

Salisbury Historic District Commission

Hearing Notification

Hearing Date: December 19, 2018

Time: 7:00 pm

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

Case Number: #18-37

Commission Considering: Awning-Lightening-Door

Owner's Name: One Plaza East

Applicant Name: Bret Davis

Agent/Contractor: Bret Davis

Subject Property Address: 100 E. Main Street

Historic District: Downtown Historic District

Use Category: Commercial

Chairman: Mr. Scott Saxman

HDC Staff contact: Anne Roane
City Planner
(410) 548-3170

Salisbury Historic District Commission

207 W. Main St., Suite 102
Salisbury, MD 21801
(410) 341-9550 / fax (410) 341-3682

Permit Application
\$25 Fee Received 11/19/18 (date)

Date Submitted to NSCC: 11/19/18
Date Accepted as Complete by NSCC: 11/30/18
Subject Location: 100 E. Main Street
Application by: Bret Davis
Applicant Address: 100 N. Division Street
Applicant Phone: 240-994-6481

Case #: 18-37
Action Required By (45 days): 1/14/18

Owner Name: One Plaza East
Owner Address: 100 N. Division Street
Owner Phone: 240-994-6481

Work Involves: Alterations New Construction Addition Other _____
 Demolition Sign Awning Estimated Cost 20,000

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.

Add new awning to the exterior of the building and add down lighting to the awning, as well as adding a new glass door exit.

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 12-19-18 (date).

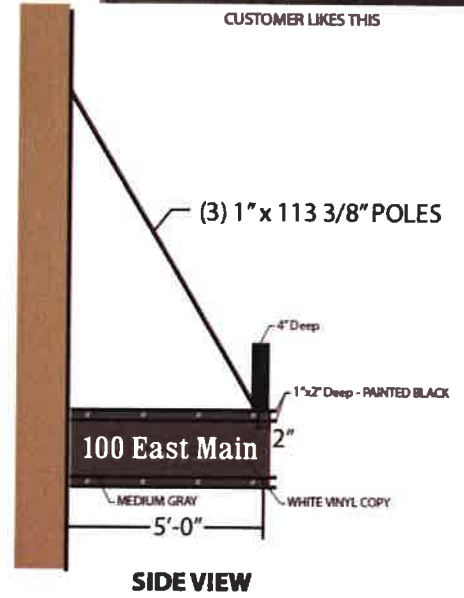
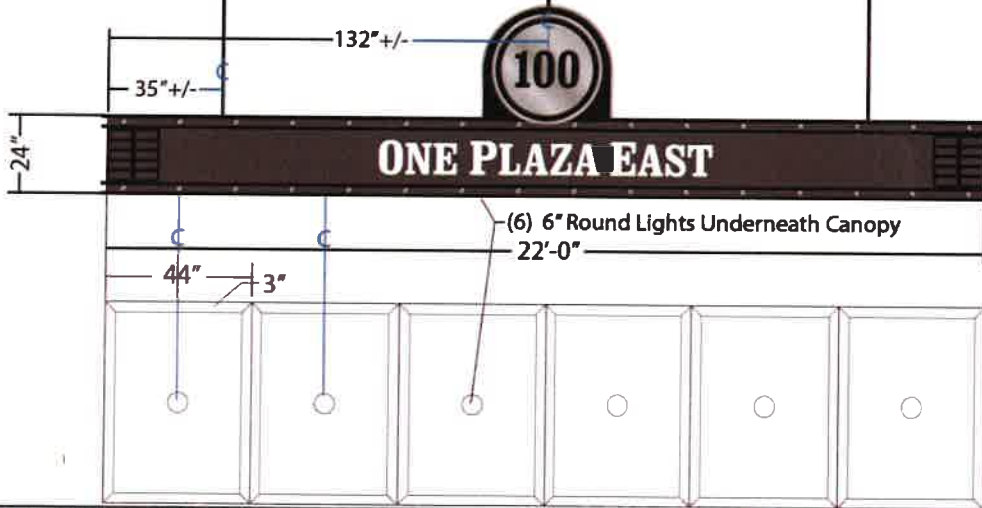
I hereby certify that the owner of the subject premises has been fully informed of the alterations herein proposed and that said owner is in full agreement with this proposal.

Applicant's Signature: Bret Davis Date: 11-8-18

Remarks: _____
Application Processor (Date): Brittney Bon 11/8/18
Secretary, S.H.D.C. (Date): Anna Rame 12-7-18



CUSTOMER LIKES THIS



SIDE VIEW



THIS DESIGN IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF PHILLIPS SIGNS, INC. ALL RIGHTS TO IT'S USE OR REPRODUCTIONS ARE RESERVED BY PHILLIPS SIGNS, INC. COPIES OR REPRODUCTIONS OF THIS DESIGN CAN NOT BE MADE WITHOUT THE PERMISSION OF PHILLIPS SIGNS, INC., SEAFORD, DE (302) 628-3550/FAX (302) 628-9082

PHILLIPS SIGNS, INC., SEAFORD, DE (302) 628-3550/FAX (302) 628-9082

APPLICABLE. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS (ARTICLE 800 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

CUSTOMER INFORMATION

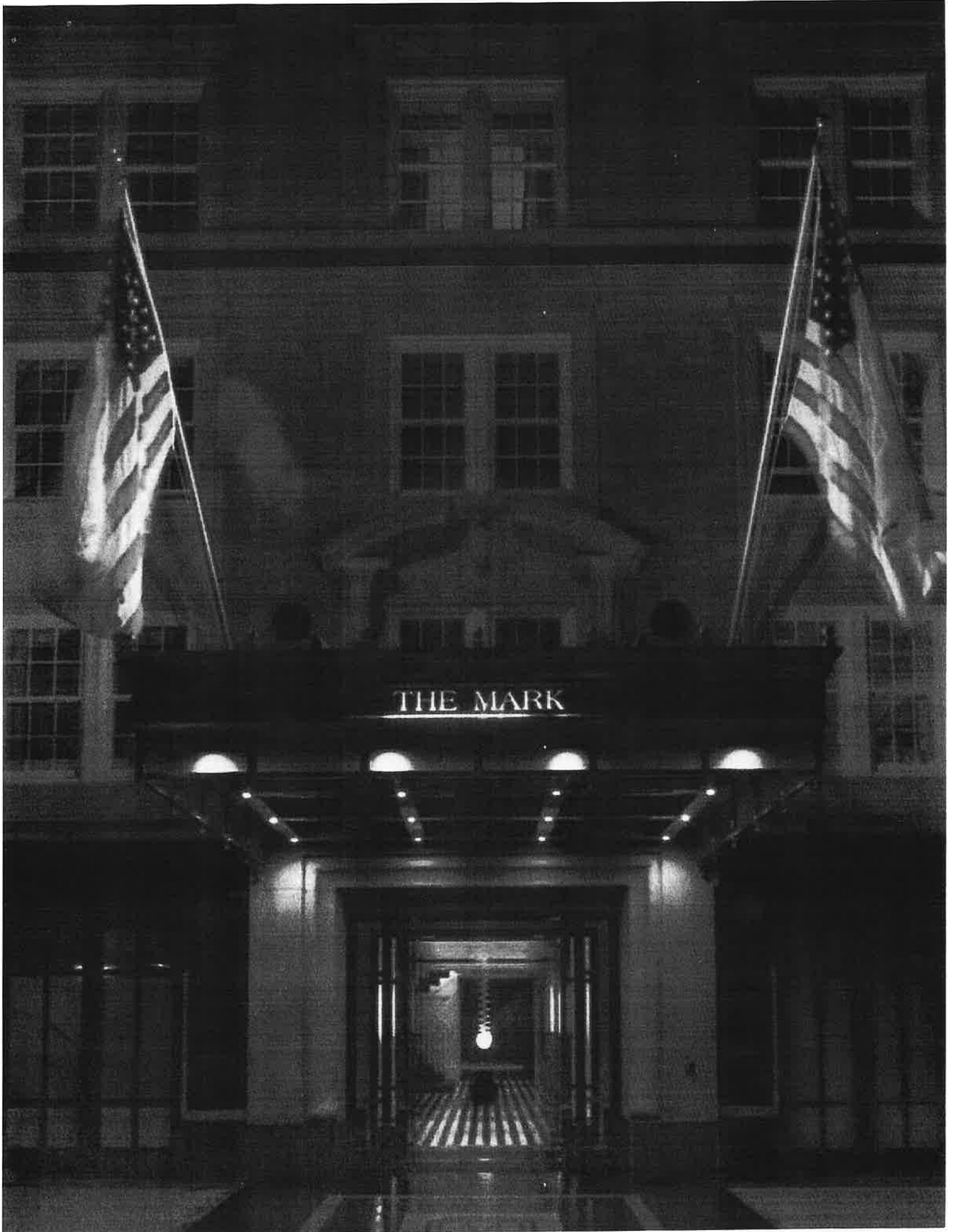
Customer: One Plaza East
 Address: Salisbury Md
 Date: 11-28-18
 Sales: Ben Phillips

DRAWING INFORMATION

Scale: 1/4"=1'-0"
 File Name: One Plaza East -Canopy
 Revisions:

IF APPROVED, PLEASE SIGN & FAX BACK TO 302-628-9082

Customer: _____
 Signed: _____ Date: _____



THE MARK

Wicomico Hotel

Postcard of Wicomico Hotel



Built in 1923

Largest Building in Downtown Salisbury

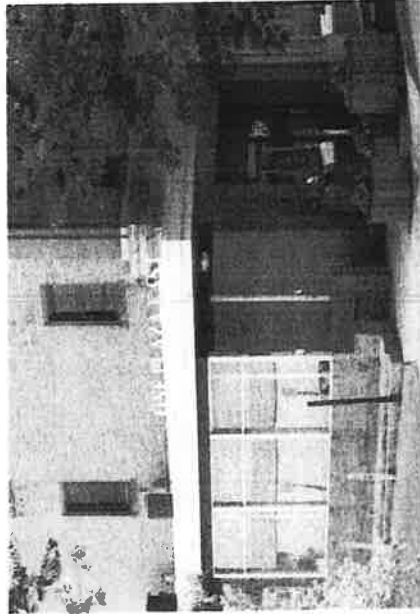
100 E. Main Street Salisbury, MD



Exterior View



Side Street



View of Lobby



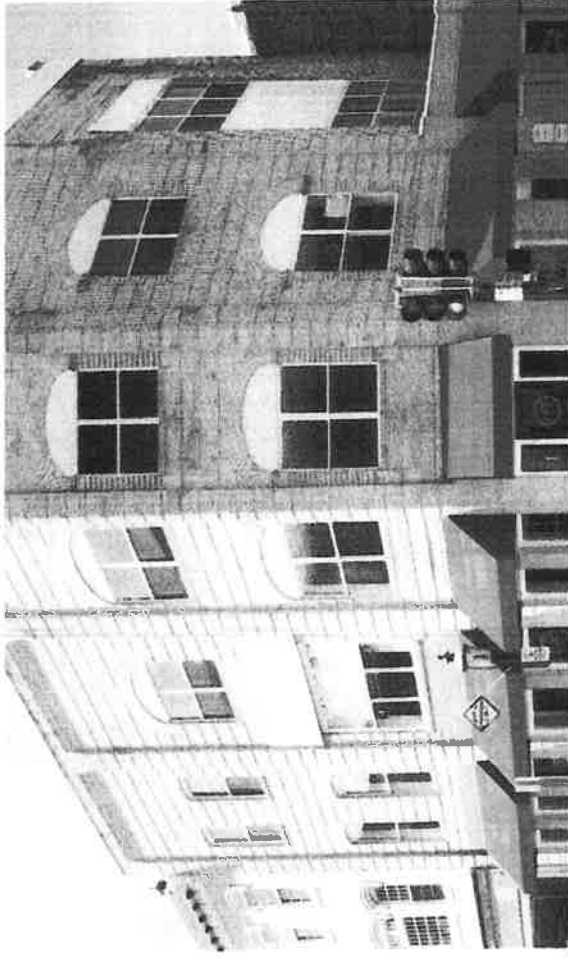
Surrounding Buildings

100 E. Main Street Salisbury, MD

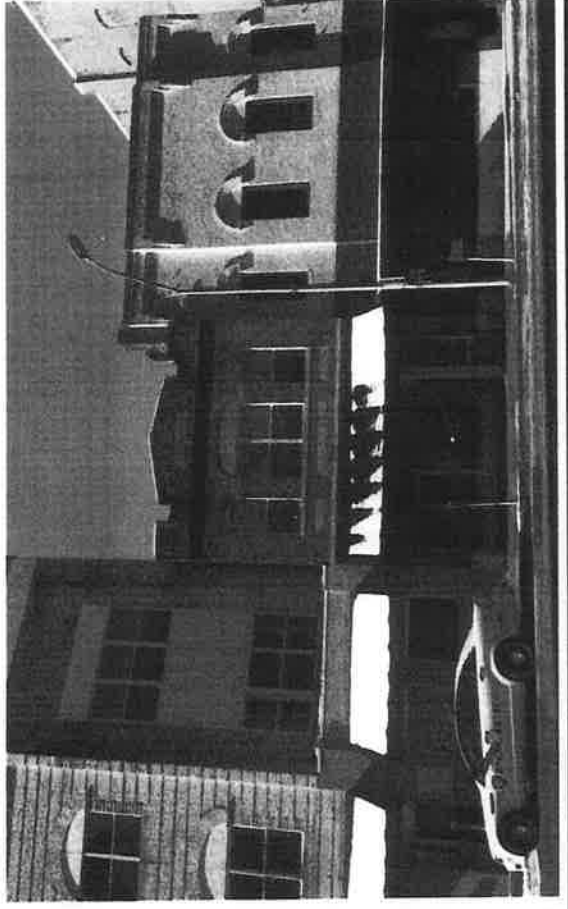


View from the street

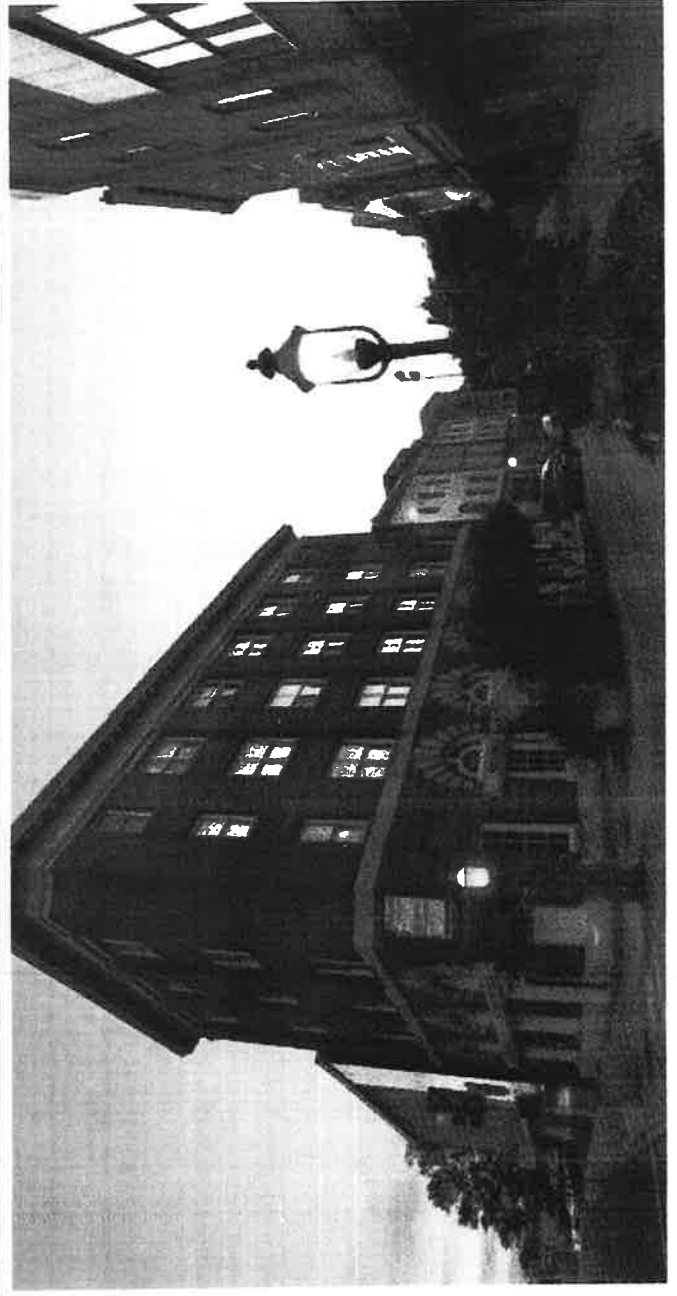
100 E. Main Street Salisbury, MD



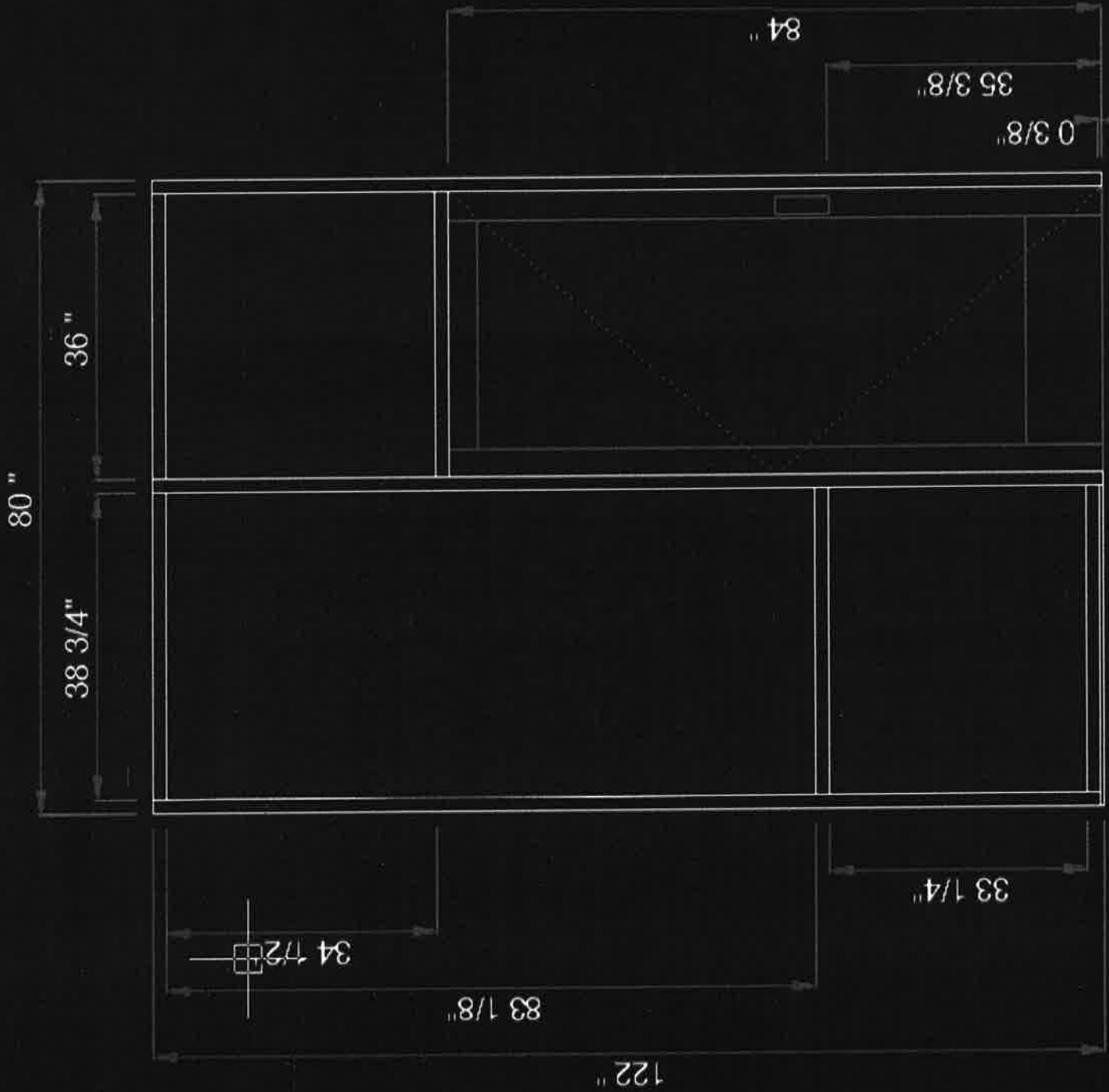
Surrounding Buildings.



Surrounding Buildings.



Surrounding Buildings.



Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: December 19, 2018

Case Number: 18-37

Commission Considering: Awning, Lightening, Door

Owner's Name: One Plaza East
Owner's Address: 100 N. Division Street

Applicant Name: Bret Davis

Agent/Contractor: Bret Davis

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

➤ **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
100	W Main Street (old Shore Bank bldg.)	11/19/2014	X	
111	W Main Street (Doug Church bldg.)	3/28/2012	X	
113	W Main Street	3/26/2014	X	
122	E Main Street	11/14/2012	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to add new awning to the exterior of the building and add down lightening to the awning as well as adding a new glass door exit.

Areas of Historic Guidelines to be considered:

Guideline 40: Replacing Commercial Doors

- a. Where replacement is necessary, the new door should match the historic door in placement, size, type, and configuration wherever possible.
- b. When restoring missing historic doors, use pictorial evidence to produce the replacements, if your budget allows. A salvaged replacement in the same style that fits the opening, or a new door in a complimentary style are also appropriate choices.
- c. Where code compliance requires a specific, non-historic door configuration, err on the side of simplicity.
- d. Maintain the historic door opening size and surrounding trim, including side lights and transoms. Do not alter the size of the opening to fit a smaller or larger door, unless required by code.

Guideline 46: Awnings (pg. 111)

- a. The bottom of awnings must hang no less than 7 feet above the pavement.
- b. Awnings must fit the dimensions of the storefront. They should not obscure ornamental details or the historic signboard. The top edge should align with the top of the storefront transom or fall between the transom and storefront windows.
- c. Awnings may provide suitable locations for signs. Lettering and logos may be added to the front face or to the drop flap.

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: Brittney Brown
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: December 6, 2018

Real Property Data Search

Search Result for WICOMICO COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration				
Tax Exempt:	Special Tax Recapture:					
Exempt Class:	NONE					
Account Identifier:	District - 05 Account Number - 093252					
Owner Information						
Owner Name:	ONE PLAZA EAST LLC	Use: COMMERCIAL Principal Residence: CONDOMINIUM NO				
Mailing Address:	100 N DIVISION ST APT 301 SALISBURY MD 21801	Deed Reference: /04165/ 00374				
Location & Structure Information						
Premises Address:	100 E MAIN ST SALISBURY 21801-0000 CONDO UNIT: b	Legal Description: UNIT B 6,179SQ FT 100 E MAIN ST ONE PLAZA EAST CONDO				
Map:	Grid:	Parcel:				
0107	0014	0847				
Sub District:	Subdivision:	Section:				
	0000					
Block:	Lot:	Assessment Year:				
	2	2017				
Plat No:	Plat Ref:					
Special Tax Areas:	Town:	SALISBURY				
	Ad Valorem:					
	Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use		
	6,179 SF		6,179 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		OFFICE CONDOMINIUM				
Value Information						
	Base Value	Value	Phase-in Assessments			
		As of	As of	As of		
		01/01/2017	07/01/2018	07/01/2019		
Land:	27,700	15,000				
Improvements	64,900	35,000				
Total:	92,600	50,000	50,000	50,000		
Preferential Land:	0			0		
Transfer Information						
Seller: KTJ HOLDING CO LLC	Date: 05/10/2017	Price: \$250,000				
Type: NON-ARMS LENGTH OTHER	Deed1: /04165/ 00374	Deed2:				
Seller: WARD, JOHN L	Date: 03/15/2004	Price: \$0				
Type: NON-ARMS LENGTH OTHER	Deed1: /02203/ 00800	Deed2:				
Seller: DAVIS, BOWEN & FRIEDEL INC	Date: 08/02/2002	Price: \$450,000				
Type: ARMS LENGTH MULTIPLE	Deed1: /01949/ 00436	Deed2:				
Exemption Information						
Partial Exempt Assessments:	Class	07/01/2018	07/01/2019			
County:	000	0.00				
State:	000	0.00				

Downtown Historic District
City of Salisbury
Wicomico County, Maryland

Location: The Downtown Historic District in Salisbury, Maryland is located south of U.S. Route 50 and north of the East Branch of the Wicomico River. It includes the following street addresses:

- | | |
|-----------------------------|----------------------------|
| 100-509 W. Main Street | 100-block W. Lake Street |
| 100-218 E. Main Street | 105,221 Camden Street |
| 100-block S. Baptist Street | 200 E. Church Street |
| 200 Poplar Hill Avenue | 121 E. Market Street |
| 100-block W. Market Street | 104-126 N. Division Street |
| 201 Small Street | 100-block W. Church Street |

Representation in Existing Surveys: All properties are included in the locally-executed "Downtown Historic District Survey" prepared for the Downtown Historic District Commission.

Description: The district is located north of the East Branch of the Wicomico River. Portions of the southeastern quadrant of the district were once part of Humphrey's Lake which was reclaimed early in this century. The district is centered along Main Street (running east-west) and Division Street (running north-south), with smaller streets (Lake, Small, Mill, West Market, St. Peter's, Baptist, and Poplar Hill) intersecting Main Street.

Architectural density is high in the district, especially on West Main Street, with most of the buildings bordering directly onto the sidewalk and sharing bearing walls with neighboring buildings. On Main Street west of the river are several buildings, including a large warehouse, that front onto both Main Street and the Wicomico River. The segment of Main Street between West Market and Division Streets was closed to vehicular traffic, paved with brick, and landscaped in the mid-1960s. This segment is known as the "Plaza," and is flanked by tightly-packed commercial buildings. Three segments of buildings on East Main Street (the 100-block and 200-block on the south side, and the 200-block on the north side) are continuous units, later in date, but similar in scale, density, setback, and building materials to the older buildings on the Plaza. The 100-block on the north side of E. Main Street, however, has two large government buildings, the Wicomico County Courthouse and the Federal Building, which are set back from the street and relatively monumental in massing.

A major factor contributing to the district's cohesiveness is its physical orientation around Main Street and Division Street. Most of the buildings front onto Main Street and are one block in depth, with rear entrances on Camden, Church, and E. Market Streets.

The areas beyond these secondary streets lack cohesiveness and visual order. Along West Main Street are numerous two and three story vernacular commercial and Victorian commercial buildings. Several warehouses are located on the west side of the district and front onto both W. Main Street and the Wicomico River. Storefronts have been added to the street facades of several of the warehouses. The row of two and three story buildings on the south side of E. Main Street dates from the first quarter of the 20th Century. These classically-detailed buildings continue to serve their historic role as offices for lawyers and other professionals. Anchoring the east end of the district are two vernacular commercial buildings dating from the same early 20th Century period. These are the former shirt factory, which has been converted to retail use, and the former Red Star bus terminal. Brief descriptions of the most notable buildings in the district follow:

- 1). Wicomico County Courthouse E. Main St. and N. Division St.
Photos 2 and 4
1878; three-story Victorian Gothic, red brick with mousetooth beltcourses between Tudor-arched windows; bell tower, slate roof and front porch. Large 1936 brick addition at rear with concrete classical detailing;
- 2). Thomas R. Young Music Co. W. Main St. and W. Market St.
Photos 18 and 19
1887; three-story Victorian commercial, red-brick upper facade above ground floor granite piers framing large display windows with painted oak base panels and sashes. Upper floor windows are capped with limestone segmental arches. Elaborate corner entrance and roofline cornice;
- 3). "Old Synagogue Building" W. Main St. and W. Market St.
Photos 19 and 20
1892; two-story Victorian Gothic, red-brick with limestone beltcourses between elaborate pointed-arch, second story windows. Corner entrance is capped with a projecting turret; restoration of first story currently underway;
- 4). G & K Warehouse 318 W. Main St.
Photo 22
1889; three-story vernacular warehouse fronting onto both Main Street and the Wicomico River. Third story was added c. 1900. Six bays of segmental-arched windows stretch across the Main St. facade;
- 5). Bridge Control Tower W. Main St. and Wicomico River
Photo 23
1927; two-story Classical Revival tower with engaged corner pilasters resting on granite plinths. Copper roof is trimmed with a delicate dentil molding;

- 6). Wicomico Hotel Main St. and Division St.
Photo 3
c. 1915; seven-story Classical Revival brick hotel converted to offices with first-story storefronts. Engaged limestone pilasters separate the bays on the first story and support a limestone cornice above the storefronts. Seventh floor is elaborately trimmed with a limestone beltcourse, window surrounds and a large bracket-supported cornice. Prominent location, imposing size;
- 7). Old City Hall 110 W. Church St.
1893; two-story Victorian Gothic brick building with large, limestone-trimmed windows, steep slate roof, assymetrical massing, and an imposing bell tower capped with pointed turret;
- 8). St. Peter's Episcopal Church St. Peter's St. and W. Church St.
Photo 1
1887, 1923; brown brick basilica with Romanesque and Italianate detailing. Central sanctuary is flanked by buttressing side-aisles and pierced with large stained-glass clerestory windows. Entrance is provided by an adjoining belfry which extends above the roofline of the sanctuary. The church was modeled after the design of the Church of the Annunciation in Philadelphia. The congregation has worshipped at this corner site since 1768;
- 9). Maryland National Bank 200 W. Main St.
Photo 14
1929; two-story Art Deco bank with limestone facing, engaged corner pilasters, and a central opening with lotus-motif metal grille over glass within a frame of dark scagliola. Geometric ornamentation in shallow relief;
- 10). Shirt Factory E. Main St. and Poplar Hill Avenue
Photos 8 and 9
c. 1930; two-story commercial vernacular factory building with stucco-faced, first-story facade and red brick upper wall finish. Stretching 250 feet along E. Main Street, the building is divided into bays by brick piers;
- 11). Hayman's Pharmacy 501-507 W. Main Street
Photo 26
1930; two-story brick commercial vernacular structure fronting onto both W. Main Street and Lake Street, with an imposing corner entrance, flat surface detailing, and brick cornice;

Intrusions in the district include buildings that have suffered a severe loss of integrity through alteration and buildings that were built after the period of significance. Also intrusive is the non-historic open space, including the brick plaza in front of the Courthouse, vacant lots and parking lots.

Nearly all of the Plaza buildings have been altered on the first story with modern storefronts and signage. The buildings on West Main Street west of the Plaza are, with only two exceptions, original in appearance; however, these buildings have not been maintained as well as those on the Plaza and E. Main Street. The buildings east of the Plaza, generally retain their integrity and are in good condition. Several buildings in the district have recently been rehabilitated including the following: the former shirt factory on E. Main Street, which has been converted to a retail outlet center, Kuhn's Jeweler's (107 W. Main Street), the A.F. & A.M. Lodge (110 Division Street), 229 W. Main Street, and the City Hall Museum and Cultural Center (110 E. Church Street). A number of other rehabilitation projects are currently underway or proposed.

Boundary Justification: The Downtown Historic District is bounded by U.S. Route 301 on the north, modern development and parking lots on the east and south, and vacant lots and a residential area on the west.

Verbal Boundary Description: The boundaries of the district are shown on the attached map entitled "Downtown Historic District".

Significance: The Downtown Historic District in Salisbury, Maryland, is significant in the areas of architecture, commerce and government. Numerous commercial and public buildings which were constructed during the district's period of significance, 1878 to the 1930s, remain intact and in good condition. Architecture in the district conforms to the general stylistic conditions of the period, ranging from the 1878 Victorian Gothic Courthouse to the two Art Deco bank buildings on the Plaza. The district is characterized by Victorian, Classical Revival and vernacular commercial buildings. From the early 18th Century, Salisbury, by virtue of its location at the head of the Wicomico River served as the primary shipping point for agricultural products from the hinterland. The Pennsylvania Railroad provided a second means of transport in the 19th Century and connected Salisbury to nearby towns and cities, and Philadelphia. Concurrent with its development as a shipping center, the city expanded as a service center for the surrounding agrarian region. Eleven years after Wicomico County was created in 1867, the Courthouse was completed in Salisbury, the new county seat. The downtown became the center for municipal and county business and, following the construction of the Federal Building in 1926, several regional offices for federal agencies were established in the City as well. In summary, the district is the visual expression of the City's historical development, from the construction of warehouses for river-based enterprises, to the development of a self-supportive retail cluster, to the construction of law offices and key government buildings, and to the development of several small-scale industries.

History and Support: When the City of Salisbury was incorporated in 1732, the current downtown area was locally known as "Handy's Landing," a dock area. The presence of the Wicomico River and Humphrey's Lake, adjoining the river on the east, was a valuable asset and the docks became an important spot for local trade. According to City records five streets had been laid out by 1817: Dividing Street (dividing Somerset and Worcester Counties), Somerset and Worcester Road (connecting the two counties), Bridge Street, Back Street, and Church Street. Although no buildings survive from this early era, these streets remain, now known respectively as Division Street, Isabella Street, Main Street, Camden Street and Church Street.

In the mid-19th Century, the downtown area attained local and regional prominence. The dock area, whose growth was recognized by the designation of Dock Street in the 1830s, became an important transportation mode, and even as rail transport developed later in the century, the water transport business continued to prosper in Salisbury (~~Wicomico River~~). Initially, farm and marine products were the primary cargoes, but by the 1840s, a number of flour, lumber and lime mills had developed in the area expanding the base of goods exported from Salisbury. Retail shops were constructed along Bridge Street (Main Street) between Division and Dock Streets, forming a corridor of densely-packed, two-story frame buildings. North of Church Street was Isabella Street which was the core of the residential area.

The 1860s and 1870s were years of tremendous change for the area. In 1860 a disastrous fire completely destroyed the City's commercial center. Buildings were rebuilt immediately following the previous pattern. In 1867, the creation of Wicomico County from portions of Worcester and Somerset Counties, and the selection of Salisbury as its county seat spurred another period of active growth. By 1878, the new County has raised \$25,000.00 for the construction of a courthouse and it was built at the corner of E. Main Street and Division Street.

The Sanborn Insurance Maps of 1885 show the area as a well-populated and thriving one, with residential and commercial buildings along Main Street. In 1886, however, another fire again destroyed all of the buildings in the downtown area with the exception of the Courthouse (~~see photo~~). This time more fire-resistant construction materials, such as brick, stone and iron, were used in the rebuilding. By late 1887 the Wicomico Weekly News reported on several businesses reopening on Main Street including the L.W. Gunby Hardware Co, the Merchants Hotel, the Farmers and Merchants Bank, Ullman's Opera House, and about two dozen smaller businesses (~~see photo~~). The Victorian Gothic-style City Hall was constructed in 1896. It housed the fire company on the first story and city offices on the second story.

In the 1910s, portions of Humphrey's Lake were reclaimed and the remainder of the lake was re-routed as a branch of the Wicomico River. Main Street was extended east beyond Division Street, and the construction of a row of buildings for law offices serving the Courthouse commenced. The erection of the seven-story Wicomico Hotel during this period reflects Salisbury's regional prominence. The Federal Building was erected on E. Main Street in 1926 and a wing was added to the Courthouse in 1936. During the 1920s and 1930s, the lots further east on Main Street were developed, primarily by the Larmar Corporation, for commercial and small-scale industrial enterprises including the shirt factory and the Red Star Bus Terminal.

Improvements in communication and transportation in the mid-20th century led to decentralization of commercial and residential activities. More specifically, two major U.S. highways, suburban housing developments and a shopping mall were constructed outside of the downtown area of Salisbury. In an attempt to compete with the mall, the downtown Plaza was created in the 1960s. The latest revitalization efforts for the downtown include the designation of a locally-zoned historic district and the establishment of a local historic district commission.

Prepared by: Ms. Kennedy Smith for the Downtown Historic District
Commission and the City of Salisbury

Edited by: Ms. Kim Kimlin, Maryland Historical Trust
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

BIBLIOGRAPHY

- City of Salisbury. Tax Assessment Records, 1902 - 1979.
- City of Salisbury. Records of Building Permits Issued, 1949-1972.
- Mullin-Kille Salisbury, Maryland City Directory, 1949, 1957, 1959, 1961.
- Salisbury Advertiser.
- Salisbury, Maryland City Directory and Commercial Guide for 1907. Salisbury, Maryland: The Salisbury Advertiser, 1907.
- Sanborn Map Co. Maps of Salisbury, Maryland, 1886, 1888, 1895, 1901, 1907, 1931, 1946. Pelham, NY: Sanborn Map Co.
- Thurston, Walter. Prominent Businessmen of Salisbury, Maryland. Salisbury, Maryland: 1935.
- Truitt, Charles J. Historic Salisbury, Maryland. Salisbury, Maryland: 1932.
- Walker, Albert E. The Wicomico News Historical and Industrial Edition. Salisbury, Maryland: Brewington Bros. Co., 1908.
- Walsh, Richard, and William Fox. Maryland: A History, 1632-1974. Baltimore: Maryland Historical Society, 1974.
- Wicomico County. Land Records.
- Wicomico Weekly News.