

# Salisbury Historic District Commission

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## 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:** #19-02

**Commission Considering:** Install Fencing

**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 7/9/19 (date)

Date Submitted : 7-5-2019

Case #: 19-02

Date Accepted as Complete : 7/9/19

Action Required By (45 days): 8-20-2019

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

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

Owner Name: One Plaza East LLC

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

Owner Address: 100 N. Division Street

Applicant Phone: 240-944-6481

Owner Phone: 240-944-6481

Work Involves:  Alterations  New Construction  Addition  Other Commercial fencing  
 Demolition  Sign  Awning Estimated Cost \_\_\_\_\_

**DESCRIPTION OF WORK PROPOSED** (Please be specific. Attach sheet if space is inadequate) Type of material, color, dimensions, etc. must accompany application. If signs are proposed, indicate material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.

Cafe Fencing  
City has agreed to provide fencing, the same fencing selected for Morgan's Urban Eatery

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 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 [Signature] Date July 5, 2019

Remarks: \_\_\_\_\_  
[Signature] 8-2-19 Application Processor (Date) [Signature] Secretary, S.H.D.C. (Date)

*100 E. Main Street Salisbury, MD 21801*

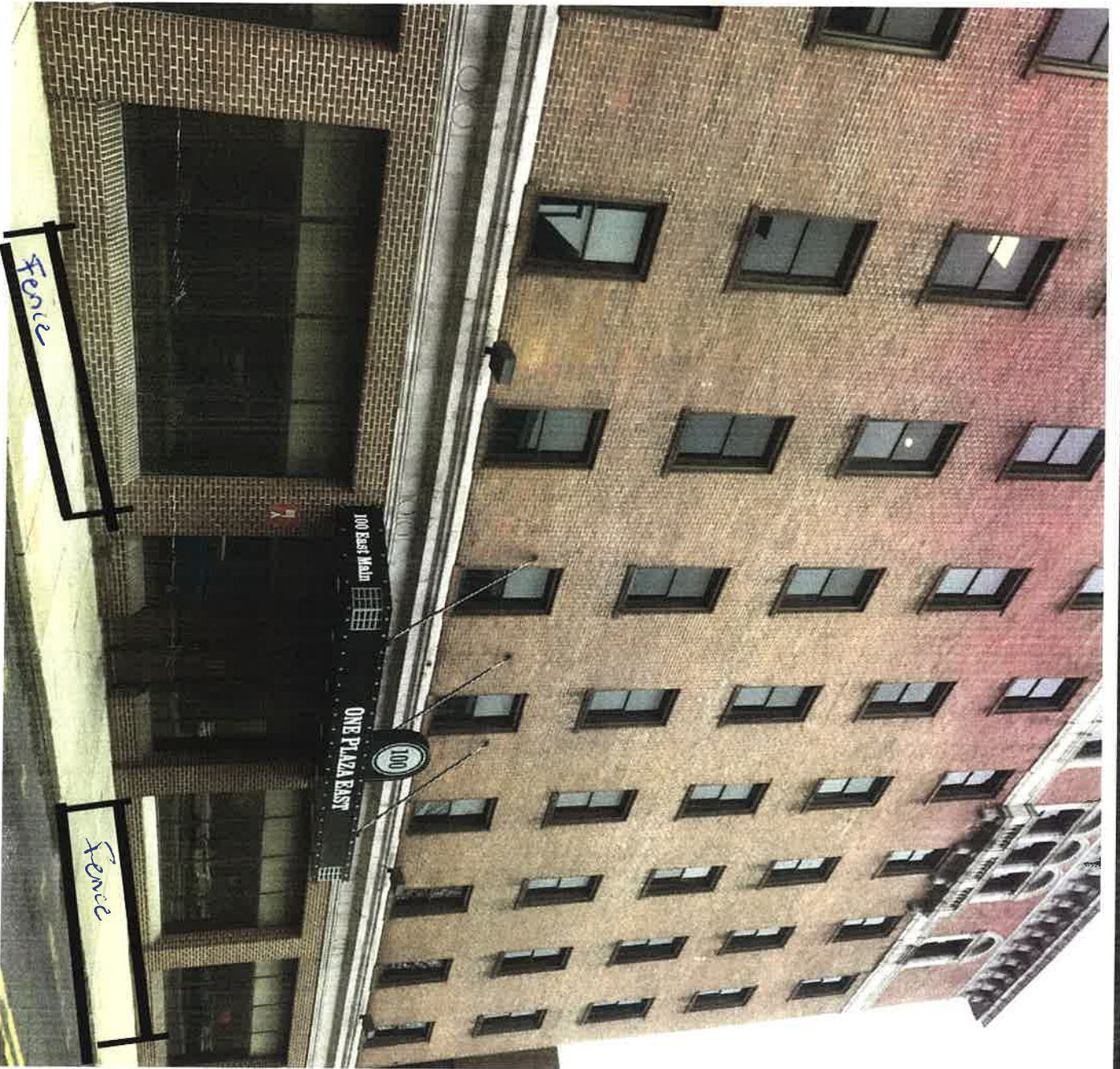


*Front Facade*





100 E. Main Street Salisbury, MD 21801

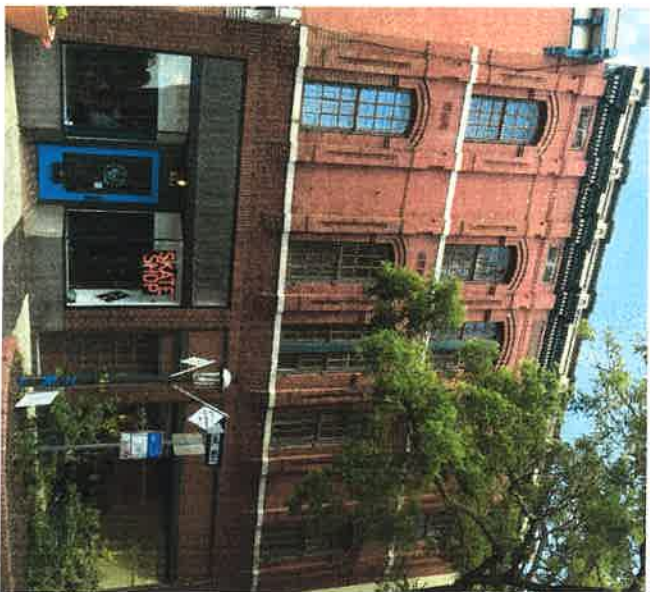




100 E. Main Street Salisbury, MD 21801



Surrounding Buildings



Surrounding Buildings





60001

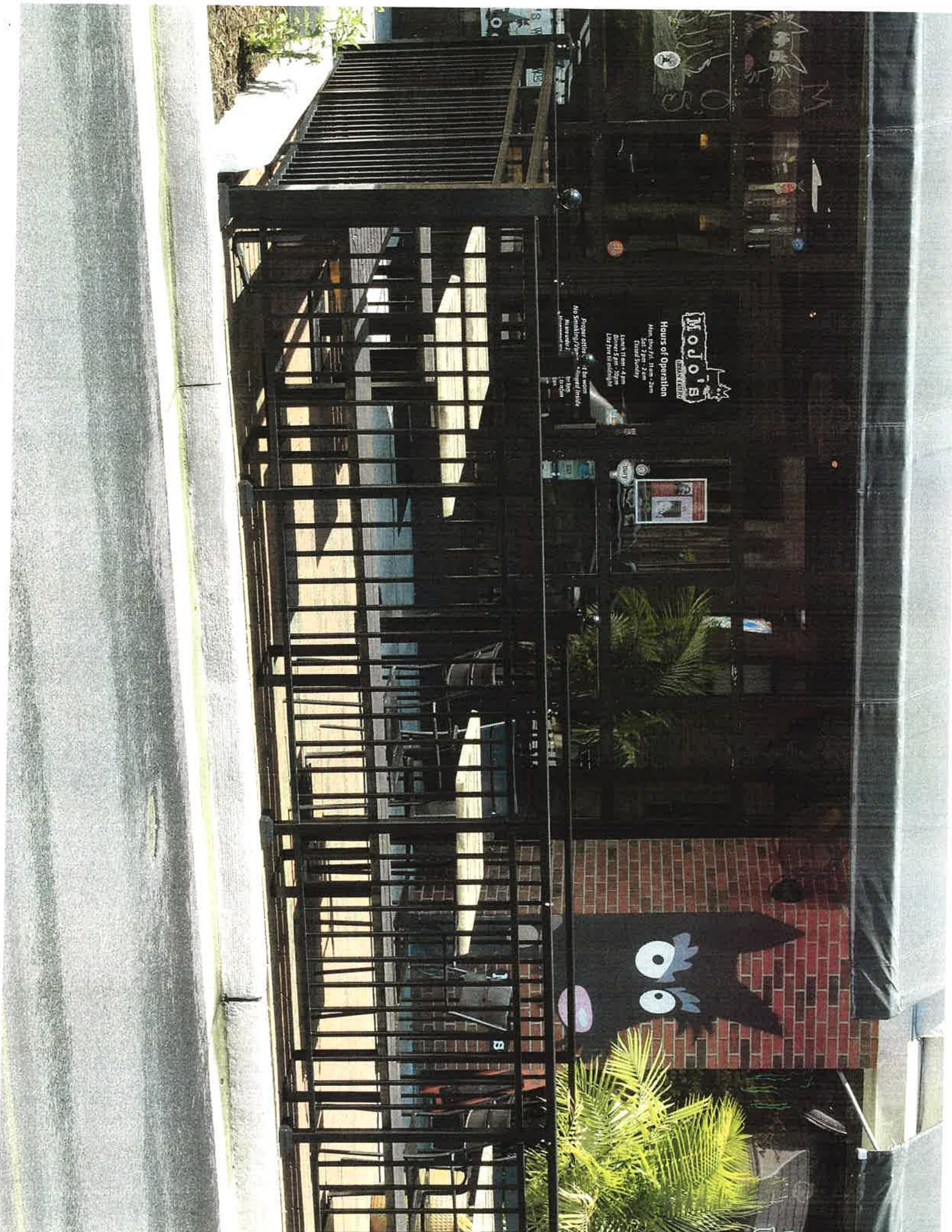


**Molo's**  
Hours of Operation  
Monday - Friday: 11am - 11pm  
Saturday: 11am - 11pm  
Sunday: 11am - 10pm  
1118 N. 1st St. #100  
Tampa, FL 33604  
813.251.1118

*Pilsener*  
**ULTRA**  
LAGER BEER

**Molo's**  
Hours of Operation  
Monday - Friday: 11am - 11pm  
Saturday: 11am - 11pm  
Sunday: 11am - 10pm  
1118 N. 1st St. #100  
Tampa, FL 33604  
813.251.1118









Snickels  
ULTRA





17.04.190 - Fences and retaining walls.

- A. Fences in all residential districts in rear and side yards shall be limited to six feet in height.
- B. Fences in all zoning districts that are located within the front yard setback shall be limited to four feet in height.
- C. No front yard in any zoning district shall have a retaining wall within the front yard setback higher than four feet above the ground level of the adjoining yards. If a fence is to be used on top of the wall, the combination of the fence and the retaining wall shall not exceed a total of eight feet in height above the ground level of the adjoining yards.
- D. Fences enclosing outside storage yards shall be not less than six feet nor more than eight feet in height and shall be solid board, metal, masonry or wire fences with slats to obscure view of the storage material.
- E. Fences or retaining walls in any zoning districts on corner lots shall comply with Section 17.04.160, Vision obstructions at intersection.
- F. Fences in industrial districts enclosing storage yards that do not adjoin or face public streets or highways or residential districts may be enclosed with fencing that does not obscure view of the yard.
- G. For protection of property or to ensure public safety in any district where hazardous materials are stored, fences may be eight feet high, except in the required front yard setback.

(Ord. 1599 § 6, 1995: prior code § 150-179)



# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: August 28, 2019**

**Case Number:** 19-02

**Commission Considering:** Fencing

**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 install fencing for outdoor seating.

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

**Guideline 34: Fences, Retaining Walls, and Gates**

Fences, walls, and gates define property boundaries and also provide privacy and security. Retaining walls are used to maintain and stabilize topography.

The majority of fences in Salisbury’s residential historic districts are low and open. Wood picket fences are common, and some wrought iron fences are also found within the districts. Retaining walls are typically low and constructed of brick. Historic fences and walls are integral components of the overall property and should be maintained and preserved as character defining landscape features. New fences and walls should reflect and complement the style and materials of the predominant building on the lot and respect the overall architectural character of the streetscape. Property owners looking to install a new fence must follow the requirements outlined in Salisbury’s zoning code, which has certain height limitations depending on the location of the new fence. When selecting designs for a new fence, you are encouraged to choose a pattern or design that does not detract from the character of the historic building. It is often best to err on the side of simplicity. In most cases, a simple picket fence is the most appropriate choice. Modern synthetic materials, such as vinyl and steel fences, may be appropriate on modern, non-contributing properties within the district provided that the scale and appearance is complimentary to the property and does not detract from the overall streetscape.

- a. Maintain and preserve existing historic fences.
- b. When replacement is necessary, in-kind replacements are the first choice. A simple fence in a style that compliments the surrounding architecture may also be appropriate.
- c. Designs for new fences must be complimentary to the surrounding architecture, and must comply with existing zoning code.



d. Automatic security gates may be permitted, provided they are properly located and comply with existing zoning requirements. They must be appropriate to the design of any existing fence or the style of the historic building.

**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 12, 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>Special Tax Recapture:</b>			
<b>Exempt Class:</b>		NONE			
<b>Account Identifier:</b>		<b>District - 05 Account Number - 093260</b>			
Owner Information					
<b>Owner Name:</b>		ONE PLAZA EAST LLC	<b>Use:</b>		COMMERCIAL CONDOMINIUM
<b>Mailing Address:</b>		100 N DIVISION ST UNIT 301 SALISBURY MD 21801-	<b>Principal Residence:</b>		NO
			<b>Deed Reference:</b>		/04415/ 00001
Location & Structure Information					
<b>Premises Address:</b>		100 E MAIN ST SALISBURY 21801-0000 CONDO UNIT: 1a	<b>Legal Description:</b>		UNIT 1A-5,090 SQFT 100 E MAIN ST ONE PLAZA EAST CONDO COR
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>
0107	0014	0847		0000	
					<b>Block:</b>
					U 1A
					<b>Lot:</b>
					2020
					<b>Assessment Year:</b>
					<b>Plat No:</b>
					6 10
					<b>Plat Ref:</b>
					0015/ 0378
<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>	<b>Property Land Area</b>	<b>County Use</b>	
	5,090 SF		5,090 SF		
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>
		OFFICE CONDOMINIUM			
					<b>Last Major Renovation</b>
Value Information					
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>		
		As of	As of	As of	
		01/01/2017	07/01/2019	07/01/2020	
<b>Land:</b>	152,700	152,700			
<b>Improvements</b>	356,300	356,300			
<b>Total:</b>	509,000	509,000	509,000		
<b>Preferential Land:</b>	0				
Transfer Information					
<b>Seller:</b> BANK OF DELMARVA THE		<b>Date:</b> 12/18/2018		<b>Price:</b> \$560,000	
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /04415/ 00001		<b>Deed2:</b>	
<b>Seller:</b> HANNA KREMER TILGHMAN INS INC		<b>Date:</b> 11/14/2012		<b>Price:</b> \$530,000	
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /03507/ 00038		<b>Deed2:</b>	
<b>Seller:</b> AHTES, MAUD L		<b>Date:</b> 06/21/2007		<b>Price:</b> \$499,056	
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /02807/ 00098		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2019	07/01/2020		
<b>County:</b>	000	0.00			
<b>State:</b>	000	0.00			
<b>Municipal:</b>	000	0.00	0.00		
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>			
<b>Exempt Class:</b>		NONE			
Homestead Application Information					



**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:**

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**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<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.*

SALISBURY  
MD.

BROAD

8

S. BAPTIST

18

OLD WATER

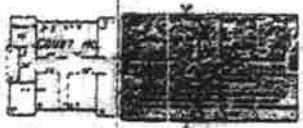
N. DIVISION

15

CALVERT

15A

147A

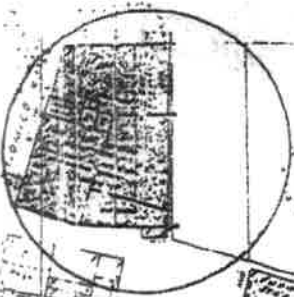


COURT

146

POST OFFICE

E. MAIN



S. BAPTIST

148

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

MARK

151

Wicomico River  
(east branch)



WI-270  
Wicomico Hotel

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

Salisbury, Maryland Quadrangle  
1942

75°37'30"  
38°22'30"

