

Salisbury Historic District Commission

AGENDA

Wednesday, April 26, 2023 at 7:00 pm
Virtual by Zoom

1. 7:00 P.M. - CALL TO ORDER – Scott Saxman, Chairman

2. ROLL CALL

3. APPROVAL OF MINUTES – February 22, 2023

PUBLIC INPUT – Members of the public are welcome to make comment at this time, subject to a time allotment of two (2) minutes per person.

4. CONSENT DOCKET-

- **#23-03- 224 E Main St- Signs**
- ***#22-04- 100 E Main St- Signs**
- **#22-05- 243 W Main St- Signs**
- **#22-06- 102 Court St- Court House- Retainer Wall**

5. OLD BUSINESS – None

6. NEW BUSINESS – None

*this indicates that the structure has been deemed a contributing structure by the SHDC

* this indicates that the structure has been deemed a Non-contributing structure by the SHDC

Topic: SHDC

Time: Apr 26, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84236433108>

Meeting ID: 842 3643 3108

One tap mobile

+13017158592,,84236433108# US (Washington DC)

+13126266799,,84236433108# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 305 224 1968 US

+1 309 205 3325 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

Meeting ID: 842 3643 3108

Find your local number: <https://us02web.zoom.us/j/84236433108>

*Times shown are approximate. The SHDC reserves the right to adjust the agenda as circumstances warrant.
The SHDC reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland, General Provisions Article, Section 3-305(b).*

Salisbury Historic District Commission

Hearing Notification

Date: April 26, 2023

Time: 7:00 pm

Location: Zoom Video Conference Call

Case Number: #23-03

Commission Considering: Installation of Sign

Applicant Name: Signs By Tomorrow

Applicant's Address: 224 E Main St
Salisbury, MD 21804

Agent/Contractor: Signs By Tomorrow

Subject Property Address: 224 E. Main Street

Historic District: Downtown Historic District

Use Category: Business

Chairman: Mr. Scott Saxman

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 3/24/23 (date)

Date Submitted: 3.24.23

Date Accepted as Complete: 3/30/23

Subject Location: 224 East Main Street

Application by: Signs By Tomorrow

Applicant Address: 224 East Main Street

Applicant Phone: 410.860.0033

Case #: # 22-03
Action Required By (45 days): 5/14/23

Owner Name: Beth Hunt

Owner Address: 224 East Main Street

Owner Phone: (443) 293-8965 type

Owner Email: bethh@cmghomeloans.com

Work Involves: Alterations New Construction Addition Other
 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.

existing architectural letters will be removed and changed to "CMG Mortgage"

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.

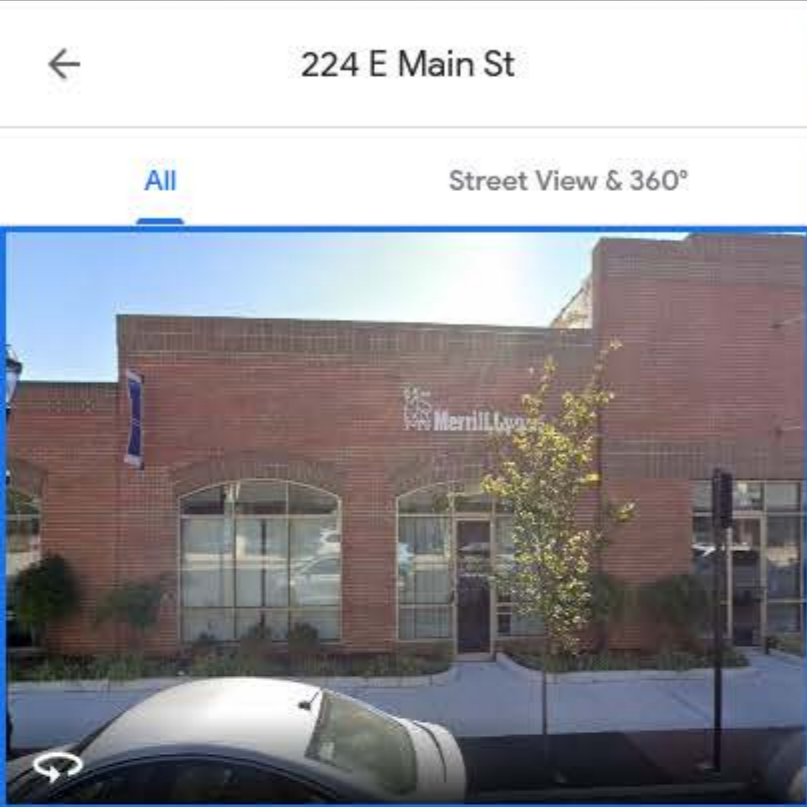
I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 4/26/23 (date).

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.

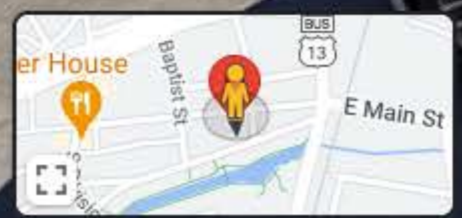
Applicant's Signature Gerald McClymont Date 3.25.23

Jessica Budd 4/17/23
Application Processor (Date)

Brian Soper 4/17/23
Secretary, S.H.D.C. (Date)



226 E Main St
Salisbury, Maryland
Google Street View
Oct 2019 See more dates



PROOF

CAREFULLY REVIEW for ACCURACY of SPELLING, CONTENT and LAYOUT. SBT will NOT be responsible for any errors that go to print once a proof is APPROVED. There will be ADDITIONAL CHARGES for corrections and reprinting. Colors may appear differently on your screen or printer.



PLEASE NOTE: You may receive 2 proofs. Further proofs may incur EXTRA design charges.

PRODUCT: Architectural Letters SIZE: 12" h x 96" w QTY: 1 set





410-860-0033 SALISBURY, MD

PROOF

REVIEW CAREFULLY

IT IS YOUR RESPONSIBILITY TO CHECK SPELLING AND CONFIRM PHONE NUMBERS ARE CORRECT.

SBT will NOT be responsible for any errors that go to print once a proof is approved. There will be additional charges for corrections and reprinting. FINAL COLORS MAY VARY



DATE: 10.28.19

CUSTOMER: **McLean Mortgage**

PRODUCT: 1/2" Komacel

SIZE: approx 20"h x 96"w

QTY: 1 set

YOU MAY RECEIVE 2 PROOFS. FURTHER CHANGES TO PROOFS MAY INCUR EXTRA DESIGN CHARGES.

BBSI

220 E. Main Street
Suite B

220



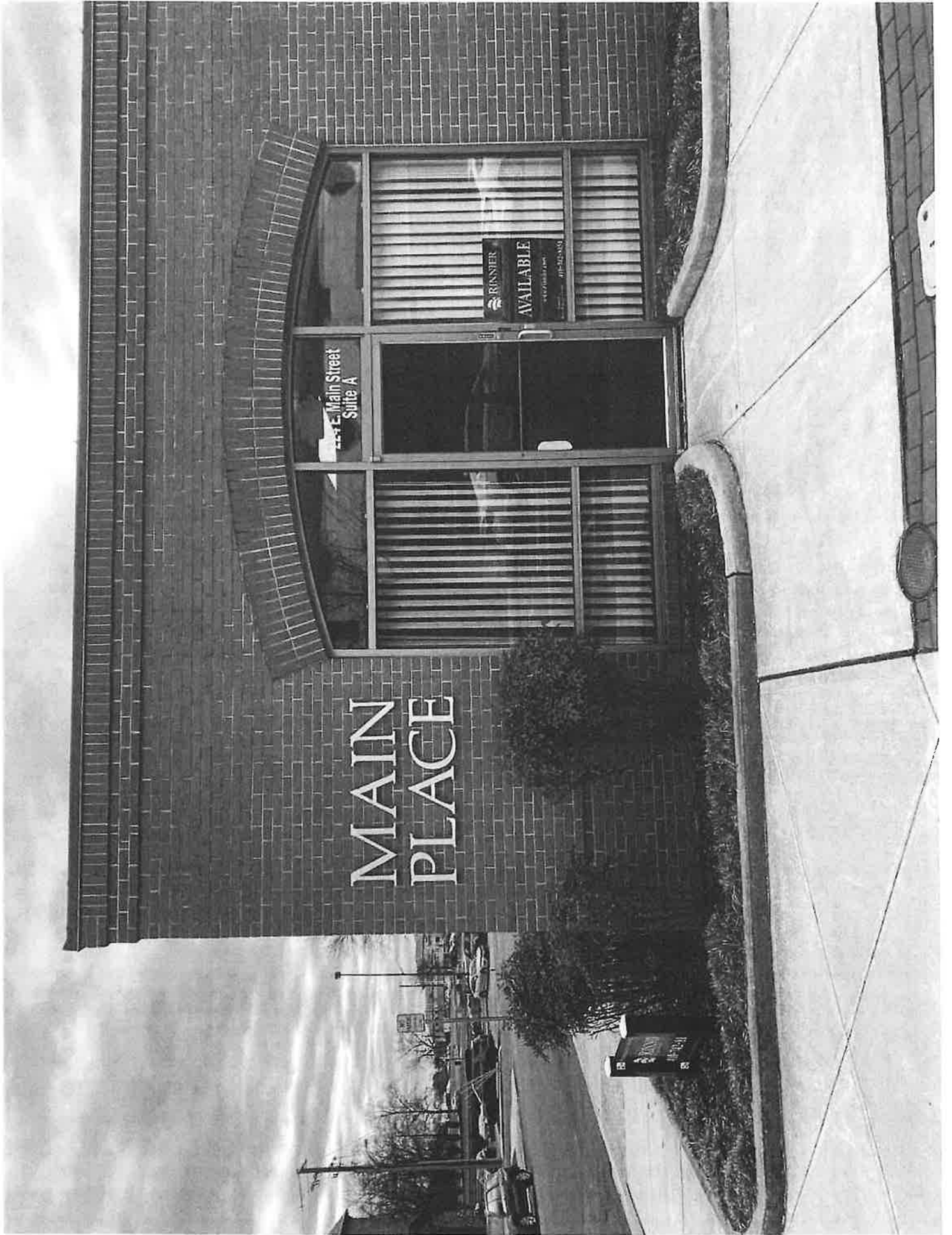
 **McLEAN**
MORTGAGE CORPORATION

220 E. Main Street
Suite A

 **McLEAN**
MORTGAGE CORPORATION
(857) 330-1540

 **Salisbury**
CAPITAL OF THE
EASTERN SHORE



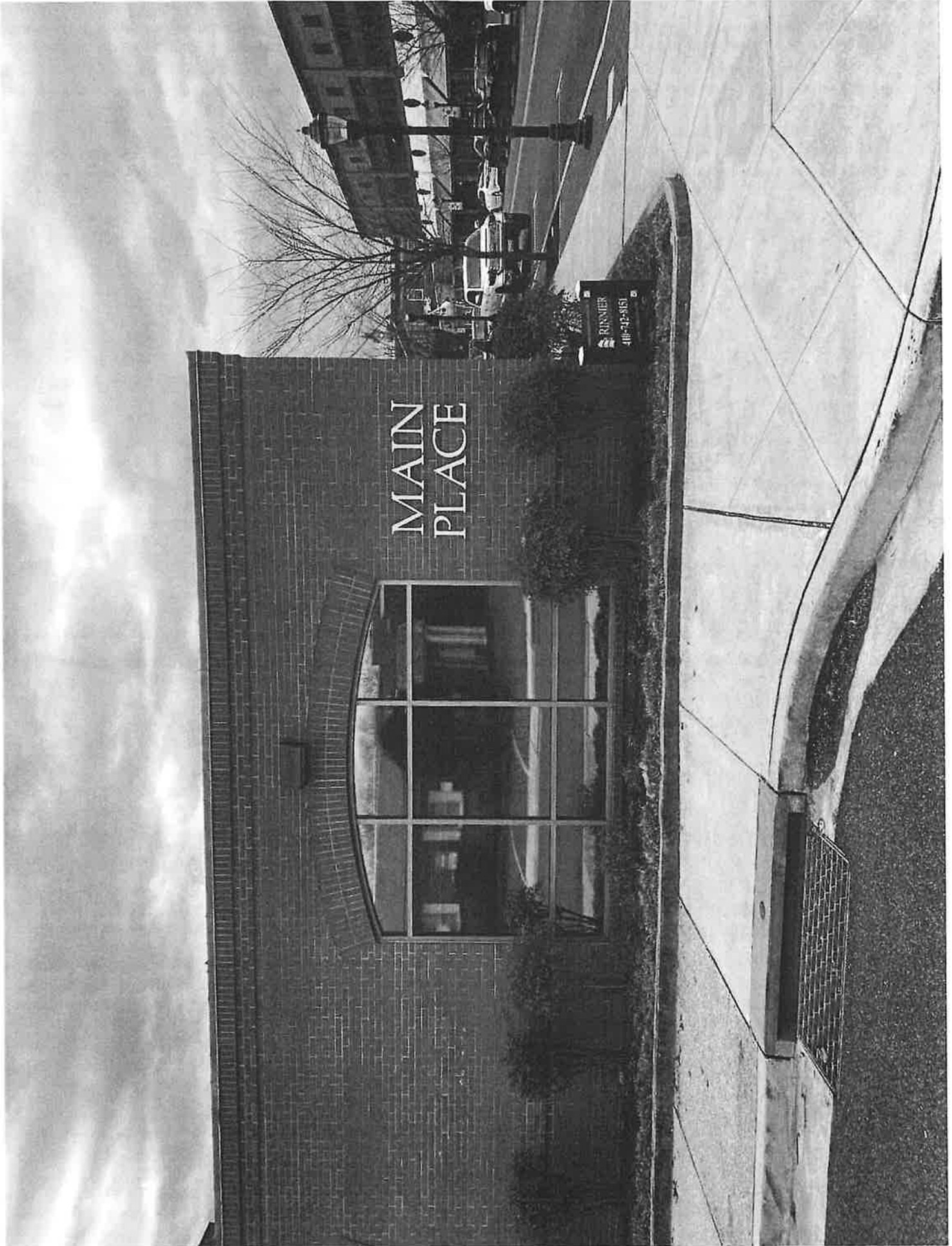


MAIN PLACE

227 E. Main Street
Suite A

RINNER
AVAILABLE
www.rinner.com
916-342-3454

227 E. Main Street
Suite A



Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: April 26, 2023

Case Number: 23-03

Commission Considering: Sign

Owner's Name: Beth Hunt
Owner's Address: 224 E Main St
Salisbury, MD 21803

Applicant Name: Signs By Tomorrow

Agent/Contractor: Signs By Tomorrow

Subject Property Address: 224 E Main Street

Historic District: Downtown Historic District

Use Category: Commercial

Zoning Classification: CBD

Structure / Site Description:
Built Date: 1948
Enclosed Area: 19,659 SF
Lot Size: 26, 798 SF
Number of Stories: 1

Contributing Structure: TBD

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes
Including but not limited to:

- 120-122 E Main Street – Salisbury News & Advertiser Building
- 126 E Main Street – Colonial Building
- 130 E Main Street- Richardson 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
122	E Main Street	11/14/12	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission to approve installation of new sign.

Areas of Historic Guidelines to be considered:

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.

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: 4/17/23

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 013143

Owner Information

Owner Name: RINNIER DEVELOPMENT COMPANY **Use:** COMMERCIAL

Principal Residence: NO

Mailing Address: 218 E MAIN ST
SALISBURY MD 21801

Deed Reference:

Location & Structure Information

Premises Address: 220 E MAIN ST
SALISBURY 21801-0000

Legal Description: L-50A 26,798 SQFT
226-228 E MAIN ST
CITY OF SALIS

Map: 0107 **Grid:** 0015 **Parcel:** 0864 **Neighborhood:** 20002.23 **Subdivision:** 0000 **Section:** **Block:** **Lot:** 50A **Assessment Year:** 2023 **Plat No:** **Plat Ref:**

Town: SALISBURY

Primary Structure Built: 1948 **Above Grade Living Area:** 19,659 SF **Finished Basement Area:** **Property Land Area:** 26,798 SF **County Use:**

Stories Basement Type: OFFICE BUILDING / **Exterior Quality Full/Half Bath:** C3 **Garage:** **Last Notice of Major Improvements:**

Value Information

	Base Value	Value As of	Phase-in Assessments	
			As of	As of
Land:	267,900	451,900	07/01/2022	07/01/2023
Improvements	1,345,300	1,611,700		
Total:	1,613,200	2,063,600	1,613,200	1,763,333
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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:**

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	April 26, 2023
Time:	7:00 pm
Location:	Virtual Video Conference
Case Number:	#23-04
Commission Considering:	Install Sign
Owner's Name:	One Plaza East LLC
Applicant Name:	Brad Mogan
Agent/Contractor:	Plak That
Subject Property Address:	100 E. Main Street
Historic District:	Downtown Historic District
Use Category:	Commercial
Chairman:	Mr. Scott Saxman
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 3/23/23 (date)

Date Submitted: 3/23/2023

Date Accepted as Complete: 3/31/23

Subject Location: 100 E Main Street Suite 111

Application by: Brad Mogan

Applicant Address: 110 Woodland Rd Salisbury, MD 21801

Applicant Phone: 843-637-0522

Case #: 23-04

Action Required By (45 days): 5/15/23

Owner Name: Brad Mogan, by Brett Davis
Bus 2023 owner Building owner

Owner Address: 100 E 318 W Canal St
Kirk Davis FIRE Salisbury, MD 21801

Owner Phone: 240-994-6481

Owner Email: b.davis@davis-strategic.com

Work Involves: Alterations New Construction Addition Other Sign Demolition Awning Estimated Cost 173,000

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.

See attachment

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.

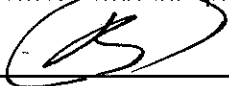
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I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 4/26/23 (date).

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 

Date 3/23/2023

Jessica Budd 4/18/23
Application Processor (Date)

Brian Soper 4/18/23
Secretary, S.H.D.C. (Date)

Plak That
 12636 Sunset Avenue, H6, Ocean City, MD 21842
 contact@plakthat.com
 +1 443-664-6268
 EIN #: 46-0723559



https://plakthat.com

Sales Order # 6705

SALES REP INFO
 QT#
 6994

SALES ORDER DATE
 01/26/2023
 TERMS
 50% Downpayment

DUE DATE
 01/26/2023

Exterior Signage

ORDERED BY
 Mogan's Oyster House

CONTACT INFO
 Brad Mogan
 brad@mogansoysterhouse.com

About this Sales Order:

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	29" PVC & Printed Aluminum Hanging Sign w/Laser Cut Acrylic – 29" Outside Diameter – 3/4" Black PVC Core – 1/8" ACM printed & UV Laminated face panels - luster – Laser cut 3/16" opaque white acrylic lettering - glossy – Will Proof before production – Quantity 2 since signs are same style. (1) for Mogan's Oyster House (1) for the Pearl Room Height: 29 Inches Width: 29 Inches Briteline Laminate - Luster – 4 Year UV Protection --	1	Each	\$922.66	\$922.66	Y
2	17" x 96" ACM & Raised PVC / Acrylic Lettering sign – 3/4" Matte Black PVC Backer, Raised Laser cut glossy white acrylic Height: 17 Inches Width: 96 Inches	1	Each	\$653.82	\$653.82	Y
3	Layout	1	Hr	\$60.00	\$60.00	N

Sales Orders under \$1000 must be paid for in advance. Orders over \$1000 require a 50% deposit in order to start production. Balance due upon completion of project. If payments for past orders are not received within 15 days, we reserve the right to cancel future orders as well as charge a Late Payment Fee.
 We cannot accept responsibility for damages or loss of any kind resulting from the sale, installation, or delivery of our products. Plak That does not accept returns. All products are manufactured to customer's specifications and cannot be returned for a refund. All sales are final and no return will be accepted. Once installation or pickup has been completed all signage and other products are the property of the customer and Plak That holds no responsibility should said property become damaged.
 Design proofs and order specifications will require client approval before production can commence. Once the production begins the changes to the order is not permitted without incurring additional cost. Due date on the order is based on proof approval within 24 hours in which it is received. We will do everything possible to adhere to times and dates given, but cannot accept any liability for loss caused by failure to deliver and complete on time, whatever the cause for delay.

Shipping: \$0
 Misc. Charges: \$0
 Subtotal: \$1,636.48
 Sales Tax (6%): \$94.59
 Total: \$1,731.07

SIGNATURE:

DATE:



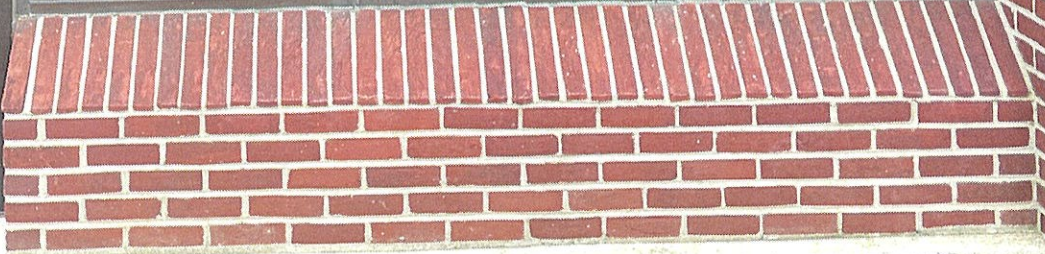
© 2023 Google

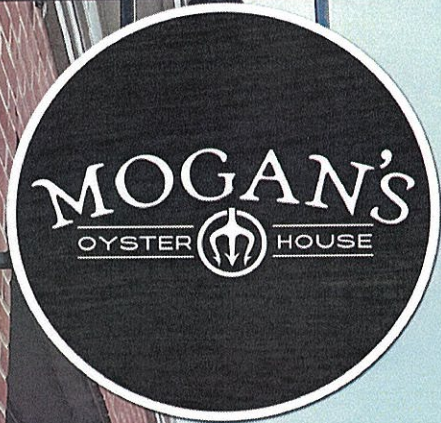


STOP

Paul S. Harbacek Branch Library

THE PEARL ROOM
at Mogan's oyster house





MOGAN'S
OYSTER HOUSE

100 East Main

ism tes



Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: April 26, 2023

Case Number: 23-04

Commission Considering: Sign

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

Applicant Name: Brad Mogan

Agent/Contractor: Plak That

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:** 1923
- Enclosed Area:** 1,015 sq ft
- Lot Size:** 1,015 sq ft
- Number of Stories:** 6

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 and another where the old Dicarlos used to be next door.

Areas of Historic Guidelines to be considered:

Signage (Page 42)

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

Placement

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

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

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

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

Sign Ordinance

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

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

Evaluation Criteria:

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

Staff Findings Prepared By: Jessica Budd
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: 4/17/23

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 093260

Owner Information

Owner Name: ONE PLAZA EAST LLC
Use: COMMERCIAL CONDOMINIUM
Principal Residence: NO
Mailing Address: 318 W CARROLL ST
Deed Reference: /04415/ 00001
 STE A 2ND FL
 SALISBURY MD 21801-5305

Location & Structure Information

Premises Address: 100 E MAIN ST
 SALISBURY 21801-0000
 UNIT: 1 A
Legal Description: UNIT 1A-5,090 SQFT
 100 E MAIN ST
 ONE PLAZA EAST CONDO COR

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0107	0014	0847	20002.23	0000			1 A	2023	6 10	
										Plat Ref: 0015/ 0378

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
	5,090 SF		5,090 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE CONDOMINIUM	/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	168,800	168,800		
Improvements	394,000	394,000		
Total:	562,800	562,800	562,800	562,800
Preferential Land:	0	0		

Transfer Information

Seller: BANK OF DELMARVA THE	Date: 12/18/2018	Price: \$560,000
Type: NON-ARMS LENGTH OTHER	Deed1: /04415/ 00001	Deed2:
Seller: HANNA KREMER TILGHMAN INS INC	Date: 11/14/2012	Price: \$530,000
Type: ARMS LENGTH IMPROVED	Deed1: /03507/ 00038	Deed2:
Seller: AHTES, MAUD L	Date: 06/21/2007	Price: \$499,056
Type: ARMS LENGTH IMPROVED	Deed1: /02807/ 00098	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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:

Salisbury Historic District Commission

Hearing Notification

Date: April 26, 2023

Time: 7:00 pm

Location: Zoom Video Conference Call

Case Number: #23-05

Commission Considering: Installation of Sign

Applicant Name: AAA Club Alliance

Applicant's Address: 243 W Main St
Salisbury, MD 21804

Agent/Contractor: Notindicated

Subject Property Address: 243 W. Main Street

Historic District: Downtown Historic District

Use Category: Business

Chairman: Mr. Scott Saxman

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 3/28/23 (date)

Date Submitted: 3-28-2023

Case #: 22-05

Date Accepted as Complete: 3/28/23

Action Required By (45 days): 5/6/23

Subject Location: 243 W Main St. SALISBURY

Owner Name: BRETT DAVIS

Application by: AAA CLUB ALLIANCE

Owner Address: _____

Applicant Address: 1 RIVER PLACE, WILMINGTON, DE 19801

Owner Phone: 240-994-6481

Applicant Phone: 302-299-4776

Owner Email: bdavis@davis-strategic.com

Work Involves: Alterations New Construction Addition Other _____
 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.

PLEASE SEE ATTACHED

Attached are the proofs for the 3 signs by the doors. Two signs are on either side of the door facing Main St and the other is on the backside of building on Church St. The signs are made of 18 MM PVC with digital print/laminate. The two red banners on the windows should be ignored as they are not part of this request and should have been taken off.

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 Historical 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 April 26 2023 (date).

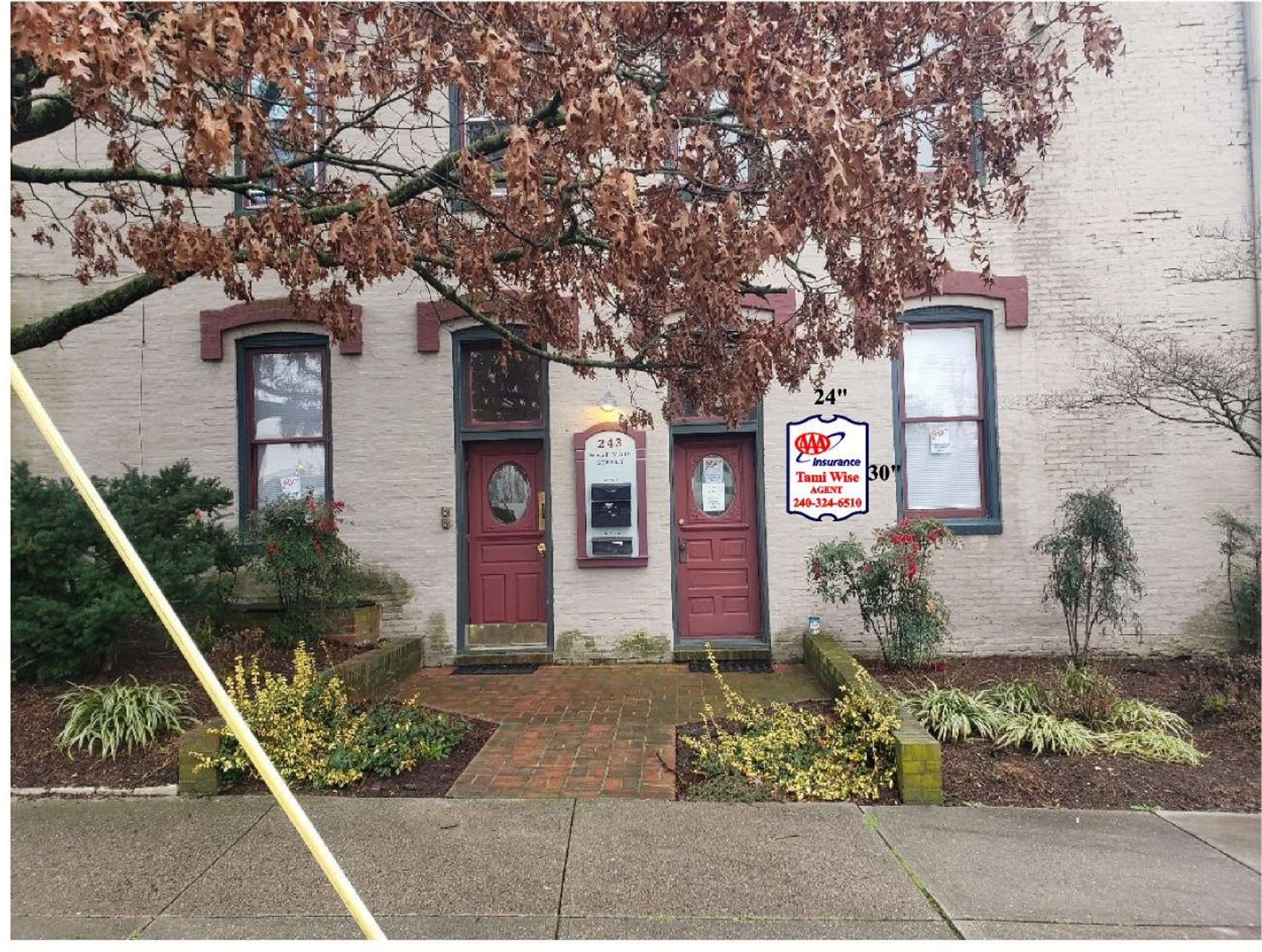
I hereby certify that the owner of the subject premises has been fully informed of the alterations herein proposed and that said owner is in full agreement with this proposal.

Applicant's Signature Jessica Budd

Date 3-28-2023

Jessica Budd 4/17/23
Application Processor (Date)

Brian Soper 4/17/23
Secretary, S.H.D.C. (Date)





MILL

© 2022 Google

© 2022 Google



211
ARR

NO LEFT TURN



ALL THE LIGHT

792
ANN

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: April 26, 2023

Case Number: 23-05

Commission Considering: Sign

Owner's Name: Bret Davis
Owner's Address: 243 W Main St
Salisbury, MD 21803

Applicant Name: AAA Club Alliance

Agent/Contractor: Not indicated

Subject Property Address: 243 W Main Street

Historic District: Downtown Historic District

Use Category: Commercial

Zoning Classification: CBD

Structure / Site Description:
Built Date: 1880
Enclosed Area: 3,303 SF
Lot Size: 1,755 SF
Number of Stories: 1

Contributing Structure: TBD

Wicomico County Historic Survey on file: Yes

Nearby Properties on County Survey: Yes
Including but not limited to:

- 239-241 W Main Street – Samuel E Evans Store Property
- 235 W Main St- R.K Truitt 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
122	E Main Street	11/14/12	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission to approve installation of new sign.

Areas of Historic Guidelines to be considered:

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.

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: 4/18/23

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

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 058664**Owner Information**

Owner Name: DAVIS STRATEGIC DEVELOPMENT LLC
Use: APARTMENTS
Principal Residence: NO
Mailing Address: 318 W CARROLL ST
 STE A SOUTH 2ND FL
 SALISBURY MD 21801-
Deed Reference: /04953/ 00444

Location & Structure Information

Premises Address: 243 W MAIN ST
 SALISBURY 21801-0000
Legal Description: BL-A L-13&13A 1,755S
 243-245 W MAIN ST
 CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0013	1015	21003.23	0000			13	2021	
									Plat Ref: 0583/ 0079

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1880	3,303 SF		1,755 SF	

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
Land:	26,300	01/01/2021	07/01/2022	07/01/2023
Improvements	164,400	26,300		
Total:	190,700	188,600	188,600	188,600
Preferential Land:	0	0		

Transfer Information

Seller: A K B RENTALS LLC Type: ARMS LENGTH MULTIPLE	Date: 10/05/2021 Deed1: /04953/ 00444	Price: \$500,000 Deed2:
Seller: SELL, TERRY R & Type: ARMS LENGTH IMPROVED	Date: 09/08/2004 Deed1: /02284/ 00677	Price: \$180,000 Deed2:
Seller: SELL, TERRY R ETAL Type: NON-ARMS LENGTH OTHER	Date: 04/29/1996 Deed1: /01483/ 00869	Price: \$50,000 Deed2:

Exemption Information

Partial Exempt Assessments:	Class		07/01/2022	07/01/2023
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-146

West End Hotel (Merchant's Hotel)

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: 05-26-2017

WI-255 146
Merchants' Hotel
Salisbury
Private

1887

Known variously as the Merchants' Hotel or the West End Hotel, this three-story, four-bay common bond brick commercial block is a distinctive structure located in Salisbury's historic central business district. The property is a triangular shaped parcel bounded by West Main and West Church streets. As a result, the building was erected in a tapering, polygonal shape conforming to the boundary lines and resembling the form of a flatiron. The walls are laid in nine-course common bond with projecting brick lintels accenting the door and window openings. The flat roof is disguised by a corbelled brick cornice which encircles the building on three sides.

Chain-of-title research for this lot traces its ownership back to the late nineteenth century and the ownership of Martin E. and Mary C. Hastings, who financed construction of this three-story commercial building following the devastating fire that destroyed Salisbury's business district on October 17, 1886. Martin E. Hastings is mentioned in the *Salisbury Advertiser* as having started construction on a new building in March 1887. A few months less than two years later, on January 18, 1889, Martin and Mary Hastings sold their interests in the property to Theodore A. Veasey and Peter S. Shockley. The lot was described as "occupied by said Martin E. Hastings as a hotel and known as the West End Hotel." The Sanborn-Perris Insurance map printed in 1888 indicates the structure was used as a boarding house at the time. In 1899 the building is identified on the insurance map as the "Merchants Hotel," with a grocer and barber dividing the first floor space.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: WEST END HOTEL

MHT INVENTORY NUMBER: WI-255 176

MARYLAND COMPREHENSIVE PLAN DATA

1. Historic Period Theme(s): Architecture

2. Geographic Orientation: Eastern Shore

3. Chronological/Development Period(s): Industrial/Urban Dominance
1870-1930

4. Resource Type(s): Commercial Building
- former hotel

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. WI-255 146

Magi No.

DOE ___yes ___no

1. Name (indicate preferred name)

historic WEST END HOTEL , MERCHANTS' HOTEL

and/or common

2. Location

street & number 243-245 West Main Street ___ not for publication

city, town Salisbury ___ vicinity of congressional district First

state Maryland county Wicomico

3. Classification

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

4. Owner of Property (give names and mailing addresses of all owners)

name Terry R. Sell, et al.

street & number P. O. Box 2142 telephone no.:

city, town Salisbury state and zip code MD 21802

5. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court Map 107, P. 1015
liber 1048

street & number Wicomico County Courthouse folio 278

city, town Salisbury state MD 21801

6. Representation in Existing Historical Surveys

title

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Survey No. WI-255146

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

The Merchants' Hotel, also known historically as the West End Hotel, is a three-story, four-bay, flatiron shaped commercial building that stands at 243-245 West Main Street in the central business district of Salisbury, Wicomico County, Maryland. The three-story, four-bay structure faces south and is covered with a flat roof disguised by a brick parapet. The three-story, four-bay, brick commercial block is irregularly shaped, polygonal structure that conforms to the tapering nature of the lot bounded on the north by West Church Street and on the south by West Main Street. The building is laid in nine-course common bond, and it is painted in a three-color scheme. The body of the building is painted a light tan, while the window lintels are painted maroon and the window surrounds a forest green. The cornices are painted in forest green as well with maroon highlights.

Built in 1887, the three-story, four-bay building is laid in nine-course common bond with the walls rising to a decorative, corbelled brick cornice. The south (West Main Street) elevation is defined by four evenly spaced bays. The second bay from the west corner is an entrance, while the other three openings are filled with single-pane sash windows. Each door and window opening is highlighted by a projecting, decorative brick lintel. The window openings have brick sills. Stretching across the first floor above the window and door openings is a bracketed wood cornice. The second and third floors are defined by four evenly spaced single-pane sash windows, each accented with a decorative brick lintel. The center two bays on each floor are obscured slightly by a metal fire escape. The top of the wall is finished with a corbelled brick cornice.

The west end of the building is a narrow elevation with paired single-pane sash windows on each floor and paired brick lintels atop each opening. The first floor cornice continues around the west side. The second and third floors are marked by paired single-pane sash windows, each having a decorative brick lintel as well. A corbelled brick cornice tops the west elevation also.

The north (West Church Street) facade is a four-bay elevation with two center door openings flanked by single-pane sash windows. The partially glazed doors are topped by large glass transoms. Each of the door and window openings is highlighted by a decorative brick lintel. There is no first floor bracketed cornice on the north facade. The second and third floors are marked by four evenly spaced window openings, and the top of the wall is finished with a corbelled cornice.

The interior spaces have been reworked to suit modern offices.

8. Significance

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"/> 500-1599	<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 checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input 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: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D and/or	
Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input checked="" type="checkbox"/> local	

Prepare both a summary paragraph of significance and a general statement of history and support.

Known variously as the Merchants' Hotel or the West End Hotel, this three-story, four-bay common bond brick commercial block is a distinctive structure located in Salisbury's historic central business district. The property is a triangular shaped parcel bounded by West Main and West Church streets. As a result, the building was erected in a tapering, polygonal shape conforming to the boundary lines. The walls are laid in nine-course common bond with projecting brick lintels accenting the door and window openings. The flat roof is disguised by a corbelled brick cornice which encircles the building on three sides.

The pivotal location of this building coupled with its distinctive architectural features qualify a listing in *Category A*, which identifies buildings that must be retained since it is a structure that exhibits many good architectural features.

Chain-of-title research for this lot traces its ownership back to the late nineteenth century and the ownership of Martin E. and Mary C. Hastings, who financed construction of this three-story commercial building following the devastating fire that destroyed Salisbury's business district on October 17, 1886. Martin E. Hastings is mentioned in the *Salisbury Advertiser* as having started construction on a new building in March 1887.(1) A few months less than two years later, on January 18, 1889, Martin and Mary Hastings sold their interests in the property to Theodore A. Veasey and Peter S. Shockley, which was described as "occupied by said Martin E. Hastings as a hotel and known as the West End Hotel."(2) The Sanborn-Perris Insurance map printed in 1888 indicates the structure was used as a boarding house at the time. In 1899 the building is identified on the insurance map as the "Merchants Hotel," with a grocer and barber dividing the first floor space.

9. Major Bibliographical References

Survey No. WI-255 146

10. Geographical Data

Acreeage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

Zone	Easting			Northing					

B

Zone	Easting			Northing					

C

Zone	Easting			Northing					

D

Zone	Easting			Northing					

E

Zone	Easting			Northing					

F

Zone	Easting			Northing					

G

Zone	Easting			Northing					

H

Zone	Easting			Northing					

Verbal boundary description and justification

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

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

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

11. Form Prepared By

name/title	Paul B. Touart, Architectural Historian		
organization	Private Consultant	date	3/26/96
street & number	P. O. Box 5	telephone	410-651-1094
city or town	Westover	state	Maryland 21871

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

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

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

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

8.1 SIGNIFICANCE

Merchants' Hotel

Salisbury, Wicomico County, Maryland

Footnotes

- 1 Salisbury *Advertiser*, March 19, 1887, "Mr. Martin E. Hastings has begun work on a brick building, corner of Main and Church St." (Wicomico County Free Library)
- 2 Wicomico County Land Record, JTT 12/277, 18 January 1889, Martin E. Hastings Mary C. Hastings to Theodore A. Veasey and Peter S. Shockley (Wicomico County Courthouse)

WI-~~255~~ 176
West End Hotel
243-245 West Main Street
Salisbury, Maryland
Chain of Title

Map 107
Parcel 1015

1048/278 M. Eugene Dunn
 Carol June Dunn

to

10/11/1985 Terry R. Sell

AJS 952/757 James S. Onley
 Patrick Doyle
 O & D Enterprise

to

12/19/1980 M. Eugene Dunn
 Carol June Dunn

AJS 922/458 James D. Onley
 Deborah Ann Porter
 P & O Enterprise

to

6/21/1979 James S. Onley
 Patrick Doyle
 O & D Enterprise

WI-255 196
West End Hotel
243-245 West Main Street
Salisbury, Maryland
Chain of title continued

Page 2

AJS 864/333

Jerome Turk
Martin E. Turk, Partners

to

10/22/1976

James S. Onley
Deborah Ann Porter

AJS 852/201

William T. Schoeni, Alexandria, Virginia

to

2/20/1976

Jerome Turk
Martin E. Turk
"W.J.M. Joint Venture"

JWTS 781/521

Jerome Turk
Shirley Turk

to

2/2/1973

William T. Schoeni
Lot No. 13

JWTS 775/26

Joseph Berger
Fay Berger

to

WI-255 176
West End Hotel
243-245 West Main Street
Salisbury, Maryland
Chain of title Continued

Page 3

10/26/1972 Jerome Turk
Shirley Turk

JWTS 620/246 Albert I. Rubenstone
Jessie R. Matzkin, Trustees under the
Last Will & Testament of
Jacob Rubenstone

to

10/23/1965 Joseph Berger
Fay Berger

IDT 174/444 Harry Rubenstone

to

7/1/1932 Jacob Rubenstone

the said Jacob Rubenstone having since
departed this life testate Will Book JWH 3/479
devised property unto Annie Rubenstone
and Albert I. Rubenstone, formerly known
as the West End Hotel Property

JCK 109/292 Mary A. Wroten, Frank E. Lynch, Mary M.
Lynch, James William Freeny and Annie T. Freeny

to

9/4/1918 Harry Rubenstone
"West End Hotel"

WI-255 146
West End Hotel
243-245 West Main Street
Salisbury, Maryland
Chain of title continued

Page 4

Last Will and Testament of
David S. Wroten

to

Mary A. Wroten

$\frac{1}{2}$ undivided interest

EAT 65/414

Peter S. Shockley

to

9/30/1909

David S. Wroten

$\frac{1}{2}$ undivided interest

JTT 12/277

Martin E. Hastings and wife, Mary C. Hastings

to

1/18/1889

Theodore A. Veasey
Peter S. Shockley

\$5,500 occupied by said Martin E. Hastings
as a hotel and known as the West End
Hotel

NATIONAL PARK SERVICE
Washington D.C. 20240

HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: Merchant's Hotel

Address of property: 243 West Main Street

City Salisbury County Wicomico State MD Zip Code 21801

Name of historic district in which property is located: Downtown ~~Re~~ Historic District

Check here if request is for:

- certification (structure contributes to significance of the district)
- decertification (structure does not contribute to significance of the district)
- easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

(see instructions for map and photograph requirements—use reverse side if necessary)

The exterior of this three story building plus basement has had the metal siding removed, windows are being changed to original sizes, brickwork is being completed to fit to the window area, outside window wells are being re-opened, outside stairway being built for →

3. Statement of Significance:

(use reverse side if necessary)

Building was built as a hotel in 1886 and called Merchant's Hotel and rebuilt in 1887 after the big fire in downtown Salisbury. The date blocks are in the corner of the building.

