

# Salisbury Historic District Commission

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## Hearing Notification

<b>Hearing Date:</b>	July 24, 2019
<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>	#18-56
<b>Commission Considering:</b>	Install Sign
<b>Owner's Name:</b>	One Plaza East LLC
<b>Applicant Name:</b>	Bret Davis
<b>Agent/Contractor:</b>	Bret Davis
<b>Subject Property Address:</b>	100 E. Main Street
<b>Historic District:</b>	Downtown Historic District
<b>Use Category:</b>	Commercial
<b>Chairman:</b>	Mr. Scott Saxman
<b>HDC Staff contact:</b>	Anne Roane City Planner (410) 548-3170

# Salisbury Historic District Commission

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

## Permit Application

\$25 Fee Received 7.3.19 (date)

Date Submitted : 7-1-2019

Date Accepted as Complete : \_\_\_\_\_

Subject Location: 100 E., Main Street Salisbury, MD 21801

Application by: One Plaza East LLC/ Mogan's Oyster Bar

Applicant Address: 100 N. Division Street # 301 Salisbury, MD

Applicant Phone: 240-994-6481

Case #: 18-56

Action Required By (45 days): \_\_\_\_\_

Owner Name: Bret Davis

Owner Address: 100 N. Division Street Salisbury, MD

Owner Phone: 240-994-6481

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Other ☒ Demolition ☒ Sign ☐ Awning Estimated Cost \$500.00

**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.

Sign Installation - Wood Hanging, Marine Grade MDO Plywood  
Two sided 4x4

\*\* Similar to the sign displayed by AMP Studios

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 7/24/2019 18/28/2019 (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

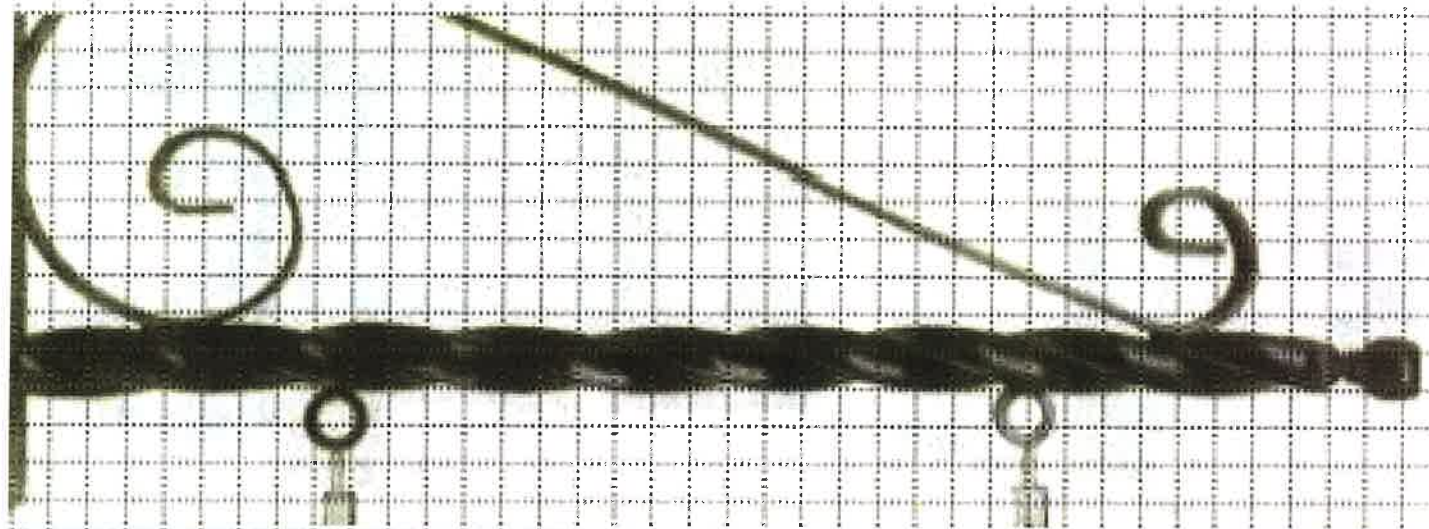
Date July 2nd 2019

Remarks: \_\_\_\_\_

Application Processor (Date)

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





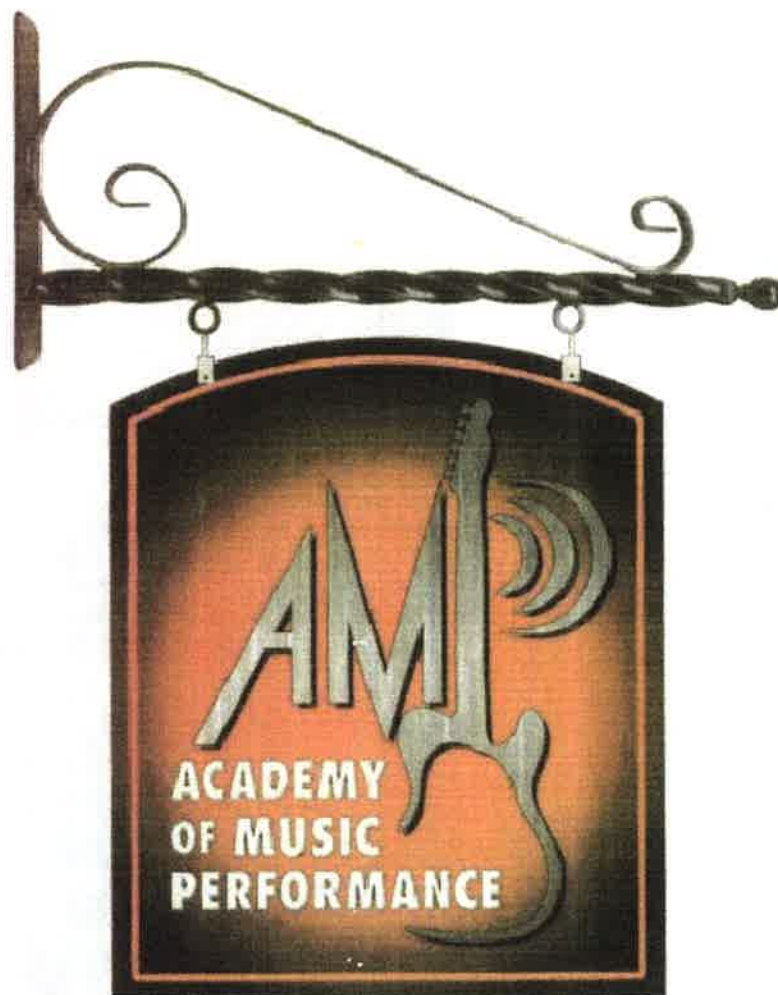
MOGGAN'S

OYSTER



HOUSE





100 E. Main Street Salisbury, MD 21801





100 E. Main Street Salisbury, MD 21801

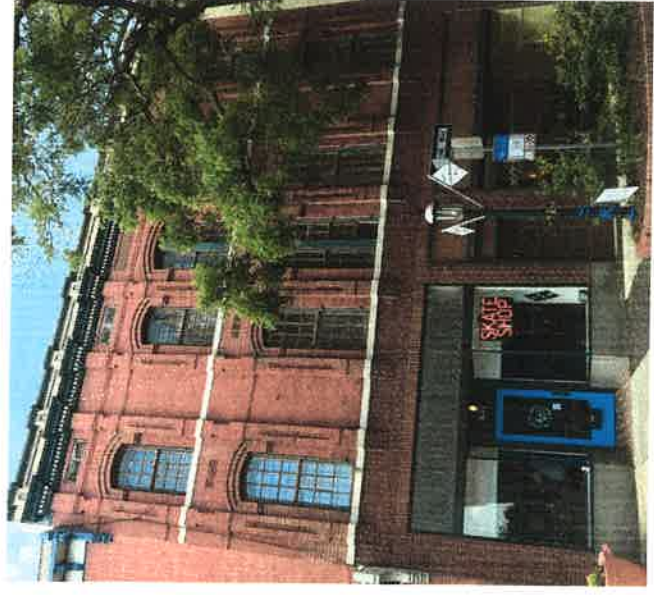


Front Facade

Rear



100 E. Main Street Salisbury, MD 21801



Surrounding Buildings

Surrounding Buildings

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

***Signs and Awnings***

Construction of signs is subject to the City of Salisbury Sign Ordinance Chapter 17.216. Each sign is subject to review by the SHDC and recommendations are provided to the Department of Building, Permits & Inspections. Each sign will be reviewed for location, total sign area, size, height letters, and message.

The City's ordinance is explicit concerning types, sizes, and placement of signs. Flashing, moving, and swinging signs are prohibited, as are roof signs. Flood-lit signs are prohibited unless the lights are shielded from view. Obscene signs and those that resemble official traffic signs are also prohibited.

**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.



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

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 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 checked="" 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	<b>Public Acquisition</b>	<b>Accessible</b>	<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

## 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)

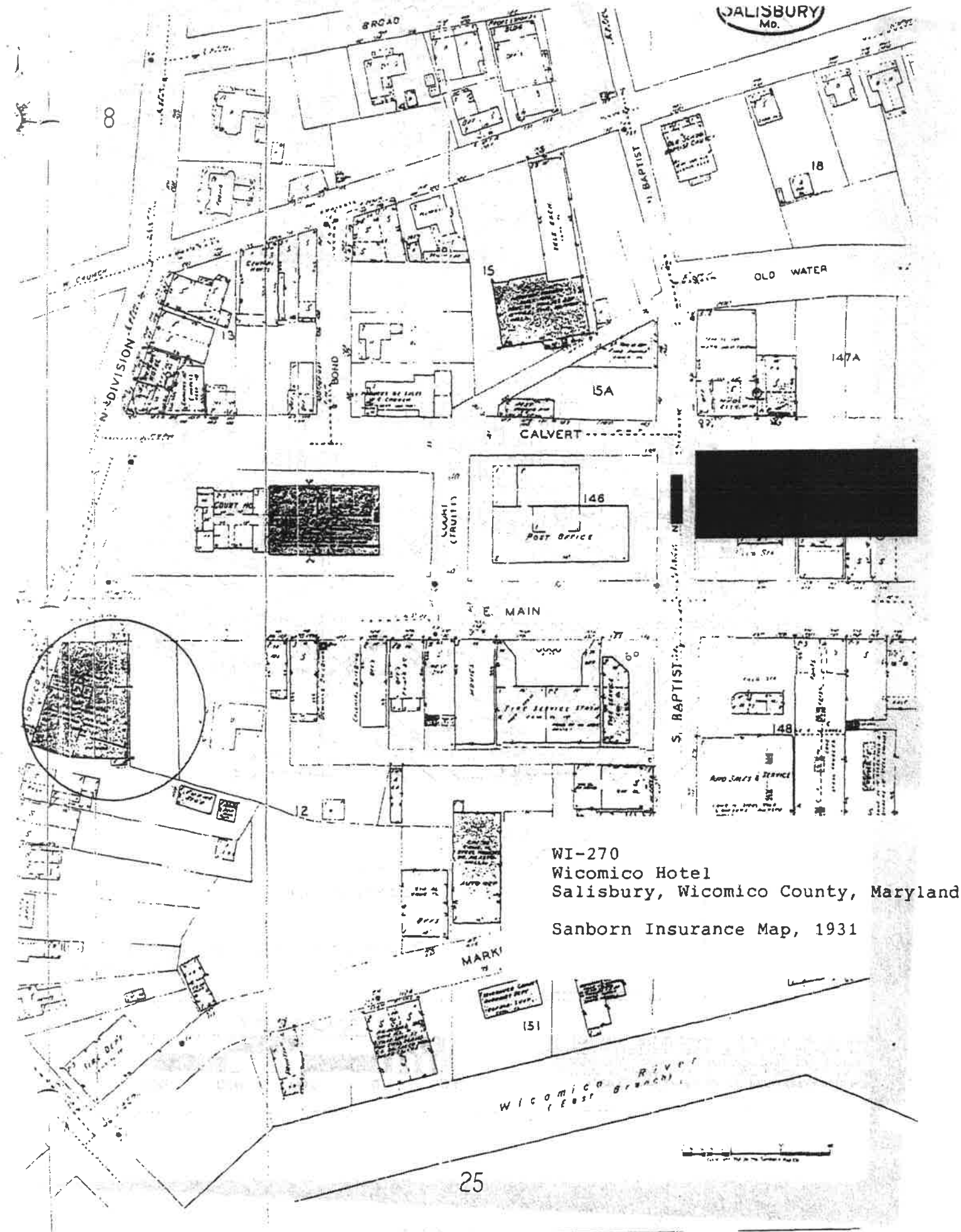
A proposed plan of the hotel was published in the paper as well, and the initial design, executed by architect B. K. Gibson of Chicago, called for a four-story, eight-bay by ten-bay structure of neoclassical style.(3) Public concerns soon surfaced in the paper that the building was not large enough to 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.

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

2 *Ibid.*

3 *Ibid.*

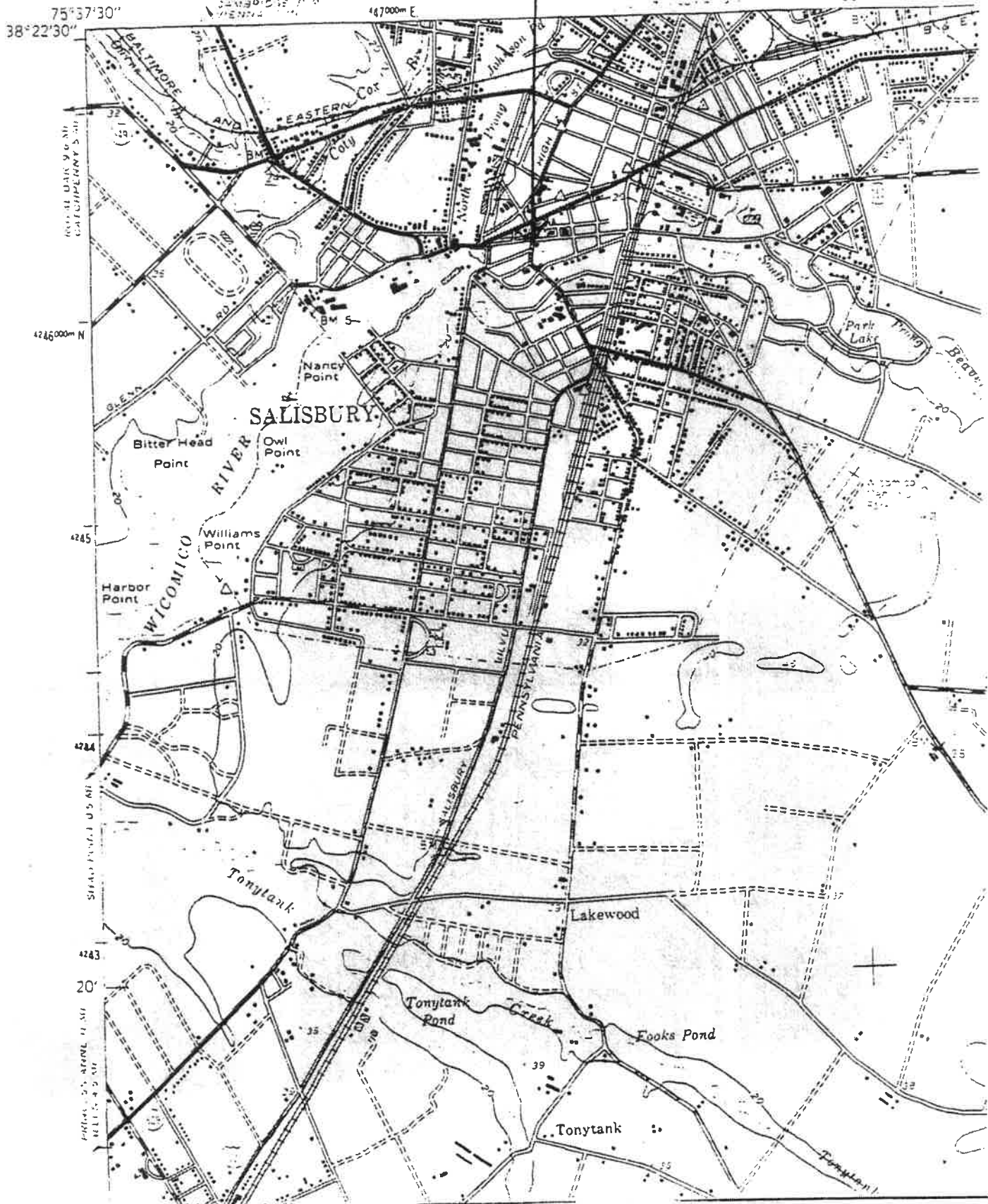




WI-270  
Wicomico Hotel

Salisbury, Maryland Quadrangle  
1942

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY







**Evaluation of the Offer's Rent & Pricing Components:**

- C • Historic price preference is not evaluated without proper documentation.
- Parking - Does the rental rate offered include parking? Is it free?
- Shell Rent should include all required shell improvements required by the RLP and Lease.
- The percentage of occupancy will need to be confirmed.
- C • Provide a current tax bill/paid tax receipt.
- Please include an adjustment for vacant premises rate for evaluation.
- Would you consider more months of free rent? *Yes*
- Please confirm your A/E & Lessor's PM Fees are 0%/\$0.00.
- GSA Form 1364, Section #31 – Lease should be fully-serviced.

**The following documentation is required in order to confirm the offered Space meets the Government's requirements:**

- C • Please confirm the offer entity address. The offer address does not match SAM.GOV.
- The conditional commitment of funds letter from your financial institution should confirm the amount necessary to prepare the space for all shell, tenant improvements and BSAC costs. Such commitments shall be signed by an authorized bank officer, or other legally authorized financing official, and at a minimum shall state: amount of loan, term in years, annual percentage rate, and length of loan commitment.
- C • A parking plan and short narrative as necessary to explain how the Offeror will meet the parking requirements.
- First generation plans scaled at minimum of 1/8" = 1'-0" (preferred) shall be submitted for review and consideration and meet the description below:
  - K ○ All plans submitted for consideration shall have been generated by a Computer Aided Design (CAD) program, which is compatible with the latest release of AutoCAD. The required file extension is .DWG. Clean and purged files shall be submitted on CD-ROM. Plans shall include a proposed corridor pattern for typical floors and/or partial floors. The CAD file showing the offered Space should show the Poly-Line utilized to determine the square footage on a separate and unique layer. All submissions shall be accompanied with a written matrix indicating the layering standard to verify that all information is recoverable. All architectural features of the Space shall be accurately shown.
- The lease requires you to renovate your building for all energy efficiency and conservation improvements determined to be cost effective over the Firm Term of the Lease, if any, prior to acceptance of the Space. The following website can be utilized for recommended improvements: <https://sftool.gov/plan/upgrades/selections>





GSA Mid-Atlantic Region

- C* • If claiming an historic preference in accordance with the Historic Preference paragraph in RLP Section 2, Eligibility and Preferences for Award, Offeror must submit one of the following as documentation that the Property is historic or the site of the offered Property is within a Historic District: a letter from the National Park Service stating that the Property is listed in the National Register of Historic Places (NRHP) or eligible for listing, with a date of the listing/decision; a letter from the State Historic Preservation Office stating that the Property is listed in the NRHP, or on a statewide register, or eligible for inclusion, with a date of the listing/decision; or, the NRHP Identification Number and date of listing available from the NRHP Database found at [www.nps.gov/nr](http://www.nps.gov/nr).
- C* • The following Fire Protection and Life Safety deliverables are required: (1) Copy of the previous year's fire alarm system maintenance record showing compliance with the requirements in NFPA 72 (if a system is installed in the Building), and (2) Valid Certificate of Occupancy (C of O) issued by the local jurisdiction. If the Building C of O is not available or the local jurisdiction does not issue a Building C of O, a report prepared by a licensed fire protection engineer with their assessment of the offered Space regarding compliance with all applicable local Fire Protection and Life Safety - related codes and ordinances must be provided.
- C* • Advise whether there are existing vending facilities in the offered Building which have exclusive rights in the Building.

Please submit all requested documents by no later than Friday, June 28, 2019.

I will schedule a conference call to discuss this letter and your offer. In the interim, if you any questions, please contact me at (215) 284-2656.

Sincerely,

6/18/2019

*Jean Starr Forcinito*  
X

Signed by: JEAN FORCINITO  
Jean Starr Forcinito  
Lease Contracting Officer  
GSA, PBS, Real Estate Acquisition Division

# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: July 24, 2019**

<b>Case Number:</b>	18-56
<b>Commission Considering:</b>	Sign
<b>Owner's Name:</b>	One Plaza East LLC
<b>Owner's Address:</b>	100 N. Division Street
<b>Applicant Name:</b>	Bret Davis
<b>Agent/Contractor:</b>	Bret Davis
<b>Subject Property Address:</b>	100 E. Main Street
<b>Historic District:</b>	Downtown Historic District
<b>Use Category:</b>	Commercial
<b>Zoning Classification:</b>	Central Business District
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	Not indicated on SDAT
<b>Enclosed Area:</b>	1,015 sq ft
<b>Lot Size:</b>	1,015 sq ft
<b>Number of Stories:</b>	Not indicated on SDAT
<b>Contributing Structure:</b>	Contributing, 9/28/16
<b>Wicomico County Historic Survey on file:</b>	Yes
<b>Nearby Properties on County Survey:</b>	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 hang a wooden 4x4 sign that would be marine grade MDO Plywood.

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

**Signage (Page 42)**

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

**Placement**

On most downtown buildings a continuous brick ledge or corbelling is used to separate the second floor and above from the entry-level storefront below. This space is ideal for sign placement, as it was often created for this purpose. In some instances, newer buildings contain areas above the highest windows for signage. This location is acceptable but should be avoided if possible.

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

These signs should be located no less than eight feet above the sidewalk. Window signs should consist of a material and color that contrasts with the display, while being small



enough to not interfere with the display area. In all cases in locating the sign, the applicant must minimize the disturbance to the exterior of the building, i.e. using the least amount of mounting bolts as possible. On masonry buildings, mounting hardware must be placed into mortar joints, not historic masonry.

### **Sign Ordinance**

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

Construction of signs is subject to the City of Salisbury Sign Ordinance Chapter 17.1. Each sign is subject to review by the Historic District Commission and recommendations are provided to the Department of Building, Permits & Inspections. Each sign will be reviewed for location, total sign area, size, height, letters, and message.

### **Evaluation Criteria:**

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

Staff Findings Prepared By: Jessica Budd  
Infrastructure and Development  
125 N Division Street, Suite 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: July 11, 2019

## Real Property Data Search

## Search Result for WICOMICO COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
<b>Tax Exempt:</b> <b>Exempt Class:</b>		
<b>Special Tax Recapture:</b> NONE		
<b>Account Identifier:</b> District - 05 <b>Account Number - 093309</b>		
Owner Information		
<b>Owner Name:</b>	ONE PLAZA EAST LLC	<b>Use:</b> COMMERCIAL CONDOMINIUM
<b>Mailing Address:</b>	100 N DIVISION ST APT 301 SALISBURY MD 21801-	<b>Principal Residence:</b> NO
		<b>Deed Reference:</b> /03934/ 00382
Location & Structure Information		
<b>Premises Address:</b>	100 E MAIN ST SALISBURY 21801-0000 CONDO UNIT: 5	<b>Legal Description:</b> UNIT 5 5,398SQ FT 100 E MAIN ST ONE PLAZA EAST CONDO
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>
0107	0014	0847
<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>
	0000	
<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>
	5	2017
<b>Plat No:</b>	<b>Plat Ref:</b>	
<b>Special Tax Areas:</b>	<b>Town:</b>	SALISBURY
	<b>Ad Valorem:</b>	
	<b>Tax Class:</b>	
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>
	5,398 SF	
<b>Property Land Area</b>	<b>County Use</b>	
5,398 SF		
<b>Stories</b>	<b>Basement</b>	<b>Type</b>
		OFFICE CONDOMINIUM
<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>
<b>Last Major Renovation</b>		
Value Information		
	<b>Base Value</b>	<b>Value</b>
		As of 01/01/2017
<b>Land:</b>	79,300	56,600
<b>Improvements</b>	185,200	132,300
<b>Total:</b>	264,500	188,900
<b>Phase-in Assessments</b>		As of 07/01/2018
		As of 07/01/2019
<b>Preferential Land:</b>	0	188,900
		0
Transfer Information		
<b>Seller:</b> FOURTH FLOOR ASSOCIATES LLC	<b>Date:</b> 12/02/2015	<b>Price:</b> \$265,000
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> /03934/ 00382	<b>Deed2:</b>
<b>Seller:</b> DICKERSON SR, EDWARD & EILEEN P	<b>Date:</b> 08/29/2003	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /02121/ 00541	<b>Deed2:</b>
<b>Seller:</b> PENINSULA REALTY ASSOC	<b>Date:</b> 03/07/2001	<b>Price:</b> \$235,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /01800/ 00826	<b>Deed2:</b>
Exemption Information		
<b>Partial Exempt Assessments:</b>	<b>Class</b>	<b>07/01/2018</b>
<b>County:</b>	000	0.00
<b>State:</b>	000	0.00
<b>Municipal:</b>	000	0.00 0.00
<b>07/01/2019</b>		0.00 0.00
<b>Tax Exempt:</b>	<b>Special Tax Recapture:</b>	
<b>Exempt Class:</b>	NONE	
Homestead Application Information		

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**Homestead Application Status:** No Application

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Homeowners' Tax Credit Application Information

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**Homeowners' Tax Credit Application Status:** No Application**Date:**

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

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

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)

## 9. Major Bibliographical References

Survey No. WI-270

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting		North	ing		

B	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting		North	ing		

C	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification \_\_\_\_\_

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

## 11. Form Prepared By

name/title Paul B. Touart, Architectural Historian

organization Private Consultant

date 4/24/96

street &amp; number P. O. Box 5

telephone 410-651-1094

city or town Westover

state Maryland 21871

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

MARYLAND HISTORICAL TRUST  
DHCP/DHCD  
100 COMMUNITY PLACE  
CROWNSVILLE, MD 21032



## 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.

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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

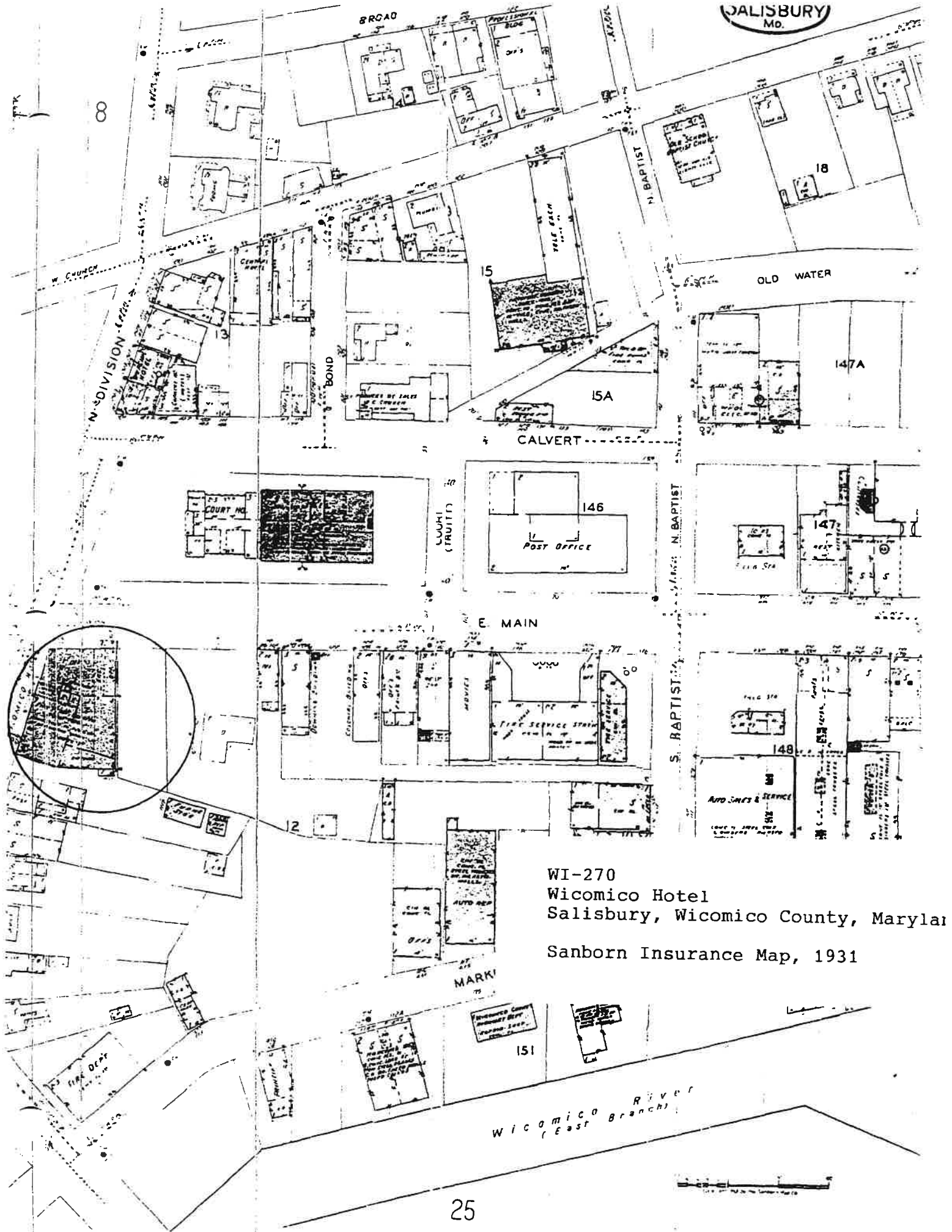
JWTS 626/353 Wicomico Hotel Company

to

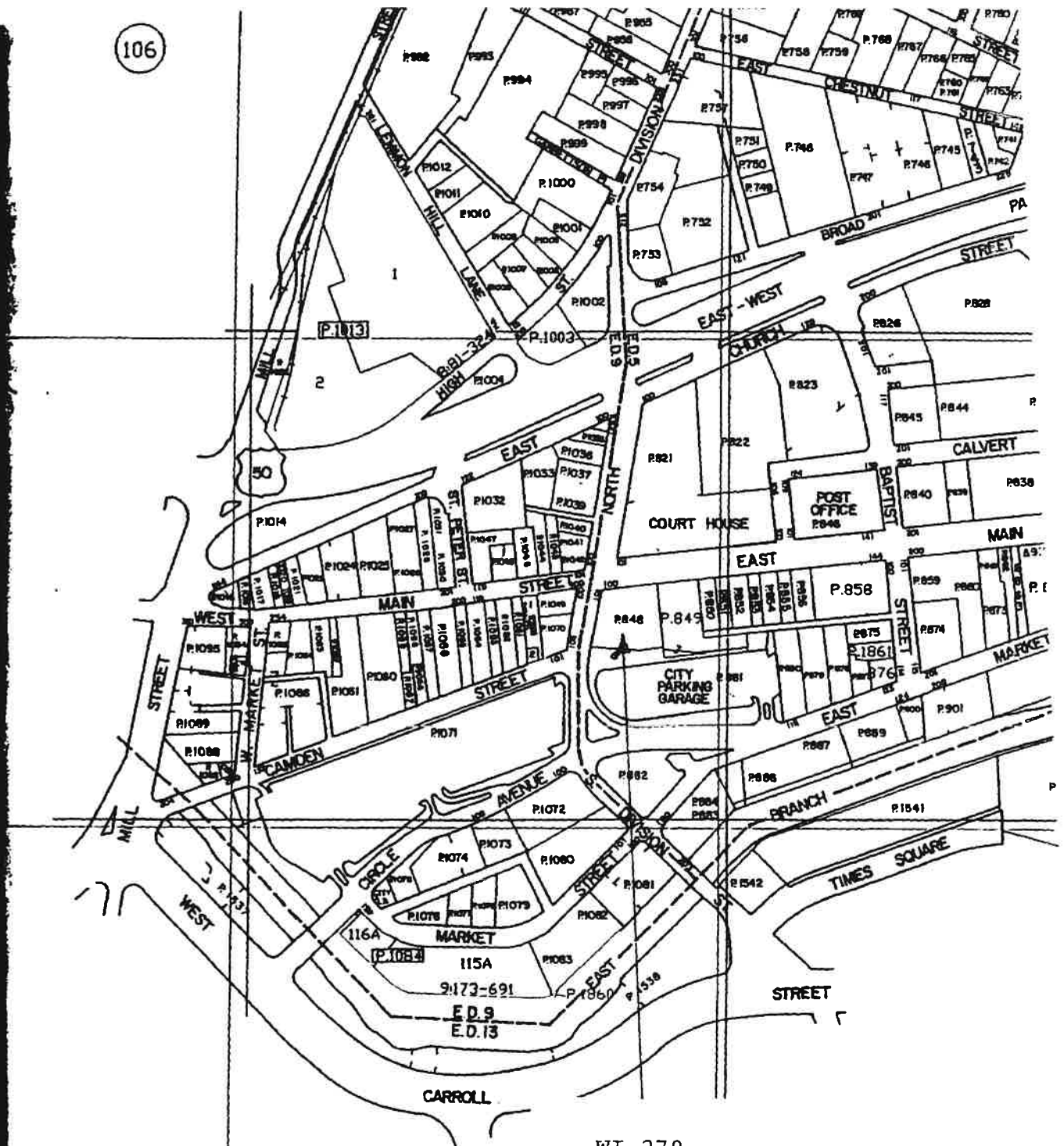
1/3/1966 Wicomico Enterprises, Inc.

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



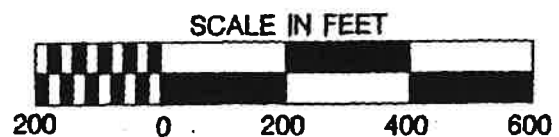
WI-270  
Wicomico Hotel  
Salisbury, Wicomico County, Maryland  
Sanborn Insurance Map, 1931



WI-270  
Wicomico Hotel

Wicomico County Tax Map 107  
Parcel 848

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Salisbury, Maryland Quadrangle  
1942

Salisbury, Maryland Quadrangle  
1942

