

Salisbury Historic District Commission

Hearing Notification

Date:	October 27, 2021
Time:	7:00 pm
Location:	Zoom Videoconference Call
Case Number:	#21-23
Commission Considering:	Shed and New Signs
Owner's Name:	Randy Campbell
Applicant Name: Applicant's Address:	Randy Campbell 312 N Salisbury Blvd Salisbury, MD 21801
Agent/Contractor:	None Indicated
Subject Property Address:	312 N. Salisbury Blvd.
Historic District:	Newtown Historic District
Use Category:	Commercial
Chairman:	Mr. Scott Saxman
HDC Staff contact:	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

\$50 Fee Received 9/7/21 (date)

Date Submitted: 09.07.21

Date Accepted as Complete: 10/1/21

Subject Location: 312 N. Salisbury Blvd.

Application by: Randy Campbell (Campbells)

Applicant Address: 312 N. Salisbury Blvd. auto body

Applicant Phone: Salisbury MD 21801

443-235-0020

Case #: 21-23

Action Required By (45 days): 11/14/21

Owner Name: Randy Campbell

Owner Address: 312 N. Salisbury Blvd. MD 21801

Owner Phone: 443-235-0020

Owner Email: CampbellAutomotiveGroup@gmail.com

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition Other Shed
☐ 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.

Shed behind building + signs on Building

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 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 October 27, 2021 (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 9/7/21

Application Processor (Date) 10/1/21

Brian Soper 10/12/21
Secretary, S.H.D.C. (Date)



N Salisbury Blvd

CUSTOMES
• TRADE
GAMES
Center
990

BUSINESS
50
↑





The mini shed is 6X8 Professionally constructed to match the construction of the building and color.
Here are the photos and diagram.

If you should have any questions regarding this letter, please don't hesitate to contact me at
410-677-3332 or campbellsautomotivegroup@gmail.com.

Sincerely,

Randy Campbell

Owner

Campbell's
BODY SHOP

6x8

US13



Acrylic Faces (2) 59.25x120.5 with 1.5" retainer



AUTO BODY
410-677-3332

CAMPBELL'S
AUTO BODY

 **CAMPBELL'S**
AUTO BODY
410-677-3332



312

 **CAMPBELL'S**
AUTO BODY

Monday - Friday
8am - 5pm
Saturday
9am - 12pm



Design Cost
192.00
422.22
107.00
304.25
Proportion
1:1

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: October 27, 2021

Case Number:	#21-23
Commission Considering:	Shed and New Signs
Owner's Name:	Randy Campbell
Owner's Address:	312 N Salisbury Blvd. Salisbury, MD 21801
Applicant Name:	Randy Campbell
Agent/Contractor:	None Indicated
Subject Property Address:	312 N. Salisbury Blvd. Salisbury, MD 21801
Historic District:	Newtown Historic District
Contributing Structure:	No, 8/26/2015
Use Category:	Commercial
Zoning Classification:	Central Business District
Structure / Site Description:	
Built Date:	1940
Enclosed Area:	3,475 sq ft
Lot Size:	10,650 sq ft
Number of Stories:	Not Indicated on SDAT
Wicomico County Historic Survey on file:	No
Nearby Properties on County Survey:	No

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request install a shed and new signs.

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

The property in question is located within the Newtown Historic District. The majority of the structures in the surrounding area, which includes Parsons, Elizabeth, East Isabella, East William, East Chestnut, Gay, Broad and Ellen Streets, consists of mostly residential structures, a convenience store, churches of various dominations and various commercial uses such as a property maintenance company, an automobile sales operation and an automotive/tire shop. The Salisbury Historic District Commission approved 109 Parsons St., 323 Poplar Hill Ave. and 206/208 Isabella St. for hardiplank siding and 227 Broad St. for vinyl siding. The Commission rejected 110 Parsons St., 110 East Isabella St. and 209 East Isabella St. for vinyl siding. The Commission also rejected an application for 304 Park Ave. to encapsulate the soffit with vinyl and required them to remove the vinyl that was installed previously. The houses in this District range in age and were built between the late 1850's and the late 1920's. There's a mix of architectural styles in the surrounding area with no prevalence to any specific style.

Neighboring Properties which have been deemed Contributing/Non-Contributing:

House #	Street Name	Hearing Date	Contributing	Non-Contributing
602	N. Salisbury Blvd.	2/12/14		X

Areas of Historic Guidelines to be considered:

Guideline 65: New Construction

- The new garage shall be compatible with the primary building in terms of scale, massing, and style.
- Pre-fabricated, non-permanent sheds are permitted in the rear of the property. They should be small in scale and congruous with the style of the primary building.

Guideline 44: Preserve Historic Signs

- Historic signs, such as those constructed directly into an architecture detail of the structure should be maintained, and may be restored if necessary.
- 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.
- 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: Jessica Budd
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: October 7, 2021

Real Property Data Search

Search Result for WICOMICO COUNTY

View Map

View Ground/Rent Redemption

View Ground/Rent Registration

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 025462

Owner Information

Owner Name:	BROWN DAVID F	Use:	COMMERCIAL
	BROWN DAWN	Principal Residence:	NO
Mailing Address:	6440 PEMROKE WAY	Deed Reference:	J01785/ 00657
	NAPLES FL 34113-		

Location & Structure Information

Premises Address:	312 N SALISBURY BLVD SALISBURY 25801-0000	Legal Description:	BL-1 L-9 10,650 SQFT 312 N SALIS BLVD CITY OF SALIS
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plot No:
0107	0010	0701	11002.23	0000				2020	Plot Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1940	3,475 SF		10,650 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		SERVICE GARAGE	/	C2			

Value Information

	Base Value	Value As of 01/01/2020	Phase-In Assessments As of 07/01/2021	As of 07/01/2022
Land:	90,600	90,600		
Improvements	44,300	44,000		
Total:	134,900	134,600	134,600	134,600
Preferential Land:	0	0		

Transfer Information

Seller: REUSCH, RICHARD G & TAMMY L	Date: 12/14/2000	Price: \$175,000
Type: NON-ARMS LENGTH OTHER	Deed1: J01785/ 00657	Deed2:
Seller: PARISH, ARNOLD G	Date: 02/25/1987	Price: \$225,000
Type: NON-ARMS LENGTH OTHER	Deed1: J01095/ 00021	Deed2:
Seller: PARISH, ARNOLD G & MAYMIE	Date: 06/20/1985	Price: \$0
Type: ARMS LENGTH MULTIPLE	Deed1: J01046/ 00706	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	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: