

Salisbury Historic District Commission

AGENDA

Wednesday, May 27, 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 – April 22, 2026

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

4. CONSENT DOCKET – To be determined at the meeting.

5. OLD BUSINESS –

- ~~#25-11 Salisbury Town Center Apartments COA extension~~ - postponed until June 24

6. NEW BUSINESS –

- #26-05 – 309 Park Ave. – Fire Escape Replacement
- #26-15 – 501C W Main Street – Sign *

7. DISCUSSION

- Application Requirements
- Rules of Procedure

*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

April 22, 2026

The Salisbury Historic District Commission met in regular session on Wednesday, **April 22, 2026**. The meeting took place at 125 N Division St, Room 301, with attendance as follows:

COMMISSIONERS

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

Luis DaSilva – Commissioner – *Present*

CITY OFFICIALS

Laura Ryan – City Attorney – *Present*
Betsy Jackson – City Planner – *Present*
Scarlett Liberto – Associate Planner – *Present*

1. **CALL TO ORDER** – Mr. Matt Auchey called the meeting to order at 7 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Vice Chairman explained the meeting procedure to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – Mr. Luis DaSilva made a motion to approve the February minutes, seconded by Mrs. Lisa Gingrich. The motion was brought to vote and approved.
4. **PUBLIC INPUT** – Members of the public are welcome to comment, subject to a time allotment of two (2) minutes per person.
5. **CONSENT DOCKET** – None.
6. **OLD BUSINESS** – None.
7. **NEW BUSINESS** –

Case #26-12 – 405 Park Avenue – Alterations – Driveway Widening

The applicant approached the table. Ms. Scarlett Liberto read the staff report. Mr. Auchey read through the contributing/non-contributing checklist. The commission came to a consensus that while there are many non-original features on the structure, it is overall consistent with the area. Mrs. Gingrich moved to determine the structure **contributing**, seconded by Mr. DaSilva.

Motion and Vote:

Motion: **Lisa Gingrich**
Second: **Luis DaSilva**
Vote: **4-0 in favor.**

The applicant explained that he replaced his gravel driveway with a paved surface. Mr. Auchey stated that there are many asphalt driveways in the historic district. Mr. DaSilva made a motion to **approve** the submission as submitted.

Public Comment: None

Motion and Vote:

Motion: Luis DaSilva

Second: Mrs. Gingrich

Vote: 4-0 in favor.

Case #26-13 – 101 Oakdale Rd. – Alterations – Window Replacement

The applicant approached the table. Ms. Liberto read the staff report. Mr. Auchey read through the contributing/non-contributing checklist. Mr. Evans made a motion to determine the structure **contributing**, seconded by Mrs. Gingrich.

Public Comment: None

Motion and Vote:

Motion: Harvey Evans

Second: Lisa Gingrich

Vote: 4-0 in favor.

The applicant explained that they had already replaced the windows and did not realize they needed historic district approval. The commissioners discussed the current windows and what was there before. Mr. Evans stated that he will not approve what is currently there. Mrs. Gingrich confirmed that the original windows were wood, which the applicant replaced with vinyl. The applicant stated that they do not have wooden windows like that at Lowe's, to which Mr. Evans replied that there are other places to get windows. The commission discussed the approved materials and directed the applicant to review the historic guidelines to determine what is allowed. Mr. Evans made a motion to **deny** the application on the basis that the material and style are not correct. Mrs. Gingrich seconded.

Motion and Vote:

Motion: Harvey Evans

Second: Lisa Gingrich

Vote: 4-0 in favor.

Mr. Auchey noted that if the applicant replaces the windows in-kind with wood, they will not need to come back before the commission.

Case #26-14 – 124 E. Main St. – Additions – Sign

Ms. Liberto read the staff report. The property had been previously deemed non-contributing, but the commission expressed interest in re-visiting that ruling. Mrs. Ryan said that they do not have precedent for doing that, but that it can be discussed during the rules of procedure discussion.

The applicant explained his request to install a new sign on the property and replacing a red sign with the same green color. Mrs. Gingrich moved to **approve** the application as submitted. Mr. DaSilva seconded.

Public Comment: None

Motion and Vote:

Motion: **Lisa Gingrich**

Second: **Luis DaSilva**

Vote: 4-0 in favor.

Case #26-11 – 129 Broad St. – Additions – Garbage Area Enclosure and Solar Screens

The applicant approached the table. Ms. Liberto read the staff report. The applicant explained his project. They were looking to install a 3-sided wood enclosure to obscure the trash cans and solar screens. Mr. Auchey stated that the enclosure part of the application was straightforward. No further discussion was had and they proceeded to discuss the solar screens.

The commission discussed the window types and sizes and ask what the reason for installing the solar screens would be. Mr. Auchey asked if they are internal or external. The applicant stated they are external in order to keep the head out of the structure when it is reflected. Mr. Auchey said that the screens are not pretty. Mr. Evans suggested tinting the interior of the windows. Mr. Auchey said that he thinks it will look weird and would prefer something different. Mr. Auchey asked if the applicant is amenable to finding an alternative. The applicant stated that he was. Mrs. Gingrich made a motion to **approve** the trash enclosure as submitted and asked if the applicant is willing to remove the solar screen section. The applicant agreed. Mr. DaSilva seconded.

Motion and Vote:

Motion: **Lisa Gingrich**

Second: **Luis DaSilva**

Vote: 4-0 in favor.

Adjournment:

There being no further business, **Mr. Evans** moved to adjourn the meeting, which was seconded by **Mr. DaSilva**, 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.

Matt Auchey, Acting Chairman

Date

Henry Pearson, Associate Planner

Date

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	March 27, 2026
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD, 21804 Room 301
Case Number:	#26-05
Commission Considering:	Alteration- Fire Escape Replacement
Owner's Name:	Mohammad S. Malik
Applicant Name:	Same as Owner
Agent/Contractor:	N/A
Subject Property Address:	309 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: 1/13/2026

Date Accepted as Complete: _____

Subject Location: 309 PARK AVENUE, SALISBURY

Application by: MOHAMMAD S. MALIK

Applicant Address: 1301 ALPS DRIVE, McLEAN, VA

Applicant Phone: (202) 329-1649 22102

Case #: _____

Action Required By (45 days): _____

Owner Name: MOHAMMAD S. MALIK

Owner Address: 1301 ALPS DR, McLEAN, VA

Owner Phone: 202-329-1649 22102

Owner Email: MSMALIK@GMAIL.COM

Work Involves: REPLACEMENT OF EXISTING FIRE ESCAPE DECK
_____ 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.

NATURAL COLOR, EXTERIOR REAL WOOD TO REPLACE EXISTING
FIRE ESCAPE DECK FOR FIRST AND SECOND FLOORS

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

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

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

See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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

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

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on FEBRUARY 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 famir Date 1/13/2026

Application Processor (Date)

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

Mohammad Saleem Malik
309 Park Avenue
Salisbury, MD 21801

May 5, 2026

Board of Directors,
Department of Infrastructure & Development
125 N. Division Street
Salisbury, MD 21801

Subject: Fire Escape 309 Park Avenue, Salisbury Scope of Work

Dear Sir/Madam,

This ten-unit apartment building located at 309 Park Avenue, Salisbury, was fully gutted out and rehabilitated in 2005. As part of that work, a fire escape deck serving two floors was constructed on the east side of the building. The building's layout, as shown in the attached floor plan, provides an ideal location for the deck, keeping it concealed from Park Avenue.

During last year's property owner inspection, it was determined that the existing deck and stairs had deteriorated and were no longer safe for tenant use. For guest's safety, a deck was rebuilt at the same location using exterior pressure treated lumber.

Please find the following documents for your review and approval:

- A) 14 Pictures of the building showing all sides of the building and Park Avenue street and fire escape deck.
- B) Boundary survey of the building highlighting fire escape deck on East side/back corner of the building (Picture number 4).

Submitting for your kind review and approval.

Best regards,

Mohammad Saleem Malik
309 Park Avenue,
Salisbury, MD 21801

Salisbury (9th) Election District
Wicomico County, Maryland

- Property Corner (unmarked)
- Concrete Monument Found
- Iron Rod w/ Cap Found
- Utility Pole
- Pointed Iron Rod Found
- Water Valve
- Water Meter
- Iron Rod w/ Cap Set

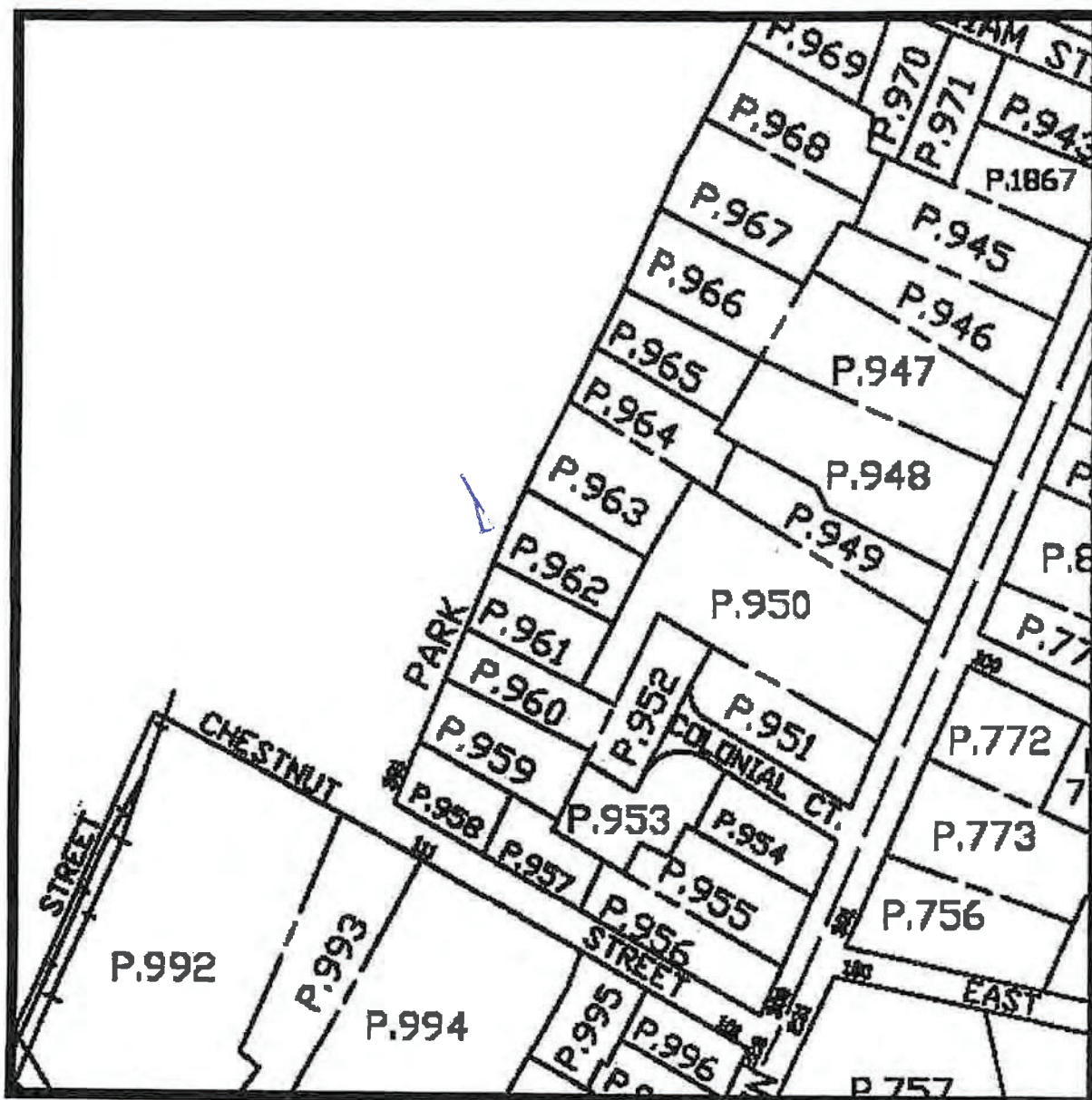
Tax Map 107, Grid 8, Parcel 950
James L. Wilson
Account ID No. 005-055016
312 North & Wilma R. 2
Deed References: Liber 2



