

Salisbury Historic District Commission

Hearing Notification

| | |
|----------------------------------|--|
| Hearing Date: | July 24, 2024 |
| Time: | 7:00 pm |
| Location: | Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301 |
| Case Number: | #24-14 |
| Commission Considering: | Alterations - Replacement of Front Porch Decking, Replacement of Rear Canopy (Awning), Roof Replacement |
| Owner's Name: | Andrew E & Johannes Welch |
| Applicant Name: | WFS Partnership |
| Agent/Contractor: | Andrew Welch |
| Subject Property Address: | 701-703 Camden Ave Salisbury, MD 21801 |
| Historic District: | Camden Historic District |
| Use Category: | Residential |
| 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

(date)

Date Submitted: _____

Date Accepted as Complete: _____

Subject Location: 201/703 Camden Ave

Application by: WFS Partnership

Applicant Address: 11196 Brownstone Rd Princess Anne

Applicant Phone: 443 235 4949

Case #: 24-14

Action Required By (45 days): _____

Owner Name: Andrew Welch

Owner Address: 11196 Brownstone 21853

Owner Phone: 443 235 4949

Owner Email: andrewwelch39@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.

- Replace 1x Front Porch Decking w/ 5/4 x 6 Pine Decking. Repair posts & joists if needed
- Replace rear canopy with similar construction
- Replace roof w/ new asphalt shingles over existing one layer

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 July 24, 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 Andrew E. Welch Date 6/12/24

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.

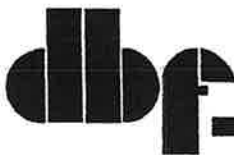
July 24 -meeting
Deadline June 24

We, Davis, Bowen & Friedel, Inc., Certify that the improvements indicated hereon are located as shown.

Charles R. Woodward Jr.
Charles R. Woodward Jr.
Property Line Surveyor
Maryland No. 321



NOTE:
This plat prepared for WFS Partnership



DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS

P. O. BOX 93
SALISBURY, MARYLAND 21801
410-543-9091

BOUNDARY SURVEY
OF THE LANDS OF
GEORGE F. & JEANNINE M. DENNIS
SALISBURY ELECTION DISTRICT
CITY OF SALISBURY
WICOMICO COUNTY, MARYLAND

Date: 11/10/96 Scale: 1" = 20' Proj. No.: 686A001

DAVIS, BOWEN & FRIEDEL, INC.

Architects • Engineers • Surveyors

P.O. Box 93
SALISBURY, MD 21803
(410) 543-9091
FAX (410) 543-4172

P.O. Box 809
MILFORD, DE 19963
(302) 424-1441
FAX (302) 424-0430

JOB 701-703 Camden Ave (686A001)

SHEET NO. 1 OF 1

CALCULATED BY AW DATE 6/6/24

CHECKED BY _____ DATE 6/6/24

SCALE _____

REPLACE
ROOF

REPLACE
ROOF
COVER

REPLACE
DECKING

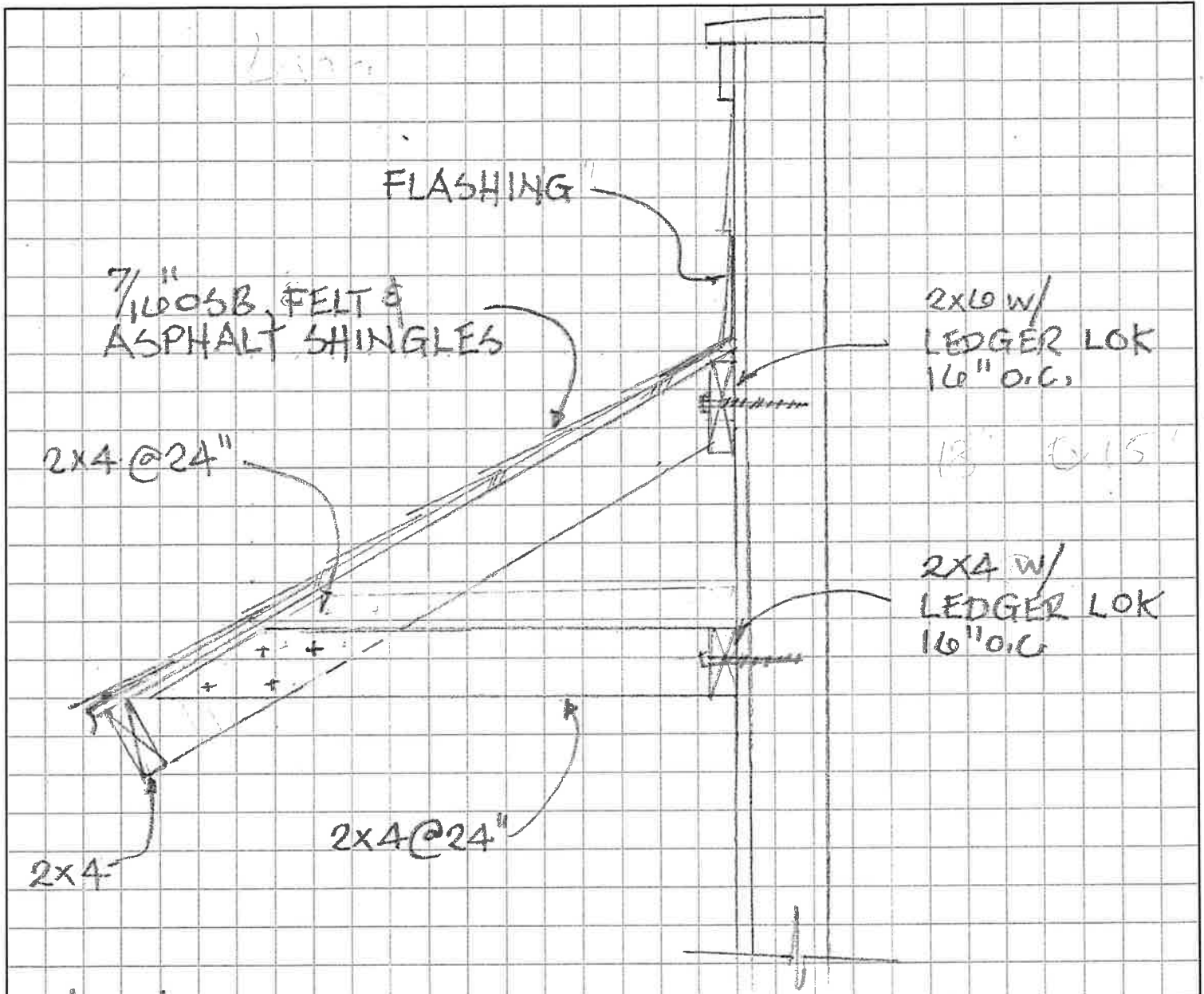
NORTH ELEVATION

$\frac{1}{8}'' = 1'-0''$

REPLACE
DECKING

WEST ELEVATION

$\frac{1}{8}'' = 1'-0''$

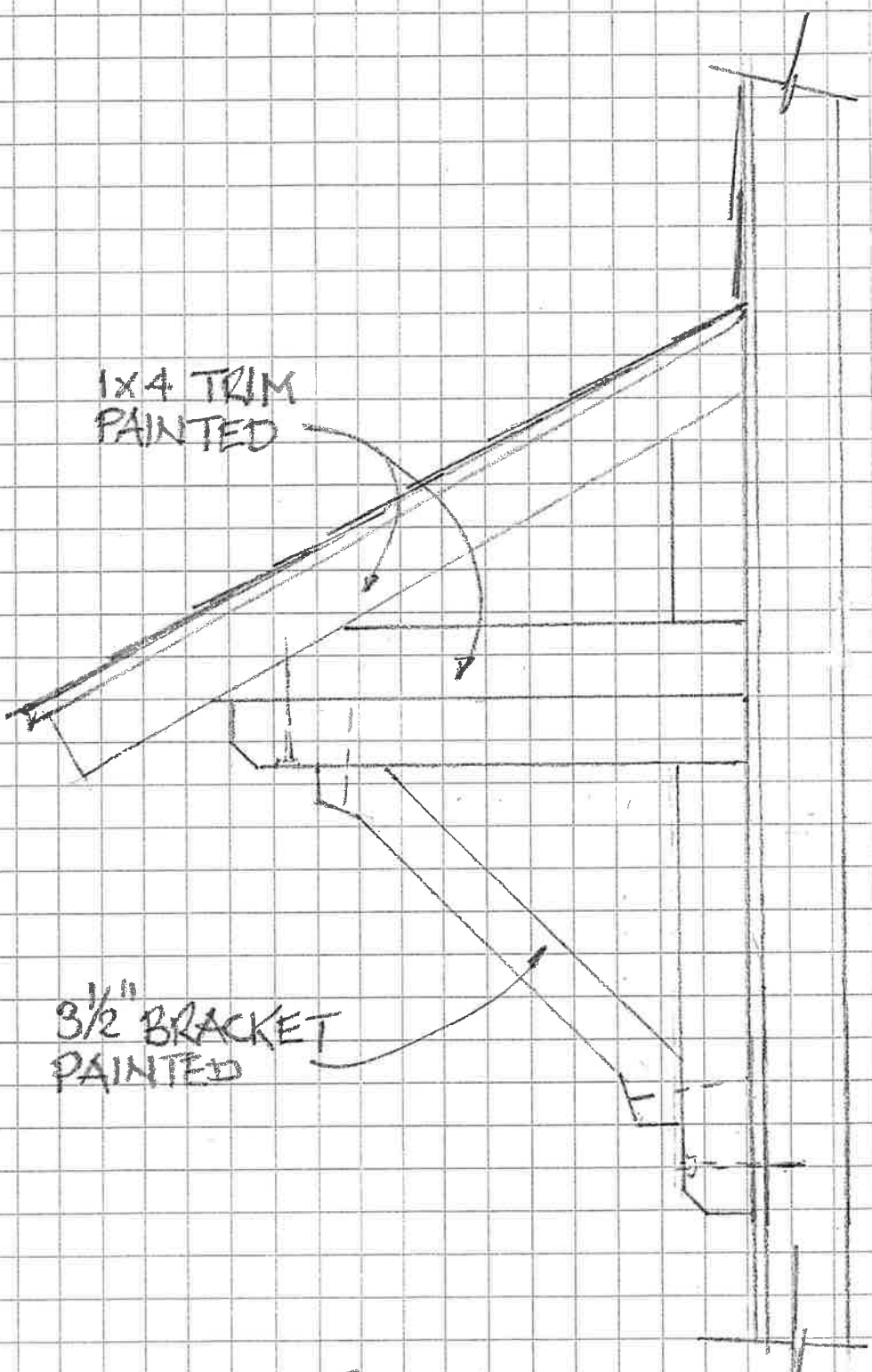


3'x10' CANOPY

CANOPY DETAIL

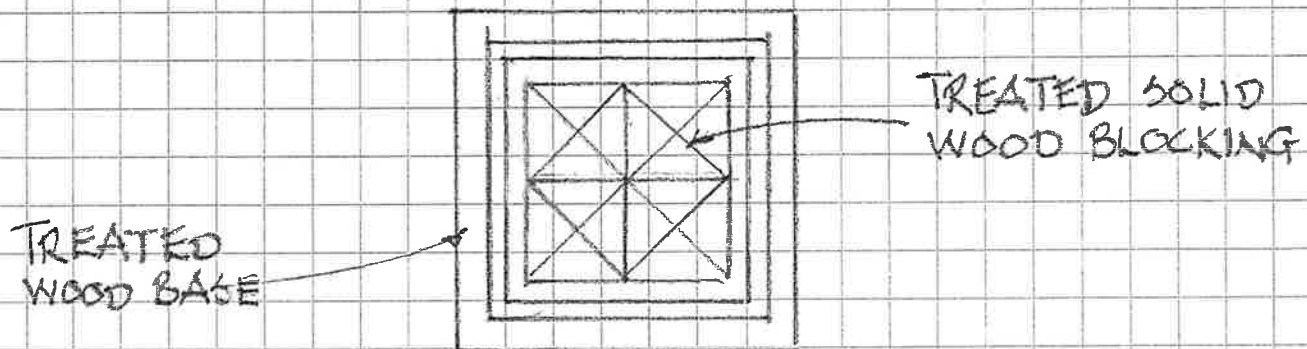
1 1/2" = 1'-0"

(701/703 CAMDEN AVE)

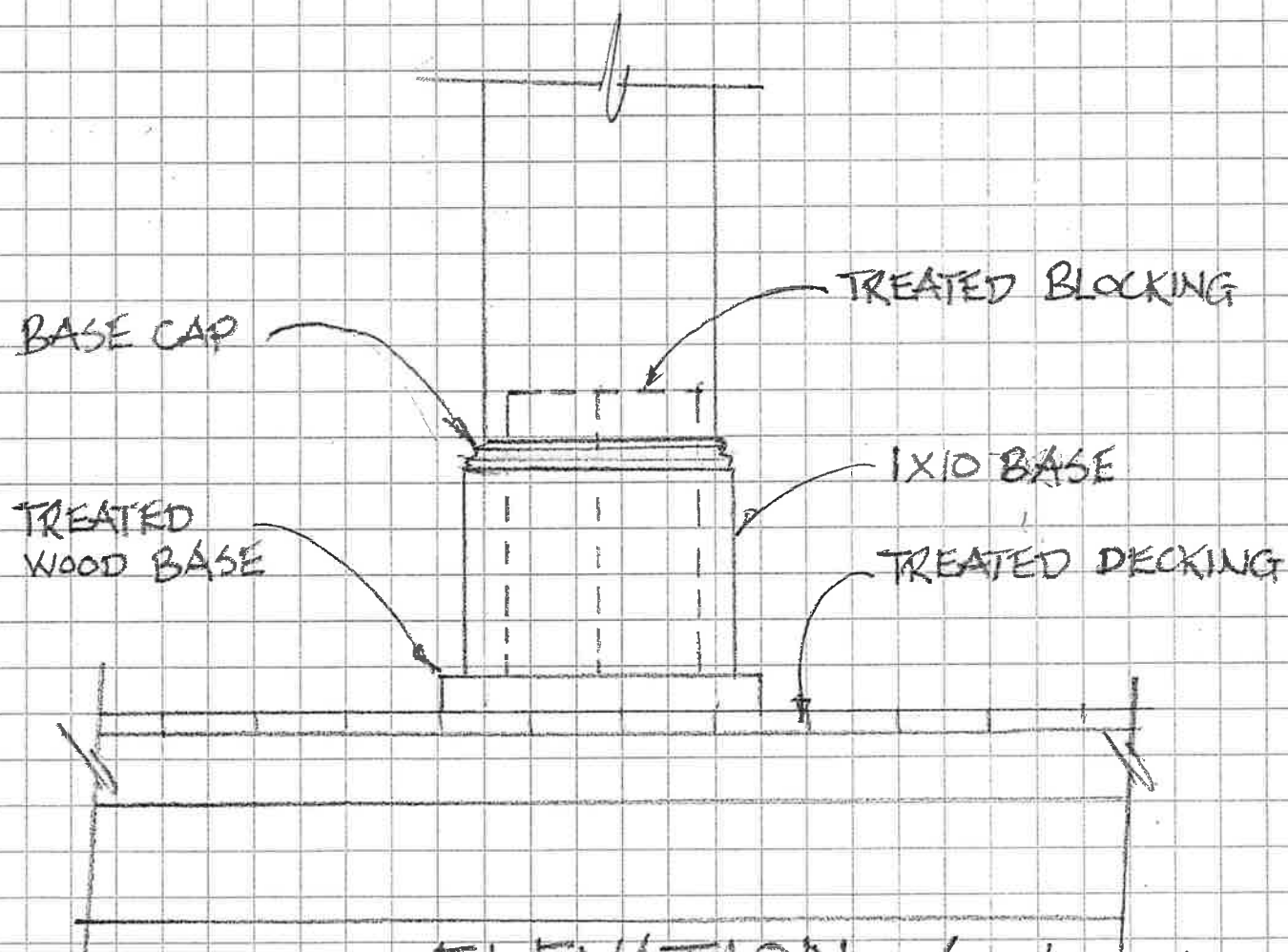


BRACKET DETAIL (701/703 CAMDEN)

$1\frac{1}{2}'' = 1'-0''$

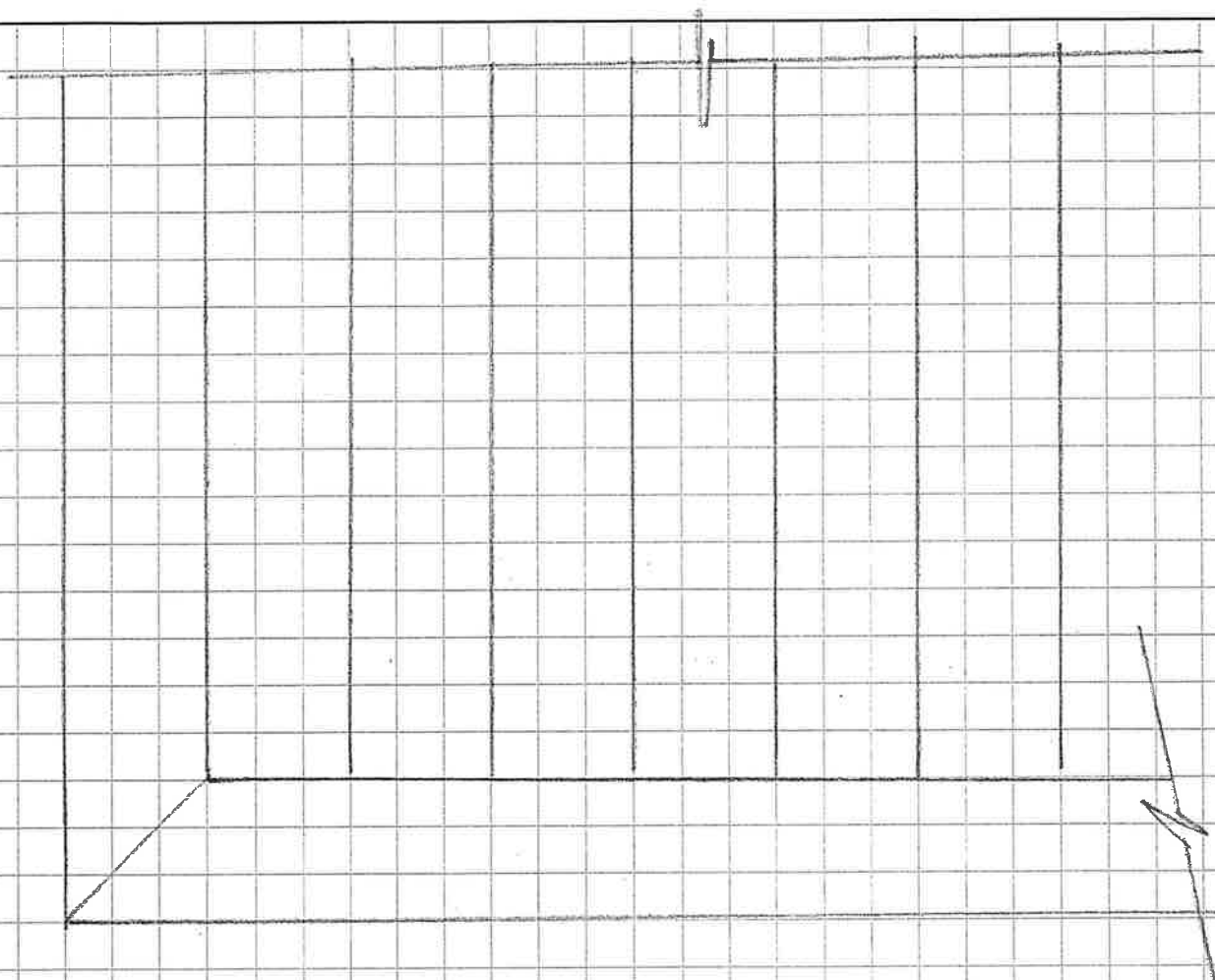


PLAN



ELEVATION

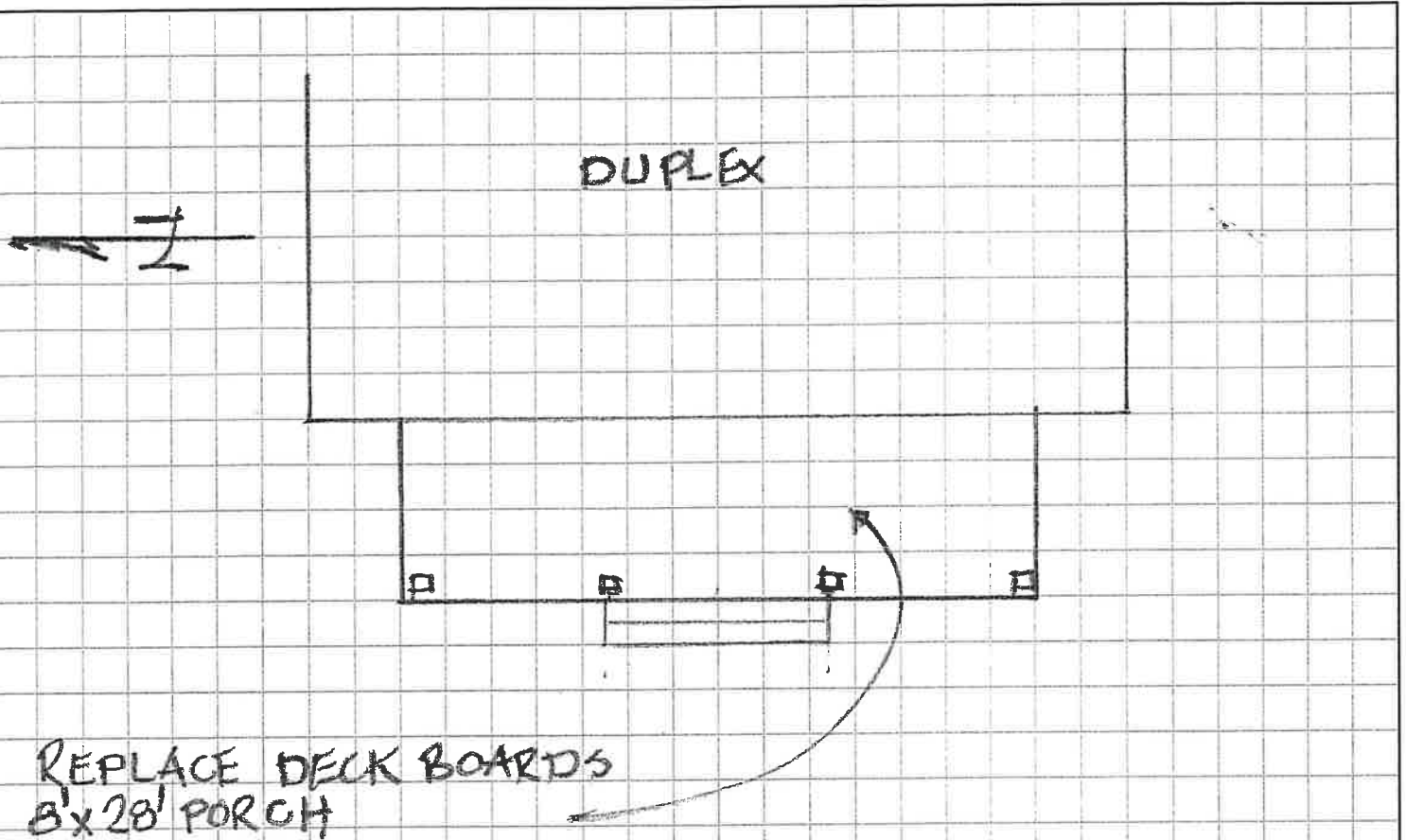
(701/703 CAMDEN)



DECKING DETAIL

N.T.S.

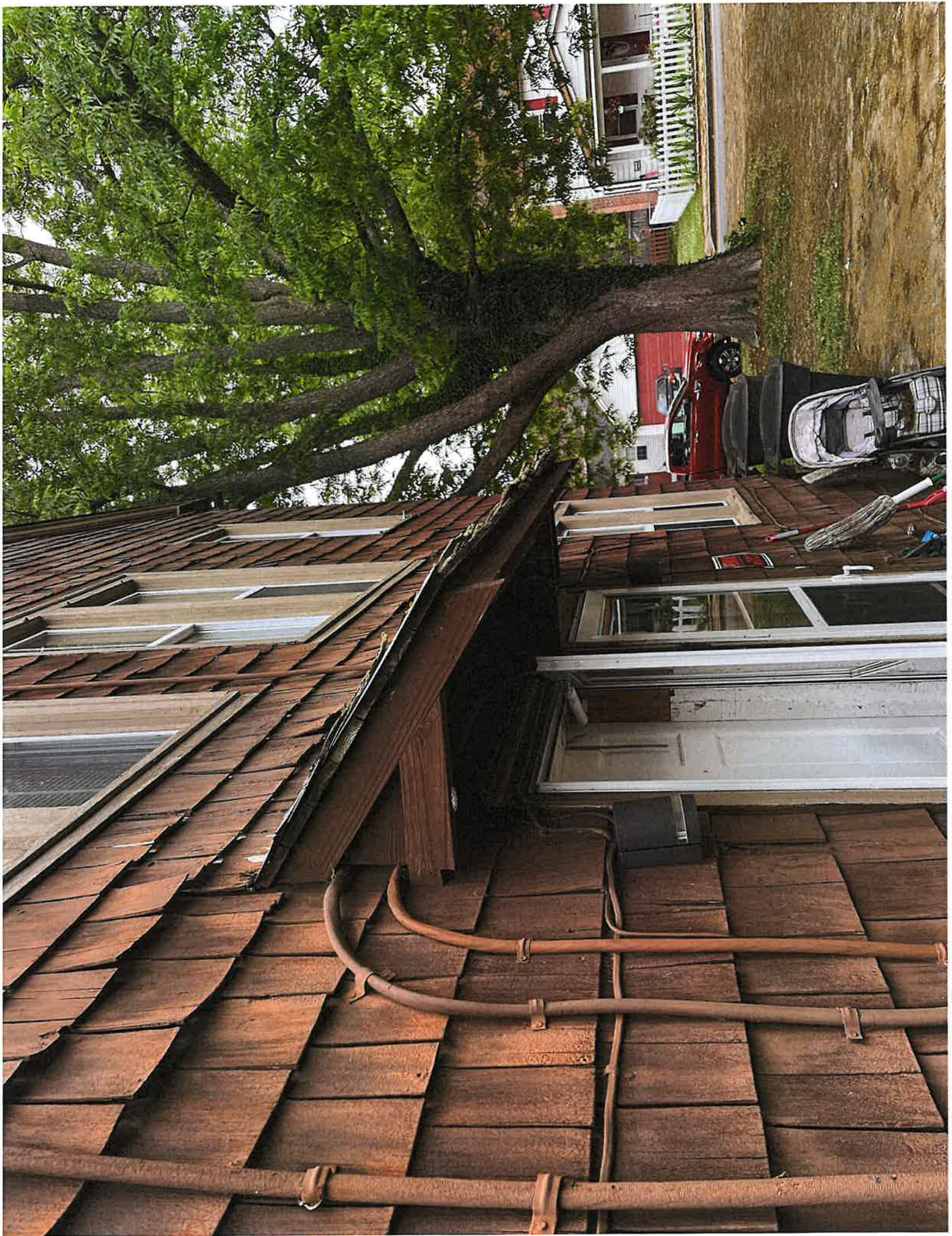
WFS Partnership
701/703 Camden



PLAN
 $\frac{1}{8}'' = 1'-0''$









BEWARE
of DOG

Essex

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of July 24, 2024

| | |
|--------------------------------------|---|
| Case Number: | #24-14 |
| Commission Considering: | Alterations – Replace front porch decking, rear canopy (awning) and roof |
| Owner Name: | Welch, Andrew E & Johannes |
| Owners Address: | T/A WFS Partnership 11196 Brownstone Rd Princess Anne MD 21853-2728 |
| Applicant Name: | WFS Partnership |
| Applicant's Address: | 11196 Brownstone Rd Princess Anne MD 21853-2728 |
| Agent/Contractor: | Andrew Welch |
| Subject Property Address: | 701-703 Camden Ave |
| Historic District: | Camden Historic District |
| Use Category: | Residential |
| Zoning Classification: | R-10 Residential |
| Structure / Site Description: | |
| Built Date: | 1900 |
| Enclosed Area: | 2,592 sq. ft. |
| Lot Size: | 8,280 sq. ft. |
| Number of Stories: | 2 |

Contributing Structure: Undetermined

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes

Properties included below but not limited to:

WI-519 – Margaret S. Murphy House – 700 Camden Ave

WI-485 – Olivia C. Oliphant House – 710 Camden Ave

WI-511 – Merrill W. Abbott House – 609 Camden Ave

Explanation of Request: The applicant is seeking approval to:

- Replace front porch decking with 5/4 x 6 treated pine decking and repair posts and joists if needed
- Replace rear canopy (awning) with similar construction
- Replace roof with new asphalt shingles over the existing one layer

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

General Guidelines

Guideline 1: Preserve Significant Historic Features

- a) Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics, such as roof form and fenestration patterns; as well as smallscale features like moldings, brackets, columns, and other examples of skilled craftsmanship. A reasonable effort should be made to retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc.
- b) Materials and additions which were installed at a later date than the original building construction which may have since gained significance should be retained.

Guideline 2: Repair Rather than Replace

- a) Repair existing historic features wherever possible.
- b) Use appropriate, approved technical procedures for cleaning, refinishing, and repairing historic materials. Make sure you contractor has experience with appropriate techniques.

Guideline 3: Restore Significant Historic Features

- a) Whenever feasible, historic materials and details should be restored. Restorations of historic buildings should be completed under the direction of architects or professionals with specialized skill in building restoration and preservation.
- b) Inappropriate coverings, such as vinyl siding applied over historic wood siding, should be removed and the underlying material repaired or replaced with siding which mimics the appearance of the historic material as closely as possible.
- c) Non-historic alterations should be removed to restore the historic appearance. This may include re-opening infilled windows or replacing inappropriate vinyl porch posts with new turned wood posts to recreate the porch's historic appearance. Such changes should be supported by physical evidence, historic photographs or other documentary evidence.

Where no evidence of the appearance of the original feature exists, a simple design consistent with the scale and massing of the building and surrounding area is generally preferred.

- d) Historic alterations that have achieved significance in their own right should be retained.

Guideline 4: Make Sensitive Replacements

- a) If replacement is required, replace as little historic material as possible with matching, compatible replacement materials.
- b) Replacement parts should match the original as closely as possible in size, shape, detailing, and material.

Roofing and Chimneys

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.

Residential Facades

Guideline 50: Residential Building Ornamentation

- a) Maintain and restore character defining features of your house. Character defining features include historic roof treatments, porches, doors, windows, cornices, trim, and other architectural details.
- b) Do not add arbitrary or conjectural ornamentation to the building. Replace missing historic features only when supported by documentary evidence to avoid creating a false historic appearance.

Porches, Porticoes, and Balconies

The Camden and Newtown Historic Districts are distinguished by their variety of porches. Their size and style range from single-story, single-bay porticos at the main entrance, to grand, multistory Neoclassical porches with columns and balconies. Individual features such as turned or sawn wooden balusters, pilasters, and entablature, along with size, scale, and placement of the porch are extremely important in defining the architectural style of the residence.

Most porches historically are constructed of wood and supported by brick piers. Rehabilitation efforts should incorporate the use of these materials. The use of a high-quality hard wood or a select grade of softwood is recommended for porches, rather than pressure treated wood. High quality untreated hard wood, such as Red Oak, Mahogany, Yellow Poplar, and Sugar Maple; or select grade softwoods, such as Southern Pine or Douglas Fir when properly painted and cared for can outlast treated wood, which is usually made from an inferior grade of soft wood. It is recommended that embarking on a rebuilding project using quality materials that is phased is better than the use of unsuitable substitutes.

Guideline 55: Restore Historic Porch Features

- a) Maintain the historic porch or stoop when feasible. Keep wooden surfaces painted and keep up with general maintenance.
- b) If repair or rehabilitation is necessary, keep as much of the historic materials in place as possible. Maintain the porch's design, proportion, and ornament to the greatest extent possible.
- c) Replace missing porch posts and railings where necessary. Match the size, shape, profile, proportion, and spacing to the original features.
- d) Use of synthetic replacement materials may be allowed if the new material closely approximates the size, scale, texture, and overall appearance of the historic feature.

Guideline 59: Awnings

- a) Awnings are not typically appropriate additions to the front of buildings in the Newtown and Camden districts, but may be considered on a case by case basis.
- b) Awnings may be appropriate on a rear elevation in some situations. When allowed, awnings must be installed to minimize damage to historic buildings materials (for example, through a mortar joint rather than through a masonry unit).

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 and make determinations on all applications to construct, alter, reconstruct, move or demolish a site or structure within a Historic District whenever “*exterior changes are involved which would affect the historic archeological, or architectural significance of a site or structure, any portion of which is visible or intended to be visible from a public way.*” In reviewing an application and plans, the Commission should consider review criteria, and may decide as to which of said Criteria are applicable.

Staff Findings Prepared By: Betsy Jackson
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: July 24, 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 - 13 Account Number - 030529 | | | | | | | | |
| Owner Information | | | | | | | | | |
| Owner Name: | WELCH ANDREW E & JOHANNES SLOOTWEG & MARY FOSNAUGHT PARTNER | Use: RESIDENTIAL Principal Residence: NO | | | | | | | |
| Mailing Address: | T/A W F S PARTNERSHIP 11196 BROWNSTONE RD PRINCESS ANNE MD 21853-2728 | Deed Reference: /01518/ 00454 | | | | | | | |
| Location & Structure Information | | | | | | | | | |
| Premises Address: | 701 CAMDEN AVE SALISBURY 21801-0000 | Legal Description: 8,280 SQ FT 701-703 CAMDEN AVE CITY OF SALISBURY | | | | | | | |
| Map: 0111 | Grid: 0016 | Parcel: 0307 | Neighborhood: 13030702.23 | Subdivision: 0000 | Section: | Block: | Lot: | Assessment Year: 2022 | Plat No: Plat Ref: |
| Town: SALISBURY | | | | | | | | | |
| Primary Structure Built 1900 | Above Grade Living Area 2,592 SF | | Finished Basement Area | | Property Land Area 8,280 SF | | County Use | | |
| Stories 2 | Basement NO | Type STANDARD UNIT | Exterior WOOD SHINGLE/ | Quality 3 | Full/Half Bath 2 full | Garage | Last Notice of Major Improvements | | |
| Value Information | | | | | | | | | |
| | Base Value | | Value | | Phase-in Assessments | | | | |
| | | | As of 01/01/2022 | | As of 07/01/2023 | | As of 07/01/2024 | | |
| Land: | 13,200 | | 16,400 | | | | | | |
| Improvements | 46,000 | | 44,900 | | | | | | |
| Total: | 59,200 | | 61,300 | | 60,600 | | 61,300 | | |
| Preferential Land: | 0 | | 0 | | | | | | |
| Transfer Information | | | | | | | | | |
| Seller: DENNIS, GEORGE F & JEANNINE M | | Date: 11/27/1996 | | Price: \$50,000 | | | | | |
| Type: ARMS LENGTH IMPROVED | | Deed1: /01518/ 00454 | | Deed2: | | | | | |
| Seller: DENNIS, GEORGE F & JEANNINE M H | | Date: 02/20/1985 | | Price: \$0 | | | | | |
| Type: | | Deed1: /01030/ 00342 | | Deed2: | | | | | |
| Seller: WALLACE, DAVID H JR & GEORGIA S | | Date: 10/29/1984 | | Price: \$38,000 | | | | | |
| Type: ARMS LENGTH IMPROVED | | Deed1: /01023/ 00318 | | 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: | | | | |

Salisbury Historic District Commission

Hearing Notification

| | |
|----------------------------------|---|
| Hearing Date: | July 24, 2024 |
| Time: | 7:00 pm |
| Location: | Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301 |
| Case Number: | #24-15 |
| Commission Considering: | Sign – Replacement of Sign Over the Store Front Window, Replacement of Hanging Sign, Addition of Window Sign |
| Owner's Name: | William T III & Renee A Smith |
| Applicant Name: | Mitch Marriner |
| Agent/Contractor: | N/A |
| Subject Property Address: | 100 E Main St #103 Salisbury, MD 21801 |
| Historic District: | Downtown 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

(date)

Date Submitted: _____

Date Accepted as Complete: _____

Subject Location: 100 E. MAIN ST #103

Application by: MITCH MARRINER

Applicant Address: 4100 TEAL CIR DELMAR, MD 21845

Applicant Phone: 443-235-9521

Case #: 24-15

Action Required By (45 days): _____

Owner Name: William T Smith

Owner Address: 100 E MAIN ST #102

Owner Phone: 410-546-0506

Owner Email: WTSMITH@MIDATLANTIC

TITLE . NET

Work Involves: ☐ Alterations ☒ New Construction ☐ Addition ☐ Other ☐
☐ Demolition ☒ Sign ☐ Awning Estimated Cost _____

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

PLEASE SEE ATTACHED.

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 8/28/24 7/24/2024 (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 [Signature]

Date 6/27/24

Application Processor (Date)

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

Description Of Work To Be Completed at Delmarva Home Grown

Historic District Commission,

We would like to gain approval to keep our existing signage over our store front window. Prior to knowing we must first apply for a signage permit through The City of Salisbury and or The Salisbury Historic District Commission we replaced the existing signage that was previously approved that read "The Look Optics" with our own lettering. We kept the exact same size letters and font. Having asked where the previous tenant purchased them locally. The previous lettering was white, ours is gold. We attached the lettering to the background using Liquid Nails Construction Adhesive to ensure the lettering wouldn't come off in adverse weather conditions. The Delmarva Home Grown lettering stretches the same length as the window which is 13' – 6" evenly spaced as shown in the attached picture.

We would also like approval to keep painted lettering on our front glass window. We ordered a vinyl decal of our logo and it's stuck to the inside of the glass. We didn't realize how pixelated it would be upon arrival and had an artist friend "clean up" the pixelation by using a paint marker to make the lettering rounded and fluid to match our logo.

Lastly, we would like approval to place a hanging sign similar to Mogan's and Two Scoops around the corner from our location. We have contacted the same sign company that produced both of theirs to do ours and are awaiting a call back. Our idea is to keep the look of the signs the same as existing businesses and have uniformity on our side of the block! The sign will be our logo in black and white only and would be the same dimensions of Mogan's as shown in the attached. There are existing studs from a previously approved hanging sign and we would hope to use those making things very easy for all since it was previously approved by the Commission for Deadstock when they were in our location.

We sincerely thank you for your time and consideration in this matter.

Best regards,

A handwritten signature in cursive script, appearing to read "John A. Mearns". The signature is written in dark ink and is positioned below the "Best regards," text.

Mitch Marriner
Owner Delmarva Home Grown
C: 443-235-9521
e: info@delmarvahomegrown.com
100 E. Main St. #103
Salisbury, MD 21801



SIGN

EXISTING LETTERING

DEL MARVA HOME GROWN

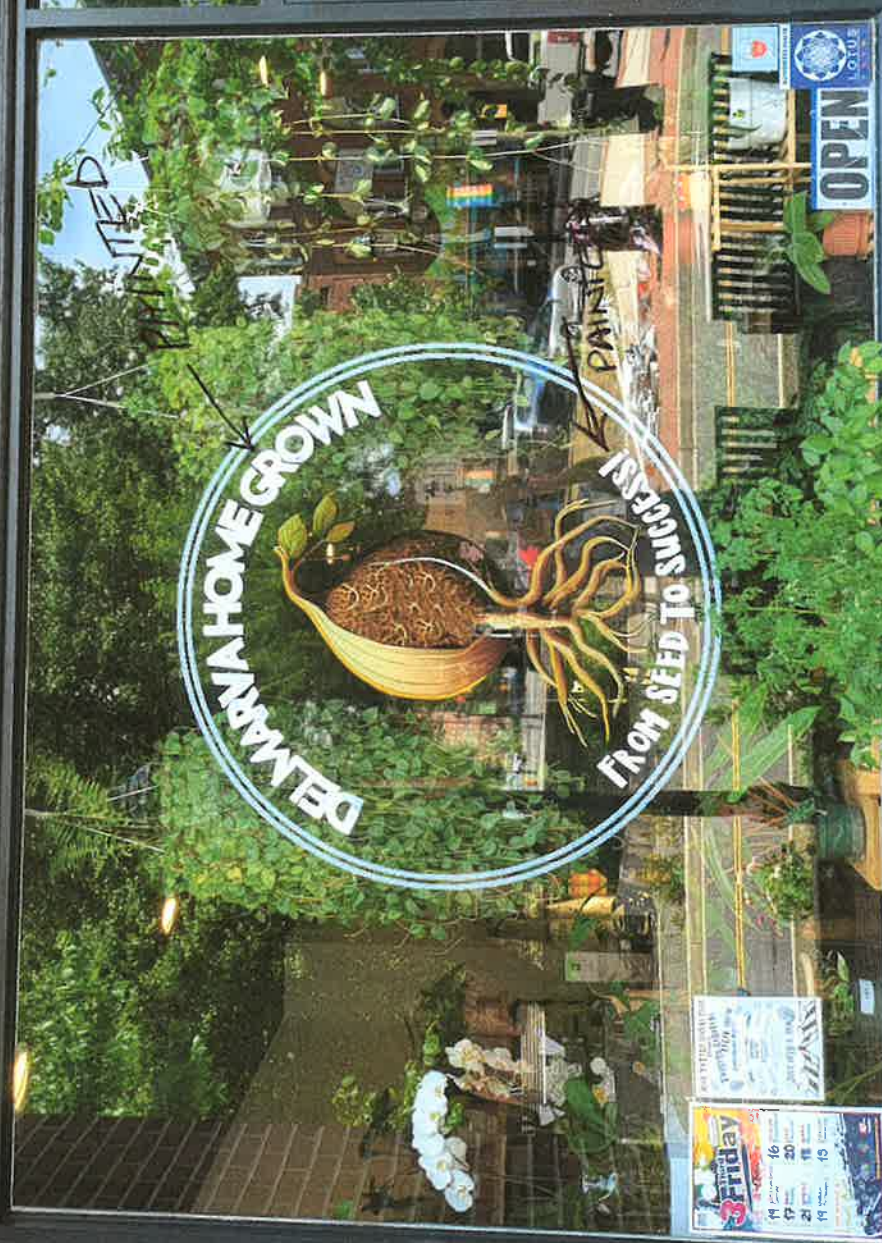
100 EAST MAIN ST
SUITE 103



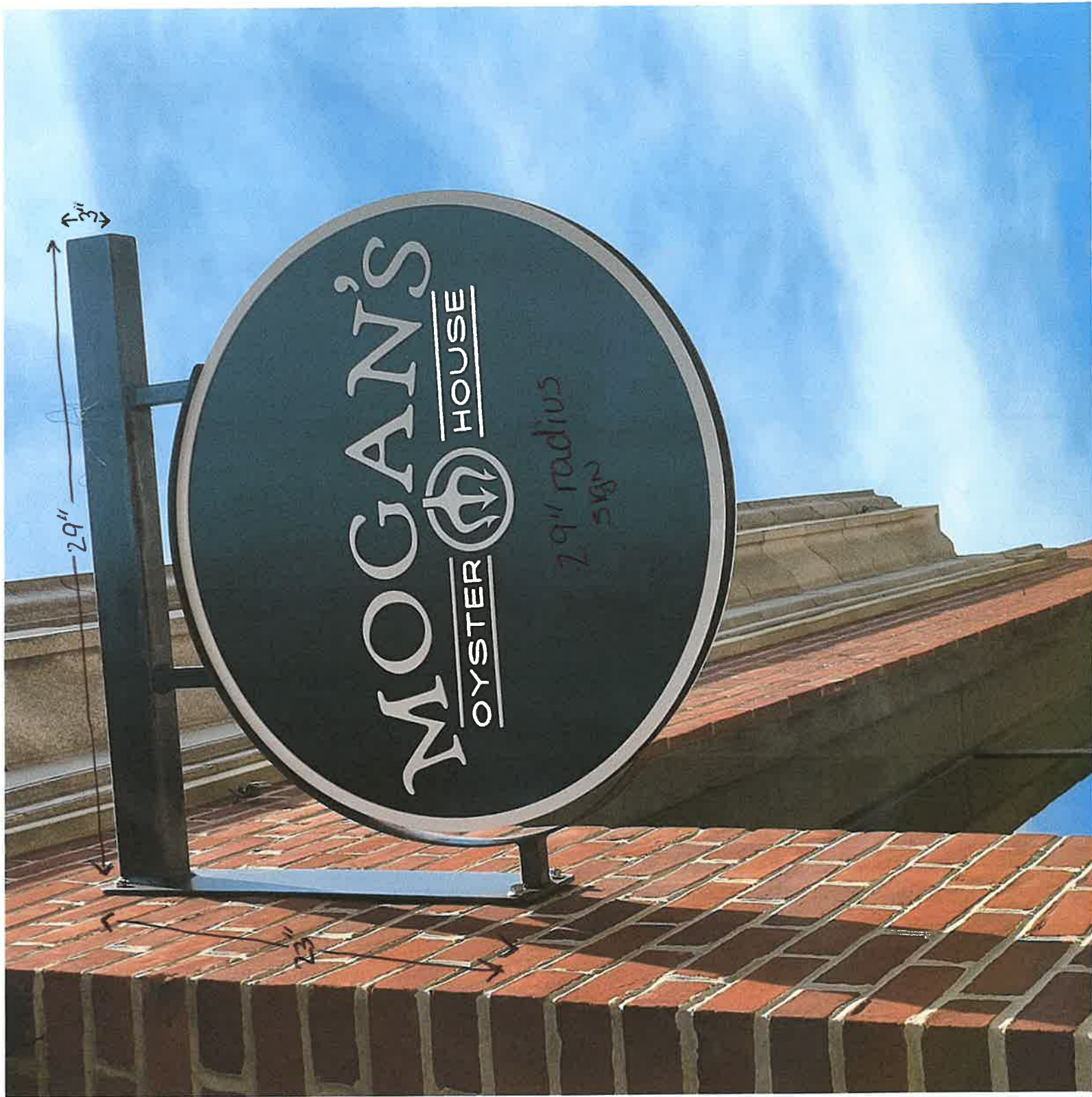
Trash

Recycle

DELMARVA HOME GROWN











Salisbury Historic District Commission

STAFF FINDINGS

Meeting of July 24, 2024

| | |
|--------------------------------------|--|
| Case Number: | #24-15 |
| Commission Considering: | Sign – Replacement of Sign Over the Store Front Window, Replacement of Hanging Sign, Addition of Window Sign |
| Owner Name: | Smith William T III & Renee A |
| Owners Address: | 1 Plaza E STE 102 Salisbury, MD 21801-4943 |
| Applicant Name: | Mitch Marriner |
| Applicant's Address: | 8460 Teal Circle Delmar, MD 21875 |
| Agent/Contractor: | N/A |
| Subject Property Address: | 100 E. Main St. #103 |
| Historic District: | Downtown Historic District |
| Use Category: | Commercial |
| Zoning Classification: | CBD – Central Business District |
| Structure / Site Description: | |
| Built Date: | 1923 |
| Enclosed Area: | 1,015 sq. ft. (SDAT Real Property Database) |
| Lot Size: | 1,015 sq. ft. (SDAT Real Property Database) |

| | |
|---|---|
| Number of Stories: | 7 |
| Contributing Structure: | Contributing, 12/19/2018 |
| Wicomico County Historic Survey on file: | Yes; WI-270 Wicomico Hotel (One Plaza East) |
| Nearby Properties on County Survey: | Yes |

Properties included below but not limited to:

WI-267 – John Handson Savings & Loan Bank (Eastern Shore Savings & Loan Building)
– 108 W. Main St.
WI-147 – Alfred C. Dykes Building (Kuhn’s Jewelers) – 107 W. Main St.
WI-12 – Wicomico County Courthouse – Division St. & Main St.
WI-211 – F. Leonard Wailes Law Office – 116-118 E. Main St.

Explanation of Request: The applicant is seeking approval to:

- Keep the replaced sign over the storefront window
- Keep the painted lettering on the exterior of the window that outlines the lettering of the sign in the interior of the window.
- Replace the hanging sign with one that matches the sign for Mogan’s Oyster House, but with their business logo on it.

Areas of Historic Guidelines to be considered:

GUIDELINES FOR COMMERCIAL PROPERTIES

Signs and Awnings

Guideline 45: Sign Placement

- a) Signs must not obscure or hide significant historic features or details. This includes windows, cornices, and architectural trim.
- b) Projecting signs must be located no less than eight feet above the sidewalk.
- c) Signs should be mounted to historic masonry buildings through the mortar joint, rather than through masonry units wherever possible.
- d) Non-permanent painted or adhesive signs (for example, vinyl cling signs) may be installed on the interior of storefront windows or on the upper story windows of multi-story commercial buildings.
- e) Signs shall not be placed above the roof-line of any building in the Downtown Historic District, as per the zoning ordinance.
- f) Awning signs are permitted.

Evaluation Criteria:

Pursuant to Section 17.52.040 A & B of the Salisbury Zoning Code, it is the duty of the Historic District Commission to review and make determinations on all applications to construct, alter, reconstruct, move or demolish a site or structure within a Historic District whenever "*exterior changes are involved which would affect the historic archeological, or architectural significance of a site or structure, any portion of which is visible or intended to be visible from a public way.*" In reviewing an application and plans, the Commission should consider review criteria, and may decide as to which of said Criteria are applicable.

Staff Findings Prepared By: Betsy Jackson
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: July 24, 2024

WI-270

Wicomico Hotel (One Plaza East)

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-270
Wicomico Hotel
Salisbury
Private

1923

The old Wicomico Hotel, erected in 1923, is the largest structure defining the center business district of Salisbury. Rising seven stories on an excavated basement, the stretcher and common bond brick commercial block stands out on Salisbury's skyline as the tallest building and one of the city's most distinctive structures. Following in a repeated architectural format for early twentieth century high rise hotels, the red brick walls are accented with stone trimmings that divide the building in three parts, which correspond to the three main components of the classical column. The first floor, although altered, retains a heavy stone entablature that serves to highlight the base of the building and at the same time it symbolizes the column's plinth. The five stories above the first floor are the plainest, and they correspond to the column's shaft. The top floor, the most elaborately finished portion, represents the column capital with its heavy console block cornice. This architectural formula was repeated countless times in the design and construction of early high rises in small and large cities across the United States during the early twentieth century. Centrally located on the southwest corner of the main intersection in the city, the Wicomico Hotel was thought of as a progressive addition for city residents that signaled to the outside world that its move to an urban commercial center was secure and ever-improving.

The construction of a modern hotel in the center of Salisbury was discussed

periodically during the early years of the twentieth century. It was felt by many city leaders that the future economic prosperity of Salisbury was dependent on the building of a modern hotel facility. The idea gained momentum during the early 1920s with the formation of the Wicomico Hotel Company. The executive and building committee included E. D. Mitchell, C. R. Disharoon, M. C. Evans, Ralph H. Grier, Henry H. Hanna, T. L. Ruark, and F. L. Wailes.

The executive and building committee reported to the public through an article in the Wicomico News that a study had been made to determine the acceptance of such an undertaking:

.....the time has arrived when Salisbury can not hold her town against the prosperity of other cities without this new modern hotel. As a result of this report thirty leading citizens of Salisbury have formed a corporation, with the kind of hotel best adapted to meet the growing needs of this favored community.

A proposed plan of the hotel was published in the paper as well, and the initial design, executed by architect B. K. Gibson of Chicago, called for a four-story, eight-bay by ten-bay structure of neoclassical style. Presumably the building committee decided that a big city architect from Chicago could supply Salisbury with a design better than any local talent. Public concerns soon surfaced in the paper that the building was not large enough to suit the needs of city. The land for the hotel had not been acquired so that a specific lot size had not been exactly determined. The land for the hotel was partitioned from the old Wailes homestead known as "Lakeside," which remained

standing in the center of Salisbury until the mid 1950s. The Wailes sisters, Laura L. and Victoria, resided in the house at the time when they sold their front yard acreage to the hotel company. The construction plans for the hotel were ultimately changed to erect a seven-story structure, which allowed for parking on the east side of the building.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Wicomico Hotel

MHT INVENTORY NUMBER: WI-270

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): Office Tower

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. WI-270

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Wicomico Hotel

and/or common One Plaza East

2. Location

street & number SE corner of East Main and South Division Sts. ☐ not for publication

city, town Salisbury ☐ vicinity of congressional district First

state Maryland county Wicomico

3. Classification

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

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

name One Plaza Condo Association, Inc.

street & number P. O. Box 228 telephone no.:

city, town Salisbury state and zip code Maryland

5. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court Map 107, P. 848
liber 1004

street & number Wicomico County Courthouse folio 799

city, town Salisbury state Maryland 21801

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. WI-270

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

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

The old Wicomico Hotel, now known as One Plaza East, is a seven-story, ell-shaped brick office tower that stands on the southwest corner of the intersection of South Division and East Main Streets in the center of Salisbury, Wicomico County, Maryland. The building is currently oriented to face west with the principal gable roof oriented on a north/south axis.

Built in 1923, the seven-story, six-bay by ten-bay brick hotel was erected in a combination of pressed brick stretcher bond along the principal street elevations and seven-to-ten course common bond on the rear, side, walls away from the streets. The top of the building is defined by a heavy classical cornice that disguises a medium pitched gable roof. The building is flanked by alleys on the south and east sides.

The ten-bay west (main) elevation has been altered on the first floor with large glass display windows and a central entrance to an inner lobby. The East Main Street facade retains a few classical pilasters that flank large glass storefront windows. The pilasters rise to a stone entablature that stretches around the west side as well. Above the store entablature are five stories marked by replacement windows of stretcher bond walls and no ornamentation above the windows. The top floor, however, is embellished with a wide stone beltcourse that stretches around the East Main and South Division Street elevations under the seventh story windows. The beltcourse serves as a heavy sill to the windows, which are framed by stone surrounds with an arched header. Within each arch above the windows is relief carving. On the South Main Street side a cluster of three windows have a bulbous turned balustrade that marks the bottom of each window opening. The top of the wall surface on both street elevations is capped by a heavy stone cornice defined by a series of bold console brackets. The fronts of each console are embellished with acanthus leaf carving. The cornice turns the corner on the southwest and northeast sides but is terminated within several feet of the wall.

The south end of the building is a common bond wall with replacement windows on each floor. A metal fire escape rises against the exterior. A tripartite set of arched windows pierces the seventh floor. The top of the wall surface is finished with a stepped parapet capped with a terra cotta coping.

A 1950s single-story garage has been added to east side, and an elevator tower rises in the center of the building. The south and east inner walls are defined by rows of replacement windows. The windows on the seventh floor have round arched assembled in double rowlock rows. The top of the parapet wall is capped with a terra cotta coping.

The interior has been reworked to suit modern offices on the first floor. The upper floors were not seen.

8. Significance

Survey No. WI-270

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

| Specific dates | Builder/Architect |
|--|-------------------|
| check: Applicable Criteria: <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 old Wicomico Hotel, erected in 1923, is the largest structure defining the center business district of Salisbury. Rising seven stories on an excavated basement, the stretcher and common bond brick commercial block stands out on Salisbury's skyline as the tallest building and one of the city's most distinctive structures. Following in a repeated architectural format for early twentieth century high rise hotels, the red brick walls are accented with stone trimmings that divide the building in three parts, which correspond to the three main components of the classical column. The first floor, although altered, retains a heavy stone entablature that serves to highlight the base of the building and at the same time it symbolizes the column's plinth. The five stories above the first floor are the plainest, and they correspond to the column's shaft. The top floor, the most elaborately finished portion, represents the column capital with its heavy console block cornice. This architectural formula was repeated countless times in the design and construction of early high rises in small and large cities across the United States during the early twentieth century. Centrally located on the southwest corner of the main intersection in the city, the Wicomico Hotel was thought of as a progressive addition for city residents that signaled to the outside world that its move to an urban commercial center was secure and ever-improving.

The building deserves listing in *Category A*, which identifies a building that must be retained since it exhibits many good architectural features and contributes strongly to the historic nature of the district. The Wicomico Hotel is historically significant as a prominent fixture in the center of Salisbury since 1923.

The construction of a modern hotel in the center of Salisbury was discussed periodically during the early years of the twentieth century. It was felt by many city leaders that the future economic prosperity of the city was dependent on the building of a modern hotel facility. The idea gained momentum during the early 1920s with the formation of the Wicomico Hotel Company. The executive and building committee included E. D. Mitchell, C. R. Disharoon, M. C. Evans, Ralph H. Grier, Henry H. Hanna, T. L. Ruark, and F. L. Wailes.(1)

(Continued)

9. Major Bibliographical References

Survey No. WI-270

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 Northing

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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 4/24/96

street & number P. O. Box 5 telephone 410-651-1094

city or town Westover state Maryland 21871

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

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

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

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032

8.1 SIGNIFICANCE

Wicomico Hotel

Salisbury, Wicomico County, Maryland

The executive and building committee reported to the public through an article in the *Wicomico News* that a study had been made to determine the acceptance of such an undertaking:

....the time has arrived when Salisbury can not hold her own against the prosperity of the other cities without this new modern hotel. As a result of this report thirty leading citizens of Salisbury have formed a corporation, with the kind of a hotel best adapted to meet the growing needs of this favored community.(2)

A proposed plan of the hotel was published in the paper as well, and the initial design, executed by architect B. K. Gibson of Chicago, called for a four-story, eight-bay by ten-bay structure of neoclassical style.(3) Public concerns soon surfaced in the paper that the building was not large enough to suit the needs of the city. The land for the hotel had not been acquired so that a specific lot size had not been determined. The land for the hotel was partitioned from the old Wailes homestead, which stood until the mid 1950s. The Wailes sisters, Laura L. and Victoria, resided in the house at the time the land was sold for the hotel. The construction plans of the hotel were ultimately changed to seven stories instead of four, which allowed for a parking lot on the east side of the building.

1 *Wicomico News*, March 23, 1923, Wicomico County Free Library.

2 *Ibid.*

3 *Ibid.*

WI-270
Wicomico Hotel
One Plaza East
Salisbury, Wicomico County, Maryland

Map 107, Parcel 848

1004/799 Peninsula Properties, Inc.

to

1/18/1984 One Plaza East Condominium Association

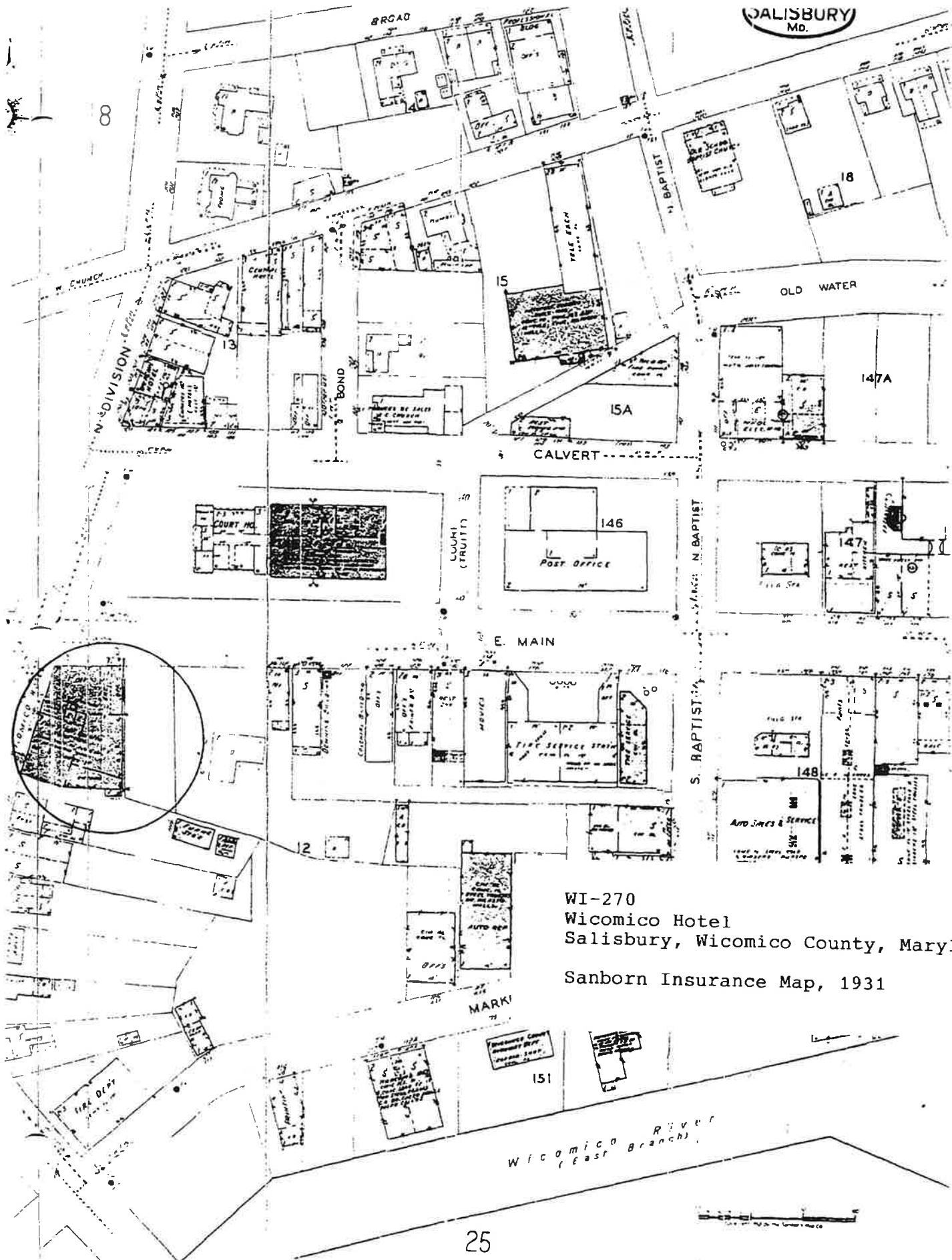
JWTS 626/353 Wicomico Hotel Company

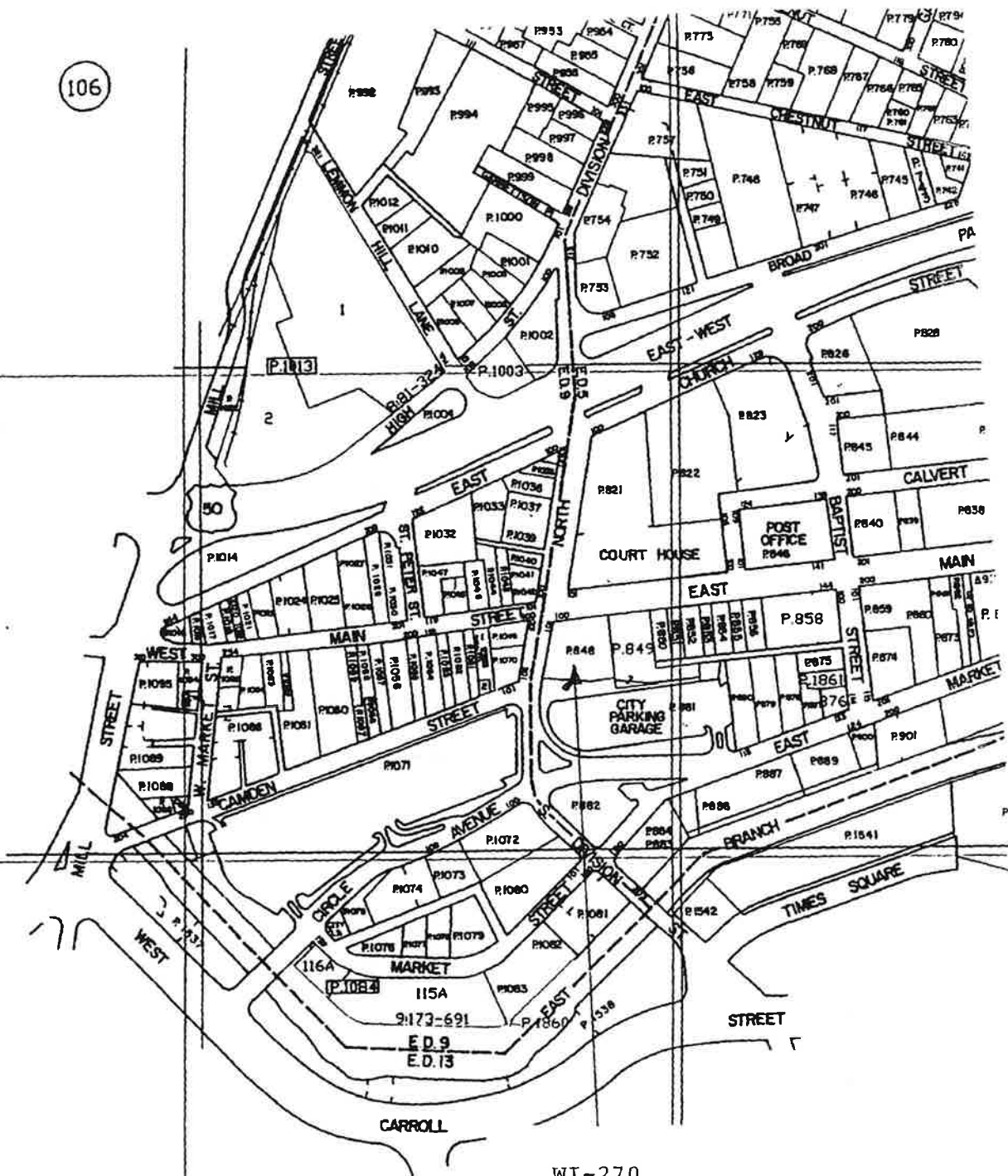
to

1/3/1966 Wicomico Enterprises, Inc.

The property hereby conveyed being all of the property
acquired by the Wicomico Hotel Company

1. From Nannie T. Wailes, et al. 1/22/1945, JWS 265/560
 2. From M. Victoria Wailes, admin., dated 5/20/1924,
JCK 134/251
 3. From F. Leonard Wailes, et ux., dated 5/5/1924,
JCK 134/249
 4. From People's Bank of Salisbury, 5/5/1924, JCK 134/217
 5. From Henry S. Taylor, et al., 6/20/1923, JCK 130/233
 6. From M. Victoria Wailes, admin., 1/22/1945, JWS 265/576
 7. From J. C. Penny, 12/30/1954, JWTS 374/221
-

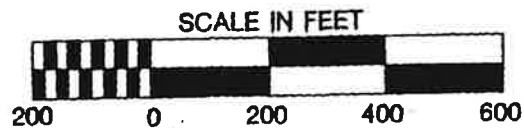




WI-270
Wicomico Hotel

Wicomico County Tax Map 107
Parcel 848

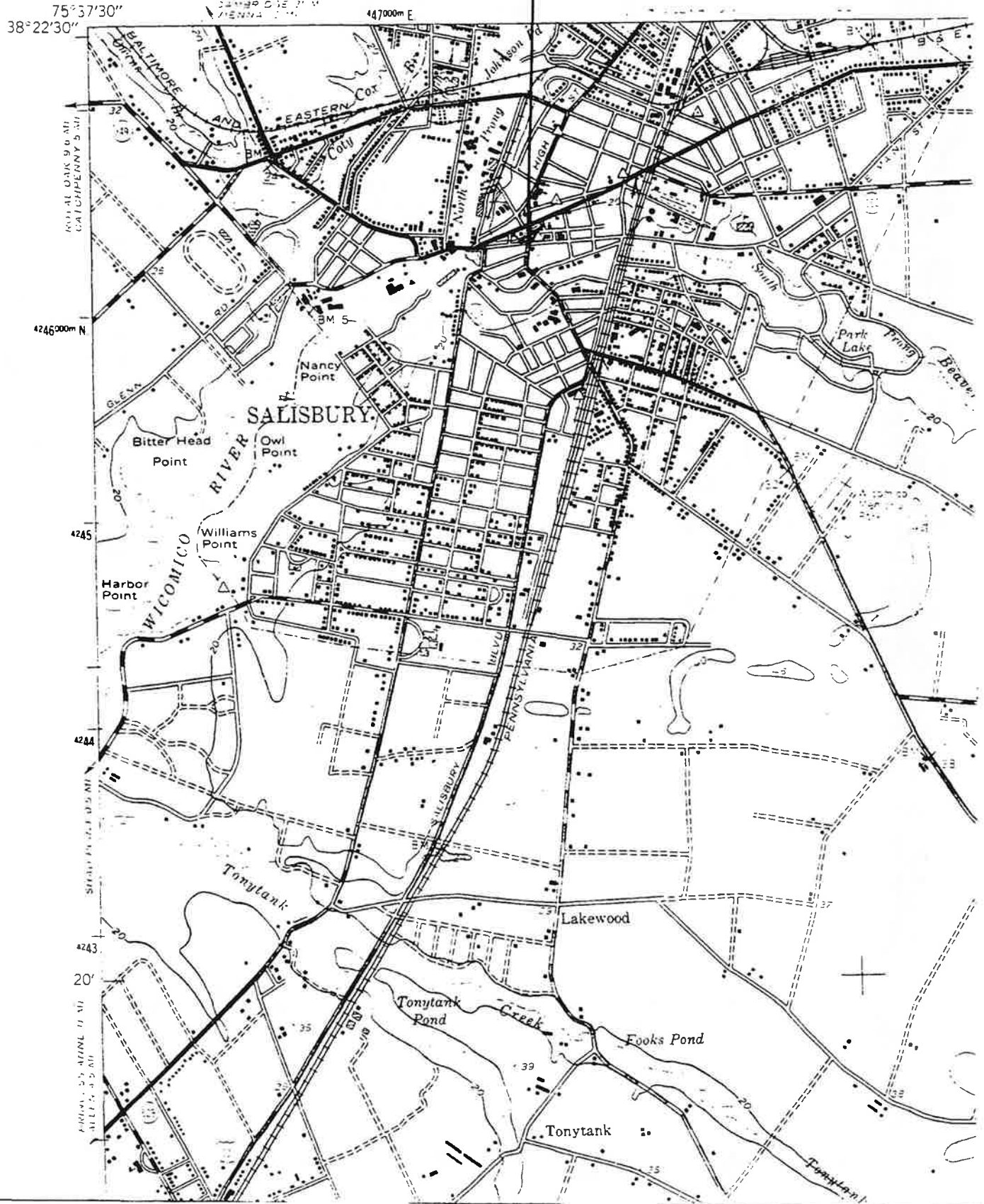
MAPS ARE PROTECTED BY COPYRIGHT. THEY MAY NOT
BE REPRODUCED OR REPRODUCED IN ANY FORM INCLUDING ELECTRONIC
FORMS SUCH AS DIGITIZING, SCANNING, AND IMAGE PROCESSING.
NO SYSTEM NOW KNOWN OR TO BE INVENTED WITHOUT
PERMISSION IN WRITING FROM THE PROPERTY MAP DIVISION.



WI-270
Wicomico Hotel

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

Salisbury, Maryland Quadrangle
1942







2-17-77

16-17-77

10-11-77 12-13-77

SA 130-12-13-77

SA 130-12-13-77

SA 130-12-13-77

SA 130-12-13-77

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SA 130-12-13-77



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 - 113253 | |
| Owner Information | | |
| Owner Name: | SMITH WILLIAM T III & RENEE A | Use: COMMERCIAL CONDOMINIUM |
| Mailing Address: | 1 PLAZA E STE 102 SALISBURY MD 21801-4943 | Principal Residence: NO Deed Reference: /01886/ 00476 |
| Location & Structure Information | | |
| Premises Address: | 100 E MAIN ST SALISBURY 21801-0000 UNIT: 1 C | Legal Description: UNIT 1C 1,015SQ FT COR E MAIN ST ONE PLAZA EAST CONDO |
| Map: 0107 | Grid: 0014 | Parcel: 0847 |
| Neighborhood: 20002.23 | Subdivision: 0000 | Section: 1 C |
| Block: 2023 | Lot: 1 C | Assessment Year: 2023 |
| Plat No: 0013/ 0110 | Plat Ref: 0013/ 0110 | |
| Town: SALISBURY | | |
| Primary Structure Built | Above Grade Living Area | Finished Basement Area |
| | 1,015 SF | Property Land Area |
| | | 1,015 SF |
| County Use | 000000 | |
| Stories | Basement | Type |
| | | OFFICE CONDOMINIUM |
| Exterior | Quality | Full/Half Bath |
| | | / |
| Value Information | | |
| | Base Value | Value |
| | | As of |
| | | 01/01/2023 |
| Land: | 30,400 | 33,400 |
| Improvements | 71,100 | 78,200 |
| Total: | 101,500 | 111,600 |
| Preferential Land: | 0 | 0 |
| | | 104,867 |
| | | 108,233 |
| Transfer Information | | |
| Seller: AHTES, MAUD L | Date: 01/11/2002 | Price: \$200,000 |
| Type: ARMS LENGTH MULTIPLE | Deed1: /01886/ 00476 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Exemption Information | | |
| Partial Exempt Assessments: | Class | 07/01/2023 |
| County: | 000 | 0.00 |
| State: | 000 | 0.00 |
| Municipal: | 000 | 0.00 0.00 |
| Special Tax Recapture: None | | |
| Homestead Application Information | | |
| Homestead Application Status: No Application | | |
| Homeowners' Tax Credit Application Information | | |
| Homeowners' Tax Credit Application Status: No Application | | |
| Date: | | |

Salisbury Historic District Commission

Hearing Notification

| | |
|----------------------------------|--|
| Hearing Date: | July 24, 2024 |
| Time: | 7:00 pm |
| Location: | Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301 |
| Case Number: | #24-16 |
| Commission Considering: | Alterations - Mural |
| Owner's Name: | Broadband Holdings LLC |
| Applicant Name: | Broadband Holdings LLC |
| Agent/Contractor: | Bret Davis |
| Subject Property Address: | 106 N Division St Salisbury, MD 21801 |
| Historic District: | Downtown 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 _____ (date)

Date Submitted: 7/2/2024

Date Accepted as Complete: _____

Subject Location: 106 N. Division Street Salisbury, MD

Application by: Broadband Holdings LLC

Applicant Address: 1201 Pemberton Drive Unit 2B

Applicant Phone: 240-994-6481

Case #: 24-16

Action Required By (45 days): _____

Owner Name: Broadband Holdings LLC

Owner Address: 1201 Pemberton Drive Unit 2B

Owner Phone: 240-994-6481

Owner Email: bdavis@davis-strategic.com

Work Involves: ☒ Alterations ☐ New Construction ☐ Addition Other _____
☐ Demolition ☐ Sign ☐ Awning Estimated Cost _____

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

A mural will be painted on the exterior of the building.

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 7/24/2024 (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.

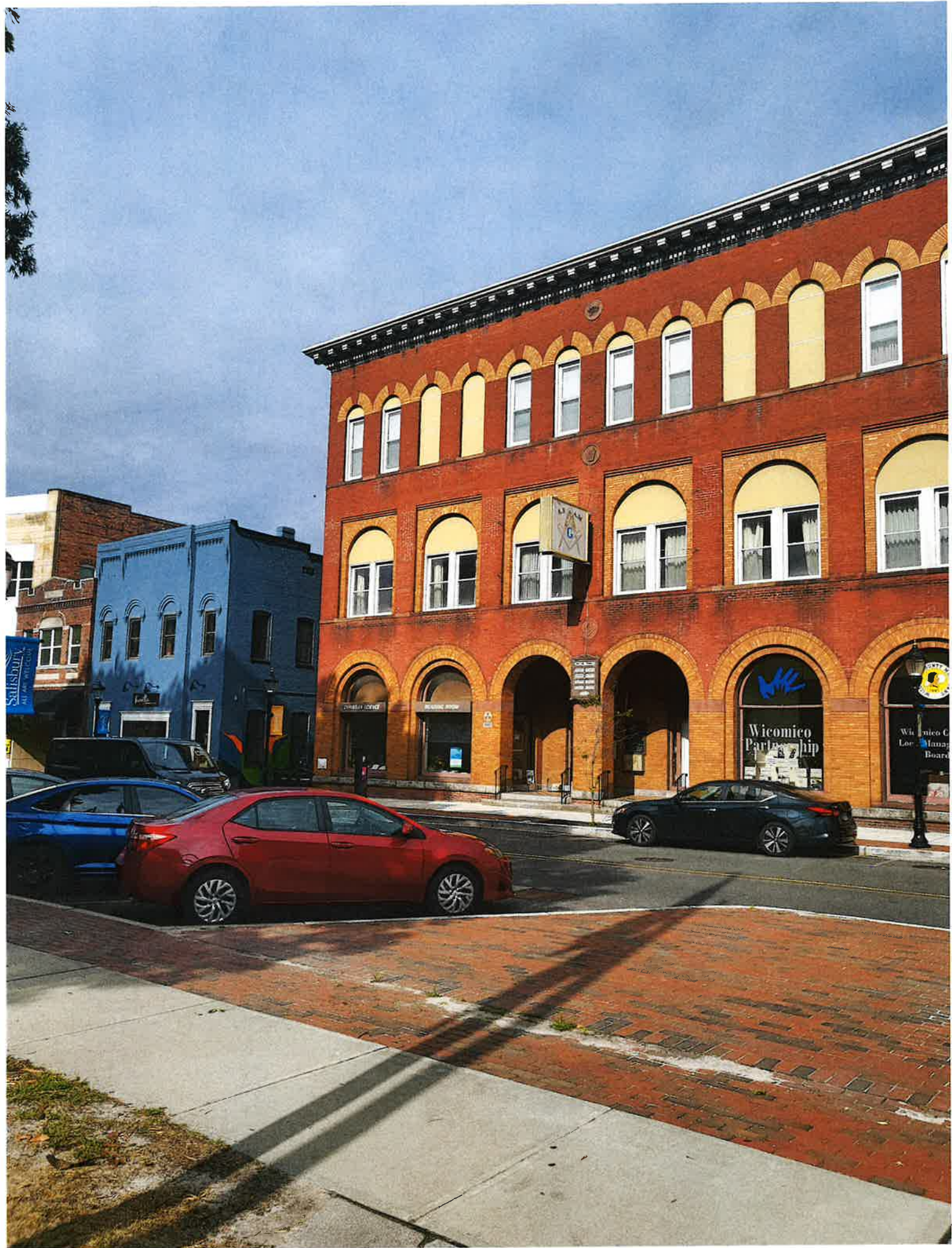
Applicant's Signature [Signature] Date 7/2/2024

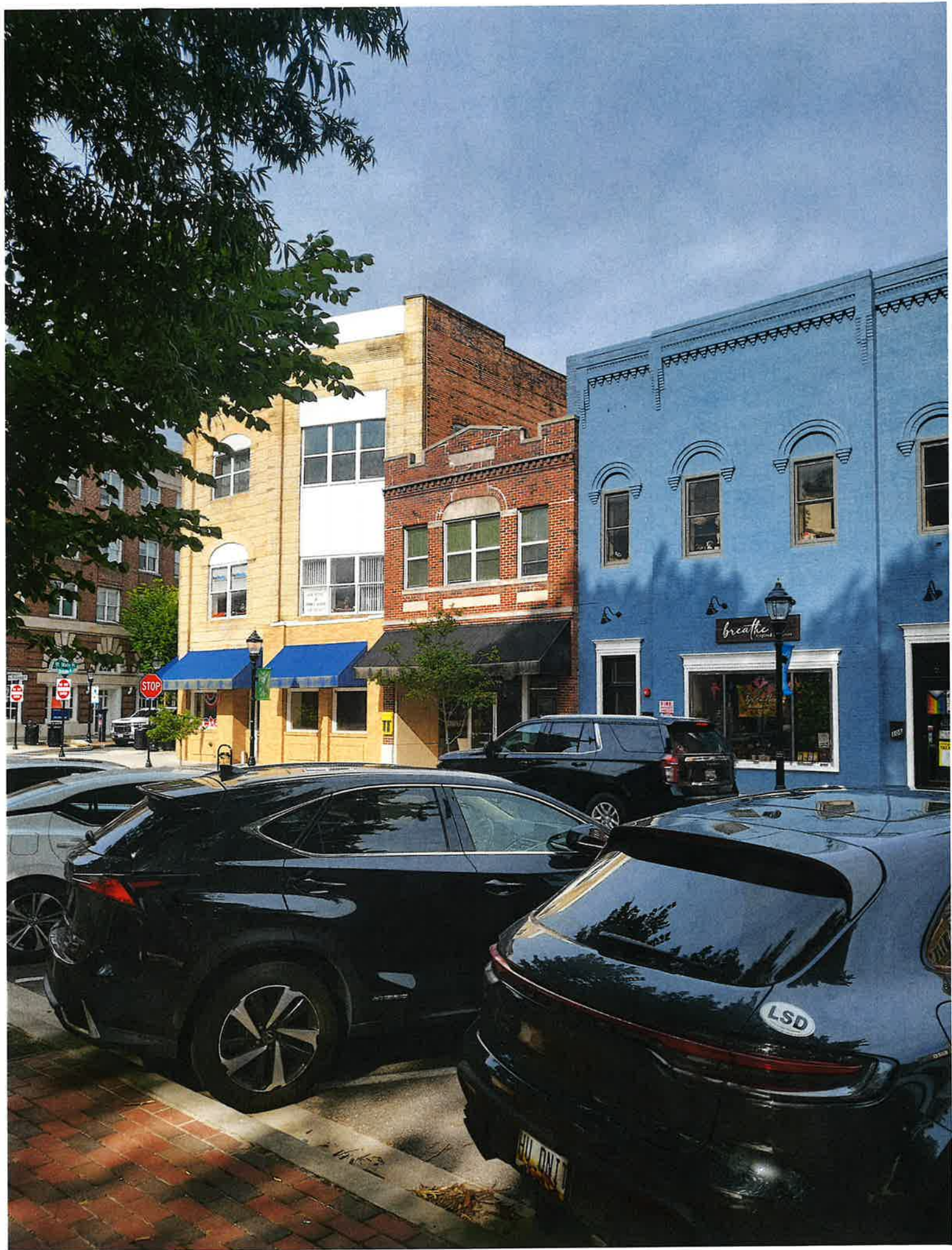
Application Processor (Date)

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.







Salisbury Historic District Commission

STAFF FINDINGS

Meeting of July 24, 2024

| | |
|--------------------------------------|--|
| Case Number: | #24-16 |
| Commission Considering: | Alterations – Mural painted on exterior of building |
| Owner Name: | 106 N Division Street LLC |
| Owners Address: | 318 W Carroll St 2 nd Floor Ste A South Salisbury, MD 21801 |
| Applicant Name: | Broadband Holdings LLC |
| Applicant's Address: | 1201 Pemberton Drive Unit 2B Salisbury, MD 21801 |
| Agent/Contractor: | Bret Davis |
| Subject Property Address: | 106 N. Division St. |
| Historic District: | Downtown Historic District |
| Use Category: | Commercial |
| Zoning Classification: | CBD – Central Business District |
| Structure / Site Description: | |
| Built Date: | 1916 |
| Enclosed Area: | 3,560 sq. ft. |
| Lot Size: | 2,160 sq. ft. |
| Number of Stories: | 2 |

Contributing Structure:

Contributing, 8/25/2021

Wicomico County Historic Survey on file:

No

Nearby Properties on County Survey:

Yes

Properties included below but not limited to:

WI-75 – Masonic Temple – 114 N. Division St

WI-269 – Jay Williams Law Office – 116 N. Division St

WI-12 – Wicomico County Courthouse – Division Street & Main Street

Explanation of Request: The applicant is seeking approval to:

- Have a mural painted on the exterior of the building

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

General Guidelines

Guideline 1: Preserve Significant Historic Features

- a) Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics, such as roof form and fenestration patterns; as well as small scale features like moldings, brackets, columns, and other examples of skilled craftsmanship. A reasonable effort should be made to retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc.
- b) Materials and additions which were installed at a later date than the original building construction which may have since gained significance should be retained.

Painting

Guideline 15: General Painting Guidance

- a) Generally, wood surfaces should be painted.
- b) Unpainted masonry surfaces should remain unpainted

Guideline 16: Painting Masonry Surfaces

- a) Painted brick surfaces should generally remain painted.
- b) Damaged or deteriorated paint should be removed by hand only to the next stable layer prior to repainting. Paint that is well adhered should not be removed. If a painted masonry surface is in good condition and the paint is firm and not peeling, the building can be safely repainted.
- c) Painting formerly unpainted masonry surfaces is discouraged, unless documentary evidence shows that the surface had been historically painted

GUIDELINES FOR COMMERCIAL PROPERTIES

Commercial Facades

Guideline 37: Façade Configuration

- a) Maintain the historic compositional principles of historic commercial buildings.
- b) For two- and three-part block configurations, maintain the division of the upper and lower stories.
- c) Where historic features are missing, consider restoring the façade to a composition appropriate to the historic design of the building.
- d) New commercial buildings should follow the same compositional layout of surrounding buildings in order to maintain the scale and pattern of the Downtown Historic District.
- e) Maintain the historic layout of commercial storefronts.
- f) Maintain the window and door pattern of the storefront. Historic entrances were typically flanked by glass display windows.
- g) Improve access to upper floors in a manner sensitive to the configuration of the historic storefront. A second set of stairs to access the upper stories is often required to comply with current fire codes.

Guideline 38: Commercial Building Ornamentation

- a) Maintain and restore character defining features of your commercial building. Character defining features include historic storefronts, transoms, sign boards, bulkheads, windows, cornices, and other architectural details.
- b) Do not add arbitrary or conjectural ornamentation to the building. Replacement of missing historic features should be supported by documentary evidence to avoid creating a false historic appearance.
- c) Maintain the original ornamental cap or cornice of the building. If replacement is required, in-kind replacement matching the historic element in design, scale, color, and material is recommended. Replacement materials, such as fiberglass, may be approved if the element's profile can be satisfactorily matched.

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 and make determinations on all applications to construct, alter, reconstruct, move or demolish a site or structure within a Historic District whenever “*exterior changes are involved which would affect the historic archeological, or architectural significance of a site or structure, any portion of which is visible or intended to be visible from a public way.*” In reviewing an application and plans, the Commission should consider review criteria, and may decide as to which of said Criteria are applicable.

Staff Findings Prepared By: Betsy Jackson
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: July 24, 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 - 047069

Owner Information

Owner Name: 106 NORTH DIVISION STREET LLC

Use: COMMERCIAL

Mailing Address: 318 W CARROLL ST 2ND FL
STE A SOUTH
SALISBURY MD 21801-

Principal Residence: NO

Deed Reference: /04863/ 00292

Location & Structure Information

Premises Address: 106 N DIVISION ST
SALISBURY 21801-0000

Legal Description: BL-1 L-1 2,160 SQFT
106 N DIVISION ST
CITY OF SALIS

| | | | | | | | | | |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| 0107 | 0014 | 1040 | 21003.23 | 0000 | | 1 | 1 | 2024 | Plat Ref: |

Town: SALISBURY

| | | | | |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| 1916 | 3,560 SF | | 2,160 SF | |

| | | | | | | | |
|---------|----------|--------------|----------|---------|----------------|--------|-----------------------------------|
| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
| | | RETAIL STORE | / | C3 | | | 2022 |

Value Information

| | | | | |
|--------------------|------------|------------|----------------------|------------|
| | Base Value | Value | Phase-in Assessments | |
| | | As of | As of | As of |
| | | 01/01/2024 | 07/01/2023 | 07/01/2024 |
| Land: | 32,400 | 43,200 | | |
| Improvements | 340,700 | 362,300 | | |
| Total: | 373,100 | 405,500 | 373,100 | 383,900 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

| | | |
|----------------------------|----------------------|------------------|
| Seller: HANNON PATRICK J | Date: 05/24/2021 | Price: \$135,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /04863/ 00292 | Deed2: |

| | | |
|-----------------------------|----------------------|------------|
| Seller: | Date: | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /00886/ 00136 | Deed2: |

| | | |
|---------|--------|--------|
| Seller: | Date: | Price: |
| Type: | Deed1: | 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: