

# Salisbury Historic District Commission

## AGENDA

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**Wednesday, March 25, 2026 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 – February 25, 2026**

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 –**

- **#26-04\* – 220 N Division St. – Alterations – Window Replacement (Continuation)**

**7. NEW BUSINESS –**

- **#26-02 – 202 Elizabeth St. – Alterations – Window and Grille Replacement**
- **#26-06 – 311 Park Avenue – Additions – Rear Garage Addition**
- **#26-08 – Shore Walls Murals (146 W. Market St.\*, 100 E. Main St.\*, 120 E. Market St., 308 E Main St.) – Alterations – Murals**
- **#26-09 – 106 Elizabeth St. – Addition – Rear Stair Replacement**
- **#26-10 – 303 South Blvd. – Addition – Fence**

\*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  
*February 25, 2025*

The Salisbury Historic District Commission met in regular session on Wednesday, **February 25, 2025**. The meeting took place at 125 N Division St, Room 301, with attendance as follows:

COMMISSIONERS

Brenden Frederick – Chairman – *Present*  
Matt Auchey – Vice Chairman – *Absent*  
Margaret Lawson – Commissioner – *Present*  
Lisa Gingrich – Commissioner – *Present*  
Brad Philips – Commissioner – *Present*  
Harvey Evans – Commissioner – *Present*

Luis DaSilva – Commissioner – *Present*

CITY OFFICIALS

Laura Ryan – City Attorney – *Present*  
Henry Pearson – Associate Planner – *Present*  
Scarlett Liberto – Associate Planner – *Present*

1. **CALL TO ORDER** – **Mr. Brenden Frederick** called the meeting to order at 7 p.m. Mr. Frederick requested that Mrs. Gingrich run the meeting as he was attending virtually. She agreed to do so.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explained the meeting procedure to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – **Mrs. Margaret Lawson** made a motion to approve the January minutes, seconded by **Mr. Harvey Evans**. 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** –

**Case #26-01 – 108 Walnut S. – Alterations – Column Replacement – Continuance**

**Mr. Kelly Pullen** approached the desk. He stated that he was proposing to leave the existing columns at his property but square them off. **Mrs. Lisa Gingrich** said that they had not determined whether the posts would be square or round. **Mr. Pullen** said the columns would be an inch thicker due to the added material. **Mr. Brad Phillips** said that this is not what the commission had discussed at the last meeting. He asked what the columns will look like, to which **Mr. Pullen** stated that they will be flat rectangles. He stated that he will trim the top and bottom and reverse the rails. **Mrs. Lisa Gingrich** asked if the columns could be wood. **Mr. Pullen** said that he could but that the commission had discussed PVC. **Ms. Gingrich** said that the columns around the area are predominantly round.

**Mr. Frederick** said that they need to find a path to a scenario for finding something to approve. **Mr. Harvey Evans** said that the columns that are on the property now look close to the originals. He said that they allowed him to have a modern deck and railing but are holding his feet to the fire on the columns. He stated that his opinion was that he should keep the columns and install

new rails. **Ms. Gingrich** suggested he make the columns smooth and install a proper cap and railing in wood. **Mr. Pullen** said that he can do that. **Mr. Evans** said that if the rails are painted, they can be PVC. They will have trim at the top and bottom with a historically accurate railing. **Mr. Phillips** said that they are straying from what was originally approved. **Mr. Frederick** stated that they do not like it when people do work and try to get approval after the fact, but that is the situation that they are in. He said that they can try to find something that looks properly historic without requiring the columns to be an exact replica. They discussed the columns in the materials that **Mr. Pullen** provided. They decided that the 4<sup>th</sup> column on the list looked fine. **Mrs. Gingrich** asked if the columns will be in their original positions. **Mr. Pullen** said that they will. **Mr. Phillips** asked if the columns will be the same color to which **Mr. Pullen** said that they will be.

**Mr. Frederick** stated that he is in favor of a compromise. **Mrs. Gingrich** said that they need to be careful of setting a precedent. **Mr. Phillips** said that they do not set precedents on the commission. He said that he is amenable to a motion for approval. **Mr. Evans** and **Mrs. Gingrich** discussed the motion. **Mr. Evans** said that the columns will be squared off columns between 5 and 6 inches with and appropriate base and cap with ogee moulding and squaring off the PVC.

**Public Comment:** None

**Motion and Vote:**

*Motion:* **Harvey Evans**

*Second:* **Margaret Lawson**

*Vote:* **Unanimous**

**7. NEW BUSINESS –**

**Case #26-04\* - 220 N. Division St. – Alterations – Lead Paint Coverage/Window Replacement**

**Mr. Pearson** read the staff report. The applicant approached the table and explained the request. She is seeking to replace the windows because they have to repaint and repair the windows every 2 years. She said that the replacement will look exactly the same. **Mrs. Gingrich** and **Mr. Evans** asked if they will be replacing the window sills that were cut off. **Mr. Evans** said that they cut off the window sills and that they need to be replaced with the same material. He said that they should have never cut the window sills off. **Mrs. Gingrich** asked if they will be replacing the sills or just covering the windows. The applicant said that is what she is proposing.

**Mrs. Gingrich** and **Mr. Evans** asked about her lead paint. The applicant said that she has to repaint every 2 years. **Mrs. Gingrich** asked if she knew that the house was in a historic district when she bought it, and the applicant said she was not. **Mr. Evans** asked if the windows were original. The applicant said that they were replacements and that the house had burned down.

**Mr. Phillips** said he wants to see the house have a new life. He said that the window replacement was problematic and that the sills should be replaced. He said that the only way to do it is to do it right and that covering the windows with trim is not the right way. **Mr. Frederick** stated that the trim needs to be replaced and that the sills need to be constructed appropriately – they cannot just be nailed on. **Mr. Phillips** said that he is comfortable with the trim being AZEK but that the sills need to be replaced properly.

The applicant asked if the new sills have to be the same as the ones that are still there. The commission confirmed this. **Mr. DaSilva** suggested that they continue the application and allow her to come back next month with samples and an explanation of her proposed work. **Mr. Evans** said that she will need to bring samples of the AZEK trim she plans to use and that the sills need to be replaced originally with wood.

**Public Comment:**

**Motion and Vote:**

*Motion:* **Harvey Evans**

*Second:* **Luis DaSilva**

*Vote:* **Unanimous**

**Case #26-05 – 309 Park Avenue – Alterations – Fire Escape Replacement**

**Mr. Pearson** read the staff report. He noted that there was an error on the report. The house was listed as non-contributing when in fact it had not yet been determined. The commission attempted to go through the checklist to determine if the structure was contributing or not, but were unable to do so due to a lack of pictures of the home. They suggested that the application was incomplete as there were not enough photos to make a determination. **Mrs. Gingrich** explained that the applicant needs to provide images of the all sides of the structure and the surrounding properties.

**Public Comment:**

**Motion and Vote:**

*Motion:* **No motion, application incomplete.**

*Second:*

*Vote:*

**Case #26-06 – 311 Park Avenue – Additions – Garage**

**Mr. Pearson** read the staff report. This structure was also listed as non-contributing when it was in fact not determined. The commission again determined that there were not enough materials provided for the structure to be determined contributing or not. **Mrs. Gingrich** stated that the application needed to provide elevations. The applicant stated that he was concerned about water and snow damage. **Mrs. Gingrich** stated that the fence was installed without approval. The applicant stated that the fence was there when he purchased the home. **Mrs. Gingrich** stated that buildings in the city need to be approved by an inspector and that buildings in the historic district need to have historic character. She said that the garage that is being added to had historic character. **Mr. Evans** asked what the purpose of the garage addition is. **Mrs. Ryan** stated that they should not discuss the application further because it is incomplete. She said that the applicant should submit the necessary materials and can be on the next month's agenda.

**Public Comment:**

**Motion and Vote: No motion, application incomplete.**

*Motion:*  
*Second:*  
*Vote:*

**Case #26-02 – 202 Elizabeth St. – Alterations – Window Replacement**

**Mr. Pearson** read the staff report, but the property was not determined to be contributing or non-contributing and the application did not contain enough information to make the determination. **Mrs. Ryan** recommended that they deem this application not complete and push it to next month. They discussed whether the house having a Newtown historic plaque would allow it to be considered contributing, but **Mr. Phillips** said that there is not standard for having that plaque.

**Public Comment:**

**Motion and Vote: No motion, application incomplete.**

*Motion:*  
*Second:*  
*Vote:*

**Adjournment:**

There being no further business, **Mr. Evans** moved to adjourn the meeting, which was seconded by **Mrs. Lawson**, which was brought to a vote and approved unanimously.

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 Department of Infrastructure and Development.

\_\_\_\_\_  
Brenden Frederick, Acting Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Henry Pearson, Associate Planner

\_\_\_\_\_  
Date

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** February 25, 2026

**Time:** 7:00 pm

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

**Case Number:** #26-02

**Commission Considering:** Alteration- Window Replacement

**Owner's Name:** Edwin and Edear Maignan

**Applicant Name:** Renewal by Andersen

**Agent/Contractor:** N/A

**Subject Property Address:** 202 Elizabeth St.  
Salisbury, MD 21801

**Historic District:** Newtown Historic District

**Use Category:** Residential

**Acting Chairman:** Brenden Frederick

**HDC Staff contact:** Henry Pearson  
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:** 12/22/25 \_\_\_\_\_

**Date Accepted as Complete:** 2-4 months from approval \_\_\_\_\_

Subject Location: 202 Elizabeth St \_\_\_\_\_

Application by: Renewal by Andersen \_\_\_\_\_

Applicant Address: 761 5<sup>th</sup> Ave King of Prussia, Pa 19406 \_\_\_\_\_

Applicant Phone: 610 228 2659 \_\_\_\_\_

**Case #:** \_\_\_\_\_

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

Owner Name: Edwin & Edear Maignan \_\_\_\_\_

Owner Address: 202 Elizabeth St \_\_\_\_\_

Owner Phone: 410 330 2128 \_\_\_\_\_

Owner Email: maignanedwin15@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 7 Double Hung and 1 Springline with same style and grille pattern units with Renewal by Andersen Fibrex units. See packet for more information.

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

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

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

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

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

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

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on \_\_\_\_\_ (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 Debbie Vandewater for Renewal by Andersen \_\_\_\_\_ Date 12/22/25 \_\_\_\_\_

- 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.



December 22, 2025

To Whom It May Concern at Salisbury Historic:

We are proposing the following work at the home of **Edwin Madigan 202 Elizabeth St. Salisbury, MD 21801**

**Details about the new units are as follows:**

**All units will be our proprietary Fiber EX material. All grille patterns will match existing patterns.**

**7 Renewal by Andersen Double Hung units. The units will be white exterior and have truscene screens. The 2 units that are on the sides of the springline will have a grilles between the glass in a pattern of 4 wide 2 high in the top sash and no grilles in the bottom sash. The other 5 double hungs will not have grilles.**

**1 Renewal by Andersen Springline with grilles between the glass in a pattern matching what is currently in the unit, 4 wide 4 high with 3 spokes and 1 hub.**

**Azek will be used for exterior casing and PVC crown molding will be sent to match exterior look.**

The new units have been measured to fit within the existing openings; there is no need for us to alter the size of the existing openings. During the installation process it is common practice for us to inspect the opening after the existing unit is removed in order to ensure that the area surrounding the units is in good shape. Any rot or damage found during that process will be addressed during the installation. Any and all debris created during installation will be handled by our crew and cleaned up before we leave the property. I am including pertinent information from our catalog for your review. If you need anything further, please do not hesitate to contact me.

# Feel Confident Entrusting Your Home to the Masters



We work with the best people across the board. Rigorously trained, respectful, and friendly, you'll see why we're proud to call them Certified Master Installers.

**A QUALITY EXPERIENCE IS IN THE DETAILS**  
We've long understood that all the care, pride, and craftsmanship we put into our products would mean little without professional installation. It's from these standards that we created our Certified Master Installer program.

**OUR STANDARDS ARE TOUGH**  
Prior to certification, we require all trainers and installers at our certified locations to demonstrate their knowledge of construction materials, building codes, and installation methods. We understand you work hard for your home, and we want you to be as comfortable as possible throughout the installation process.

**WE TAKE A UNIQUE APPROACH**  
Not only do we provide a quality, professional process from start to finish, our Certified Master Installer program takes this to the next level by placing your new windows and patio doors in the hands of skilled Master Installers with years of experience.

**ONLY THE BEST PEOPLE MAKE THE CUT**  
We take pride in setting the highest standards in the market, with no stone left unturned. This includes the men and women installing your windows. We're proud to put our name in their hands.



Thanks to meticulous training, extensive supervision, and high expectations, our Certified Master Installers are without a doubt the best team for the job – the team we trust to handle the windows built just for you.

# What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.\* It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

ENGINEERED WITH **FIBREX** MATERIAL



**SMART MATERIALS**

Fibrex material is twice as strong as vinyl, so weatherlight seals stay weatherlight.

**COLOR CHOICE**

Our unique process fuses color to Fibrex material for long-lasting beauty. And it offers dark exterior colors not available on most other replacement windows.

**EXCEPTIONAL COMFORT**

Fibrex material blocks thermal transfer nearly 70% times better than aluminum to help reduce heating and cooling bills.

**OUTSTANDING DURABILITY**

Fibrex material retains its stability and rigidity in all climates.

	FIBREX MATERIAL	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓	✓	✓
Low Maintenance	✓	✓	✓	✓
Resistance to Decay/Corrosion	✓	✓	✓	✓
Structural Rigidity	✓	✓	✓	✓
Durability	✓	✓	✓	✓
Color Choices	✓	✓	✓	✓
Dark Color Exterior	✓	✓	✓	✓

\* See Andersen's National Product and Performance Institute's Certified Window Institute.

NEWTOWN

DAVIS - HALL  
HOUSE

1910





Grille pattern will remain the same



Grille patterns will remain the same



Proposing to remove grilles from this unit.



Proposing to remove the grilles in these units.



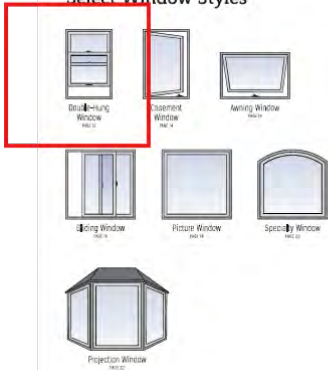
Proposing to remove the grilles in these units.

# Choosing Renewal by Andersen® Windows is Easy...

We make it easy so you can sit back and relax, knowing you've selected a professional start-to-finish window replacement company.

The Renewal by Andersen process starts with our consultative sales approach. Our experienced sales representatives will work with you to find solutions to enhance your home's functionality, energy efficiency, and beauty.

## 1 Select Window Styles



## 2 Select Colors\*



## 3 Select Hardware and Options



Visit Us Online at [RENEWALBYANDERSEN.COM](http://RENEWALBYANDERSEN.COM)

See independent homeowner reviews and completed projects from your neighborhood.

Explore how new windows will look in your home.

Get ideas and be inspired by our window options.

### Five Key Environmental and Energy Solutions

While we care about you and your home, we also care deeply for the world in which we all live.

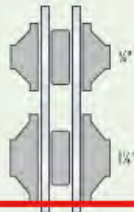
- Renewing Existing Housing
- Smart Use of Energy
- Long Product Lifecycle
- Smart Use of Materials

**MORE SUSTAINABLE WINDOW REPLACEMENT**

Smarter Indoor Air Quality

See our Environmental and Energy Solutions Brochure for additional information.

## Profiles

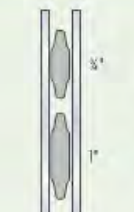


### Full Divided Light Grilles

Full divided light grilles provide a visual representation of true divided glass. The option consists of a permanently applied exterior Fibrex® material grille, an aluminum spacer between the glass, and a removable or permanently applied interior grille. Available in two widths and an array of colors.



PERMANENT

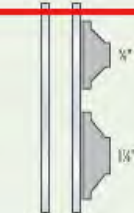


### Grilles Between-the-Glass

Aluminum grilles are permanently installed between the panes during manufacturing, providing the beauty of grilles with the quick cleaning of a smooth glass surface. Available in two widths and an array of colors.



REMOVABLE



### Interior Wood Grilles

Made of hardwood, these grilles snap into clips on the interior of the sash and can be easily removed to make glass cleaning a breeze. Available in two widths.

## Repel Invaders

Fiberglass insect screens are included with every operable window from Renewal by Andersen. Each is lightweight and designed to be easily removed from the inside of your home for easy cleaning. All insect screens are constructed with an aluminum frame and your choice of fiberglass, aluminum, or our innovative TruScene insect screens. Half insect screens are available on double-hung windows.

### TruScene<sup>®</sup> Insect Screen



TruScene insect screens are like nothing you've ever seen!



## High Transparency



### TruScene<sup>®</sup> Insect Screen

With over 50% more clarity than our standard insect screen<sup>1</sup> it's virtually invisible. TruScene insect screens are made with a micro-fine stainless steel mesh that's one-third the diameter of standard screen wire<sup>2</sup> that lets more fresh air and sunlight in while keeping most of the smallest insects out.

Lets more light in

Superior ventilation

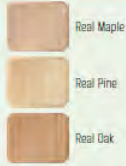
Protection against some of the smallest insects

Patented technology



### Wood-Veneered TruScene Insect Screen

Our wood-veneered TruScene insect screen blends seamlessly into the window frame and can be stained or painted to match your decor. Available on casement and awning windows only.



## Conventional

### Fiberglass Insect Screen

Fiberglass is the most common type of insect screen. It is strong and keeps the majority of bugs out while allowing plenty of air flow.

### Aluminum Insect Screen

Our aluminum insect screen has a charcoal powder coating to reduce glare and increase visibility. It is also strong and has good ventilation and corrosion resistance.



### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
1/2/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Cross Insurance, Inc. 401 Edgewater Place, Suite 100 Wakefield MA 01880		<b>CONTACT</b> PHONE (M.F. No. Ext.) (781) 224-5700 FAX (M.F. No.) (781) 224-9458 E-MAIL ADDRESS:	
<b>INSURED</b> J&M Windows, Inc. dba Removal by Andersen of Greater Philadelphia 781 5th Ave #3 King of Prussia PA 19406		INSURER(S) AFFORDING COVERAGE INSURER A: Cincinnati Co 76236 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: 206622898 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE	TYPE OF INSURANCE	ADDL. COV. (ISS. NO.)	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXPI. (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIED PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PER EVENT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		EPP0733565	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMBINED AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		EPP0733565	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (EA OCCURRENCE) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DES <input type="checkbox"/> REVISIONS		EPP0733565	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY OTHER SPECIAL PARTS OR ADDITIONAL OFFICIALS/MEMBERS EXCLUDED? <input type="checkbox"/> N/A IF YES, CHECKER USE: DESCRIPTION OF OPERATIONS (taken)		EW00733565	1/1/2025	1/1/2026	<input checked="" type="checkbox"/> STATE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 437, Additional Remarks Schedule, may be attached if more space is required):

<b>CERTIFICATE HOLDER</b>  Evidence of Insurance	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT  
**STATE OF MARYLAND**  
**MARYLAND DEPARTMENT OF LABOR**

Wes Moore  
Governor  
 Aruna Miller  
Lt. Governor  
 Portia Wu  
Secretary

**MARYLAND HOME IMPROVEMENT COMMISSION**

**CERTIFIES THAT:**  
 PAWEL LUKASZ OKENCZYC  
 RENEWAL BY ANDERSEN  
 J&M WINDOWS INC  
 05-153053  
 761 5TH AVENUE SUITE 3  
 KING OF PRUSSIA PA 19406

IS AN AUTHORIZED: **01 - CONTRACTOR/SALESMAN**

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
148677	04-12-2027	N/A	6429819

Signature of Bearer \_\_\_\_\_ Secretary  
 WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

08 01 148677

6,429,819

08 01 148677  
 MARYLAND HOME IMPROVEMENT COMMISSION  
 100 S. CHARLES STREET  
 BALTIMORE, MD 21201

PAWEL LUKASZ OKENCZYC  
 J&M WINDOWS INC  
 05-153053  
 761 5TH AVENUE SUITE 3  
 KING OF PRUSSIA PA 19406

04/11/2025

6,429,847

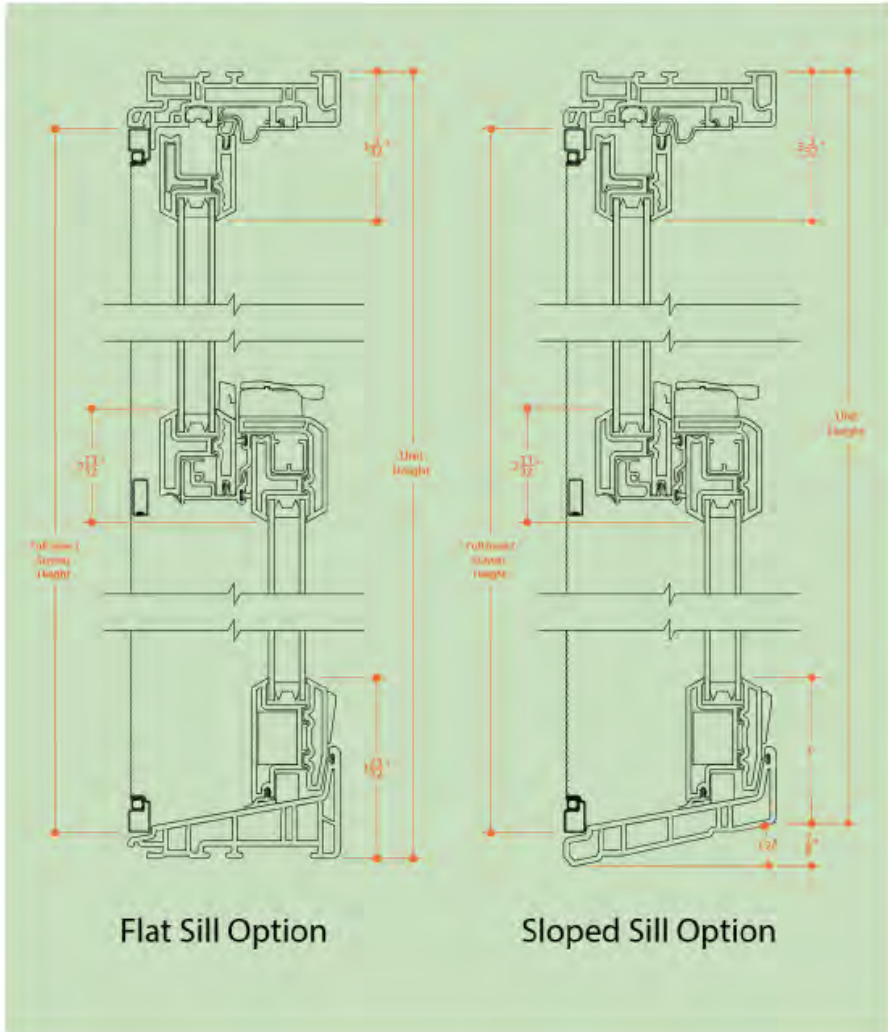
**MARYLAND HOME IMPROVEMENT COMMISSION**

08 05 153053 RENEWAL BY ANDERSEN  
MESSAGE(S):

6284 04-10-2025

# PRODUCT DETAILS

## DG Double-Hung Base Frame



# Salisbury Historic District Commission

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## STAFF FINDINGS

### Meeting of January 28, 2026

<b>Case Number:</b>	#26-02
<b>Commission Considering:</b>	Replacement- Window Units
<b>Owner Name:</b>	Edwin and Edear Maignan
<b>Owners Address:</b>	202 Elizabeth St. Salisbury, MD 21801
<b>Applicant Name:</b>	Renewal by Andersen
<b>Applicant's Address:</b>	761 5 <sup>th</sup> Ave, King of Prussia, PA 19406
<b>Agent/Contractor:</b>	N/A
<b>Subject Property Address:</b>	202 Elizabeth St.
<b>Historic District:</b>	Newtown Historic District
<b>Use Category:</b>	Residential
<b>Zoning Classification:</b>	R8 – Residential
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	1910
<b>Enclosed Area:</b>	2,148 sq. ft. (SDAT Real Property Database)
<b>Lot Size:</b>	11,120 sq. ft. (SDAT Real Property Database)
<b>Number of Stories:</b>	2
<b>Contributing Structure:</b>	Not Determined
<b>Wicomico County Historic Survey on file:</b>	No
<b>Nearby Properties on County Survey:</b>	Yes
<b>Properties included below but not limited to:</b>	
• WI-247, Morris-Holloway House	
• WI-252, Thomas H. Tilghman House	

- WI-8, Poplar Hill Mansion

**Explanation of Request:** The applicant is seeking to replace 8 window units; 7 Double-Hung and 1 Springline. The windows will consist of Fiber EX Material. The Springline Unit and 2 Double-Hung Units on the front of the building will have replacement grills matching the originals, while the other 5 units will have the grills removed.

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

***UNIVERSAL 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.

**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.

**Guideline 17:** Retain Historic Windows

- a. Maintain or restore the historic shape, size, alignment, pattern, and details of existing historic windows, particularly those in upper stories of commercial properties.
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked, if your budget allows.

***GUIDELINES FOR RESIDENTIAL PROPERTIES***

**Guideline 51:** Replacement Windows for Residential Properties

- a. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile.
- b. The number of window panes and the approximate muntin and mullion profile should match the historic window.
- c. Removable, snap-in, or “between the glass” muntins are not historically appropriate.
- d. Maintain the historic window opening size and surrounding trim.
- e. Do not alter the size of the historic window opening to accommodate larger or smaller windows.
- f. Do not remove or cover surrounding trim, including wood and masonry details.
- g. Maintain the window type. For example, do not replace double-hung windows with new casement windows, or replace casement windows with fixed windows.

## **Windows**

The replacement of original windows with new windows is a common issue in historic districts throughout the country. While the best option is always to properly maintain and preserve your existing historic wood windows, when replacement is necessary there are several options available.

### **Wood**

Replacement of an existing historic wood window with a new wood window matching the dimensions and configuration of the original is considered a replacement in-kind.

### **Aluminum Clad**

Aluminum clad windows are wood windows with an aluminum facing on the trim, sashes, and muntins. Aluminum clad windows have been approved by the Commission for replacement of historic windows in cases where the historic windows are deteriorated beyond repair and where the replacements match the original in size, proportion, and configuration. Aluminum clad windows typically have an anodized or baked enamel finished and are not paintable, which is can be a drawback.

### **Vinyl Clad**

Vinyl clad windows are similar to aluminum clad windows, in that they are wood windows with a vinyl facing. Vinyl clad windows may be appropriate for use in properties constructed in the mid-20th century, on nonvisible elevations, and on non-contributing properties in Salisbury's historic districts. Like aluminum clad windows, vinyl clad windows are not paintable.

### **Vinyl**

Vinyl windows are made of PVC (polyvinyl chloride) and are a commonly proposed replacement window. Vinyl windows are problematic for use in historic districts, however, as they are not available in proportions or finishes that are compatible with historic buildings. Because of the way the product is made, vinyl windows have narrow stiles and rails on the sashes which do not match the thicker proportions typically found in historic windows. Vinyl windows are not paintable, and are the least durable of the window types listed here. They tend to fade and warp with UV exposure and have a typical lifespan of only ten to fifteen years. Like vinyl clad windows, vinyl windows may be appropriate for use in properties constructed in the mid-20th century, on non-visible elevations, and on non-contributing properties in Salisbury's historic districts.

### **Composite/Fiberglass**

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows, and are available

in proportions that mimic historic windows. Many composite windows are paintable, and are a good lower-cost option for residences in historic districts.

***STAFF COMMENT:***

Staff recommends approval on the condition that all window grills are replaced. Given that grill replacement is possible and the application proposes maintaining the grills on the front windows, the existing grills should be replaced in every window, pursuant to Guidelines 1, 4, and 17. The proposed Fibrex material is an approved substitution according to the Substitute Replacement Materials Guidelines.

**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: Henry Pearson  
Infrastructure and Development  
125 N Division Street, Suite 304  
Salisbury, MD 21801  
(410) 548-3170  
Date: October 02, 2025

[View Map](#)      [No Ground Rent Redemption on File](#)      [No Ground Rent Registration on File](#)

**Special Tax Recapture:** None

**Account Number:** District - 05 Account Identifier - 025664

**Owner Information**

**Owner Name:** MAIGNAN EDVAR      **Use:** RESIDENTIAL  
**Mailing Address:** 202 ELIZABETH ST      **Principal Residence:** YES  
 SALISBURY MD 21801-      **Deed Reference:** /04893/ 00197

**Location & Structure Information**

**Premises Address:** 202 ELIZABETH ST      **Legal Description:** 11,120 SQ FT  
 SALISBURY 21801-0000      202 ELIZABETH ST  
    CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0021	0624	5030164.23	0000				2025	Plat Ref:

**Town:** SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1910	2,148 SF		11,120 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNITASBESTOS SHINGLE/4		2 full/ 1 half			

**Value Information**

	Base Value	Value	Phase-in Assessments	
			As of	As of
Land:	20,700	20,700	01/01/2025	07/01/2025
Improvements	144,800	214,300		07/01/2026
<b>Total:</b>	165,500	235,000	188,667	211,833
Preferential Land:	0	0		

**Transfer Information**

<b>Seller:</b> DMW HOMEBUYERS LLC	<b>Date:</b> 07/02/2021	<b>Price:</b> \$129,900
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /04893/ 00197	<b>Deed2:</b>
<b>Seller:</b> GILDERSLEEVE REBEKAH L	<b>Date:</b> 05/23/2018	<b>Price:</b> \$68,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /04329/ 00001	<b>Deed2:</b>
<b>Seller:</b> WATSON, PAULA A & GERNEN E JR	<b>Date:</b> 05/04/2007	<b>Price:</b> \$242,050
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /02784/ 00190	<b>Deed2:</b>

**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:**

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** March 25, 2026

**Time:** 7:00 pm

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

**Case Number:** #26-04

**Commission Considering:** Alteration- Window Replacement

**Owner's Name:** Parisa Gholamvand

**Applicant Name:** Same as Owner

**Agent/Contractor:** N/A

**Subject Property Address:** 220 N. Division St.  
Salisbury, MD 21801

**Historic District:** Newtown Historic District

**Use Category:** Residential

**Acting Chairman:** Brenden Frederick

**HDC Staff contact:** Henry Pearson  
Associate Planner  
(410) 548-3170

Salisbury Historic District Commission

Date Submitted: \_\_\_\_\_

Case #: \_\_\_\_\_

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

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

Subject Location: 220 North Division Street, Salisbury, MD 21801 Parisa Gholamvand

Owner Name: Hossain Saied Mahmoodian

Application by: \_\_\_\_\_

Owner Address: 26543 Riverbank Rd Salisbury MD 21801

Applicant Address: 26543 Riverbank Road Salisbury MD 21801

Owner Phone: (516) 503 7181

Applicant Phone: (516) 503 - 7181

Owner Email: \_\_\_\_\_

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.

To use material to safely cover exterior lead-based paint

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

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

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

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

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

The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Infrastructure and Development for the City of Salisbury as well as on the city's website: [www.ci.salisbury.md.us](http://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 P. Gholamvand Date 01/06/2026

\_\_\_\_\_  
Application Processor (Date)

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



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**Re: City of Salisbury Historic District Commission Application**

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**From** Parisa Gholamvand <parisaid@hotmail.com>

**Date** Thu 1/29/2026 3:37 PM

**To** Henry Pearson <hpearson@salisbury.md>


 1 attachment (4 MB)

Image.jpeg;

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**WARNING:** This message was sent from an external source. Please verify the source before clicking any links or opening any attachments. NEVER provide account credentials or sensitive data unless the source has been 100% verified as legitimate.

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For years, we've dealt with frustrating maintenance issues on the exterior window trim around the house. The original wood casings constantly absorbed moisture from rain, humidity, and temperature changes typical in our area, leading to peeling paint, cracking, chalking, and eventual rot in spots. Every single year the paint failed—blistering, flaking off in sheets, especially on the south-facing sides exposed to intense sun and around the windows where water collects. This required scraping, sanding, priming, and repainting annually just to keep the house looking decent and prevent further damage and representable for led paint certification . It was time-consuming, expensive, and never-ending.

Switching to **AZEK** (cellular PVC) trim resolves these problems permanently. AZEK doesn't absorb water at all, so it resists rot, cracking, and the moisture cycling that destroys paint adhesion on wood. This upgrade saves us countless hours and costs while providing a durable, low-maintenance solution that looks sharp for decades.

Get [Outlook for iOS](#)

---

**From:** Parisa Gholamvand <parisaid@hotmail.com>

**Sent:** Wednesday, January 7, 2026 12:51:02 PM

**To:** Henry Pearson <hpearson@salisbury.md>

**Subject:** Re: City of Salisbury Historic District Commission Application

Thank you, I will do that.

Get [Outlook for iOS](#)

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**From:** Henry Pearson <hpearson@salisbury.md>

**Sent:** Tuesday, January 6, 2026 11:47:03 AM







220

FIRE DEPT CONNECTION

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# Salisbury Historic District Commission

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## STAFF FINDINGS

### Meeting of February 25, 2026

<b>Case Number:</b>	#26-04
<b>Commission Considering:</b>	Alterations – Window Trim Replacement
<b>Owner Name:</b>	Parisa Gholamvand
<b>Owners Address:</b>	26593 Riverbank Rd. Salisbury, MD 21801
<b>Applicant Name:</b>	Parisa Gholamvand
<b>Applicant's Address:</b>	Same as owner
<b>Agent/Contractor:</b>	N/A
<b>Subject Property Address:</b>	220 N. Division St.
<b>Historic District:</b>	Newtown Historic District
<b>Use Category:</b>	Apartments
<b>Zoning Classification:</b>	OSR – Office and Service Residential
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	1920
<b>Enclosed Area:</b>	4,306 sq. ft. (SDAT Real Property Database)
<b>Lot Size:</b>	10,251 sq. ft. (SDAT Real Property Database)
<b>Number of Stories:</b>	2
<b>Contributing Structure:</b>	Contributing
<b>Wicomico County Historic Survey on file:</b>	No
<b>Nearby Properties on County Survey:</b>	Yes
<b>Properties included below but not limited to:</b>	
•	WI-62, Faith Community Church

- WI-420, Jackson Memorial Building
- WI-14, Dr. Humphrey's House

**Explanation of Request:** The applicant is seeking to replace the wooden window casings on all window units with AZEK casings.

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

***UNIVERSAL GUIDELINES***

**Guideline 1:** Preserve Significant Historic Features

- 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.
- 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 4:** Make Sensitive Replacements

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

**Guideline 17:** Retain Historic Windows

- Maintain or restore the historic shape, size, alignment, pattern, and details of existing historic windows, particularly those in upper stories of commercial properties.
- Do not infill window openings or cover existing historic windows.
- Consider reopening windows that are presently blocked, if your budget allows.

***GUIDELINES FOR RESIDENTIAL PROPERTIES***

**Guideline 51:** Replacement Windows for Residential Properties

- Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile.
- The number of window panes and the approximate muntin and mullion profile should match the historic window.
- Removable, snap-in, or "between the glass" muntins are not historically appropriate.
- Maintain the historic window opening size and surrounding trim.
- Do not alter the size of the historic window opening to accommodate larger or smaller windows.
- Do not remove or cover surrounding trim, including wood and masonry details.
- Maintain the window type. For example, do not replace double-hung windows with new casement windows, or replace casement windows with fixed windows.

## **Windows**

The replacement of original windows with new windows is a common issue in historic districts throughout the country. While the best option is always to properly maintain and preserve your existing historic wood windows, when replacement is necessary there are several options available.

### **Wood**

Replacement of an existing historic wood window with a new wood window matching the dimensions and configuration of the original is considered a replacement in-kind.

### **Aluminum Clad**

Aluminum clad windows are wood windows with an aluminum facing on the trim, sashes, and muntins. Aluminum clad windows have been approved by the Commission for replacement of historic windows in cases where the historic windows are deteriorated beyond repair and where the replacements match the original in size, proportion, and configuration. Aluminum clad windows typically have an anodized or baked enamel finished and are not paintable, which is can be a drawback.

### **Vinyl Clad**

Vinyl clad windows are similar to aluminum clad windows, in that they are wood windows with a vinyl facing. Vinyl clad windows may be appropriate for use in properties constructed in the mid-20th century, on nonvisible elevations, and on non-contributing properties in Salisbury's historic districts. Like aluminum clad windows, vinyl clad windows are not paintable.

### **Vinyl**

Vinyl windows are made of PVC (polyvinyl chloride) and are a commonly proposed replacement window. Vinyl windows are problematic for use in historic districts, however, as they are not available in proportions or finishes that are compatible with historic buildings. Because of the way the product is made, vinyl windows have narrow stiles and rails on the sashes which do not match the thicker proportions typically found in historic windows. Vinyl windows are not paintable, and are the least durable of the window types listed here. They tend to fade and warp with UV exposure and have a typical lifespan of only ten to fifteen years. Like vinyl clad windows, vinyl windows may be appropriate for use in properties constructed in the mid-20th century, on non-visible elevations, and on non-contributing properties in Salisbury's historic districts.

### **Composite/Fiberglass**

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows, and are available in proportions that mimic historic windows. Many composite windows are paintable, and are a good lower-cost option for residences in historic districts.

### ***STAFF COMMENT:***

Staff recommends **approval** of the application on the condition that the AZEK casings that are chosen closely mimic the existing casings. The current casings are relatively simple and should be able to be replicated by AZEK casings. Historic district guidelines allow for the replacement of window trim, and PVC materials are one of the allowed materials in the guidelines for properties constructed in the Mid-20<sup>th</sup> Century.

**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: Henry Pearson  
Infrastructure and Development  
125 N Division Street, Suite 304  
Salisbury, MD 21801  
(410) 548-3170  
Date: October 02, 2025



# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** March 25, 2026

**Time:** 7:00 pm

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

**Case Number:** #26-06

**Commission Considering:** Addition – Garage

**Owner's Name:** Noah Karengo

**Applicant Name:** Same as Owner

**Agent/Contractor:** N/A

**Subject Property Address:** 311 Park Avenue  
Salisbury, MD 21801

**Historic District:** Newtown Historic District

**Use Category:** Residential

**Acting Chairman:** Brenden Frederick

**HDC Staff contact:** Henry Pearson  
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:** \_\_\_\_\_  
**Date Accepted as Complete:** \_\_\_\_\_  
Subject Location: **311 Park Ave, Salisbury, MD, 21801** \_\_\_\_\_  
Application by: **Noah Karengo** \_\_\_\_\_  
Applicant Address: **311 Park Ave, Salisbury, MD, 21801** \_\_\_\_\_  
Applicant Phone: **(443) 435-7195** \_\_\_\_\_

**Case #:** \_\_\_\_\_  
**Action Required By (45 days):** \_\_\_\_\_  
Owner Name: **Noah Karengo** \_\_\_\_\_  
Owner Address: **311 Park Ave, Salisbury, MD** \_\_\_\_\_  
Owner Phone: **(443) 435-7195** \_\_\_\_\_  
Owner Email: **noah.karengo@gmail.com** \_\_\_\_\_

Work Involves: \_\_\_\_\_ Alterations \_\_\_\_\_ New Construction, **X Addition**, Other 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 NOTE MAJORITY OF THE CONSTRUCTION HAS ALREADY HAPPENED AND WE ARE TRYING TO BRING THE BUILDING INTO COMPLIANCE. I APOLOGIZE PROFUSELY FOR NOT GETTING PERMITS PRIOR. The proposed construction includes two additions to the existing garage structure, consisting of one lateral and one vertical extension. All framing and load-bearing components are constructed from new, commercially sourced pressure-treated lumber. The roof assembly will be finished with materials matching the existing roof to maintain architectural continuity. Upon completion, the exterior surfaces of the additions will be painted to match the existing house and garage, resulting in a uniform and consistent appearance across the entire structure. The purpose of the added space is to serve exclusively as a shade structure. No electrical service, plumbing, HVAC systems, or interior modifications are proposed as part of this project.**

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. : **NO**

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

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

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

All required documents must be submitted to the City Planner, Department of Infrastructure and Development at least 30 days prior to the next public meeting. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. Please be advised that members of the Salisbury Historic District Commission or staff, may visit the subject property prior to the scheduled meeting date to familiarize themselves with the project. The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Infrastructure and Development for the City of Salisbury as well as on the city's website: [www.ci.salisbury.md.us](http://www.ci.salisbury.md.us).

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on **whatever day is scheduled** (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: Noah Karengo

Date: **01/15/2025**

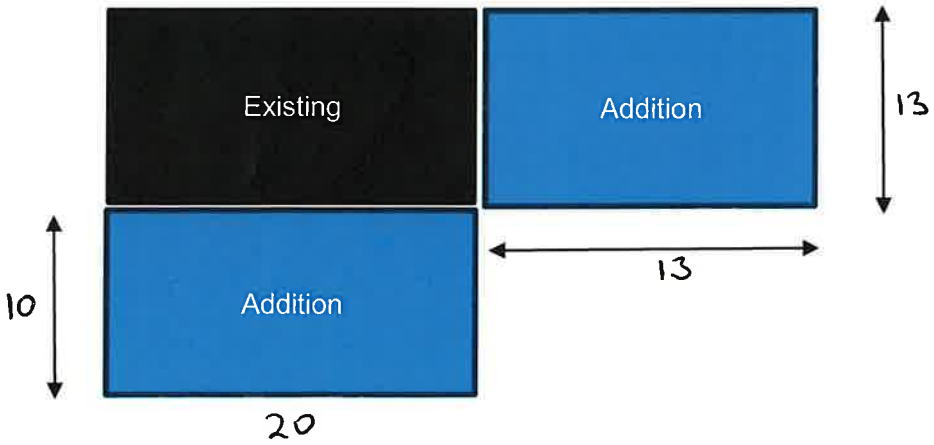
Application Processor (Date)

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.



This is how the additions look (up), and this is the diagram representation of the building (below) with the measurements





The roof will be an extension of the existing roof, and the material will match the existing material (up). The building material will be the standard material from Lowe's (below).





The wood will be standard 2X4s with the base/ bottom wood treated for protection. The exterior walls will be standard boards. The exterior siding will match the existing look and will be painted to match the color of the house.





This is how the building looks from the front. And how uniform the exterior walls will look with the existing wall. They will be painted to match the house.





This is the view of the main house and the color of the paint to be used.



## 1. Building Size

- **Length by width of side addition 13ft X 13 ft**
- **Length by width of front addition 20 ft X 10 ft**

## 2. Wall Height

- Height from **floor/slab to top of wall plate** is 8 feet

## 3. Roof Information

- **The roof will be shingles that match the existing shingles on the garage**

## 4. Door Openings

- There will be a glass side opening on the side addition that will be covered with side doors that match the wall to give it a look that looks like there is no door when the doors are closed.
- The front will have an opening as well.
- If required, the original face that belonged to the old garage can be remounted on the outside wall facing the street

## 5. Foundation Type

The additions are on:

- Concrete slab on the side addition and a brick slab that is 24 inches deep on the front addition.
- The wood in contact with the brick is pressure-treated wood

## 6. Outside look

- The building will be painted the color to match the house

## 7. Construction material

### Foundation Materials

- **Concrete & Rebar:** A poured concrete slab 6 inch thick on the side addition and brick on the front addition
- **Anchor Bolts & Sill Sealer:** Pressure-treated 2X4 are secured to the foundation using anchor bolts, with sill sealer applied underneath for protection.

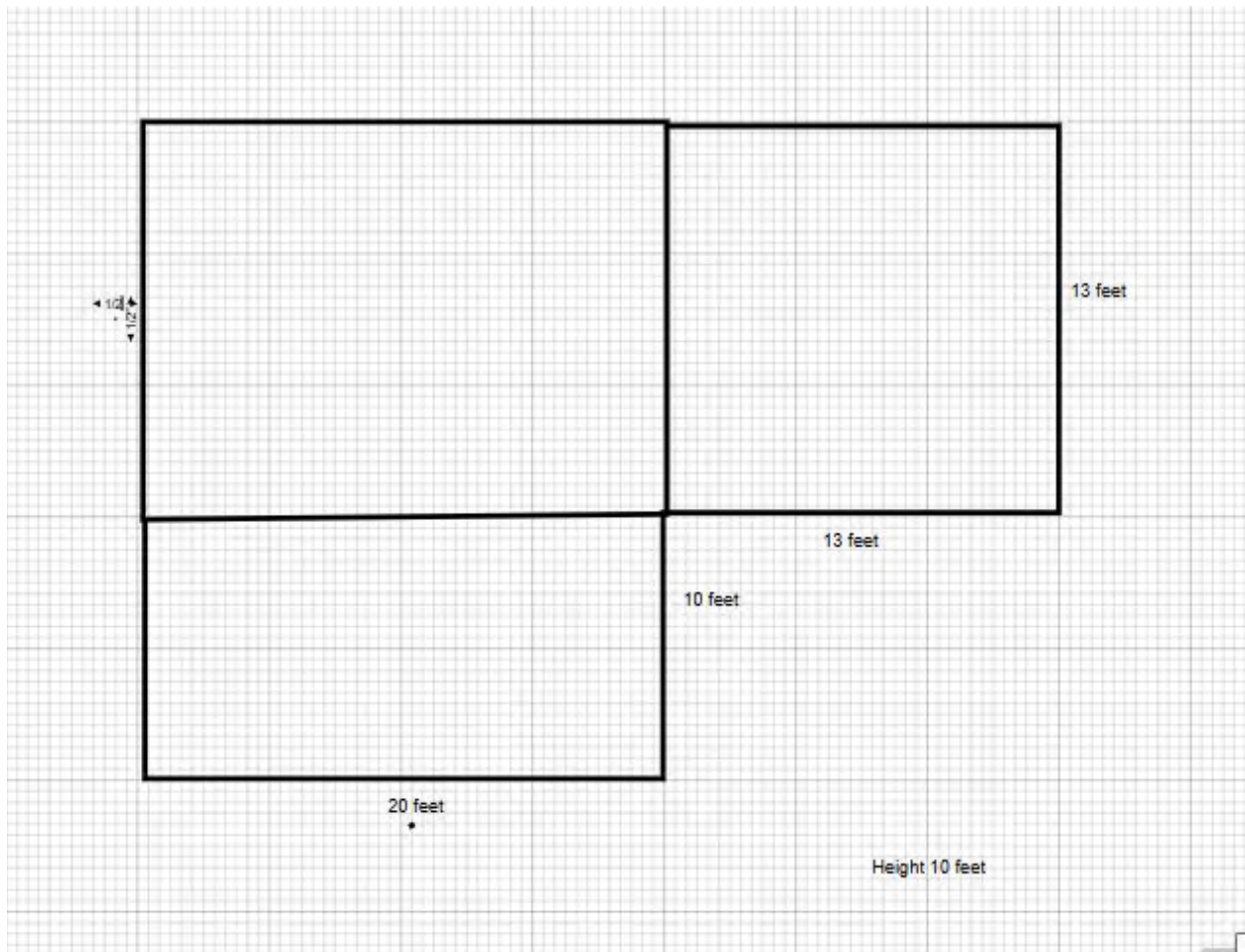
## Framing & Structural Components

- **Dimensional Lumber:** 2X4 studs are used for wall framing, while 2X10 studs will be used for the roof.
- **7/16 plywood will be used for the wall**
- **Headers:** Double 2X10 lumber will span the garage door opening.

## Exterior Finishes

- **Siding:** Vinyl siding that has a wood look will be used to match other garages/sheds
- **Roofing:** Asphalt shingles will be used that match existing shingles

**Fasteners:** Galvanized nails, screws, and joist hangers































# Salisbury Historic District Commission

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## STAFF FINDINGS

### Meeting of March 25, 2026

<b>Case Number:</b>	#26-06
<b>Commission Considering:</b>	Alterations – Rear Garage Addition
<b>Owner Name:</b>	Noah Karengo
<b>Owners Address:</b>	311 Park Ave Salisbury, MD 21801
<b>Applicant Name:</b>	Same as Owner
<b>Applicant's Address:</b>	Same as Owner
<b>Agent/Contractor:</b>	N/A
<b>Subject Property Address:</b>	Same as Owner
<b>Historic District:</b>	Newtown Historic District
<b>Use Category:</b>	Residential
<b>Zoning Classification:</b>	R-8 – Residential
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	1860
<b>Enclosed Area:</b>	2,432 sq. ft. (SDAT Real Property Database)
<b>Lot Size:</b>	9,451 sq. ft. (SDAT Real Property Database)
<b>Number of Stories:</b>	2
<b>Contributing Structure:</b>	Not Determined
<b>Wicomico County Historic Survey on file:</b>	No
<b>Nearby Properties on County Survey:</b>	Yes
<b>Properties included below but not limited to:</b>	
•	WI-589, Greenleaf J. Hearn House
•	WI-524, Daniel J. Wheaton House

- WI-644, John D. Williams House

**Explanation of Request:** The applicant is seeking retroactive approval for the construction of an addition to a garage structure in the rear of the house. The addition consists of two extensions off of the existing structure. The applicant has stated that the roofing materials and exterior will match that of the existing structure and the house. However, the vinyl siding does not match the original wood material of the structure. All load bearing materials are to consist of pressure treated lumber. The stated intent of the addition is to provide shade and it will not contain electrical, plumbing, or HVAC services. An inspection of the site revealed that the additions are un-permitted fully enclosed spaces with electric.

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

***UNIVERSAL GUIDELINES***

**Guideline 13: Match Existing or Historic Siding**

- a. Where full-scale siding replacement is necessary, match the historic or existing siding on the building. Keep the details (width of wood boards, shingle size, corner and seam details, etc.) consistent with the historic appearance.
- b. When replacing non-historic siding that was inappropriately applied, chose an appropriate replacement that is consistent with buildings of the type, period, and architectural style.
- c. Do not cover historically uncovered masonry surfaces with siding. Siding applied to masonry surfaces has the potential to hold moisture and cause damage to the underlying wall.

**Guideline 24: Roofing Material Design Guidelines**

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.

**Guideline 35: Additions Design Guidelines**

Although it is not impossible to add a story or more to historic buildings, it is normally more difficult to avoid adverse impact to the building's original design, character, and detailing.

- a. Consider the issue of structural strength and ability to carry another floor. This issue should be addressed by a qualified structural engineer.
- b. Whenever possible, an addition should be placed at the rear of the main building.
- c. Additions should be constructed in materials compatible with those used in the original building. This does not mean that the same materials have to be used.
- d. Frame additions can be added to brick and stucco buildings successfully.
- e. Additions should not duplicate the architecture and design of the main building but should pick up overall design “cues” from the main building, such as window proportions, overall massing and form, and type of ornamentation.
- f. Avoid changes that obscure, damage or destroy significant characteristic features of an existing building or historic district.
- g. New additions should be compatible with existing historic buildings in terms of scale, but should be visually different from the original to avoid creating a false historic appearance. Additions to historic structures should be identifiable as a new addition to an original building.
- h. New additions should be subordinate to the main building. This can be achieved by making the addition smaller in scale than the main building, or by keeping the roofline or parapet below that of the main building.

## ***GUIDELINES FOR RESIDENTIAL PROPERTIES***

### ***STAFF COMMENT:***

The original garage was a historic structure with wood clapboard siding. The proposed additions entirely obscure the original historic structure from view. The additions are larger than the original structure and will make the original structure subordinate to them. Historic guidelines recommend that additions match the original material of the structure. These additions are covered with inconsistent vinyl siding and do not match the material or the historic character of the original garage. The angle of the roof does not match the angle of the original structure and causes the structure to look disjointed. Additionally, the walls of the original structure and the additions do not line up, further contributing to the structure’s lack of cohesion. Due to these concerns, staff recommends denial of the application.

### **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: Henry Pearson  
Infrastructure and Development  
125 N Division Street, Suite 304  
Salisbury, MD 21801  
(410) 548-3170  
Date: October 02, 2025

[View Map](#)      [No Ground Rent Redemption on File](#)      [No Ground Rent Registration on File](#)

**Special Tax Recapture:** None

**Account Number:** District - 09 **Account Identifier - 055150**

**Owner Information**

**Owner Name:** KARENGO NOAH      **Use:** RESIDENTIAL  
**Mailing Address:** 311 PARK AVE      **Principal Residence:** YES  
 SALISBURY MD 21801-      **Deed Reference:** /04048/ 00335

**Location & Structure Information**

**Premises Address:** 311 PARK AVE      **Legal Description:** BL 4 LOT 6-9,451 SQFT  
 SALISBURY 21801-0000      311 PARK AVE  
    CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0008	0963	9030380.23	0000		4	6	2025	Plat Ref:

**Town:** SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1860	2,432 SF		9,451 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNITAS	BESTOS SHINGLE/3	2 full/	1 half		

**Value Information**

	Base Value	Value	Phase-in Assessments	
			As of	As of
Land:	19,900	19,900	01/01/2025	07/01/2025
Improvements	96,000	116,800		07/01/2026
<b>Total:</b>	115,900	136,700	122,833	129,767
Preferential Land:	0	0		

**Transfer Information**

<b>Seller:</b> JOHNSON PHILIP A & <b>Type:</b> ARMS LENGTH IMPROVED	<b>Date:</b> 08/31/2016 <b>Deed1:</b> /04048/ 00335	<b>Price:</b> \$125,000 <b>Deed2:</b>
<b>Seller:</b> MCLAUGHLIN, THOMAS P & ANNE K <b>Type:</b> ARMS LENGTH IMPROVED	<b>Date:</b> 09/23/2005 <b>Deed1:</b> /02475/ 00244	<b>Price:</b> \$145,700 <b>Deed2:</b>
<b>Seller:</b> ALOOT, PATRICIA O'GRADY <b>Type:</b> ARMS LENGTH IMPROVED	<b>Date:</b> 05/21/1990 <b>Deed1:</b> /01218/ 00301	<b>Price:</b> \$103,000 <b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture:** None

**Homestead Application Information**

**Homestead Application Status:** Approved 12/12/2017

**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application      **Date:**

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** March 25, 2026

**Time:** 7:00 pm

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

**Case Number:** #26-08

**Commission Considering:** Alteration- Murals

**Owner's Name:** Multiple

**Applicant Name:** Brandon Bell

**Agent/Contractor:** N/A

**Subject Property Address:** 100 E. Main St.  
120 E. Market St.  
146 W. Market St.  
308 E. Main. St.

**Historic District:** Downtown Historic District

**Use Category:** Central Business District

**Acting Chairman:** Brenden Frederick

**HDC Staff contact:** Henry Pearson  
Associate Planner  
(410) 548-3170

# Salisbury Historic District Commission

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

## Permit Application

\$150 Fee Received \_\_\_\_\_ (date)

**Date Submitted:** 2/19/2026  
**Date Accepted as Complete:** \_\_\_\_\_  
Subject Location: Multiple properties, see description below  
Application by: Brandon Bell  
Applicant Address: \_\_\_\_\_  
Applicant Phone: \_\_\_\_\_

**Case #:** \_\_\_\_\_  
**Action Required By (45 days):** \_\_\_\_\_  
Owner Name: See attached property owner list  
Owner Address: \_\_\_\_\_  
Owner Phone: \_\_\_\_\_  
Owner Email: \_\_\_\_\_

Work Involves:  Alterations  New Construction  Addition Other  Murals  
 Demolition  Sign  Awning Estimated Cost \$20,000

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

This application is for multiple exterior wall murals as part of the Shore Walls Mural Festival in downtown Salisbury. Murals will be hand painted on existing exterior wall surfaces at 146 W Market St, 100 E Main St Suite 111, 120 East Market St, and 308 E Main St. The work includes surface cleaning and preparation followed by application of high quality exterior acrylic mural paint. No structural changes, demolition, or architectural alterations are proposed. Murals will be painted directly onto existing surfaces and are fully reversible through repainting. Final designs will be submitted for review prior to installation.

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

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

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

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

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

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

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission

on 3/25/26 (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 Brandon J Bell Date 2/19/26

- 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.



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# Salisbury Historic District Commission

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## STAFF FINDINGS

### Meeting of March 25, 2026

**Case Number:** #26-08

**Commission Considering:** Alterations – Murals

**Owner Name:** Multiple  
**Owners Address:** 146 W. Market St.  
100 E. Main St. Suite 111  
120 E. Market St.  
308 E. Main St.

**Applicant Name:** Brandon Bell

**Applicant's Address:** N/A

**Agent/Contractor:** N/A

**Subject Property Address:** 146 W. Market St.  
100 E. Main St. Suite 111  
120 E. Market St.  
308 E. Main St.

**Historic District:** Downtown Historic District

**Use Category:** Multiple

**Zoning Classification:** CBD- Central Business District

**Structure / Site Description:**

**146 W. Market St:**

**Built Date:** 1923  
**Enclosed Area:** 2,514 sq. ft. (SDAT Real Property Database)  
**Lot Size:** 1,444 sq. ft. (SDAT Real Property Database)  
**Number of Stories:** 3

**100 E. Main St., Suite 111**

**Built Date:** 1923  
**Enclosed Area:** N/A  
**Lot Size:** N/A  
**Number of Stories:** 7

**120 E. Market St.**

**Built Date:** 1950  
**Enclosed Area:** 5,949 sq. ft. (SDAT Real Property Database)  
**Lot Size:** 10,763 sq. ft. (SDAT Real Property Database)  
**Number of Stories:** 2

**308 E. Main St.**

**Built Date:** 1933  
**Enclosed Area:** 8,115 sq. ft. (SDAT Real Property Database)  
**Lot Size:** 5,300 sq. ft. (SDAT Real Property Database)  
**Number of Stories:** 2

**Contributing Structure:** 146 W. Market St. - Contributing  
100 E. Main St. Suite 111 - Contributing  
120 E. Market St. – Not Determined  
308 E. Main St. – Not Determined

**Wicomico County Historic Survey on file:** 146 W. Market St. – WI-148 – William D. Long Building  
100 E. Main St. Suite 111 – WI-270 – Wicomico Hotel

**Nearby Properties on County Survey:** Yes

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

- WI-582 – Boulevard Theater
- WI-12 – Wicomico County Courthouse
- WI-267 – John Handson Savings Bank

**Explanation of Request:** The applicant is seeking approval to paint 4 murals at various properties throughout the downtown historic district. These murals will be painted as a part of the Shore Walls Mural Festival. The murals will be hand-painted directly onto existing surfaces. High-quality acrylic mural paint will be used. All of the surfaces are brick except 308 Main Street which is CMU. Locations at 146 Market St. and 100 E. Main St. are currently unpainted while 120 E. Market St. and 308 E. Main St. are already painted.

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

### ***UNIVERSAL GUIDELINES***

#### **Guideline 1:** Preserve Significant Historic Features

Each style of architecture has a distinctive set of details which contribute to the overall character of the building.

- 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.

#### **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.

#### **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.

- 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.

### ***STAFF COMMENT:***

The staff recommends approval for 308 E. Main Street as it is a CMU wall that is currently painted. The paint from the mural will have no negative effects for the material of this wall and will bring a positive impact to the downtown area. The staff also recommends approval for 120 E. Market Street as it is currently painted brick. It is acceptable to paint over the existing painted brick wall per **Guideline 16**. The surfaces at 146 W. Market Street and 100 E. Main Street Suite

111 are unpainted brick. According to **Guideline 16**, “painting formerly unpainted masonry surfaces is discouraged,” taking this into account, the staff would like to recommend a different application for these locations. Rather than painting the unpainted historic brick building, we recommend using a 2x4 and anchor screws to attach a wood board to the wall. This method would cause less stress on the wall, comply with Historic District Guidelines, as well as be an easier surface to paint.

**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: Henry Pearson  
Infrastructure and Development  
125 N Division Street, Suite 304  
Salisbury, MD 21801  
(410) 548-3170  
Date: March 12, 2026

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](http://mht.maryland.gov)) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

***Last Updated: 08-29-2003***

WI-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 <sup>Sts.</sup>  not for publication

city, town Salisbury  vicinity of \_\_\_\_\_ congressional district First

state Maryland county Wicomico

### 3. Classification

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

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

name 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 <sup>Map 107, P. 848</sup> 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

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

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

The 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

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

Specific dates	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            
 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	4/24/96
--------------	--------------------	------	---------

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

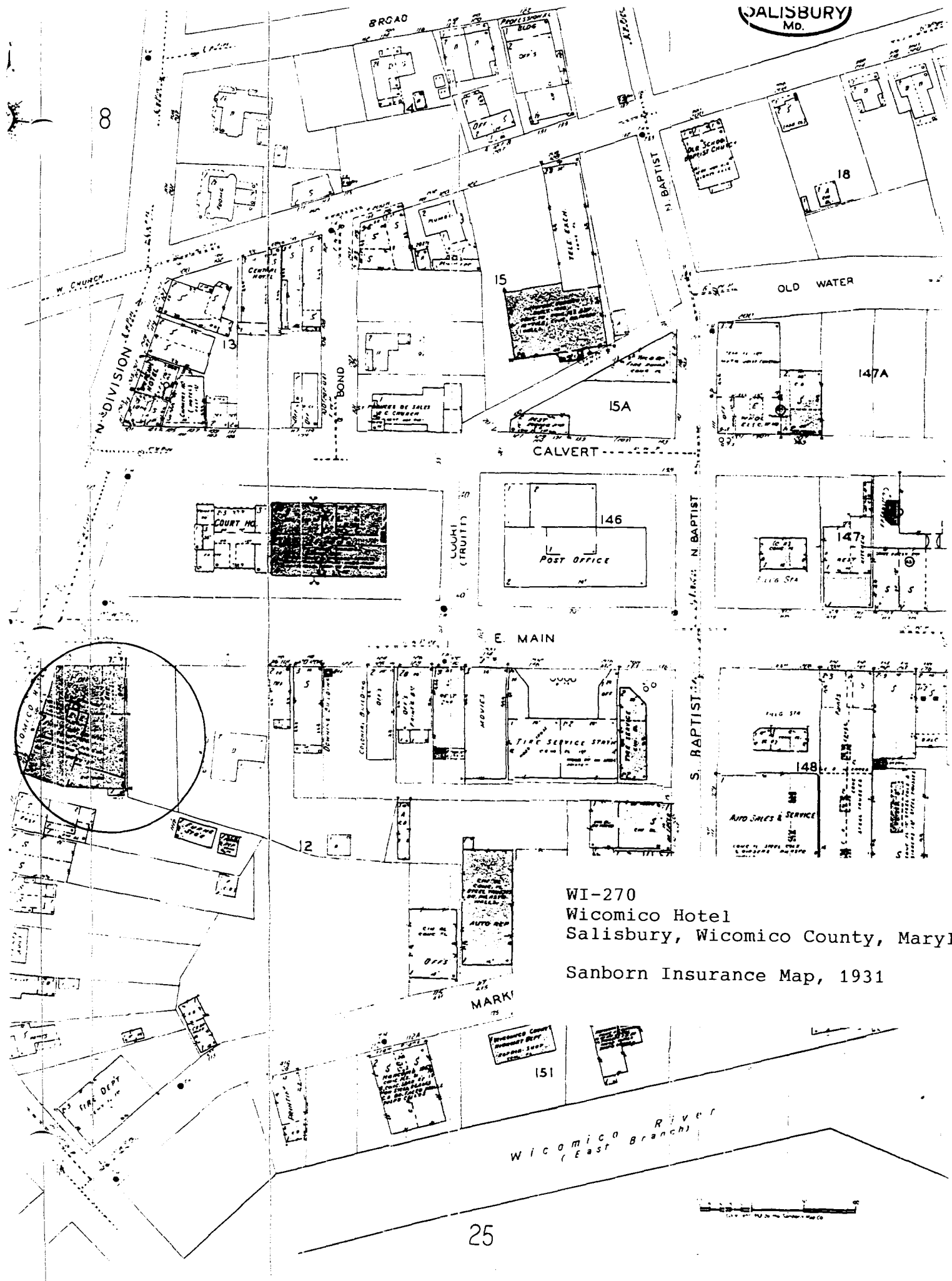
to

1/3/1966 Wicomico Enterprises, Inc.

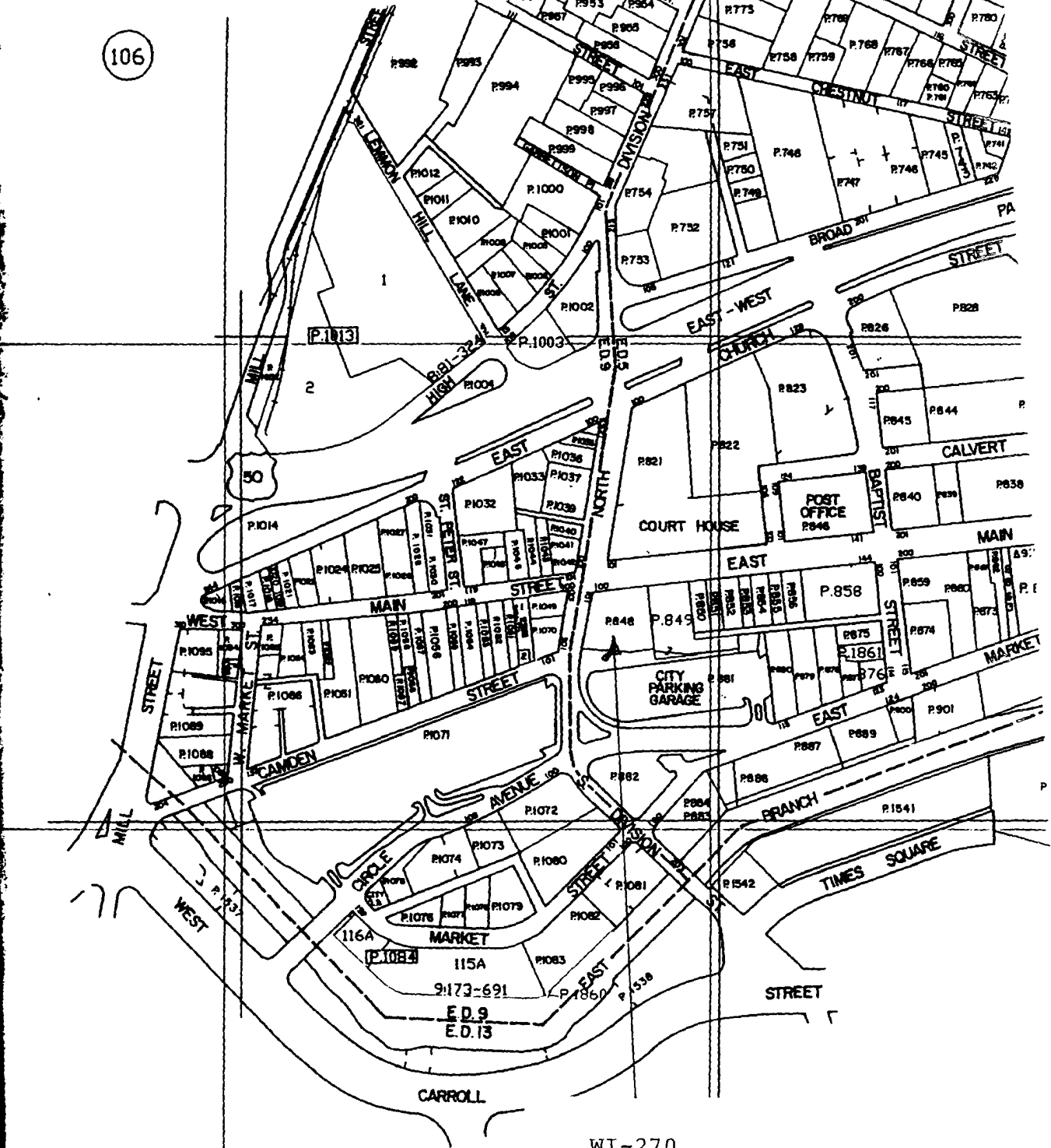
The property hereby conveyed being all of the property  
acquired by the Wicomico Hotel Company

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

8



WI-270  
 Wicomico Hotel  
 Salisbury, Wicomico County, Maryland  
 Sanborn Insurance Map, 1931



WI-270  
Wicomico Hotel

Wicomico County Tax Map 107  
Parcel 848

SCALE IN FEET



MAPS ARE PROTECTED BY COPYRIGHT. THEY MAY NOT BE REPRODUCED 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.

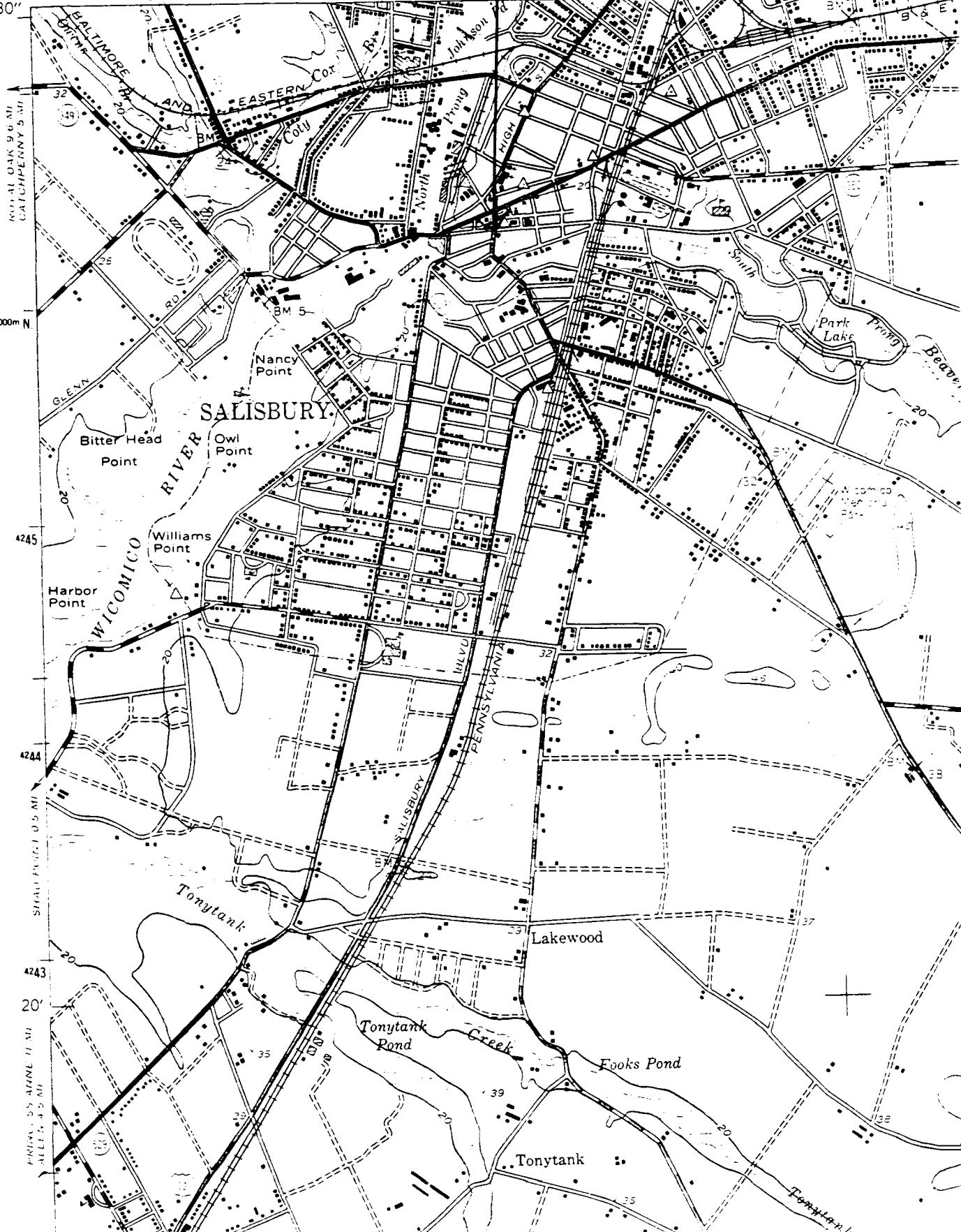
WI-270  
Wicomico Hotel

UNITED STATES  
DEPARTMENT OF THE INTERIO  
GEOLOGICAL SURVEY

Salisbury, Maryland Quadrangle  
1942

75°37'30"  
38°22'30"

447000m E



5860 NW (HEBRON)  
KOTAL OAK 9.6 MI  
CATCHPENNY 5 MI

4246000m N

4245

4244

4243

20'

PRIMA 25.55 ACRES 11 MI  
MILL 2.45 MI

SHILOH PLACE 0.5 MI

PRIMA 25.55 ACRES 11 MI  
MILL 2.45 MI













WI-148

## William D. Long Building (Market Street Books)

### **Architectural Survey File**

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site ([mht.maryland.gov](http://mht.maryland.gov)) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

***Last Updated: 08-29-2003***

WI-275 148  
William D. Long Building  
Salisbury  
Private

1923

Standing as the sole survivor of a group of commercial buildings that once defined this downtown intersection, the William D. Long building marks the corner of Camden Street and West Market Street (formerly Dock Street). The three-story, stretcher bond brick building was built in 1923 in a five-sided shape that conforms to the configuration of the corner lot. Double window openings and subtle brickwork convention mark the street elevations of this commercial block.

The construction history of this corner commercial block is documented by the datestone inscribed "1923" along with the "Long" name. The early twentieth century land records also record the building program with transfers written to permit the use of an adjacent structure as a party wall. On April 12, 1923, James A. Bailey conveyed the right to use the east side of his structure for the construction of the Long building.(1)



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

Magi No.

DOE  yes  no

**1. Name** (indicate preferred name)

historic William D. Long Building

and/or common Market Street Books

**2. Location**

street & number 146 West Market Street  not for publication

city, town Salisbury  vicinity of congressional district First

state Maryland county Wicomico

**3. Classification**

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

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

name Keith and Elizabeth Henry

street & number 146 West Market Street 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 <sup>Map 107, Parcel 1087</sup> liber 1344

street & number Wicomico County Courthouse folio 863

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-275148

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

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

The William D. Long building stands at 146 West Market Street on the northwest corner of the intersection of West Market and Camden streets in the downtown commercial district of Salisbury, Wicomico County, Maryland. The three-story, five-sided store building faces southeast.

Dated to 1923, the three-story, five-sided brick block stands on its own as the only commercial block left to anchor this once prominent intersection. Built on a poured concrete foundation, the stretcher bond brick building has a corner entrance that pierced the shortest side of the five-sided structure. The entrance elevation, one bay in width and set in from the main wall surface on brick width, is pierced on the first floor by a glazed door with wide sidelights. The door sill is concrete. The adjacent sides of the building that are parallel to the streets are marked by double windows with opaque frosted type glass filled a smaller overhead window. Located in the far western bay is a partially glazed door opening that leads to the second floor apartment.

The second floor is defined by paired six-over-one sash windows topped by flat soldier course arches and pierce each side elevation. Stretching across the wall surface at the bottom of the windows is a beltcourse consisting of rowlock, header and soldier bricks set in rows. Fixed in the second floor brickwork above the center window is a cast concrete datestone inscribed, "Long, 1923." Located in the western bay of the south wall is a six-over-one sash windows on both the second and third floors.

The third floor is pierced by large segmental arched window openings filled with six-over-one sash. The segmental arches are fitted with cast concrete keystones. The top of the wall is finished with a rowlock row, and the wall is capped.

The north (side) wall is laid in seven-course common bond. Six-over-one sash windows pierce the second and third floors. There is a ragged edge to the brick wall on the northwest corner.

The interior has been renovated to suit modern office or store space.

# 8. Significance

Survey No. WI-275 148

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

**Specific dates** ±923 **Builder/Architect**

---

check: Applicable Criteria:  A  B  C  D  
and/or  
Applicable Exception:  A  B  C  D  E  F  G

Level of Significance:  national  state  local

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

Standing as the sole survivor of a group of commercial buildings that once defined this downtown intersection, the William D. Long building marks the corner of Camden Street and West Market Street (formerly Dock Street). The three-story, stretcher bond brick building was built in 1923 in a five-sided shape that conforms to the configuration of the corner lot. Double window openings and subtle brickwork convention mark the street elevations of this commercial block.

The construction history of this corner commercial block is documented by the datestone inscribed "1923" along with the "Long" name. The early twentieth century land records also record the building program with transfers written to permit the use of an adjacent structure as a party wall. On April 12, 1923, James A. Bailey conveyed the right to use the east side of his structure for the construction of the Long building.(1)

The Long building qualifies for listing in *Category B*, which identifies a building of good architectural quality that should be preserved since it contributes to the cohesive nature of the historic district.

# 9. Major Bibliographical References

Survey No. WI-275 198

# 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	4/21/96
street & number	P. O. Box 5	telephone	410-651-1094
city or town	Westover	state	Maryland 21871

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

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

MARYLAND HISTORICAL TRUST  
 DHCP/DHCD  
 100 COMMUNITY PLACE  
 CROWNSVILLE, MD 21032-2022  
 514-7600

WI-275198  
Long Building (Market Street Books)  
146 West Market Street  
Salisbury, Wicomico County, Maryland  
Chain of title

Map 107, Parcel 1087

1344/863                      K. King Burnett

to

6/30/1993                     Keith W. Henry  
Elizabeth M. Henry

AJS 962/636                   Herman E. Perdue  
E. Allen Kenney, Personal Representatives of  
Belva K. Hayman, died 6/25/1980

to

8/11/1981                     K. King Burnett  
John VanFossen  
Being in all respects a part of that property inherited by said  
Belva K. Hayman, deceased, Will Book JAH 11/338

JCK 130/404                   James A. Bailey, and others (Lucy Bailey, Jacob N.  
Newton, Musetta Newton)

to

8/1/1923                      William D. Long  
Virginia W. Long  
Legal permission to use party wall of the Baily building

WI-257 148

Page 2

Long Building  
146 West Market Street  
Salisbury, Wicomico County, Maryland  
Chain of title continued

JCK 130/4

James A. Bailey, et al.

to

4/12/1923

William D. Long  
Virginia E. Long  
Plat of Property acquired by William D. Long,  
3/20/1923, right to use in common the east wall of  
building now constructed on the adjoining property

JCK 128/201

James A. Bailey  
Lucy Bailey  
Guy Bailey and Lulu Bailey  
Glendon Bailey and Beulah Bailey  
Salisbury National Bank

to

12/5/1922

William D. Long  
Virginia E. Long

Being part of the same land conveyed unto James A.  
Bailey, et al. by Edna Gillis Tull, et al. 10/19/1921,  
JCK 124/61



# 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 form 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 appropriate 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: MORRIS CUT-RATE

Address of property: Street Corner of Camden & Market Streets

City Salisbury County Wicomico State Maryland Zip Code 21801

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

2. DESCRIPTION OF PHYSICAL APPEARANCE:  
*(see instructions for map and photograph requirements—use reverse side if necessary)*

This three-story, flat roofed building with wood interior framing is distinguished by its regularly spaced windows and brickwork. The first floor elevation on both Camden and Market Streets has not been altered except for painting out of transom windows plus removal of two for fan and air conditioner.

3. STATEMENT OF SIGNIFICANCE:  
*(use reverse side if necessary)*

This building is the only building of exactly its design in the Historic District. The District consists of buildings built since a fire leveled downtown in 1886 up until approximately 1950. The building is compatible with the older buildings and newer buildings and its detailed brickwork\*\* (cont

(see other side of sheet)

4. NAME AND MAILING ADDRESS OF OWNER: —

Name K. King Burnett and John Van Fossen

Street 115 Broad St., Salisbury, Maryland 21801

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone Number (during day): Area Code (301) 742-3176 or (301) 749-5189

Date of construction (if known): 1923  Original site  Moved  Date of alterations (if known): \_\_\_\_\_

Very small brick addition added in one rear corner Circa 1940

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 \_\_\_\_\_

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 60.6) 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 60.6).  will likely  will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and  appears  does not appear to contribute to the character of said district.

Signature [Signature] Date 8/31/83

State Historic Preservation Officer

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, hereby certified a historic structure.

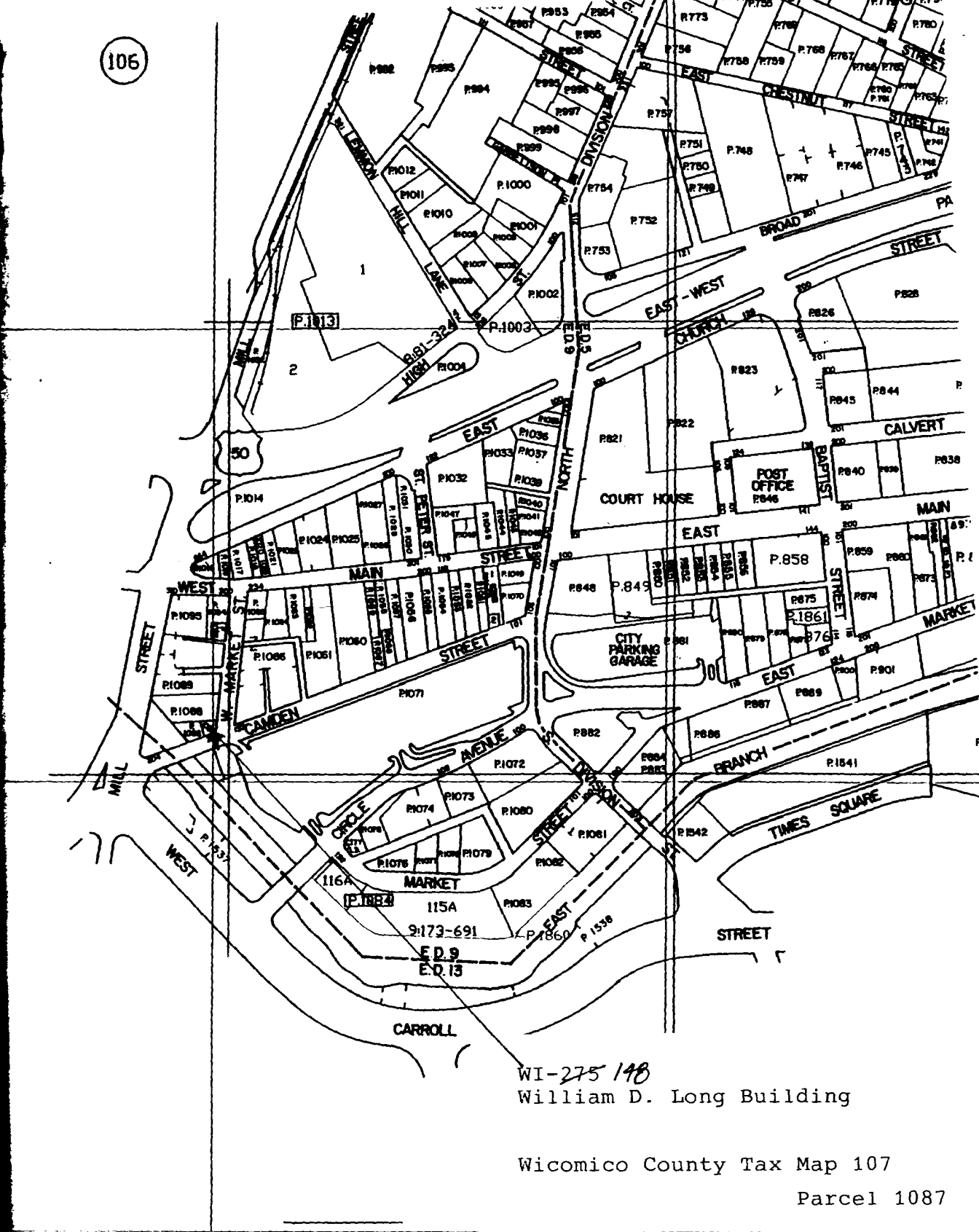
does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Keeper of the National Register

(cont'd) The rear wall facing West is the former wall of an adjoining and earlier building which was demolished several years ago. The North wall is original except for the portion adjacent to the West wall which was added Circa 1940. The building is therefore almost entirely intact and an example of the late 19th and early 20th Century buildings that predominate in the District. It is believed to be the only remaining sample of its style in the District.

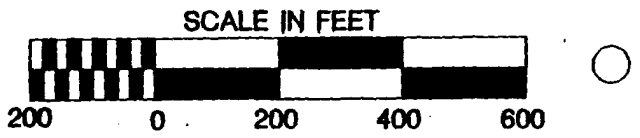
(cont'd) and different courses are typical of the kinds of brickwork found in both older and newer buildings. It sits at a corner and helps to anchor down one of the critical areas of the District.



WI-275 198  
 William D. Long Building

Wicomico County Tax Map 107  
 Parcel 1087

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WI-275 148

William D. Long Building

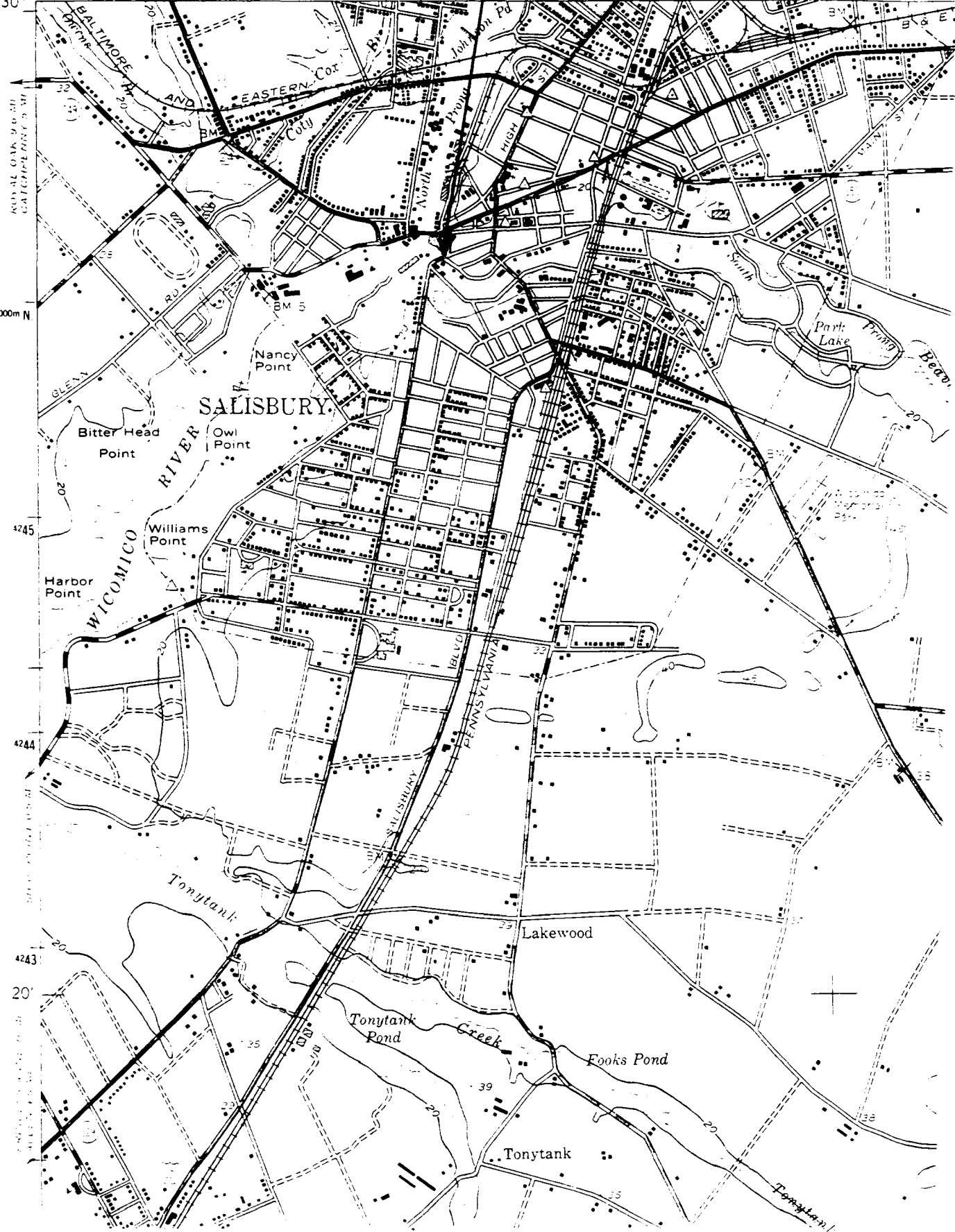
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

Salisbury, Maryland Quadrangle  
1942

5850 1 NW  
(HEBRON)

75°37'30"  
38°22'30"

47000m E  
4246000m N





NI-143

WILLIAM D. LONG BUILDING

SALISBURY, WISCONSIN CO. WIS.

SOUTHWEST ELEVATION

6/9, PAUL TOWNE, ARCHITECT

NEW YORK HISTORICAL TRUST

[View Map](#)      [No Ground Rent Redemption on File](#)      [No Ground Rent Registration on File](#)

**Special Tax Recapture:** None

**Account Number:** District - 05 **Account Identifier -** 093325

**Owner Information**

**Owner Name:** SEVENTH FLOOR LLC      **Use:** COMMERCIAL CONDOMINIUM  
**Principal Residence:** NO  
**Mailing Address:** 26348 HIGH BANKS DR #DE      **Deed Reference:** /02873/ 00419  
 SALISBURY MD 21801-2306

**Location & Structure Information**

**Premises Address:** 100 E MAIN ST      **Legal Description:** UNIT 7-5,443 SQFT  
 SALISBURY 21801-0000      100 E MAIN ST  
 UNIT: 7      ONE PLAZA EAST CONDO

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	0847	20002.23	0000			7	2026	

**Town:** SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
	5,443 SF		5,443 SF	

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

**Value Information**

	Base Value	Value	Phase-in Assessments	
			As of 01/01/2026	As of 07/01/2025
Land:	114,300	114,300		
Improvements	266,700	266,700		
<b>Total:</b>	<b>381,000</b>	<b>381,000</b>	<b>381,000</b>	<b>381,000</b>
Preferential Land:	0	0		

**Transfer Information**

<b>Seller:</b> CITY CENTER SALISBURY, LLC	<b>Date:</b> 12/04/2007	<b>Price:</b> \$405,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /02873/ 00419	<b>Deed2:</b>
<b>Seller:</b> PENINSULA REALTY ASSOC	<b>Date:</b> 10/05/1998	<b>Price:</b> \$145,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /01633/ 00023	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

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



[View Map](#)      [No Ground Rent Redemption on File](#)      [No Ground Rent Registration on File](#)

**Special Tax Recapture:** None

**Account Number:** District - 09 **Account Identifier -** 047239

**Owner Information**

**Owner Name:** RIVER VIEW COMMONS LLC **Use:** COMMERCIAL  
**Principal Residence:** NO  
**Mailing Address:** C/O RICHARD J GILKERSON **Deed Reference:** /05290/ 00268  
 150 W MARKET ST STE 200  
 SALISBURY MD 21803-

**Location & Structure Information**

**Premises Address:** 146 W MARKET ST **Legal Description:** BL-B L-7 1,444 SQFT  
 SALISBURY 21801-0000 146 MARKET ST  
 CLOSING PORT. OF CAMDEN AVE

**Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:**  
 0107 0013 1087 20003.23 0000 B 7 2024 **Plat Ref:** 1431/ 0860

**Town:** SALISBURY

**Primary Structure Built** **Above Grade Living Area** **Finished Basement Area** **Property Land Area** **County Use**  
 1923 2,514 SF 1,444 SF

**StoriesBasementType** **ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements**  
 MIXED RESIDENTIAL / RETAIL/ C3

**Value Information**

	Base Value	Value		
		As of 01/01/2024	As of 07/01/2025	As of 07/01/2026
<b>Land:</b>	36,100	36,100		
<b>Improvements</b>	271,900	340,400		
<b>Total:</b>	308,000	376,500	353,667	376,500
<b>Preferential Land:</b>	0	0		

**Transfer Information**

**Seller:** CORRELL CHARLES **Date:** 08/22/2023 **Price:** \$225,000  
**Type:** ARMS LENGTH IMPROVED **Deed1:** /05290/ 00268 **Deed2:**  
**Seller:** BTH I LLC **Date:** 01/15/2021 **Price:** \$400,000  
**Type:** ARMS LENGTH IMPROVED **Deed1:** /04770/ 00164 **Deed2:**  
**Seller:** HENRY KEITH W & ELIZABETH M **Date:** 04/21/2020 **Price:** \$320,000  
**Type:** ARMS LENGTH IMPROVED **Deed1:** /04623/ 00331 **Deed2:**

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture:** None

**Homestead Application Information**

**Homestead Application Status:** No Application

**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application **Date:**

[View Map](#)      [No Ground Rent Redemption on File](#)      [No Ground Rent Registration on File](#)

**Special Tax Recapture:** None

**Account Number:** District - 05 Account Identifier - 023882

**Owner Information**

**Owner Name:** AVERY W HALL INSURANCE AGENCY INC Use: COMMERCIAL  
**Principal Residence:** NO  
**Mailing Address:** 308 E MAIN ST      **Deed Reference:** /03799/ 00407  
 SALISBURY MD 21801-

**Location & Structure Information**

**Premises Address:** 318 E MAIN ST      **Legal Description:** 4,088 SQ FT  
 SALISBURY 21801-0000      318-320 E MAIN ST  
    CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0015	0868	20002.23	0000				2026	Plat Ref:

**Town:** SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1935	3,312 SF		4,088 SF	

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

**Value Information**

	Base Value	Value	Phase-in Assessments	
			As of	As of
			01/01/2026	07/01/2025
<b>Land:</b>	81,700	81,700		
<b>Improvements</b>	206,800	299,800		
<b>Total:</b>	288,500	381,500	288,500	319,500
<b>Preferential Land:</b>	0	0		

**Transfer Information**

<b>Seller:</b> BRITTINGHAM FRANK L 1/2 & <b>Type:</b> ARMS LENGTH IMPROVED	<b>Date:</b> 01/16/2015 <b>Deed1:</b> /03799/ 00407	<b>Price:</b> \$265,000 <b>Deed2:</b>
<b>Seller:</b> NASON, JOHN C & <b>Type:</b> NON-ARMS LENGTH OTHER	<b>Date:</b> 08/04/1998 <b>Deed1:</b> /01620/ 00748	<b>Price:</b> \$36,243 <b>Deed2:</b>
<b>Seller:</b> NASON, JOHN C <b>Type:</b> NON-ARMS LENGTH OTHER	<b>Date:</b> 06/21/1996 <b>Deed1:</b> /01493/ 00445	<b>Price:</b> \$78,333 <b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture:** None

**Homestead Application Information**

**Homestead Application Status:** No Application

**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application      **Date:**

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** March 25, 2026

**Time:** 7:00 pm

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

**Case Number:** #26-09

**Commission Considering:** Addition – Rear Stair Replacement

**Owner's Name:** Mary and Francis Kane

**Applicant Name:** Same as Owner

**Agent/Contractor:** N/A

**Subject Property Address:** 106 Elizabeth St.  
Salisbury, MD 21801

**Historic District:** Newtown Historic District

**Use Category:** Residential

**Acting Chairman:** Brenden Frederick

**HDC Staff contact:** Henry Pearson  
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: 2/24/26

Case #: \_\_\_\_\_

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

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

Subject Location: 106 Elizabeth St. Salisbury

Owner Name: Francis + Mary Kane

Application by: Mary Kane + Francis Kane

Owner Address: 106 Elizabeth St.

Applicant Address: 106 Elizabeth St.

Owner Phone: 410 430 9050

Applicant Phone: 410 430 9050

Owner Email: MKKane@salisbury.edu

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.

Removal of concrete back stairs and replace with landing and new stairs with railings. Railings will be Poly Composite white railings - 36" high. Floor surface: New tech wood-color Peruvian teak. Supporting materials: salt treated lumber. Lattice work: aged natural wood to match front of house.

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

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

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

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

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

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

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on March 25, 2026 (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 \_\_\_\_\_



Rear of Kane property at  
106 Elizabeth Street

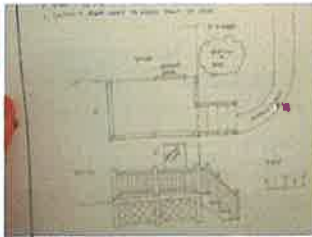
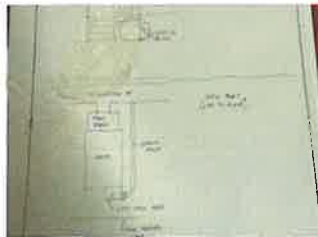
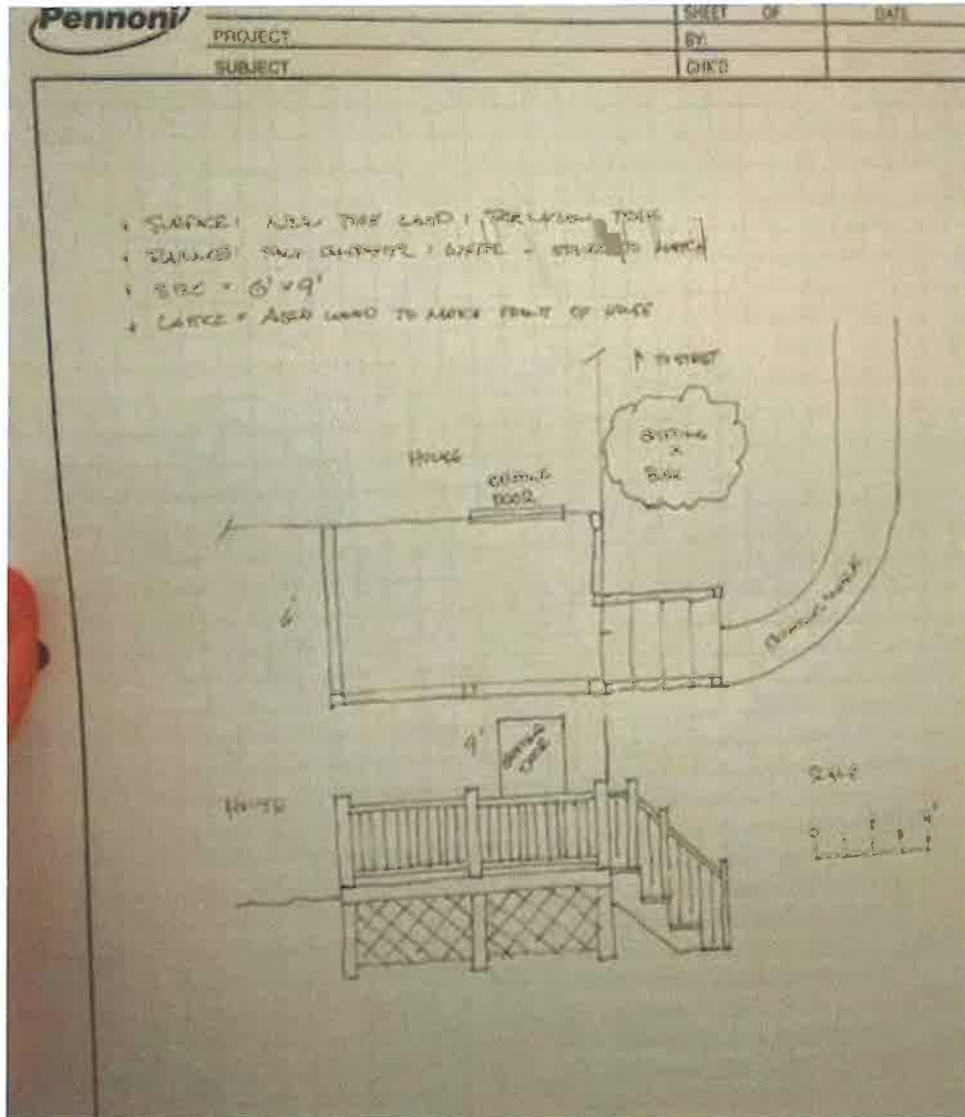


Rear of apartment building immediately adjacent at 108 - Elizabeth Street

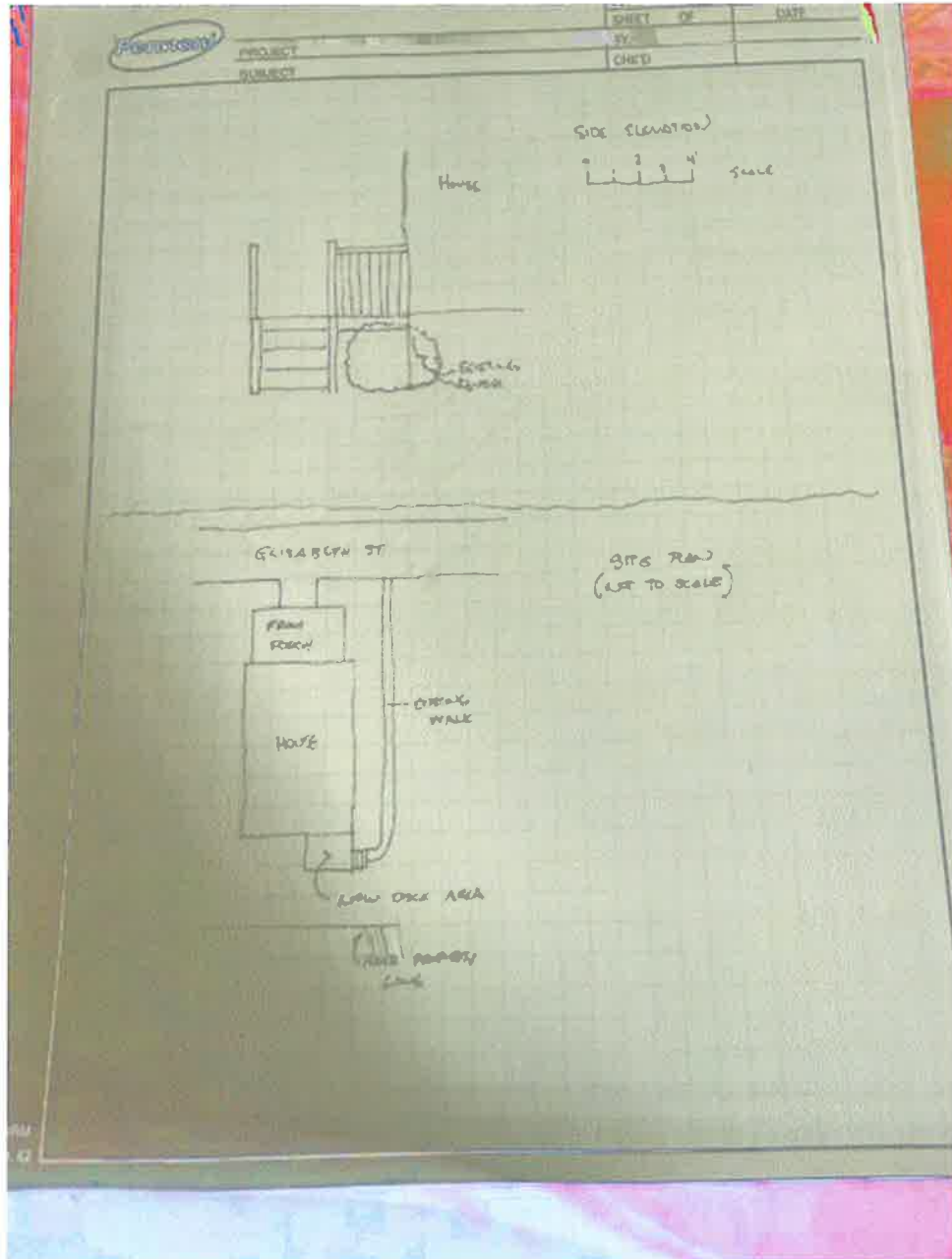


Rear of property at 104 Elizabeth

Kane 106 Elizabeth Street



Kane  
106 Elizabeth Street



**VERANDA**



6FT X 3FT  
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**PRE-BUILT RAIL KIT**

**TRADITION**

**OUR STRUC  
MOST DUR**



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OR ORGANIC FILLERS  
WILL NOT MOLD  
OR MILDEW  
WILL NOT WARP OR SWEL**

**TOUGH PVC SURFACE CAP  
WITH UV PROTECTION**

**TRANSFERABLE  
LIFETIME WA  
GUARANTEES LONG**



**CODE  
FOR Y  
US Compliance**

 VERANDA



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Stylish composite decking outperforms wood for hassle-free outdoor living.

### Unlike wood, Trex composite decking won't:



ROT, WARP OR SPLINTER



NEED SEASONAL PAINTING,  
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FADE OR STAIN



BECOME FOOD FOR TERMITES



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HIGHLY DURABLE

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SUNCOMFORTABLE™  
HEAT MITIGATION

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## DECKING GUIDE

Trex Signature®	Trex Transcend® LINEAGE™	Trex Transcend®	Trex Select®	Trex Enhance® NATURALS	Trex Enhance® BASICS
50 YEAR WARRANTY ★★★★★	50 YEAR WARRANTY ★★★★★	50 YEAR WARRANTY ★★★★★	35 YEAR WARRANTY ★★★★	25 YEAR WARRANTY ★★	25 YEAR WARRANTY ★
Whidbey	Island Mist	Island Mist	Pebble Grey	Rocky Harbor	Clam Shell
Ocracoke	Biscayne	Tiki Torch	Saddle	Foggy Wharf	Beach Dune
Jasper	Havana Gold	Millstone	Toasted Sand	Saddle	
Rainier	Spiced Rum	Malted Barley	Coastal Bluff	Tide Pool	
Carmel	Lava Rock	Whiskey Barrel	Cinnamon Cove	Honey Grove	
Hatteras	Rope Swing				
Soft Flat					

*color selected*



**Fire-Resistant**  
Boards with this symbol are Wildland Urban Interface (WUI)-compliant, making them an excellent option for areas prone to wildfires for a common sense approach to safely living your life outdoors.

YEARS OF WARRANTY  
50 YEAR 35 YEAR 25 YEAR

PRICE \$ - \$\$\$\$

SCRATCH RESISTANCE ★ - ★★★★★

BOARD PROFILES SOLID SCALLOPED

SQUARE EDGE



GROOVED EDGE



HEAT-MITIGATING TECHNOLOGY



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Decking Comparison



Deck Designer



AR Visualizer



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"Our SunComfortable™ decking options use heat-mitigating technology and are designed to be cooler than most other composite decking products of a similar color. Although engineered to be more comfortable, they can still get hot to the touch when direct sunlight and high temperatures converge for extended periods of time. We therefore recommend shoes, socks and pet booties, so that you and yours can enjoy living on your deck as much as we've enjoyed innovating it.



106 Elizabeth Street  
Street Side of Property - facing north



106 Elizabeth Street  
East side of property



106 Elizabeth Street  
West side of property

# Salisbury Historic District Commission

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## STAFF FINDINGS

### Meeting of March 25, 2026

<b>Case Number:</b>	#26-09
<b>Commission Considering:</b>	Alterations – Remove concrete back steps, replace with composite landing and railing
<b>Owner Name:</b>	Mary Kane & Francis Kane
<b>Owners Address:</b>	106 Elizabeth Street Salisbury, MD 21804
<b>Applicant Name:</b>	Mary & Francis Kane
<b>Applicant's Address:</b>	106 Elizabeth Street Salisbury, MD 21804
<b>Agent/Contractor:</b>	N/A
<b>Subject Property Address:</b>	106 Elizabeth Street Salisbury, MD 21801
<b>Historic District:</b>	Newtown Historic District
<b>Use Category:</b>	Residential
<b>Zoning Classification:</b>	R8 - Residential
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	1920
<b>Enclosed Area:</b>	2,392 sq. ft. (SDAT Real Property Database)
<b>Lot Size:</b>	4,683 sq. ft. (SDAT Real Property Database)
<b>Number of Stories:</b>	2
<b>Contributing Structure:</b>	Not Determined
<b>Wicomico County Historic Survey on file:</b>	No
<b>Nearby Properties on County Survey:</b>	Yes

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

- WI-593, Florence Phelps Lowe House, Mary Springer Lowe House
- WI-251, Thomas H. Mitchell House
- WI-594, L. Atwood Bennett House, E. Dorothy Todd House

**Explanation of Request:** The applicant is seeking approval to remove the existing concrete stairs on the rear of the house and replace them with a landing and new stairs with railings. Railings will be polycomposite pre-built white railings (36" high). The floor surface will be NewTech, wood-color Peruvian teak. The other supporting materials will be salt treated lumber, as well as lattice work from aged natural wood to match the front of the house.

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

***UNIVERSAL 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.

**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.

**Guideline 32:** General Landscaping

- a. New decks, patios, swimming pools, and playground equipment requiring a permanent foundation should be situated in the rear of properties rather than at the front elevation. Where appropriate, these additions should be screened from view with landscaping or vegetation. Additions of this type require a COA
- b. Historic landscaping features should be maintained and preserved as any other historic feature on the property. The removal of historic landscaping features, including front lawns, hedge rows, and mature trees should be avoided.

***GUIDELINES FOR RESIDENTIAL PROPERTIES***

**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 56: Replacement Porches**

- a. If porch replacement is necessary in whole or in part, reconstruct it to match the historic porch in size, scale, and overall design. Where possible, detail and ornamentation should be replicated.
- b. Use the same or similar materials wherever feasible.
- c. Avoid applying decorative elements that are not appropriate to the style of the dwelling. Whenever possible, choose accurate details based on historic photographs or similar properties of the same period and style.

**Guideline 57: Porch Additions and Modifications**

Enclosing or altering historic porches is generally discouraged, however, it may be appropriate if conducted in a manner that does not damage the porch's historic features.

- a. When enclosing or adding screens to a historic porch, design the enclosure or screen detail to be recessed from the supporting posts and railings, so that the historic form of the porch is maintained and visible.
- b. Additions to historic porches are generally not appropriate, but may be considered in special cases, including handicap accessibility concerns (see Guideline 5 for more guidance on accessibility).

**Guideline 58: New Porches**

- a. A new porch may be added if the house belongs to a building type that typically featured a porch, and where they exist elsewhere in the district on similar buildings. The new porch should be designed in a similar style to those found on other buildings of the same type.
- b. Yards must have sufficient space for the new porch to meet the setback requirement as established in Salisbury's zoning code.

***STAFF COMMENT***

Staff recommends approval based on the fact that the alteration will not diminish the historic character of the home. The porch itself would comply with **Guideline 58**, since there are other adjacent houses with porches in the rear of the home. The composite flooring for the porch is acceptable for the alteration, per **Appendix B: Substitute Materials**, as it is in the rear of the house. The polycomposite railing is not typical for this type of home, nor does it match the front porch railings. The staff would like to recommend that if the home is deemed contributing these railings be wood to match the front of the house. If the polycomposite railings are used in the alteration and visible from

the street, the applicant will also need to follow **Guideline 32** “additions should be screened from view with landscaping or vegetation.”

**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: Scarlett Liberto  
Infrastructure and Development  
125 N Division Street, Suite 304  
Salisbury, MD 21801  
(410) 548-3170  
Date: March 5, 2026



# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** March 25, 2026

**Time:** 7:00 pm

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

**Case Number:** #26-10

**Commission Considering:** Rear Fence Addition

**Owner's Name:** Robert Fleischman

**Applicant Name:** Same as Owner

**Agent/Contractor:** N/A

**Subject Property Address:** 303 South Blvd.  
Salisbury, MD 21801

**Historic District:** Camden Historic District

**Use Category:** Residential

**Acting Chairman:** Brenden Frederick

**HDC Staff contact:** Henry Pearson  
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 3/10/26 (date)

Date Submitted: 3/9/26

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

Subject Location: 303 South Blvd

Application by: Owner

Applicant Address: Same

Applicant Phone: Same

Case #: 26-10

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

Owner Name: Robert Fleischman

Owner Address: 303 South Blvd

Owner Phone: 412-559-1074

Owner Email: bobf\_two@yahoo.com

Work Involves:  Alterations  New Construction  Addition  Other Fence  
 Demolition  Sign  Awning Estimated Cost \$17K

**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.

Installation of 6' privacy fencing to fully enclose back yard of property. Fence runs in two sections. One 60' section from the east end of the house north to the neighbor's wooden fence. Second section starts at the opposite end of the neighbors wooden fence and follows the property line around and back to the east side of the house. Length of both sections is approximately 205 feet with three gates. Fence is made by Shore Line Vinyl, is two tone, light and medium tan in color and matches the trim of the house.

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

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

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

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

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

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

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on MARCH 25, 2026 (date).

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

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

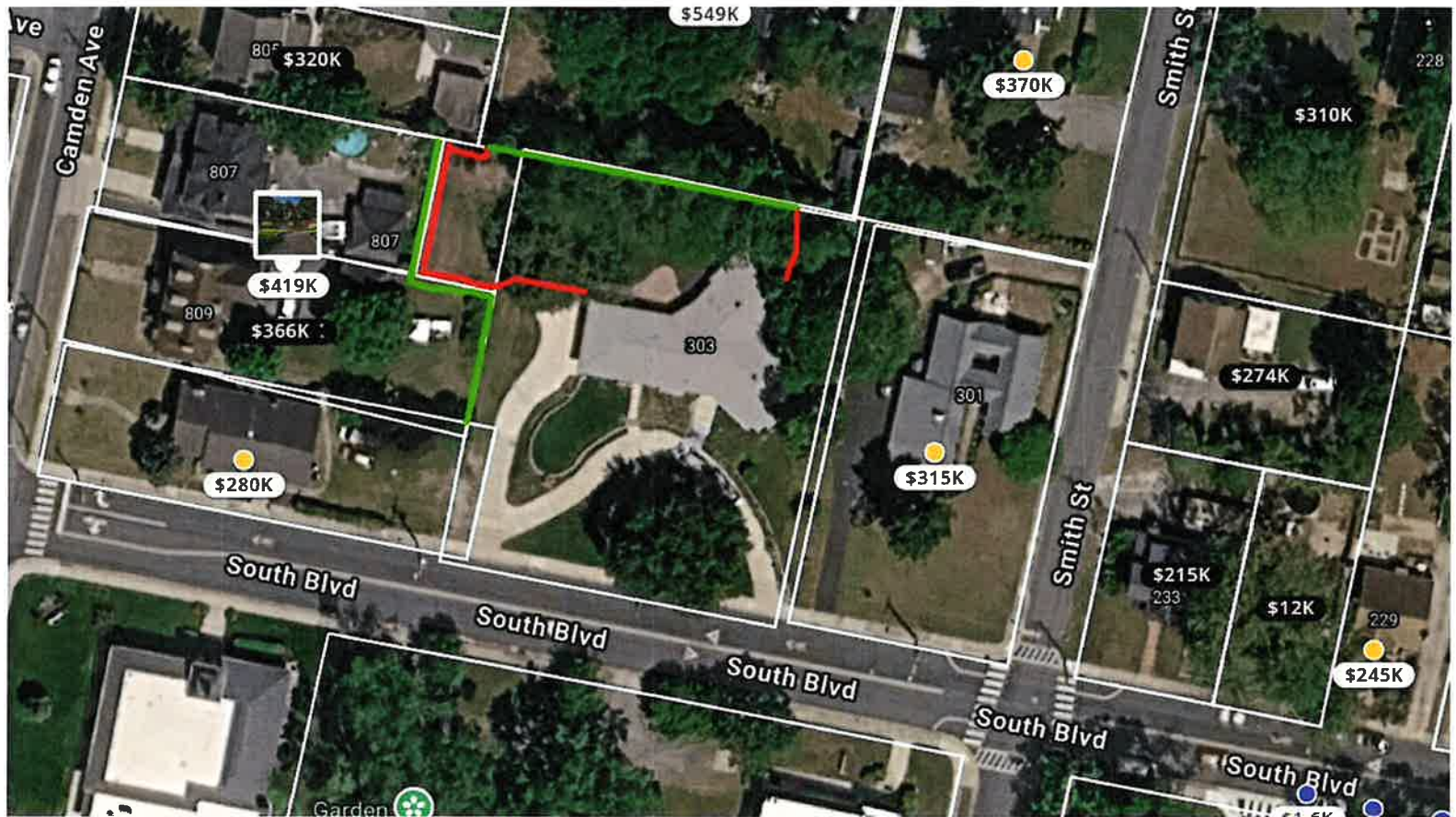
Application Processor (Date)

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

303 SOUTH BLVD, SALZSBURY, MD

GREEN LINE - EXISTING NEIGHBOR'S FENCE

RED LINE - NEW FENCE



303 SOUTH BLVD, SALZSBURY, MD



FRONT VIEW FROM STREET

303 JANT BLVD, SALISBURY, MD



STREET VIEW RIGHT SIDE

303 SOUTH BLVD, GAITHERSBURY, MD



LEFT SIDE VIEW FROM STREET

303 South Blvd, Salisbury, MD



Bottom of Dezenay looking (left) across street

303 SOUTH BLVD, SALISBURY, MD



BOTTOM OF ALZVENAY LOOKING (RIGHT) ACROSS STREET

303 SOUTH BLVD, STURSBURY, MD



BOTTOM OF DEWENAY LOOKING DIRECTLY ACROSS  
STREET.



# SHORELINE

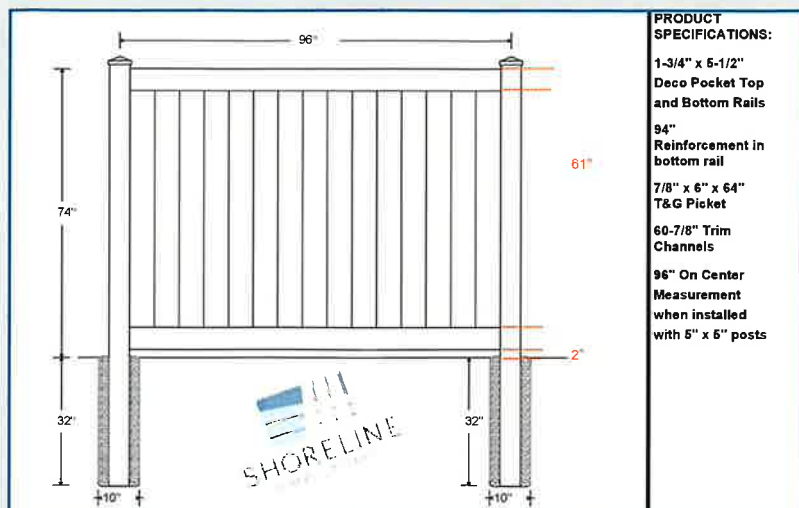
VINYL SYSTEMS, INC.



**Vinyl Fence Systems**  
From our Shoreline to Yours!

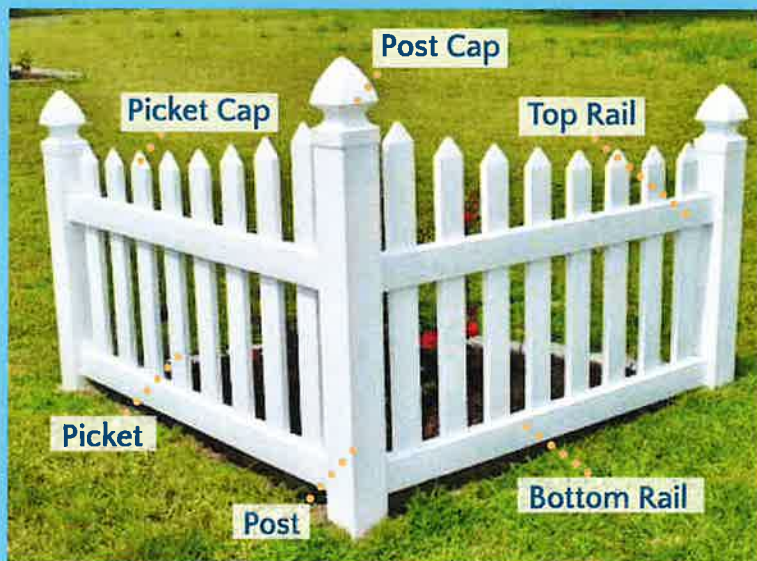
# SPECIFICATIONS & MAINTENANCE

## SPEC SHEET EXAMPLE



*The standard design of each fence style described within this brochure is represented by a Black-and-White drawing of that style. Since Shoreline Vinyl Systems handcrafts each fence to-order; personal preferences, option choices, and desires to be unique result in fence photos that differ from the drawings.*

## FENCE ANATOMY EXAMPLE



**Eliminate unsightly brackets with our routed system**

Notched rails fit into routed posts for a clean look. Pickets are notched to be secured into rails.

## MAINTENANCE

*Shoreline Vinyl prides itself with offering quality products that require very low maintenance. Since our products are manufactured to be in the outdoors, it is expected that they will be exposed to the elements that may require simple up-keep from time to time.*

### Recommendations:

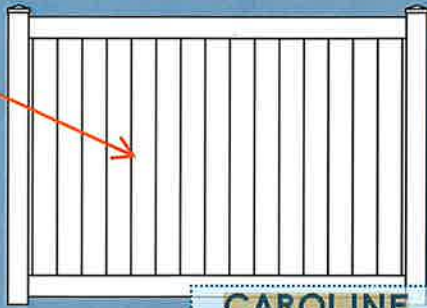
- Spraying vinyl with a garden hose will help remove basic dirt & grime
- An annual power-wash for large or stubborn stains, or to remove algae, mold, or mildew as needed
- Using a mild soap or multipurpose (degreaser) cleaner with a soft microfiber rag can also clean small areas
- Always dilute cleaners or vinegars with water before use
- Foam eraser & water can help remove scuffs
- Avoid using paper towels or hard bristle brushes
- Do not use hard chemicals such as bleach, acetone, or detergents unless otherwise advised to remove graffiti
- When weed whacking around the vinyl, make sure to only use a nylon wire

Shoreline Vinyl is a lifetime investment. It will never need to be sanded, stained, or painted. It won't splinter, rot, crack, or peel.

Customers should always ask a reliable fence professional if they are unsure on how to maintain their fence. Warranty's will be voided if the fence is damaged due to improper maintenance.

*We stand behind our industry leading limited lifetime warranty. Customers have 10 days to register their fence after it is installed. See our warranty information page on our website [www.shorelinevinyl.com](http://www.shorelinevinyl.com) or ask a sales representative for a registration card.*

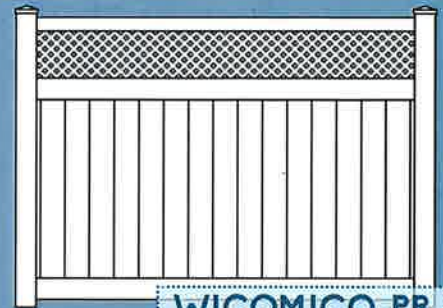
# PRIVACY FENCE



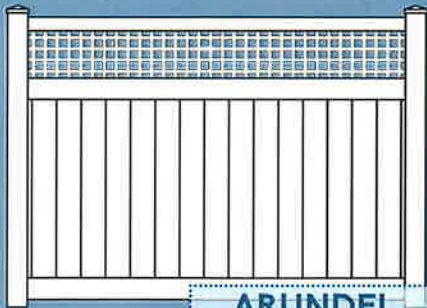
CAROLINE



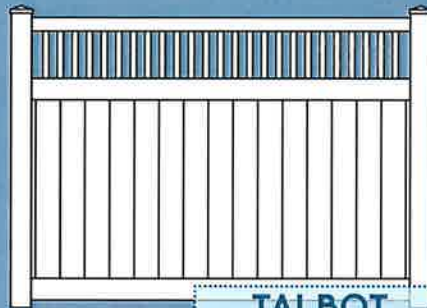
WICOMICO



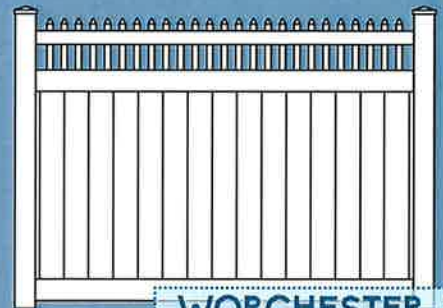
WICOMICO-PR



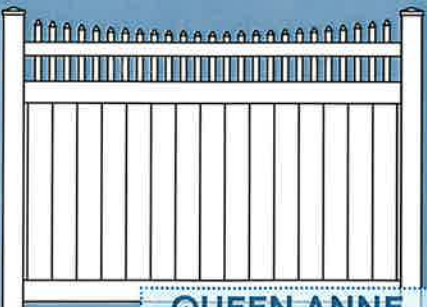
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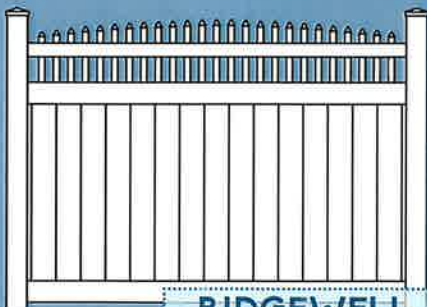
TALBOT



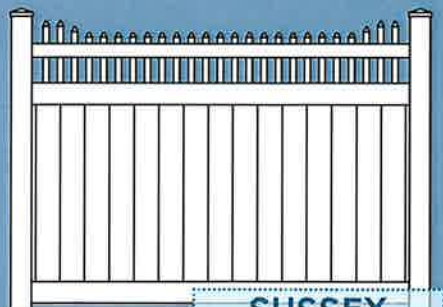
WORCHESTER



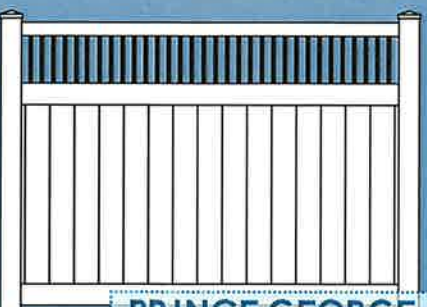
QUEEN ANNE



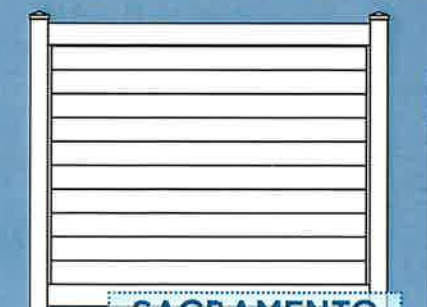
RIDGEWELL



SUSSEX



PRINCE GEORGE



SACRAMENTO  
- 6' Wide Only  
- Does not rack

Specs are based on 6' x 8' panels  
Sacramento based on 6' wide



# PRIVACY FENCE

**SIZES...** panels are available in 3' - 8' high with 6' or 8' widths. Sacramento is available in 6' wide only & up to 6' high. 7' & 8' high Caroline requires a mid-rail. 7' or 8' high panels are only available in 6' wide in all styles. Standard post sizes are 5" x 5" for all Privacy styles.

**RAILS...** our privacy fencing is available in two pocket rail styles, 1 3/4" x 5 1/2" or 2" x 7". Accent top styles have a 2" x 3 1/2" top rail & 12" accent reveal between rails.

**PICKETS...** our 7/8" x 6" tongue & groove pickets offer complete privacy.

**ACCENT PICKETS...** accent pickets have 2" spacing. Our 7/8" x 1 1/2" pickets come standard with 1 3/4" x 5 1/2" rail. 1 1/2" x 1 1/2" pickets come standard with 2" x 7" rail. Prince George style comes standard with 3/4" Black round aluminum pickets.

**ALUMINUM INSERTS...** 1 3/4" x 5 1/2" BOTTOM rail comes with a "U" insert in all heights & colors. 2" x 7" BOTTOM rail comes with an "I" insert in all heights for Almond & Khaki - White 2" x 7" only gets an insert at 7' & 8' high. 2" x 3 1/2" TOP rail comes with a "T" insert in 7' & 8' high for closed top accent styles.

## Rails & Inserts



"U" Insert "I" Insert "T" Insert

See insert notes for more info.

Sandalwood & Slate Gray colors are available with 1 3/4" x 5 1/2" pocket rails or 2" x 3 1/2" top rails



1 3/4" x 5 1/2" Rail



2" x 7" Rail

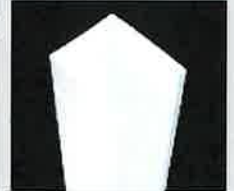


2" x 3 1/2" Rail

## T & G Pickets & U-Channel



7/8" x 6" Tongue & Groove  
Sandalwood colors have  
7/8" x 11.3" pickets



7/8" U-Channel  
U-Channel needs to  
be screwed to posts

## COLORS AVAILABLE IN EACH STYLE

STYLE	COLORS
Caroline	W, A, K, SG, WA, D, CC, DW, DS
Wicomico	W, A, K, SG, WA, D, CC, DW, DS
Wicomico-PR	W, A, K, SG, WA, D, CC, DW, DS
Arundel	W
Talbot	W, A, K
Worcester	W, A, K
Queen Anne	W, A, K
Sussex	W, A, K
Ridgewell	W, A, K
Prince George	W, A, K, SG, WA, D, CC, DW, DS
Sacramento	W, A, K, SG, WA, D, CC, DW, DS

## COLOR CODES:

- W** White
- A** Almond
- K** Khaki
- SG** Slate Gray
- WA** Weathered Aspen
- D** Driftwood
- CC** Coastal Cedar
- DW** Dark Walnut
- DS** Dark Sequoia

## Accent Pickets

Vinyl Accent Pickets



7/8" x 1 1/2" (For 1 3/4" x 5 1/2")  
1 1/2" x 1 1/2" (For 2" x 7")

Aluminum Accent Pickets



3/4" Aluminum  
Available in round or square in Black, Bronze, & White  
Accent Pickets have a 12" reveal



## Lattice Lattice has a 12" reveal



Traditional 2 3/4" (All colors)  
Privacy 1" (All colors)  
Square 1 3/4" (White only)



# Salisbury Historic District Commission

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## STAFF FINDINGS

### Meeting of March 25, 2026

<b>Case Number:</b>	#26-10
<b>Commission Considering:</b>	New Construction – Add to the existing neighbor’s fencing
<b>Owner Name:</b>	Robert Fleischman
<b>Owners Address:</b>	303 South Blvd.
<b>Applicant Name:</b>	Robert Fleischman
<b>Applicant’s Address:</b>	same as owner
<b>Agent/Contractor:</b>	N/A
<b>Subject Property Address:</b>	303 South Blvd. Salisbury, MD 21801
<b>Historic District:</b>	Camden Historic District
<b>Use Category:</b>	Residential
<b>Zoning Classification:</b>	R8 - Residential
<b>Structure / Site Description:</b>	
<b>Built Date:</b>	1955
<b>Enclosed Area:</b>	2,862 sq. ft. (SDAT Real Property Database)
<b>Lot Size:</b>	27,750 sq. ft. (SDAT Real Property Database)
<b>Number of Stories:</b>	1
<b>Contributing Structure:</b>	Not Determined
<b>Wicomico County Historic Survey on file:</b>	No
<b>Nearby Properties on County Survey:</b>	No; nearest properties are on Camden Ave.

**Explanation of Request:** The applicant is seeking approval to install a 6' privacy fence to fully enclose the back yard of the property. There is an existing fence on the north and west property lines, which are owned by neighbors within the Camden Historic District. They would like to add one 60' section of fencing on the east end of the house that will extend north to meet the neighbor's wooden fence. The other section of fencing would start at the west end of the house and round off at the northwest corner of the property. The length of both sections is approximately 205' with three gates. The fence is made by Shore Line Vinyl and is a two tone, light and medium tan matching the trim of the house.

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

***UNIVERSAL GUIDELINES***

**Guideline 1: Preserve Significant Historic Features**

Each style of architecture has a distinctive set of details which contribute to the overall character of the building.

- 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.

**Guideline 5: Safety Codes and Accessibility**

All buildings must comply with Salisbury's safety codes, and handicap access must be provided to residents or visitors as needed. This can be achieved without compromising the integrity or significance of historic buildings.

- a. Compliance with health and safety codes and handicap access requirements must be achieved with minimum impact to the historic character of buildings within Salisbury's Historic Districts.
- b. When permitted by law, fire escapes or fire towers should be placed at the rear or on a non-visible side of buildings
- c. Access ramps should be designed to be as unobtrusive as possible, and whenever possible should be installed in a manner that is reversible and does not permanently impact the historic building features. For example, an access ramp installed on top of an existing historic porch so that if it is removed in the future, the porch will be restored to its historic appearance.

**Guideline 32: General Landscaping**

- a. New decks, patios, swimming pools, and playground equipment requiring a permanent foundation should be situated in the rear of properties rather than at the front elevation. Where appropriate, these additions should be screened from view with landscaping or vegetation. Additions of this type require a COA.

- b. Historic landscaping features should be maintained and preserved as any other historic feature on the property. The removal of historic landscaping features, including front lawns, hedge rows, and mature trees should be avoided.

**Guideline 34:** Fences, Retaining Walls, and Gates

- a. Maintain and preserve existing historic fences.
- b. When replacement is necessary, in-kind replacements are the first choice. A simple fence in a style that compliments the surrounding architecture may also be appropriate.
- c. Designs for new fences must be complimentary to the surrounding architecture, and must comply with existing zoning code.
- d. Automatic security gates may be permitted, provided they are properly located and comply with existing zoning requirements. They must be appropriate to the design of any existing fence or the style of the historic building.

***STAFF COMMENT***

The vinyl fence was constructed without a permit and they are seeking retroactive approval. The fence will connect to the neighbors' existing perimeter fencing. If the home is deemed noncontributing, the staff would like to recommend approval for the fence to be completed as is. **Guideline 34** states that on modern, non-contributing properties, materials such as vinyl can be appropriate if the scale and appearance is complimentary to the property and does not detract from the overall streetscape. Some of the neighboring properties do have wood fences in their backyards, some of which are also 6 ft. high, however none have a historic character to them. If the home is deemed contributing, the staff recommends that the applicant will need to replace the vinyl fence with a wooden fence.

**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: Scarlett Liberto  
Infrastructure and Development  
125 N Division Street, Suite 304  
Salisbury, MD 21801  
(410) 548-3170  
Date: March 11, 2026