Maryland Department of Assessments and Taxation
WICOMICO COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 09 Account Number - 048391

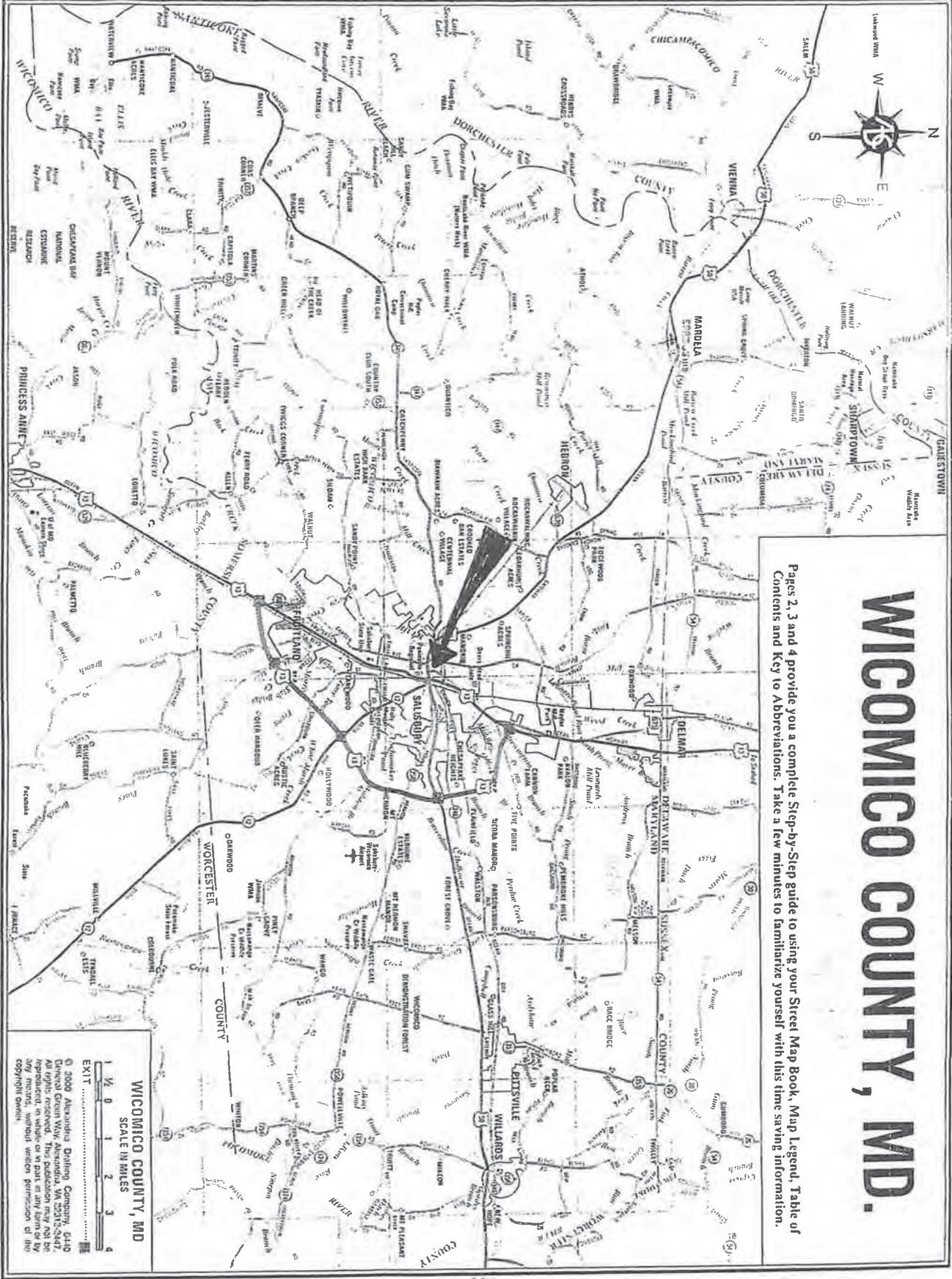


Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html



WICOMICO COUNTY, MD.

Pages 2, 3 and 4 provide you a complete Step-by-Step guide to using your Street Map Book, Map Legend, Table of Contents and Key to Abbreviations. Take a few minutes to familiarize yourself with this time saving information.



WICOMICO COUNTY, MD.
SCALE IN MILES
1 1/2 0 1 2 3 4
EXIT

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may be reproduced, stored in a retrieval system,
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1 – Front of Building



2 – West Side of Building



3 – Back Side of Building



4 – East Side of Building and Fire Escape Deck



5 – First Floor Fire Escape Landing



6 – Second Floor Fire Escape Landing



7 – Locked Gate to Roof



8 – Front of Building (east side of street)



9 – Front of Building (west side of street)

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of May 27, 2026

Case Number:	#26-05
Commission Considering:	Alterations – Fire Escape Replacement
Owner Name:	Mohammad S. Malik
Owners Address:	1301 Alps Dr. McLean, VA 22102
Applicant Name:	Same as Owner
Applicant's Address:	Same as Owner
Agent/Contractor:	N/A
Subject Property Address:	309 Park Ave.
Historic District:	Newtown Historic District
Use Category:	Residential
Zoning Classification:	R-8 – Residential
Structure / Site Description:	
Built Date:	1900
Enclosed Area:	6,106 sq. ft. (SDAT Real Property Database)
Lot Size:	7,007 sq. ft. (SDAT Real Property Database)
Number of Stories:	2
Contributing Structure:	Not Determined
Wicomico County Historic Survey on file:	No
Nearby Properties on County Survey:	Yes
Properties included below but not limited to:	
	• WI-524, Daniel J. Wheaton House • WI-363, Theodore Parsons House

- WI-644, John D. Williams House

Explanation of Request: The applicant is seeking retroactive approval for the replacement of a fire escape on the side of the building. The structure is made of unpainted wood and consists of stairs and platforms. It is located on the side of the building behind a projection and is not visible from the street.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

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 15: General Painting Guidance

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

Guideline 35: Additions

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.

STAFF COMMENT:

This structure is a 10-bedroom apartment building. A fire escape was constructed after renovation in 2005. The fire escape was found to be unsafe during an inspection in 2025, and was subsequently rebuilt by the applicant using pressure-treated lumber.

The structure is on the side of the house, but is behind a projection and is not visible from the street, which conforms with Guideline 5b. Guideline 15a states that wood surfaces should be painted. Painting the structure will likely improve longevity and protect from rot which is important for both aesthetic and safety reasons.

Staff notes that historic approval must come before building inspections. This report makes no determination on structural integrity nor conformance to city construction standards. These will be determined when the structure is inspected by the city.

Staff recommends approval of the submission, subject to the condition that the wood is painted wherever possible, as recommended in Guideline 15a.

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 - 048391

Owner Information

Owner Name:	AMERICAN ALLIANCE FINANCIAL INC	Use:	APARTMENTS
		Principal Residence:	NO
Mailing Address:	1301 ALPS DR	Deed Reference:	/02605/ 00007
	MC LEAN VA 22102-1501		

Location & Structure Information

Premises Address:	309 PARK AVE	Legal Description:	BL-4 L-5 7,007SQ FT
	SALISBURY 21801-0000		309 PARK AVE
			CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0008	0962	10003.23	0000				2024	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	6,106 SF		7,007 SF	

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	52,500	52,500		
Improvements	369,200	406,300		
Total:	421,700	458,800	446,433	458,800
Preferential Land:	0	0		

Transfer Information

Seller: E & M LLC	Date: 05/16/2006	Price: \$514,080
Type: ARMS LENGTH IMPROVED	Deed1: /02605/ 00007	Deed2:
Seller: VERNON, JEFFREY T	Date: 10/03/2002	Price: \$165,000
Type: ARMS LENGTH IMPROVED	Deed1: /01972/ 00405	Deed2:
Seller: PARK AVENUE ASSOCIATES	Date: 12/21/1984	Price: \$94,000
Type: ARMS LENGTH IMPROVED	Deed1: /01026/ 00807	Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application	Date:
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Salisbury Historic District Commission

Hearing Notification

Hearing Date:	May 27, 2026
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#26-15
Commission Considering:	Sign
Owner's Name:	Tyler Banez
Applicant Name:	Gary Spence
Agent/Contractor:	Phillips Signs
Subject Property Address:	501C W Main St. Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Mixed Residential/Retail
Chairman:	Mr. Brenden Frederick
HDC Staff contact:	Scarlett Liberto 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: _____

Case #: _____

Date Accepted as Complete: _____

Action Required By (45 days): _____

Subject Location: 5016 Westmain St Salisbury MD 21801

Owner Name: 5016 W. main St Salisbury MD LLC

Application by: Phillips Signs Inc

Owner Address: 1016 Kensington Washington NJ 07801

Applicant Address: 20874 Sussex Hwy Seaford DE 19973

Owner Phone: 720-364-8642

Applicant Phone: 302-381-8179

Owner Email: brantmk@hotmail.com

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition Other ☐ Demolition ☒ Sign ☐ Awning Estimated Cost \$6,100.00

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.

I will be replacing the existing sign with a new sign that is made out of the same aluminum material. There will also be a digital print like the one on the building now.

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

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

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

See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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

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

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

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

Applicant's

Signature [Signature]

Date 4-8-2026

Application Processor (Date)

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

96 in



SCOPE OF WORK

Qty: 1
Digital Print
on Aluminum
40" x 96"



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THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

CUSTOMER INFORMATION

Customer: Yummie Banh Mi
Address: 501 W Main St, Salisbury,
MD 21801
Date: 3-19-26
Designer: Tyler Barnez
Sales: Gary Spence

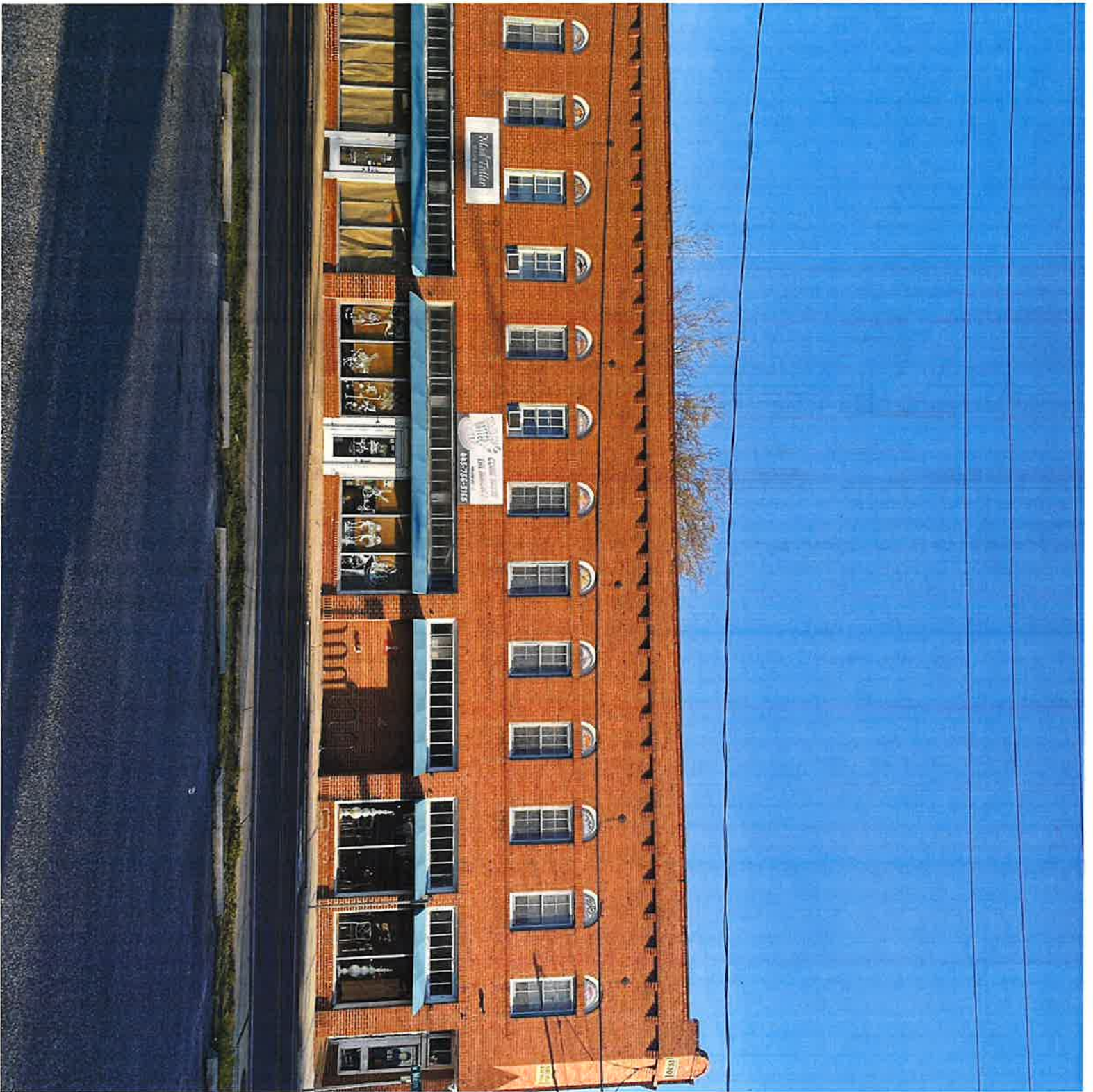
IF APPROVED, PLEASE SIGN

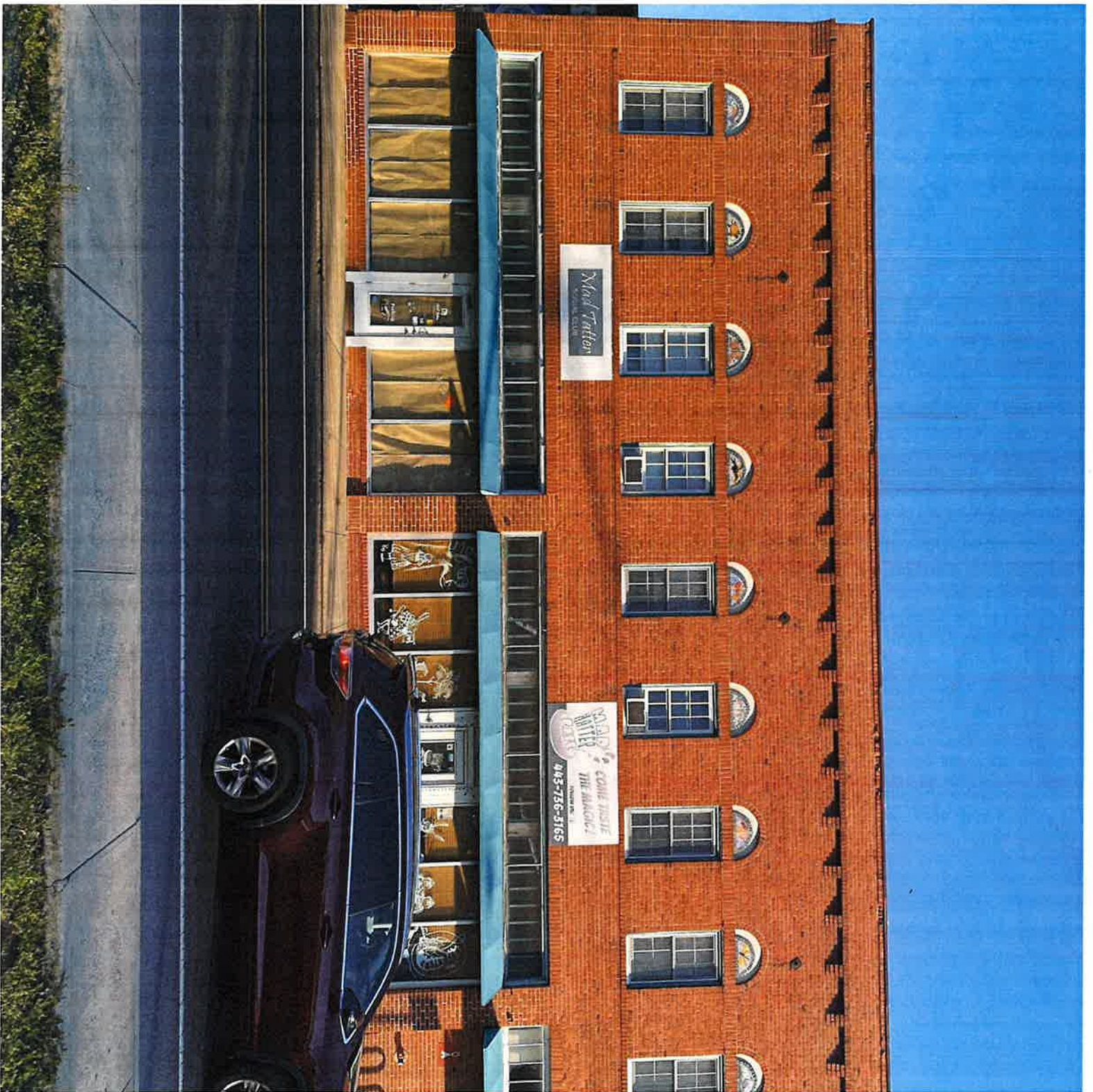
Customer:

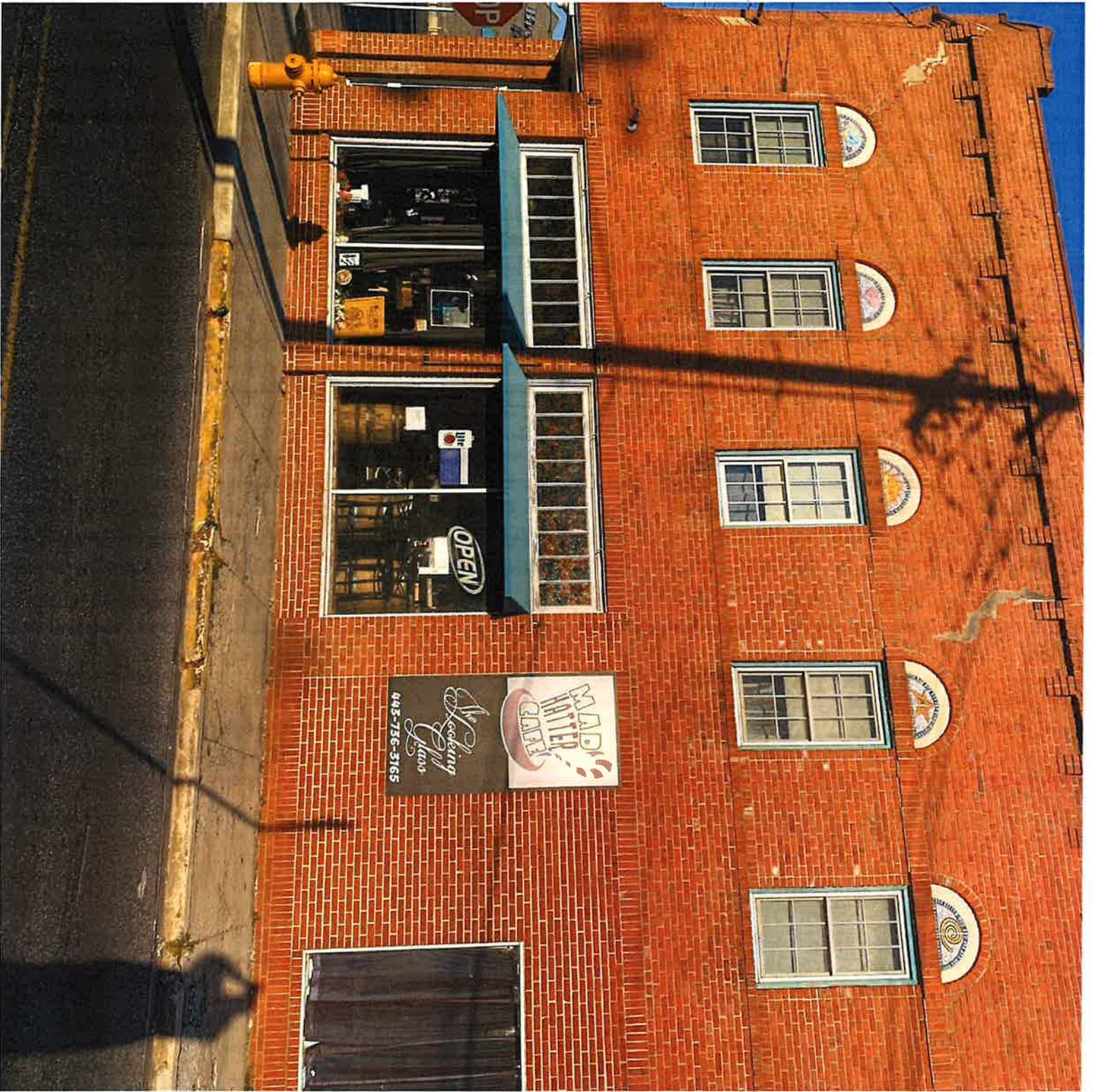
Signed:

