

# Salisbury Historic District Commission

## AGENDA

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**Wednesday, March 27, 2024 at 7:00 pm**  
**Government Office Building Room 301**

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

2. **ROLL CALL**

3. **APPROVAL OF MINUTES – January 24, 2024**

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.

5. **CONSENT DOCKET - None**

6. **OLD BUSINESS – None**

7. **NEW BUSINESS –**

- **#24-02 – 108 W Main St – New Sign**
- **#24-03 – 218 W. Main St – New Sign\***
- **#24-04 – 109 Poplar Hill Ave – Windows & Doors Replacement\***

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

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

**Salisbury Historic District Commission**  
***January 24, 2024***

The Salisbury Historic District Commission met in regular session on Wednesday, January 24, 2024. The meeting took place at 125 N Division St Room 301 with attendance as follows:

**COMMISSION MEMBERS PRESENT**

Scott Saxman, Chair- Present  
Matt Auchey, Vice Chairman – Present  
Lynne Bratten - Present  
Brad Phillips- Present  
Margaret Lawson- Present  
Brenden Frederick – Present  
Lisa Gingrich – Not Present

**CITY OFFICIALS PRESENT**

Laura Hay, City Attorney- Present  
Brian Soper, Infrastructure & Development- Present

1. **CALL TO ORDER** – Mr. Scott Saxman, called the meeting to order at 7:00 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explains the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – Approvals of the minutes from December 20, 2023 were approved as submitted. Mr. Brad Phillips made a motion to approve. Mr. Brenden Frederick seconds the motion. The Commission votes unanimously to approve the minutes as submitted.

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** – None
5. **OLD BUSINESS** – None
6. **NEW BUSINESS-**
  - **\*#24-01** – 336 Poplar Hill Ave – Alterations – Front Porch – Mr. Jason Jones came forward to present the case. Mr. Jones provided information to the Commission about the necessity of the front porch alterations. Following a discussion on the appropriate material to be used the Commission and the applicant agreed that more pictures of the columns should be provided and an amended application should be submitted. The commission votes to approve the application as amended.
7. **Adjourn the Meeting-**  
**Mr. Matt Auchy makes a motion to adjourn the meeting. Mr. Brenden Frederick seconds the motion. The Commission votes unanimously to adjourn the meeting.**

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury, Housing & Community Development Department.

\_\_\_\_\_  
Scott Saxman, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Amanda Rodriquez, City Planner

\_\_\_\_\_  
Date

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** March 27, 2024

**Time:** 7:00 pm

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

**Case Number:** #24-02

**Commission Considering:** New Sign

**Owner's Name:** Blair Carey

**Applicant Name:** Michael Borkoski

**Agent/Contractor:** Michael Borkoski

**Subject Property Address:** 108 W. Main St

**Historic District:** Downtown Historic District

**Use Category:** Commercial

**Chairman:** Mr. Scott Saxman

**HDC Staff contact:** Amanda Rodriguez  
City Planner  
(410) 548-3170

# Salisbury Historic District Commission

125 N. Division Street  
Room 304  
Salisbury, MD 21801  
(410) 548-3170/ fax (410) 548-3107

Permit Application  
\$150 Fee Received 3/11/24 (date)

Date Submitted: 2/15/24

Case #: 24-02

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

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

Subject Location: 108 W. Main St. Unit 1 Salisbury, MD

Application by: Michael Berkoski

Owner Name: Blair Carey

Applicant Address: 108 W Main Street Unit 1 Salisbury, MD

Owner Address: \_\_\_\_\_

Applicant Phone: 667-346-0799

Owner Phone: \_\_\_\_\_

Owner Email: Sales@brhomes@gmail.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.

no construction needed, sign only needs to be approved to be hung

Are there any easements or deed restrictions for the exterior of this property? If yes, submit a letter from the easement holder stating their approval of the proposed work.  Yes  No

Do you intend to apply for Federal or State Rehabilitation Tax Credits? If yes, have you contacted Maryland Historical Trust staff?  Yes  No

If you have checked "Yes" to either of the above questions, please provide a copy of your approval letter from the Maryland Historic Trust along with this application.

## See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

All required documents must be submitted to the City Planner, Department of Infrastructure and Development at least 30 days prior to the next public meeting. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. Please be advised that members of the Salisbury Historic District Commission or staff, may visit the subject property prior to the scheduled meeting date to familiarize themselves with the project.

The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Infrastructure and Development for the City of Salisbury as well as on the city's website: [www.ci.salisbury.md.us](http://www.ci.salisbury.md.us).

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on March 27th (date).

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

Applicant's Signature [Signature] Date 2/15/24

- A. The completed application form.
- B. The application fee of \$150. Checks can be made out to the City of Salisbury.
- C. Site plan, if applicable.
- D. Scaled and measured detailed drawings, including, but not limited to, plans and elevations of the proposed alterations or improvement, or in the alternative, a scale mock up.
- E. For an existing structure, color photographs of the structure showing all elevations, the area to be altered, close-ups of architectural detail and the area in the immediate vicinity (the property to the immediate left and right of subject property)
- F. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
- G. All photographs shall be printed on 8½ x11 paper, however, you may put several photos on one page, and each shall be labeled with a description of the contents of the photograph.
- H. Samples of materials or copies of manufacturers product literature.
- I. The applicant shall deliver one (1) complete application and attachments to the City of Salisbury, Department of Infrastructure and Development, 125 N Division Street, Room 304, Salisbury, MD.

★ Sign is not currently hung, only put up for photo



# Salisbury Historic District Commission

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## STAFF FINDINGS

### Meeting of March 27, 2024

<b>Case Number:</b>	#24-02
<b>Commission Considering:</b>	New Sign
<b>Owner Name:</b>	Blair Carey
<b>Owners Address:</b>	Salisbury, MD 21801
<b>Applicant Name:</b>	Michael Borkoski
<b>Applicant's Address:</b>	108 W Main St, Unit 1 Salisbury, MD 21801
<b>Agent/Contractor:</b>	Michael Borkoski
<b>Subject Property Address:</b>	108 W Main Street
<b>Historic District:</b>	Downtown Historic District
<b>Use Category:</b>	Commercial
<b>Zoning Classification:</b>	Central Business District
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	1920
<b>Enclosed Area:</b>	9, 332 sq. ft.
<b>Lot Size:</b>	3,696 sq. ft.
<b>Number of Stories:</b>	Undetermined
<b>Contributing Structure:</b>	TBD

**Wicomico County Historic Survey on file:** Yes

**Nearby Properties on County Survey:** Yes

**Properties included below but not limited to:**

WI-267– 108 W Main Street-- John Handson Savings & Loan Bank (Eastern Shore Savings & Loan Building)

**Explanation of Request:** The applicant is seeking approval to install new signage to be hung from the north face of the building, along W Main Street.

**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: Amanda Rodriguez  
Infrastructure and Development  
125 N Division Street, Suite 304  
Salisbury, MD 21801  
(410) 548-3170  
Date: March 27, 2024

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 - 046143

**Owner Information**

**Owner Name:** NORTH DIVISION HOLDINGS LLC **Use:** COMMERCIAL  
**Principal Residence:** NO  
**Mailing Address:** 108 W MAIN ST **Deed Reference:** /05348/ 00143  
 SALISBURY MD 21801-

**Location & Structure Information**

**Premises Address:** 108 W MAIN ST **Legal Description:** L 1-3,696 SQFT  
 SALISBURY 21801-0000 108 W MAIN ST  
 SALISBURY PLAT 9194 773

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0107	0014	1050	21003.23	0000			1	2024	9 194	

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	9,332 SF		3,696 SF	

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

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
<b>Land:</b>	55,400	73,900		
<b>Improvements</b>	379,100	670,300		
<b>Total:</b>	434,500	744,200	434,500	537,733
<b>Preferential Land:</b>	0	0		

**Transfer Information**

<b>Seller:</b> NORD LLC	<b>Date:</b> 01/30/2024	<b>Price:</b> \$580,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /05348/ 00143	<b>Deed2:</b>
<b>Seller:</b> OTWAY JAMES L & KATHLEEN J	<b>Date:</b> 04/06/2021	<b>Price:</b> \$475,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /04826/ 00213	<b>Deed2:</b>
<b>Seller:</b> ANTHENELLI, JAMES V & MONICA H	<b>Date:</b> 03/14/2008	<b>Price:</b> \$378,750
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /02907/ 00235	<b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	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-267

## John Handson Savings & Loan Bank (Eastern Shore Savings & Loan Building)

### **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](http://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***

WI-267

1914

Salisbury Building, Loan, and Banking  
Association Office  
Salisbury  
Private

Occupying the southwest corner of the principal intersection of South Division and West Main streets in the center of the city is this distinguished four-story brick and stone commercial block erected during the summer of 1914 for the offices of the Salisbury Building, Loan, and Banking Association. The financial institution purchased this lot three years before and demolished the extant two-story office block. The officers of the banking institution decided to engage a New York contractor, the Hoggson Bros., for the design and execution of their seven-bay by three-bay Renaissance Revival bank and office building. Assembled of stone, brick, and terra cotta, the street elevations offer a rich display of bold architectural elements revived from sixteenth century Italian domestic and public architectural designs.

As the Renaissance Revival style developed in the United States during the early twentieth century, American architects and designers borrowed heavily on antique prototypes while adapting forms to solve demands of urban commercial design. After the turn of the twentieth century, multi-leveled public buildings and office towers started to rise in small towns across the United States.

The Hoggson Brothers' design for the Salisbury Building, Loan, and Banking Association followed a neo-classical formula repeatedly used across the country during

the first quarter of the twentieth century. The four-story office building is divided visually into three sections that correspond to the classical column; the base, the shaft, and the capital. In an article written about the construction of the bank building, the reporter for the *Wicomico News* comments on this very aspect of the design,

In a sense the treatment of the first story has been designed to act as a base to the whole structure, and at the same time giving the prominence necessary to the Bank which it should have. Above this the remainder of the building has been treated as a shaft of a column, with the terra cotta cornice capping or crowning feature; to accentuate the height of the body of the building, the office windows are grouped between brick piers, which are crowned with an ornamental course of terra cotta. The color of the terra cotta resembles limestone, and the red brick a rich variegated color.