Date of construction (if known): 1887 Original site Moved Date of alterations (if known): 1925 ² 1968

4. Name and Mailing Address of Owner:

Name Gene and Carol Dunn c/o Gene Dunn Real Estate

Street 233 West Main - Downtown Plaza - Historic District

City Salisbury State MD Zip Code 21801

Telephone number (during day): Area Code (301) 749-8833

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature Carol Gene Dunn M. Arcelem Date 6-10-83

Social Security Number or Taxpayer Identification Number _____

For office use only

Is the structure described above included within the boundaries of a Registered Historic District and contributes does not contribute to the character of the district.

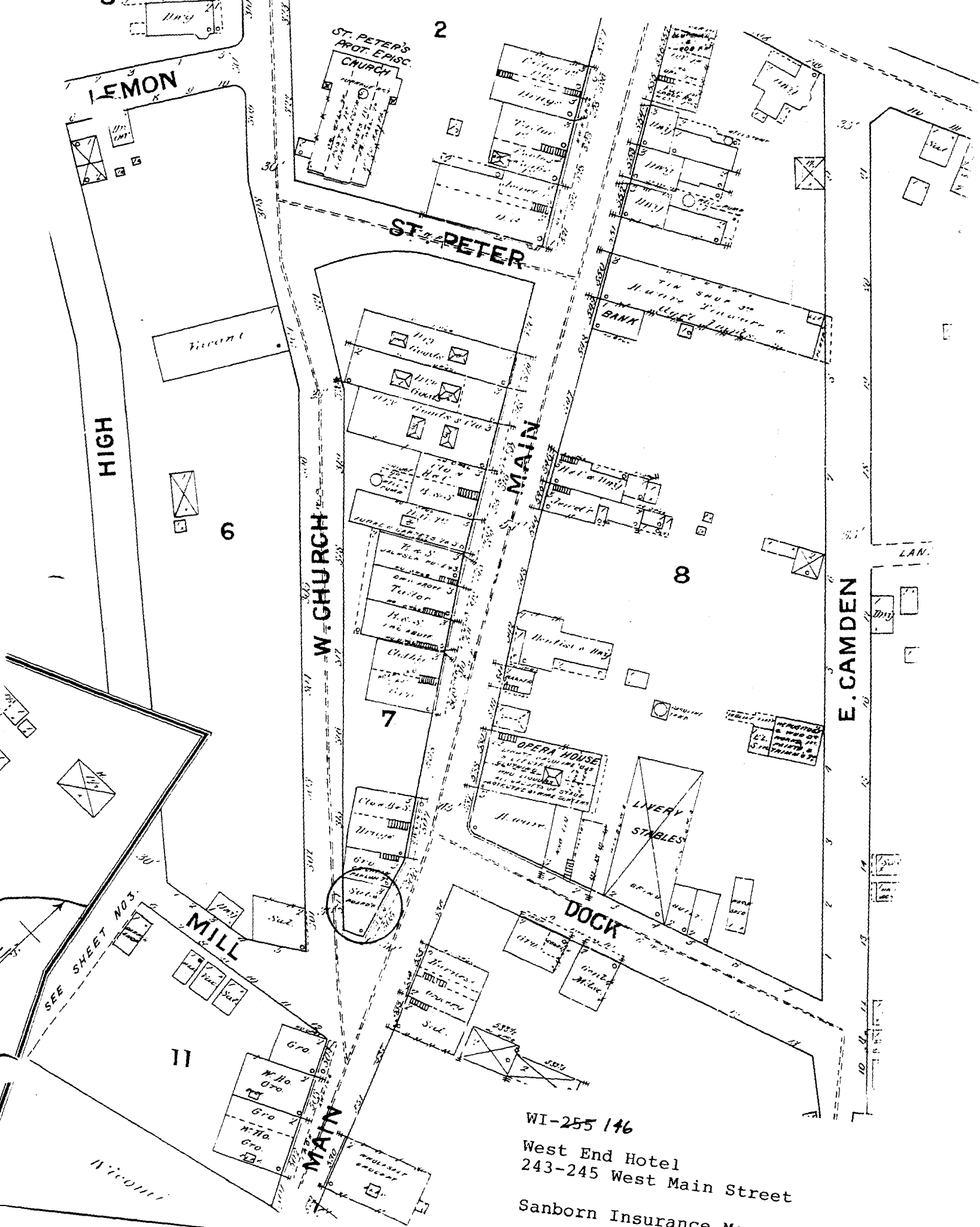
Is the structure appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

Is the structure located in a district which appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and appears does not appear to contribute to the character of said district or will likely will not be recommended for certification as substantially meeting National Register criteria.

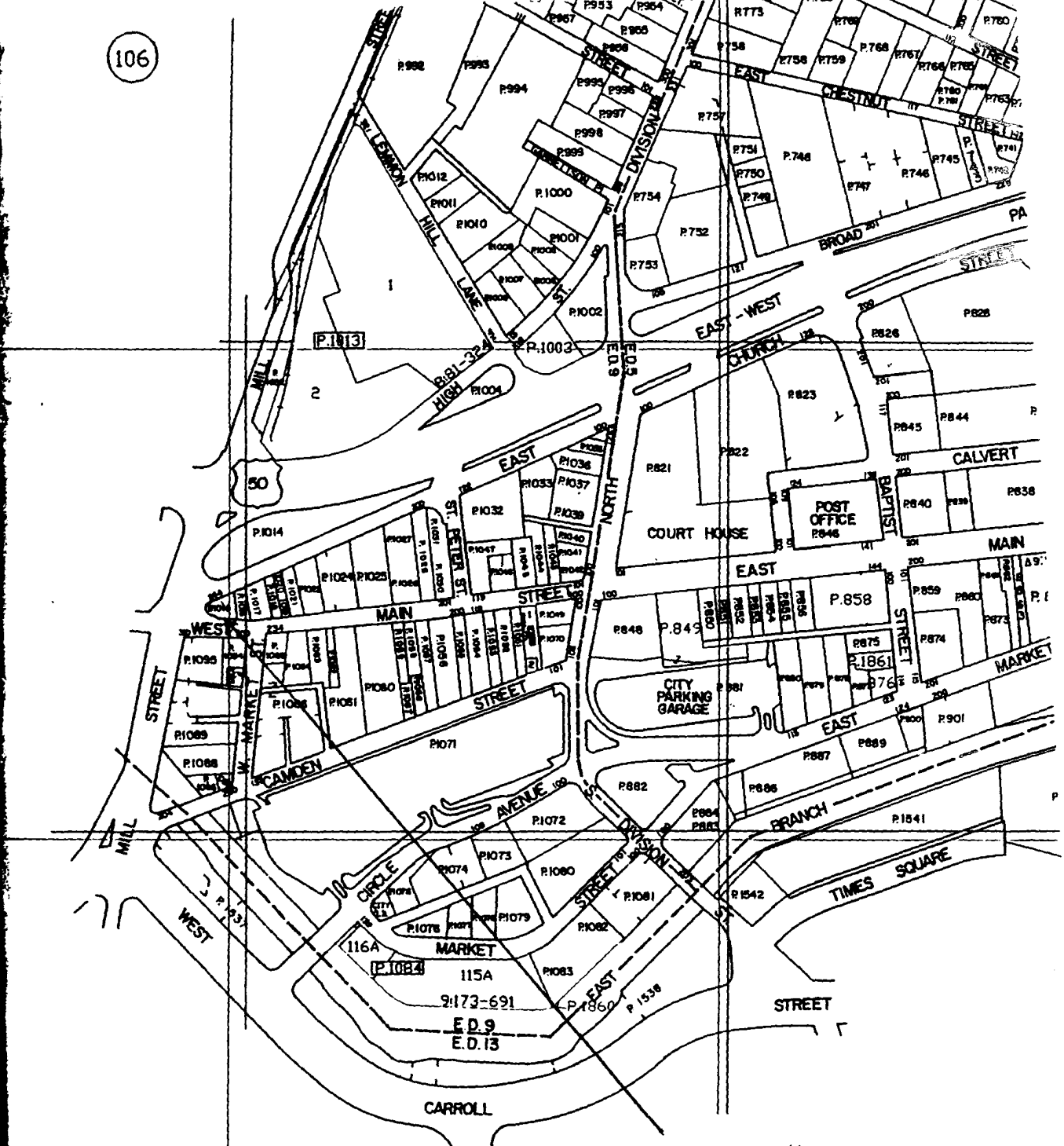
Signature _____ Date _____
State Historic Preservation Officer

2. cont'd

access to basement from the outside and new doors are replacing existing ones. The inside is being completely gutted to original studs and wallboard applied to original walls. The single story addition on the narrow end of the building is to be removed.



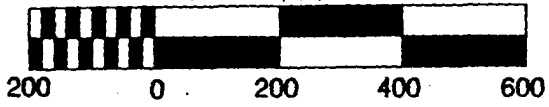
WI-255 146
 West End Hotel
 243-245 West Main Street
 Sanborn Insurance Map, 1888



WI-255 176
 West End Hotel
 243-245 West Main Street

Wicomico County Tax Map 107
 parcel 1015

SCALE IN FEET



MAPS ARE PROTECTED BY COPYRIGHT. THEY MAY NOT BE REPRODUCED IN ANY FORM INCLUDING ELECTRONIC SUCH AS: DIGITIZING, SCANNING, AND IMAGE PROCESSING ANY SYSTEM NOW KNOWN OR TO BE INVENTED WITHOUT PERMISSION IN WRITING FROM THE PROPERTY MAP DIVISION.

5860 LNW
(HEBRON)

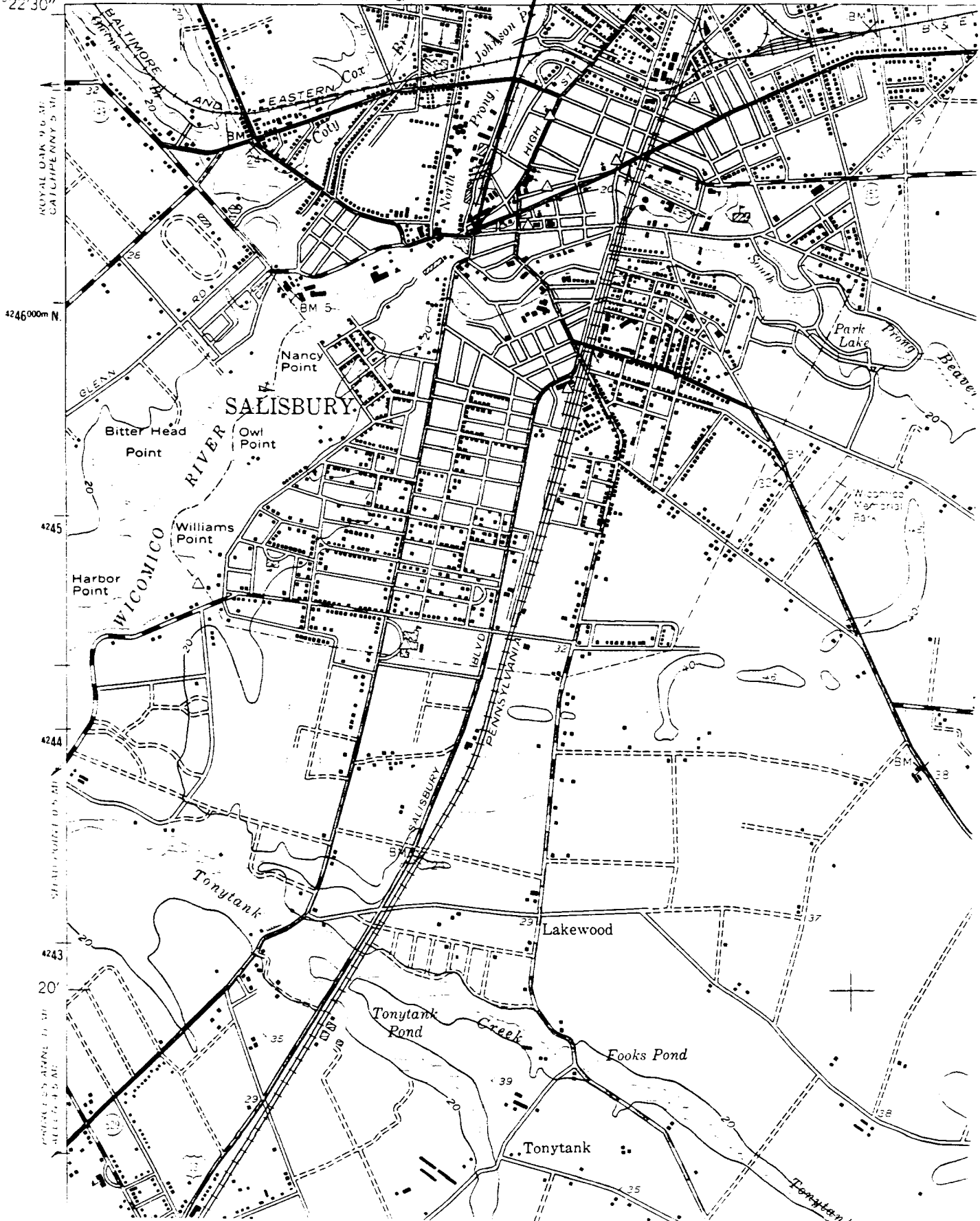
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

WI-255 146

West End Hotel
243-245 West Main Street
Salisbury, Wicomico Co. Maryland
Salisbury, Maryland Quadrangle
1942

75°37'30"
38°22'30"

447000m E
4246000m N



ROYAL OAK 97.6 M
CATCHPENNY 5.7 M

4246000m N

4245

4244

4243

20'

PROBABLE ANGLE TO BE
MADE IN FIELD



W. 146

West End Hotel

Salisbury, Newberry Co., Maryland

North elevation

3/96, Paul Toward, Photographer

Mem. / MD Historical Trust



W1-146

W1-146 Hotel
SALISBURY, Wicomico Co, MD
Source indicated

3/96, LAW TOURIST, PRODUCTIONS

Feb. 1990. THIRTEEN TOURIST