited unless the lights are shielded from view. Obscene signs and those that resemble official traffic signs will not be allowed.

Construction of signs is subject to the City of Salisbury Sign Ordinance Chapter 17.1. Each sign is subject to review by the Historic District Commission 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.

**Evaluation Criteria:**

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

Staff Findings Prepared By: Jessica Budd  
Infrastructure and Development  
125 N Division St Room 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: 6/15/2021



## Real Property Data Search

## Search Result for WICOMICO COUNTY

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

Special Tax Recapture: None

Account Identifier:

District - 16 Account Number - 017094

## Owner Information

<b>Owner Name:</b>	HUGHES VALERIE HUGHES ANDREW	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	37039 BI STATE BLVD DELMAR DE 19940-	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	/03875/ 00405

## Location &amp; Structure Information

<b>Premises Address:</b>	107 W MAIN ST FRUITLAND 21826-0000	<b>Legal Description:</b>	13,500 SQFT 107 W MAIN ST FRUITLAND
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<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>
0803	0008	1415	16030909.23	0000				2019	Plat Ref:

Town: FRUITLAND

<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>
1914	1,241 SF		13,500 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>
1 1/2	NO	STANDARD UNIT	SIDING/	2	1 full		

## Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
<b>Land:</b>	21,700	21,700		
<b>Improvements</b>	15,500	19,400		
<b>Total:</b>	37,200	41,100	39,800	41,100
<b>Preferential Land:</b>	0	0		

## Transfer Information

<b>Seller:</b> NOBLE DOROTHY C & CHARLES R &	<b>Date:</b> 07/15/2015	<b>Price:</b> \$35,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /03875/ 00405	<b>Deed2:</b>
<b>Seller:</b> NOBLE, CHARLES D & DOROTHY C	<b>Date:</b> 05/02/1998	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /01607/ 00148	<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>	07/01/2020	07/01/2021
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

## Homestead Application Information

Homestead Application Status: No Application

## Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date: