

Salisbury Historic District Commission

AGENDA

Wednesday, December 17, 2025 at 7:00 pm

Government Office Building Room 301

1. 7:00 P.M. - CALL TO ORDER – Brenden Frederick, Chairman

2. ROLL CALL

3. APPROVAL OF MINUTES – November 19, 2025

PUBLIC INPUT – Public members are welcome to comment at this time, subject to a time allotment of two (2) minutes per person.

5. CONSENT DOCKET – To be determined at the meeting

6. OLD BUSINESS – #24 - 10* - 501 W Main St - COA Extension

7. NEW BUSINESS –

- **#25 - 26 - 107 W Main St - Alterations - Alteration & Addition of two Signs**

*The structure has been deemed a contributing structure by the SHDC

*The structure has been deemed a non-contributing structure by the SHDC

Salisbury Historic District Commission

November 19, 2025

The Salisbury Historic District Commission met in regular session on Wednesday, **November 19, 2025**. The meeting took place at 125 N Division St, Room 301, with attendance as follows:

COMMISSIONERS

Chairman – Brenden Frederick – *Present (Virtual)*

Vice Chairman – Matt Auchey – *Absent*

Commissioner – Lynne Bratten – *Present*

Commissioner – Margaret Lawson – *Present*

Commissioner – Lisa Gingrich – *Present*

Commissioner – Harvey Evans – *Present*

Commissioner – Brad Philips – *Present*

CITY OFFICIALS

City Attorney – Laura Ryan – *Present*

Associate Planner – Henry Pearson – *Present*

Director of DID – Nicholas Voituic – *Present*

1. **CALL TO ORDER** – **Mr. Brad Phillips** in place of **Mr. Brenden Frederick** as he was attending remotely called the meeting to order at 7 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Acting Chairman explained the meeting procedure to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – **Ms. Lynne Bratten** made a motion to approve the October minutes, seconded by **Ms. Lisa Gingrich**. The motion was brought to vote and approved.
4. **PUBLIC INPUT** – Members of the public are welcome to comment, subject to a time allotment of two (2) minutes per person.
5. **CONSENT DOCKET** – **None**.
6. **OLD BUSINESS** – **None**.
7. **NEW BUSINESS** –

Ms. Lisa Gingrich proposed moving case #25-23 to the end of the meeting in order to allow the applicant time to arrive to the meeting. **Mr. Brad Phillips** agreed and the next case on the agenda proceeded.

Case #25-24 – 225 Broad St - Alterations – Doors, Gable, and Column Replacement

Mr. Henry Pearson read the staff report, prepared by **Will Canner**, recommending partial approval of the proposal. The side and rear doors may be replaced with materials such as fiberglass, but the front door features mosaic detail that is a visible and character defining element of the façade. Staff recommended that the front door should not be replaced unless the mosaic detail is preserved or replicated.

Mr. Jason Jones spoke on behalf of the property owner. He stated that the whole house has been remodeled and the windows use vinyl soffit. He stated that the columns and doors have lead paint and he wishes to make the house lead-free.

Ms. Gingrich asked if the paint could simply be removed. **Ms. Bratten** replied that this is difficult to do. **Mr. Evans** said it can be done.

Ms. Bratten mentioned that she is a lead supervisor and that things can be lead-safe without being lead-free. She is concerned about the front door and thinks that it sets the property apart as being historic.

Ms. Gingrich asked whether fiberglass doors are allowed and **Ms. Bratten** responded that they are allowed in a non-contributing property.

Mr. Frederick said that if the house were contributing, the standards would be stricter. **Ms. Gingrich** replied that this makes it more important to maintain the remaining historical features.

The Board discussed Shaker Style doors and door window styles. They emphasized that the front door in particular is very unique and asked if they have considered stripping the door. **Mr. Jones** stated they do not want to strip the front door and that they believe that the historic value of the house has already been removed. **Ms. Gingrich** stated that there is lots of historical value left in the home and that new additions should not be approved just because things have been done incorrectly in the past.

Mr. Phillips stated that he would like to ask the applicant to withdraw the front door from consideration and that the applicant attempt to strip it before replacing it.

Ms. Gingrich asked why the columns would be replaced as they look fine. **Mr. Jones** replied that they want to install vinyl columns to remove the lead. **Ms. Gingrich** asked that they treat the columns in the same way as the front door.

Mr. Phillips said that if they rule against the entire project, the applicant could not come back for a year. Instead, he can withdraw the front door and columns from consideration and receive a ruling on only the remaining parts of the application.

Mr. Jones agreed to withdraw the front door and columns from the application.

Public Comment: None

Motion and Vote:

Motion: **Ms. Bratten** moved to approve the application with the exception of the front door and columns.

Second: **Mr. Evans** seconded the motion.

Vote: **Mr. Phillips** called for a vote. The application was unanimously **approved as amended**.

Case #25-25 – 109 Poplar Hill Ave – Alterations – Remove and Replace Windows

Mr. Pearson read the staff report, prepared by **Will Canner**, recommending the application be approved as submitted, and that the application for windows had already been heard and approved on March 27, 2024.

Mr. Phillips asked if the application is the same as it was previously and the applicant stated that it is essentially the same with a few minor modifications. **Mr. Frederick** stated that the minor changes do not change the intent of the modifications.

Mr. Evans inquired about screens and window sashes. **Mr. Frederick** stated that these things will be internal and not visible.

Public Comment: None

Motion and Vote:

Motion: **Mr. Brenden Frederick** moved to approve the application as submitted.

Second: **Ms. Lynne Bratten** seconded the motion.

Vote: **Mr. Phillips** called for a vote. The application was unanimously **approved as submitted**

Case #25-23 – 104 E William St – Alterations – Constructing Fence

Mr. Pearson read the staff report, prepared by **Will Canner**, recommending approval of the application as submitted.

The applicant was not in attendance. Multiple commissioners are direct neighbors of Mr. Cyr and were aware of his plans. **Mr. Phillips** mentioned that he is concerned about large fences being visible and **Ms. Gingrich** stated that it cannot be seen from the front.

Motion and Vote:

Motion: **Mr. Harvey Evans** moved to approve the application as submitted.

Second: **Ms. Lisa Gingrich** seconded the motion.

Vote: **Mr. Phillips** called for a vote. The application was unanimously **approved as submitted**

Adjournment:

There being no further business, **Brenden Frederick** moved to adjourn the meeting, which was seconded by **Lisa Gingrich**, which was brought to a vote and approved.

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

Brenden Frederick, Acting Chairman

Date

Henry Pearson, Associate Planner

Date

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	December 17, 2025
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#24-10
Commission Considering:	Certificate of Approval Extension
Owner's Name:	Brant Krisewicz
Applicant Name:	Brant Krisewicz
Agent/Contractor:	N/A
Subject Property Address:	501 W Main St. Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial
Chairman:	Mr. Brenden Frederick
HDC Staff contact:	Will Canner Associate Planner (410) 548-3170

Hello Will,

I am writing to you to request a second extension to the approval granted during the April 2024 Meeting to enclose the fenced in patio facing the parking lot at 501 W Main St., Salisbury MD. After working extensively with the city on a site plan that would address a variety of issues pertaining to the necessary set back requirements, right of way concerns and the allocation of green space we are finally ready to proceed with construction. With final approvals in place we have applied with the city for the necessary permits. In anticipation that these will be approved we have begun some initial work on the site prior to demolition and build out so we can move quickly. Once completed we will be opening Mad Dash Coffee Shop to attract more people to the area and help downtown Salisbury continue to grow. Pursuant to code 17.52.120 C I am requesting a second extension of 180 days to get permits issued and to officially build out and complete the coffee shop to open in Spring 2026.

As stated before I have every intent of seeing this project through and turning 501 W Main Street into a thriving destination for anyone visiting downtown Salisbury.

Thank you again for your consideration.

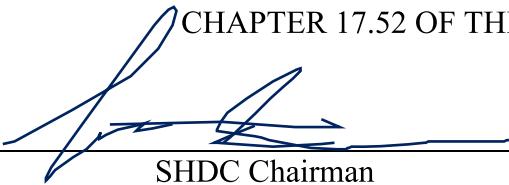
Brant Krisewicz
1 Dickens Lane
Washington, NJ 07882
720-364-8642

Salisbury Historic District Commission

Certificate of Approval

Case # 24-10	Meeting Date: 5/22/2024	Address: 501 W Main St
Description of Work: Alterations, Demolition, New Construction – Rear Patio		
Presenting Case: Scott Saxman		
Motion: Brad Phillips	Second: Lisa Gingrich	
Amendments to Proposal: N/A		
Decision: Approved as submitted.		

THIS DECISION WAS MADE IN ACCORDANCE TO PROVISIONS OF
CHAPTER 17.52 OF THE SALISBURY MUNICIPAL CODE.



SHDC Chairman

6/5/2024

Date



SHDC Secretary

5/23/2024

Date


Every certificate of approval and any permit arising as a result thereof shall become invalid unless the work on the site authorized by such certificate of approval or permit is commenced within one year after its issuance, or if the work authorized by such certificate of approval or permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. The commission is authorized to grant, in writing, one or more extensions of time, for periods not more than one hundred eighty (180) days each. The extension shall be requested in writing and justifiable cause demonstrated.

Salisbury Historic District Commission

Certificate of Approval - **EXTENSION**

Case # 24-10	Meeting Date: 5/28/2025	Address: 501 W Main St.
Description of Work: Alterations, Demo., New Construction – Rear Patio		
Presenting Case: <i>Applicant was not present</i>		
Motion: <i>Lynne Bratton</i>	Second: <i>Lisa Gingrich</i>	
Amendments to Proposal: None.		
Decision: Extension approved		

THIS DECISION WAS MADE IN ACCORDANCE TO PROVISIONS OF
CHAPTER 17.52 OF THE SALISBURY MUNICIPAL CODE.



 SHDC Vice-Chairman



 Date



 SHDC Secretary

6/2/2025

 Date

Every certificate of approval and any permit arising as a result thereof shall become invalid unless the work on the site authorized by such certificate of approval or permit is commenced within one year after its issuance, or if the work authorized by such certificate of approval or permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. The commission is authorized to grant, in writing, one or more extensions of time, for periods not more than one hundred eighty (180) days each. The extension shall be requested in writing and justifiable cause demonstrated.

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	December 17, 2025
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#25-26
Commission Considering:	Alteration & Addition of two signs
Owner's Name:	Center City Investments LLC
Applicant Name:	Doug Church
Agent/Contractor:	N/A
Subject Property Address:	107 W Main St. Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial
Chairman:	Mr. Brenden Frederick
HDC Staff contact:	Will Canner Associate 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: 11/13/2025

Date Accepted as Complete: 11/21/25

Subject Location: 107 W MAIN ST

Application by: DOUG CHURCH

Applicant Address: PO BOX 405 - SALISBURY, MD 21803

Applicant Phone: 410-562-5660

Case #: 25-26

Action Required By (45 days):

Owner Name: CENTER CITY INVESTMENTS LLC

Owner Address: PO BOX 405 - SALISBURY, MD 21803

Owner Phone: 410-562-5660

Owner Email: DCHURCH@CENTERCITYMGMT.COM

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

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 PAINTED TRIM ABOVE THE AWNING (CIRCA 1990) HAS ROTTED AND NEEDS TO BE REPLACED - I PLAN TO REPLACE THIS WITH THE SAME TRIM PROFILE AND PAINT - NEW SIGNAGE WILL BE ADDED FOR 'BLUE DUCK' WHERE THE BLACKWATER SIGN IS LOCATED, THE 'TONY WEEG' SIGN WILL REMAIN THE SAME, BUT WILL BE SIZED DOWN TO HANG DIRECTLY ABOVE THE DOOR FOR THE 2ND FLOOR -- BOTH SIGNS ARE VINYL ON ALUMINUM BACKBOARD - THE BRICK AND ALL TRIM WILL BE PAINTED SHADES OF TAN AS SHOWN IN THE RENDERING

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 _____ (date).

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

Applicant's
Signature

Date 11/13/25

Application Processor (Date)

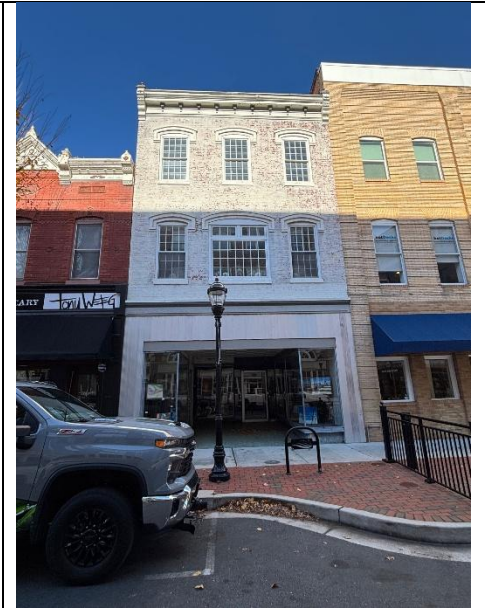
Secretary, S.H.D.C. (Date)



Building to the left
109-111 W Main St



Subject Building
107 W Main St



Building to the right
105 W Main St

These two properties owned by Applicant (Center City Investments LLC)



BLUE DUCK

TOMMY WEG



26"



Salisbury Historic District Commission

STAFF FINDINGS

Meeting of December 17, 2025

Case Number:	#25-26
Commission Considering:	Alteration – Sign addition & alteration
Owner Name:	Center City Investments LLC
Owners' Address:	107 W Main St Salisbury, MD 21801
Applicant Name:	Doug Church
Applicant's Address:	PO BOX 405, Salisbury MD 21803
Agent/Contractor:	N/A
Subject Property Address:	107 W Main St
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	Central Business District
Structure / Site Description:	
Built Date:	1892
Enclosed Area:	3,600 sq. ft. (SDAT Real Property Database)
Lot Size:	2,621 sq. ft. (SDAT Real Property Database)
Number of Stories:	Appears to be 2 Stories (No SDAT info)
Contributing Structure:	Not Determined
Wicomico County Historic Survey on file:	Yes; WI-147, Newtown Historic District
Nearby Properties on County Survey:	Yes

Properties included below, but not limited to:

- WI-272, Thomas H. Williams Building
- WI-261, White & Leonard Building

Explanation of Request: The applicant is seeking approval for building's painted trim above the awning as it is rotted and will be replaced with matching trim and paint. New signage for "Blue Duck" will be replace the current "Blackwater" sign, while the "Tony Weegs" sign will be resized and repositioned above the café door. Both signs will be vinyl on aluminum backboards. The applicant has stated the vinyl would be to easily change the sign in the case of new tenants. All brick and trim will be repainted in tan shades.

Areas of Historic Guidelines to be considered:

GUIDELINES FOR UNIVERSAL PROPERTIES

Guideline 15: General Painting Guidance

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

Guideline 16: Painting Masonry Surfaces

Removing paint from masonry can damage the underlying surface. Removing paint in good condition from masonry substrates is not recommended.

In some instances, soft historic brickwork was painted historically in order to increase its durability.

- Painted brick surfaces should generally remain painted.
- 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.
- Painting formerly unpainted masonry surfaces is discouraged, unless documentary evidence shows that the surface had been historically painted.

Best Choice:

Maintain painted masonry surfaces.
Leave unpainted masonry surfaces bare.

Good Alternative:

None! Removing paint from masonry surfaces in good condition is not recommended.

Not Appropriate:

Stripping paint in good condition from masonry surfaces using chemical or mechanical methods. Abrasive and chemical cleaning can damage the masonry surface. Painting previously unpainted masonry surfaces.

GUIDELINES FOR COMMERCIAL PROPERTIES

Guideline 44: Preserve Historic Signs

- a. Historic signs, such as those constructed directly into an architecture detail of the structure should be maintained, and may be restored if necessary.
- b. Wordings changes on existing historic signs should be in keeping with the overall character of the sign and the structure on which it is placed.
- c. Restore or recreate historic signs where sufficient documentation exists, if the restored or recreated sign would be in compliance with Salisbury's zoning ordinance.

Guideline 45: Sign Placement

- 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.

Staff Comment:

Staff recommends approval of the proposal with amendments. The blue duck sign, together with the proposed Tony Weeg sign on the side, appears to be permissible under Salisbury's zoning code section 17.216 and guidelines 44 and 45.

The use of vinyl on signage is not explicitly addressed in the code. While vinyl is generally considered an impermissible material, the applicant has indicated that the vinyl would be applied to an aluminum backboard to allow for easy replacement when tenants change. Staff maintains that vinyl should generally be avoided further considering the building was apart of the Historic Survey and to further maintain the historic character of the street, but ultimately defers this decision to the Commission's discretion.

Painting of brick and trim is discouraged under guideline 15B and 16B; therefore, staff does not recommend approval of any painted surfaces.

Finally, it should be noted that the Tony Weeg sign has not previously received Historic District approval. Staff now recommends that the new Tony Weeg sign be formally approved moving forward.

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: Will Canner
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: November 25, 2025

WI-147

Alfred C. Dykes Building (Kuhn's Jewelers)

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-266 147

1892

Alfred C. Dykes Building
Salisbury
Private

The Alfred C. Dykes building is a distinctive commercial structure located in Salisbury's central business district. The long-time location of Kuhn's Jewelers, this two-story, three-bay building is distinguished by pressed brick front accented with a variety of molded brick and terra cotta ornament. Rope molded stringcourses divide the second floor visually, and molded terra cotta panels highlight the segmental arches as well as the wall spaces between the window openings. The top of the wall is fitted with an original galvanized metal cornice that incorporates the date of construction, "1892." The building stands out on Salisbury's historic Main Street, converted several decades ago to a pedestrian plaza.

The construction date incorporated in the cornice and a explicit entry in the *Salisbury Advertiser*, on April 9, 1892, closely documents the building history of this commercial block. The newspaper announced:

Workman began this week on a building for Mr. A. C. Dykes on the property purchased of J. J. Morris, Esq. adjoining the post office. The building will be of brick, and tin roof, 22 feet front and 68 feet deep, two story with basement. It will be finished for barber shop in front and residence in rear and second floor. The residence portion will contain 7 rooms. The brick work will be done by Mr. A. W. Lankford under contract; the woodwork and general superintendence will be by Mr. T. M. Slemons. Mr. Dykes expects to have the building completed, ready for occupancy, by October 1st.

Alfred C. and Georgia Dykes sold the property seven years later to William J. Staton, who turned around two years later and transferred it to Samuel Q. Johnson in

October 1901. The property remained in Johnson family hands until 1974, when it was purchased by John R. and Ann Kuhn Purnell.

RESOURCE NAME: Alfred C. Dykes Building

MHT INVENTORY NUMBER: WI-~~266~~ 147

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-266 147

Magi No.

DOE ___yes ___no

1. Name (indicate preferred name)

historic Alfred C. Dykes Building

and/or common Kuhn's Jewelers

2. Location

street & number 107 West Main Street on the Downtown Plaza ___ not for publication

city, town Salisbury ___ vicinity of congressional district First

state Maryland county Wicomico

3. Classification

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

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

name John R Purnell, et al

street & number 27013 Edinburgh Court 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 107, Parcel 1044
liber 817

street & number Wicomico County Courthouse folio 132

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-266 147

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 Alfred C. Dykes building, currently identified as Kuhn's Jewelers, is located at 107 West Main Street on the Downtown Plaza in Salisbury, Wicomico County, Maryland. The two-story, three-bay brick commercial block faces south. The building is flanked on the east and west sides by adjacent commercial structures.

Dated to 1892, the two-story rectangular brick commercial building is three bays across and extends deeply into the lot which has access to what is historically referred to as "Bell Alley." The two-story, late nineteenth century commercial building has been extended to the rear by a single-story concrete block addition.

The south (main) elevation is three bays across. The first floor storefront, sheltered by a canvas awning, has been reworked in past few years with a stained wood and glass front that includes an entrance and large display windows. A side entrance in the east bay provides access to a staircase leading to the second floor. The second floor and cornice remain essentially unchanged since the late nineteenth century. The pressed brick facade is pierced by three evenly spaced windows filled with single-pane sash. Stretching across the facade at the height of the second floor window sills is a rope brick molding. The inner edges of the window openings are distinguished by a rounded corner brick, and each opening is topped by a segmental brick arch accented with a molded terra cotta keystone. A molded terra cotta panel is also centered in the wall between each window opening. A second rope molding stretches across the facade at the height of the second floor window arches. Additional molded brick stringcourses accent the top to the second floor wall, which is pierced by three rectangular vents. Fitted atop the front wall is a galvanized metal cornice with a centered cross gable. The three bays of the facade are marked by projecting blocks supported by fluted brackets. The two center blocks, which flank the gable, are fitted with turned finials. The face of the gable is distinguished by the date of construction, "1892," which is embossed in raised numbers along with a gentle scroll that flanks the date.

The interior has been reworked to suit modern store and office spaces.

8. Significance

Survey No. WI-266 147

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

Specific dates	1892	Builder/Architect	Contractor, Thomas M. Slemons
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check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or
Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Level of Significance: ☐ national ☐ state ☒ local

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

The Alfred C. Dykes building is a distinctive commercial structure located in Salisbury's central business district. The long-time location of Kuhn's Jewelers, this two-story, three-bay building is distinguished by pressed brick front accented with a variety of molded brick and terra cotta ornament. Rope molded stringcourses divide the second floor visually, and molded terra cotta panels highlight the segmental arches as well as the wall spaces between the window openings. The top of the wall is fitted with an original galvanized metal cornice that incorporates the date of construction, "1892." The building stands out on Salisbury's historic Main Street, converted several decades ago to a pedestrian plaza.

Due to the distinctive architecture features of this building is qualifies for listing in *Category A*, which identifies buildings that must be retained due to their architectural and/or historical significance.

The construction date incorporated in the cornice and a explicit entry in the *Salisbury Advertiser*, on April 9, 1892, closely documents the building history of this commercial block. The newspaper announced:

Workman began this week on a building for Mr. A. C. Dykes on the property purchased of J. J. Morris, Esq. adjoining the post office. The building will be of brick, and tin roof, 22 feet front and 68 feet deep, two story with basement. It will be finished for barber shop in front and residence in rear and second floor. The residence portion will contain 7 rooms. The brick work will be done by Mr. A. W. Lankford under contract; the woodwork and general superintendence will be by Mr. T. M. Slemons. Mr. Dykes expects to have the building completed, ready for occupancy, by October 1st.(1)

Alfred C. and Georgia Dykes sold the property seven years later to William J. Staton (2), who turned around two years later and transferred it to Samuel Q. Johnson in October 1901.(3) The property remained in Johnson family hands until 1974, when it was purchased by John R. and Ann Kuhn Purnell.(4)

9. Major Bibliographical References

Survey No. WI-266/47

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

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

D

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

E

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

F

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

G

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

H

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

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 4/1/96

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

city or town Westover state Maryland 21871

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

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

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

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

8.1 SIGNIFICANCE (Continued)

Alfred C. Dykes Building, WI-~~266~~ 147
Salisbury, Wicomico County, Maryland

Footnotes

- (1) *Salisbury Advertiser*, April 9, 1892 (Wicomico County Free Library)
- (2) Wicomico County Land Record, JTT 27/56, 1 September 1899 (Wicomico County Courthouse)
- (3) Wicomico County Land Record, JTT 32/49, 14 October 1901 (Wicomico County Courthouse)
- (4) Wicomico County Land Record, 817/132, 26 February 1974 (Wicomico County Courthouse)

WI-266 147

Alfred C. Dykes Building (Kuhn's Jewelers)
107 West Main Street (Downtown Plaza)
Salisbury, Maryland
Chain of title

817/132 Samuel Quinton Johnson, Jr.

to

2/26/1974 John R. Purnell
Ann Kuhn Purnell

the said Samuel Q. Johnson having since departed this life,
testate and by Item Three of his Last Will and Testament
2/13/1917, JWD 1/215, devised property unto Nettie B.
Johnson and unto Samuel Q. Johnson, Jr. and Robert White
Johnson

JTT 32/49 William J. Staton, and wife Martha
Alfred C. Dykes

to

10/14/1901 Samuel Q. Johnson

Whereas the said Alfred C. Dykes has heretofore sold the
property hereinafter described to said William J. Staton by
deed dated 9/17/1899, JTT 27/56

WI-266 117

Page 2

Alfred C. Dykes Building (Kuhn's Jewelers)
107 West Main Street (Downtown Plaza)
Salisbury, Maryland
Chain of title continued

JTT 27/56

Alfred C. Dykes
Georgia Dykes

to

9/1/1899

William J. Staton

\$3,500 22 ½' on said street and running back an even width
with east wall of the house on said lot in a straight
line to the south side of 'Bell Alley' as established

JTT 9/288

Annie T. Morris, & husband Jeremiah J. Morris

to

10/17/1892

Alfred C. Dykes

\$1,400 beginning for the outlines at the South West corner
of the brick building on said lot and running thence
By and with the South and front wall of the said
building 22 ½ feet to the South East corner of said
thence by and with the East wall and in a direct line
to the land of John Tracy 174 feet, thence by and
with the said Tracy's land to the Protestant Episcopal
Church lot 33 feet, etc.

WI-266 /47

Page 3

Alfred C. Dykes Building (Kuhn's Jewelers)
107 West Main Street (Downtown Plaza)
Salisbury, Maryland
Chain of title continued

SPT 5/342

Henrietta Byrd

to

3/ /1883

Annie T. Morris

\$4,726.64 "John Rider Lot"

SPT 5/341

Samuel A. Graham, Trustee

to

1/31/1883

Henrietta Byrd

Decree of Circuit Court 1/19/1874, Annie T. Byrd vs.
William S. Parsons, et al. No. 159 Chancery

Somerset County
Land Record
GH 8/74-76

John Austin
Jane C. Austin

to

7/10/1835

Jehu Parsons



HISTORIC PRESERVATION CERTIFICATION

APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper, clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY:

KUEHN JEWELERS

Address of property Street

107 WEST MAIN STREET

City

SALISBURY

County

WICOMICO

State

MD

Zip Code

Name of historic district in which property is located

2. DESCRIPTION OF PHYSICAL APPEARANCE:

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

3. STATEMENT OF SIGNIFICANCE:

(use reverse side if necessary)

Date of construction (if known)

1892

☒ Original site☐ Moved

Date of alterations (if known)

1928 - 1930

4. NAME AND MAILING ADDRESS OF OWNER:

Name

NORTH SALISBURY HISTORIC DISTRICT, FEDERAL RESERVE

Street

City

State

Zip Code

Telephone Number (during day) Area Code

202-1-1234

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

Signature

Date

7-1-82

For office use only

The structure described above is included within the boundaries of the National Register historic district and ☐ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.8) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☒ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.8), ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☒ appears ☐ does not appear to contribute to the character of the district.

Signature

State Historic Preservation Officer

Date

7-1-82

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954,

☐ is hereby certified a historic structure☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet:

Signature

Keeper of the National Register

Date



DOWNTOWN HISTORIC DISTRICT SURVEY

WI-147

IDENTIFICATION

Street address 107 W. Main Street
Map & parcel
Present owner John R. Purnell
address
Present use Kuhn's Jewelers
Original owner
Original use

BASE DATA

Historic name
Date/Period 1892
Style Victorian Gothic
Height (stories) 2
Present zoning CBD
Land area (s.f.)
Building area (s.f.)
Assessed value
(land + imp.)

ARCHITECTURAL AND SITE DESCRIPTION

This building is typical of the Victorian Gothic commercial buildings built along Main Street in the years following soon after Salisbury's fire of 1886; rectangular in plan, with its first floor designed for display and its upper floor and attic for offices and apartments. Its ground floor facade was altered in the 1950's: facing brick was removed and replaced with white tile which encloses a primary entrance, placed between two small display windows and covered with an aluminum awning, and a secondary entrance to the upper floors on the east side of the building. The upper facade is three bays wide and is unmodified. The windows are topped with segmental arches, their springing lines connected by a decorative string-course. A horizontal brick cable-moulding divides the second-floor windows from the three decorative metal attic vents above. At the top of building is a pressed metal cornice with four finials. The two central finials frame a small gable which extends to a peak topped with an acroterion. Unlike many of its neighbors, 107 W. Main Street maintains much of its original character and is therefore a valuable component of the Main Street building ensemble.

PHOTOS



CLASSIFICATION

A

DATE OF SURVEY 6-1981

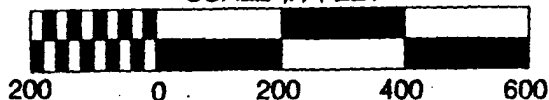
SURVEY COMPLETED BY Kennedy Smith

Alfred C. Dykes Building
107 West Main Street

Wicomico County Tax Map 107
Parcel 1044

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

SCALE IN FEET



WI-266 147

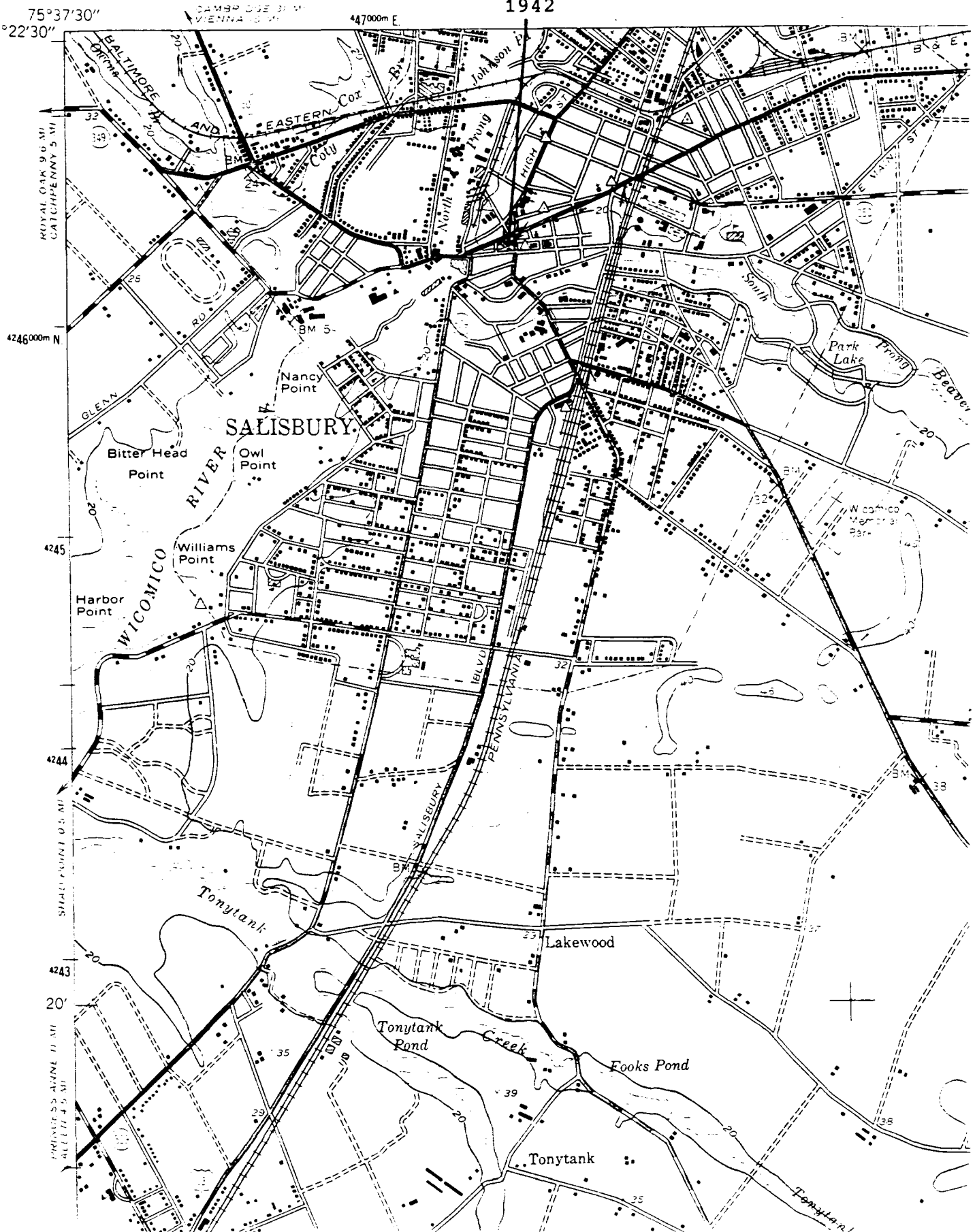
Alfred C. Dykes Building
107 West Main Street
Salisbury, Wicomico County, MD

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

Salisbury, Maryland Quadrangle
1942

5860 1 NW
(THE BRON)

75°37'30"
38°22'30"

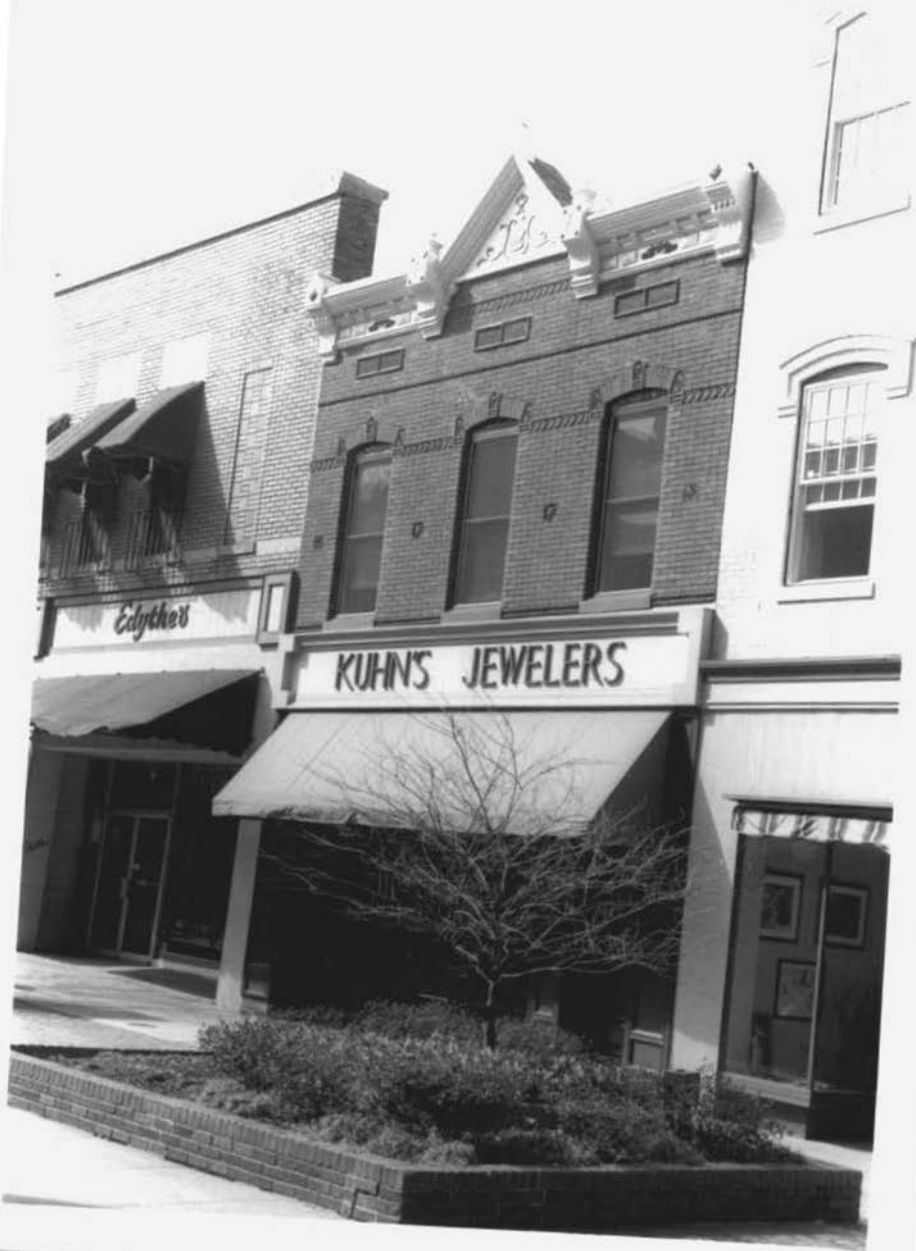


A black and white photograph of a three-story brick building housing 'KUHNS JEWELERS'. The building features a decorative gable with a crest at the top. The second floor has three arched windows. A large, light-colored sign with the store's name is mounted above a dark awning that covers the entrance. The building is flanked by other structures, including a brick wall on the left and a taller building on the right.

KUHNS JEWELERS

Edythe's

KUHN'S JEWELERS





U# 147

ALFRED C. DYNES, Engineer

(Kumby's Survey)

107 West Main Street

SANISBARY, NICHOLAS Co., Ind.

NOTE: ELEVATION

3/96, Park Tower, Photograph

NEG. FOR HISTORICAL TOWER

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:District - 09 Account Identifier - 055371

Owner Information

Owner Name:CENTER CITY INVESTMENTS L L C

Use:COMMERCIAL

Mailing Address:PO BOX 405
SALISBURY MD 21803-405

Principal Residence:NO

Deed Reference:/04624/ 00001

Location & Structure Information

Premises Address:107 W MAIN ST
SALISBURY 21801-0000

Legal Description:BL 1 L 5-2,621 SQFT
107 W MAIN ST
RESUB CENTR CITY INVEST

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1044	21003.23	0000		1	5	2024	Plat Ref: 0015/ 0139

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1892	3,600 SF		2,621 SF	

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	39,300	52,400		
Improvements	188,700	185,800		
Total:	228,000	238,200	234,800	238,200
Preferential Land:	0	0		

Transfer Information

Seller: PURNELL JOHN R ETAL	Date: 04/22/2020	Price: \$239,600
Type: ARMS LENGTH IMPROVED	Deed1: /04624/ 00001	Deed2:

Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00817/ 00132	Deed2:

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

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
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: