

# Salisbury Historic District Commission

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## Hearing Notification

<b>Date:</b>	February 22, 2023
<b>Time:</b>	7:00 pm
<b>Location:</b>	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
<b>Case Number:</b>	#23-02
<b>Commission Considering:</b>	Installation of Sign
<b>Applicant Name:</b>	Phillips Sign- Rinnier Development
<b>Applicant's Address:</b>	20874 Sussex Hwy Seaford, DE 19993
<b>Agent/Contractor:</b>	Phillips Sign
<b>Subject Property Address:</b>	224 E. Main Street
<b>Historic District:</b>	Downtown Historic District
<b>Use Category:</b>	Business
<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  
\$50 Fee Received 1/27/23 (date)

Date Submitted: 1/27/2023

Date Accepted as Complete: 2/1/2023

Subject Location: 224 EAST MAIN ST.

Application by: PHILLIPS SIGNS - MATT PHILLIPS

Applicant Address: 20874 SUSSEX HWY SEAFORD, DE 19713

Applicant Phone: 302 629 3550

Case #: 23-02

Action Required By (45 days): 3/18/23

Owner Name: RINNIER DEV. CO.

Owner Address: 218 E MAIN ST. SALISBURY, MD

Owner Phone: 165711 @ rinrier.com

Owner Email: 443.523-4403

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Other ☒ Demolition ☒ Sign ☐ Awning Estimated Cost \$2,800.00

**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.

INSTALL 1/4" THICK STD MOUNTED LETTERS & LOGO. ALL COMPONENTS  
TO BE PAINTED WHITE. SIGN IS 24 SQ FT. SPACE HAS  
39'± OF STREET FRONTAGE. PLEASE SEE ATTACHED DRAWINGS  
FOR SPECIFIC DETAILS. SIZE AND PLACEMENT

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 FEB 22, 2023 (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 MSR

Jessica Budd 2/10/23

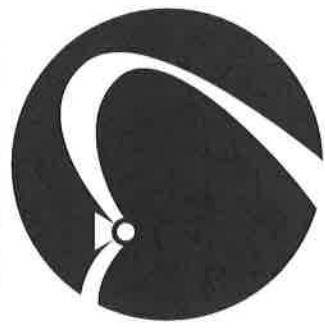
Application Processor (Date)

Date 1/27/23  
Brian Soper 2/10/23

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

MATERIAL  
SAMPLE  
COLOR TO BE  
WHITE

24.23 in



24.22 in

**coastal home care**

IN-HOME CARE SERVICES

6.91 in

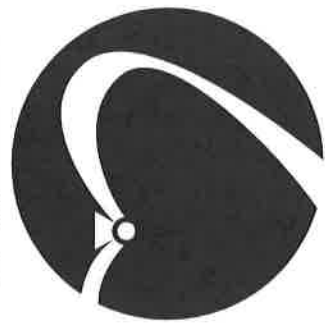
144 in

6.06 in

9.04 in

24.22 in

24.23 in



24.22 in

**coastal home care**

IN-HOME CARE SERVICES

9.04 in

144 in

6.06 in

6.91 in





 **coastal home care**  
IN-HOME CARE SERVICES

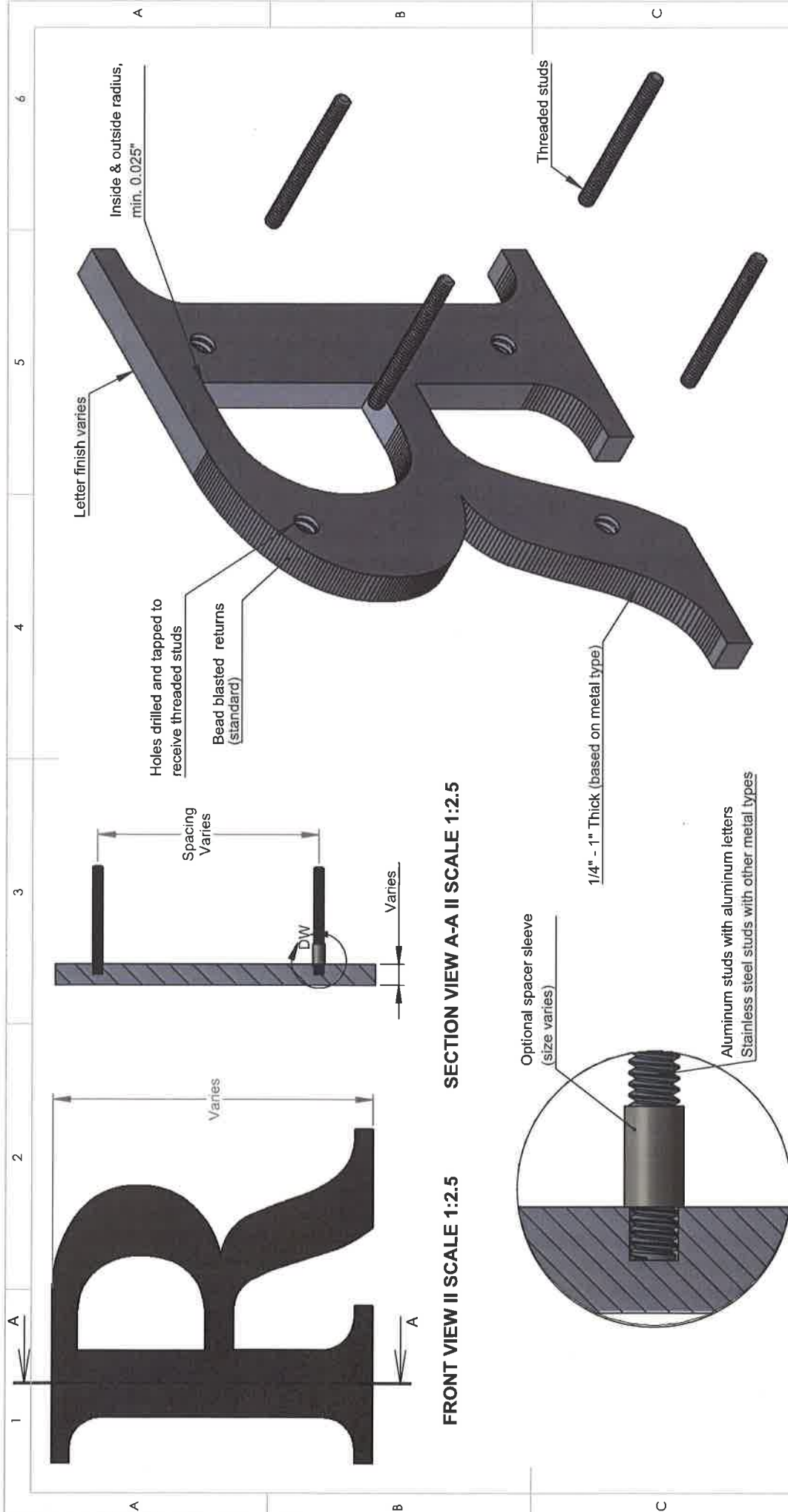
24.22 in  
144 in





 **coastal home care**  
IN-HOME CARE SERVICES

24.22 in  
144 in



**DETAIL DW II SCALE 2:1**

SIZE	MIN STUDS/LTR
Up to 3"	3 studs
over 3" - 15"	4 studs
Over 15"	6 studs
Punctuation	2 studs

- NOTES:**
- Typical stud length 2" beyond back of letter
  - Letters under 15" high - 10/24 studs, 15"+ high - 1/4-20 studs.
  - Less than 3/8" stroke, 6-32 or 4-40 studs
  - Minimum 1/4" thick
  - Letters or logos, standard or custom



**FLAT CUT METAL - STUD MOUNT**

**MATERIAL: METAL**

**PRODUCT TYPE: FLAT CUT METAL**



BBSI

220 E. Main Street  
Suite B

220



 **McLEAN**  
MORTGAGE CORPORATION

220 E. Main Street  
Suite A

 **McLEAN**  
MORTGAGE CORPORATION  
(667) 330-1540

**Salisbury**  
CAPITAL OF THE  
EASTERN SHORE





MAIN  
PLACE

224 E. Main Street  
Suite A

RINNIE  
AVAILABLE  
www.rinnie.com  
416-542-9091





MAIN  
PLACE

RYAN  
410-742-8151



# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: February 22, 2023**

<b>Case Number:</b>	23-02
<b>Commission Considering:</b>	Sign
<b>Owner's Name:</b>	Rinnier Development
<b>Owner's Address:</b>	218 E Main St Salisbury, MD 21803
<b>Applicant Name:</b>	Phillips Sign
<b>Agent/Contractor:</b>	Phillips Sign
<b>Subject Property Address:</b>	224 E Main Street
<b>Historic District:</b>	Downtown Historic District
<b>Use Category:</b>	Commercial
<b>Zoning Classification:</b>	CBD
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	<b>1948</b>
<b>Enclosed Area:</b>	<b>19,659 SF</b>
<b>Lot Size:</b>	<b>26, 798 SF</b>
<b>Number of Stories:</b>	<b>1</b>
<b>Contributing Structure:</b>	TBD
<b>Wicomico County Historic Survey on file:</b>	No
<b>Nearby Properties on County Survey:</b>	Yes
Including but not limited to:	
➤ 120-122 E Main Street – Salisbury News & Advertiser Building	
➤ 126 E Main Street – Colonial Building	
➤ 130 E Main Street- Richardson Building	

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

The Downtown Historic District is the largest of Salisbury's three historic districts and encompasses the City's commercial center. The design and construction of its structures meet the City's now well-established requirement for the use of brick and stone as building materials. The district's buildings are typically two to three story brick buildings fronting on Main Street, Division Street and other streets perpendicular to Main Street.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
122	E Main Street	11/14/12	X	

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission to approve installation of new sign.

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

#### **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: Jessica Budd  
Infrastructure and Development  
125 N Division Street, Suite 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: 2/10/2023

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>			
<b>Special Tax Recapture: None</b>					
<b>Account Identifier:</b>		<b>District - 05 Account Number - 013143</b>			
<b>Owner Information</b>					
<b>Owner Name:</b>		RINNIER DEVELOPMENT COMPANY		<b>Use:</b>	COMMERCIAL
<b>Mailing Address:</b>		218 E MAIN ST SALISBURY MD 21801		<b>Principal Residence:</b>	NO
<b>Premises Address:</b>		220 E MAIN ST SALISBURY 21801-0000		<b>Deed Reference:</b>	
<b>Location &amp; Structure Information</b>					
<b>Map:</b>		<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>
0107		0015	0864	20002.23	0000
<b>Section:</b>		<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
			50A	2023	<b>Plat Ref:</b>
Town: SALISBURY					
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>	<b>Property Land Area</b>
1948		19,659 SF			26,798 SF
<b>County Use</b>					
1948					
<b>Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements</b>					
OFFICE BUILDING / C3					
<b>Value Information</b>					
<b>Base Value</b>		<b>Value</b>		<b>Phase-in Assessments</b>	
		As of		As of	
		01/01/2023		07/01/2022	
				As of	
				07/01/2023	
<b>Land:</b>	267,900	451,900			
<b>Improvements</b>	1,345,300	1,611,700			
<b>Total:</b>	1,613,200	2,063,600		1,613,200	1,763,333
<b>Preferential Land:</b>	0	0			
<b>Transfer Information</b>					
<b>Seller:</b>	<b>Date:</b>		<b>Price:</b>		
<b>Type:</b>	<b>Deed1:</b>		<b>Deed2:</b>		
<b>Seller:</b>	<b>Date:</b>		<b>Price:</b>		
<b>Type:</b>	<b>Deed1:</b>		<b>Deed2:</b>		
<b>Seller:</b>	<b>Date:</b>		<b>Price:</b>		
<b>Type:</b>	<b>Deed1:</b>		<b>Deed2:</b>		
<b>Exemption Information</b>					
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2022		07/01/2023	
<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>Special Tax Recapture: None</b>					
<b>Homestead Application Information</b>					
<b>Homestead Application Status:</b> No Application					
<b>Homeowners' Tax Credit Application Information</b>					
<b>Homeowners' Tax Credit Application Status:</b> No Application				<b>Date:</b>	