

Salisbury Historic District Commission

Hearing Notification

Date:	October 27, 2021
Time:	7:00 pm
Location:	Zoom Videoconference Call
Case Number:	#21-22
Commission Considering:	New Construction
Owner's Name:	Red Brick Holdings LLC
Applicant Name: Applicant's Address:	Bret Davis 318 W Carroll St Salisbury, MD 21801
Agent/Contractor:	None Indicated
Subject Property Address:	117 W Main St
Historic District:	Downtown
Use Category:	Commercial
Zoning Classification:	CBD
Chairman:	Scott Saxman, Chairman
HDC Staff contact:	Jessica Budd Associate 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

\$50 Fee Received 8/22/21 (date)

Date Submitted: 8/22/21

Date Accepted as Complete: 8/22/21

Subject Location: 117 W. Main Street Salisbury, MD

Application by: Bret Davis

Applicant Address: 318 W. Carroll Street Suite A Salisbury, MD

Applicant Phone: 410-844-4160

Case #: 21-22

Action Required By (45 days): 10/6/21

Extension for 45 days- 11/20/21

Owner Name: Red Brick Holdings LLC

Owner Address: 318 W. Carroll Street Suite A Salisbury, MD

Owner Phone: 410-844-4160

Owner Email: bdavis@davis-strategic.com

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

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

The basement and first floor will be redeveloped to have a distillery and restaurant on the basement and first floor.

The first floor will be configured to have garage doors and have a separate entranceway to the basement.

The dumpster will have a trash corral.

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 9/22/21 (date).

& 10/27/21

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 8/22/21

Application Processor (Date) 9/7/21

Brian Soper 9/7/21

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

117 W. Main Street



117 W. Main Street



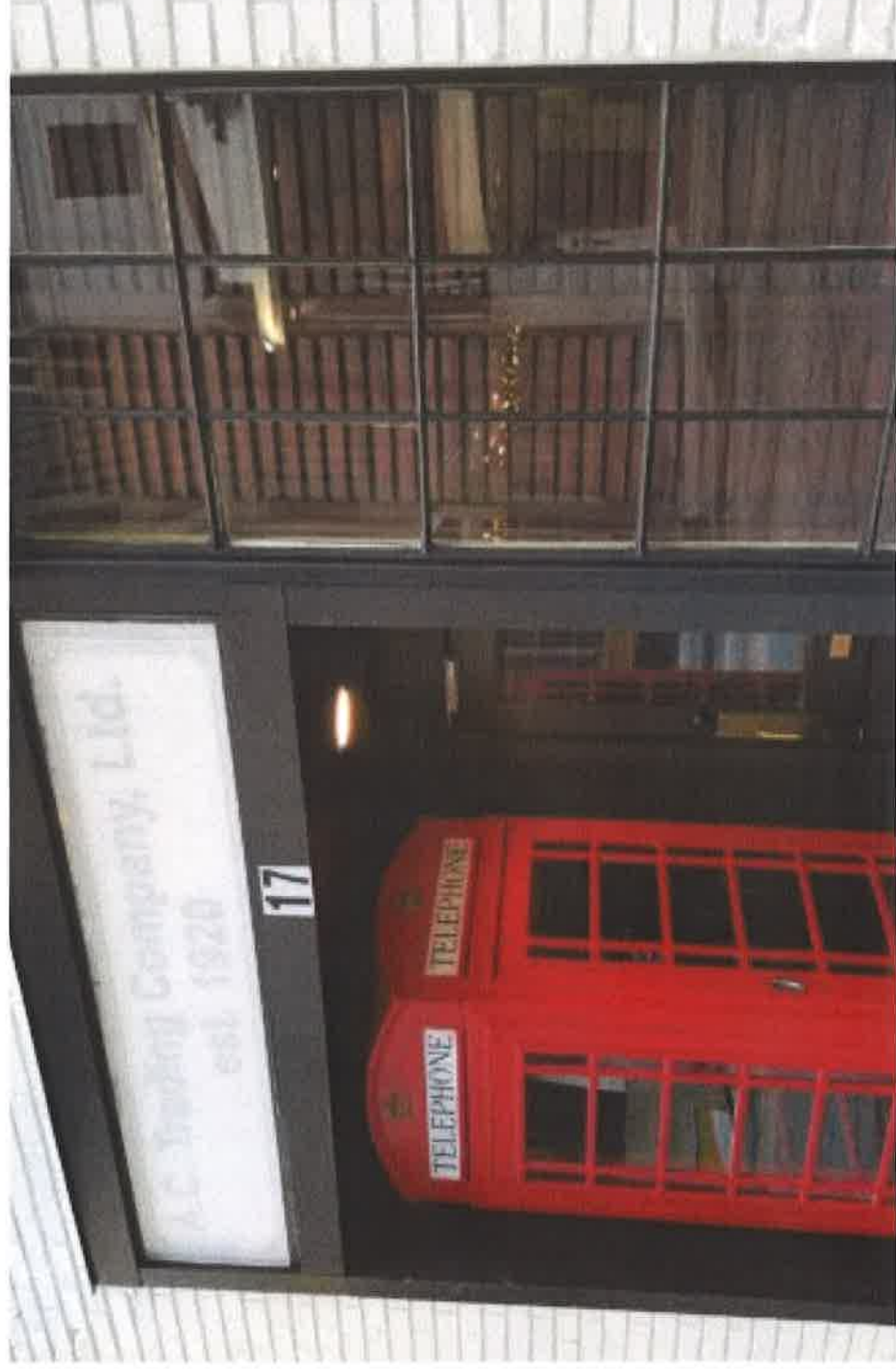
Surrounding Building

117 W. Main Street



Renovation Plan- The Garage Door

117 W. Main Street



Renovation Plan-Entrance to the Basement, will be custom built

117 W. Main Street



Renovation Plan

117 W. Main Street









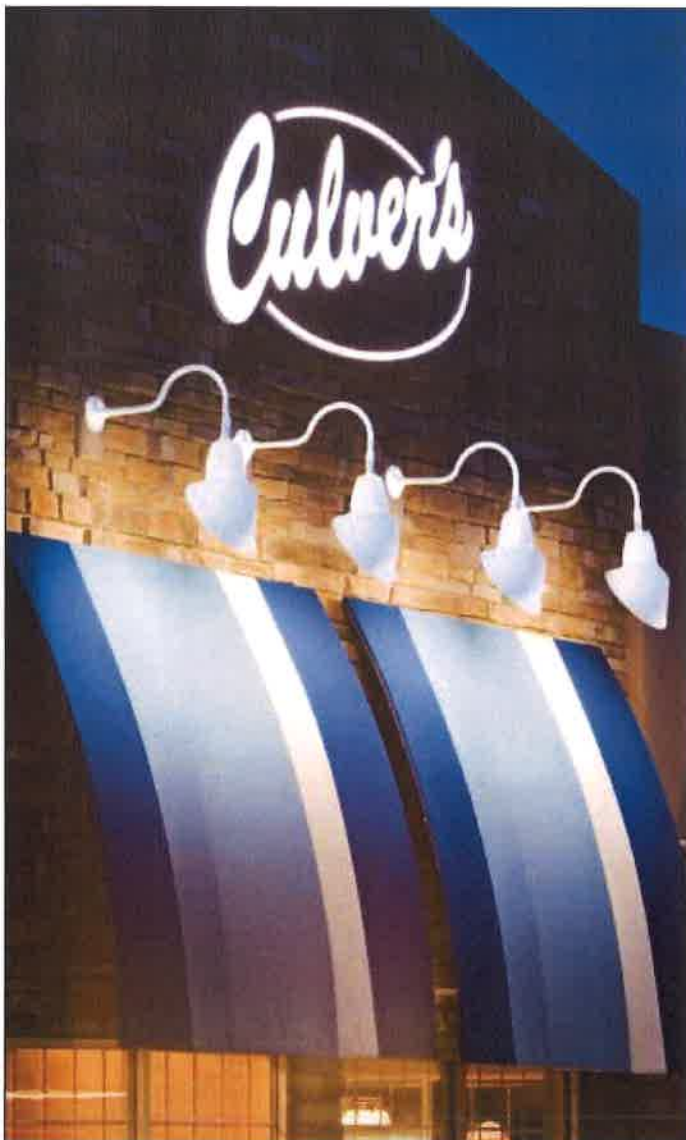
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LIGHTING
RABWEB.COM • 888 722-1000

...in new Signature colors!

- 13 and 26 Watt high-performance LEDs
- Available in 11 high-durability powder coatings, formulated for long-lasting color
- Choose from 5 different arms and 6 shades
- Standard (12-14 weeks) delivery
- Reduces relamping time and costs
- 13W replaces 75W incandescent, 50W MH or 18W CFL
- 26W replaces 120W incandescent, 75W MH or 42W CFL
- 100,000-Hour LED lifespan
- 5-Year no-compromise warranty



Classic Colors



Black (B)



Architectural Bronze (A)



White (W)

Signature Colors



Red (R)



Yellow (YL)



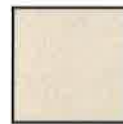
Light Blue (LB)



Royal Blue (BL)



Brown (BWN)



Ivory (I)



Hunter Green (G)



Metallic Silver (S)

Contact your local RAB rep to view actual sample color chips.

Individual components

LED Heads

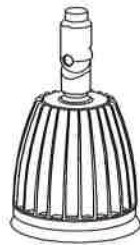
GNLED13

13W LED Head

GNLED26

26W LED Head

(available in warm and neutral)



Gooseneck Arms

GOOSE1

Gooseneck 24" Arm



GOOSE2

Gooseneck 35" Arm



GOOSE3

Gooseneck 30" Arm



GOOSE4

Gooseneck 20" Arm



GOOSE5

Gooseneck 20" Arm
w/Pole Mount



Shades

GSAC

15" Angled Cone Shade

GSAC11

11" Angled Cone Shade



GSAD

15" Angled Dome Shade

GSAD11

11" Angled Dome Shade



GSST

15" Straight Shade

GSST11

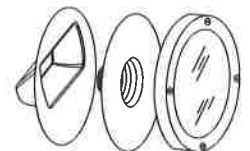
11" Straight Shade



Accessories

LRFGNLED

Clear Lens & Reflector Kit
w/Door Frame



LFGNLED

Frosted Lens & Door Frame
Replacement



Ordering information

Product Family	Arm	Wattage	Color Temp	Reflector	Shade	Color
GN		LED				
Blank	No arm	13 13W	N Neutral (4000K)	Blank Flood reflector + frosted lens	Blank No shade	B Black
1	GOOSE1	26 26W	Y Warm (3000K)	S Spot reflector + clear lens	AC 15" Angled cone	W White
2	GOOSE2			R Rectangular reflector + clear lens	AC11 11" Angled cone	A Architectural Bronze
3	GOOSE3				AD 15" Angled dome	S Metallic Silver
4	GOOSE4				AD11 11" Angled dome	G Hunter Green
5	GOOSE5				ST 15" Straight shade	YL Yellow
					ST11 11" Straight shade	R Red
						LB Light Blue
						BL Royal Blue
						BWN Brown
						I Ivory

Specifications

UL Listing

Suitable for wet locations. Suitable for mounting within 4' of the ground.

