

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	May 22, 2024
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#24-10
Commission Considering:	Alterations, Demolition, New Construction – Rear Patio
Owner's Name:	Brant Krisewicz
Applicant Name:	Becker Morgan, Inc.
Agent/Contractor:	Becker Morgan. Inc.
Subject Property Address:	501 W Main St
Historic District:	Salisbury Historic District
Use Category:	Commercial
Chairman:	Mr. Scott Saxman
HDC Staff contact:	Amanda Rodriquez 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 4/18/24 (date)

Date Submitted: April 22, 2024

Date Accepted as Complete: _____

Subject Location: 501 W Main Street

Application by: Becker Morgan Group, Inc.

Applicant Address: 312 West Main St. Suite 300

Applicant Phone: 410.546.9100

Case #: 24-10

Action Required By (45 days): _____

Owner Name: Brant Krisewicz

Owner Address: 501 W Main Street, Salisbury MD

Owner Phone: 720-364-8642

Owner Email: brantmk@hotmail.com

Work Involves: ☒ Alterations ☒ New Construction ☐ Addition ☐ Other _____
☒ Demolition ☐ Sign ☐ Awning Estimated Cost \$100,000

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

The project involves converting the existing rear storage area and patio of Mad Hatter Cafe into a coffee shop. Alterations will be made to the existing storage space to add a new glass entry door (Andersen 400 Series) and gas strut flip up window (basis of design - ActivWall) at the street facing elevation and new openings for patron service on the elevation facing the existing parking lot. The existing privacy fence will be demolished and a new half height brick wall (brick color to match existing building) will be built in its place. A new roof structure will be constructed over the patio area and a portion of the storage space with standing seam metal roofing and Azek wrapped support columns. Transparent vinyl roll down enclosures (basis of design - Southern Patio Enclosures) will be installed between the column bays to combat inclement weather.

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 May 22, 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 Brant Krisewicz Date 4/18/24

Application Processor (Date)

