

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: #18-07

Commission Considering: Store front alterations

Owner's Name: William & Renee Smith

Applicant Name: Andrew Davis

Agent/Contractor: Not indicated on application

Subject Property Address: 100 E. Main Street, Suite 103

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

501B E. Church Street
Salisbury, MD 21804
(410) 341-9550 / fax (410) 341-3682

Permit Application

pd. 12/27/17

Date Submitted to NSCC: 12/27/17

Case #: 18-07

Date Accepted as Complete by NSCC: 1/19/18

Action Required By (45 days): 2/20/18

Subject Location: 100 East Main St Suite 103 Salisbury MD

Application by: Andrew Davis

Owner Name: William Smith

Applicant Address: 223 Glen Ave Salisbury MD

Owner Address: 102 East Main St

Applicant Phone: 443 944 3884

Owner Phone: 410 546-0506

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.

See Attached

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 January 24th 2018 (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 12/12/17

Remarks: _____

Application Processor (Date)

[Signature]
Secretary, S.H.D.C. (Date)

Description:

We are looking to replace the front facade of the Deadstock SBY store front. The store front would be bumped out approximately 20 inches in order to mirror the store front at Dicarlos Printing within the same building. The only difference would be the bottom section of the store front would be all glass like the Deli at 118 North Division St. (Both samples pictures are attached)

The highlights of the project would be:

- The facade would have a metal wrap for the top 18"
- Glass running to the ground.
- Lighting would be inserted out front of the space matching the lights already existing on the building. This would be 4" recessed LED lights.
- The space would be graded to match the new city side walk going in
- The interior would be leveled off and the flooring continued to match the existing flooring.





OPEN

DEAD STOCK
SBY.COM

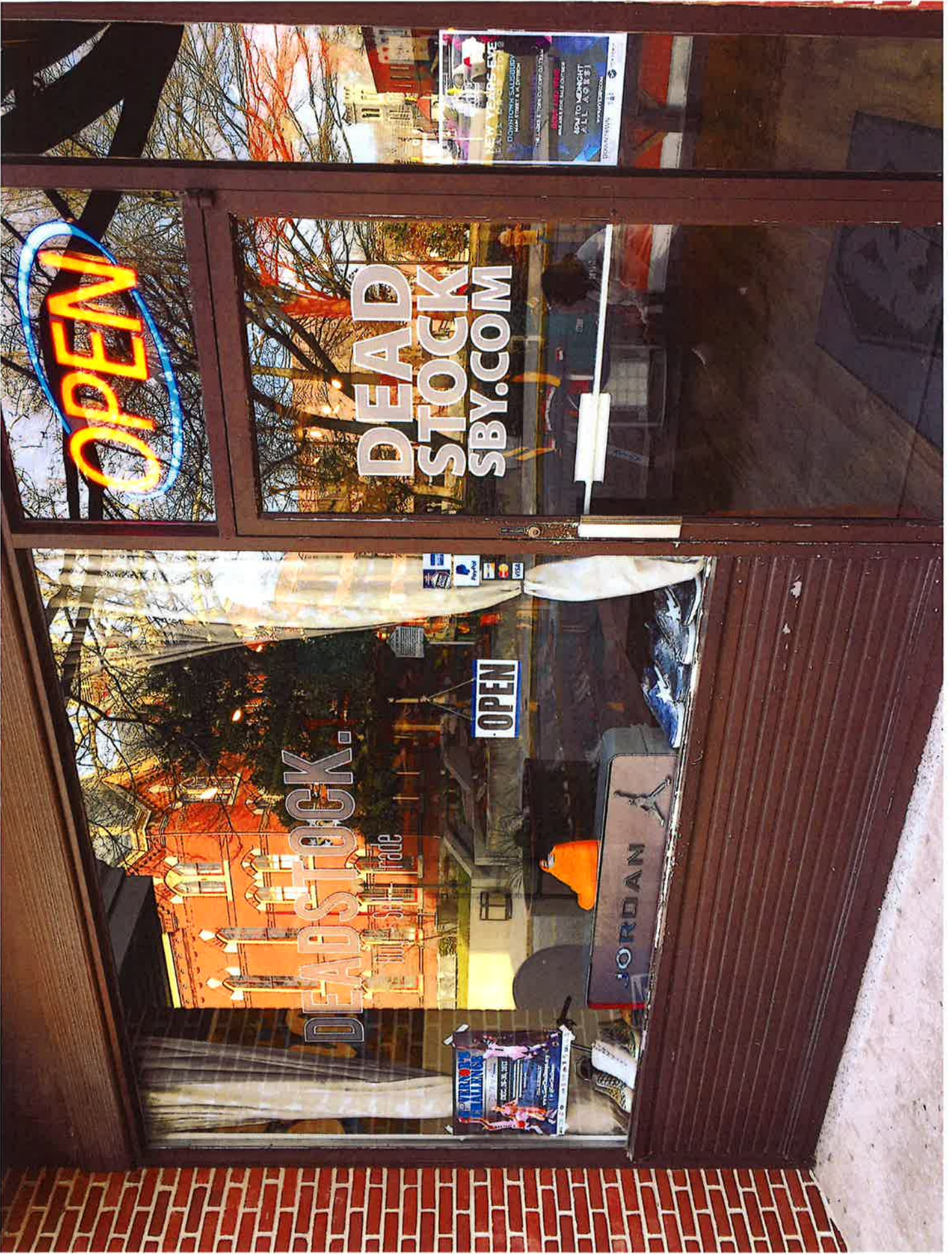
DEAD STOCK!

Buy - Sell - Trade

JORDAN

OPEN

CHALLENGE



OPEN

DEADSTOCK
SBY.COM

DEADSTOCK.

OPEN

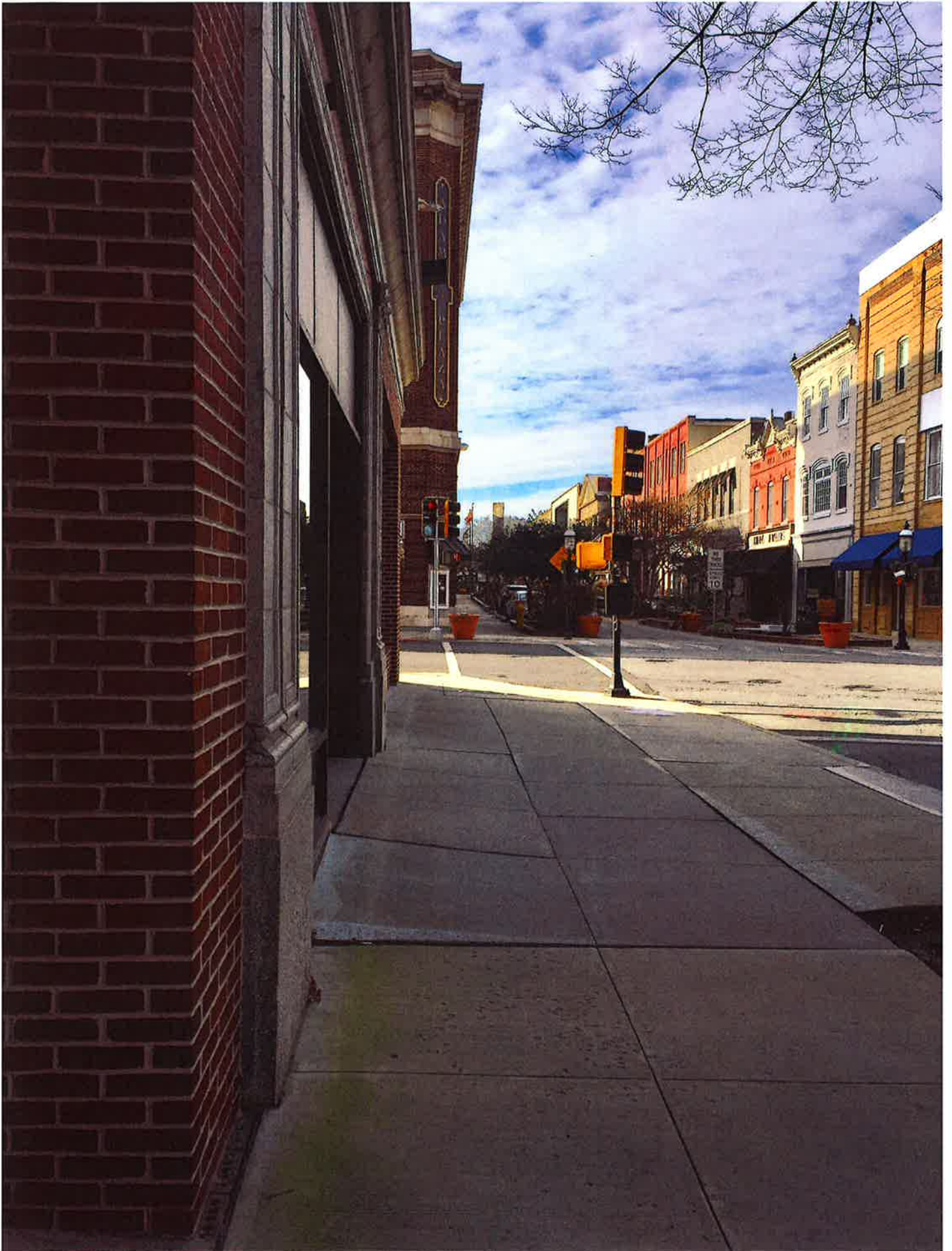
JORDAN

LIVE LIKE A KING
THE LARGEST STORE OF FOOTWEAR IN THE SOUTH
FROM THE 1980S TO THE 2010S
THE LARGEST STORE OF FOOTWEAR IN THE SOUTH
FROM THE 1980S TO THE 2010S
WWW.DEADSTOCK.COM

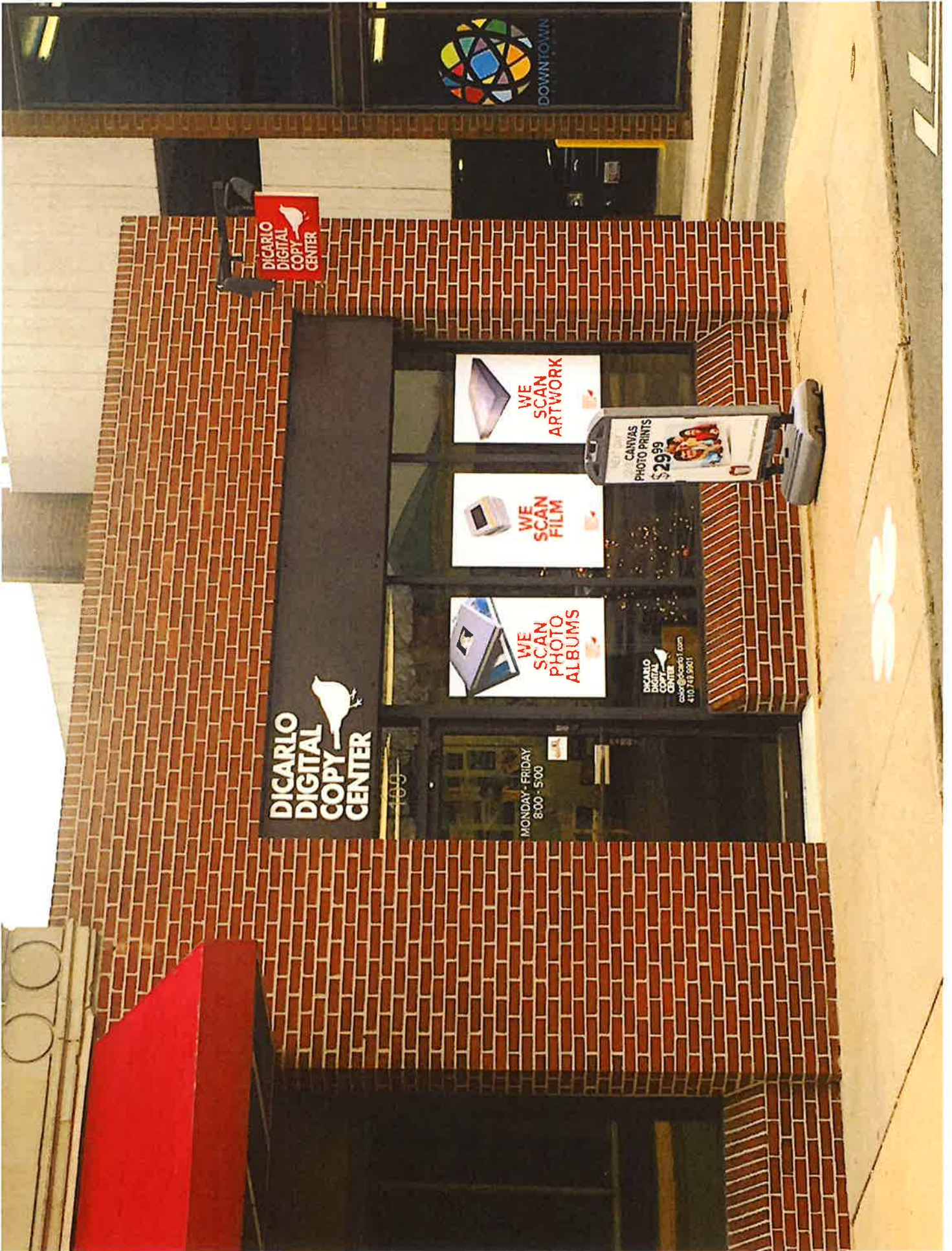
MasterCard
Visa
Discover
American Express

DEADSTOCK
SBY.COM





SAMPLE



SAMPLE

**DICARLO
DIGITAL
COPY
CENTER**



109


MONDAY - FRIDAY
8:00 - 5:00




**WE
SCAN
PHOTO
ALBUMS**



**WE
SCAN
FILM**



**WE
SCAN
ARTWORK**



DICARLO
DIGITAL
COPY
CENTER
color@dicarlo1.com
410.749.9901

SAMPLE



118 NORTH

DIVISION STREET

DEVRECO 201

SHORECUT LAWN CARE 202

ESNTS. LLC / OLDE TOWNE DELI 203

VISION LODGING SOLUTIONS 204

VISION CREATIVE 301

302

303

304

UP DOGS FOR LIDS 304

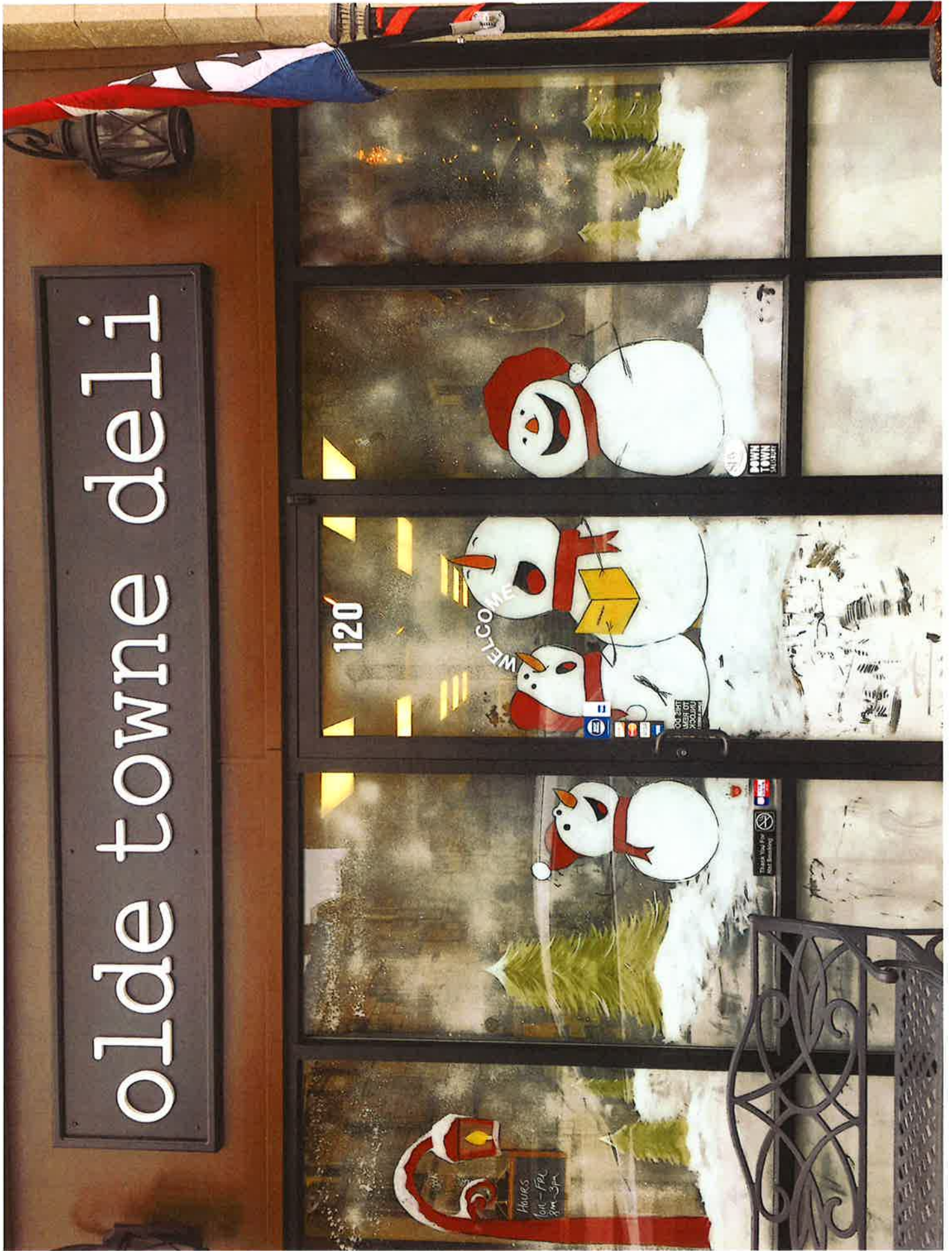
LEASING INFORMATION CONTACT:

443.880.6055



SAMPLE

olde towne deli





Mr. Go-Glass Salisbury 805 Snow Hill Rd SALISBURY, MD 21804-1938 PH:(410) 742-1151 FAX:(410) 749-0265

Federal Tax ID: 47-5570836

P/O#:
Taken By: dawn
Installer:

Cust State Tax ID:
Cust Fed Tax ID:
Ship Via:

Quote: **Q0121538**
Date: **12/28/2017**
Time: **08:34 AM**

SalesRep: 95

Adv. Code:RC

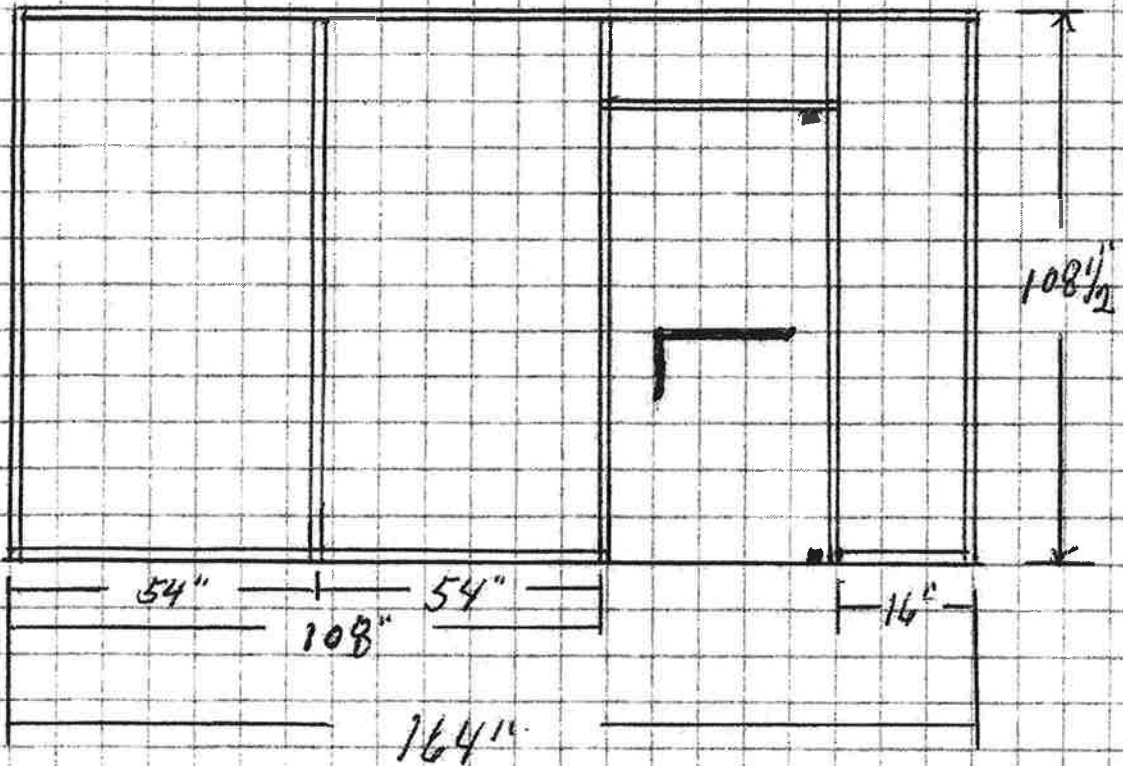
Bill To: 23

Sold To: 23

BRET DAVIS
ONE PLAZA EAST
SALISBURY, MD 21801

BRET DAVIS
ONE PLAZA EAST
SALISBURY, MD 21801

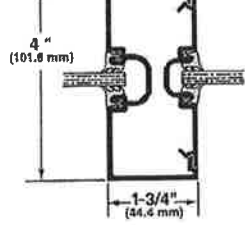
(240) 994-6481



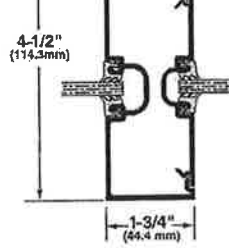
standard flush glaze systems

Details

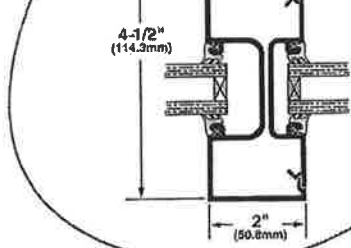
FG-1000



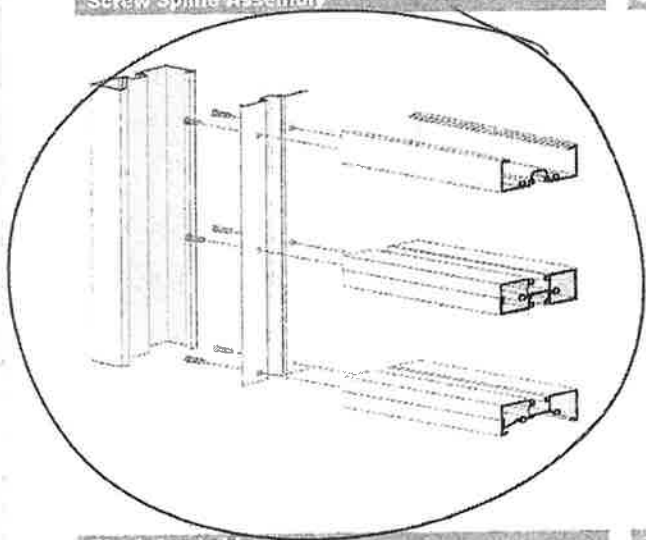
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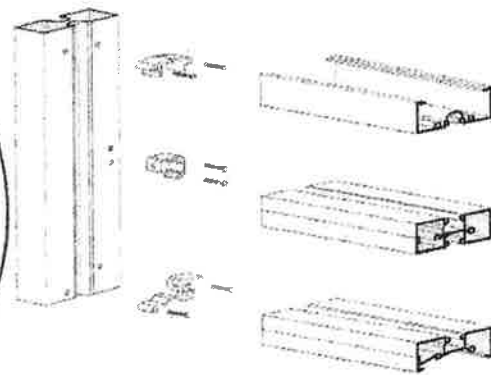
FG-3000



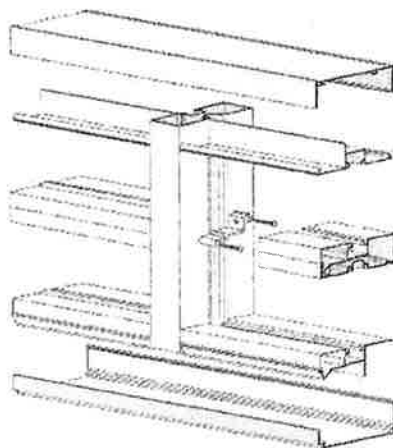
Screw Spline Assembly



Shear Block Assembly



Stack Assembly



135° Corner



Adjustable Mullion



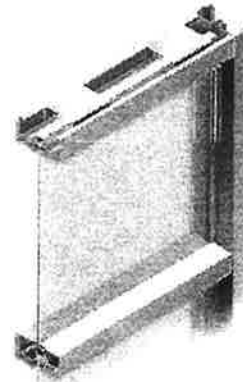
Oldcastle BuildingEnvelope

2425 Olympic Boulevard, Suite 525-East • Santa Monica, CA 90404
1-866-OLDCASTLE (653-2278) • oldcastlebe.com

Standard Flush Glaze Storefront Systems— a wide range of storefront framing systems for efficient installation

Oldcastle BuildingEnvelope™ offers a complete line of storefront framing systems to meet just about any storefront application and condition. The Series 1000 is 1-3/4" x 4", and the Series 2000 is 1-3/4" x 4-1/2". Both are designed for 1/4" glazing but are easily adapted to 5/16" or 3/8" infills.

The Series 3000 (2" x 4-1/2") is designed for 1" glazing and is adaptable to many different infills ranging from 1/4" to 1-1/8".



St. Benedict's Medical Arts Building, Ogden, UT
Architect: Babcock Design Group

Features

- Three different assembly methods: Screw Spline, Shear Block and Stacking
- Tested by independent laboratories:
 - Air Infiltration: <.06 allowable at 6.24 PSF
 - Water Resistance: 10 PSF
- Door framing components
- Sidelite bases to match door bottom rails
- Multiple corner post configurations
- Adjustable and 135° mullion
- Anodized or painted finishes



Oldcastle BuildingEnvelope™

Engineering your creativity™



Mr. Go-Glass Salisbury 805 Snow Hill Rd SALISBURY, MD 21804-1938 PH:(410) 742-1151 FAX:(410) 749-0265

Federal Tax ID: 47-5570836

P/O#: Taken By: dawn Installer:	Cust State Tax ID: Cust Fed Tax ID: Ship Via:	Quote: Q0121538 Date: 12/28/2017 Time: 08:34 AM
SalesRep: 95	Adv. Code:RC	

Bill To: 23

Sold To: 23

BRET DAVIS
ONE PLAZA EAST
SALISBURY, MD 21801

BRET DAVIS
ONE PLAZA EAST
SALISBURY, MD 21801

(240) 994-6481

Qty	Part Number	Description
1	SFM	3000 SERIES, DOOR AND DRANS FRAME, 2" X 4 1/2" , DOOR SINGLE GLAZE, OFF SET PIVOT, STD,PUSH-PULL
1	SFM	3000 SERIES, BLK, CENTER FLUSH GLAZEOPEN BACK TUBE FOR 1" IG, GLAZING
1	LamiShtClr1/4-36x84	36x84 Clear Lami Sheet 1/4"
1	DoorCloser-884 DU	884 DU Door Closer
1	DoorSweepBrozeSL	Commercial Door Sweep BLK, 36"
2	LindeLoETemp-1" OA	(54" x 105") 1" OA Lindepane Lo E Tempered Units
1	LindeLoETemp-1" OA	(36" x 22.1/2") 1" OA Lindepane Lo E Tempered Units
1	LindeLoETemp-1" OA	(16" x 105") 1" OA Lindepane Lo E Tempered Units
1	LaborFlat	Installation Labor (Flat Rate)
1	miscsupplies	miscsupplies

Estimator: Freddie Morton

e-mail address: bretdavis@kw.com

Mr. Go-Glass Guarantee - We fully guarantee the glass you purchased against manufacturing and installation defects. Our Goal is Complete Customer Satisfaction.

All Go Glass quotes expire 30 days from original quote date.

Deposit required at time of order and balance due upon completion.

Quotes valid 30 days.

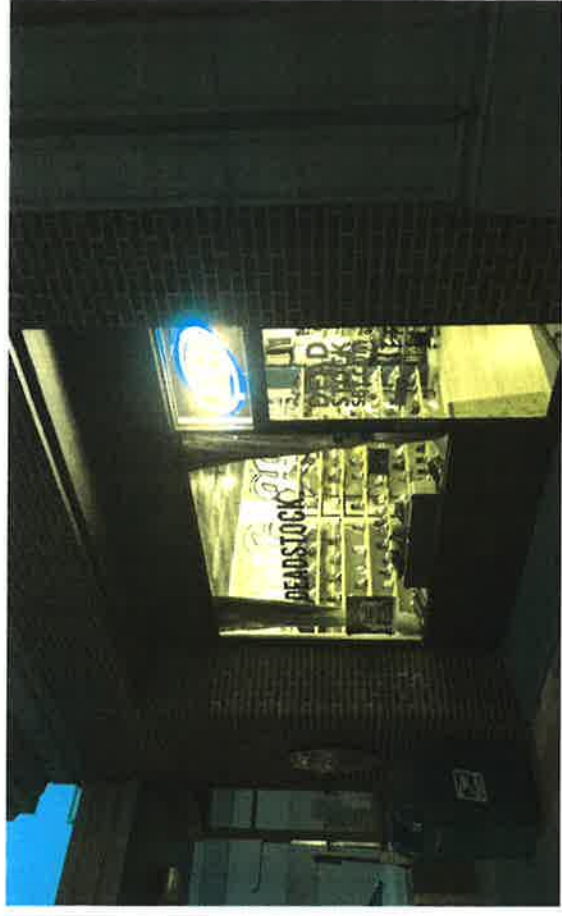
QUOTE FOR NEW STORE FRONT ONE PLAZA EAST BUILDING
3000 SERIES CENTER FLUSH GLAZE BLACK STORE FRONT FOR 1" IG GLASS, QUOTE DOES NOT
INCLUDE REMOVING OLD STORE FRONT, THANK YOU FRED @ GO-GLASS.

Required Date 12/27/17 04:00 PM

100 E. Main Street # 103



Front Exterior View



Front Exterior View



View from the Inside



View from the Inside

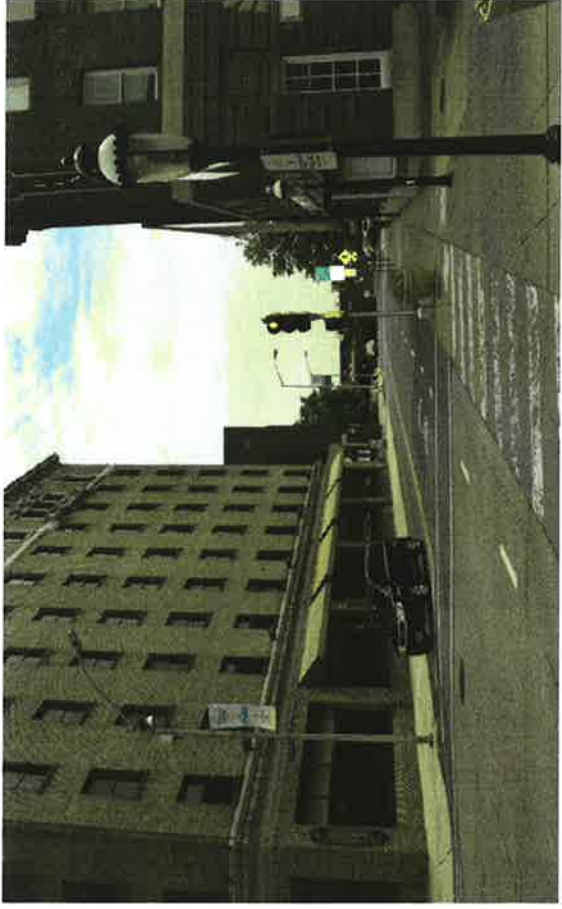


View from the Inside

100 E. Main Street # 103



Exterior View



Street View



Street view



Surrounding Buildings

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: January 24, 2018

Case Number: 18-07

Commission Considering: Store Front Alterations

Owner's Name: William & Renee Smith
Owner's Address: 1 Plaza East, Ste. 102
Salisbury, MD 21801

Applicant Name: Andrew Davis

Agent/Contractor: Not Indicated

Subject Property Address: 100 E. Main Street

Historic District: Downtown Historic District

Use Category: Commercial

Zoning Classification: Central Business District

Structure / Site Description:

- Built Date:** Not indicated on SDAT
- Enclosed Area:** 1,015 sq ft
- Lot Size:** 1,015 sq ft
- Number of Stories:** Not indicated on SDAT

Contributing Structure: Contributing, 9/28/16

Wicomico County Historic Survey on file: Yes

Nearby Properties on County Survey: Yes

- Division & Main Street Wicomico County Courthouse
- 116-118 E. Main Street F. Leonard Wailes Law Office
- 120-122 E. Main Street Salisbury News & Advertiser Building

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to alter the existing store front.

1. Replace the first & second floor windows on the south and east elevations
2. Installation of a decorative canopy, window boxes, lighting and signage on the south elevation.

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:

GUIDELINES FOR COMMERCIAL PROPERTIES

Commercial Facades

Much of the architectural streetscape in the Downtown Historic District is defined by the upper facades of its buildings. The upper facades provide rhythm and character to the street through their setback, fenestration (pattern of window openings), ornamentation and roof-line treatments.

The most distinguishing characteristic is decorative metal, brickwork or stonework found at the building parapets. The parapet is the portion of the upper façade wall that rises above the roof-line and often caps the building with decoration. In the Downtown Historic District, this brickwork is generally built out from the face of the building by several courses in a process known as corbelling.

Brickwork in the parapet or upper façade can also be indented in saw tooth or zigzag patterns or laid in various bond patterns. Stone or concrete may be used in a pattern or as a cap for the parapet and glazed brick tile in a different color is used to provide an accent. Several downtown buildings display the building's name or date (or both) in the parapet area.

Some downtown buildings, particularly non-retail structures, make use of decorative features that represent a particular architectural style. In these buildings, the upper facades display columns, pilasters, balconies, and stylized materials that are not found on other downtown buildings.

Guideline 37: Façade Configuration

As described in Section 3, there are several building types associated with commercial architecture. These forms are a character defining feature of commercial buildings and their order and arrangement must be maintained.

- a. Maintain the historic compositional principles of historic commercial buildings.
- b. For two- and three-part block configurations, maintain the division of the upper and lower stories.
- c. Where historic features are missing, consider restoring the façade to a composition appropriate to the historic design of the building.
- d. New commercial buildings should follow the same compositional layout of surrounding buildings in order to maintain the scale and pattern of the Downtown Historic District.
- e. Maintain the historic layout of commercial storefronts.
- f. Maintain the window and door pattern of the storefront. Historic entrances were typically flanked by glass display windows.
- g. Improve access to upper floors in a manner sensitive to the configuration of the historic storefront. A second set of stairs to access the upper stories is often required to comply with current fire codes.

Best Choice:

Maintain the existing historic façade configuration, including fenestration and ornamentation. Restore the historic configuration of altered commercial properties based on physical or documentary evidence.

Good Alternative:

Alter the layout of historic storefronts to accommodate changing needs while maintaining as much of the original fabric and configuration as possible.

Alter the existing façade configuration in the least invasive manner possible. Provide additional access points in a location that will not disrupt the rhythm of the historic façade.

Not Appropriate:

Wholesale reconfiguration of a building's façade to create a different appearance.

Infilling existing window openings.

Creating new window openings which are not complimentary to the historic character of the building.

Guideline 38: Commercial Building Ornamentation

- a. Maintain and restore character defining features of your commercial building. Character defining features include historic storefronts, transoms, sign boards, bulkheads, windows, cornices, and other architectural details.
- b. Do not add arbitrary or conjectural ornamentation to the building. Replacement of missing historic features should be supported by documentary evidence to avoid creating a false historic appearance.

- c. Maintain the original ornamental cap or cornice of the building. If replacement is required, in-kind replacement matching the historic element in design, scale, color, and material is recommended. Replacement materials, such as fiberglass, may be approved if the element's profile can be satisfactorily matched.

Best Choice:

Maintain, repair, or restore the existing historic cornice.

Good Alternative:

Reproduce a new cornice in fiberglass, matching the details of the historic cornice.

Not Appropriate:

Removing the cornice and stuccoing over the location.

Windows

Historically, buildings in the Downtown Historic District have windows on the upper floors. Most common was the use of simple double-hung windows in plain, lightly decorated walls. These windows were generally one-over-one wood frame sash in either rectangular or arched openings. Some buildings from the 1920's and 1930's used casement windows or group of double – hung windows in openings that were larger than those of earlier buildings. Window openings were generally plain, with simple stone lintels and sills.

Please see the preceding section, Universal Guidelines, for additional guidelines on Windows. For additional information on substitute materials, see Appendix B.

Guideline 39: Replacement Windows for Commercial Properties

- a. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile. The number of window panes and the approximate muntin and mullion profile should match the historic window.
- b. Removable, snap-in, or "between the glass" muntins are not historically appropriate.
- c. Vinyl windows are generally not manufactured in historic proportions and are not appropriate replacement windows for historic properties. Aluminum, aluminum clad wood, and fiberglass are appropriate replacement materials and may be approved if the appearance is complimentary to the existing historic windows and architectural style.
- d. Maintain the historic window opening size and surrounding trim. Do not alter the size of the historic window opening to accommodate larger or smaller windows. Do not remove or cover surrounding trim, including wood and masonry details.
- e. Maintain the window type. For example, do not replace operable windows such as double-hung windows with fixed windows.

Storefronts

Storefronts in the Downtown Historic District are a character defining element of Salisbury's Main Street. Historic storefronts typically have one primary entrance with one or more secondary entries on the front, side or rear elevations. Storefront entries are typically recessed from the face of the building, providing additional space for display windows. In Salisbury, some buildings have main entrances located at the corners, providing maximum exposure to the entrance from one or more streets.

Storefronts are comprised of a bulkhead, transom, and pier with a recessed entrance and display windows. Traditional storefronts in Salisbury had tall wood doors with full glazing, either individually or in pairs. Often, the door had a glass transom above it. Secondary doors were simpler in design, most often used to provide access to the upper floor(s) or the rear of the building. A typical door had a full or half-light window or solid wood panels.

Guideline 41: Storefront Entrances

- a. Maintain existing recessed entries.
- b. Preserve decorative elements in good condition, such as trim and other woodwork. Repair or replace in-kind decorative elements in poor condition.
- c. Where historically recessed entries have been closed up and made flush with the façade, consider restoring the recess.
- d. On buildings whose storefronts have been altered in recent history, restoration to its historic appearance, where documentary evidence exists, or a new design may be appropriate. Work with the SHDC early in the design process when designing new storefront entrances.

Guideline 42: Storefront Windows

- a. Maintain the existing historic display windows where possible. Preserve the size, configuration of the historic windows.
- b. Storefront windows should retain their historic material and be consistent with the prominent style of the building as much as possible. Many buildings in Salisbury's Downtown reflect multiple eras and architectural styles. Typically, the upper stories are more or less original to the building's historic appearance, while the street level has been altered, in many cases multiple times. Where a storefront retains only limited integrity, a new design may be appropriate. Consult the SHDC to determine the best approach for your building.
- c. Retain the bulkhead or kickplate below the display windows. If replacement is necessary, match the historic profile and configuration as closely as possible.
- d. Preserve or restore the storefront transom windows. Where the use of glass is not feasible, a dark, reflective surface is most appropriate.

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

WI-270
Wicomico Hotel
Salisbury
Private

1923

The old Wicomico Hotel, erected in 1923, is the largest structure defining the center business district of Salisbury. Rising seven stories on an excavated basement, the stretcher and common bond brick commercial block stands out on Salisbury's skyline as the tallest building and one of the city's most distinctive structures. Following in a repeated architectural format for early twentieth century high rise hotels, the red brick walls are accented with stone trimmings that divide the building in three parts, which correspond to the three main components of the classical column. The first floor, although altered, retains a heavy stone entablature that serves to highlight the base of the building and at the same time it symbolizes the column's plinth. The five stories above the first floor are the plainest, and they correspond to the column's shaft. The top floor, the most elaborately finished portion, represents the column capital with its heavy console block cornice. This architectural formula was repeated countless times in the design and construction of early high rises in small and large cities across the United States during the early twentieth century. Centrally located on the southwest corner of the main intersection in the city, the Wicomico Hotel was thought of as a progressive addition for city residents that signaled to the outside world that its move to an urban commercial center was secure and ever-improving.

The construction of a modern hotel in the center of Salisbury was discussed

periodically during the early years of the twentieth century. It was felt by many city leaders that the future economic prosperity of Salisbury was dependent on the building of a modern hotel facility. The idea gained momentum during the early 1920s with the formation of the Wicomico Hotel Company. The executive and building committee included E. D. Mitchell, C. R. Disharoon, M. C. Evans, Ralph H. Grier, Henry H. Hanna, T. L. Ruark, and F. L. Wailes.

The executive and building committee reported to the public through an article in the Wicomico News that a study had been made to determine the acceptance of such an undertaking:

.....the time has arrived when Salisbury can not hold her town against the prosperity of other cities without this new modern hotel. As a result of this report thirty leading citizens of Salisbury have formed a corporation, with the kind of hotel best adapted to meet the growing needs of this favored community.

A proposed plan of the hotel was published in the paper as well, and the initial design, executed by architect B. K. Gibson of Chicago, called for a four-story, eight-bay by ten-bay structure of neoclassical style. Presumably the building committee decided that a big city architect from Chicago could supply Salisbury with a design better than any local talent. Public concerns soon surfaced in the paper that the building was not large enough to suit the needs of city. The land for the hotel had not been acquired so that a specific lot size had not been exactly determined. The land for the hotel was partitioned from the old Wailes homestead known as "Lakeside," which remained

standing in the center of Salisbury until the mid 1950s. The Wailes sisters, Laura L. and Victoria, resided in the house at the time when they sold their front yard acreage to the hotel company. The construction plans for the hotel were ultimately changed to erect a seven-story structure, which allowed for parking on the east side of the building.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Wicomico Hotel

MHT INVENTORY NUMBER: WI-270

MARYLAND COMPREHENSIVE PLAN DATA

1. Historic Period Theme(s): Architecture
Commerce

2. Geographic Orientation: Eastern Shore

3. Chronological/Development Period(s): Industrial/Urban Dominance
1870-1930

4. Resource Type(s): Office Tower

**Maryland Historical Trust
State Historic Sites Inventory Form**

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. WI-270

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Wicomico Hotel

and/or common One Plaza East

2. Location

street & number SE corner of East Main and South Division ^{Sts.} not for publication

city, town Salisbury vicinity of congressional district First

state Maryland county Wicomico

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name One Plaza Condo Association, Inc.

street & number P. O. Box 228 telephone no.:

city, town Salisbury state and zip code Maryland

5. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court ^{Map 107, P. 848} liber 1004

street & number Wicomico County Courthouse folio 799

city, town Salisbury state Maryland 21801

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. WI-270

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The old Wicomico Hotel, now known as One Plaza East, is a seven-story, ell-shaped brick office tower that stands on the southwest corner of the intersection of South Division and East Main Streets in the center of Salisbury, Wicomico County, Maryland. The building is currently oriented to face west with the principal gable roof oriented on a north/south axis.

Built in 1923, the seven-story, six-bay by ten-bay brick hotel was erected in a combination of pressed brick stretcher bond along the principal street elevations and seven-to-ten course common bond on the rear, side, walls away from the streets. The top of the building is defined by a heavy classical cornice that disguises a medium pitched gable roof. The building is flanked by alleys on the south and east sides.

The ten-bay west (main) elevation has been altered on the first floor with large glass display windows and a central entrance to an inner lobby. The East Main Street facade retains a few classical pilasters that flank large glass storefront windows. The pilasters rise to a stone entablature that stretches around the west side as well. Above the store entablature are five stories marked by replacement windows of stretcher bond walls and no ornamentation above the windows. The top floor, however, is embellished with a wide stone beltcourse that stretches around the East Main and South Division Street elevations under the seventh story windows. The beltcourse serves as a heavy sill to the windows, which are framed by stone surrounds with an arched header. Within each arch above the windows is relief carving. On the South Main Street side a cluster of three windows have a bulbous turned balustrade that marks the bottom of each window opening. The top of the wall surface on both street elevations is capped by a heavy stone cornice defined by a series of bold console brackets. The fronts of each console are embellished with acanthus leaf carving. The cornice turns the corner on the southwest and northeast sides but is terminated within several feet of the wall.

The south end of the building is a common bond wall with replacement windows on each floor. A metal fire escape rises against the exterior. A tripartite set of arched windows pierces the seventh floor. The top of the wall surface is finished with a stepped parapet capped with a terra cotta coping.

A 1950s single-story garage has been added to east side, and an elevator tower rises in the center of the building. The south and east inner walls are defined by rows of replacement windows. The windows on the seventh floor have round arched assembled in double rowlock rows. The top of the parapet wall is capped with a terra cotta coping.

The interior has been reworked to suit modern offices on the first floor. The upper floors were not seen.

8. Significance

Survey No. WI-270

Period	Areas of Significance—Check and justify below				
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)	

Specific dates

Builder/Architect

check: Applicable Criteria: A B C D
 and/or
 Applicable Exception: A B C D E F G
 Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

The old Wicomico Hotel, erected in 1923, is the largest structure defining the center business district of Salisbury. Rising seven stories on an excavated basement, the stretcher and common bond brick commercial block stands out on Salisbury's skyline as the tallest building and one of the city's most distinctive structures. Following in a repeated architectural format for early twentieth century high rise hotels, the red brick walls are accented with stone trimmings that divide the building in three parts, which correspond to the three main components of the classical column. The first floor, although altered, retains a heavy stone entablature that serves to highlight the base of the building and at the same time it symbolizes the column's plinth. The five stories above the first floor are the plainest, and they correspond to the column's shaft. The top floor, the most elaborately finished portion, represents the column capital with its heavy console block cornice. This architectural formula was repeated countless times in the design and construction of early high rises in small and large cities across the United States during the early twentieth century. Centrally located on the southwest corner of the main intersection in the city, the Wicomico Hotel was thought of as a progressive addition for city residents that signaled to the outside world that its move to an urban commercial center was secure and ever-improving.

The building deserves listing in *Category A*, which identifies a building that must be retained since it exhibits many good architectural features and contributes strongly to the historic nature of the district. The Wicomico Hotel is historically significant as a prominent fixture in the center of Salisbury since 1923.

The construction of a modern hotel in the center of Salisbury was discussed periodically during the early years of the twentieth century. It was felt by many city leaders that the future economic prosperity of the city was dependent on the building of a modern hotel facility. The idea gained momentum during the early 1920s with the formation of the Wicomico Hotel Company. The executive and building committee included E. D. Mitchell, C. R. Disharoon, M. C. Evans, Ralph H. Grier, Henry H. Hanna, T. L. Ruark, and F. L. Wailes.(1)

(Continued)

8.1 SIGNIFICANCE

Wicomico Hotel

Salisbury, Wicomico County, Maryland

The executive and building committee reported to the public through an article in the *Wicomico News* that a study had been made to determine the acceptance of such an undertaking:

....the time has arrived when Salisbury can not hold her own against the prosperity of the other cities without this new modern hotel. As a result of this report thirty leading citizens of Salisbury have formed a corporation, with the kind of a hotel best adapted to meet the growing needs of this favored community.(2)

A proposed plan of the hotel was published in the paper as well, and the initial design, executed by architect B. K. Gibson of Chicago, called for a four-story, eight-bay by ten-bay structure of neoclassical style.(3) Public concerns soon surfaced in the paper that the building was not large enough to suit the needs of the city. The land for the hotel had not been acquired so that a specific lot size had not been determined. The land for the hotel was partitioned from the old Wailes homestead, which stood until the mid 1950s. The Wailes sisters, Laura L. and Victoria, resided in the house at the time the land was sold for the hotel. The construction plans of the hotel were ultimately changed to seven stories instead of four, which allowed for a parking lot on the east side of the building.

1 *Wicomico News*, March 23, 1923, Wicomico County Free Library.

2 *Ibid.*

3 *Ibid.*

WI-270
Wicomico Hotel
One Plaza East
Salisbury, Wicomico County, Maryland

Map 107, Parcel 848

1004/799 Peninsula Properties, Inc.

to

1/18/1984 One Plaza East Condominium Association

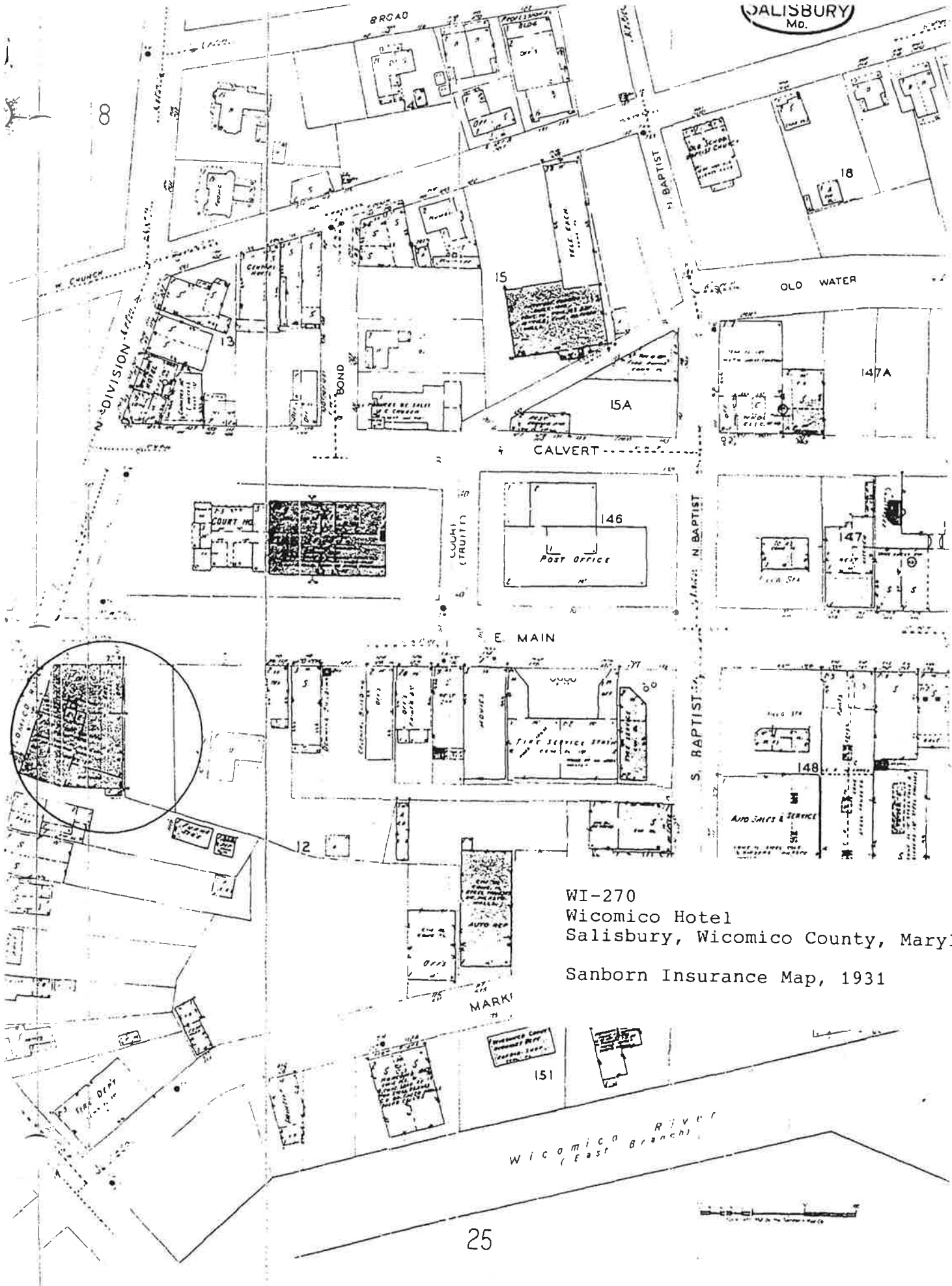
JWTS 626/353 Wicomico Hotel Company

to

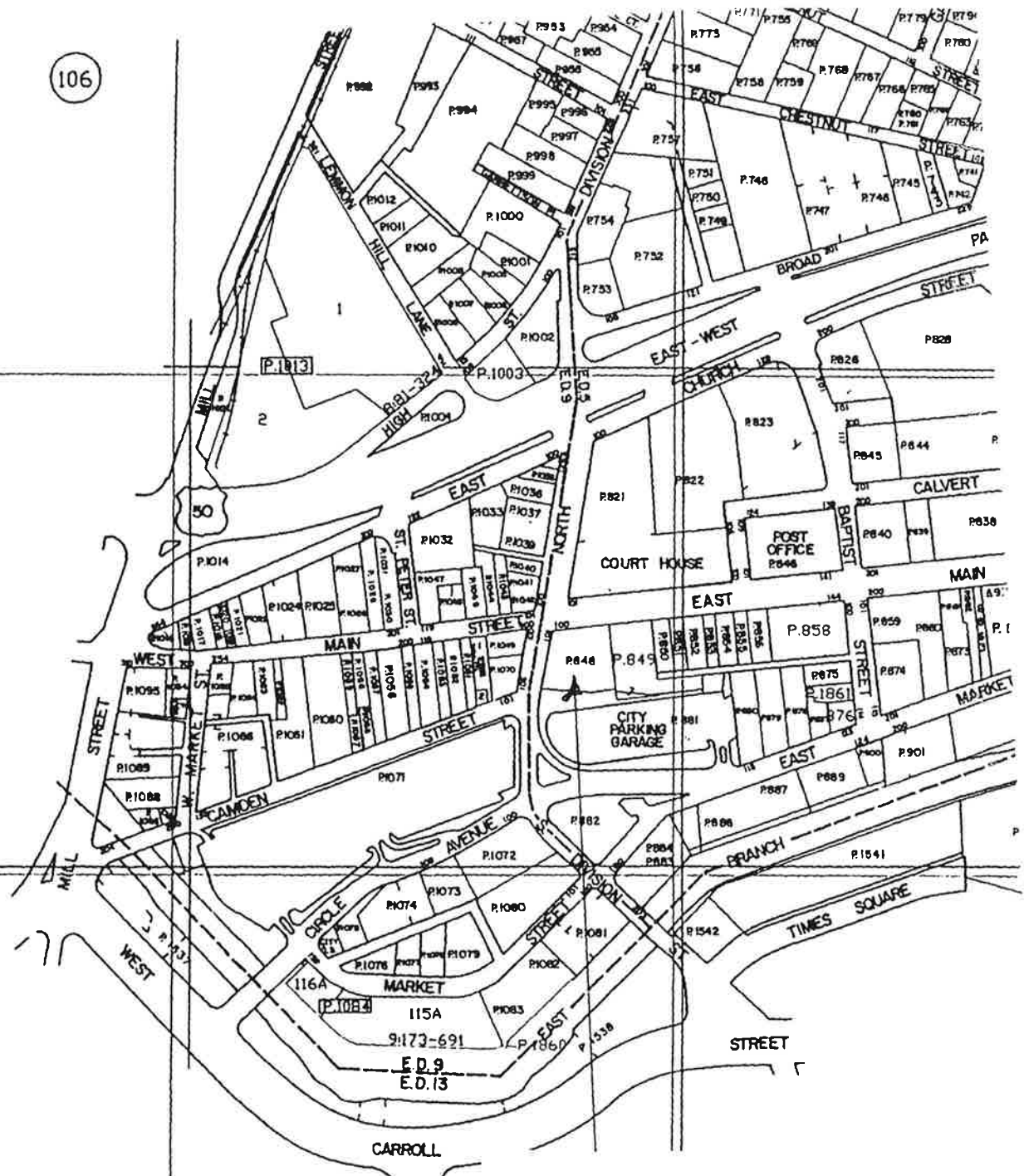
1/3/1966 Wicomico Enterprises, Inc.

The property hereby conveyed being all of the property
acquired by the Wicomico Hotel Company

1. From Nannie T. Wailes, et al. 1/22/1945, JWS 265/560
2. From M. Victoria Wailes, admin., dated 5/20/1924,
JCK 134/251
3. From F. Leonard Wailes, et ux., dated 5/5/1924,
JCK 134/249
4. From People's Bank of Salisbury, 5/5/1924, JCK 134/217
5. From Henry S. Taylor, et al., 6/20/1923, JCK 130/233
6. From M. Victoria Wailes, admin., 1/22/1945, JWS 265/576
7. From J. C. Penny, 12/30/1954, JWTS 374/221



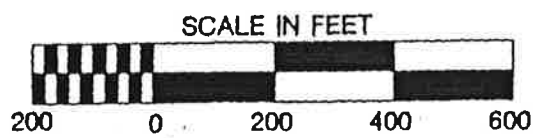
WI-270
 Wicomico Hotel
 Salisbury, Wicomico County, Maryland
 Sanborn Insurance Map, 1931



WI-270
 Wicomico Hotel

Wicomico County Tax Map 107
 Parcel 848

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WI-270
Wicomico Hotel

UNITED STATES
DEPARTMENT OF THE INTERIO
GEOLOGICAL SURVEY

Salisbury, Maryland Quadrangle
1942

5890 LNW
(THELBRON)

75°37'30"
38°22'30"

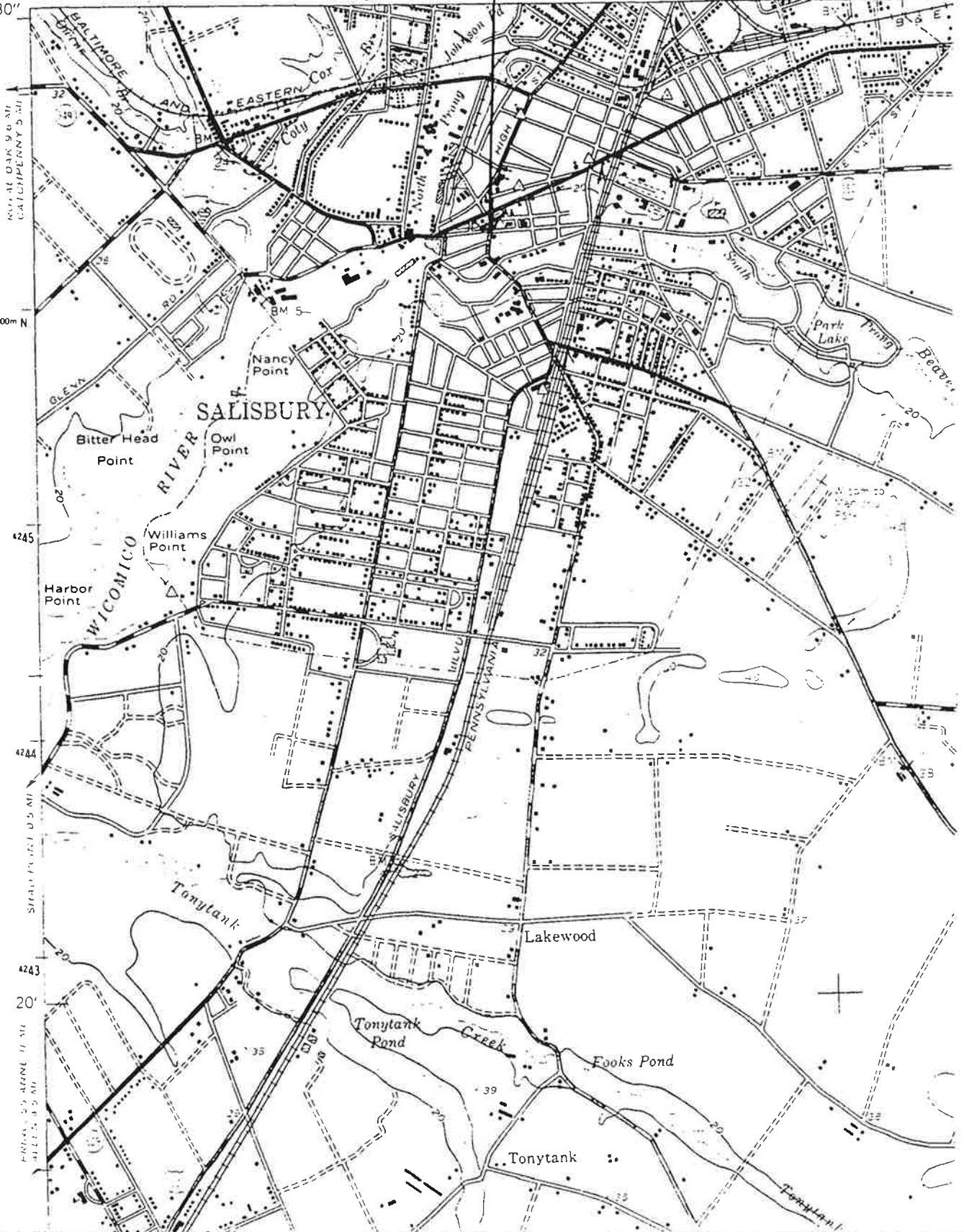
47000m E

4745000m N

4245

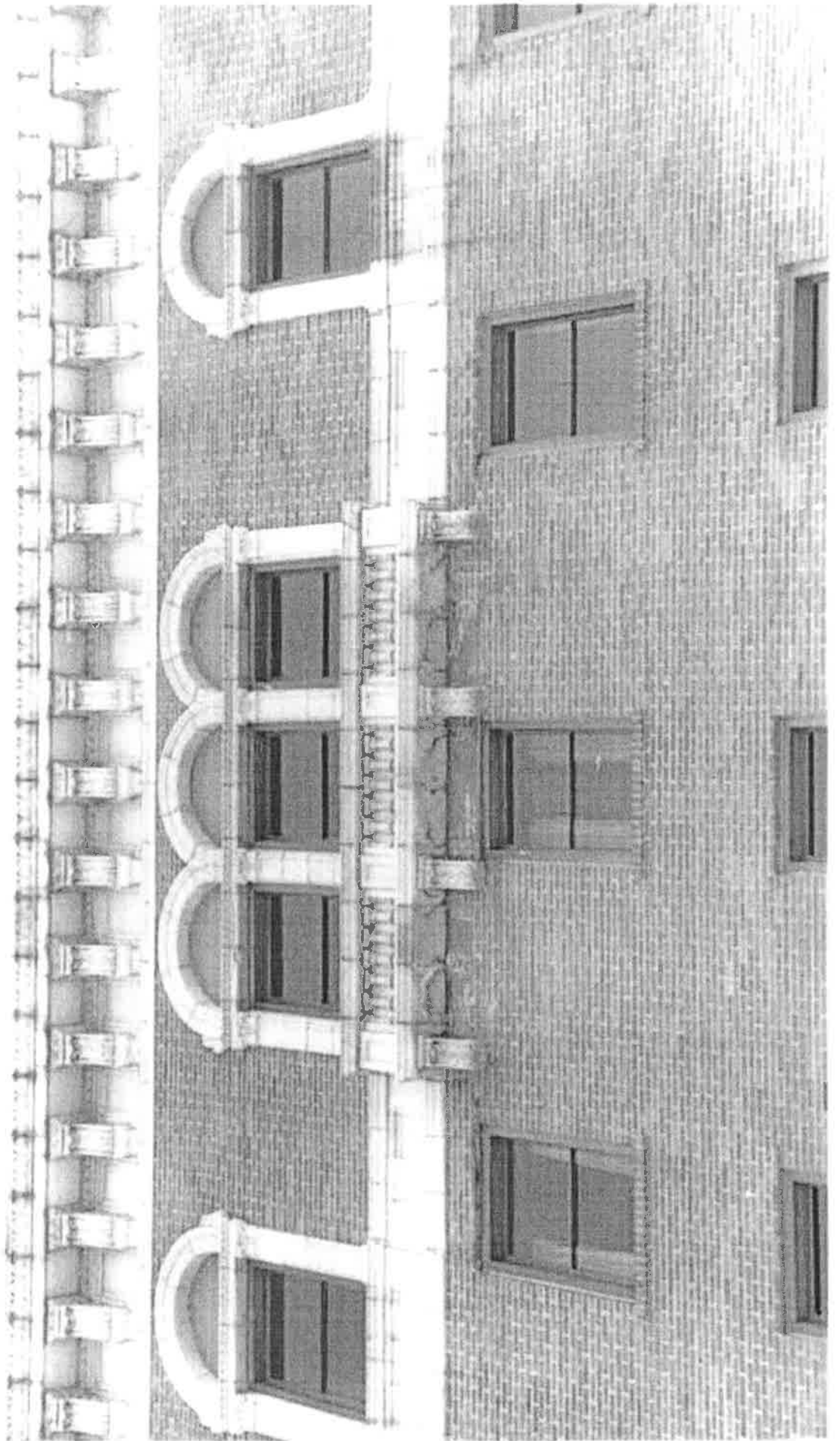
4244

4243









View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 05 Account Number - 113253							
<i>Owner Information</i>									
Owner Name:		SMITH WILLIAM T III & RENEE A		Use:	COMMERCIAL CONDOMINIUM				
Mailing Address:		1 PLAZA E STE 102 SALISBURY MD 21801-4943		Principal Residence:	NO				
				Deed Reference:	/01886/ 00476				
<i>Location & Structure Information</i>									
Premises Address:		100 E MAIN ST SALISBURY 21801-0000 CONDO UNIT: 1c		Legal Description:	UNIT 1C 1,015SQ FT COR E MAIN ST ONE PLAZA EAST CONDO				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	0847		0000			U 1C	2017	Plat Ref: 0013/ 0110
Special Tax Areas:			Town:			SALISBURY			
			Ad Valorem:						
			Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
		1,015 SF				1,015 SF		000000	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		OFFICE CONDOMINIUM							
<i>Value Information</i>									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		21,300		21,300					
Improvements		49,700		49,700					
Total:		71,000		71,000		71,000		71,000	
Preferential Land:		0						0	
<i>Transfer Information</i>									
Seller:		AHTEs, MAUD L		Date:		01/11/2002			
Type:		ARMS LENGTH MULTIPLE		Deed1:		/01886/ 00476			
Seller:				Date:					
Type:				Deed1:					
Seller:				Date:					
Type:				Deed1:					
<i>Exemption Information</i>									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
<i>Homestead Application Information</i>									
Homestead Application Status: No Application									
<i>Homeowners' Tax Credit Application Information</i>									
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.