LED

Multi-chip, high-output, long-life LED

Drivers

13W: Constant Current, Class 2, 50/60 Hz, 100 - 240VAC:
0.3 - 0.15A, 277VAC: 0.15A, THD \leq 20%, PF 97.5%

26W: Constant Current, Class 2, 50/60 Hz, 0.48 A., THD \leq 20%,
PF 97.9%

Angled Cone Shade, White Finish, Neutral Light

Nominal Watts	13W	26W
Input Watts @ 120V	15.4	28.9
Output Lumens*	705	1673
Lumens per Watt*	45.8	57.9
Color Accuracy (CRI)*	86	84
Correlated Color Temp. (Nominal CCT)*	4000K	4000K

Cold Weather Starting

Minimum starting temperature is -40°F / -40°C

Thermal Management

Custom heat sink assembly in thermal contact with die-cast aluminum housing for superior heat sinking

Housing

Precision die-cast aluminum housing, lens frame and mounting plate

Reflector

Optional rectangular or spot reflectors available

Gaskets

High-temperature silicone

Mounting

Heavy-duty mounting arm with "O" ring seal & stainless steel screw

Shades

Angled Cone, Angled Dome or Straight Shade offered in both 11" and 15"

Paint Finish

Chip and fade resistant polyester powder coat finish. Offers significantly improved gloss retention and resistance to color change.

Color Stability

RAB LEDs exceed industry standards for chromatic stability

Color Uniformity

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

IESNA LM-79 & LM-80 Testing

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

California Title 24

Goosenecks comply with 2013 California Title 24 building and electrical codes as commercial, outdoor, non-pole-mounted fixtures < 30 Watts when used with a photosensor control. Select catalog number PCS900 (120V) or PCS900/277 to order a photosensor.

Green Technology

Mercury and UV free, and RoHS compliant. Powder coat finish formulated with an environmentally friendly, TGIC-free (Triglycidyl Isocyanurate) process.

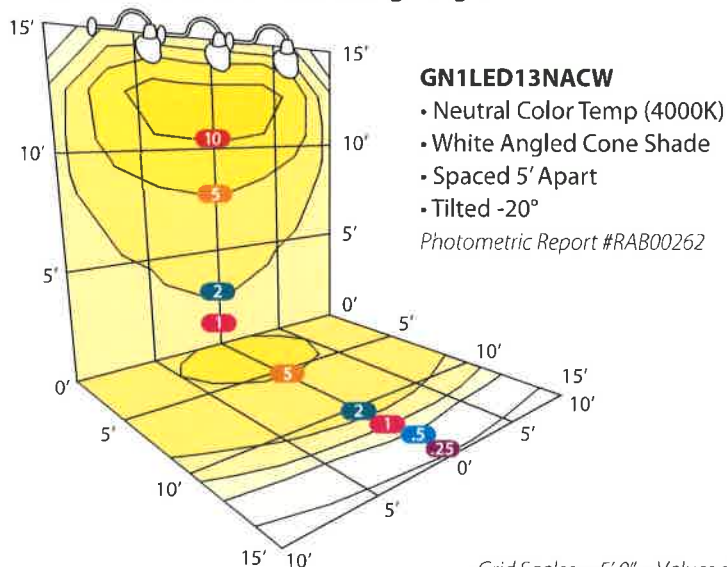
Patents

The design of the GNLED is protected by patents pending in US, Canada, China, Taiwan and Mexico.

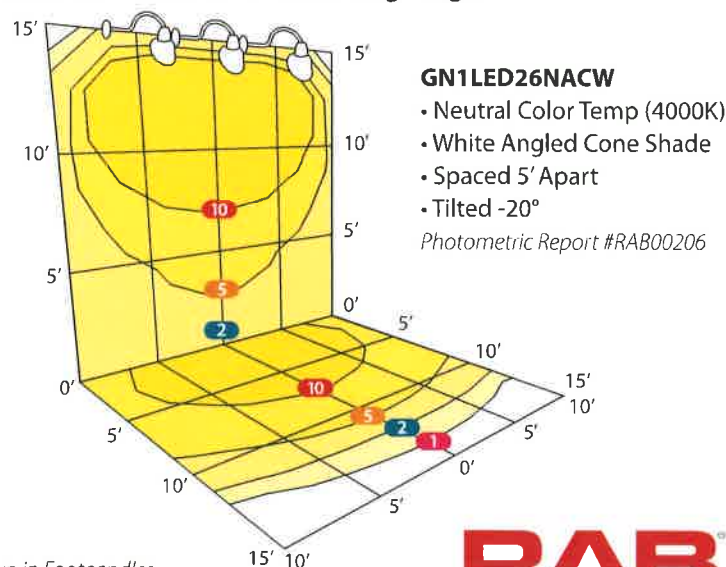
* Please visit rabweb.com for details on warm temperature performance.

Photometrics

Three 13W LEDs at 15' Mounting Height



Three 26W LEDs at 15' Mounting Height



Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: October 27, 2021

Case Number: 21-22

Commission Considering: New Construction

Owner's Name: Brick Holdings LLC
Owner's Address: 318 W Carroll St. Suite A
Salisbury, MD 21801

Applicant Name: Bret Davis

Agent/Contractor: Not Indicated

Subject Property Address: 117 W Main St

Historic District: Downtown Historic District

Use Category: Commercial

Zoning Classification: CBD

Structure / Site Description:
Built Date: 1887
Enclosed Area: 11,182 sq ft
Lot Size: 5,501 sq ft
Number of Stories: Not Indicated

Contributing Structure: Contributing

Neighboring Properties which have been deemed Contributing/Non-Contributing:

House #	Street Name	Hearing Date	Contributing	Non-Contributing
144	W Main St	1/27/2010		X
113	W Main St	3/26/2014	X	
111	W Main St	3/28/2012	X	

Wicomico County Historic Survey on file: Yes

Nearby Properties on County Survey: Yes

Including but not limited to:

- 113 W Main St
- 201 W Main St

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.

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission to approve their request for the basement and first floor to be redeveloped as well as configuring garage doors and entrance way to basement. They would also like to add a trash corral for dumpster area.

Areas of Historic Guidelines to be considered:

Guideline 20: Retain Historic Doors

- a. Maintain and repair historic doors and historic door hardware.
- b. Match new or replacement hardware to the original finish, type, and style.
- c. Avoid surface applied kick plates, closers, padlocks, security hardware and other elements that are not compatible with the original hardware.

Guideline 36: New Construction

Building form is an important component of the streetscape, the largest element within the streetscape, and tends to command our attention most strongly. "Form" refers to the shape and massing of a building. Historic downtown commercial buildings, for example, often have a form that is boxy (rectangular), tall in proportion, and long or deep.

In planning new construction in downtown Salisbury, building form and streetscape elements should be carefully considered. Streetscape elements can reinforce the area's attractiveness and make it a desirable place to live or do business. Elements within the Downtown Historic District include a regular setback of building facades, which provides an unbroken view along the street and close placement of buildings.

- a. New structures should be similar in form, scale and height to the surrounding structures.
- b. New structures should be placed on existing vacant lots whenever possible, and should match the setback of surrounding structures. The vast majority of properties in the Downtown Historic District have little to no setback: the front of the building is positioned at the edge of the sidewalk.
- c. Parking lots or parking structures should be placed at the rear of the lot whenever possible.

Ideally, access to them should be from a side street to lessen the number of curb cuts along main streets.

d. New buildings should be compatible with adjacent structures in terms of massing, proportion, size, and scale.

e. New buildings should be oriented to face the street rather than turned inward, skewed or oriented at angles to the existing street grid.

f. Services such as delivery or trash removal should be handled from alleys that pass through the middle of the block or otherwise located on a non-visible elevation.

g. Blank or windowless walls on the front façade or street side are not appropriate.

Evaluation Criteria:

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

Staff Findings Prepared By: Jessica Budd
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: October 7 , 2021

Real Property Data Search

Search Result for WICOMICO COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 059040

Owner Information

Owner Name: RED BRICK HOLDINGS LLC Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: 318 W CARROLL ST STE 1A Deed Reference: /04772/ 00335
 SALISBURY MD 21801-

Location & Structure Information

Premises Address: 117 W MAIN ST Legal Description: BL-1 L-8 & RL 31X41
 SALISBURY 21801-0000 117 W MAIN ST
 CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1047	21003.23	0000		1	8	2021	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1887	11,182 SF		5,501 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MIXED RESIDENTIAL / RETAIL	/	C3			

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2021	As of 07/01/2022
Land:	82,500	82,500		
Improvements	164,400	160,900		
Total:	246,900	243,400	243,400	243,400
Preferential Land:	0	0		

Transfer Information

Seller: J B PROPERTIES LLC	Date: 01/21/2021	Price: \$725,000
Type: ARMS LENGTH IMPROVED	Deed1: /04772/ 00335	Deed2:
Seller: WHITE, EVELYN T	Date: 12/10/1998	Price: \$85,000
Type: ARMS LENGTH IMPROVED	Deed1: /01646/ 00385	Deed2:
Seller: WHITE, EVELYN T	Date: 05/13/1993	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01337/ 00421	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

WI-145

Salisbury Historic District

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 08-29-2003

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes X
no _____

Property Name: Salisbury Historic District Inventory Number: WI-145
Address: _____ City: Salisbury Zip Code: _____
County: Wicomico USGS Topographic Map: Salisbury
Owner: _____ Is the property being evaluated a district? X yes
Tax Parcel Number: _____ Tax Map Number: _____ Tax Account ID Number: _____
Project: Section 106 Agency: HUD/CD
Site visit by MHT staff: X no _____ yes _____ Name: _____ Date: _____
Is the property located within a historic district? _____ yes _____ no

If the property is within a district District Inventory Number: _____
NR-listed district _____ yes Eligible district _____ yes Name of District: _____
Preparer's Recommendation: Contributing resource _____ yes _____ no Non-contributing but eligible in another context _____ yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible X yes _____ no

Criteria: _____ A _____ B _____ C _____ D Considerations: _____ A _____ B _____ C _____ D _____ E _____ F _____ G _____ None

Documentation on the property/district is presented in:
_____ federal files

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

Prepared by: P. Fennell HUD/CD Date Prepared: 05/26/1983

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X Eligibility not recommended _____
Criteria: _____ A _____ B _____ C _____ D Considerations: _____ A _____ B _____ C _____ D _____ E _____ F _____ G _____ None
MHT Comments

Reviewer, Office of Preservation Services

Carla Burzyk (keeper)

Reviewer, NR Program

Date

June 02, 1983

Date

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic SALISBURY HISTORIC DISTRICT

and/or common

2. Location

street & number Multiple Streets ___ not for publication

city, town Salisbury ___ vicinity of congressional district

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 type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" 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 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 Multiple Owners

street & number telephone no.:

city, town Salisbury state and zip code Maryland

5. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Courthouse liber

street & number folio

city, town Salisbury state Maryland

6. Representation in Existing Historical Surveys

title

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Survey No. WI-145

Condition

☐ excellent

☐ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check one

☐ unaltered

☐ altered

Check one

☐ original site

☐ moved

date of move

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

8. Significance

Survey No. WI-145

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 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 type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input 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.

9. Major Bibliographical References

Survey No. WI-145

See Description

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

--	--	--	--	--	--	--	--	--	--

Zone Easting NorthingB

--	--	--	--	--	--	--	--	--	--

Zone Easting NorthingC

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

E

--	--	--	--	--	--	--	--	--	--

F

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G

--	--	--	--	--	--	--	--	--	--

H

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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 Kennedy Smith- Downtown Historic District Commission
~~Kim Kimlin- Maryland Historical Trust~~

organization _____ date _____

street & number _____ telephone _____

city or town _____ state _____

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

Downtown Historic District
City of Salisbury
Wicomico County, Maryland

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Sanborn Insurance Maps of 1885 show the area as a well-populated and thriving one, with residential and commercial buildings along Main Street. In 1886, however, another fire again destroyed all of the buildings in the downtown area with the exception of the Courthouse (~~see Photo 2~~). This time more fire-resistant construction materials, such as brick, stone and iron, were used in the rebuilding. By late 1887 the Wicomico Weekly News reported on several businesses reopening on Main Street including the L.W. Gunby Hardware Co, the Merchants Hotel, the Farmers and Merchants Bank, Ullman's Opera House, and about two dozen smaller businesses (~~see Photo 3~~). The Victorian Gothic-style City Hall was constructed in 1896. It housed the fire company on the first story and city offices on the second story.

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

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

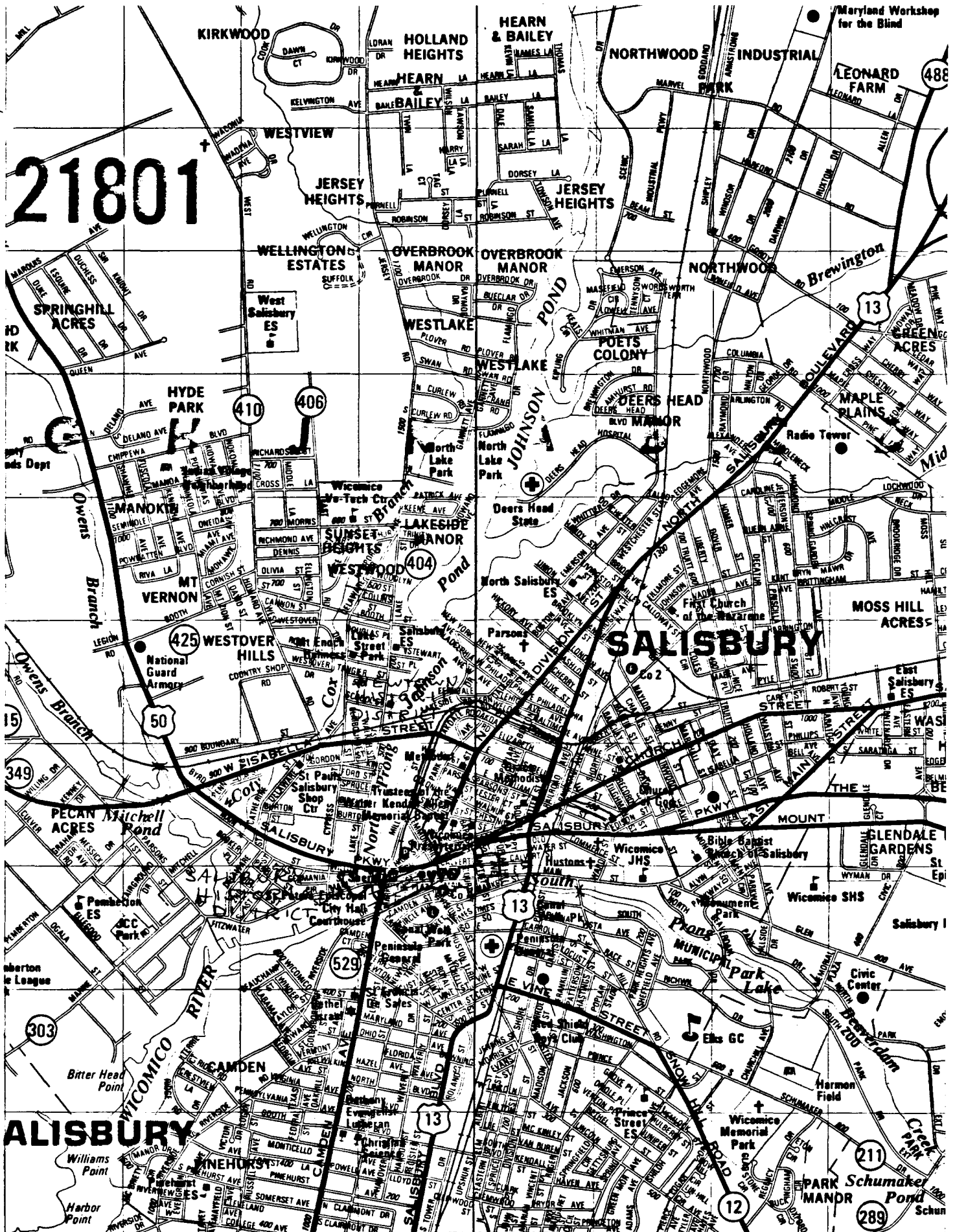
Prepared by: Ms. Kennedy Smith for the Downtown Historic District Commission and the City of Salisbury

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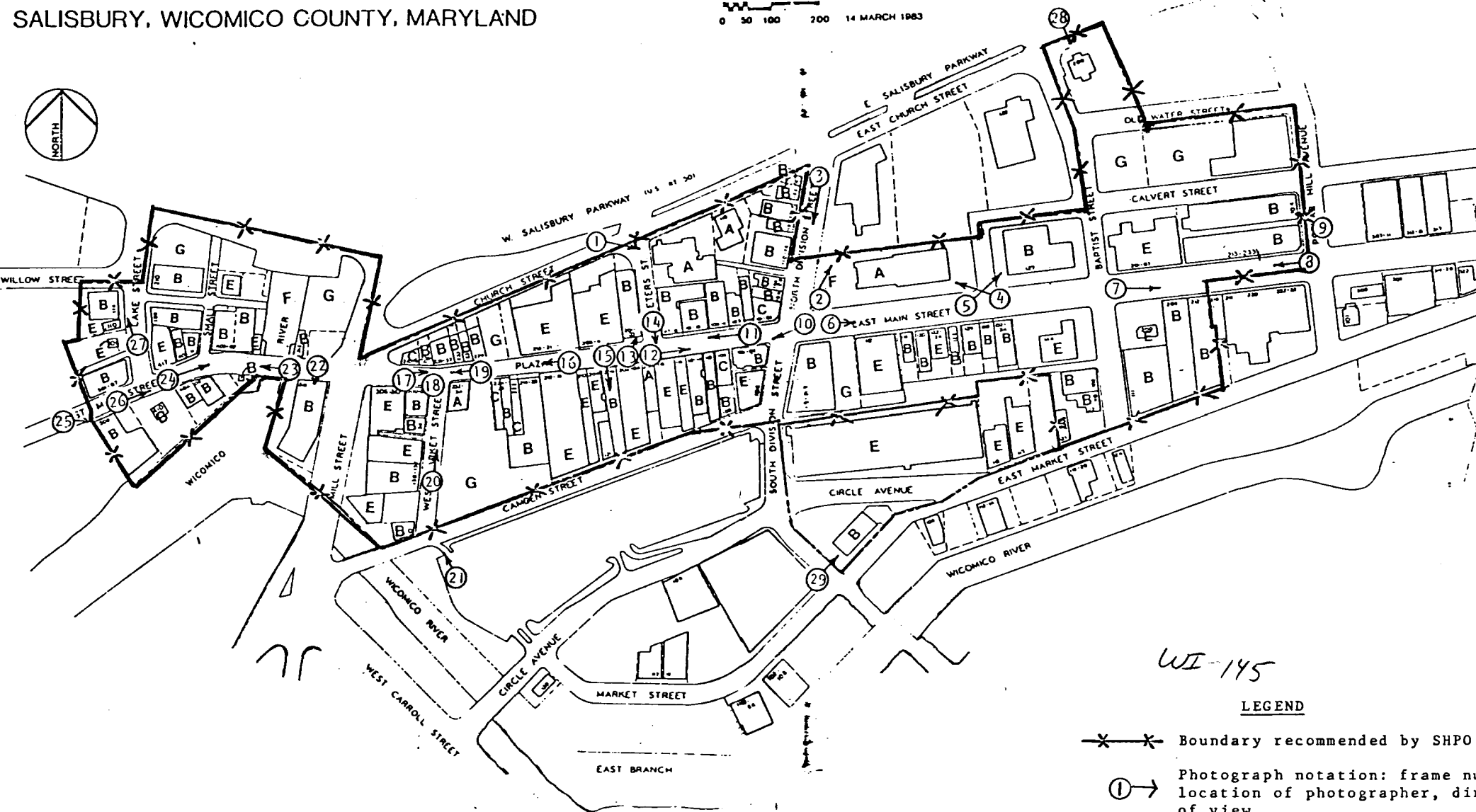
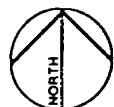
W1-145 Salisbury Historic District

APC WICOMICO COUNTY STREET MAP

DOWNTOWN HISTORIC DISTRICT

SALISBURY, WICOMICO COUNTY, MARYLAND

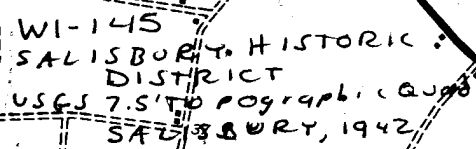
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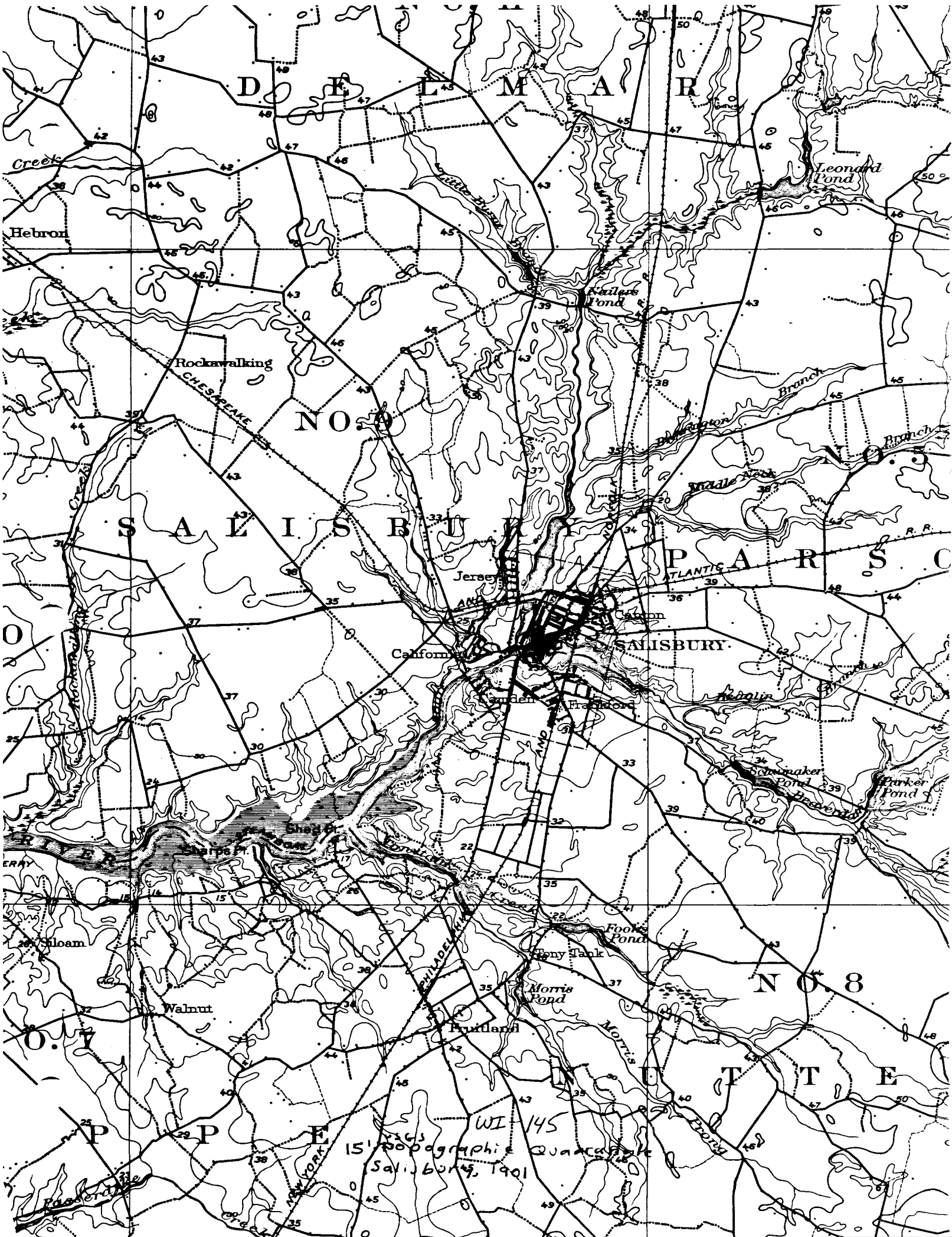


WI-145

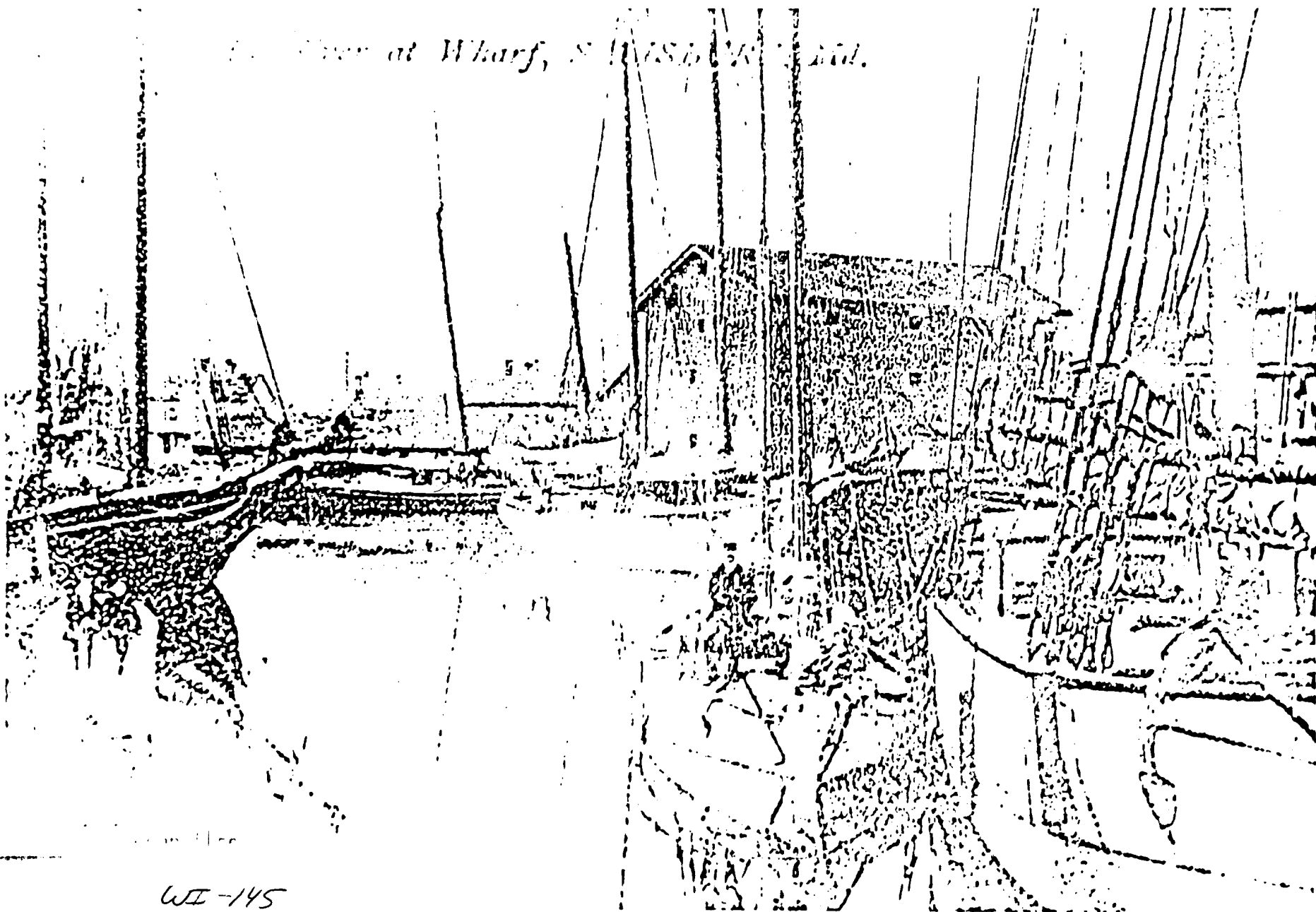
LEGEND

- *-*- Boundary recommended by SHPO
- ① → Photograph notation: frame number, location of photographer, direction of view
- A Coding system (see reverse)





View at Wharf, S. 11/18/00



WI-145

Photo A : Wicomico River, c. 1900



WI-145

Photo B: Main Street after



Photo C: Main Street in 1895

WI-145



PHOTO 3: Main Street, 1981.

WI-145



PHOTO 2: Main Street in 1895.

WI-145



PHOTO 4: Vernacular Victorian
storefront
(239-241 W. Main St.)

WI-145



PHOTO 5: 1910s law offices
(128-134 E. Main St.)

WI-145



PHOTO 6: Shirt Factory
(E. Main & Poplar Hill)

WI-145

WI-145



PHOTO 8: 200 W. Main St., 1981.



PHOTO 1: Main Street after
1886 fire

WI-145

view on Wicomico River at Wharf, SALISBURY, Md.

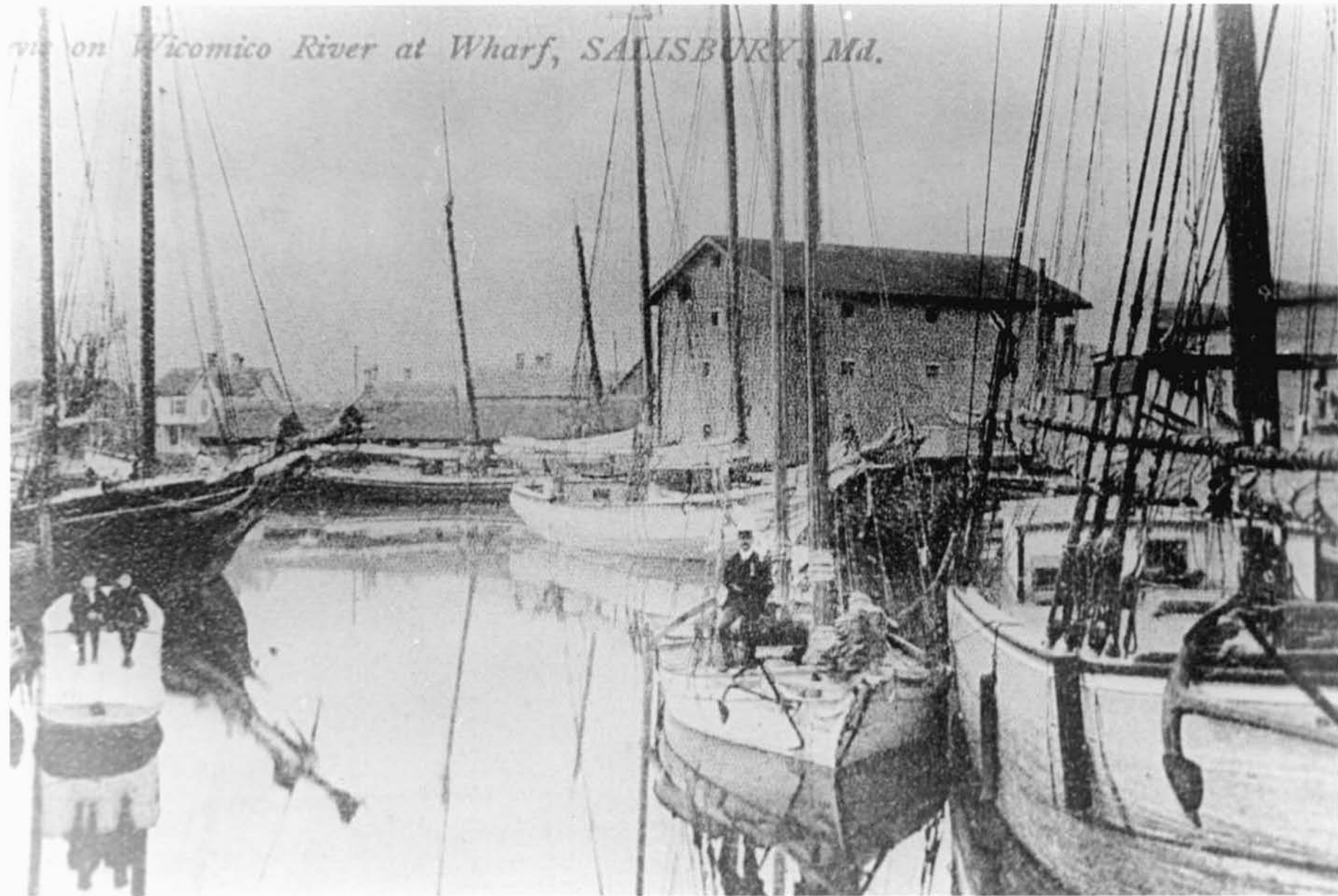


PHOTO 9: Wicomico River, c. 1900



WI-145



PHOTO 7: 232-234 W. Main St.
 (top: 1888
 bottom: 1981)



PHOTO 10: Boulevard Theater