The Salisbury Building, Loan, and Banking Association owned this building until the early 1960s, when the institution conveyed title to First Shore Federal Savings and Loan. More recently the four-story office tower has housed the offices of the Eastern Shore Savings and Loan Association, which was later incarnated as the John Hanson Savings and Loan, Inc.

WI-267

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Salisbury Building, Loan and Banking Office

MHT INVENTORY NUMBER: WI-267

MARYLAND COMPREHENSIVE PLAN DATA

1. Historic Period Theme(s):  
Architecture  
Commerce
  
2. Geographic Orientation: Eastern Shore
  
3. Chronological/Development Period(s):  
Industrial/Urban Dominance  
1870-1930
  
4. Resource Type(s):  
Bank

# Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. WI-267

Magi No.

DOE  yes  no

## 1. Name (indicate preferred name)

historic Salisbury Building, Loan and Banking Association Office  
John Hanson Savings and Loan Building  
and/or common Eastern Shore Savings and Loan Building

## 2. Location

street & number 108 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	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name Charles R. Floyd

street & number 30787 Foxchase Drive telephone no.:

city, town Salisbury state and zip code Maryland 21801

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court Map 107, P. 172  
liber 1340

street & number Wicomico County Courthouse folio 172

city, town Salisbury state MD 21801

## 6. Representation in Existing Historical Surveys

title

date  federal  state  county  local

pository for survey records

city, town state

## 7. Description

Survey No. WI-267

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	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 former Salisbury Building, Loan, and Banking Association office, and more recently the Eastern Shore Savings and Loan building or the John Hanson Savings and Loan building, is located at 108 West Main Street and it occupies the prominent southwest corner of the intersection of South Division and West Main Street in the center of Salisbury, Wicomico County, Maryland. The four-story, seven-bay by three-bay brick commercial block has two commercial fronts facing north and east.

Built in 1914, the four-story Flemish and common bond commercial block is visually supported by a course of limestone at the foundation level. The north and east facades are laid in Flemish bond, while the south wall is partly laid in Flemish bond and partly laid in common bond. The west alley wall is laid in five-course common bond. The building is covered by a flat roof disguised by a parapet wall defined by a heavy classical cornice.

The north wall is seven bays across with the brickwork executed in a rusticated manner that defines the ground floor between the stone foundation and a stone beltcourse at the top of the first floor. The five center bays of the seven bay wall are defined by round arched window and/or door openings accented with graduated and rusticated stone arch blocks. The stone arches frame large multi-pane transoms that surmount multi-pane, sidelighted windows or door openings. The western of the seven bays is a side entrance framed by a classical stone surround that includes a pediment and molded architrave. The eastern bay of the seven bay wall is defined by a multi-pane window. The front, northeast corner of the building is clipped on a diagonal plane. The second, third and fourth floors are defined by plain brick pilasters that separate individual bays of paired or single one-over-one sash windows. The five center bays have double windows, while the outer bays are marked by single windows. Defining the vertical wall spaces between the center five bays of windows are patches of all header bond brickwork. The top of the building is accented by a heavy cornice that imitates limestone but according to a construction description in 1914 the cornice is terra cotta intended to look like stone. The cornice consists of a bold row of modillions blocks and a frieze below is accented with a series of circular medallions. Under the frieze is a row of Greek key decoration that tops each brick pilaster and serves as a capital decoration. The parapet wall is finished with a stone cap.

The east wall is three bays across, and the wall surfaces are treated in a similar fashion to the north wall. The northern of the three bays serves as a principal entrance and the other two bays are filled with sidelighted windows. Each window and door opening feature a rusticated stone arch of graduated stone blocks. A stone beltcourse defines the top of the first floor level. The second, third, and fourth floors are lighted by paired single pane sash windows alternating between four brick pilasters. The top of the wall is finished with the same terra cotta cornice. The frieze and Greek key capital decoration is consistent with the north wall.

The interior was not seen.

# 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"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1914 **Builder/Architect** Builder, Hoggson Bros. NYC

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.

Occupying the southwest corner of the principal intersection of South Division and West Main streets in the center of the city is this distinguished four-story brick and stone commercial block erected during the summer of 1914 for the offices of the Salisbury Building, Loan, and Banking Association. The financial institution purchased this lot three years before and demolished the extant two-story office block. The officers of the banking institution decided to engage a New York contractor, the Hoggson Bros., for the design and execution of their seven-bay by three-bay Renaissance Revival bank and office building. Assembled of stone, brick, and terra cotta, the street elevations offer a rich display of bold architectural elements revived from sixteenth century Italian domestic and public architectural designs.

As the Renaissance Revival style developed in the United States during the early twentieth century, American architects and designers borrowed heavily on antique prototypes while adapting forms to solve demands of urban commercial design. After the turn of the twentieth century, multi-leveled public buildings and office towers started to rise in small towns across the United States.

The Hoggson Brothers' design for the Salisbury Building, Loan, and Banking Association followed a neo-classical formula repeatedly used across the country during the first quarter of the twentieth century. The four-story office building is divided visually into three sections that correspond to the classical column; the base, the shaft, and the capital. In an article written about the construction of the bank building, the reporter for the *Wicomico News* comments on this very aspect of the design,

In a sense the treatment of the first story has been designed to act as a base to the whole structure, and at the same time giving the prominence necessary to the Bank which it should have. Above this the remainder of the building has been treated as a shaft of a column, with the terra cotta cornice capping or crowning feature; to accentuate the height of the body of the building, the office windows are grouped between brick piers, which are crowned with an ornamental course of terra cotta. The color of the terra cotta resembles limestone, and the red brick a rich variegated color.(1)

(Continued)



### 8.1 SIGNIFICANCE

Salisbury Building, Loan and Banking  
Association Office  
Salisbury, Wicomico County, Maryland

The Salisbury Building, Loan and Banking Association owned this building until the early 1960s, when the institution conveyed title to First Shore Federal Savings and Loan. (2) More recently the building has housed the offices of the Eastern Shore Savings and Loan Association, which was later incarnated as the John Hanson Savings and Loan, Inc.

### FOOTNOTES

1 *Wicomico News*, July 9, 1914.

2 Wicomico County Land Record, JWTS 554/332, 1/31/1963, Wicomico County Courthouse.

WI-267  
Salisbury Building, Loan & Banking  
Association Office  
Salisbury  
Chain of title

Map 107, Parcel 1049

1340/172

Resolution Trust Corporation

to

5/20/1993

Charles R. Floyd  
D. Page Floyd

“Osprey Management Group Partnership”

JWTS 543/91 Resolution Trust Corporation having been  
appointed as the conservator of John Hanson Federal  
Savings Bank

John Hanson Savings and Loan Inc. Was successor to the  
Eastern Shore Savings and Loan Association

A J S 826/463

Irvin L. Kaminitz and First National Bank of Maryland

to

8/15/1974

Eastern Shore Savings and Loan Association

JWTS 568/137

First Shore Federal Savings and Loan Association

to

8/5/1963

Irvin L. Kaminitz

WI-267  
Salisbury Building, Loan and Banking  
Office  
Salisbury  
Chain of title continued

Page 2

JWTS 554/332

Salisbury Building, Loan, and Banking Association

to

1/31/1963

First Shore Federal Savings and Loan Association

to Salisbury Building, Loan, and Banking Association  
by the six following deeds

1. From Mary J. Marvel, 3/1/1911, EAT 74/123, \$15,000
2. From Henry S. Wailes, 7/28/1919, JCK 113/296
3. From W. Newton Jackson, et al. JWTS 479/141
4. Confirmatory deed from J. Asbury Holloway, 1/3/1963
5. Quit claim deed from Sara W. Feldman, 1/7/1963
6. Deed from Sara W. Feldman, et al. Trustees, 1/7/1963

*Wicomico News*, June 25, 1914

Work on the new office building for the Salisbury Building, Loan, and Banking Association is being pushed with vigor by the contractors, Hoggson Bros. of New York. Two stories are completed, the brick and stone work has been cleaned, and the staging removed. An [un]obstructed view can now be had of the building, and it presents a handsome appearance.

*Wicomico News*, July 9, 1914

Long story on the Building, Loan and Banking Association and its organizational history

“the first story, resting on a limestone foundation, is composed of classic arches in brick and terra cotta, finished with a broad band course, separating and emphasizing this portion of the building from the rest. In a sense the treatment of the first story has been designed to act as a base to the whole structure, and at the same time giving the prominence necessary to the Bank which it should have. Above this the remainder of the building has been treated as a shaft of a column, with the terra cotta cornice capping or crowning feature; to accentuate the height of the body of the building, the office windows are grouped between brick piers, which are crowned with an ornamental course of terra cotta. The color of the terra cotta resembles limestone, and the red brick a rich variegated color.

Source: Elizabeth Hughes





MADE IN U.S.A.

# POST CARD

MESSAGE MAY BE WRITTEN ON THIS SIDE ADDRESS ONLY ON THIS SIDE



AUG 14 1915

We are having a delightful  
 vacation in Maryland.  
 Spent last week at Ocean  
 City. Good salt water  
 bathing and fishing  
 here. Country is very  
 pretty, but Oh, my the  
 many fleas and mosquitoes.  
 Papa and John went home  
 yesterday which makes it  
 very lonesome alone on the  
 farm. May return in a few  
 weeks. Alpa.