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

Existing Patio Perspective



Existing Storage Space Perspective



Mad Dash Coffee – Existing Photos

Street Facing Perspective – Existing storage space entrance



Parking Lot Perspective – Existing patio privacy fence



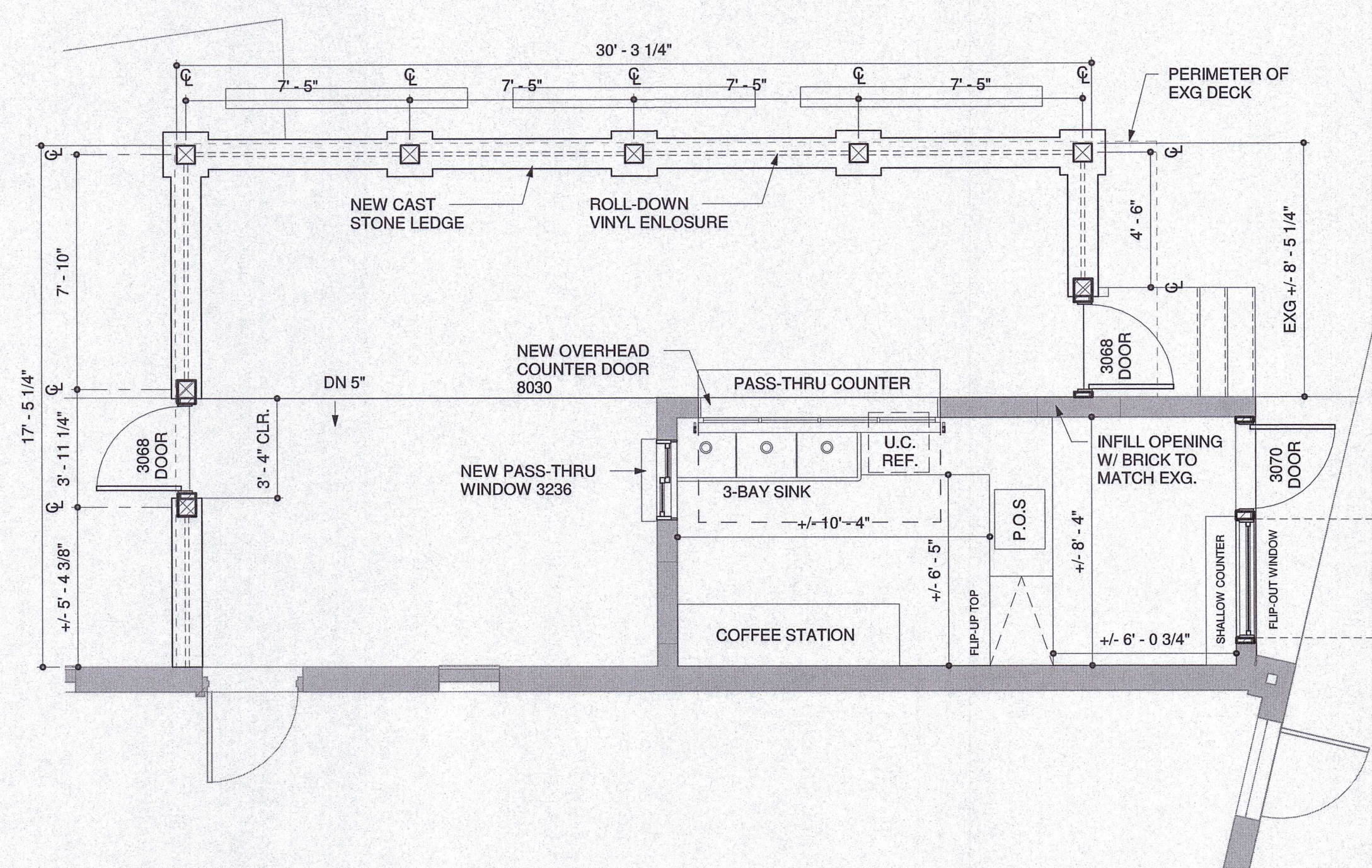








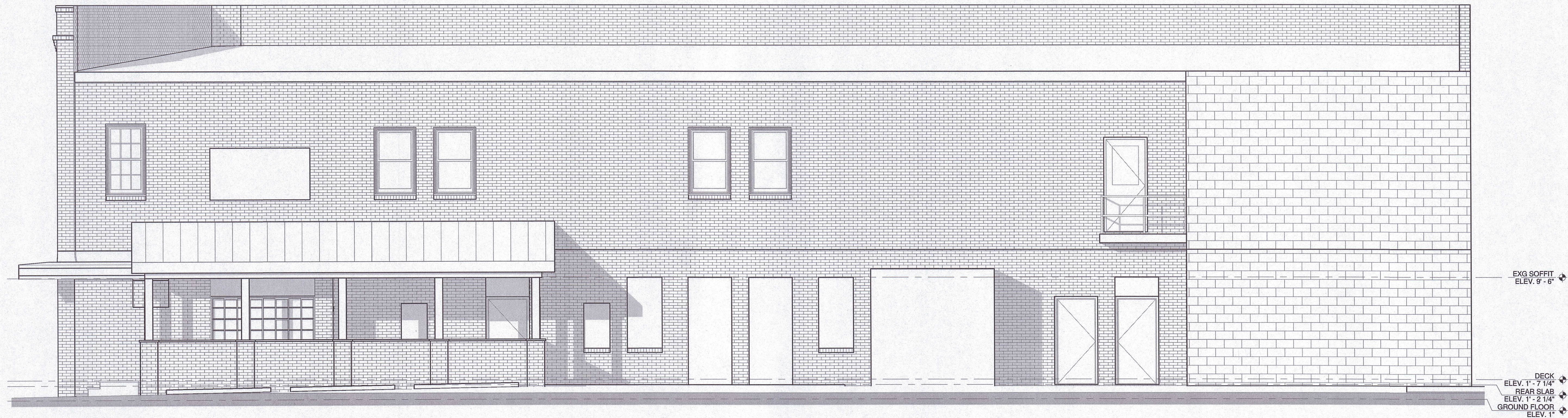




1 PROPOSED FLOOR PLAN SCALE: 1/4" = 1'-0"

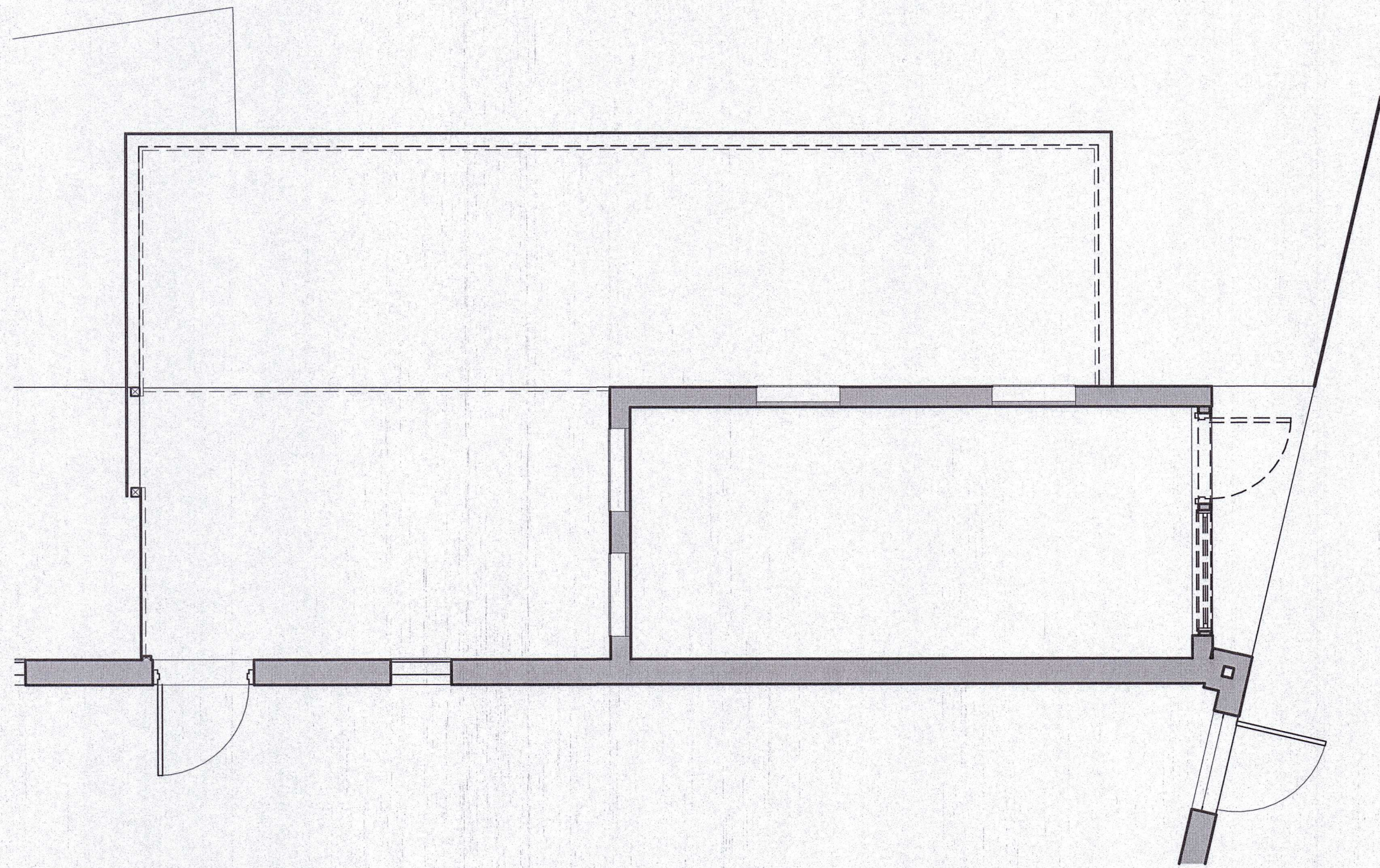


2 EAST ELEVATION



3 NORTH ELEVATION

[illegible]



1 EXG FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXG EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXG NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BECKER
MORGAN
GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 S Governors Ave
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

MAD DASH
COFFEE SHOP

501 W MAIN ST - UNIT B
SALISBURY, MD 21801

SHEET TITLE

EXG PLAN AND
ELEVATIONS

ISSUE BLOCK

Mark	Date	Description
PROJECT NO: 2024048.00		
DATE: 2024.04.22		
SCALE: 1/4" = 1'-0"		
DRAWN BY: AKB PROJ MGR: DJB		

AD101
COPYRIGHT © 2021

4/22/2024 8:42:33 AM AutoCAD Docx/Mad Dash Coffee Shop/2024048001.dwg



BUILT TO PERFORM BEAUTIFULLY

400 Series patio doors designed to bring nature's beauty inside while enhancing the style and personality of your home. With traditional design and modern performance, they're our best-selling patio doors offering time-tested classic wood craftsmanship.



- Virtually maintenance-free
- Perma-Shield® exteriors are low maintenance and never need painting
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstrip is designed to help seal out drafts, wind and water
- Frenchwood® gliding patio doors feature adjustable ball-bearing rollers for smooth, long-lasting* gliding operation
- Frenchwood hinged patio doors feature adjustable hinges for long-lasting* performance
- Add style with grilles, exterior trim, art glass or patterned glass

PRODUCT TYPES

- Frenchwood gliding patio doors
- Frenchwood hinged inswing patio doors
- Frenchwood patio door sidelights & transoms



400 SERIES Patio Doors

PRODUCT OPTIONS

GLASS OPTIONS

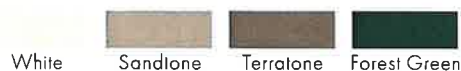
All patio doors feature tempered glass.

- Low-E4[®] glass
- Low-E4 glass with HeatLock[®] Technology
- Low-E4 Sun glass
- Low-E4 SmartSun[™] glass
- Low-E4 SmartSun glass with HeatLock Technology

Additional glass options, including blinds between-the-glass, are available. Contact your Andersen supplier for availability.



EXTERIOR OPTIONS



INTERIOR OPTIONS



*Maple and oak wood species are available on 400 Series Frenchwood[®] patio doors only. Naturally occurring variations in grain, color and texture of wood make each door one of a kind. All wood interiors are unfinished unless prefinished white is specified.

HARDWARE OPTIONS**

YUMA[®]



ENCINO[®]



NEWBURY[®]



ANVERS[®]



ALBANY[®]



TRIBECA[®]



Bold name denotes finish shown.

FSB[®] HARDWARE

FSB hardware available in a black anodized aluminum or satin stainless steel finish.



HARDWARE FINISHES



For more information, visit andersenwindows.com/400series

**Hardware is sold separately.

†FSB style 1102 is not available in black anodized aluminum.

Tribeca and Albany hardware are zinc die cast with powder-coat durable finish. Yuma, Encino, Newbury and Anvers are solid forged brass. FSB is stainless steel or aluminum. Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty. Matching hinges available in most finishes for inswing patio doors, excludes FSB.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

"Andersen" and all other marks where denoted are trademarks of Andersen Corporation. ©2022 Andersen Corporation. All rights reserved. 03/22



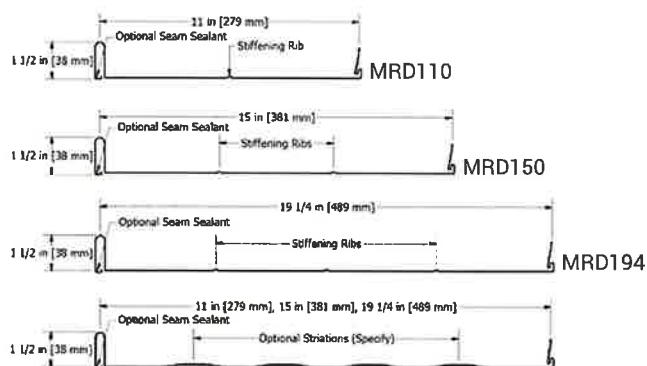
Stiffening Ribs



Without Ribs



Striations



DUTCH SEAM®

SKU: MRD110, MRD150, MRD194

MATERIAL

.032, .040 aluminum
24, 22* ga. metallic coated steel
24 ga. 55% Al-Zn alloy coated steel with acrylic coating
16, 20 oz. copper*
.8 mm zinc* (MRD110 only)

PANEL SPECS

Coverage: 11", 15", 19 1/4"
(stiffening ribs standard, specify without ribs or with striations)
Minimum Length: 2'-0"
Seam Height: 1 1/2"

AVAILABLE

Tapered

TEXTURE

Smooth or Stucco Embossed

MINIMUM SLOPE

2:12

www.atas.com/dutchseam

COLONIAL SEAM®

SKU: HCS120, HCS160, HCH110, HCH150

MATERIAL

.032 aluminum
24 ga. metallic coated steel

PANEL SPECS

Coverage: 11 3/8", 12 3/8", 15 3/8", 16 3/8" (plank ribs or striations optional)
Minimum Length: 2'-0"
Maximum Length: 20'-0" for aluminum, 25'-0" for steel
Seam Height: 1", 1 1/2"

AVAILABLE

Factory panel pre-notching available.
Contact ATAS for specifics.