Date:











Salisbury Historic District Commission

STAFF FINDINGS

Meeting of May 27, 2026

Case Number:	#26-15
Commission Considering:	Sign
Owner Name:	Tyler Banez
Owners Address:	1 Dickens Lane Washington, NJ 07882
Applicant Name:	Gary Spence
Applicant's Address:	N/A
Agent/Contractor:	Phillips Signs
Subject Property Address:	501C W Main St Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	CBD - Central Business District
Structure / Site Description:	
Built Date:	1927
Enclosed Area:	5,044 sq. ft. (SDAT Real Property Database)
Lot Size:	8,911 sq. ft. (SDAT Real Property Database)
Number of Stories:	2
Contributing Structure:	Yes
Wicomico County Historic Survey on file:	No
Nearby Properties on County Survey:	Yes

Properties included below but not limited to:

- WI-117- Bridge 22009, Salisbury Bridge, West Main Street Bridge

- WI-268 – Port Exchange, Humphreys & Tilghman Building, Turner Bros. Co., Wholesale Grocers

Explanation of Request:

The applicant is seeking approval to replace the existing sign on the building with a new sign that is made of the same aluminum material. The sign will include a digital print similar to the one that is currently on the building.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Guideline 44: Preserve Historic Signs

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

Guideline 45: Sign Placement

On most downtown buildings, a continuous brick ledge or corbelling is used to separate the second floor and above from the entry-level storefront below. This space is ideal for sign placement, as it was often created for this purpose. In some instances, newer buildings contain areas above the highest windows for signage.

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

STAFF COMMENT

The staff recommends approval based on the fact that there is a similar sign on the building currently, as well as the applicant being in compliance with the above listed 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: Scarlett Liberto
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: April 9, 2026

WI-330

Franklin Hotel

Architectural Survey File

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

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

All material is property of the Maryland Historical Trust.

Last Updated: 08-29-2003

WI-330
Franklin Hotel
Salisbury
Private

1930

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

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

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Franklin Hotel

MHT INVENTORY NUMBER: WI-330

MARYLAND COMPREHENSIVE PLAN DATA

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

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

**MARYLAND INVENTORY OF
HISTORIC PROPERTIES**

Survey No. WI-330

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Franklin Hotel

and/or common

2. Location

street & number 501 West Main Street ☐ not for publication

city, town Salisbury ☐ vicinity of congressional district First

state Maryland county Wicomico

3. Classification

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

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

name City of Salisbury

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

city, town Salisbury state and zip code MD 21801

5. Location of Legal Description

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

street & number Wicomico County Courthouse folio 858

city, town Salisbury state MD 21801

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

pository for survey records

city, town state

7. Description

Survey No. WI-330

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

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

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

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

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

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

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

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

8. Significance

Survey No. WI-330

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

Specific dates	Builder/Architect
check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D	
and/or	
Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G	
Level of Significance: ☐ national ☐ state ☒ local	

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

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

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

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

9. Major Bibliographical References

Survey No. WI-330

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting NorthingB

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

Zone Easting NorthingC

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

D

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E

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F

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G

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H

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Verbal boundary description and justification _____

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

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

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

11. Form Prepared By

name/title Paul B. Touart, Architectural Historian

organization Private Consultant

date 1/15/98

street & number P. O. Box 5

telephone 410-651-1094

city or town Westover

state Maryland 21871

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

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

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

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

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

Map 106, Parcel 3273

1164/858

Gladys D. Church

to

City of Salisbury

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

A J S 876/846

Larmar Corporation

to

6/1/1977

Earl C. Church
Gladys D. Church

IDT 160/420

Mary A. Wroten

to

12/4/1929

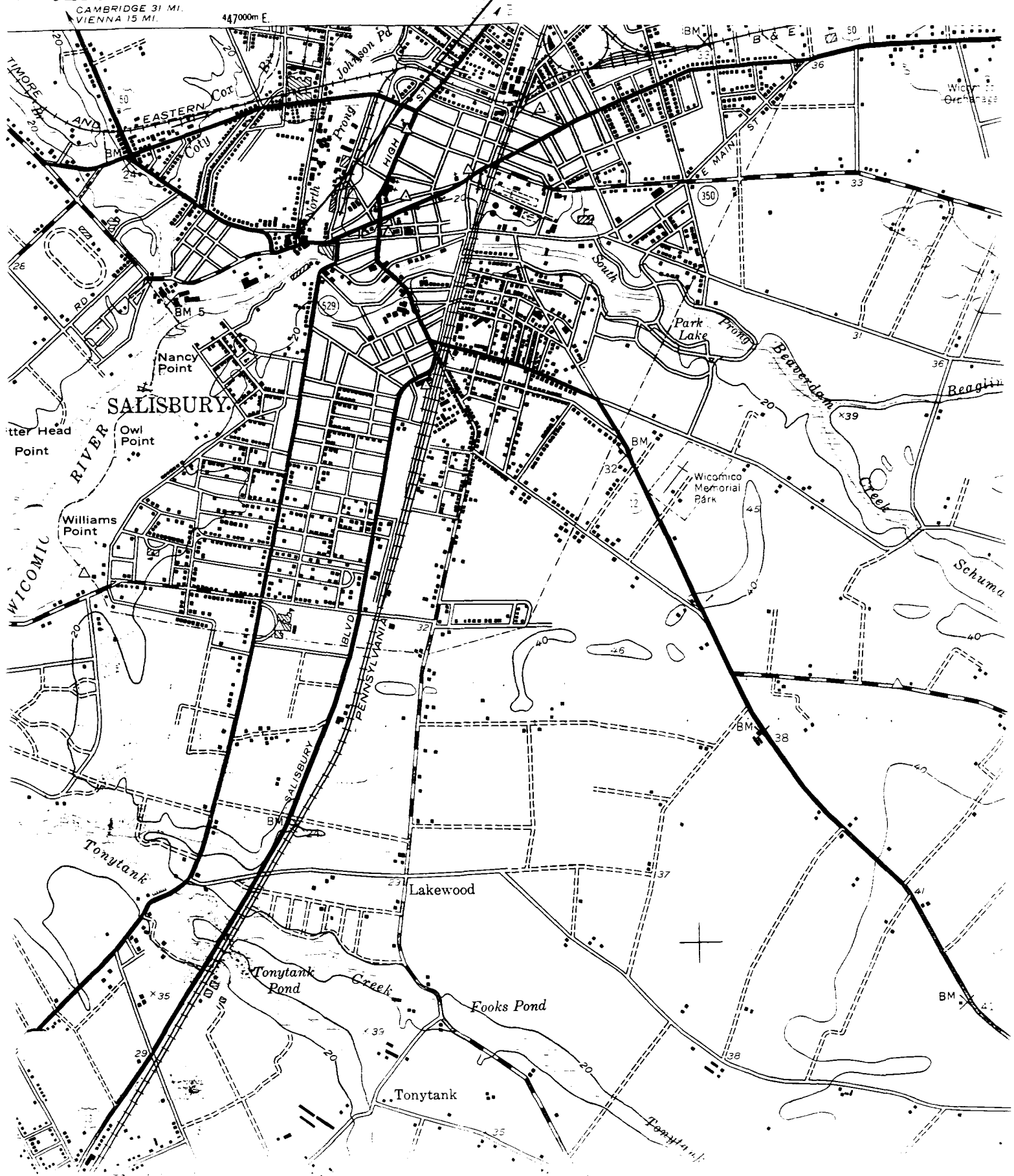
Larmar Corporation

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

WI-330
Franklin Hotel

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

Salisbury, Maryland Quadrangle
1942





W. 333

INDIAN HILL

SARISBURY, WINDFORD CO., N. H.

SOUTH ELEVATION

1/93. P. 1000, 1000 ft.

1 of 2



W1-330

FRANCIS - 1999

SALISBURY, WINDHOLE CO., N.H.

SOUTHEAST ELEVATION

1/99, PAUL TOUAT PHOTOGRAPHIC

NEG. / N.H. HISTORICAL TRUST

2 of 2

Search Tax Maps	No Ground Rent Redemption on File	No Ground Rent Registration on File
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Special Tax Recapture: None

Account Number: District - 09 Account Identifier - 049444

Owner Information

Owner Name:501 W MAIN STREET SALISBURY MD LLCUse:COMMERCIAL/RESIDENTIAL

Principal Residence:NO

Mailing Address:1 DICKENS LN
WASHINGTON NJ 07882-Deed Reference:/05192/ 00438

Location & Structure Information

Premises Address:501 W MAIN ST
SALISBURY 21801-0000

Legal Description:PAR 1A 8,911 SQFT
501-03-05-507 W MAIN ST
RESUB FRANKLIN HOTEL

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:	
0106 0016 3273 10003.23 0000 PAR 1A 2024	Plat Ref: 0018/ 0238

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1927	5,044 SF		8,911 SF	

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	61,100	61,100		
Improvements	334,800	1,097,600		
Total:	395,900	1,158,700	904,433	1,158,700
Preferential Land:	0	0		

Transfer Information

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

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

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

Exemption Information

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