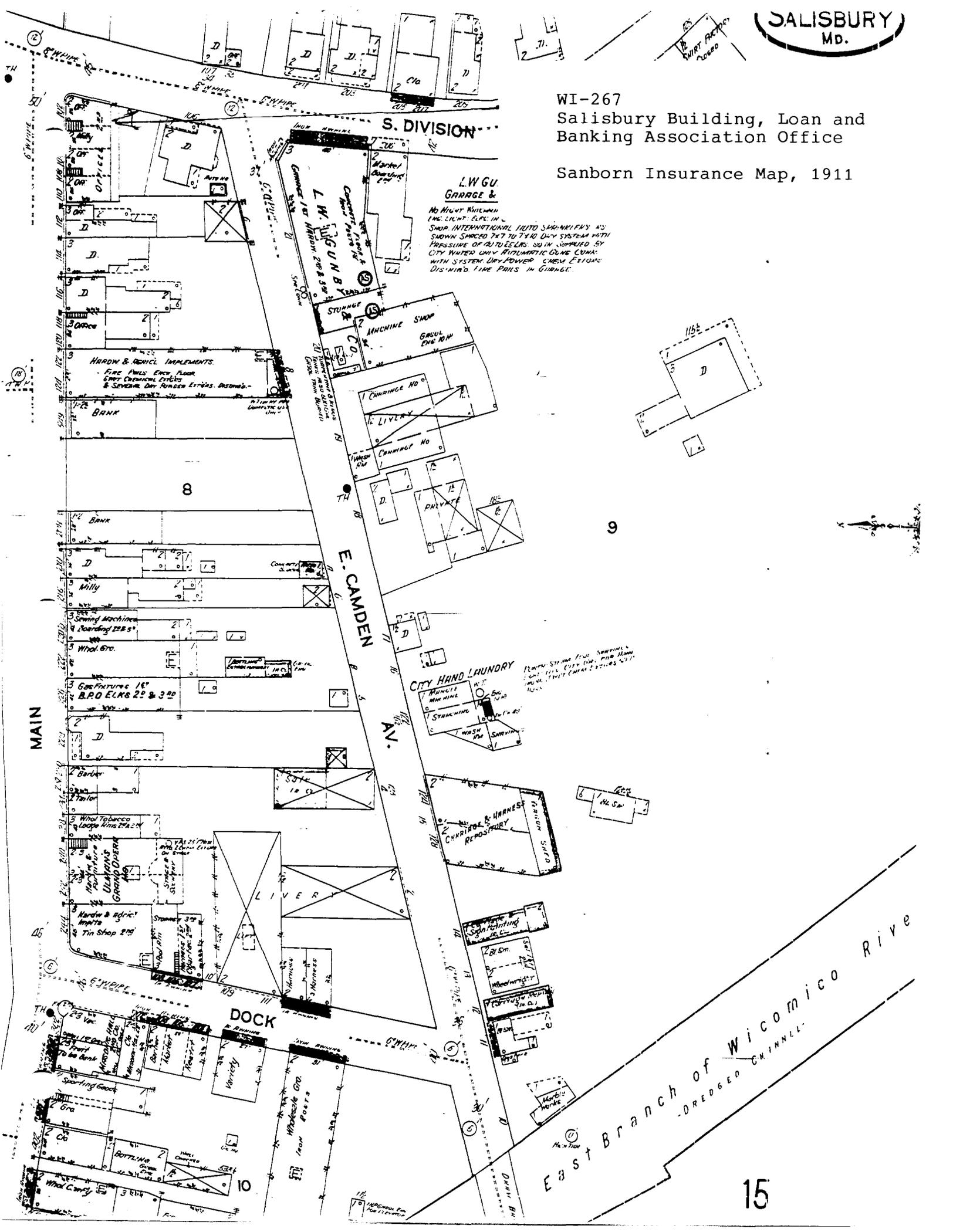
Mrs. S. Silberstein  
 Cor. Fairfield and Taylor  
 Chicago  
 Ill.

Source: Elizabeth Hughes

W1-267

WI-267  
Salisbury Building, Loan and  
Banking Association Office

Sanborn Insurance Map, 1911



**L.W. GUN B. GARAGE &**  
NO NIGHT RIVETTING  
ELECTRIC LIGHTS IN  
SHOP INTERNATIONAL AUTO SPRINKLER'S AS  
SHOWN SPACED 7x7 TO 7x10 DRY SYSTEM WITH  
PRESSURE OF 20 TO 25 LBS. SUPPLY SUPPLIED BY  
CITY WATER ONLY AUTOMATIC GUNGE CONTROL  
WITH SYSTEM DRY POWER CEMENT EJECTOR  
DISCHARGING FIRE PAILS IN GARAGE.

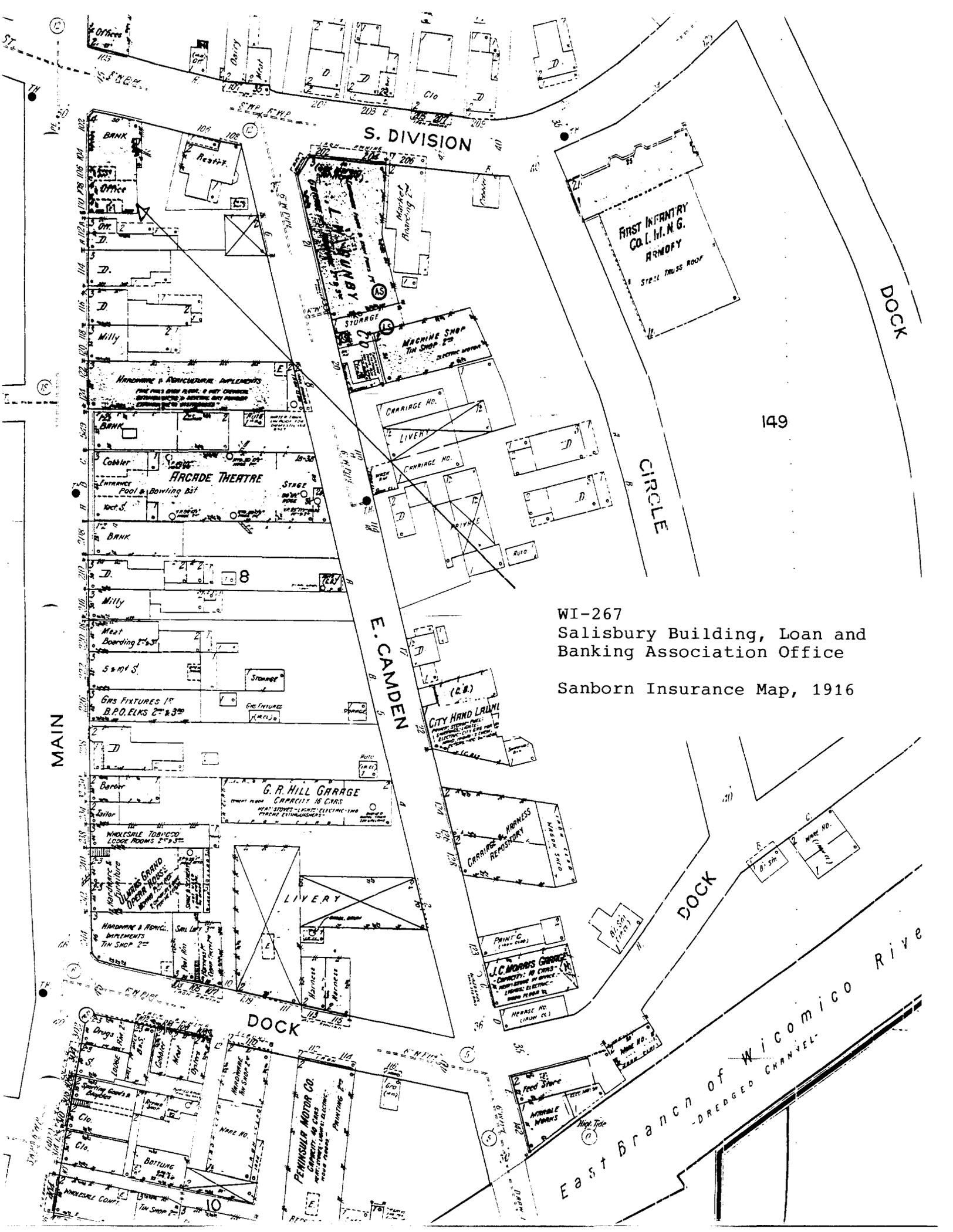
Hand Sewing Press Sewing  
Machine City Sew. and Sew.  
Machine Sewing Press Sewing  
Machine

**CITY HAND LAUNDRY**  
WASHING  
STARCHING  
WASHING  
SHIRTING

**CHARITABLE & HARNES  
REPOSITORY**  
HARNES  
REPOSITORY

**DOCK**

East Branch of Wicomico River  
-DREGGED CHANNEL-



S. DIVISION

FIRST INFANTRY  
CO. I. M. N. G.  
ARMOY  
STEEL TRUSS ROOF

DOCK

149

CIRCLE

WI-267  
Salisbury Building, Loan and  
Banking Association Office

Sanborn Insurance Map, 1916

MAIN

E. CANDEN

DOCK

DOCK

East Branch of Wicomico River  
-DREGGED CHANNEL-

Rest.

ARCADIE THEATRE

G. R. HILL GARAGE

LIVERY

CITY HAND LUMBER

J.C. MORRIS GARAGE

PENINSULAR MOTOR CO.

BANK

Willy

Cobbler

BANK

Meat

Gas Fixtures

Wholesale Tobacco

Hardware & Iron

Drugs

Bottling

Wholesale Comp.

STORAGE

CARRIAGE NO.

LIVERY

CARRIAGE NO.

8

Storage

Storage

Barber

Editor

Wholesale & Retail

Hardware & Iron

Wholesale Comp.

Wholesale Comp.

Wholesale Comp.

Wholesale Comp.

MARKET

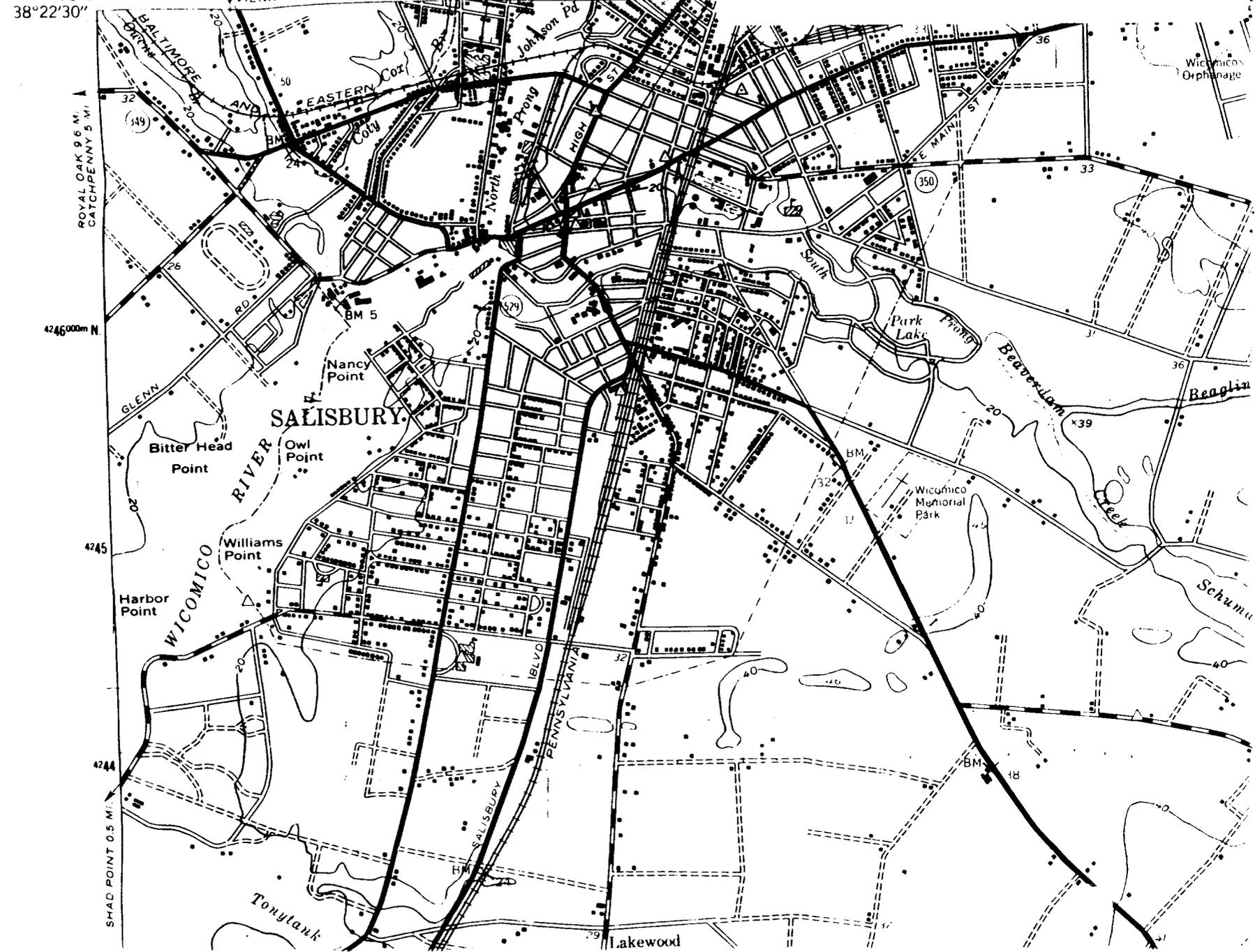
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

WI-267  
Salisbury Building, Loan and  
Banking Association Office  
  
Salisbury, Maryland Quadrangle  
1942

5860 1 NW  
(HEBRON)

75° 37' 30"  
38° 22' 30"

CAMBRIDGE 31 MI  
VIENNA 15 MI  
447000m E.















# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** March 27, 2024

**Time:** 7:00 pm

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

**Case Number:** #24-03

**Commission Considering:** New Sign

**Owner's Name:** Opportunity Street, LLC

**Applicant Name:** Max Verbits

**Agent/Contractor:** Max Verbits

**Subject Property Address:** 218 W. Main St.

**Historic District:** Downtown Historic District

**Use Category:** Commercial

**Chairman:** Mr. Scott Saxman

**HDC Staff contact:** Amanda Rodriguez  
City Planner  
(410) 548-3170

**Salisbury Historic District Commission**

125 N. Division Street  
Room 304  
Salisbury, MD 21801  
(410) 548-3170/ fax (410) 548-3107

Permit Application  
\$150 Fee Received (date)

Date Submitted: 2/26/24

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

Subject Location: 218 W. Main St.

Application by: Max Verbits

Applicant Address: SBY University 1101 Camden

Applicant Phone: 410-548-9162

Case #: 24-03

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

Owner Name: OPPORTUNITY STREET LLC

Owner Address: 150 W. Mkt St, Suite 101

Owner Phone: 410-543-5115

Owner Email: joeey@GGIBUILDS.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.

Retain existing sign structure above the W. Main St. building entrance  
and restore with new paint coating and LED lighting. Replace existing  
Head over Heels" face panel with new panel that reads  
Museum of Eastern Shore Culture  
Salisbury University

Are there any easements or deed restrictions for the exterior of this property? If yes, submit a letter from the easement holder stating their approval of the proposed work.  Yes  No

Do you intend to apply for Federal or State Rehabilitation Tax Credits? If yes, have you contacted Maryland Historical Trust staff?  Yes  No

If you have checked "Yes" to either of the above questions, please provide a copy of your approval letter from the Maryland Historic Trust along with this application.

**See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION**

All required documents must be submitted to the City Planner, Department of Infrastructure and Development at least 30 days prior to the next public meeting. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. Please be advised that members of the Salisbury Historic District Commission or staff, may visit the subject property prior to the scheduled meeting date to familiarize themselves with the project.

The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Infrastructure and Development for the City of Salisbury as well as on the city's website: [www.ci.salisbury.md.us](http://www.ci.salisbury.md.us).

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on March 27, 2024 (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 Max Verbits Date 2/26/24

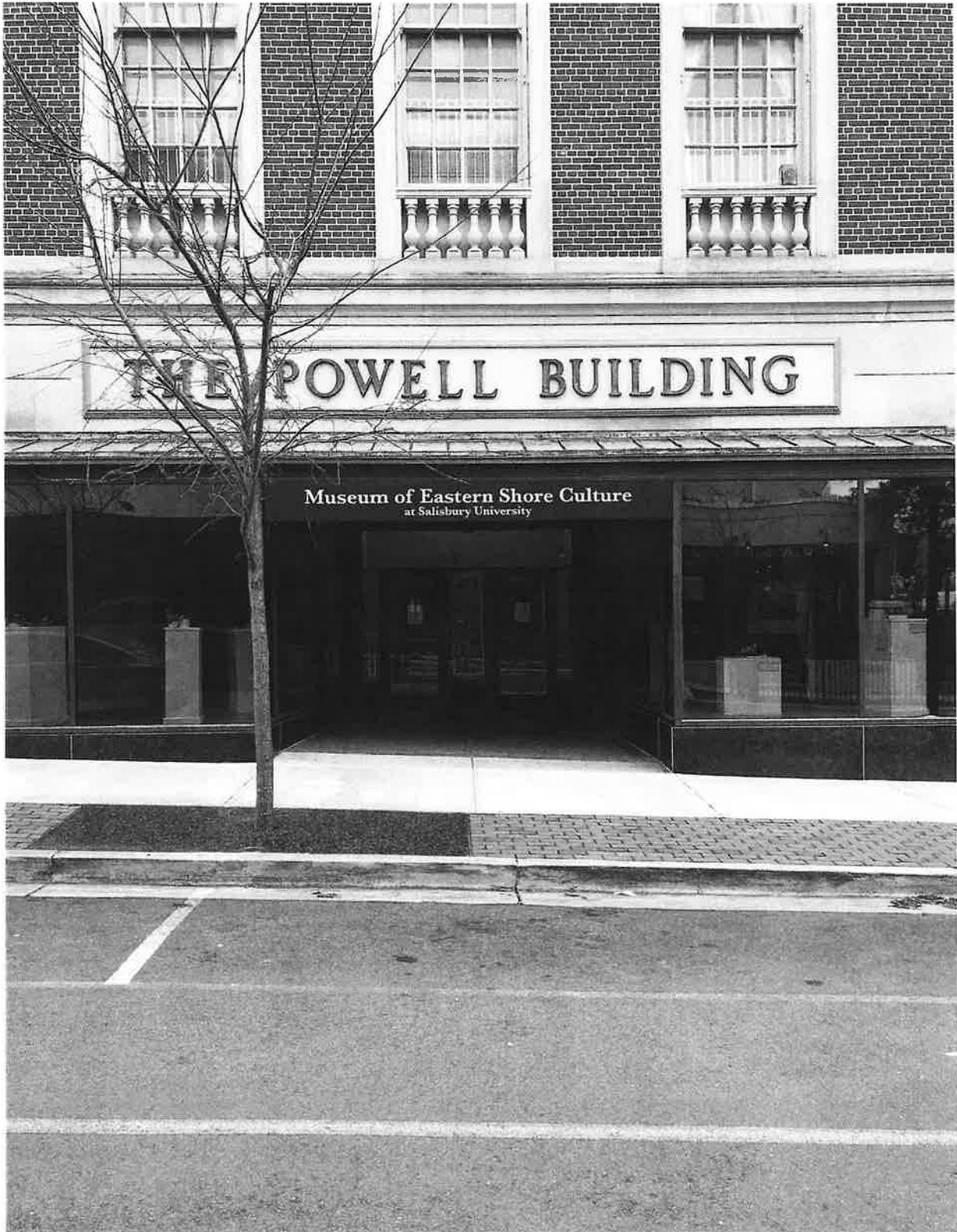
Amanda Rodriguez 3/11/24  
Application Processor (Date)

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

- A. The completed application form.
- B. The application fee of \$150. Checks can be made out to the City of Salisbury.
- C. Site plan, if applicable.
- D. Scaled and measured detailed drawings, including, but not limited to, plans and elevations of the proposed alterations or improvement, or in the alternative, a scale mock up.
- E. For an existing structure, color photographs of the structure showing all elevations, the area to be altered, close-ups of architectural detail and the area in the immediate vicinity (the property to the immediate left and right of subject property)
- F. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
- G. All photographs shall be printed on 8½ x11 paper, however, you may put several photos on one page, and each shall be labeled with a description of the contents of the photograph.
- H. Samples of materials or copies of manufacturers product literature.
- I. The applicant shall deliver one (1) complete application and attachments to the City of Salisbury, Department of Infrastructure and Development, 125 N Division Street, Room 304, Salisbury, MD.

Existing HEAD OVER HEELS Sign





Museum of Eastern Shore Culture Sign Mock Up

# Salisbury Historic District Commission

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## STAFF FINDINGS

### Meeting of March 27, 2024

<b>Case Number:</b>	#24-03
<b>Commission Considering:</b>	New Sign
<b>Owner Name:</b>	Opportunity Street LLC
<b>Owners Address:</b>	150 W Market Street, Suite 101 Salisbury, MD 21801
<b>Applicant Name:</b>	Max Verbits, Salisbury University
<b>Applicant's Address:</b>	1101 Camden Avenue Salisbury, MD 21801
<b>Agent/Contractor:</b>	Max Verbits
<b>Subject Property Address:</b>	218 W Main Street
<b>Historic District:</b>	Downtown Historic District
<b>Use Category:</b>	Commercial/Residential
<b>Zoning Classification:</b>	Central Business District
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	1930
<b>Enclosed Area:</b>	35,334 sq. ft.
<b>Lot Size:</b>	13,816 sq. ft.
<b>Number of Stories:</b>	Undetermined
<b>Contributing Structure:</b>	Yes

**Wicomico County Historic Survey on file:** Yes

**Nearby Properties on County Survey:** Yes

**Properties included below but not limited to:**

WI-259– 218-220 W Main St-- Vernon Powell Building (Montgomery Ward Building)

**Explanation of Request:** The applicant is seeking approval to restore existing sign structure with new paint and LED lighting, as well as replace existing lettering with new face panel for the Museum of Eastern Shore Culture.

**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: Amanda Rodriquez  
Infrastructure and Development  
125 N Division Street, Suite 304  
Salisbury, MD 21801  
(410) 548-3170  
Date: March 27, 2024

WI-259

## Vernon Powell Building (Montgomery Ward Building)

### **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](http://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***

WI-259  
Vernon Powell Building  
Salisbury  
Private

c. 1936-37

Prominent among the twentieth century commercial blocks on Salisbury's West Main Street, now the Downtown Plaza, is the Vernon Powell building. Designed in the Renaissance Revival style, the two-and-a-half story brick and stone commercial building is distinctive for its large window openings framed by stone surrounds and featuring turned baluster railings. The top of the West Main Street elevation is noteworthy as well with its three segmental arched dormers enhanced by stone surrounds with scrolled knees. The dormers pierce a slate roof terminated on each side with parapets. The slate roof disguises the flat roof that covers the balance of the commercial block, which expands to the back in an ell shape.

The exact date of construction for the Vernon Powell building has not been determined, but it was erected shortly after 1936 when the property was acquired by the Montgomery Ward Co., Incorporated, for a department store. Following the 1886 fire and the reconstruction of Main Street, this lot was occupied by a two-story, tee-shaped frame dwelling that doubled as a dentist's office.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Vernon Powell Building

MHT INVENTORY NUMBER: WI-259

MARYLAND COMPREHENSIVE PLAN DATA

1. Historic Period Theme(s): Architecture

2. Geographic Orientation: Eastern Shore

3. Chronological/Development Period(s): Modern Period  
1930-

4. Resource Type(s): Commercial Block

# Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. WI-259

Magi No.

DOE  yes  no

## 1. Name (indicate preferred name)

historic Montgomery Ward Building

and/or common Vernon Powell Building

## 2. Location

street & number 218-220 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	
<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 checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name Joseph P. Wright, Jr. et al.

street & number % Vernon Powell telephone no.:

city, town Salisbury state and zip code Maryland 21801

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court Map 107, P. 1060  
liber 1103

street & number Wicomico County Courthouse folio 385

city, town Salisbury state MD 21801

## 6. Representation in Existing Historical Surveys

title

type  federal  state  county  local

depository for survey records

city, town state

# 7. Description

Survey No. WI-259

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	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 Vernon Powell building is located at 218-220 West Main Street in the downtown business district of Salisbury, Wicomico County, Maryland. The two-and-a-half story, three-bay, common bond brick storefront that expands at its south end to a four-story, brick commercial block roughly five bays by five bays. The building faces north and it is covered by a flat roof distinguished in front by a single-sloped slate roof.

Built around 1936-37, the two-and-a-half story, three-bay storefront was designed in the Renaissance Revival style. The first floor facade is dominated by large glass display windows and a recessed entrance sheltered by a seamed metal roof. The second floor is marked by three large-sized twelve-over-sixteen sash windows framed by limestone surrounds featuring keystone blocks. Stretching across the bottom of each window is a large turned baluster railing executed in stone.

The top of the wall is finished with a large modillion block cornice executed in stone as well. The roof slope, covered in slate, is pierced by three segmental arched dormers covered on each side with lead sheets. Framing the arched sash windows are stone surrounds with scrolled knees.

The sides of the building are finished with parapet gables capped with stone. The west side of the building, which is not completely obscured by an adjacent commercial block, is laid in five-course common bond.

The south end of the building expands into a large common bond brick commercial block approximately five bays across by five bays deep. Four stories in height, the rear portion is pierced by twelve-pane metal windows set on concrete sills. The top of the wall is finished with a concrete cap.

The interior of the first floor commercial space has been reworked over the years with little remaining of the 1930s interior finishes. The second and third floors of the front portion, as well as the upper floors of the rear section were not seen.

# 8. Significance

Survey No. WI-259

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 type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** \_\_\_\_\_ **Builder/Architect** \_\_\_\_\_

check: Applicable Criteria:  A  B  C  D  
and/or

Applicable Exception:  A  B  C  D  E  F  G

Level of Significance:  national  state  local

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

Prominent among the twentieth century commercial blocks on Salisbury's West Main Street, now the Downtown Plaza, is the Vernon Powell building. Designed in the Renaissance Revival style, the two-and-a-half story brick and stone commercial building is distinctive for its large window openings framed by stone surrounds and featuring turned baluster railings. The top of the West Main Street elevation is noteworthy as well with its three segmental arched dormers enhanced by stone surrounds with scrolled knees. The dormers pierce a slate roof terminated on each side with parapets. The slate roof disguises the flat roof that covers the balance of the commercial block, which expands to the back in an ell shape.

The exact date of construction for the Vernon Powell building has not been determined, but it was erected shortly after 1936 when the property was acquired by the Montgomery Ward Co., Incorporated, for a department store.(1) Following the 1886 fire and the reconstruction of Main Street, this lot was occupied by a two-story, tee-shaped frame dwelling that doubled as a dentist's office.(2)

Due to the intact nature of this building, it is eligible for listing in *Category A*, which identifies property that must be preserved on account of their high architectural or historical merit. The Vernon Powell building adds significantly to the downtown historic district.

---

1 Wicomico County Land Record, IDT 199/91, August 31, 1936, Wicomico County Courthouse.

2 Sanborn Insurance Map, Salisbury, 1888, Maryland State Archives.



WI-259  
Vernon Powell Building  
218-220 West Main Street  
Salisbury, Wicomico County, Maryland  
Chain of title

1103/385                      Adelene P. Wright  
   Shirley P. Kirby, Personal Representatives of the Estate  
   of Vernon H. Powell

to

5/1/1987                      Joseph Phillips Wright  
   Barbara Ellen Kirby

AS 860/505                      Vernon H. Powell  
   Emma A. Powell

to

8/11/1976                      Vernon H. Powell

JWTS 780/117                      Pepsi-Cola Bottling Company

to

12/29/1972                      Vernon H. Powell  
   Emma A. Powell

Plat recorded IDT 201/320, 12/17/1937

JWTS 752/409                      Maryland National Bank

to

1/26/1972                      Pepsi-Cola Bottling Company  
   the said Baltimore National Bank through a merger with  
   County Trust Company of Maryland became Maryland  
   National Bank

WI-259  
Vernon Powell Building  
218-220 West Main Street  
Salisbury, Wicomico County, Maryland  
Chain of title continued

JWTS 318/71

Ramond P. Mecherle  
Mildred M. Mecherle, Bloomington, Illinois

to

5/2/1950

Baltimore National Bank, Trustee

IDT 199/91

Samuel S. Feldman  
Sara W. Feldman  
William Feldman  
Esther S. Feldman

to

8/31/1936

Montgomery Ward Co., Inc.

Plat-property of Samuel S. and William Feldman,  
surveyed June 29, 1936, by surveyor Roy E. Moore  
Plat shows outline of different buildings on lot



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

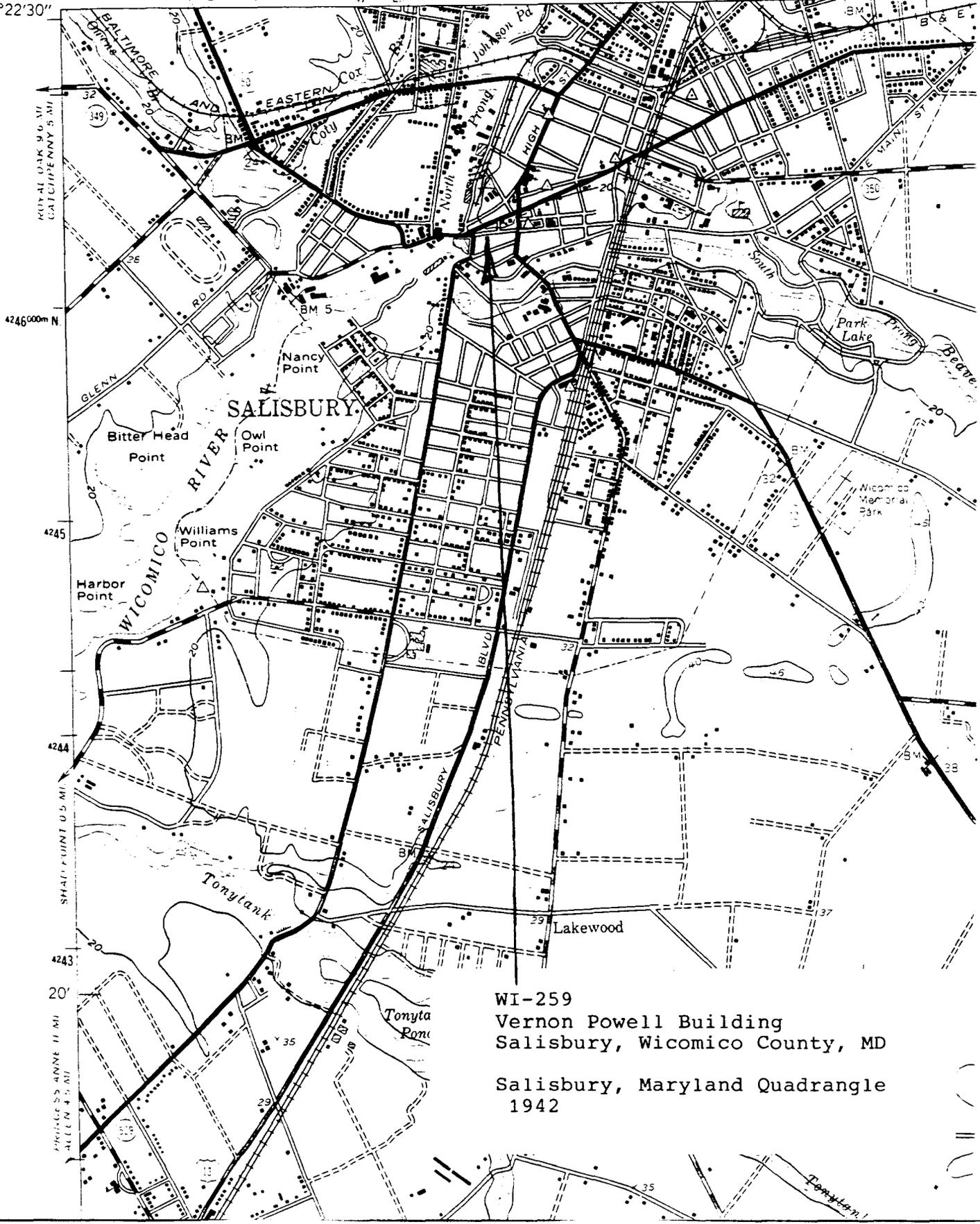
5860 LNW  
(HEBRON)

75°37'30"  
38°22'30"

CAMBRIDGE 31 MI  
VIENNA 13 MI  
47000m E

LAUREL 13 MI  
DELMAR 11 MI

35'



WI-259  
Vernon Powell Building  
Salisbury, Wicomico County, MD  
  
Salisbury, Maryland Quadrangle  
1942



WI-259

Western River Crossing

5th crossing, Western River, 2nd

Source of the river

3/66, from the source of the river

NEG, 1/100, 1/100, 1/100, 1/100



THE POWELL BUILDING

Vernon Powell / the Athlete



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 - 055304

**Owner Information**

**Owner Name:** OPPORTUNITY STREET LLC **Use:** COMMERCIAL/RESIDENTIAL  
**Principal Residence:** NO  
**Mailing Address:** 150 W MARKET ST **Deed Reference:** /04537/ 00058  
 STE 101  
 SALISBURY MD 21801-

**Location & Structure Information**

**Premises Address:** 218 W MAIN ST **Legal Description:** L-43.3X117&34.5X125  
 SALISBURY 21801-0000 218 W MAIN  
 CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1061	21003.23	0000				2024	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1930	35,334 SF		13,816 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MIXED RESIDENTIAL / RETAIL	/	C4			2020

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
<b>Land:</b>	207,200	276,300		
<b>Improvements</b>	3,831,300	4,136,800		
<b>Total:</b>	4,038,500	4,413,100	4,038,500	4,163,367
<b>Preferential Land:</b>	0	0		

**Transfer Information**

<b>Seller:</b> WRIGHT JOSEPH P JR	<b>Date:</b> 10/07/2019	<b>Price:</b> \$525,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /04537/ 00058	<b>Deed2:</b>
<b>Seller:</b> POWELL, VERNON H	<b>Date:</b> 05/12/1987	<b>Price:</b> \$0
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> /01103/ 00385	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	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

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## Hearing Notification

**Hearing Date:** March 27, 2024

**Time:** 7:00 pm

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

**Case Number:** #24-04

**Commission Considering:** Alterations – Windows & Doors

**Owner's Name:** Jim Hartstein/The Insurance Market Inc.

**Applicant Name:** Jim Hartstein/The Insurance Market Inc.

**Agent/Contractor:** Jim Hartstein/The Insurance Market Inc.

**Subject Property Address:** 109 Poplar Hill Ave

**Historic District:** Salisbury Historic District

**Use Category:** Commercial

**Chairman:** Mr. Scott Saxman

**HDC Staff contact:** Amanda Rodriguez  
City Planner  
(410) 548-3170

# Salisbury Historic District Commission

125 N. Division Street  
Room 304  
Salisbury, MD 21801  
(410) 548-3170/ fax (410) 548-3107

## Permit Application

\$150 Fee Received 2/15/2024 (date)

**Date Submitted:** 2/15/2024

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

Subject Location: 109 Poplar Hill Ave, Salisbury, MD 21801

Application by: Jim Hartstein/The Insurance Market Inc.

Applicant Address: 109 Poplar Hill Ave, Salisbury, MD 21801

Applicant Phone: 302.381.0977

**Case #:** 24-04

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

Owner Name: Jim Hartstein/The Insurance Market Inc.

Owner Address: 109 Poplar Hill Ave, Salisbury, MD 21801

Owner Phone: 302.381.0977

Owner Email: jwhartstein@insurancechoices.com

Work Involves:  Alterations  New Construction  Addition  Other \_\_\_\_\_  
 Demolition  Sign  Awning Estimated Cost \$39,250

**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.

Replacing doors and windows. Please see attached proposal and elevations.

**Are there any easements or deed restrictions for the exterior of this property? If yes, submit a letter from the easement holder stating their approval of the proposed work.**  Yes  No

**Do you intend to apply for Federal or State Rehabilitation Tax Credits? If yes, have you contacted Maryland Historical Trust staff?**  Yes  No

**If you have checked "Yes" to either of the above questions, please provide a copy of your approval letter from the Maryland Historic Trust along with this application.**

### See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

All required documents must be submitted to the City Planner, Department of Infrastructure and Development at least 30 days prior to the next public meeting. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. Please be advised that members of the Salisbury Historic District Commission or staff, may visit the subject property prior to the scheduled meeting date to familiarize themselves with the project.

The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Infrastructure and Development for the City of Salisbury as well as on the city's website: [www.ci.salisbury.md.us](http://www.ci.salisbury.md.us).

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on March 27th, 2024 (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 \_\_\_\_\_

Application Processor (Date)

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

- A. The completed application form.
- B. The application fee of \$150. Checks can be made out to the City of Salisbury.
- C. Site plan, if applicable.
- D. Scaled and measured detailed drawings, including, but not limited to, plans and elevations of the proposed alterations or improvement, or in the alternative, a scale mock up.
- E. For an existing structure, color photographs of the structure showing all elevations, the area to be altered, close-ups of architectural detail and the area in the immediate vicinity (the property to the immediate left and right of subject property)
- F. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
- G. All photographs shall be printed on 8½ x11 paper, however, you may put several photos on one page, and each shall be labeled with a description of the contents of the photograph.
- H. Samples of materials or copies of manufacturers product literature.
- I. The applicant shall deliver one (1) complete application and attachments to the City of Salisbury, Department of Infrastructure and Development, 125 N Division Street, Room 304, Salisbury, MD.

# Walker & Laberge Glass Company

30235 Foskey Lane Delmar Md. 21875  
Phone 410-749-9400 Fax 410-749-8591  
[dsims@walkerlaberge-md.com](mailto:dsims@walkerlaberge-md.com)

Date: 12/5/23

GC: Owners

Contact: Jim Hartstein [jwhartstein@insurance-choices.com](mailto:jwhartstein@insurance-choices.com)

## Job Name: Insurance Market – Salisbury

Walker and Laberge will furnish and install new storefront windows and doors elevations, per customer request, site visit and as follows...

### Scope of Work:

- (13x) window openings
- (2x) door elevations

Storefront: Kawneer Co.

Door Hardware: Standard MS deadbolt locking, keyed and thumb turn cylinders, push and pull handles, pivot hinging, 10" bottom door rail, surface mounted closers and exterior sweeps

Door specifics: 3' x 7' x 1-3/4" with medium stiles and a 10" bottom rail, left hand out swing

Finish: Dark Ivy painted (sample provided)

Glazing: 1" clear, tempered, Low-E, white internal grids

### \*\*\*Install Notes:

- this work will require a man lift that will need to be operated on the property and possibly the surrounding streets
- the demolition of the existing windows and preparation for the new windows to be done by others\*\*\*

Price Includes: Custom sized windows, glass, and doors installed with associated caulking.

Price excludes: Cleaning and protection after installation.

Anything not mentioned above.

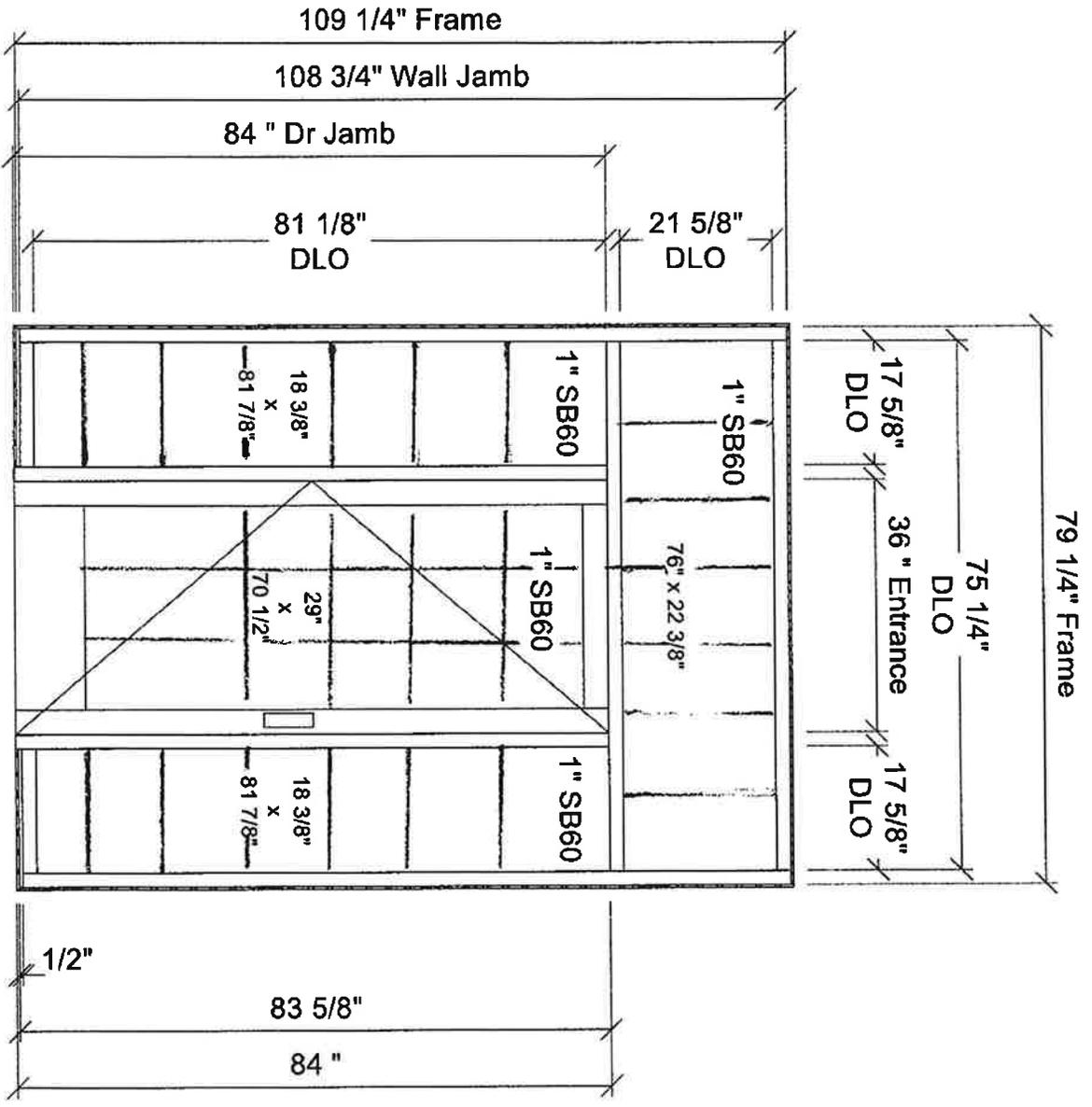
Quote for the above is **\$39,250.00**

This quote is subject to review after 30 days.

Lead times for material is currently 6 to 10 weeks.

Thank you,

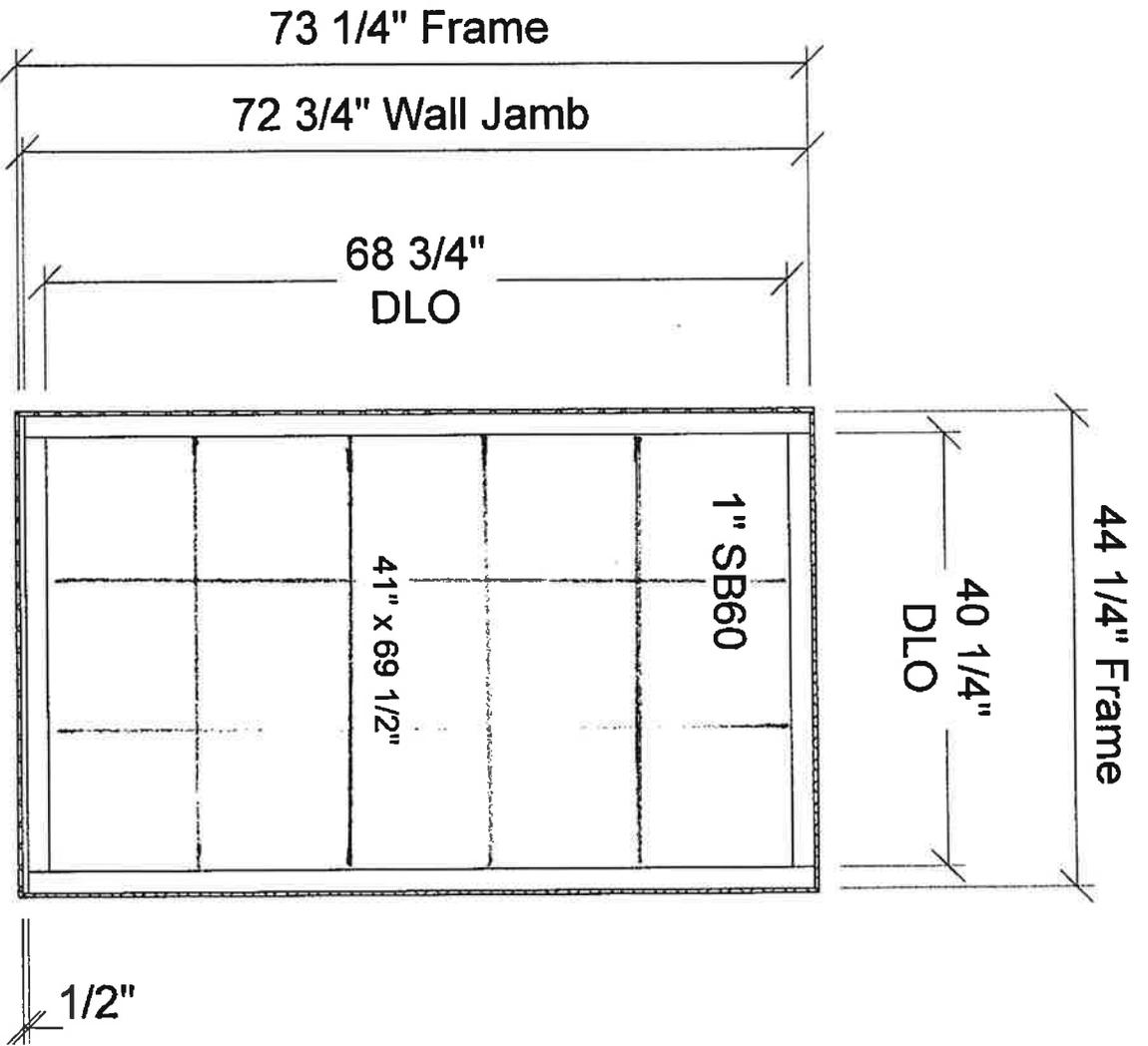
Brian Weeg  
Project Manager



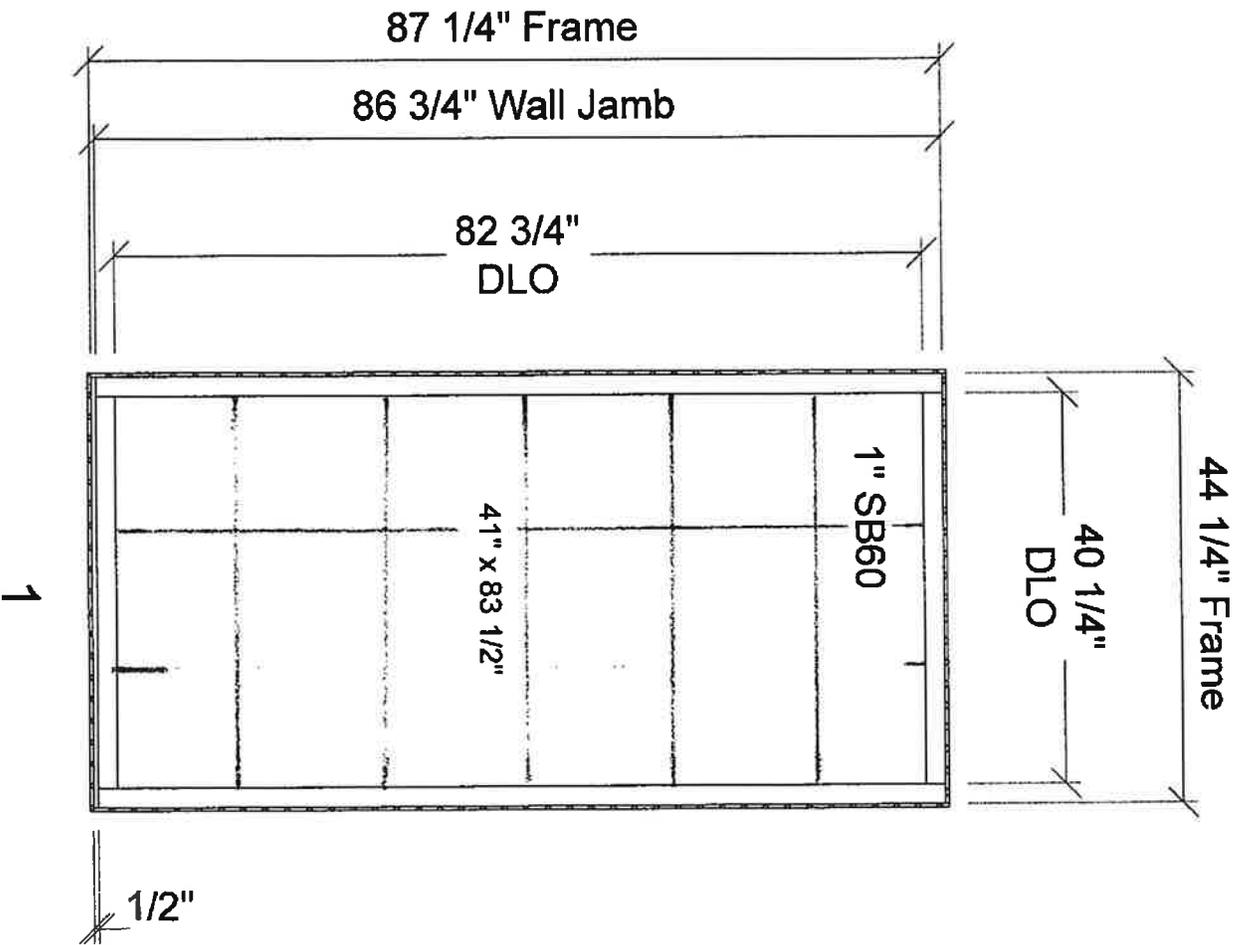
GRID PATTERNS

Insurance Market - Salisbury - Front entrance (1 Thus)  
 11/27/2023

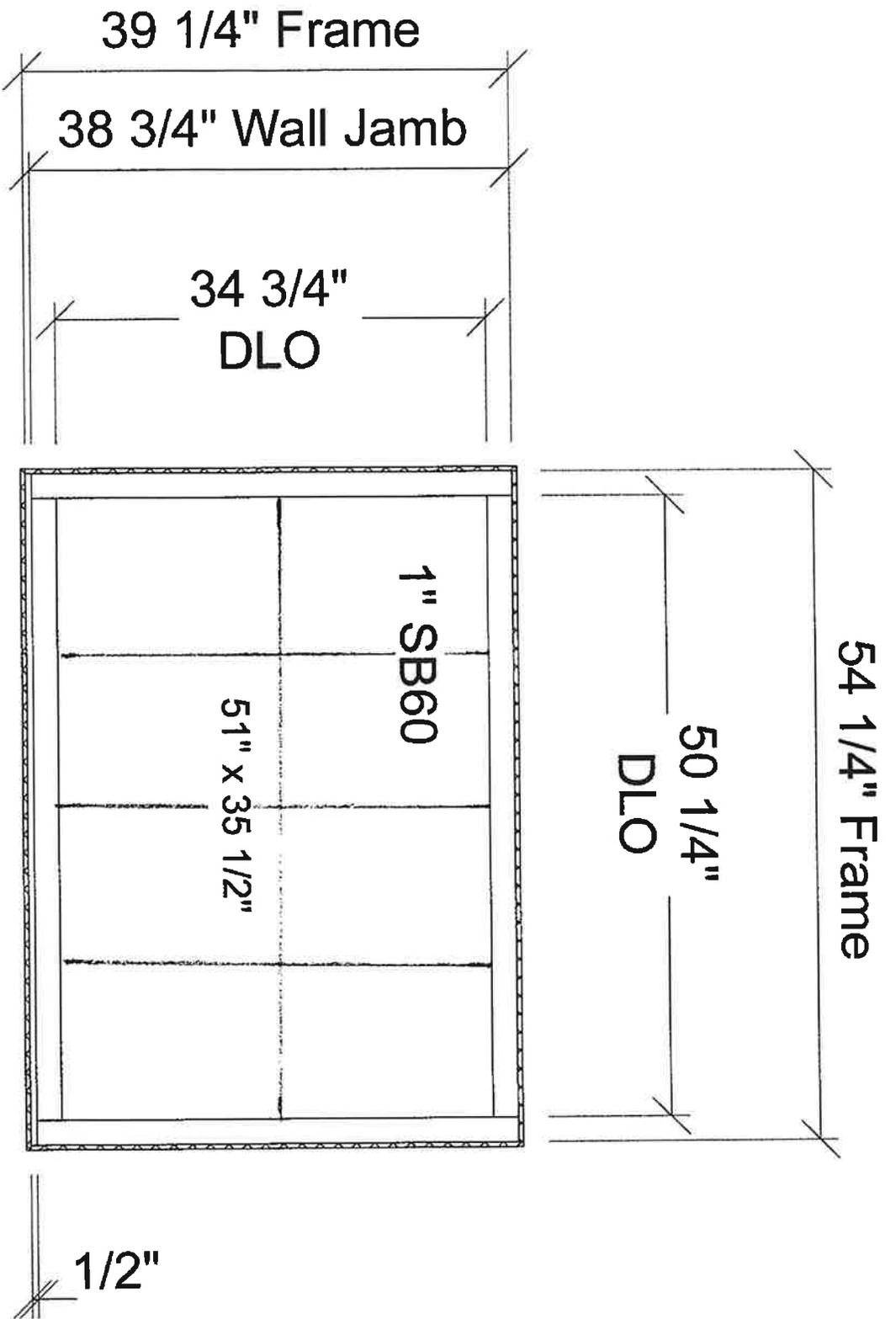




Insurance Market - Salisbury - Window A1 (8 Thus)  
 12/4/2023

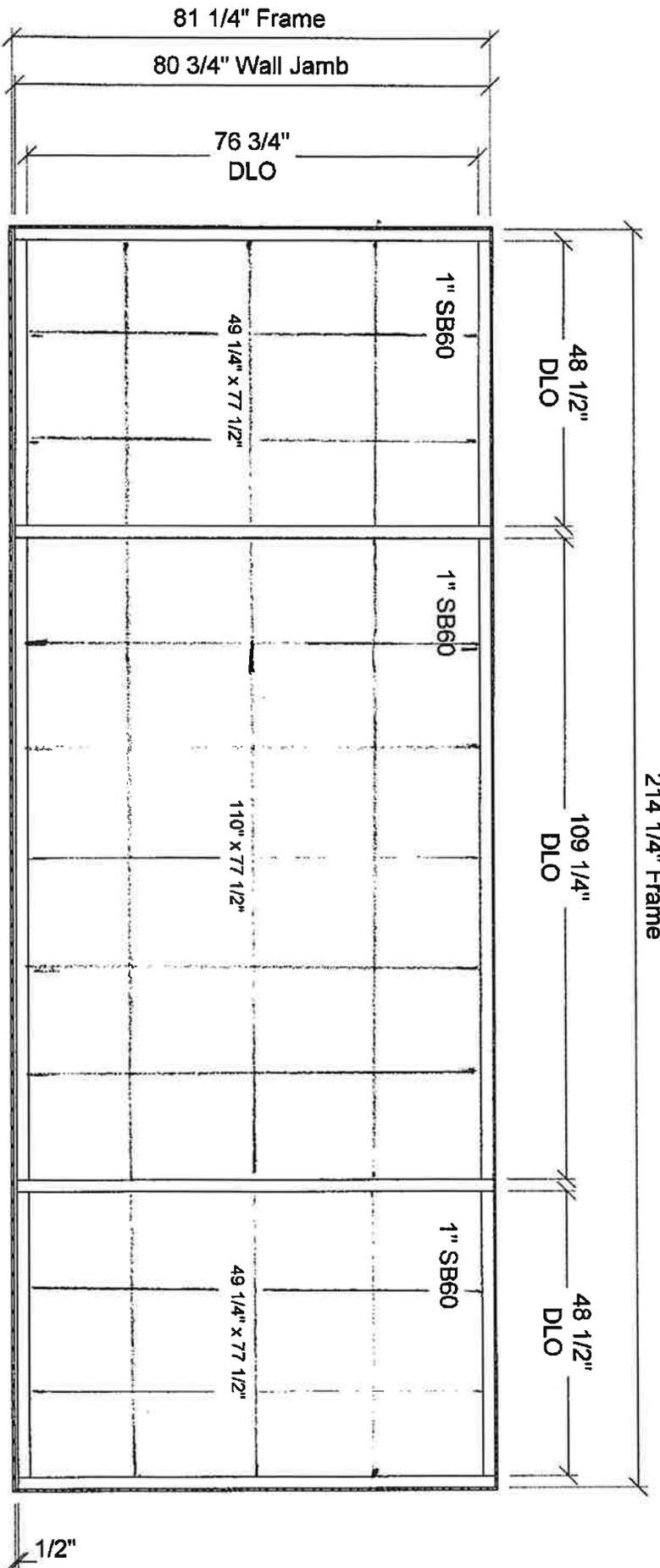


Insurance Market - Salisbury - Window B1 (3 Thus)  
 12/4/2023



1

Insurance Market - Salisbury - Window C1 (1 Thus)  
 12/4/2023



Insurance Market - Salisbury - Big Window (1 Thus)  
 11/30/2023

# Salisbury Historic District Commission

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## STAFF FINDINGS

### Meeting of March 27, 2024

<b>Case Number:</b>	#24-04
<b>Commission Considering:</b>	Alterations-Windows & Doors
<b>Owner Name:</b>	I M Properties 4 LLC
<b>Owners Address:</b>	109 Poplar Hill Ave Salisbury, MD 21801
<b>Applicant Name:</b>	Jim Hartstein/The Insurance Market Inc.
<b>Applicant's Address:</b>	109 Poplar Hill Ave Salisbury, MD 21801
<b>Agent/Contractor:</b>	Jim Hartstein/The Insurance Market Inc.
<b>Subject Property Address:</b>	109 Poplar Hill Ave
<b>Historic District:</b>	Newtown Historic District
<b>Use Category:</b>	Commercial
<b>Zoning Classification:</b>	Central Business District
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	1950
<b>Enclosed Area:</b>	2,504 sq. ft.
<b>Lot Size:</b>	5,950 sq. ft.
<b>Number of Stories:</b>	2

<b>Contributing Structure:</b>	Yes, determined 8/25/2010
<b>Wicomico County Historic Survey on file:</b>	No
<b>Nearby Properties on County Survey:</b>	No
<b>Properties included below but not limited to:</b>	N/A

**Explanation of Request:** The applicant is seeking approval to replace damaged doors and windows.

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

**Guideline 17:**

- a. Retain Historic Windows a. Maintain or restore the historic shape, size, alignment, pattern, and details of existing historic windows, particularly those in upper stories of commercial properties. (For guidelines on storefront windows, see the Storefronts Guidelines in the following section).
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked, if your budget allows.

**Guideline 18:** New Window Openings and Infill Altering window openings in historic facades alters the building’s historic appearance significantly, and is typically not appropriate, but may be considered in some situations.

- a. Avoid placing new openings on the front facade.
- b. If new openings are required for additional light, consider placing them on the rear or side elevations of the building or installing a skylight on a non-visible roof slope.
- c. Avoid infilling existing window openings on the front facade.
- d. Where recent changes have altered historic window openings, restoration of the historic configuration and materials is encouraged.

**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.

**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: Amanda Rodriquez  
Infrastructure and Development  
125 N Division Street, Suite 304  
Salisbury, MD 21801  
(410) 548-3170  
Date: March 27, 2024

Real Property Data Search ( )  
 Search Result for WICOMICO COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

**Special Tax Recapture:** None

**Account Identifier:** District - 05 Account Number - 015332

**Owner Information**

**Owner Name:** I M PROPERTIES 4 LLC **Use:** COMMERCIAL  
**Principal Residence:** NO  
**Mailing Address:** 109 POPLAR HILL AVE **Deed Reference:** /05028/ 00058  
 SALISBURY MD 21801-

**Location & Structure Information**

**Premises Address:** 109 POPLAR HILL AVE **Legal Description:** L-5,950 SQ FT  
 SALISBURY 21801-0000 109 POPLAR HILL AVE  
 CITY OF SALIS

**Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:**  
 0107 0015 0870 20002.23 0000 2023 **Plat Ref:**

**Town:** SALISBURY

**Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use**  
 1950 2,504 SF 5,950 SF

**StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements**  
 OFFICE BUILDING/ C3

**Value Information**

	Base Value	Value	Phase-in Assessments	
			As of 01/01/2023	As of 07/01/2023
<b>Land:</b>	61,400	61,400		As of 07/01/2024
<b>Improvements</b>	215,200	247,700		
<b>Total:</b>	276,600	309,100	287,433	298,267
<b>Preferential Land:</b>	0	0		

**Transfer Information**

**Seller:** I M PROPERTIES TWO LLC **Date:** 01/24/2022 **Price:** \$310,000  
**Type:** NON-ARMS LENGTH OTHER **Deed1:** /05028/ 00058 **Deed2:**  
**Seller:** LERCH JOHN R **Date:** 05/28/2014 **Price:** \$280,000  
**Type:** ARMS LENGTH IMPROVED **Deed1:** /03713/ 00246 **Deed2:**  
**Seller:** LERCH, JOHN R **Date:** 10/03/2002 **Price:** \$110,000  
**Type:** NON-ARMS LENGTH OTHER **Deed1:** /01972/ 00120 **Deed2:**

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	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:**