

Salisbury Historic District Commission

Hearing Notification

Hearing Date: August 28, 2019

Time: 7:00 pm

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

Case Number: #19-01

Commission Considering: Install Sign

Owner's Name: One Plaza East LLC

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: Jimmy Sharp
Planner I
(410) 548-3170

Salisbury Historic District Commission

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

Permit Application
\$25 Fee Received 7.12.19 (date)

Date Submitted : 7/11/2019

Case #: 19-01

Date Accepted as Complete : 7/12/19

Action Required By (45 days): 8-24-2019

Subject Location: 100 N. Division Street Salisbury, MD

Application by: One Plaza East LLC/ Angello's Scoops

Owner Name: Bret Davis

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

Owner Address: 100 N. Division Street

Applicant Phone: 240-994-6481

Owner Phone: 240-994-6481

Work Involves: Alterations New Construction Addition Other Demolition Sign Awning Estimated Cost \$300.00

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 3x3 sign/ 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.

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 8/28/2019 (date).

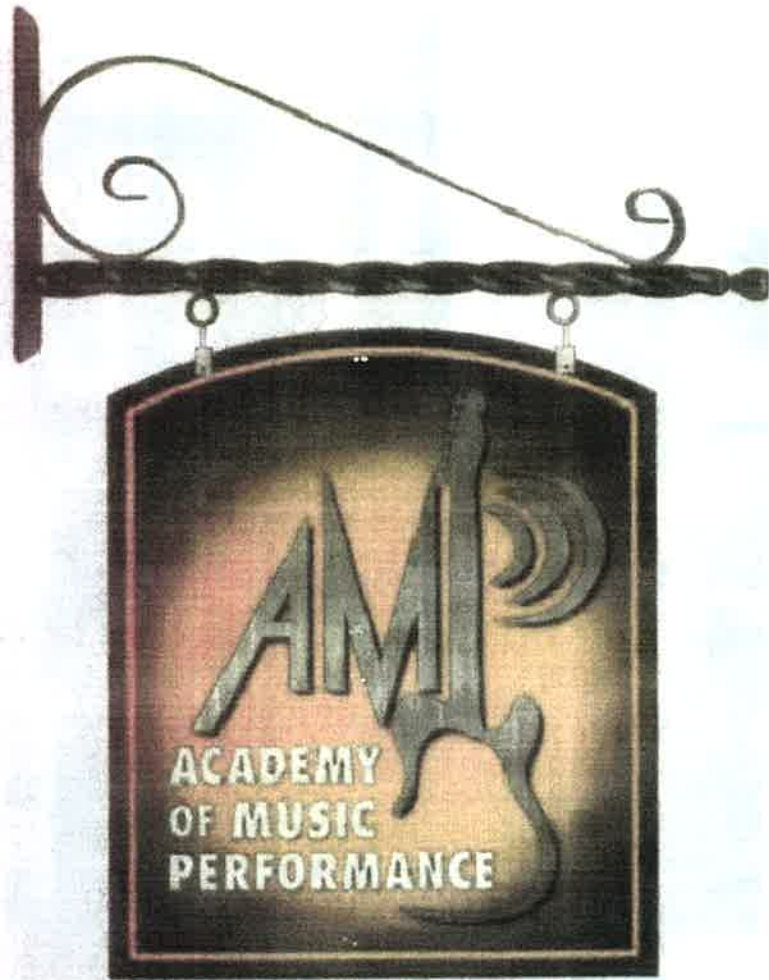
I hereby certify that the owner of the subject premises has been fully informed of the alterations herein proposed and that said owner is in full agreement with this proposal.

Applicant's Signature Bret Davis Date 7/11/2019

Remarks: _____

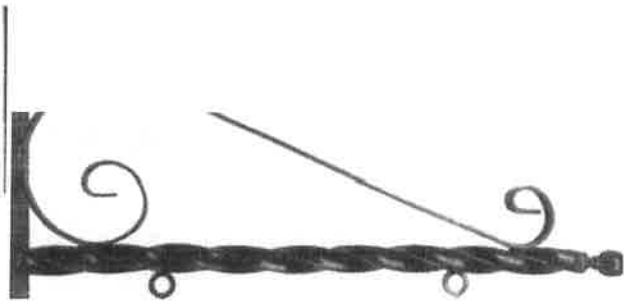
Jess = Beef 8/2/19
Application Processor (Date)

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

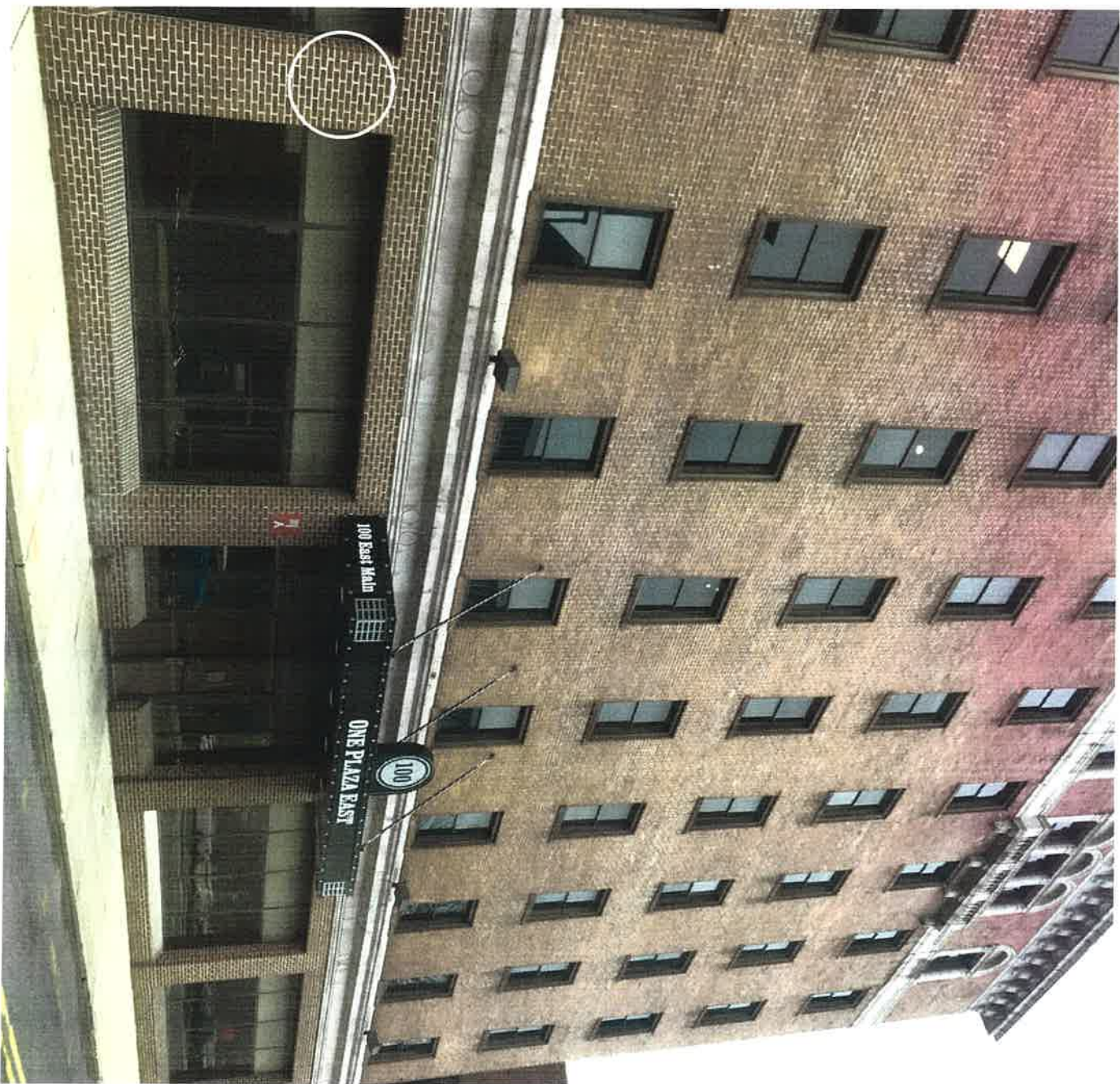


AMP
ACADEMY
OF MUSIC
PERFORMANCE

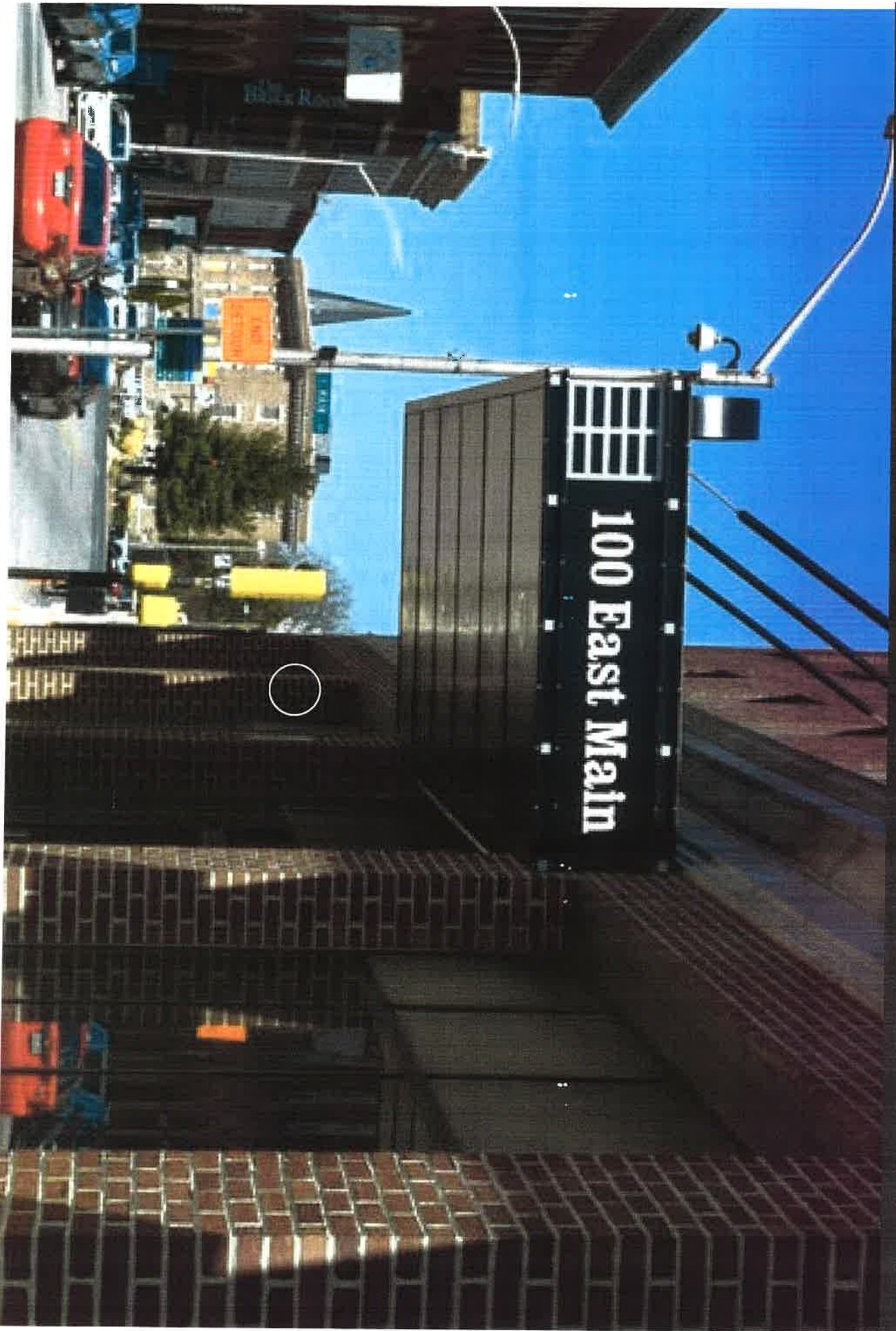




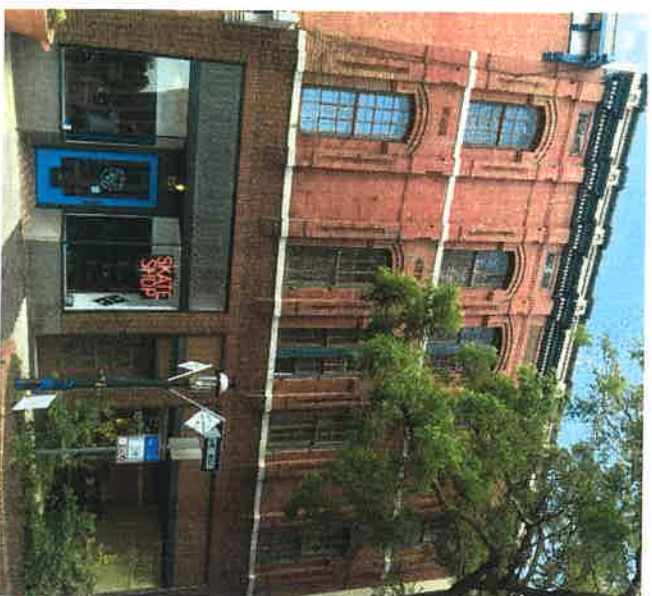
100 E. Main Street Salisbury, MD 21801



100 E. Main Street Salisbury, MD 21801



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.

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: August 28, 2019

Case Number: 19-01

Commission Considering: Sign

Owner's Name: One Plaza East LLC
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 hang a wooden 3 x 3 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.

Application Components:

- The completed application form
- Application fee of \$25
- Site plan, if applicable
- Photo of the subject property – all elevations
- Photo of properties to immediate left and right of subject property-front elevation only
- Close up photos of work to be done
- Manufacturer information on the product to be used

Staff Findings Prepared By: Jimmy Sharp
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: August 28, 2019

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 CONDOMINIUM
Mailing Address: 100 N DIVISION ST APT 301 **Principal Residence:** NO
 SALISBURY MD 21801 **Deed Reference:** /04165/ 00374

Location & Structure Information

Premises Address: 100 E MAIN ST **Legal Description:** UNIT B 6,179SQ FT
 SALISBURY 21801-0000 100 E MAIN ST
 CONDO UNIT: b ONE PLAZA EAST CONDO

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	0847		0000			2	2020	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 As of 01/01/2017	Phase-in Assessments	
			As of 07/01/2019	As of 07/01/2020
Land:	15,000	15,000		
Improvements	35,000	35,000		
Total:	50,000	50,000	50,000	
Preferential Land:	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	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

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 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

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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

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)

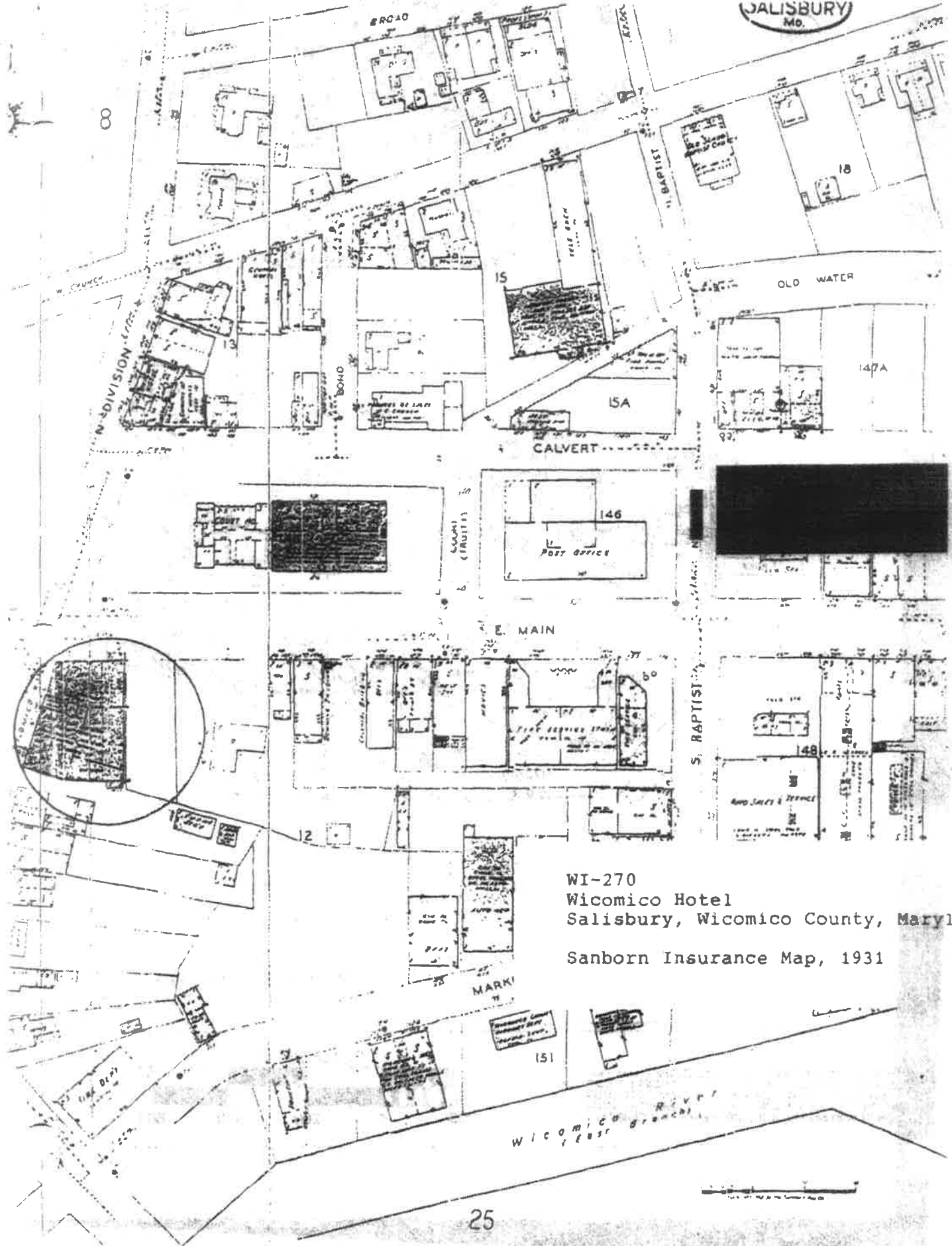
A proposed plan of the hotel was published in the paper as well, and the initial design, executed by architect B. K. Gibson of Chicago, called for a four-story, eight-bay by ten-bay structure of neoclassical style.(3) Public concerns soon surfaced in the paper that the building was not large enough to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

SALISBURY
MD.



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

WI-270
Wicomico Hotel

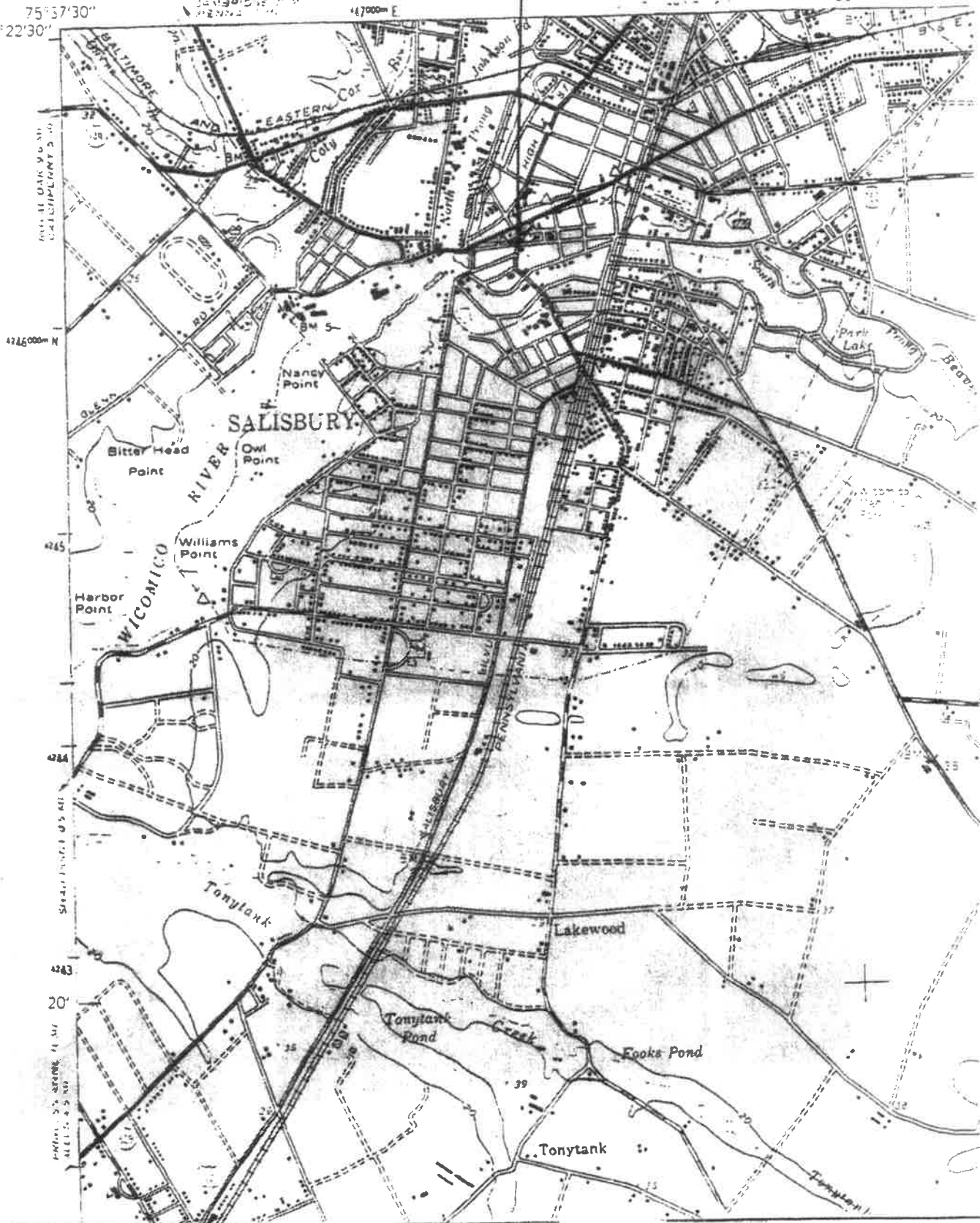
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

Salisbury, Maryland Quadrangle
1942

3860 L.A.W.
(THE BROWN)

75°37'30"
38°22'30"

1:7000 E



3860 L.A.W.
(THE BROWN)

4246000 M

445

484

443

20'

4-MIN. 25' SCALE, 1:7000
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