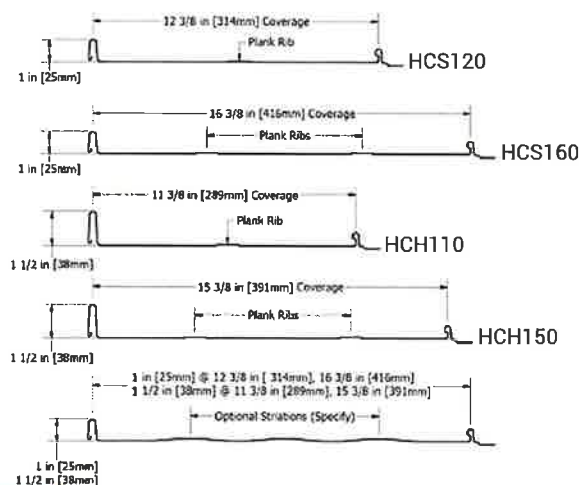
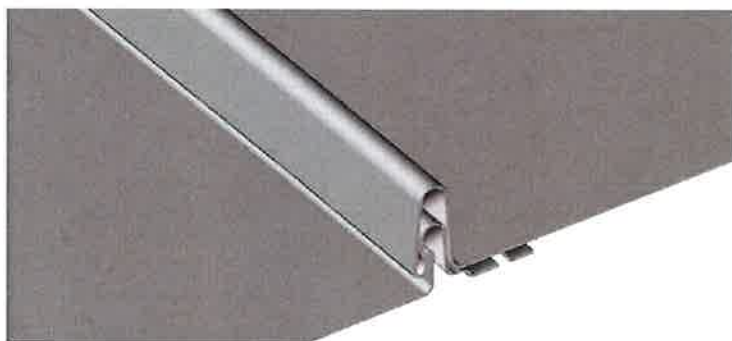
TEXTURE

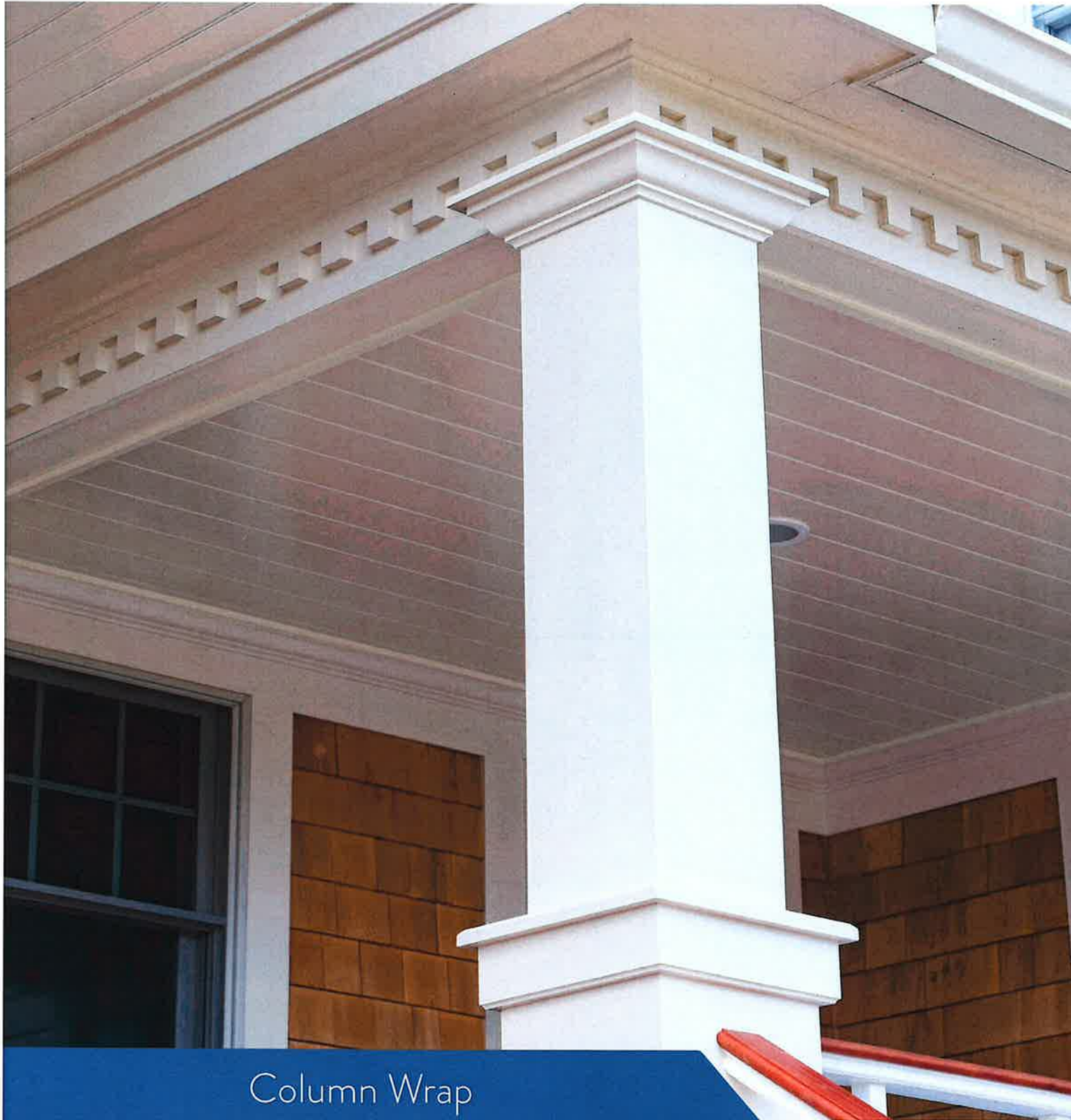
Smooth or Stucco Embossed

MINIMUM SLOPE

3:12

www.atas.com/colonialseam





Column Wrap
Installation Guide

WARNING! Please read all instructions completely before starting any part of the installation.

- AZEK Column Wraps are not structural and are not intended for load bearing applications.
- Manufactured edges of the column wrap are sharp and should be handled with care.
- AZEK Column Wrap should be installed in accordance with the local building codes and the installation guidelines included below. AZEK Building Products Inc. accepts no liability or responsibility for the improper installation of this product. Failure to install AZEK Column Wrap in accordance with applicable building codes and this Installation Guide may lead to personal injury, affect product performance and void the product warranty.
- AZEK Column Wrap may not be suitable for every application. It is the sole responsibility of the installer to be sure that AZEK Column Wraps are fit for the intended use. Since all installations are unique, it is also the installer's responsibility to determine specific requirements in regards

- to each application.
- AZEK Exteriors recommends that all applications be reviewed by a licensed architect, engineer, or local building official before installation. If you have any questions or need further assistance, please call AZEK Customer Service at 877-ASK-AZEK (877-275-2935) or visit our website at www.AZEKexteriors.com.

Storage & Handling

- Care should be taken in handling the individually wrapped column wraps to prevent tearing of tape or cracking at miter lock corner joints.
- Store AZEK Column Wrap on a flat level surface.
- Since AZEK Trim products are more flexible than wood, they may conform to uneven surfaces. Ensure that storage areas, as well as all framing and substructures, are flat and level to minimize uneven surfaces.
- AZEK Column Wrap has a density comparable to pine and should be handled in similar fashion as pine to avoid damage.
- Units of AZEK products are shipped from the manufacturer in a protective covering. If covering has been removed, take care to keep product free of dirt and debris at jobsite. If product gets dirty, clean after installation.

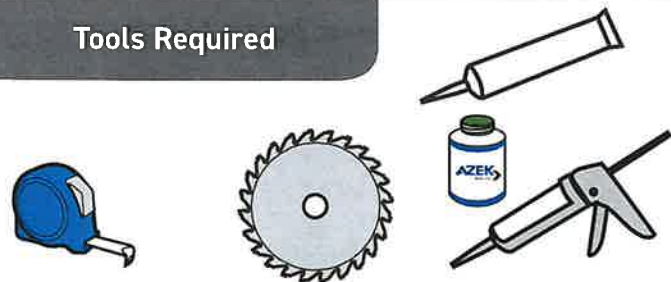
Cutting

- AZEK Column Wrap can be cut using the same tools used to cut lumber.
- Carbide tipped blades designed to cut wood work well. Avoid using fine tooth metal cutting blades.
- Rough edges from cutting may be caused by excessive friction, poor board support, worn or improper tooling.

Fastening

- For best results, use fasteners designed for wood trim and wood siding. These fasteners have a thinner shank, blunt point, and full round head.
- To take advantage of the performance of AZEK products, use a highly durable fastener such as stainless steel or hot dipped galvanized.
- The fasteners should be long enough to penetrate the solid wood substrate a minimum of 1 1/2".
- Standard nail guns work well with AZEK Trim products. If using pneumatic tools, the air pressure should be regulated so fasteners slightly penetrate the surface.
- AZEK COLUMN WRAP FASTENING CONSIDERATIONS (Use one of the following):
 - #7 trim screw
 - 16 gauge T-nail
 - 15 gauge round head
 - Fasteners should be a minimum of 1 1/2" in length

Tools Required



Gluing

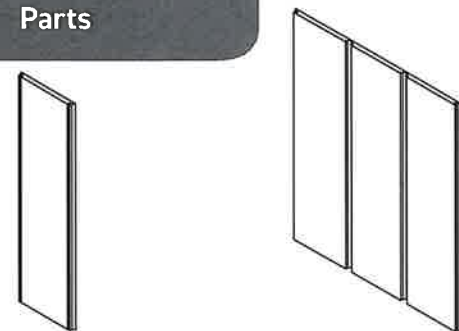
- For best results, eliminate debris from grooved joints prior to applying glue so that joints can maintain good contact with each other.
- For best results, apply adhesive to all joints to prevent joint separation.
- The glued joint should be secured to allow adequate bonding time. Do not use a fastener to secure the joint.
- AZEK Adhesive has a working time of approximately 10 minutes and will be fully cured in at least 24 hours.
- If standard PVC cements are used, these products typically cure quickly which will result in limited working time and may reduce adhesive strength.

Painting

- AZEK Column Wrap does not require paint for protection, but accepts and holds paint very well.
- If you choose to paint, use a 100% acrylic latex paint with colors having a Light Reflective Value (LRV) of 55 or higher.
- For darker colors (LRV of 54 or lower) use paints with heat reflective characteristics specifically formulated for use on vinyl/PVC products. These paints/coatings are designed to reduce excessive heat gain.
- WARNING: It is recommended that should you choose to paint a darker color (LRV of 54 or lower) all aforementioned installation steps should be followed.
- Follow the paint manufacturers recommendations for use and compatibility with AZEK Column Wrap.
- AZEK Column Wrap surfaces must be clean, dry, and void of any foreign material such as dirt, oil, grease or other contaminants that may come from normal handling, storage and/or installation prior to painting.
- Moisture cycling is a main reason for paint failure on wood. Since AZEK material absorbs almost no moisture, paints last longer on AZEK products than it does on wood.
- Since AZEK products have almost no moisture absorption, paints may take longer to cure on AZEK material than on wood. Generally paints on AZEK products will be dry to the touch quickly, but may take up to 30 days to fully cure depending on the humidity and temperature.

<https://azekexteriors.com/resources/painting>

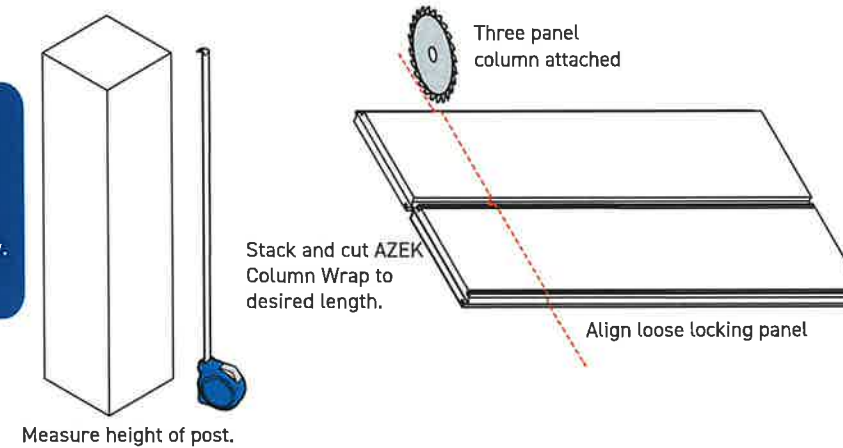
Parts



1

MEASURE POST HEIGHT AND CUT COLUMN WRAP TO DESIRED LENGTH

Make sure three connected panels and locking panel are cut evenly.



2

INSTALL SHIMS TO POST IF NEEDED

(Optional)

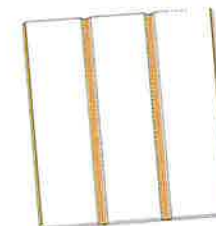


If necessary, install thin shims to the top, middle and bottom of the structural post so that the Column Wrap fits tightly around the structural post. Shim all four (4) sides evenly to maintain equal spacing around the post. Be sure the shimmed outside dimensions are no wider than the inside dimensions of the AZEK Column Wrap.

3

ADD ADHESIVE TO THREE PANEL COLUMN WRAP

Apply adhesive in the orange areas.



Apply a small bead of Cellular PVC adhesive to the bead/groove corner joints and grooved female ends of the three panel column wrap.

Acceptable Adhesives:

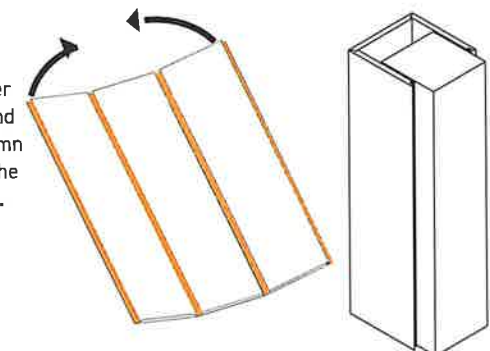
- AZEK Adhesive
- Devcon Trimbond
- Extreme Adhesives (Fast Cure)
- OSI TeQBond

Warning: Do not apply excessive adhesive to corner joints.

4

PLACE THREE PANEL COLUMN WRAP AROUND POST

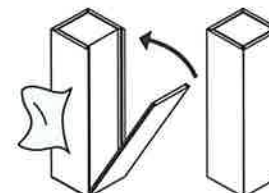
Fold and lock panels together horizontally and place the column wrap around the post as shown.



5

SNAP THE LOCKING PANEL TO THE THREE PANEL COLUMN WRAP

Start at the bottom of the three panel AZEK Column Wrap.



Fit the tongue of the locking panel into the grooved ends of the folded three connected panels. Carefully apply pressure with a clean rag so it snaps into place. Secure/clamp Column Wrap to allow adhesive to cure.

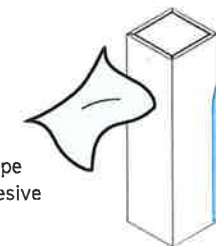
6

WIPE EXCESS ADHESIVE OFF WITH CLEAN RAG

Remove tape from joint prior to full cure and wipe excess adhesive off edges.

Note:

When using AZEK Column Wrap around a post in a railing application, solid blocking must be attached between the post and the AZEK Column Wrap. Refer to your local building code for details.

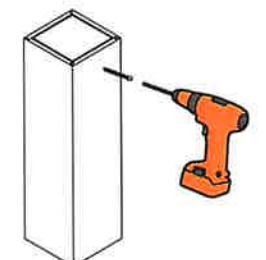


7

FASTEN COLUMN WRAP TO POST / EASE EDGES

(Optional)

Column Wrap may be fastened to the post using stainless steel nails or exterior grade screws. Nail or screw holes can be easily filled using a sealant or comparable products formulated specifically for use with cellular PVC.



If possible position fasteners where they can be covered by mouldings.

Recommendation: Use hand held Slickplane® tool to ease edges after tape is removed.



Slickplane® Tool

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of May 22, 2024

Case Number:	#24-10
Commission Considering:	Alterations, Demolition, New Construction – Rear Patio
Owner Name: Owners Address:	Brant Krisewicz 501 W Main St, Salisbury, MD 21801
Applicant Name:	Becker Morgan, Inc
Applicant's Address:	312 W Main St, Suite 300 Salisbury, MD 21801
Agent/Contractor:	Becker Morgan
Subject Property Address:	501 W Main Street
Historic District:	Downtown Historic District
Use Category:	Commercial/Residential
Zoning Classification:	Central Business District
Structure / Site Description:	
Built Date:	1927
Enclosed Area:	5,044 sq. ft.
Lot Size:	7,778 sq. ft.
Number of Stories:	Undetermined
Contributing Structure:	Contributing, 05/26/2010

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes

Properties included below but not limited to:

WI-271– 110 W Main Street—Wicomico News Building

Explanation of Request: The applicant is seeking approval to convert the existing storage area and patio at the rear of Mad Hatter into a Coffee Shop.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Exterior Walls

Guideline 8: New Exterior Walls

- a. For additions to existing structures, select building materials that are in keeping with materials used on the primary building.
- b. For new construction, select building materials that are in keeping with materials used on the block.
- c. For masonry walls, use bricks of similar size, color, and texture to those used historically. Concrete block and jumbo brick are not appropriate to the character of the Downtown Historic District.
- d. Wood surfaces were historically painted. Unpainted wood surfaces are not historically appropriate, and are not durable.

Doors

Guideline 23: Doors for Additions and New Construction a. Doors on additions to historic buildings should be complimentary to the style, scale, and design of the doors on the main body of the historic building. b. Doors on new construction in the historic district should be complimentary to the style, scale, and design of the doors on the main body of the new building and complimentary to those throughout the district.

Windows

Windows are one of the most important architectural elements of the building façade. The decorative elements of windows, such as the sash, muntins and sill, as well as the wood or masonry materials that surround them, are designed to complement the exterior detailing of the building. When properly maintained, historic wood windows can have a serviceable

life of 150 years+, however in cases where neglect or other factors have necessitated their replacement, many suitable replacement options exist. While replacement in-kind is generally preferred, new wood windows are often not of the same quality as historic wood windows due to the unavailability of old growth lumber.

Vinyl windows are generally not manufactured in historic proportions and are not appropriate replacement windows for contributing historic properties. Wood, aluminum, aluminum clad wood, and fiberglass are potentially appropriate replacement materials and may be approved if the appearance is complimentary to the existing historic windows and architectural style. For additional information on substitute materials, see Appendix B.

While many windows are replaced under the guise of “energy efficiency,” historic windows, when properly maintained and with appropriate storm windows, can be just as efficient as modern windows. Weatherstripping and caulking can be used to improve the thermal and acoustic performance of an existing window.

Guideline 17: 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.

Roofing and Chimneys

The roof is one of the prominent defining features of historic buildings. Historic roof shapes and elements such as chimneys, gables, dormers, and steeples are important character defining features. In the Downtown Historic District, many historic roofs are flat and therefore not visible from street-level. The most commonly observed roofing systems in the Camden and Newtown Historic Districts are shingles and built-up roof applications for pitched and flat roofs, respectively.

A roof's original shape and pitch should be retained. The construction of new dormers should be carefully considered so as to not compromise the original design of the house. If a dormer is added, its size, design, and placement should be in scale with the overall size of the building, its siding and roofing materials should match those on the rest of the house, and its window should be consistent with the existing windows on the house in style, orientation and material. Other alterations, such as roof decks, vents, skylights and mechanical and electrical equipment should be installed so that they are not visible from the public right-of-way and do not damage historic fabric.

Roof systems are selected and assembled to resist the environmental forces of nature such as rain, snow, wind, solar radiation and gravity loads. Roof gutters, and downspouts constitute a system where water is collected, transported and removed from the building. Neglect of or damage to any one of the roof components can keep this water-removal system from working properly and cause serious damage to the walls, ceiling, foundations and floors of the building.

Roof drainage is one of the most important elements of the roof system. Gutters and downspouts should be examined annually. Remove all rotted wood or rusted metal gutters and replace. Aluminum with a baked-on color finish does not rust as quickly as galvanized materials and requires less frequent painting.

Gutters and downspouts should be regularly cleaned and kept in good condition. Downspouts should be inconspicuously located on the exterior of the house and be compatible in color with that of the exterior of the building.

A variety of roof shapes are found throughout Salisbury's Historic Districts.

Guideline 24: Roofing Material In-kind replacement of roofing materials is always preferable to replacement with a new material, however, this is not always feasible. Standing seam metal in copper, tin, or terne coated steel are traditional materials which can be replaced with new versions provided that they are flat and of a uniform color and texture. Asphalt, asphalt shingles, and mineral fiber slate may be appropriate substitutes for many traditional materials.

a. Retain and repair the historic roof material when feasible. b. Where replacement is necessary, match the historic materials as closely as possible in terms of material, size, color, and pattern.

c. Requests for substitute roofing materials will be reviewed on a case-by-case basis.

d. When asphalt shingles are used to replace wood or slate, heavy weight architectural shingles which provide depth and variation, and which match the shape of the historic materials, are preferred.

e. Roofing materials on additions should match or mimic the material on the main body of the historic building.

f. Roofing materials on new construction should be consistent with the prevalent roofing material on surrounding buildings.

g. Repair of isolated sections of a roof must match the existing tiles in material composition, style, size and color.

Best Choice: Replace a slate roof with new or salvaged slate.

Good Alternative: Replace a slate roof with new synthetic slate shingles which mimic the texture and pattern of the historic slate roof.

Not Appropriate: Replacing a slate roof with a new standing seam metal roof

GUIDELINES FOR COMMERCIAL PROPERTIES

Roofing and Chimneys

Please see the preceding section, Universal Guidelines, for additional guidelines on Roofing and Chimneys.

Guideline 43: Roof Shape and Slope

a. Preserve the historic shape and slope of the roof.

b. Roof shapes on additions should be consistent with the architectural style of the main building. For example, additions on buildings with flat roofs would generally have had a flat roof.

c. On new buildings, roof shapes should be consistent with those found historically throughout the district. Most buildings in the Downtown Historic District have flat roofs or flat parapets with roofs that slope away from the street. Roof types associated with residential properties, like gables and mansards, are inappropriate for the commercial district.

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: Jennifer Jean
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170

Date: May 22, 2024

WI-330

Franklin 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: 08-29-2003

WI-330
Franklin Hotel
Salisbury
Private

1930

Prominently marking the intersection of West Main and Lake streets on the west side of Salisbury's business district, the Franklin Hotel is a two-story, thirteen-bay by six-bay brick building distinguished by a series of recessed commercial fronts and arched window openings on the second floor. The principal entrance is located on the southeast corner of the old hotel, which is dated to 1930 by a large concrete plaque fixed in the top of the chamfered corner of the rectangular structure. At the second floor level there is a second concrete plaque embossed with the label "Mainlake Building." The stretcher bond street elevations are topped by a parapet wall accented with corbeled brickwork.

While housing a variety of businesses in the series of store fronts along West Main Street over the years, the two-story brick building is best known as the Franklin Hotel, where modest rooms were available to the scores traveling salesmen, sailors, and visitors who needed overnight lodging. The building was erected by the Larmar Corporation, an early twentieth century development company headed by J. H. Larmore.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Franklin Hotel

MHT INVENTORY NUMBER: WI-330

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): Hotel

**Maryland Historical Trust
State Historic Sites Inventory Form**

**MARYLAND INVENTORY OF
HISTORIC PROPERTIES**

Survey No. WI-330

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Franklin Hotel

and/or common

2. Location

street & number 501 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 checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

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

name City of Salisbury

street & number P. O. Box 4118 telephone no.:

city, town Salisbury state and zip code MD 21801

5. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court Map 106, P. 3273
liber 1164

street & number Wicomico County Courthouse folio 858

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-330

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

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

The Franklin Hotel, also known as the Mainlake Building, stands at 501 West Main Street on the west side of Salisbury, Wicomico County, Maryland. The two-story brick commercial block, built with a corner entrance, is oriented to the intersection of West Main and Lake streets.

Dated to 1930 by a concrete plaque, the two-story commercial block has a thirteen bay exposure on West Main Street and a six-bay exposure on Lake Street. The stretcher and common bond walls rise to a parapet roof that disguises the low sloping shed roof.

The south West Main Street elevation consists of a series of recessed commercial fronts on the first floor and thirteen evenly spaced window openings on the second floor. Each recessed commercial entrance bay is distinguished by large plate glass display windows on each side of a glazed front door. A soldier course of bricks span the commercial bays. The second floor windows, each featuring a round headed arch, are boarded up. The upper wall surface is marked by slightly corbeled brickwork under the parapet wall. The southeast corner of the building is cut in order to facilitate the corner entrance to the main commercial space. The recessed entrance door is flanked by sidelights, and the ceiling is covered with diagonal, beveled edge boards. Fixed in the wall above the entrance are two concrete plaques, one with the date "1930" and the other with the name "Mainlake Building."

The east Lake Street elevation is six bays across. A commercial entrance on the first floor has been bricked up, but the soldier course that spanned the former opening is clearly visible. The second floor is marked by six round arched windows that are currently boarded over.

The west side elevation is laid in seven to nine-course common bond with a stepped parapet wall decreasing in elevation towards the back of the building. Four boarded over windows light the second floor.

The north (rear) elevation is an asymmetrical wall of doors and windows. The brick is laid in seven to nine-course common bond. Attached to the northwest corner is a two-story concrete block addition.

8. Significance

Survey No. WI-330

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	Builder/Architect
check: Applicable Criteria: <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.

Prominently marking the intersection of West Main and Lake streets on the west side of Salisbury's business district, the Franklin Hotel is a two-story, thirteen-bay by six-bay brick building distinguished by a series of recessed commercial fronts and arched window openings on the second floor. The principal entrance is located on the southeast corner of the old hotel, which is dated to 1930 by a large concrete plaque fixed in the top of the chamfered corner of the rectangular structure. At the second floor level there is a second concrete plaque embossed with the label "Mainlake Building." The stretcher bond street elevations are topped by a parapet wall accented with corbeled brickwork.

While housing a variety of businesses in the series of store fronts along West Main Street over the years, the two-story brick building is best known as the Franklin Hotel, where modest rooms were available to the scores traveling salesmen, sailors, and visitors who needed overnight lodging. The building was erected by the Lamar Corporation, an early twentieth century development company headed by J. H. Larmore.

The building is a significant element of Salisbury's West Main Street business district and is qualifies for listing in *Category A*, which identifies buildings that must be preserved due to their architectural and historical significance.

9. Major Bibliographical References

Survey No. WI-330

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting NorthingB

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Zone Easting NorthingC

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D

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G

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H

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Verbal boundary description and justification _____

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

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

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

11. Form Prepared By

name/title Paul B. Touart, Architectural Historian

organization Private Consultant

date 1/15/98

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

WI-330
Franklin Hotel
West Main and Lake Streets
Salisbury, Wicomico County, Maryland
Chain of title

Map 106, Parcel 3273

1164/858

Gladys D. Church

to

City of Salisbury

Lot No. 2 as laid down on plat IDT 160/422

A J S 876/846

Larmar Corporation

to

6/1/1977

Earl C. Church
Gladys D. Church

IDT 160/420

Mary A. Wroten

to

12/4/1929

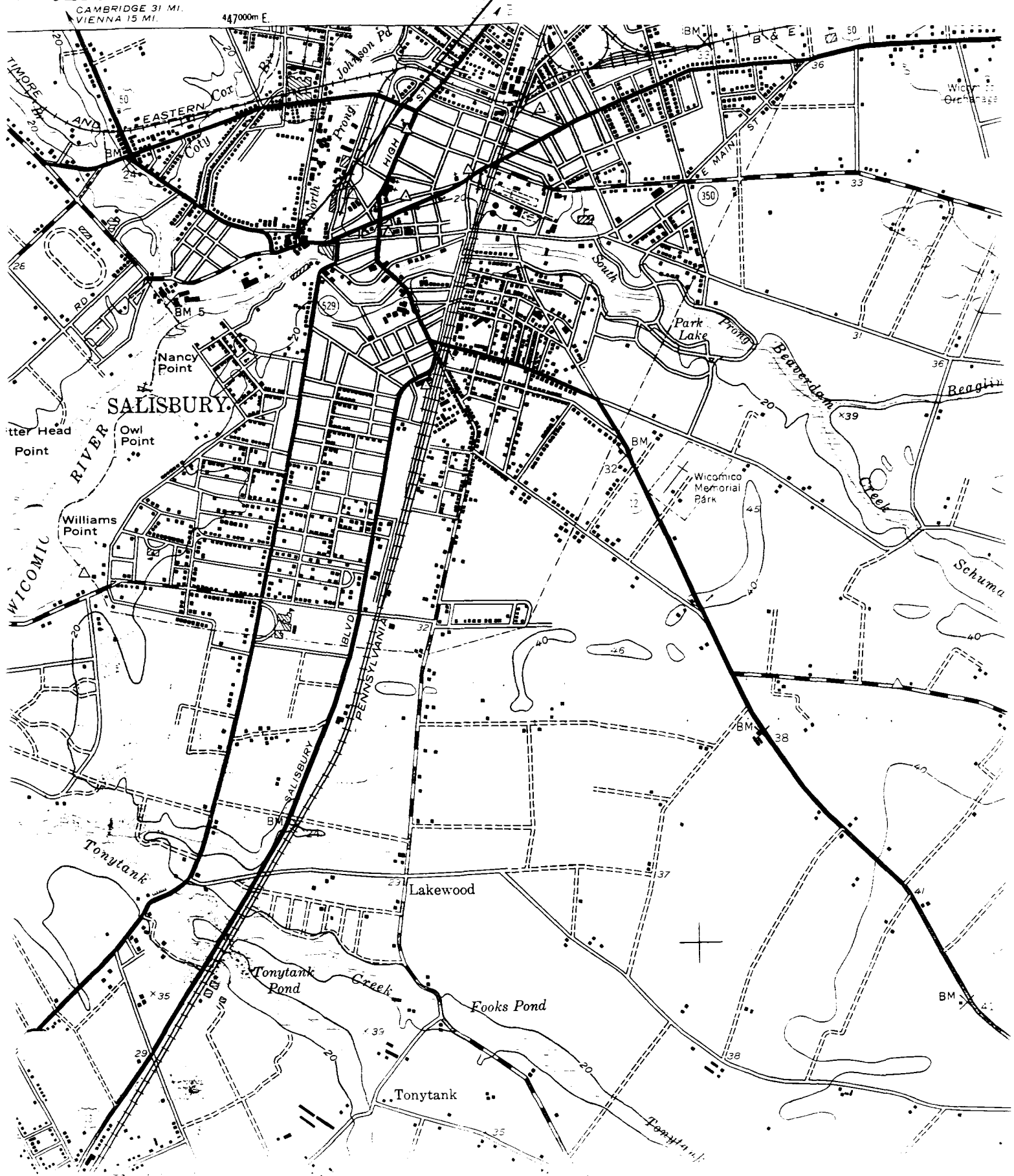
Larmar Corporation

Lot No. 2, Surveyed for J. H. Larmore

WI-330
Franklin Hotel

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

Salisbury, Maryland Quadrangle
1942





Phyllanthus Hymn

SOUTH ELEVATION

122



W1-330

FRANCIS - 1999

SALISBURY, WISCONSIN Co., WI

SOUTHEAST ELEVATION

1/99, PAUL TOUAT PHOTOGRAPHIC

NEG. / DR. HISTORICAL TRUST

2 of 2

WI-271

Wicomico News 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.

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Last Updated: 08-29-2003

WI-271
Old Wicomico News Building
Salisbury
Private

Early 20th century, 1920

The three-story, English bond brick storefront with stone facings that frame the paired window openings was erected in 1920 as part of an effort to redesign and enlarge an early twentieth century law office. Classified under the Renaissance Revival, the 1920 facade included a large datestone above a heavy stone cornice featuring acanthus decorated console brackets and a row of egg-and-dart molding. While the first floor has been reworked, it originally included classical stone entrances and an elaborate first floor frieze decorated with classical swags and urns. Small panels above the second and third floor windows still survive with similar classical motifs. Despite the loss of the first floor features, the building still retains a large percentage of its architectural interest.

For a large portion of its existence, this building has housed a newspaper office. In January 1920, the News Publishing Company of Salisbury purchased what was then known as the Woodcock & Webb building with plans to remodel and enlarge the former law office. A few months prior, the News Publishing Company had been organized following the acquisition of the Brewington Bros. Co., which had published the *Wicomico News* since 1887. On January 15, 1920, a short article in the *Wicomico News* verified the construction plans by stating:

At the rear of their recently purchased three story brick building the News

Publishing Company will erect a brick addition with a frontage on Camden Street. This addition will cover the entire rear of the Woodcock & Webb lot and will be about 26 feet wide and 76 feet deep. The entire addition and the ground floor of the present building, which fronts Main Street, will be occupied by the News Publishing company in its newspaper and job printing business.

Preparations for the relocation of the newspaper office and printing room were stretched over the next six months with occupation planned for the summer. The *Wicomico News* was assembled and printed in this building until the late 1930s, when it was acquired by the Brush-Moore Newspapers, Inc. of Canton, Ohio, and merged with the Salisbury *Times*. The Salisbury *Times and Wicomico News*, and later, the Salisbury *Times and Shoreman's Daily*, were written and printed here until a new newspaper office was built in the mid 1950s.

RESOURCE NAME: Wicomico News Building

MHT INVENTORY NUMBER: WI-271

MHT INVENTORY NUMBER: WI-271

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): Commercial Block

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. WI-271

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Wicomico News Building

and/or common

2. Location

street & number 110 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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

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

name Peninsula Bank

street & number P. O. Box 219 telephone no.:

city, town Princess Anne state and zip code MD 21853

5. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court Map 107, p. 1051
liber 1264

street & number Wicomico County Courthouse folio 189

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-271

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

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

The old Wicomico News Building, now owned by Peninsula Bank and housing its administrative offices, is a three-story, two-bay brick commercial block located at 110 West Main Street on the Downtown Plaza of Salisbury, Wicomico County, Maryland. The building faces north with contemporaneous commercial block flanking it on each side.

Estimated to date to the first decade of the twentieth century, the core structure of the Wicomico News Building was enlarged and restyled in 1920 and documented to that year with a datestone fixed at the top of the wall surface. The West Main Street elevation is reflective of the Renaissance Revival style. The first floor has been reworked to suit a modern office space, whereas the second and third floors remain essentially unaltered. The front brick wall is laid in English bond with two pairs of window openings on the second and third floors. The windows are framed by wide stone facings and a heavy stone mullion that divides the nine-over-one sash windows. Fixed above each set of windows is a decorative center panel. A carved urn and scroll motif in classical form is featured in each panel. Nine-over-one replacement windows have been introduced on the second floor, while the original nine-over-one sash remain on the third floor. The entire window bay is distinguished by slight projection in the brick wall surface.

The top of the wall is finished with a large stone entablature below a capped parapet. Large foliated consoles are fixed under the cornice. Stretching across the entablature below the consoles is an egg-and-dart molding. A plain frieze finishes the entablature composition. The 1920 datestone is centered above the entablature.

The east side elevation is obscured by the adjacent commercial block, and there is a narrow alley on the west side.

The interior was not seen.

8. Significance

Survey No. WI-271

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	Builder/Architect
1920	
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.

The three-story, English bond brick storefront with stone facings that frame the paired window openings was erected in 1920 as part of an effort to redesign and enlarge a early twentieth century law office. Classified under the Renaissance Revival, the 1920 facade included a large datestone above a heavy stone cornice featuring acanthus decorated console brackets and a row of egg-and-dart molding. While the first floor has been reworked, it originally included classical stone entrances and an elaborate first floor frieze decorated with classical swags and urns. Small panels above the second and third floor windows still survive with similar classical motifs. Despite the loss of the first floor features, the building still retains a large percentage of its architectural interest.

Due to the intact nature of the second and third floor features, this building qualifies for listing in Category B, which identifies buildings that should be preserved since they exhibit good architectural details and contribute to the overall historic sense of the district.

For a large portion of its existence, this building has housed a newspaper office. In January 1920, the News Publishing Company of Salisbury purchased what was then known as the Woodcock & Webb building with plans to remodel and enlarge the former law office.(1) A few months prior, the News Publishing Company had been organized following the acquisition of the Brewington Bros. Co., which had published the *Wicomico News* since 1887.(2) On January 15, 1920, a short article in the *Wicomico News* verified the construction plans by stating:

At the rear of their recently purchased three story brick building the News Publishing Company will erect a brick addition with a frontage on Camden Street. This addition will cover the entire rear of the Woodcock & Webb lot and will be about 26 feet wide and 76 feet deep. The entire addition and the ground floor of the present building, which fronts Main Street, will be occupied by the News Publishing company in its newspaper and job printing business.(3)

(Continued)

9. Major Bibliographical References

Survey No. WI-271

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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

Zone Easting Northing

B

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

Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

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

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

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

11. Form Prepared By

name/title Paul B. Touart, Architectural Historian

organization Private Consultant

date 4/6/96

street & number P. O. Box 5

telephone 410-651-1094

city or town Westover

state Maryland 21871

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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

SIGNIFICANCE

8.1 Wicomico News Building, WI-271
West Main Street
Salisbury, Wicomico County, Maryland

Preparations for the relocation of the newspaper office and printing room were stretched over the next six months with occupation planned for the summer. The *Wicomico News* was assembled and printed in this building until the late 1930s when it was acquired by the Brush-Moore Newspapers, Inc. of Canton Ohio, and merged with the *Salisbury Times*.⁽⁴⁾ The *Salisbury Times and Wicomico News*, and later, the *Salisbury Times and Shoreman's Daily*, was written and printed here until a new newspaper office was built in the mid 1950s.⁽⁵⁾

1 Wicomico County Land Record, JCK 117/124, January 29, 1920, Wicomico County Courthouse, Salisbury, Maryland.

2 Preston, Dickson J. *Newspapers of Maryland's Eastern Shore*. Queenstown and Centreville: Queen Anne Press and Tidewater Publishers, 1986, p. 249.

3 *Wicomico News*, January 15, 1920, (Wicomico County Free Library).

4 Preston, p. 180.

5 Preston, p. 249.

WI-271
Wicomico News Building
West Main Street
Salisbury, Wicomico County, Maryland
Chain of title

1264/189 Margaret O. Gaskill

to

9/11/1991 Peninsula Bank

Property survey of Clement I. and Margaret O. Gaskill
7/15/1957 JWTS 427/37

MSB 1208/651 First National Bank of Maryland

to

2/6/1990 Margaret O. Gaskill

MSB 1130/416 Robert D. Faw, Clement M. Gaskill, and John W. T. Webb
Personal Representatives of Clement I. Gaskill

to

12/1/1987 First National Bank

Item No. 2, Undivided ½ interest

JWTS 785/247 Betty N. Bounds

to

2/26/1973 Clement I. Gaskill
Margaret O. Gaskill

WI-271
Wicomico News Building
West Main Street
Salisbury, Wicomico County, Maryland
Chain of title continued

Page 2

785/244 Clement I. Gaskill
 Margaret O. Gaskill

to

2/26/1973 Betty N. Bounds
 Whereas by certain deeds dated 5/14/1962 in JWTS 546/23
 Clement I. Gaskill acquired in his individual name absolute
 fee simple title

JWTS 546/25 Janice A. Culver

to

5/14/1962 Clement I. Gaskill

JWTS 546/23 Clement I. Gaskill

to

5/14/1962 Janice A. Culver

JWTS 436/152 Brush-Moore Newspapers, Inc. of Ohio

to

7/23/1957 Clement I. Gaskill
 Margaret O. Gaskill

WI-271
Wicomico News Building
West Main Street
Salisbury, Wicomico County, Maryland
Chain of title continued

Page 3

IDT 203/554

Richard P. Curtiss
Guivevere Clarkson Curtiss

to

9/1/1937

Brush-Moore Newspapers, Inc.

the courses and distances given herein and taken from
a plat of survey made for Woodcock & Webb by
William S. Hartley 12/27/1919, recorded 2/3/1920
JCK 117/600

203/544

News Publishing Company

to

8/31/1937

Richard P. Curtiss

JCK 117/124

Amos W. W. Woodcock
Fred W. C. Webb

to

1/29/1920
Received 2/3/1920

News Publishing Company, Salisbury, Maryland
Assumption of mortgage to Floy T. Watson
\$9,500. 7/1/1919 JCK 110/521 and the sum of
\$8,000.

WI-271
Wicomico News Building
West Main Street
Salisbury, Wicomico County, Maryland
Chain of title contined

Page 4

JCK 113/171

Harriette Wright
Lillian B. Wright

to

7/1/1919

Amos W. W. Woodcock
Frederick W. C. Webb

Wicomico County Tax Map 107
Parcel 1051

SCALE IN FEET

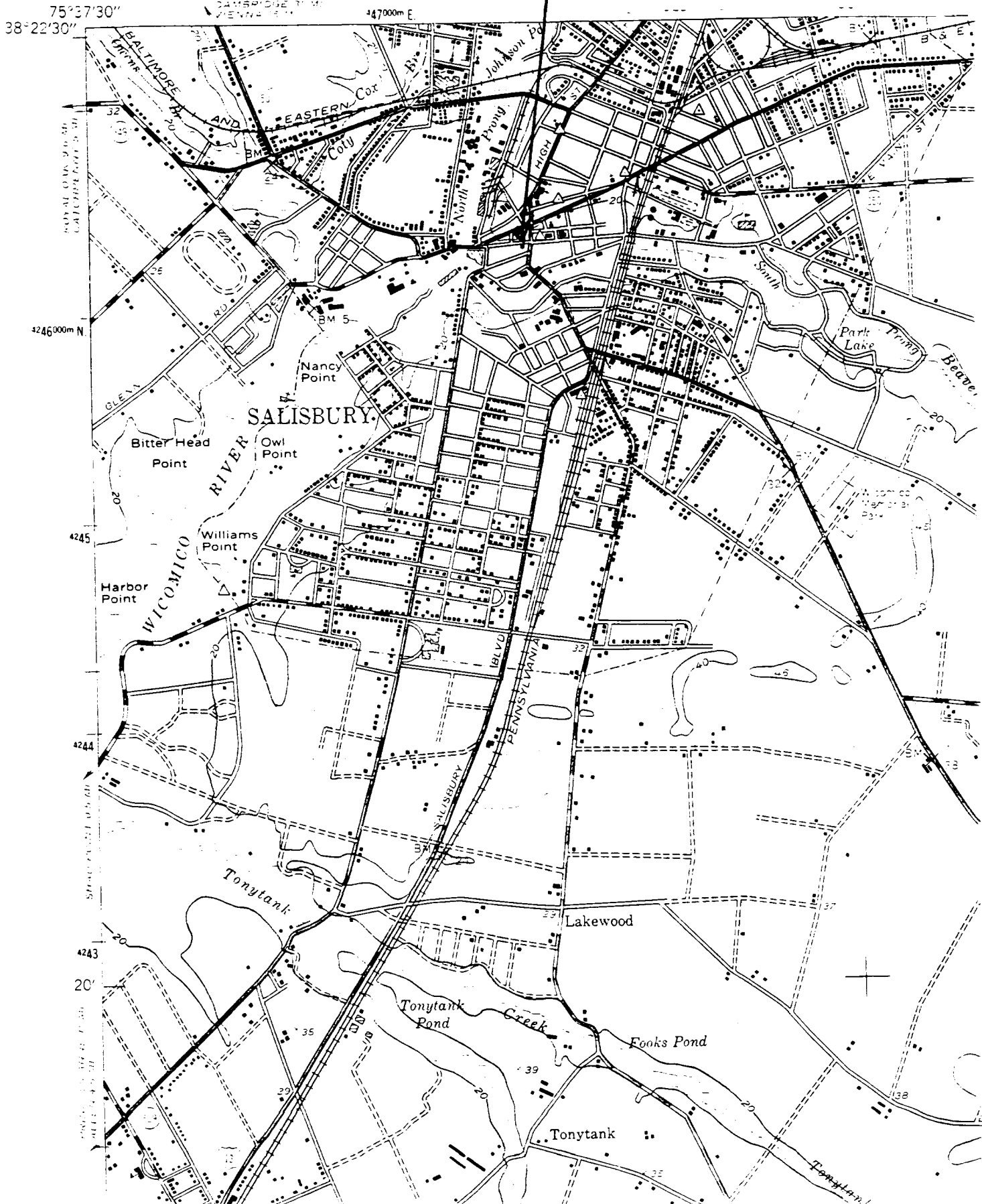
200 0 200 400 600

WI-271

Wicomico News Building
110 West Main Street

Salisbury, Maryland Quadrangle
1942

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY





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 - 049444

Owner Information

Owner Name:501 W MAIN STREET SALISBURY MD LLC

Use:COMMERCIAL/RESIDENTIAL

Mailing Address:1304 S DIVISION ST
UNIT 1
SALISBURY MD 21804-

Principal Residence:NO

Deed Reference:/05192/ 00438

Location & Structure Information

Premises Address:501 W MAIN ST
SALISBURY 21801-0000

Legal Description:PAR 1 7,788SQ FT
501-03-05-507 W MAIN ST
FRANKLIN HOTEL SUBD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0106	0016	3273	10003.23	0000			PAR 1	2024	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1927	5,044 SF		7,788 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
		01/01/2024	07/01/2023	07/01/2024
Land:	61,100	61,100		
Improvements	334,800	1,097,600		
Total:	395,900	1,158,700	395,900	650,167
Preferential Land:	0	0		

Transfer Information

Seller: SIMSON DANA & JOHN ORTH	Date: 12/07/2022	Price: \$1,250,000
Type: ARMS LENGTH MULTIPLE	Deed1: /05192/ 00438	Deed2:

Seller: SIMSON, DANA & JOHN ORTH	Date: 05/05/2000	Price: \$70,000
Type: NON-ARMS LENGTH OTHER	Deed1: /01629/ 00690	Deed2:

Seller: SALISBURY, CITY OF	Date: 09/18/1998	Price: \$70,000
Type: NON-ARMS LENGTH OTHER	Deed1: /01629/ 00690	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
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: