Salisbury Historic District Commission
AGENDA

Wednesday, September 23, 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 – August 26, 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

5. OLD BUSINESS

- #25-21 – SBY Market Center – New Construction

6. NEW BUSINESS

- #26-20 – 241 W Main St – Trash Enclosure Replacement/Sign
- #26-22 – 100 W Main St – Sign *
- #26-23 – 118 N Division St – Awning *
- #26-24 – 309 Park Ave – Fence *

7. DISCUSSION

Annual Meeting

1. **7:00 P.M. - CALL TO ORDER – Brenden Frederick, Chairman**
2. **ROLL CALL**
3. **ELECTION OF OFFICERS**
4. **ADJOURN ANNUAL MEETING**

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

Times shown are approximate. The SHDC reserves the right to adjust the agenda as circumstances warrant.
The SHDC reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland, General Provisions Article, Section 3-305(b).

Salisbury Historic District Commission

August 26, 2026

The Salisbury Historic District Commission met in regular session on Wednesday, **August 26, 2026**. The meeting took place at 125 N Division St, Room 301, with attendance as follows:

COMMISSIONERS
Brenden Frederick – Chairman – *Virtual*
Matt Auchey – Vice Chairman – *Absent*
Margaret Lawson – Commissioner – *Present*
Lisa Gingrich – Commissioner – *Present*
Brad Phillips – Commissioner – *Absent*
Harvey Evans – Commissioner – *Present*
Luis DaSilva – Commissioner – *Present*

CITY OFFICIALS
Laura Ryan – City Attorney – *Present*
Scarlett Liberto – Associate Planner – *Present*
Kara Beavers – Office Admin - Present

1. **CALL TO ORDER** – Ms. Lisa Gingrich called the meeting to order at 7 p.m.

2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Acting Chairman explained the meeting procedure to all applicants and administered the oath en masse to all persons intending to testify.

3. **APPROVAL OF MINUTES –** June 24, 2026

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 –**

Case #26-21 - 610 Camden Ave – Temporary ramp installation

Ms. Lisa Gingrich expressed concern on the safety of the ramp as its on stacked bricks. Ms. Laura Ryan and Scarlett said the inspectors can look at it. Motion made to keep case on the consent docket.

Public Comment: None

Motion and Vote:
Motion: Lisa Gingrich
Second: Harvey Evans
Vote: 5-0 in favor.

6. **OLD BUSINESS – None**

7. **NEW BUSINESS –**

Case #26-19 – 313 W Main St – Demolition

Ms. Scarlett Liberto read the staff report/guidelines and applicant approached the commission. Applicant requested approval to demolish as foundation is deteriorating due to location on

river. Applicant reported the building is becoming visibly less stable, and cannot be relocated due to being next to the river. Over the years the building has deteriorated with saggy windows and visible structure concerns, applicant's current plan only involves demolition with no further plans for lot.

The Commission's discussion focused on determining whether the building should be classified as a contributing structure in a historic context, or a non-contributing structure. Mr. Brendon Frederick reported while the brick structure of the building was original while the front door, windows, and rear of building were not Mr. Frederick argued that the building's non-original components, it's deteriorating condition, and a lack of historical uniqueness. Ms. Lisa Gingrich argued despite the state of the building's façade, it is still historically significant as this type of building was once very prominent in the Salisbury area and few of it's kind still remain.

A motion was put forward to find the building as a non-contributing structure, due to a lack of unique qualities and status of building.

Motion and Vote:
Motion: **Brendan Frederick**
Second: **Margaret Lawson**
Vote: 2 -3 in favor.

A motion was put forward to find the building as contributing structure.

Motion and Vote:
Motion: **Harvey Evans**
Second: **Luis DaSilva**
Vote: 3-2 in favor.

The applicant and Mr. Frederick expressed concerns about the building's structural condition and the high costs associated with restoration or relocation. The applicant reported they received a quote with a cost for demolition being around $50,000, while the cost relocation would likely exceed $100,000 without factoring in environmental concerns. The applicant stated that professional house movers advised they could not preserve the bottom six feet of the structure due to damage from the river, a new foundation would be required, and the integrity of the upper structure could not be guaranteed when moved.

Ms. Gingrich suggested applicant withdraw their demolition application so the Commission could explore potential options for saving the building, including possible relocation or funding opportunities, though the applicant indicated he was not interested in pursuing those options financially. Ms. Gingrich and Ms. Laura Ryan clarified to the applicant they would not be required to fund or research non-demolition options, and that sole responsibility for this in the 30-day period would lie with the Commission.

The applicant expressed skepticism about finding a buyer or funding source, noting that no one had approached the owner about purchasing the building, the owner has previously tried donating it to the state but they declined it, and the owner has not found any grants that would fund restoration, and he would not want to donate the building at this point.

After discussing the significant costs associated with moving and restoring the 1,500-square-foot structure, which exceeded $300,000, the board voted to approve the demolition. The demolition was approved as submitted.

Public Comment: None

Motion and Vote:
Motion: **Harvey Evans**
Second: **Margaret Lawson**
Vote: 4-1 in favor of demolition.

8. **DISCUSSION –**

Election of Officers
Ms. Ryan stated in previous meetings to discuss election of officers are classified as an annual meeting. Due to members being absent and no clear indications from absentees on their interest on re-election, the Commission agreed to make September's meeting the annual meeting to discuss this.

Revised Rules and Regulations
Revisions to Rules & Regulations are still being finalized by Mr. Luis DaSilva. Having been unable to review the revisions in full prior to meeting, the Commission agreed to push review of the revisions to next month's annual meeting as well.

Motion and Vote:
Motion: **Lisa Gingrich**
Second: **Luis DaSilva**
Vote: 5-0 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.

_____ _____
Brendan Frederick, Chairman Date

_____ _____
Scarlett Liberto, Associate Planner Date

To: Salisbury Historic District Commission
From: Scarlett Liberto, Associate Planner
Date: September 23, 2026
Re: SBY Market Center (Previous case #25-21)

The applicant is requesting an extension of the Certificate of Approval (COA) from the October 22, 2025 Commission meeting approving the new construction of the SBY Market Center. The SBY Market Center is a new mixed-use building with ground floor commercial space and three levels of residential units. The new construction site is located within the downtown historic district, located on lot 30 along West Main Street it is between Lake Street and the Wicomico River.

The applicant has expressed justifiable cause for not commencing work within the allotted one year timeline of the COA. The applicant explained that they have not been able to receive the necessary permits to begin construction. The project is also subject to litigation between Salisbury Market Center and the City of Salisbury. The applicant has also completed the request for a Certificate of Occupancy extension over a month before their COA is expired. The staff recommends approval for the extension of COA #25-21 as they have expressed justifiable cause and submitted their extension prior to the one year mark of the approval letter.

Salisbury Historic District Commission
Certificate of Approval

Case # *25-21*	**Meeting Date:** *10/22/2025*	**Address:**111, 201, and 205 Lake St, 401, 405- 409, 415-417 W Main St, 110 Small St., and Parcels 2309046186 and 2309051422

Description of Work: New construction of SBY Market Center	
Presenting Case: Joe Buckley	
Motion: Brad Phillips	**Second:** *Margaret Lawson*
Amendments to Proposal: None.	
Decision: Approved as submitted.	

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

SHDC Chairman — Date: 11/10/2025

SHDC Secretary — Date: 11/3/2025

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

SBY Market Center, LLC
212 East Main Street
Salisbury, Maryland 21801

August 24, 2026

City of Salisbury, Maryland
Salisbury Historic District Commission
125 North Division Street, Room 304
Salisbury, Maryland 21801

Re: ***Request for Extension of Certificate of Approval Issued in HDC Case No. 25-21***

Dear Commissioners:

On behalf of SBY Market Center, LLC (**"SBY"**), please accept the enclosed Salisbury Historic District Commission Permit Application requesting an extension of the Certificate of Approval issued by the Commission in Case No. 25-21 (the **"2025 COA"**). The 2025 COA approved, as submitted, SBY's application for the new construction project known as the **SBY Market Center** (the **"Project"**), a mixed-use building with ground-floor commercial space and fifty (50) residential units, to be developed on the property commonly known as "Lot 30," having premises addresses of 111, 201 and 205 Lake Street; 401, 405–409 and 415–417 West Main Street; and 110 Small Street, Salisbury, Maryland 21801, together with Parcels 2309046186 and 2309051422 (collectively, the **"Property"**).

The Commission voted to approve the Project as submitted at its meeting of October 22, 2025, and the 2025 COA was executed by the Commission's Secretary on November 3, 2025 and by its Chairman on November 10, 2025. A copy of the 2025 COA is attached hereto and incorporated herein as **Exhibit A**. The 2025 COA, including all findings and conditions of the Commission contained therein, and the application approved by the Commission in Case No. 25-21, are hereby expressly incorporated by reference as if fully set forth herein.

Authority for Extension of the 2025 COA

Section 17.52.120(C) of the City of Salisbury Code provides that a certificate of approval issued by the Commission shall become invalid unless the work authorized by such certificate of approval is commenced within one year after its issuance; however, the Commission is authorized to grant, in writing, one or more extensions of time, for periods of not more than one hundred eighty (180) days each, upon written request by the party to whom the certificate of approval was issued and a demonstration of justifiable cause for the extension.

Because the one-year period will run in the fall of 2026, SBY submits this request in advance of that date so that the Commission may consider it at its September 2026 meeting.

Justifiable Cause for Extension of the 2025 COA

Justifiable cause exists for the extension. Since the Commission issued the 2025 COA, SBY has diligently pursued the approvals that must precede any commencement of work, but has been unable to obtain them because of delays in the City's development review that are outside SBY's control.

SBY has followed the phased stormwater management review prescribed by the City Code. SBY submitted its third-phase (P3) plan, together with responses to the City's coordinated engineering, planning and fire marshal comments, on February 26, 2026. The City did not issue its comprehensive comments on the P3 submission until August 3, 2026, approximately six months later.

That delay is dispositive here. Under Section 13.28.060(A)(2) of the City Code, all comments from the City and other appropriate agencies must be addressed and approval received at each phase of project design before subsequent submissions may be made, and under Section 13.28.070 no grading or building permit may be issued prior to approval of a final stormwater management plan. SBY therefore could not lawfully commence the work authorized by the 2025 COA during the period the P3 review remained outstanding, and cannot do so until the stormwater management review is completed and the resulting permits issue.

In addition, the Project is the subject of pending litigation between SBY and the City. *See SBY Market Center, LLC v. Mayor and City Council of Salisbury, et al.*, Case No. C-22-CV-26-000299, in the Circuit Court for Wicomico County, Maryland. SBY raises the litigation here only to make the Commission aware of it and to confirm that the delay in commencing work is not attributable to any lack of diligence by SBY. Nothing in this request is intended to address, and SBY does not by this request waive, any position taken in that action.

Scope of SBY's Request for Extension of the 2025 COA

By this Application, SBY does not propose any modification to the plans for the Project approved by the Commission in Case No. 25-21, nor does SBY seek reconsideration of any of the Commission's findings or conditions of approval. SBY requests only an extension of the 2025 COA so that the validity of the Commission's prior approval is preserved and SBY may proceed with construction of the Project, in accordance with the authorization already granted, once the remaining City approvals are in hand.

The Project has been thoroughly reviewed by the Commission and approved as submitted, and the design that was approved has not changed. Accordingly, SBY respectfully requests that the Commission: **(i)** grant SBY an extension of the 2025 COA for a period of one hundred eighty (180) days pursuant to the Commission's authority under Section 17.52.120(C) of the City Code; and **(ii)** schedule this request for consideration at the Commission's September 23, 2026 meeting, or such other date as the Commission's September 2026 meeting is scheduled.

Enclosed please find the following: SBY's completed Permit Application requesting an extension of the 2025 COA and a copy of the 2025 COA (**Exhibit A**). If you have any questions regarding this Application or the enclosed materials, please contact the undersigned at your earliest convenience. On behalf of SBY, thank you for your time and attention to this matter.

Respectfully submitted,

Joe Buckley
Owners Representative
SBY Market Center, LLC

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: 9/18/2025
Date Accepted as Complete:_____
Subject Location: 111 Lake Street
Application by: Joe Buckley
Applicant Address: 212 East Main St, Salisbury Md 21801
Applicant Phone: 410.443.4000

Case #:_____
Action Required By (45 days):_____
Owner Name: SBY Market Center, LLC
Owner Address: 212 East Main St, Salisbury Md 21801
Owner Phone: 443.614.4976
Owner Email: tom@greenstreethousing.com

Work Involves: ___Alterations X 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.

This application is seeking approval to build the SBY Market Center, which is a new mixed use building with ground floor commercial space and three levels of residential units (50). See the attached site plan, building plans/elevations and 3D renderings for the work and materials proposed.

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 __X_No

Do you intend to apply for Federal or State Rehabilitation Tax Credits? If yes, have you contacted Maryland Historical Trust staff? ___Yes___X 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 October 22, 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 JB Date 9/18/26

_____ Application Processor (Date)

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

A. The completed application form.
Attached - see pages 1-11 for additional details

B. The application fee of $150. Checks can be made out to the City of Salisbury.
Submitted

C. Site plan, if applicable.
On page 12

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.
See pages 13-19

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)
N/A - Vacant Lot

F. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
See pages 20-24

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.
Provided

H. Samples of materials or copies of manufacturers product literature.
See drawings for intent

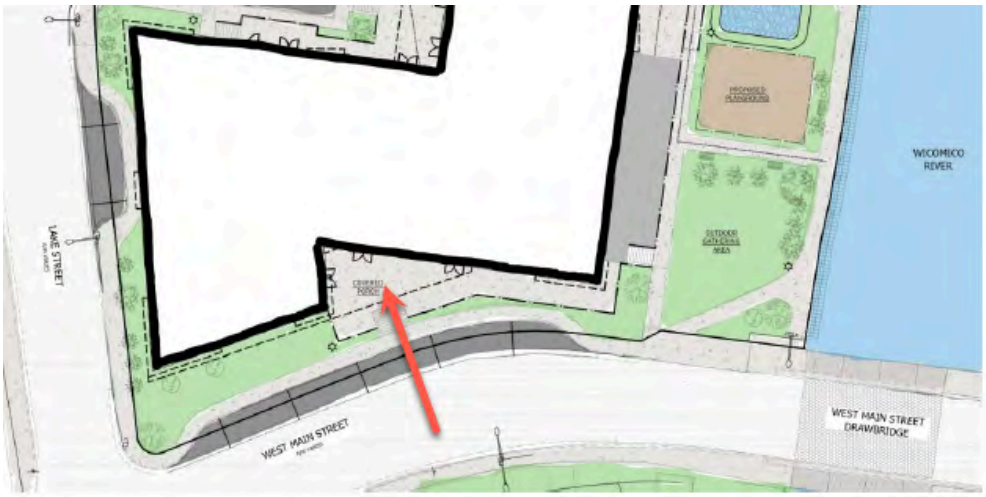
I. The applicant shall deliver one (1) complete application and attachments to the City of Salisbury, Department of Infrastructure and Development, 125 N Division Street, Room 304, Salisbury, MD.
Delivered 9/18/2025

SBY Market

Historic District Guidelines that guide the design for new buildings within the Downtown Historic District:

Downtown Historic District - page 44

1. Characterized by wide streets and sidewalks and densely packed masonry buildings featuring retail and commercial space at the ground floor level
    a. The building is sited so that it is fronted on W. Main Street with retail/commercial on the ground floor. The existing sidewalk that services all buildings on W. Main Street is utilized to access the retail/commercial spaces.



Commercial Architecture of Salisbury - page 50

1. Two-Part Commercial Block
    a. The majority of historic commercial buildings in Salisbury are of two-part commercial block type. This building type is common throughout the United States and is typified by being two to four stories in height and having a horizontal division which splits the building into two distinct parts based on interior use – typically, public spaces such as storefront, lobbies, or restaurants at ground level and more private spaces, such as offices, meeting rooms, or living quarters on the upper stories.

SBY Market Two -Part Design

i. The building is designed to emulate the two-part commercial block architecture seen in Downtown Salisbury. The building is four stories high, with the first floor housing common and public spaces, while floors 2-4 house the more private residential units. The exterior facade is designed to accentuate the horizontal division between the two uses.

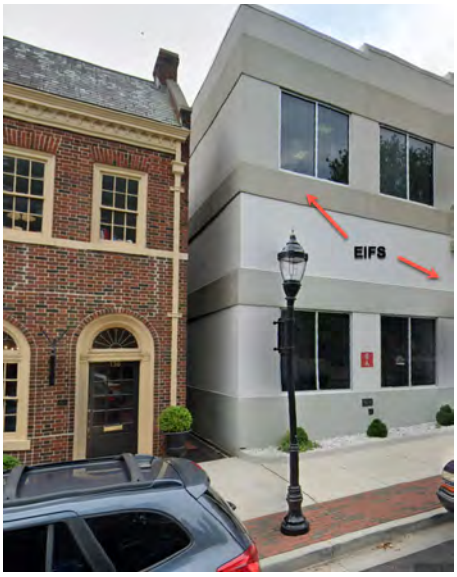
Guideline 8 - New Exterior Walls - page 77

1. For new construction, select building materials that are in keeping with materials used on the block
    a. The exterior materials focus on the use of brick and synthetic stucco, also known as EIFS. Both of these materials can be found on buildings around the Downtown area. Below is a great example of a building in Downtown that meshed both EIFS and brick. (150 W. Market Street).

2. For masonry walls, use bricks of similar size, color, and texture to those used historically. Concrete block and jumbo brick are not appropriate to the character of the Downtown Historic District
    a. Standard size brick will be used. The color will be complimentary to the shades of brick found in Downtown Salisbury.

Guideline 11- Stucco - page 80

1. Historic use of stucco is rare in Salisbury; however, the material does appear on some buildings within the Downtown Historic District
    a. *The Downtown Historic District has a variety of properties with masonry construction, including brick, stonework, and stucco facades.*
        i. As mentioned above, synthetic stucco - EIFS will be utilized. Below are examples of EIFS within the Downtown Historic District.



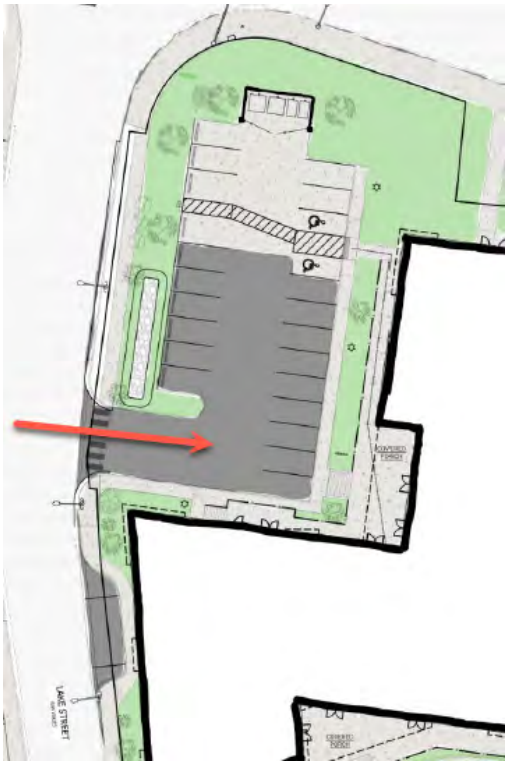
Guideline 31 - Solar Panels - page 91

1. Solar panels should be installed in a location that minimizes their visibility as much as possible, flat roofs, and rear sloping roofs are the best candidates
    a. Solar panels will be installed on the flat roof, hidden behind parapets.

Guideline 33 - Walkways, Driveways, and Parking Lots - page 94

1. For commercial or institutional parking, the overall effect on the character of the surrounding area must be considered. Locate parking lots away from the primary elevations – the rear or side of the property is usually ideal

a. Parking will be located off of the side street (Lake St.). This is very much in keeping with parking not being a part of the vernacular of W. Main Street.

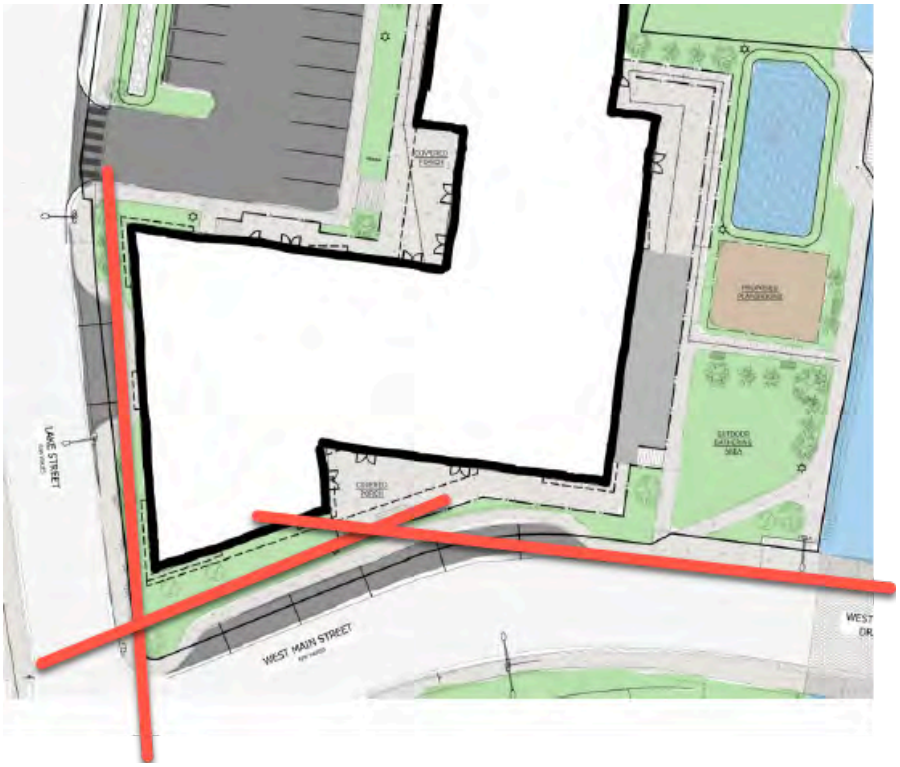


Guideline 36 - New Construction - page 100

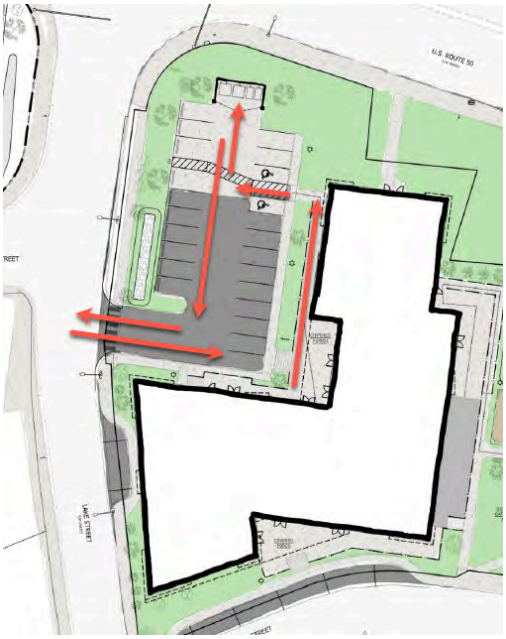
1. Historic downtown commercial buildings, for example, often have a form that is boxy (rectangular), tall in proportion, and long or deep.
    a. New structures should be similar in form, scale and height to the surrounding structures
        i. The building's height is in keeping with what can be found Downtown, where you will find historic buildings ranging in height from 2-7 stories. The building's shape (form) was derived from the shape of the lot on which it sits. While not always perceived at street level, most of the buildings Downtown are shaped to fit the lot within which they are sited. Below is an aerial view showing several close-by buildings that were shaped by the lot on which they sit.

Outline of buildings showing how the site shape dictated building shape.

Diagram showing how the site shape impacted the building design, much like the surrounding buildings.



b. New structures should be placed on existing vacant lots whenever possible, and should match the setback of surrounding structures. The vast majority of properties in the Downtown Historic District have little to no setback
    i. As per this section, the building has been placed on a vacant lot which once housed a dense array of buildings. The building has been placed close to the sidewalk on W. Main Street and Lake Street, much like the building next door at 501 W. Main Street (Mad Hatter Cafe).
c. Parking lots or parking structures should be placed at the rear of the lot whenever possible. Ideally, access to them should be from a side street to lessen the number of curb cuts along main streets
    i. Parking is off of Lake St., therefore there will not be a curb cut on Main St.
d. New buildings should be compatible with adjacent structures in terms of massing, proportion, size, and scale
    i. See response to a. above.
e. 2New buildings should be oriented to face the street rather than turned inward
    i. The building is oriented to face W. Main st.
f. Services such as delivery or trash removal should be handled from alleys that pass through the middle of the block or otherwise located on a non-visible elevation
    i. Trash/mail/delivery services are located off of the side street (Lake St.).



Commercial Facades - page 102

1. Much of the architectural streetscape in the Downtown Historic District is defined by the upper facades of its buildings. The upper facades provide rhythm and character to the street through their setback, fenestration (pattern of window openings), ornamentation and roof-line treatments.
    a. The symmetry and rhythm of the window openings is identical to those that you will find on most buildings along main street.

Example of Downtown window patterns

SBY Market

Guideline 37 - Facade Configuration - page 103

1. For two- and three-part block configurations, maintain the division of the upper and lower stories
    a. The building has a very distinct lower cornice that separates the lower commercial space from the upper residential floors.

Windows - page 105

1. Historically, buildings in the Downtown Historic District have windows on the upper floors. Most common was the use of simple double-hung windows in plain, lightly decorated walls. These windows were generally one-over-one wood frame sash in either rectangular or arched openings. Some buildings from the 1920's and 1930's used casement windows or group of double – hung windows in openings that were larger than those of earlier buildings. Window openings were generally plain, with simple stone lintels and sills.
    a. The windows are simple casement and double hung in design.

Windows - page 142

1. Approved materials
    a. Wood
    b. Aluminum Clad
    c. Composite/Fiberglass
        i. Windows will be constructed of one of the three allowable materials listed above. The window style and sizes will be as shown on the elevations.

Guideline 43 - Roof Shape - page 109

1. On new buildings, roof shapes should be consistent with those found historically throughout the district. Most buildings in the Downtown Historic District have flat roofs or flat parapets with roofs that slope away from the street
    a. The building will have a flat roof.

Doors - page 142

1. Allowable
    a. Wood
    b. Aluminum
    c. Steel
    d. Fiberglass
    e. Composite
        i. Doors will be constructed of one of the five allowable materials listed above. The door style and sizes will be as shown on the elevations.

City of Salisbury Ordinance

17.52.100 - page 160

D. Strictness in Judgment of Plans; Limiting Architectural Style to One Period

2. Unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure, the historic district commission may not strictly judge plans:

b. Involving new construction.

3. The commission is not required to limit construction, reconstruction, or alteration to the architectural style of any one period.

Plans shall not be limited to the architectural style of any one period.

17.60.010 - page 165

1. At the request of the city of Salisbury and other interested parties, the Regional Urban Design Assistance Team (R/UDAT) of the American Institute of Architects completed a study of the downtown area in May, 1980. Its report recommended a strong traditional Main Street image, the reestablishment of the downtown area as the historical center, the restoration and rehabilitation of older or architecturally significant buildings and **the encouragement of construction of new structures of architectural quality or merit compatible with their neighbors but not necessarily of the same style**

   a. The architectural style of SBY Market Center helps to restore the traditional main street image along W. Main St. This is accomplished by filling in the void left by historic buildings being demolished in the past. While respecting the past, the building does not try to replicate an original Downtown historic building. The look and materials pay homage to the older buildings but allow one to understand that the building is new.

17.60.020 - page 165

C. In addition to the requirements of Section 17.52.100(C) of this title, when reviewing applications and plans, the commission shall consider the "traditional main street" concept enunciated in the R/UDAT report, dated May, 1980, and **the desirability of new buildings and diversity in architecture**.

As stated above, the design/materials respect the traditional main street design concept and fulfills the desire of the report to add new buildings.

R/UDAT report, dated May, 1980

Recommendations - page 9

1. New Construction
    a. Farmer's Market
    b. Multi-story apartment building
        i. The report suggests that both a farmers market and apartment buildings are needed in Downtown Salisbury. This building's first floor commercial space is flexible in that it can cater to a farmers market and the upper floors are designed as apartment units.

Housing - page 17

1. Notes that there is a shortage of adequate housing Downtown
    a. This project will provide 50 units of housing.

Design Quality - page 24

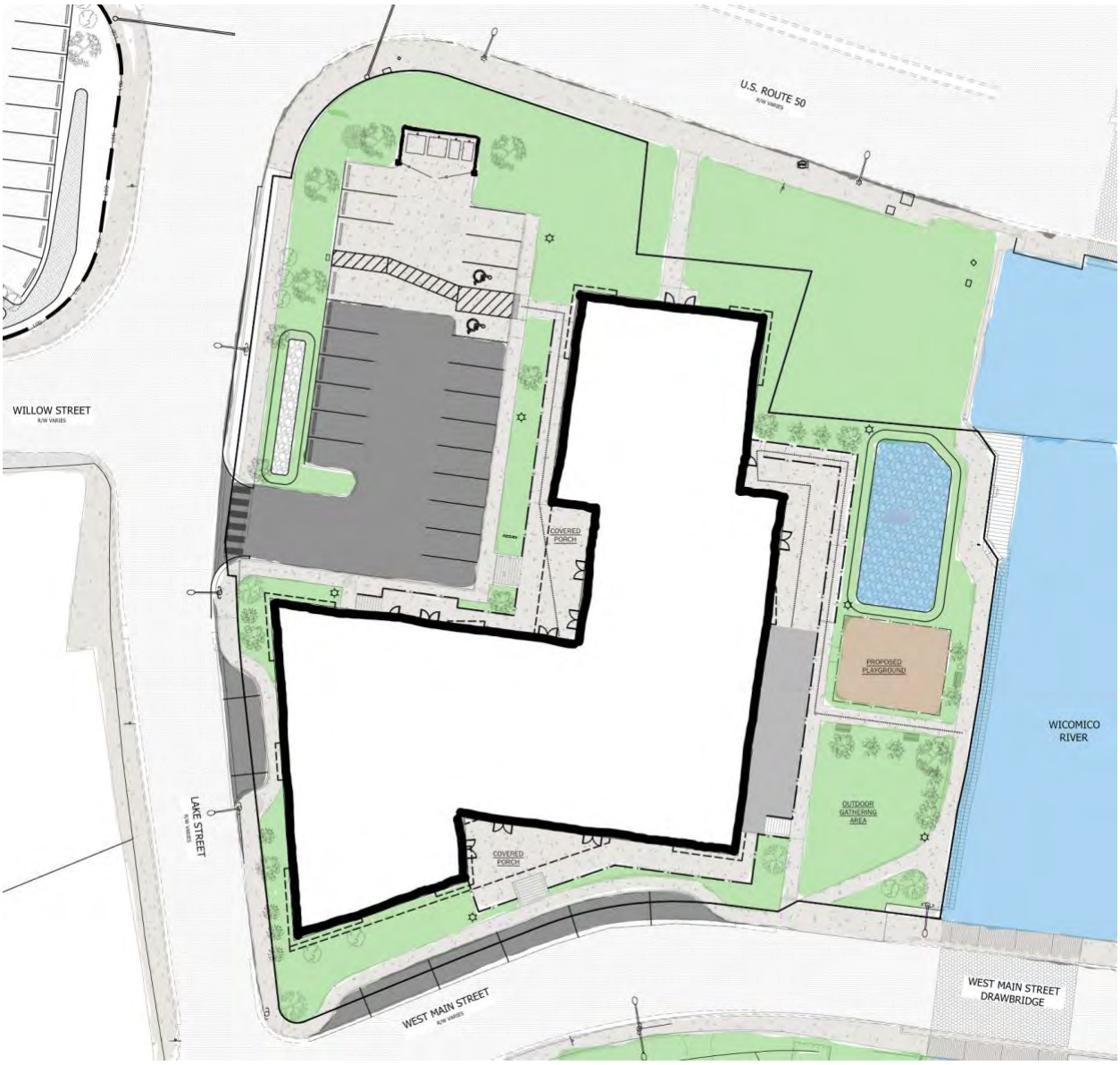
1. New buildings which are near the Plaza might well utilize materials which are harmonious in color and texture with the older buildings. However, **they should not attempt to copy the detailing of historic buildings**
    a. The building uses the historic Downtown as inspiration for its scale, shape and materials. By using brick and synthetic stucco, as well as the two part design, the building is harmonious with its surroundings while not attempting to replicate any one building Downtown.

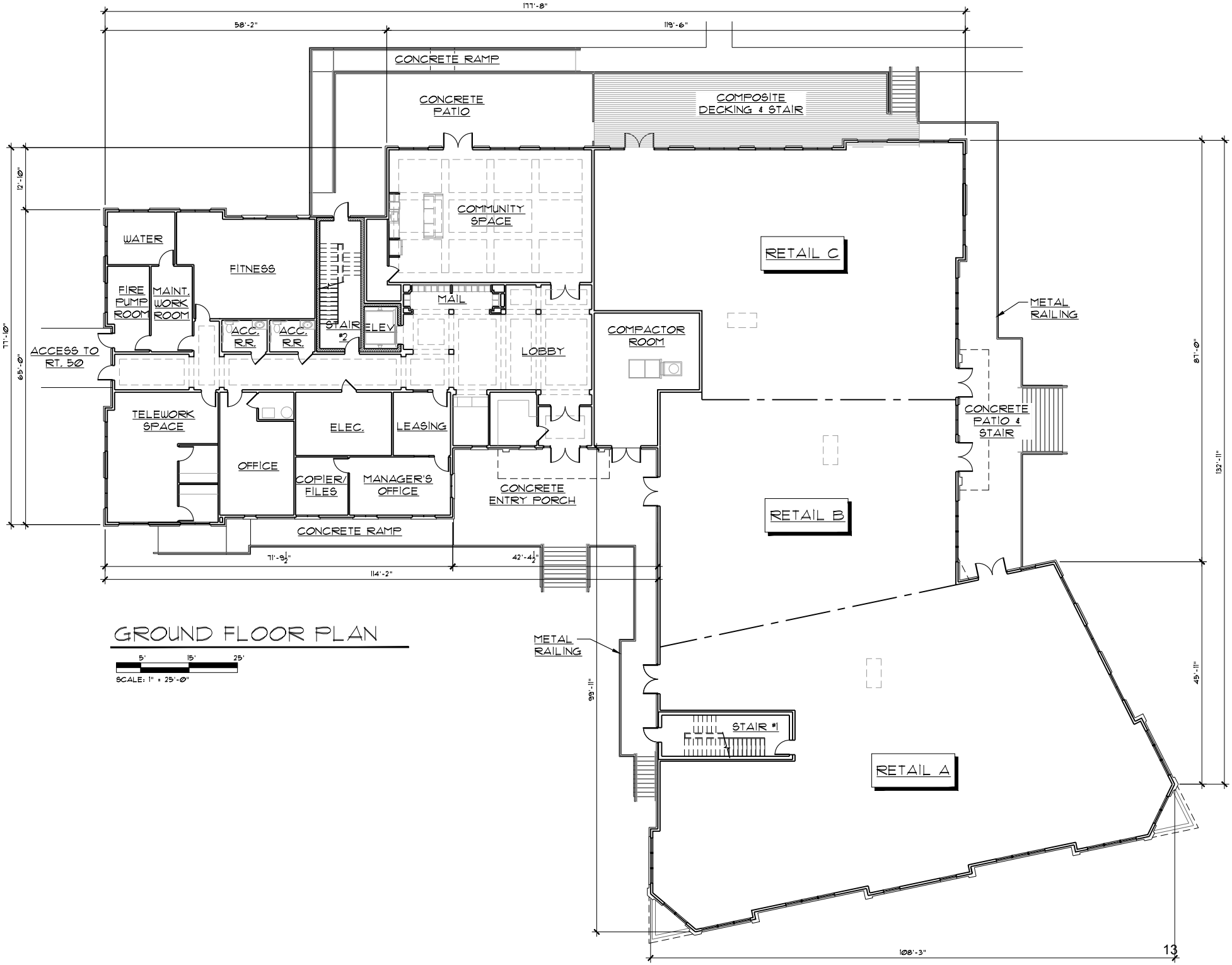
Plan - Riverwalk Residential - page 30

1. New residential construction can complement the already attractive environment of the River Walk, and act as a stimulus of its extension
    a. By adding residential units and extending the River Walk, the site will help stimulate the west side of the river.

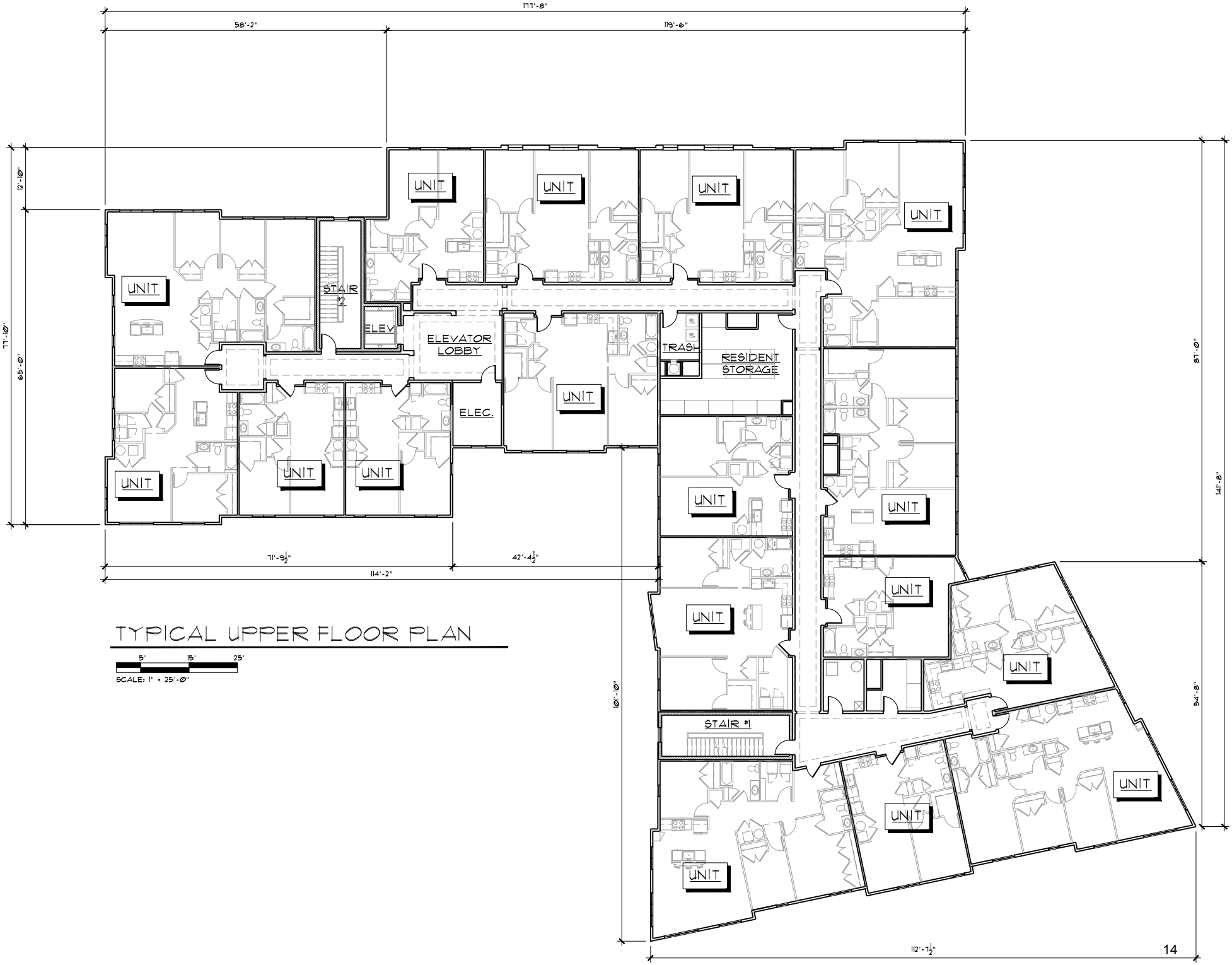
2. The location of this residential area is able to take advantage of riverwalk amenity, while having a functional interrelationship to the employment shopping, and cultural facilities to be found in the core area
    a. The residents of the apartments will be close to and within walking distance of many downtown amenities.

SBY Market Center
Site Plan





GROUND FLOOR PLAN



TYPICAL UPPER FLOOR PLAN

5' 15' 25'

SCALE: 1" = 25'-0"

RIVERFRONT ELEVATION

KEY

A. SYNTHETIC STUCCO (EIFS PANELS) AND WINDOW HEAD TRIM.
B. BRICK VENEER
C. DECORATIVE FIBERGLASS CORNICE
D. METAL AWNING
E. METAL PORCH RAILING
F. CASEMENT AND DOUBLE-HUNG WINDOWS, TO BE CONSTRUCTED OF COMPOSITE/FIBERGLASS, ALUMINUM CLAD, OR WOOD (PER THE ALLOWABLE TYPES LISTED ON PG 142 OF THE GUIDELINES).
G. EXTERIOR DOOR, TO BE CONSTRUCTED OF WOOD, ALUMINUM, STEEL, FIBERGLASS, OR COMPOSITE (PER THE ALLOWABLE TYPES LISTED ON PG 142 OF THE GUIDELINES).
H. COMPOSITE DECKING
I. ELEVATED CONCRETE PORCH
J. STONE BASE VENEER
K. CONCRETE RAMPING
L. CONCRETE STAIRS
M. COMPOSITE WOOD STAIRS

MAIN STREET ELEVATION

LAKE STREET ELEVATION

KEY

A. SYNTHETIC STUCCO (EIFS PANELS) AND WINDOW HEAD TRIM.
B. BRICK VENEER
C. DECORATIVE FIBERGLASS CORNICE
D. METAL AWNING
E. METAL PORCH RAILING
F. CASEMENT AND DOUBLE-HUNG WINDOWS, TO BE CONSTRUCTED OF COMPOSITE/FIBERGLASS, ALUMINUM CLAD, OR WOOD (PER THE ALLOWABLE TYPES LISTED ON PG 142 OF THE GUIDELINES).
G. EXTERIOR DOOR, TO BE CONSTRUCTED OF WOOD, ALUMINUM, STEEL, FIBERGLASS, OR COMPOSITE (PER THE ALLOWABLE TYPES LISTED ON PG 142 OF THE GUIDELINES).
H. COMPOSITE DECKING
I. ELEVATED CONCRETE PORCH
J. STONE BASE VENEER
K. CONCRETE RAMPING
L. CONCRETE STAIRS
M. COMPOSITE WOOD STAIRS

ROUTE 50 ELEVATION

RENDER VIEW 1

MAIN ST. & LAKE ST.

RENDER VIEW 2

MAIN ST. AT THE DRAWBRIDGE

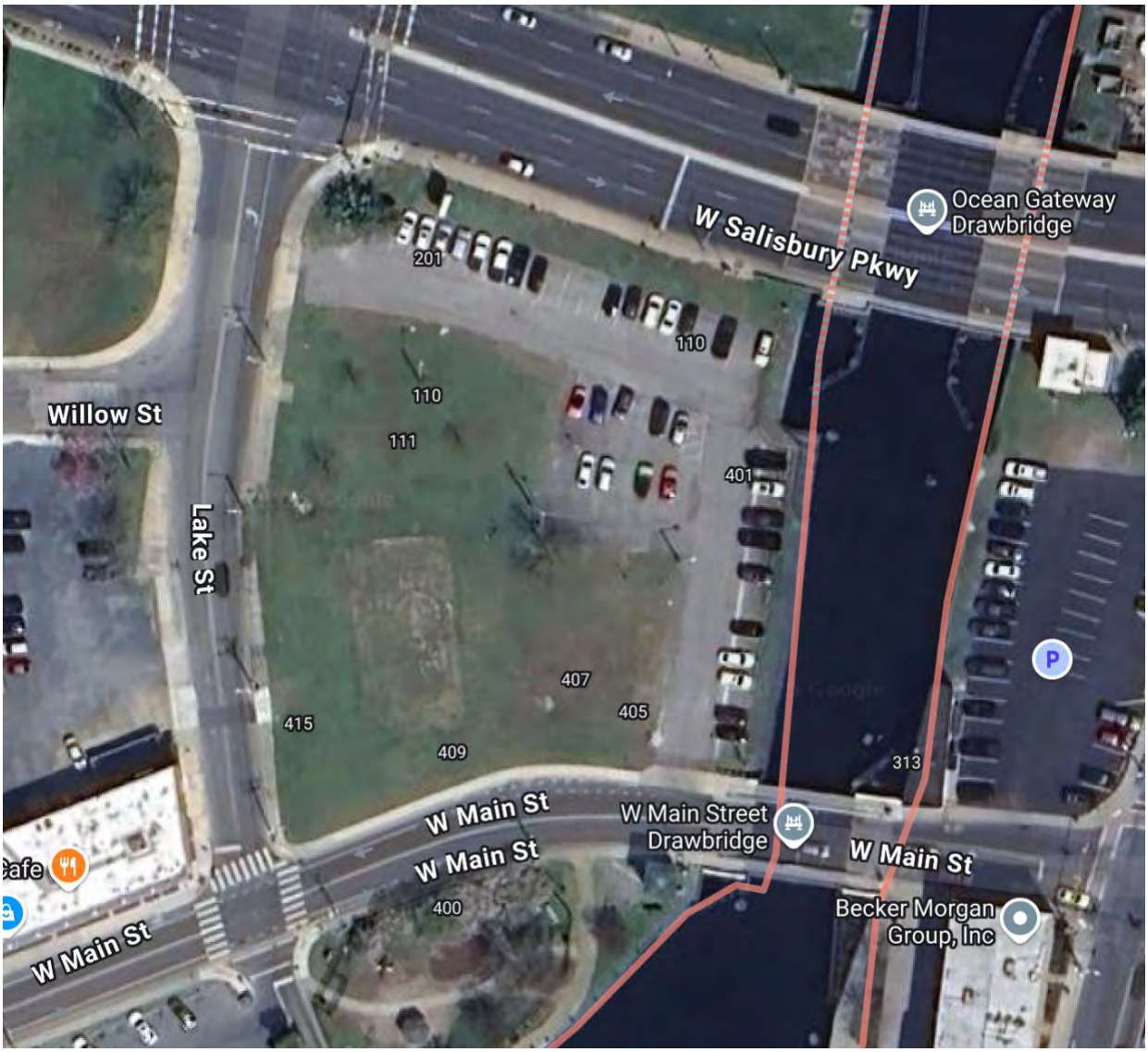
RENDER VIEW 3

ROUTE 50 & LAKE ST.

SBY Market Center
Photos of the subject property

The site is vacant

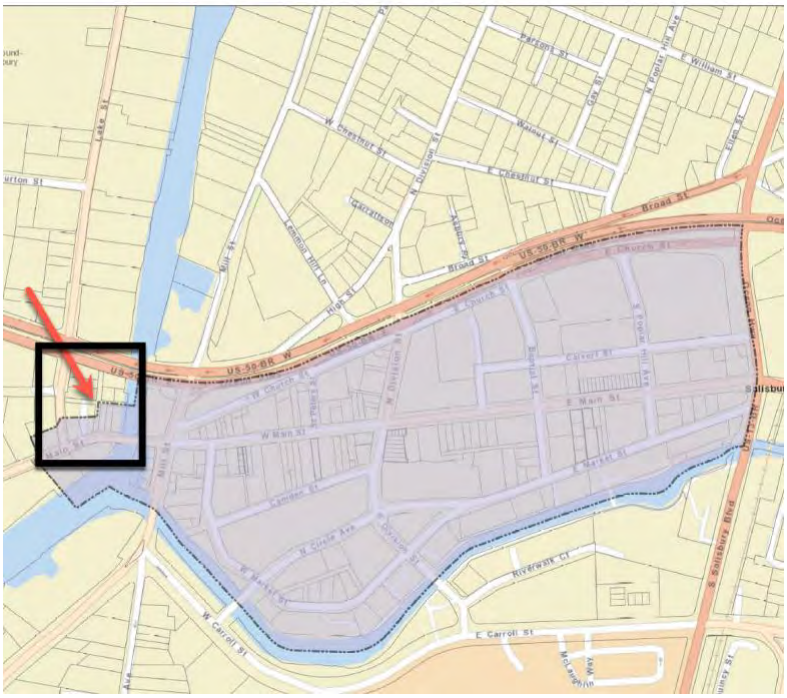
SBY Market Center
Aerial view

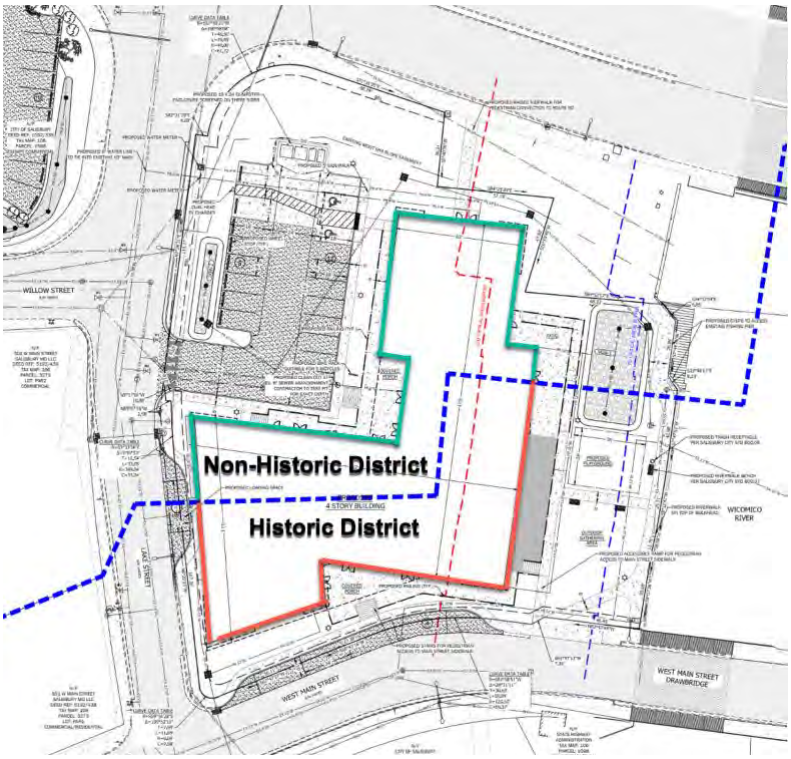


SBY Market Center

The blue line represents the extents of the Downtown Historic District in relation to our building and site.

DOWNTOWN HISTORIC DISTRICT

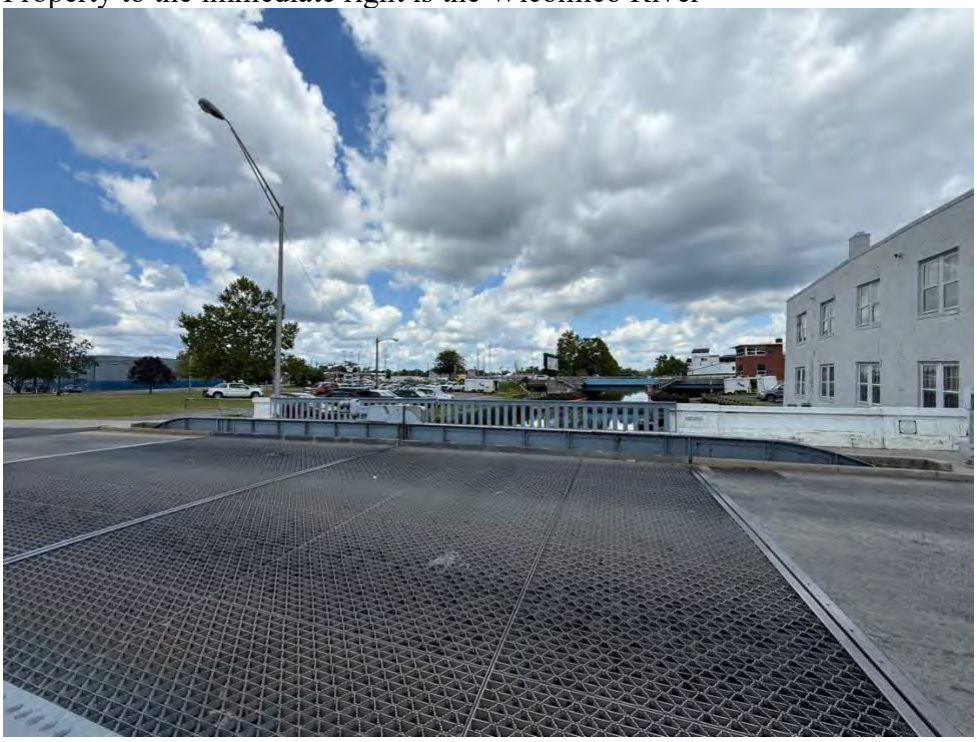




SBY Market Center
Photo of the property to the immediate left of the subject property

SBY Market Center
Photo of the property to the immediate right of the subject property

Property to the immediate right is the Wicomico River



Closest property to the right

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	September 23, 2026
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#26-20
Commission Considering:	Sign & Trash Enclosure
Owner's Name:	Davis Strategic Development LLC
Applicant Name:	Brett Davis
Agent/Contractor:	NA
Subject Property Address:	241 W Main Street Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial/Residential
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:_____

Date Accepted as Complete:_____

Case #:_____

Action Required By (45 days):_____

Subject Location: 241 West Main St. Salisbury
Application by: Bret Davis
Applicant Address: 1201 Pemberton Dr. Salisbury
Applicant Phone: 240-994-6481

Owner Name: Davis Strategic
Owner Address: 1201 Pemberton Salisbury MD
Owner Phone: 240-994-6481
Owner Email: bretdavis@kw.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.

We are replacing the trash enclosure at 241 West Main Street. We will replace the front with an alternate sign and the wood looking slats on the sides.

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 9/23 (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 8/6/26

_____ Application Processor (Date)

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

241
241
WEST MAIN STREET
DOWNTOWN
APARTMENTS
SALISBURY, MARYLAND
LIVE IN THE HEART OF SALISBURY
LEASING INQUIRIES: 410-543-XXXX
DOWNTOWNSALISBURYAPTS.COM

ONE WAY
241
West Main Street

241
West Main Street

235
241
241
West Main Street
ONE WAY

Magnolia
WEST
239
YOGA

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of September 23, 2026

Case Number:	#26-20
Commission Considering:	Sign & Trash Enclosure
Owner Name:	Davis Strategic Development LLC
Owners Address:	1201 Pemberton Drive Suite 2B Salisbury, MD 21801
Applicant Name:	Brett Davis
Applicant's Address:	NA
Agent/Contractor:	NA
Subject Property Address:	241 W Main St Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial/Residential
Zoning Classification:	CBD - Central Business District
Structure / Site Description:	
Built Date:	1880
Enclosed Area:	3,042 sq. ft. (SDAT Real Property Database)
Lot Size:	1,590 sq. ft. (SDAT Real Property Database)
Number of Stories:	3
Contributing Structure:	NA
Wicomico County Historic Survey on file:	WI-256, Samuel H. Evans Store Property
Nearby Properties on County Survey:	Yes

Properties included below but not limited to:

- WI-146 – West End Hotel
- WI-257 – R.K. Truitt Building
- WI-134 – H.S. Brewington Building
- WI-265 – Dorman & Smyth Hardware Store

Explanation of Request:

The applicant is seeking approval to replace the trash enclosure and sign. They have chose a new design for the trash enclosure that includes wood slats along the sides as well as a new design for their signage.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Guideline 44: Preserve Historic Signs

a. Historic signs, such as those constructed directly into an architecture detail of the structure should be maintained, and may be restored if necessary.

b. 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.

c. Restore or recreate historic signs where sufficient documentation exists, if the restored or recreated sign would be in compliance with Salisbury's zoning ordinance.

Guideline 45: Sign Placement

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.

a. Signs must not obscure or hide significant historic features or details. This includes windows, cornices, and architectural trim.

b. Projecting signs must be located no less than eight feet above the sidewalk.

c. Signs should be mounted to historic masonry buildings through the mortar joint, rather than through masonry units wherever possible.

d. Non-permanent painted or adhesive signs (for example, vinyl cling signs) may be installed on the interior of storefront windows or on the upper story windows of multi-story commercial buildings.

e. Signs shall not be placed above the roof-line of any building in the Downtown Historic District, as per the zoning ordinance.

f. Awning signs are permitted.

STAFF COMMENT

The staff recommends approval as the applicant currently has a similar trash enclosure and sign along West Church Street.

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: September 4, 2026

WI-256

Samuel H. Evans Store Property (Broughton Law Office)

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-256 1887
Samuel H. Evans Store Property
Salisbury
Private

On March 5, 1887, the *Salisbury Advertiser* announced that Mr. Samuel H. Evans "has begun the work of excavating his lot between R. K. Truitt & Son's and M. E. Hastings preparatory to the erection of a brick building which will occupy for a store." The following year, the Sanborn Insurance Map Company delineated the outline of this building on its revised Salisbury city map, which had been drawn three years before, thereby predating the devastating October 1886 fire. The delineators of the 1888 insurance map indicated that an ice cream parlor, as part of a grocery store, occupied the first floor. Samuel H. Evans retained ownership of this building and lot until April 1895, when he and his wife Mary, listed as residents of Wilmington, Delaware sold the West Main Street building and lot to William H. Jackson for $3,600.

The three-story, three-bay brick block survives as a well preserved example of late nineteenth commercial architecture with intact first floor display windows and a bracketed first floor cornice. The second floor is treated like many buildings on West Main Street with raised brick segmental arches that span each window opening. The intact late nineteenth century facade contributes significantly to the historic character of the downtown commercial district.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Samuel H. Evans Store Property

MHT INVENTORY NUMBER: WI-256

MARYLAND COMPREHENSIVE PLAN DATA

1. Historic Period Theme(s): Architecture
Commerce

2. Geographic Orientation: Eastern Shore

3. Chronological/Development Period(s): Urban/Industrial Dominance
1870-1930

4. Resource Type(s): Commercial Building

Survey No. WI-256

Magi No.

DOE ___yes ___no

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF HISTORIC PROPERTIES

1. Name (indicate preferred name)

historic: Samuel H Evans Store Property

and/or common: Broughton Law Office

2. Location

street & number: 239-241 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	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	X commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	X not applicable	___ no	___ military	___ other:

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

name: Albert K Broughton, Jr

street & number: P O Box 134 telephone no.:

city, town: Salisbury state and zip code: Maryland 21802

5. Location of Legal Description

courthouse, registry of deeds, etc.: Wicomico County Clerk of Court Map 107, Parcel 1016 liber 1252

street & number: Wicomico County Courthouse folio 435

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-256

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
X good	___ ruins	X altered	___ moved date of move _____
___ fair	___ unexposed		

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

Historically identified as the Samuel H. Evans store property, this three-story, three-bay brick commercial block is located at 239-241 West Main Street in the central business district of Salisbury, Wicomico County, Maryland. The building faces south and is flanked by contemporaneous commercial buildings on each side.

Dated by a reference in the local paper to the spring 1887, this three-story, three-bay pressed brick front commercial building that faces West Main Street and occupies the entire lot, which is bounded on the north by West Church Street. Disguised by a parapet roof, a shallow gable roof covers the building.

The south (main) facade is three bays across with an intact nineteenth storefront defining the first floor. A recessed entrance is flanked by large glass display windows, which have paneled knee walls. Fixed atop the display windows are smaller windows with a row of small colored glass panes around the perimeter. The partially glazed front door is topped by a large transom with colored glass panes as well. Fixed in the eastern bay of the first floor is a side entrance filled with a partially glazed door. Stretching across the top of the first floor is a late nineteenth century bracketed cornice. The second and third floors are defined by three evenly spaced two-over-two sash windows distinguished with segmental arches of raised brick courses. The sills are white marble, and an incised line Decoration embellishes the wooden window lintels. The top of the wall is finished with a heavy, bracketed metal and wood cornice, which repeats the form and detail of the first floor cornice.

The sides of the building are largely covered by the adjacent store structures. A parapet wall descends slightly in height from front to back. The rear (north) wall is three bays across as well, with side entrance flanked by long nine-over-nine sash windows5. The double glazed doors are topped by a large glass transom, and the windows feature segmental arches of raised brick like the front. Three evenly spaced two-over-two sash windows light the second and third floors.

The interior was not seen.

8. Significance

Survey No. WI-256

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	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	X commerce	___ exploration/settlement	___ philosophy	___ transportation
___ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates 1887 **Builder/Architect**

check: Applicable Criteria: __A __B xC __D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state xlocal

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

On March 5, 1887, the *Salisbury Advertiser* announced that Mr. Samuel H. Evans "has begun the work of excavating his lot between R. K. Truitt & Son's and M. E. Hastings preparatory to the erection of a brick building which will occupy for a store."(1) The following year, the Sanborn Insurance Map Company delineated the outline of this building on its revised Salisbury city map, which had been drawn three years before, thereby predating the devastating October 1886 fire.(2) The delineators of the 1888 insurance map indicated that an ice cream parlor, as part of a grocery store, occupied the first floor. Samuel H. Evans retained ownership of this building and lot until April 1895, when he and his wife Mary, listed as residents of Wilmington, Delaware sold the West Main Street building and lot to William H. Jackson for $3,600.(3)

The three-story, three-bay brick block survives as a well preserved example of late nineteenth commercial architecture with intact first floor display windows and a bracketed first floor cornice. The second floor is treated like many buildings on West Main Street with raised brick segmental arches that span each window opening. The intact late nineteenth century facade contributes significantly to the historic character of the downtown commercial district.

The building deserves listing in *Category A* due its intact architectural character. It stands in a line of contemporaneous buildings and contributes to the late nineteenth century character of the central business district, which was wholly rebuilt between 1886 and 1920.

9. Major Bibliographical References

Survey No. WI-256

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____ **Quadrangle scale** _____

UTM **References** do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title	Paul B. Touart, Architectural Historian		
organization	Private Consultant	**date**	4/1/96
street & number	P.O. Box 5	**telephone**	410-651-1094
city or town	Westover	**state**	Maryland 21871

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

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

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

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

PS-2746

8.1 SIGNIFICANCE (Continued)
Samuel H. Evans Store Property, WI-256
239-241 West Main Street
Salisbury, Maryland

Footnotes

1 Salisbury Advertister, 5 March 1887 (Wicomico County Free Library)

2 Sanborn Insurance Map (1888) Salisbury (Maryland State Archives)

3 Wicomico County Land Record, JTT 14/448 (Wicomico County Courthouse)

WI-256
Samuel H. Evans Store Property
(Broughton Law Office)
239-241 West Main Street
Salisbury, Maryland
Chain of title

1252/435	Melvin J. Caldwell Naomi G. Caldwell
	to
5/1/1991	Albert K. Broughton, Jr. All that lot or parcel of land improved by a three-story brick commercial building in the City of Salisbury, having a frontage of 28.4 feet
AS 1085/233	K. King Burnett, Wicomico County Neal J. Hurwitz, trustee of New York, New York
	to
11/13/1986	Albert K. Broughton, Jr. ½ undivided interest Melvin J. Caldwell Naomi G. Caldwell, ½ undivided interest
AS 947/491	Doremus White Richardson, now known as Doremus White Tufft
	to
9/3/1980	K. King Burnett

JWTS 798/502	William J. Athes, Jr. Lettie Faye Athes
	to
8/10/1973	Doremus White Richardson
	Being the same land that was conveyed unto one William J. Collins and Francis M. Chatham by William P. Jackson, 11/1/1919, JCK 114/209, an undivided ½ interest of William J. Collins having been conveyed unto Vernon W. Richardson, 10/2/1936, IDT 199/203, the other ½ interest in said land of which Francis M. Chatham died seized and possessed and which under his Last Will and Testament, Estate No. 5096, JAH 6/462, devised unto his wife Lillian May Chatham and his daughter Laura M. Brittingham as joint tenants with the right of survivorship the said Lillian May Chatham having predeceased Laura M. Brittingham
JCK 114/209	William P. Jackson Katherine S. Jackson
	to
11/1/1919	William J. Collins Francis M. Chatham
	"Evans Property"

EAT 95/102	William H. Jackson, et ux.
	to
1/26/1915	William P. Jackson
	Eight Item of a deed
JTT 14/448	Samuel H. Evans Mary E. Evans of the City of Wilmington, Delaware
	to
4/16/1895	William H. Jackson, Wicomico County, Maryland
	$3,600.00
FMS 1/167	Samuel Q. Johnson
	to
3/10/1886	Samuel H. Evans
	$1,550.00 All that house and lot of ground

Samuel A. Graham
Robert F. Bratton, Trustees of S. Q. Parker, Insolvent
Petitioner in the Circuit Court for Somerset County

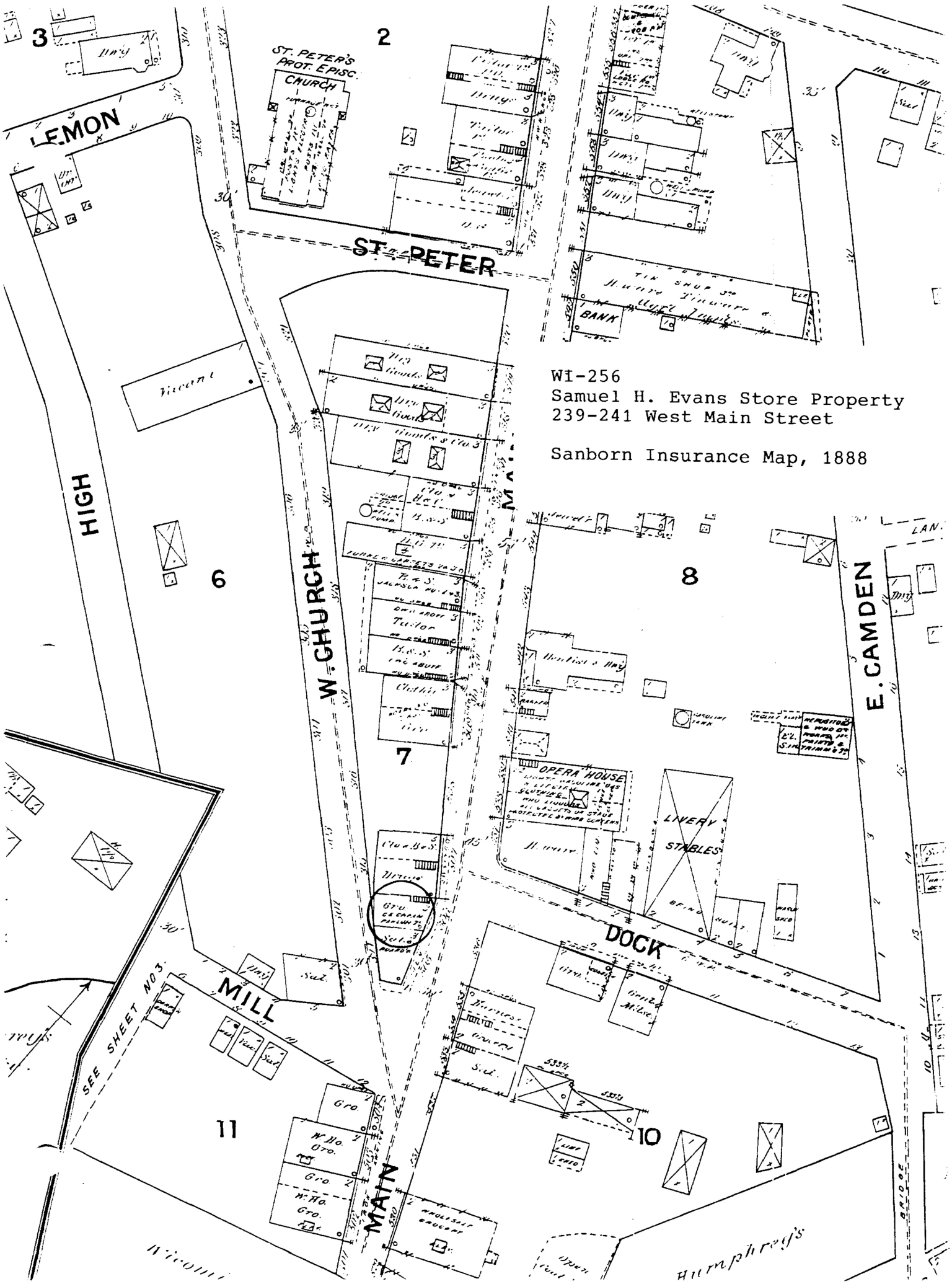
to

S. Q. Johnson

Salisbury Advertiser, March 5, 1887

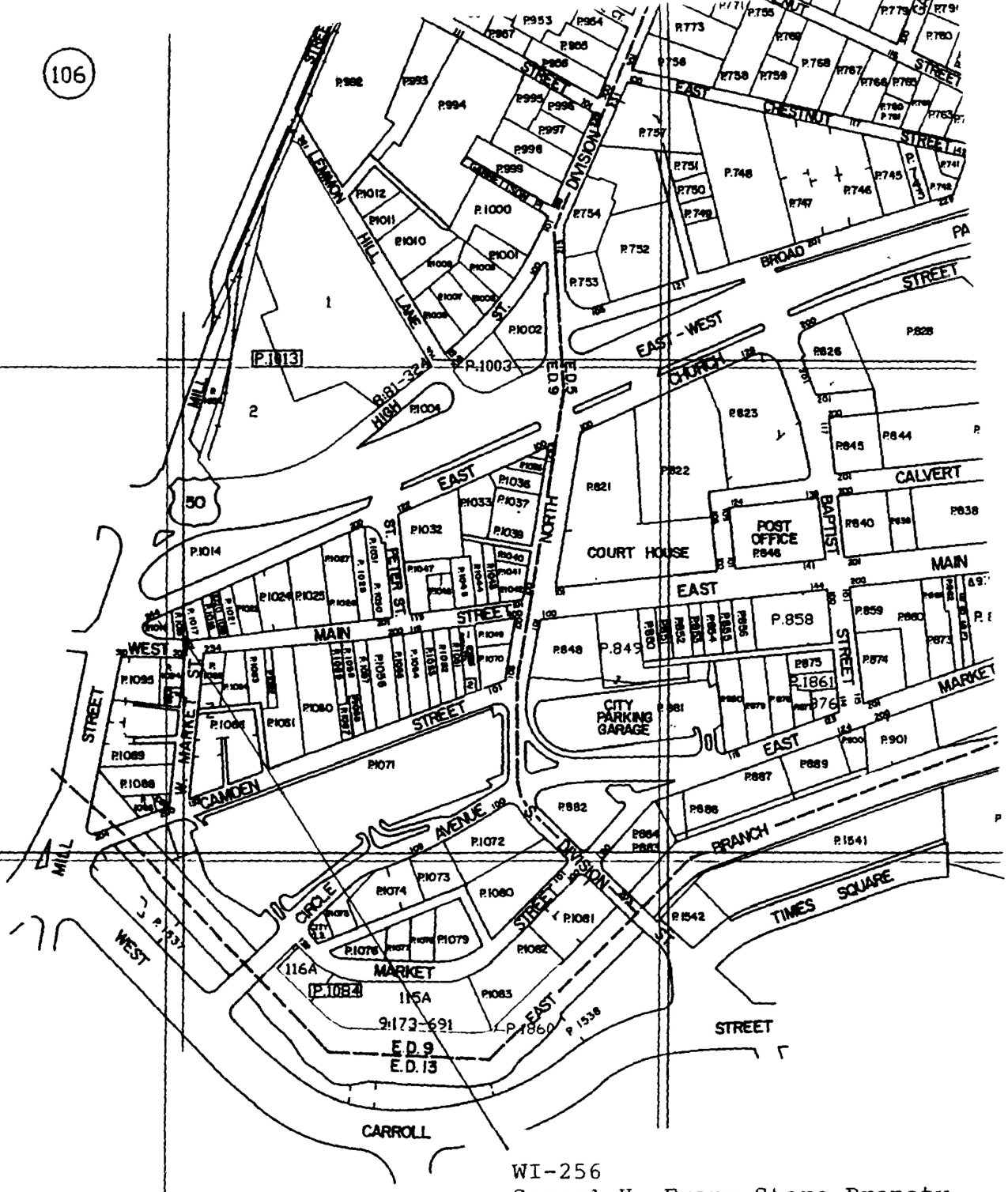
"Mr. S. H. Evans has begun the work of excavating his lot between R. K. Truitt & Son's and M. E. Hastings preparatory to the erection of a brick building which will occupy for a store."

Sanborn Insurance Map of 1888 shows building had been erected and occupied by a grocery store with an ice cream parlor.



WI-256
Samuel H. Evans Store Property
239-241 West Main Street

Sanborn Insurance Map, 1888


106
EAST CHESTNUT STREET
DIVISION ST.
LEMON HILL LANE
BROAD STREET
EAST-WEST CHURCH
NORTH DIVISION ST.
CALVERT
BAPTIST
POST OFFICE
COURT HOUSE
MAIN STREET
EAST MAIN STREET
WEST MAIN STREET
ST. PETER ST.
MILL STREET
W. MARKET ST.
CAMDEN AVENUE
CITY PARKING GARAGE
MARKET STREET
EAST MARKET STREET
CIRCLE
TIMES SQUARE
BRANCH
CARROLL
E.D.9
E.D.13
116A
115A
9:173-691
P.1013
P.1003
P.1084
P.1861
P.1860
P.858
P.849
P.1071
P.1072
P.1073
P.1074
P.1080
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P.1541
P.1538
P.1000
P.1001
P.1002
P.1004
P.1012
P.1011
P.1010
P.1014
P.1032
P.1033
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P.1039
P.1040
P.1041
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P.1024
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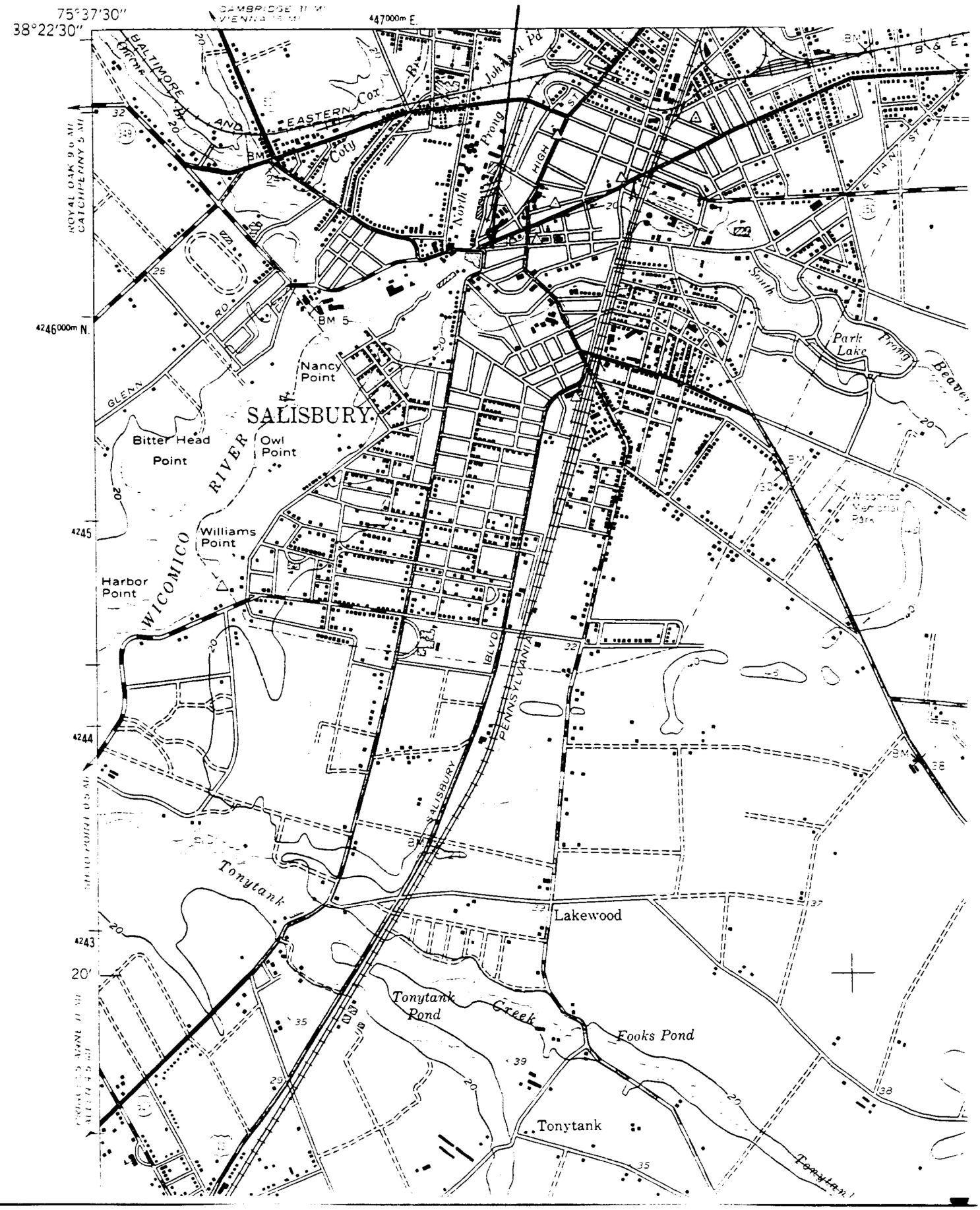
P.1092
P.1093
P.1094
P.1095
P.1096
P.1097
P.1098
P.1099
P.1100
P.1101
P.1102
P.1103
P.1104
P.1105
P.1106
P.1107
P.1108
P.1109
P.1110
P.1111
P.1112
P.1113
P.1114
P.1115
P.1116
P.1117
P.1118
P.1119
P.1120
P.1121
P.1122
P.1123
P.1124

WI-256
Samuel H. Evans Store Property
239-241 West Main Street

Salisbury, Maryland Quadrangle
1942



DELIVERY
VEHICLES
ONLY

M1256

Salon
TOTAL IMAGE HAIR DESIGNS
TOTAL IMAGE HAIR DESIGNS

N1-256

5 11 Evans Stone Program

Library, National [illegible]

3/96, Paul Tourney photographs

South [illegible]

NEA / MD Historical Trust

Real Property Data Search ( )
Search Result for WICOMICO COUNTY

Search Tax Maps	No Ground Rent Redemption on File	No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: **District -** 09 **Account Identifier -** 055770

Owner Information

Owner Name:	DAVIS STRATEGIC DEVELOPMENT LLC	**Use:**	COMMERCIAL/RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	1201 PEMBERTON DR STE 2B SALISBURY MD 21801-	**Deed Reference:**	/04953/ 00444

Location & Structure Information

Premises Address:	239A W MAIN ST SALISBURY 21801-0000	**Legal Description:**	BL-A L-12 1,590 SQFT 239A-241 W MAIN ST CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1016	21003.23	0000		A	12	2027	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1880	3,042 SF		1,590 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	Pending Permit
		OFFICE BUILDING	/	C3				None

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments As of 07/01/2026	As of 07/01/2027
Land:	31,800	31,800		
Improvements	193,900	193,900		
Total:	225,700	225,700	225,700	
Preferential Land:	0			

Transfer Information

Seller: A K B RENTALS LLC	**Date:** 10/05/2021	**Price:** $500,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /04953/ 00444	**Deed2:**
Seller: BROUGHTON, ALBERT K JR	**Date:** 02/23/2000	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /01732/ 00590	**Deed2:**
Seller: BROUGHTON, ALBERT K JR	**Date:** 05/15/1991	**Price:** $19,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /01252/ 00435	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2026	07/01/2027
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|	0.00|

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	September 23, 2026
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#26-22
Commission Considering:	Sign
Owner's Name:	Adams Housing LLC
Applicant Name:	RPS Insurance
Agent/Contractor:	Phillips Signs
Subject Property Address:	100 W Main Street Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial/Residential
Chairman:	Mr. Brenden Frederick
HDC Staff contact:	Scarlett Liberto Associate Planner (410) 548-3170

Salisbury Historic District Commission

125 N. Division Street
Room 202
Salisbury, MD 21801
(410) 548-3170/ fax (410) 548-3107

Permit Application
$50 Fee Received_____(date)

Date Submitted:_____
Date Accepted as Complete:_____
Subject Location: 100 WEST MAIN STREET
Application by: PHILLIPS SIGNS
Applicant Address: 20874 SUSSEX HWY / SEAFORD DE
Applicant Phone: 302-629-3550

Case #:_____
Action Required By (45 days):_____
Owner Name: RPS INSURANCE
Owner Address: 100 W. MAIN ST / SALISBURY
Owner Phone: 410-251-1279
Owner Email: stevenrobinson@rpsins.com

Work Involves: ___Alterations ___New Construction ___Addition Other_____
___Demolition X Sign ___Awning Estimated Cost $9,000

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.

FABRICATE & INSTALL PAINTED AWM PANELS OVER EXISTING CARVED STONE PANELS. WILL BE ATTACHED AT TOP & BOTTOM OF STONE PANEL. EAST FACING PANEL IS 22"T x 416"L. NORTH FACING PANEL IS 22"T x 516" LONG VINYL GRAPHICS ON ENTRANCE DOORS.

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 X No

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

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

See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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

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

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

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

Applicant's Signature Benjamin [illegible] Date_____

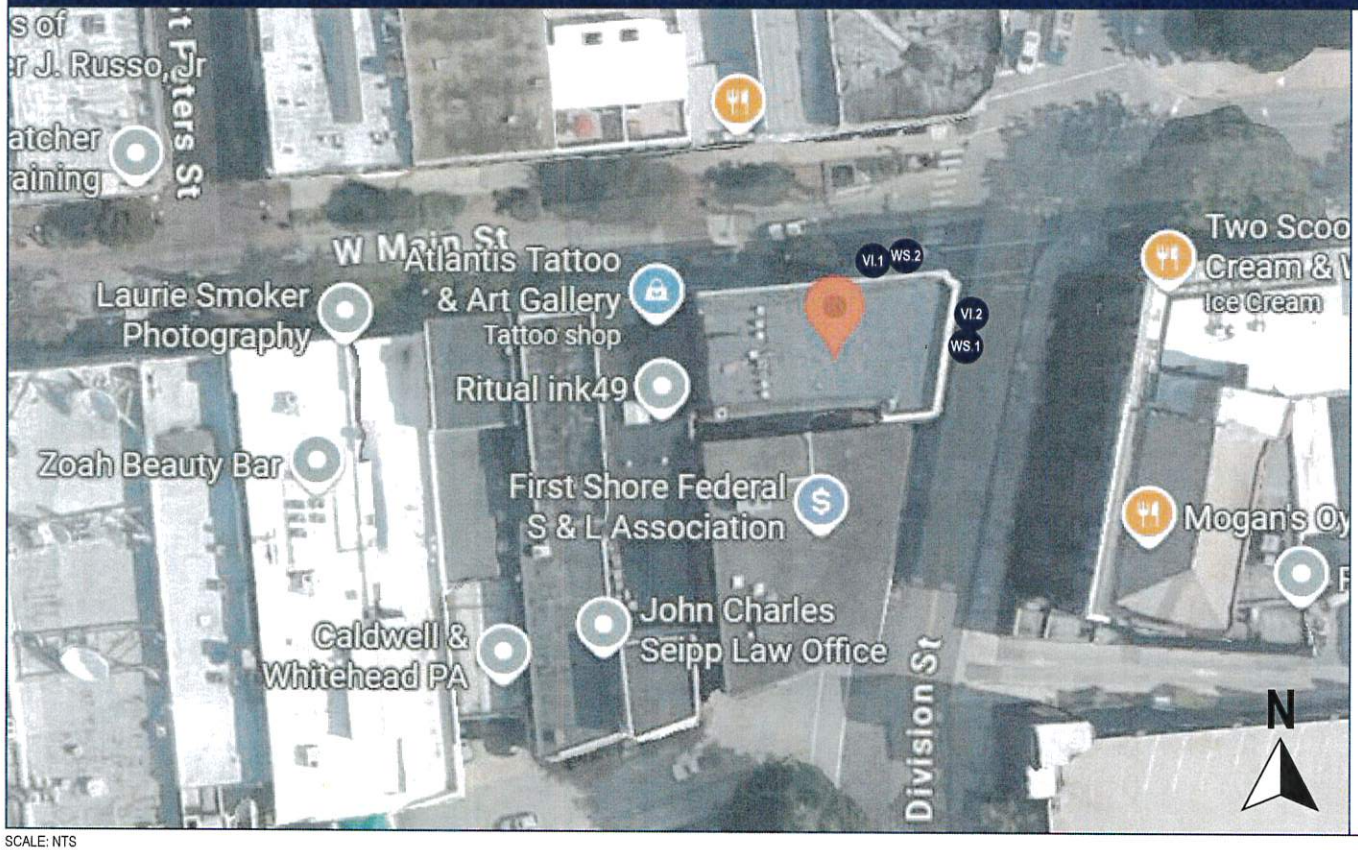
_____
Application Processor (Date)

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

OVERVIEW OF PROPERTY

Gallagher

VICINITY MAP



SCALE: NTS

SIGN CODE REVIEW

CODE REVIEW INFO

JONES	JOB #: 311358_R1 DATE 03.25.2026 DESIGNER J. SOTKA SALES REP C. PRICE PROJ MGR D. KELLY	REQUIRED: ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:	LANDLORD APPROVAL DATE CLIENT APPROVAL DATE	Gallagher	GALLAGHER 100 WEST MAIN STREET SALISBURY, MD 21801	SHEET NUMBER 2.0

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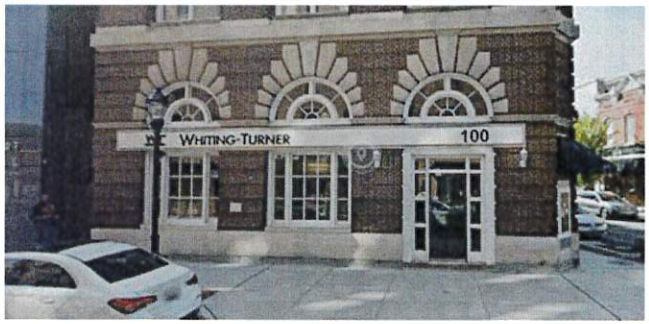
EAST FACING WALL

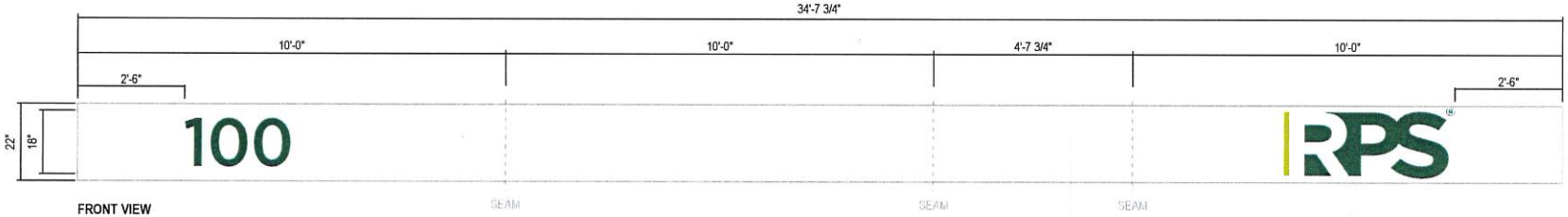
WS.1 S/F NON-ILLUMINATED WALL SIGN - (QTY 1)

OVERALL SQUARE FOOTAGE: 63.52



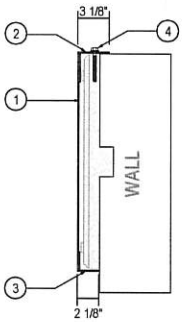
EXISTING
SCALE: NTS

PROPOSED
SCALE: NTS



FRONT VIEW
SCALE: 3/8" = 1'-0"

SIDE VIEW
SCALE: 3/8" = 1'-0"



CROSS SECTION VIEW
SCALE: 1 = 1'-0"

SPECIFICATIONS:

1. .125" ALUMINUM PANEL w/ CAPPED ENDS PAINTED P-1 w/ FIRST SURFACE APPLIED VINYL LOGO & ADDRESS NUMERALS DP-1
2. 3" x 3" x .125" ALUMINUM ANGLE AT TOP PAINTED P-1
3. 2" x 2" x .125" ALUMINUM ANGLE AT BOTTOM PAINTED P-1
4. FASTENED TO EXISTING STONE AT TOP

COLORS / FINISHES:

DP-1 DIGITAL PRINT TO MATCH PMS 583C LIME GREEN PMS 555C GREEN

P-1 MP WHITE

FONT:
GOTHAM NARROW MEDIUM

JONES	JOB #: 311358_R1 DATE 03.25.2026 DESIGNER J. SOTKA SALES REP C. PRICE PROJ MGR D. KELLY	REQUIRED: ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:	LANDLORD APPROVAL DATE CLIENT APPROVAL DATE	Gallagher	GALLAGHER 100 WEST MAIN STREET SALISBURY, MD 21801	SHEET NUMBER 4.0

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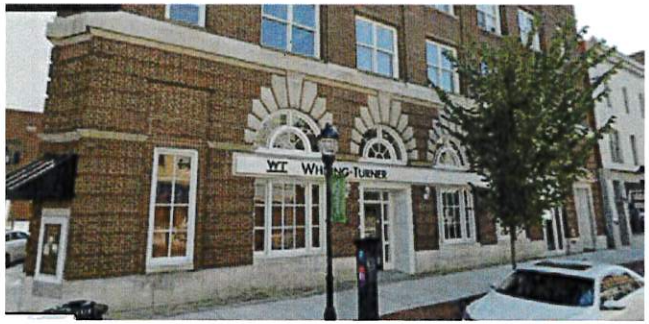
NORTH FACING WALL

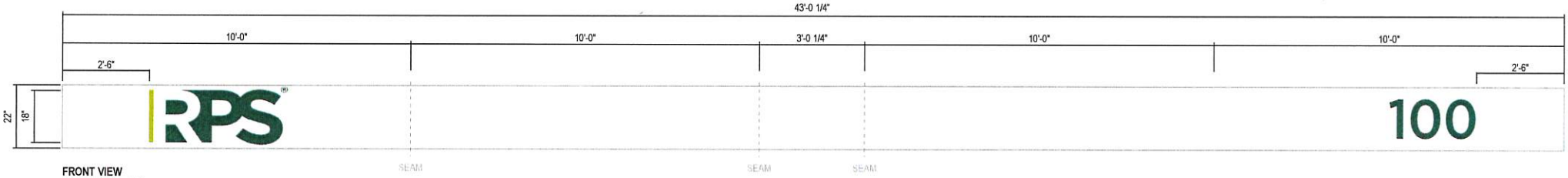
WS.2 S/F NON-ILLUMINATED WALL SIGN - (QTY 1)

OVERALL SQUARE FOOTAGE: 78.87

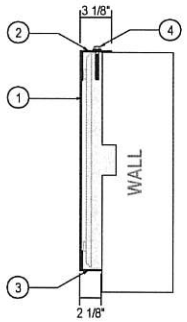


EXISTING
SCALE: NTS

PROPOSED
SCALE: NTS



FRONT VIEW
SCALE: 3/8" = 1'-0"



CROSS SECTION VIEW
SCALE: 1 = 1'-0"

SPECIFICATIONS:

1. .125" ALUMINUM PANEL w/ CAPPED ENDS PAINTED P-1 w/ FIRST SURFACE APPLIED VINYL LOGO & ADDRESS NUMERALS DP-1
2. 3" x 3" x .125" ALUMINUM ANGLE AT TOP PAINTED P-1
3. 2" x 2" x .125" ALUMINUM ANGLE AT BOTTOM PAINTED P-1
4. FASTENED TO EXISTING STONE AT TOP

COLORS / FINISHES:

DP-1 DIGITAL PRINT TO MATCH PMS 583C LIME GREEN PMS 555C GREEN

P-1 MP WHITE

FONT:
GOTHAM NARROW MEDIUM

JONES	JOB #: 311358_R1 DATE 03.25.2026 DESIGNER J. SOTKA SALES REP C. PRICE PROJ MGR D. KELLY	REQUIRED: ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:	LANDLORD APPROVAL DATE CLIENT APPROVAL DATE	Gallagher	GALLAGHER 100 WEST MAIN STREET SALISBURY, MD 21801	SHEET NUMBER 5.0

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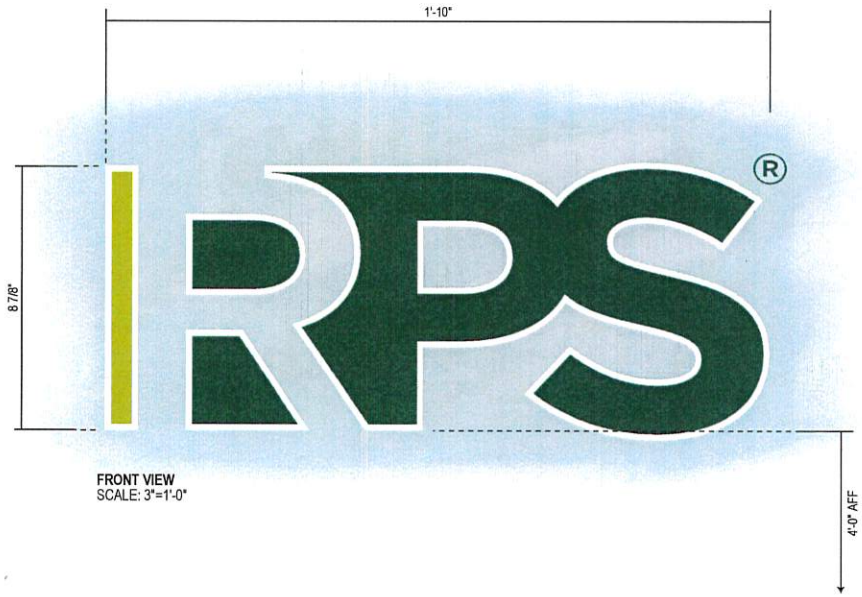
VINYL GRAPHICS ON MAIN ENTRANCE DOOR

VI.1 DOOR VINYL (QTY 1) EXTERIOR



FRONT VIEW
SCALE: 3"=1'-0"

PROPOSED VIEW
SCALE: NTS

NOTE: PROPOSED REPRESENTATION IS NOT TO SCALE AND PROPORTIONS MAY VARY FROM ACTUAL SIZING

SPECIFICATIONS:	COLORS / FINISHES:
1. DIGITALLY PRINTED 3M IJ180CV3 OPAQUE VINYL DP-1 APPLIED 1ST SURFACE TO EXTERIOR OF DOOR **NOTES:** - CLEAN GLASS SURFACES PRIOR TO APPLYING VINYL GRAPHICS	DP-1 DIGITAL PRINT TO MATCH PMS 583C LIME GREEN PMS 555C GREEN

JONES	JOB #: 311358_R1 DATE 03.25.2026 DESIGNER J. SOTKA SALES REP C. PRICE PROJ MGR D. KELLY	REQUIRED: ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:	LANDLORD APPROVAL DATE CLIENT APPROVAL DATE	Gallagher	GALLAGHER 100 WEST MAIN STREET SALISBURY, MD 21801	SHEET NUMBER 6.0

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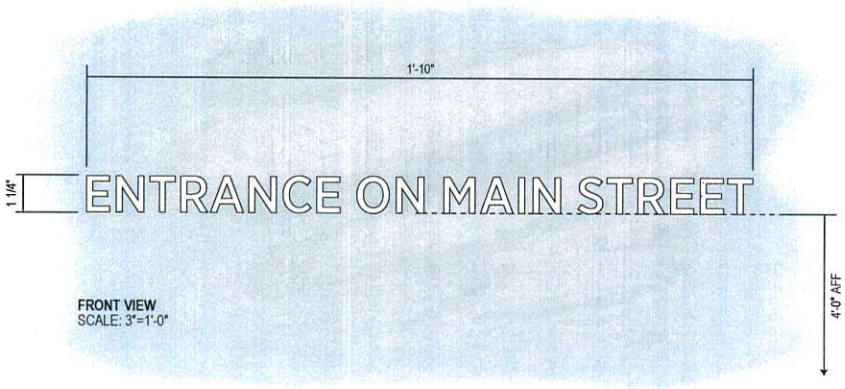
VINYL GRAPHICS ON SECOND DOOR

VI.2 DOOR VINYL (QTY 1) EXTERIOR



FRONT VIEW
SCALE: 3"=1'-0"

PROPOSED VIEW
SCALE: NTS

NOTE: PROPOSED REPRESENTATION IS NOT TO SCALE AND PROPORTIONS MAY VARY FROM ACTUAL SIZING

SPECIFICATIONS:	COLORS / FINISHES:
1. DIGITALLY PRINTED 3M IJ180CV3 OPAQUE VINYL DP-1 APPLIED 1ST SURFACE TO EXTERIOR OF DOOR	DP-1 DIGITAL PRINT TO MATCH PMS 583C LIME GREEN PMS 555C GREEN

NOTES:
- CLEAN GLASS SURFACES PRIOR TO APPLYING VINYL GRAPHICS

FONT:
GOTHAM NARROW MEDIUM

JONES

JOB # 311358_R1
DATE 03.25.2026
DESIGNER J. SOTKA
SALES REP C. PRICE
PROJ MGR D. KELLY

REQUIRED:
☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING
OTHER:

LANDLORD APPROVAL DATE
CLIENT APPROVAL DATE

Gallagher

GALLAGHER
100 WEST MAIN STREET
SALISBURY, MD 21801

SHEET NUMBER
7.0

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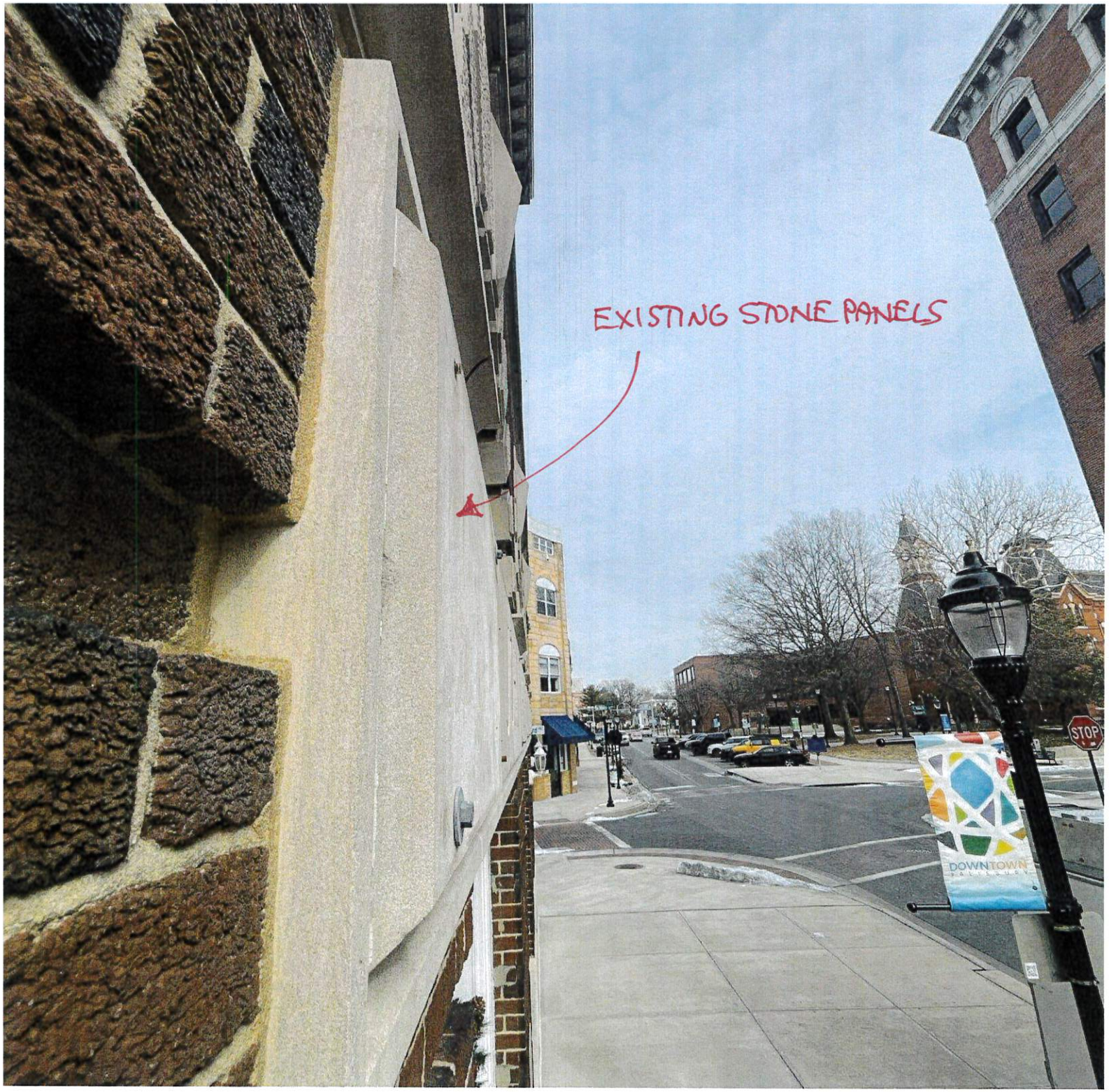
CLOSE UP OF EXISTING
STONE PANELS


EXISTING STONE PANELS
STOP
DOWNTOWN

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of September 23, 2026

Case Number:	#26-22
Commission Considering:	Sign
Owner Name:	Adams Housing LLC
Owners Address:	NA
Applicant Name:	RPS Insurance
Applicant's Address:	NA
Agent/Contractor:	Phillips Signs
Subject Property Address:	100 W Main St Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial/Residential
Zoning Classification:	CBD - Central Business District
Structure / Site Description:	
Built Date:	1914
Enclosed Area:	11,407 sq. ft. (SDAT Real Property Database)
Lot Size:	3,322 sq. ft. (SDAT Real Property Database)
Number of Stories:	4
Contributing Structure:	Yes
Wicomico County Historic Survey on file:	WI-267, John Handson Savings & Loan Bank
Nearby Properties on County Survey:	Yes

Properties included below but not limited to:

- WI-270 – Wicomico Hotel

- WI-147 – Alfred C. Dykes Building
- WI-271 – Wicomico News Building
- WI-12 – Wicomico County Courthouse

Explanation of Request:

The applicant is seeking approval to fabricate and install painted aluminum panels over existing carved stone. The panels will be attached at the top and bottom of the stone panel. They are also seeking approval to place vinyl graphics on the entrance doors.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Guideline 44: Preserve Historic Signs

a. Historic signs, such as those constructed directly into an architecture detail of the structure should be maintained, and may be restored if necessary.

b. 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.

c. Restore or recreate historic signs where sufficient documentation exists, if the restored or recreated sign would be in compliance with Salisbury's zoning ordinance.

Guideline 45: Sign Placement

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.

a. Signs must not obscure or hide significant historic features or details. This includes windows, cornices, and architectural trim.

b. Projecting signs must be located no less than eight feet above the sidewalk.

c. Signs should be mounted to historic masonry buildings through the mortar joint, rather than through masonry units wherever possible.

d. Non-permanent painted or adhesive signs (for example, vinyl cling signs) may be installed on the interior of storefront windows or on the upper story windows of multi-story commercial buildings.

e. Signs shall not be placed above the roof-line of any building in the Downtown Historic District, as per the zoning ordinance.

f. Awning signs are permitted.

STAFF COMMENT

The staff recommends approval as the design of the building includes a continuous stone ledge which has historically displayed signage, this is in accordance with guideline 45.

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: September 4, 2026

WI-267

John Handson Savings & Loan Bank (Eastern Shore Savings & Loan Building)

Architectural Survey File

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

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-267 1914
Salisbury Building, Loan, and Banking
Association Office
Salisbury
Private

Occupying the southwest corner of the principal intersection of South Division and West Main streets in the center of the city is this distinguished four-story brick and stone commercial block erected during the summer of 1914 for the offices of the Salisbury Building, Loan, and Banking Association. The financial institution purchased this lot three years before and demolished the extant two-story office block. The officers of the banking institution decided to engage a New York contractor, the Hoggson Bros., for the design and execution of their seven-bay by three-bay Renaissance Revival bank and office building. Assembled of stone, brick, and terra cotta, the street elevations offer a rich display of bold architectural elements revived from sixteenth century Italian domestic and public architectural designs.

As the Renaissance Revival style developed in the United States during the early twentieth century, American architects and designers borrowed heavily on antique prototypes while adapting forms to solve demands of urban commercial design. After the turn of the twentieth century, multi-leveled public buildings and office towers started to rise in small towns across the United States.

The Hoggson Brothers' design for the Salisbury Building, Loan, and Banking Association followed a neo-classical formula repeatedly used across the country during

W1-267

the first quarter of the twentieth century. The four-story office building is divided visually into three sections that correspond to the classical column; the base, the shaft, and the capital. In an article written about the construction of the bank building, the reporter for the *Wicomico News* comments on this very aspect of the design,

> In a sense the treatment of the first story has been designed to act as a base to the whole structure, and at the same time giving the prominence necessary to the Bank which it should have. Above this the remainder of the building has been treated as a shaft of a column, with the terra cotta cornice capping or crowning feature; to accentuate the height of the body of the building, the office windows are grouped between brick piers, which are crowned with an ornamental course of terra cotta. The color of the terra cotta resembles limestone, and the red brick a rich variegated color.

The Salisbury Building, Loan, and Banking Association owned this building until the early 1960s, when the institution conveyed title to First Shore Federal Savings and Loan. More recently the four-story office tower has housed the offices of the Eastern Shore Savings and Loan Association, which was later incarnated as the John Hanson Savings and Loan, Inc.

WI-247

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Salisbury Building, Loan and Banking Office

MHT INVENTORY NUMBER: WI-267

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): Bank

MARYLAND INVENTORY OF HISTORIC PROPERTIES

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. WI-267

Magi No.

DOE __yes __no

1. Name (indicate preferred name)

historic: Salisbury Building, Loan and Banking Association Office

and/or common: John Hanson Savings and Loan Building
Eastern Shore Savings and Loan Building

2. Location

street & number: 108 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	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	X commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	X not applicable	___ no	___ military	___ other:

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

name: Charles R. Floyd

street & number: 30787 Foxchase Drive telephone no.:

city, town: Salisbury state and zip code: Maryland 21801

5. Location of Legal Description

courthouse, registry of deeds, etc.: Wicomico County Clerk of Court Map 107, P. 172 liber 1340

street & number: Wicomico County Courthouse folio 172

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-267

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	_X_ original site
_X_ good	___ ruins	_X_ altered	___ moved date of move _____
___ fair	___ unexposed		

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

The former Salisbury Building, Loan, and Banking Association office, and more recently the Eastern Shore Savings and Loan building or the John Hanson Savings and Loan building, is located at 108 West Main Street and it occupies the prominent southwest corner of the intersection of South Division and West Main Street in the center of Salisbury, Wicomico County, Maryland. The four-story, seven-bay by three-bay brick commercial block has two commercial fronts facing north and east.

Built in 1914, the four-story Flemish and common bond commercial block is visually supported by a course of limestone at the foundation level. The north and east facades are laid in Flemish bond, while the south wall is partly laid in Flemish bond and partly laid in common bond. The west alley wall is laid in five-course common bond. The building is covered by a flat roof disguised by a parapet wall defined by a heavy classical cornice.

The north wall is seven bays across with the brickwork executed in a rusticated manner that defines the ground floor between the stone foundation and a stone beltcourse at the top of the first floor. The five center bays of the seven bay wall are defined by round arched window and/or door openings accented with graduated and rusticated stone arch blocks. The stone arches frame large multi-pane transom that surmount multi-pane, sidelighted windows or door openings. The western of the seven bays is a side entrance framed by a classical stone surround that includes a pediment and molded architrave. The eastern bay of the seven bay wall is defined by a multi-pane window. The front, northeast corner of the building is clipped on a diagonal plane. The second, third and fourth floors are defined by plain brick pilasters that separate individual bays of paired or single one-over-one sash windows. The five center bays have double windows, while the outer bays are marked by single windows. Defining the vertical wall spaces between the center five bays of windows are patches of all header bond brickwork. The top of the building is accented by a heavy cornice that imitates limestone but according to a construction description in 1914 the cornice is terra cotta intended to look like stone. The cornice consists of a bold row of modillions blocks and a frieze below is accented with a series of circular medallions. Under the frieze is a row of Greek key decoration that tops each brick pilaster and serves as a capital decoration. The parapet wall is finished with a stone cap.

The east wall is three bays across, and the wall surfaces are treated in a similar fashion to the north wall. The northern of the three bays serves as a principal entrance and the other two bays are filled with sidelighted windows. Each window and door opening feature a rusticated stone arch of graduated stone blocks. A stone beltcourse defines the top of the first floor level. The second, third, and fourth floors are lighted by paired single pane sash windows alternating between four brick pilasters. The top of the wall is finished with the same terra cotta cornice. The frieze and Greek key capital decoration is consistent with the north wall.

The interior was not seen.

8. Significance

Survey No. WI-267

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	x architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	x commerce	___ exploration/settlement	___ philosophy	___ transportation
x 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates 1914 **Builder/Architect** Builder, Hoggson Bros. NYC

check: Applicable Criteria: __A __B x C __D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state x local

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

Occupying the southwest corner of the principal intersection of South Division and West Main streets in the center of the city is this distinguished four-story brick and stone commercial block erected during the summer of 1914 for the offices of the Salisbury Building, Loan, and Banking Association. The financial institution purchased this lot three years before and demolished the extant two-story office block. The officers of the banking institution decided to engage a New York contractor, the Hoggson Bros., for the design and execution of their seven-bay by three-bay Renaissance Revival bank and office building. Assembled of stone, brick, and terra cotta, the street elevations offer a rich display of bold architectural elements revived from sixteenth century Italian domestic and public architectural designs.

As the Renaissance Revival style developed in the United States during the early twentieth century, American architects and designers borrowed heavily on antique prototypes while adapting forms to solve demands of urban commercial design. After the turn of the twentieth century, multi-leveled public buildings and office towers started to rise in small towns across the United States.

The Hoggson Brothers' design for the Salisbury Building, Loan, and Banking Association followed a neo-classical formula repeatedly used across the country during the first quarter of the twentieth century. The four-story office building is divided visually into three sections that correspond to the classical column; the base, the shaft, and the capital. In an article written about the construction of the bank building, the reporter for the *Wicomico News* comments on this very aspect of the design,

> In a sense the treatment of the first story has been designed to act as a base to the whole structure, and at the same time giving the prominence necessary to the Bank which it should have. Above this the remainder of the building has been treated as a shaft of a column, with the terra cotta cornice capping or crowning feature; to accentuate the height of the body of the building, the office windows are grouped between brick piers, which are crowned with an ornamental course of terra cotta. The color of the terra cotta resembles limestone, and the red brick a rich variegated color.(1)

(Continued)

9. Major Bibliographical References

Survey No. WI-267

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____ **Quadrangle scale** _____

UTM **References** do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
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**	4/30/96
street & number	P. O. Box 5	**telephone**	410-651-1094
city or town	Westover	**state**	Maryland 21871

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

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

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

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

PS-2746

W1-267

8.1 SIGNIFICANCE
Salisbury Building, Loan and Banking
Association Office
Salisbury, Wicomico County, Maryland

The Salisbury Building, Loan and Banking Association owned this building until the early 1960s, when the institution conveyed title to First Shore Federal Savings and Loan. (2) More recently the building has housed the offices of the Eastern Shore Savings and Loan Association, which was later incarnated as the John Hanson Savings and Loan, Inc.

FOOTNOTES

1 *Wicomico News*, July 9, 1914.

2 Wicomico County Land Record, JWTS 554/332, 1/31/1963, Wicomico County Courthouse.

WI-267
Salisbury Building, Loan & Banking
Association Office
Salisbury
Chain of title

Map 107, Parcel 1049

1340/172	Resolution Trust Corporation
	to
5/20/1993	Charles R. Floyd D. Page Floyd
	"Osprey Management Group Partnership"
	JWTS 543/91 Resolution Trust Corporation having been appointed as the conservator of John Hanson Federal Savings Bank
	John Hanson Savings and Loan Inc. Was successor to the Eastern Shore Savings and Loan Association
A J S 826/463	Irvin L. Kaminitz and First National Bank of Maryland
	to
8/15/1974	Eastern Shore Savings and Loan Association
JWTS 568/137	First Shore Federal Savings and Loan Association
	to
8/5/1963	Irvin L. Kaminitz

JWTS 554/332 Salisbury Building, Loan, and Banking Association

to

1/31/1963 First Shore Federal Savings and Loan Association

to Salisbury Building, Loan, and Banking Association
by the six following deeds

1. From Mary J. Marvel, 3/1/1911, EAT 74/123, $15,000

2. From Henry S. Wailes, 7/28/1919, JCK 113/296

3. From W. Newton Jackson, et al. JWTS 479/141

4. Confirmatory deed from J. Asbury Holloway, 1/3/1963

5. Quit claim deed from Sara W. Feldman, 1/7/1963

6. Deed from Sara W. Feldman, et al. Trustees, 1/7/1963

W1-267

Wicomico News, June 25, 1914

Work on the new office building for the Salisbury Building, Loan, and Banking Association is being pushed with vigor by the contractors, Hoggson Bros. of New York. Two stories are completed, the brick and stone work has been cleaned, and the staging removed. An [un]obstructed view can now be had of the building, and it presents a handsome appearance.

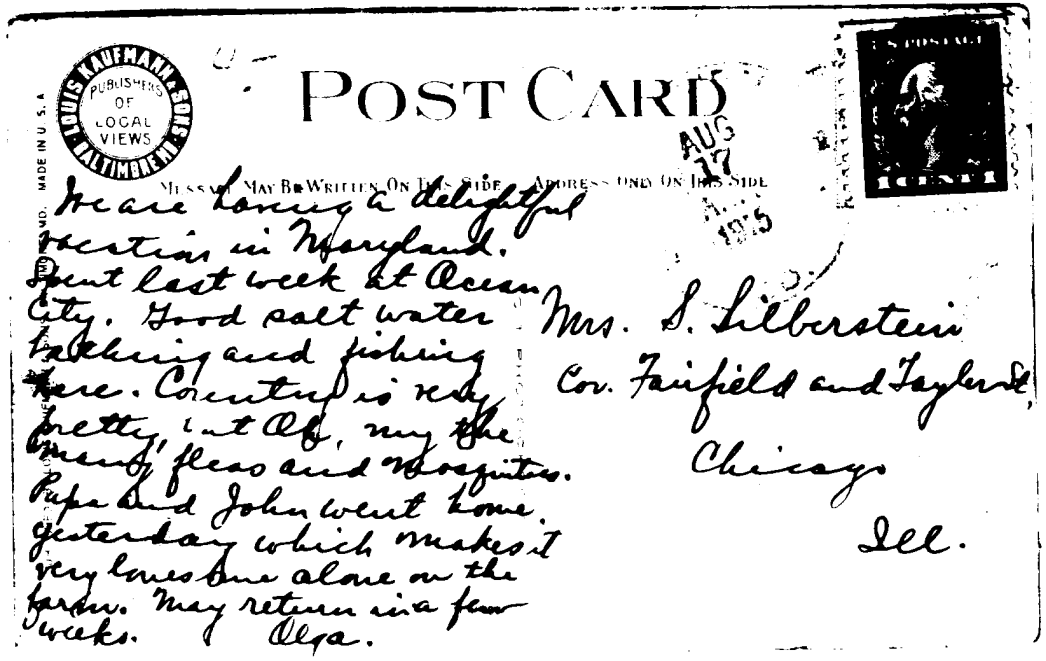
Wicomico News, July 9, 1914

Long story on the Building, Loan and Banking Association and its organizational history

"the first story, resting on a limestone foundation, is composed of classic arches in brick and terra cotta, finished with a broad band course, separating and emphasizing this portion of the building from the rest. In a sense the treatment of the first story has been designed to act as a base to the whole structure, and at the same time giving the prominence necessary to the Bank which it should have. Above this the remainder of the building has been treated as a shaft of a column, with the terra cotta cornice capping or crowning feature; to accentuate the height of the body of the building, the office windows are grouped between brick piers, which are crowned with an ornamental course of terra cotta. The color of the terra cotta resembles limestone, and the red brick a rich variegated color.

WI-267

Source: Elizabeth Hughes



POST CARD

MESSAGE MAY BE WRITTEN ON THIS SIDE — ADDRESS ONLY ON THIS SIDE

LOUIS KAUFMANN & SONS BALTIMORE
PUBLISHERS OF LOCAL VIEWS

MADE IN U.S.A.

U.S. POSTAGE 1 CENT

AUG 27 1915

We are having a delightful vacation in Maryland. Spent last week at Ocean City. Good salt water bathing and fishing here. Country is very pretty, but Oh, my the mosquitoes, fleas and bugs. Papa and John went home yesterday which makes it very lonesome alone on the farm. May return in a few weeks. Olga.

Mrs. S. Silberstein
Cor. Fairfield and Taylor St.
Chicago
Ill.

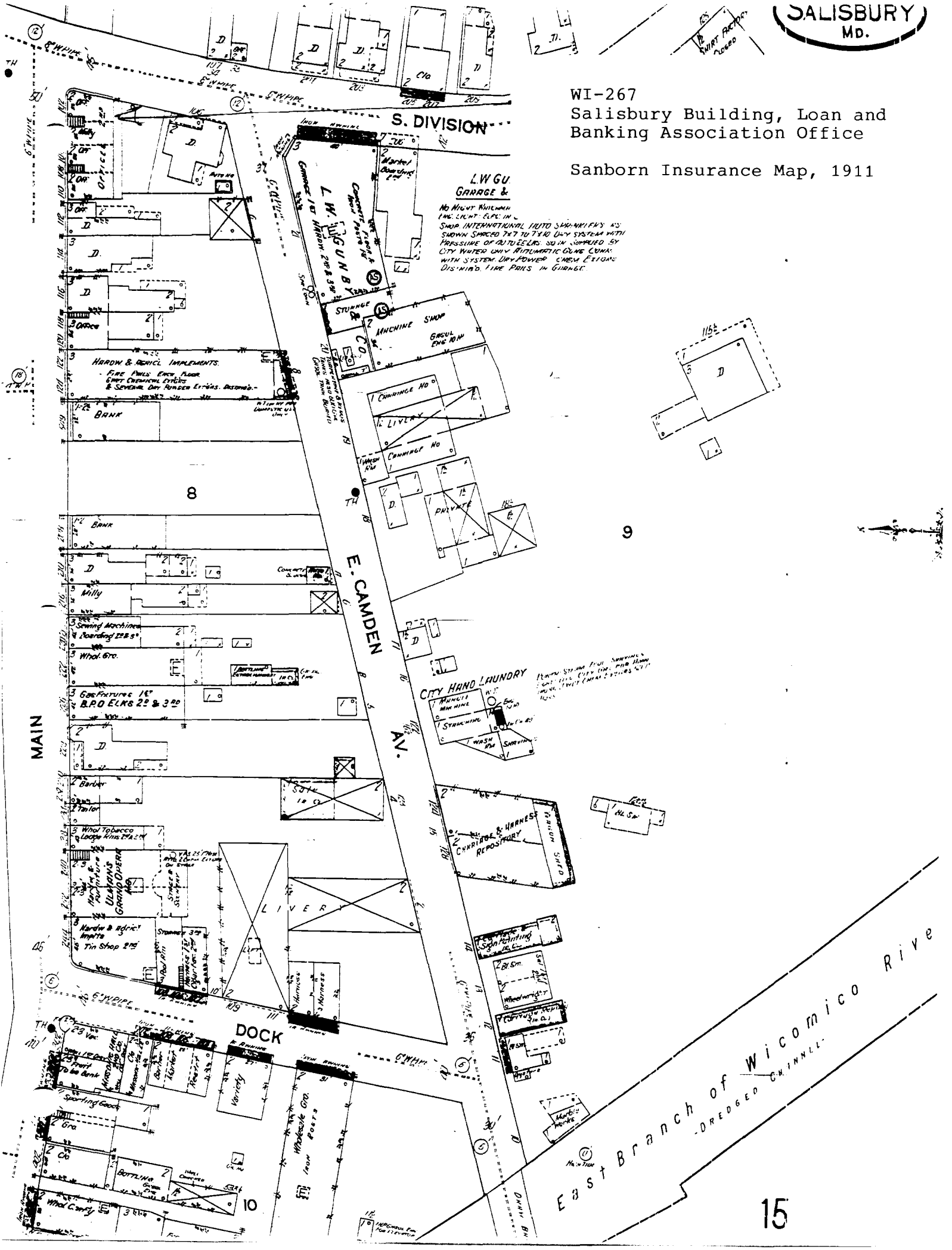
Same: Elizabeth Hughes

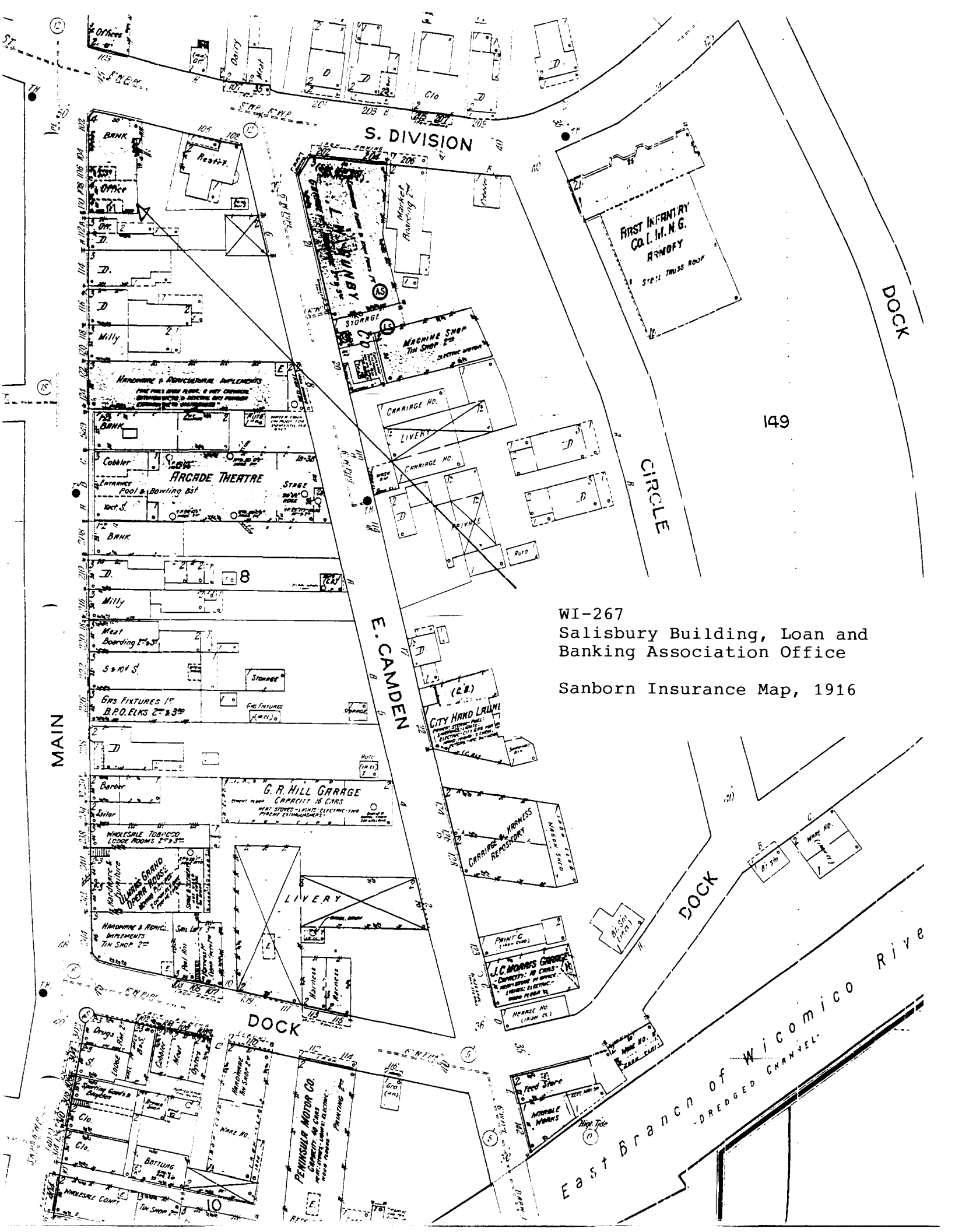
W1-267

SALISBURY MD.

WI-267
Salisbury Building, Loan and Banking Association Office

Sanborn Insurance Map, 1911



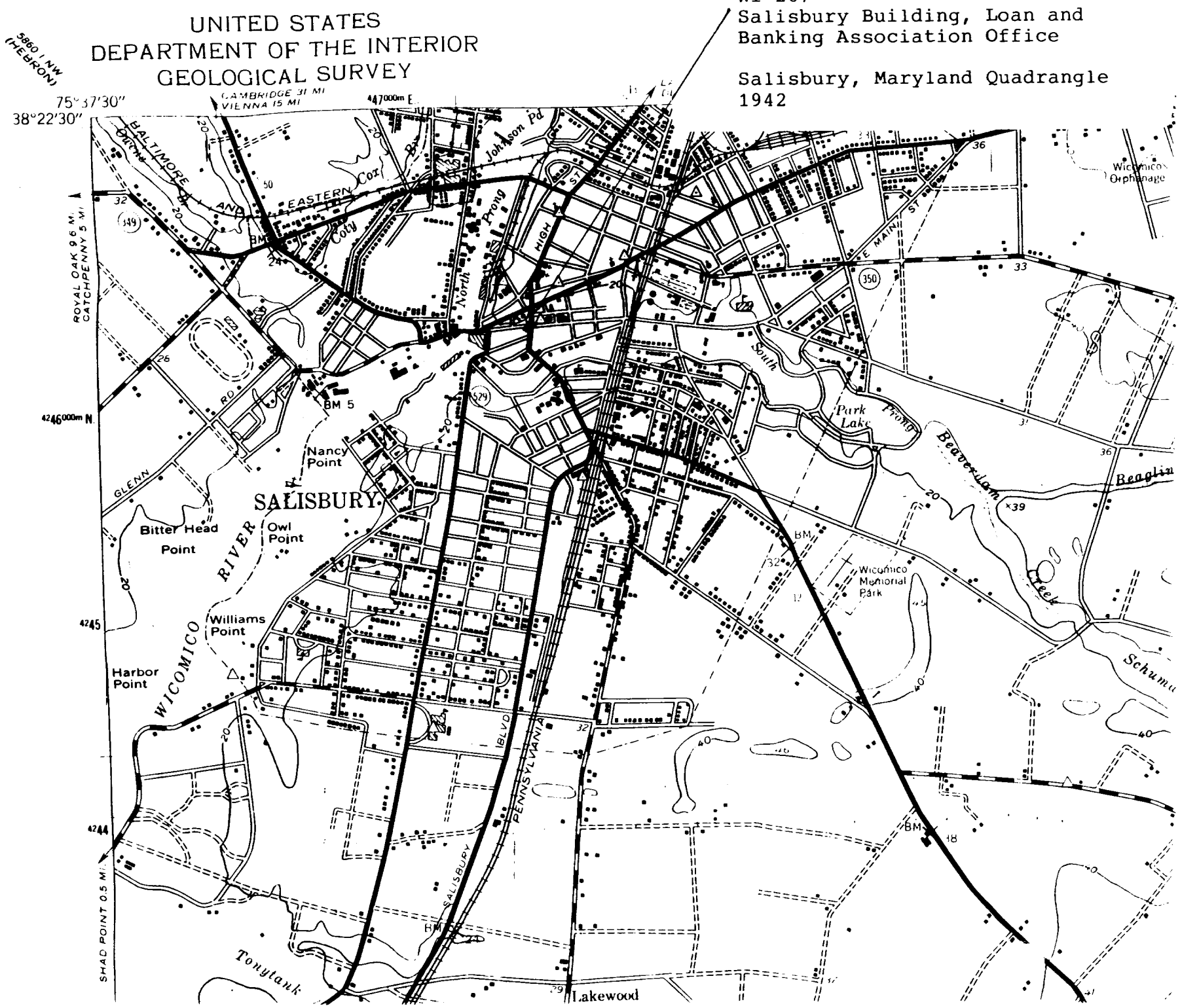


WI-267
Salisbury Building, Loan and Banking Association Office

Sanborn Insurance Map, 1916

WI-267
Salisbury Building, Loan and Banking Association Office

Salisbury, Maryland Quadrangle
1942



[illegible]

Real Property Data Search ( )
Search Result for WICOMICO COUNTY

Search Tax Maps	No Ground Rent Redemption on File	No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: **District -** 09 **Account Identifier -** 045627

Owner Information

Owner Name:	ADAMS HOUSING LLC	**Use:**	COMMERCIAL/RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	100 W MAIN ST STE 203 SALISBURY MD 21801-4874	**Deed Reference:**	/03691/ 00298

Location & Structure Information

Premises Address:	100 W MAIN ST SALISBURY 21801-0000	**Legal Description:**	BL A L 24-3,322 SQFT 100 W MAIN ST CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1049	21003.23	0000		A	24	2027	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1914	11,407 SF		3,322 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	Pending Permit
		OFFICE BUILDING	/	C3				None

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments As of 07/01/2026	As of 07/01/2027
Land:	66,400	66,400		
Improvements	659,400	659,400		
Total:	725,800	725,800	725,800	
Preferential Land:	0			

Transfer Information

Seller: SHORE BANK	**Date:** 03/28/2014	**Price:** $582,238
Type: ARMS LENGTH IMPROVED	**Deed1:** /03691/ 00298	**Deed2:**
Seller: OSPREY MANAGEENT GROUP LLC	**Date:** 02/12/2003	**Price:** $680,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /02024/ 00171	**Deed2:**
Seller: FLOYD, CHARLES R & D PAGE ELMORE	**Date:** 11/05/2001	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /01869/ 00032	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2026	07/01/2027
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	September 23, 2026
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#26-23
Commission Considering:	Awning
Owner's Name:	Devreco LLC
Applicant Name:	Alexander Scott
Agent/Contractor:	NA
Subject Property Address:	118 N Division Street Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial
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:_____
Date Accepted as Complete:_____
Subject Location: 118 North Division St
Application by: Alexander Scott
Applicant Address: 5280 Chimesberry Dr Salisbury MD 21801
Applicant Phone: 410 430 6500

Case #:_____
Action Required By (45 days):_____
Owner Name: Devreco LLC
Owner Address: 150 W Market St. 21801
Owner Phone: 410-543-5115
Owner Email: Joey@GGI.com

Work Involves: ___Alterations ___New Construction ___Addition Other_____
___Demolition ___Sign ✓Awning Estimated Cost 17,000

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.

To attach an Aluminum Awning to front facade of building black in color, 32' feet long matching the length of the building facade and 4' ft wide to cover the doors openings into the sidewalks. Existing gold colored metal letters will be attached to the front facing covering to serve as signage.

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

<u>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.</u>

See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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

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

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

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

Applicant's Signature_____ Date 8/24/26

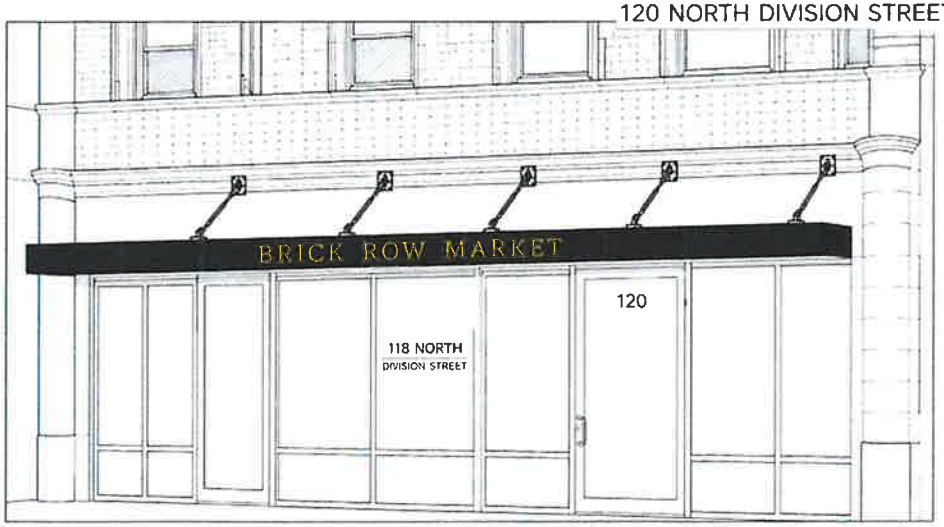
_____ Application Processor (Date)

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

PROPOSED ALUMINUM AWNING INSTALLATION

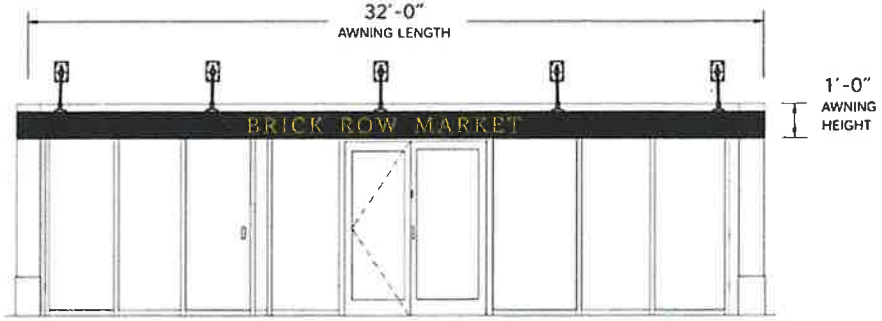
BRICK ROW MARKET

120 NORTH DIVISION STREET, SALISBURY, MD 21801

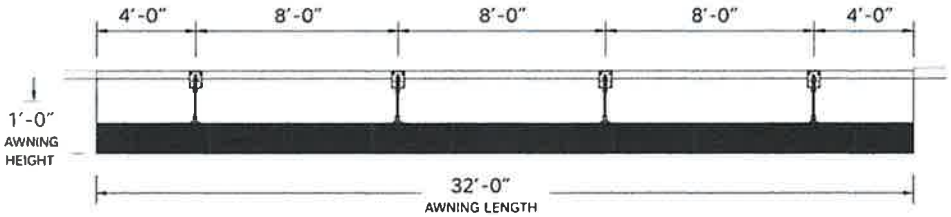


PROPOSED AWNING MOCK-UP (FOR ILLUSTRATIVE PURPOSES)

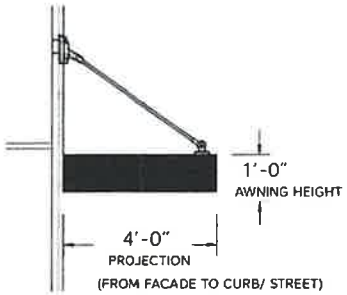
FIVE (5) OUTRIGGER SUPPORTS EVENLY SPACED



FRONT ELEVATION

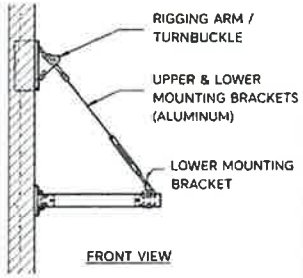


PLAN VIEW (TOP)



SECTION VIEW (SIDE)

AWNING SUPPORT DETAIL



PROPOSED WORK:

To attach an aluminum awning to the front facade in black color; 32' ft long matching the length of the front facade, 1' ft top-to-bottom in height on the front face, projecting 4' ft wide covering the door openings onto the sidewalks. Existing gold letters will be attached to the front facing awning to serve as signage.

AWNING FEATURES:

- Overall Length: 32'-0" (matching storefront width)
- Projection: 4'-0" (from facade to outer edge)
- Front Face Height: 1'-0"
- Color: Black
- Material: Aluminum (square profile)
- Signage: Existing gold letters reinstalled on front face of awning
- Support: Five (5) outrigger supports with turnbuckles and aluminum mounting brackets

NOTES:

- Awning will be mounted to existing masonry facade using aluminum brackets.
- All fasteners and hardware will be corrosion resistant.
- No work is proposed to existing masonry or architectural details.
- Awning is removable and does not permanently alter the building.

APPLICANT:
BRICK ROW MARKET
120 NORTH DIVISION STREET
SALISBURY, MD 21801

DRAWING TITLE:
PROPOSED AWNING INSTALLATION
FRONT ELEVATION, PLANS, AND DETAILS

DATE:	SCALE:
05/21/2025	1/4" = 1'-0"

NORTH

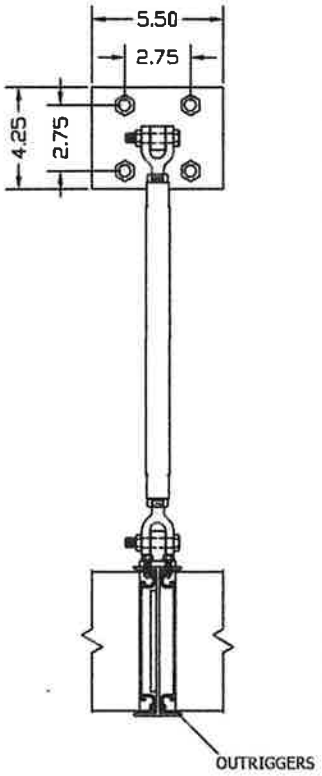
SUNSHADE RIGGING SUPPORT

RIGGING ARM / TURNBUCKLE:
THREADED 1" Ø X 0.085" TYPE 6063-T5 ALUMINUM

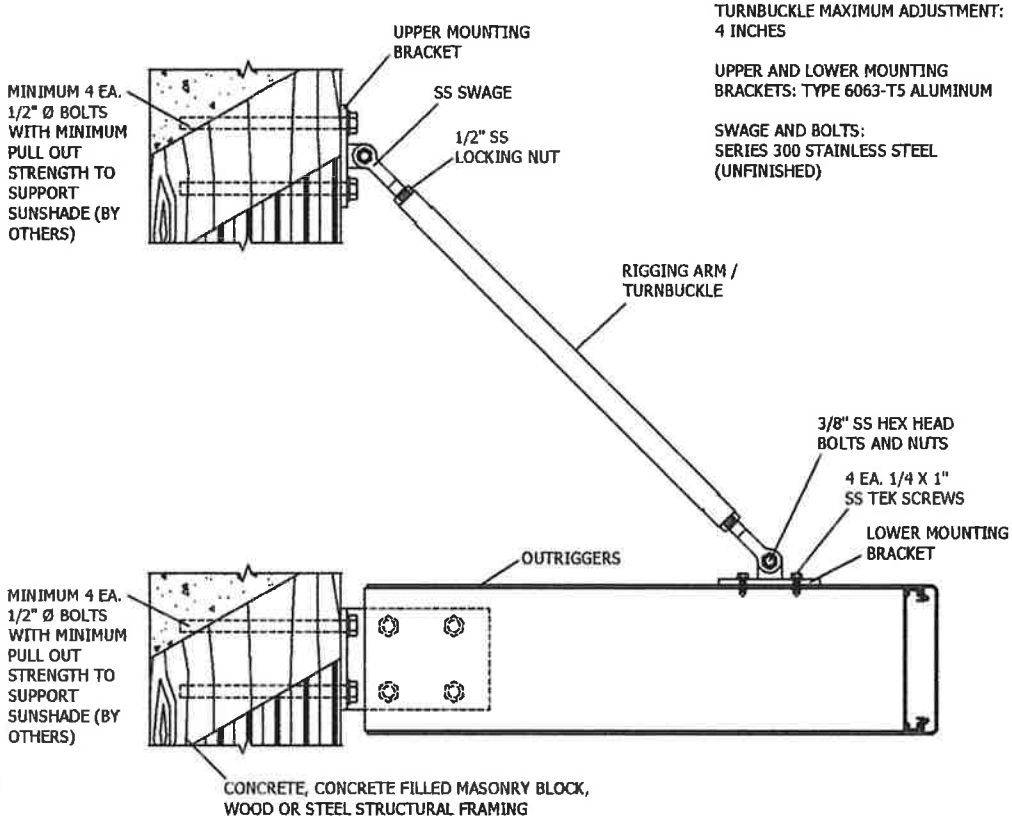
TURNBUCKLE MAXIMUM ADJUSTMENT:
4 INCHES

UPPER AND LOWER MOUNTING BRACKETS: TYPE 6063-T5 ALUMINUM

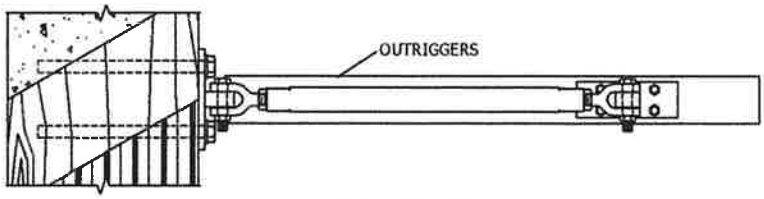
SWAGE AND BOLTS:
SERIES 300 STAINLESS STEEL (UNFINISHED)



ELEVATION VIEW



SECTION VIEW



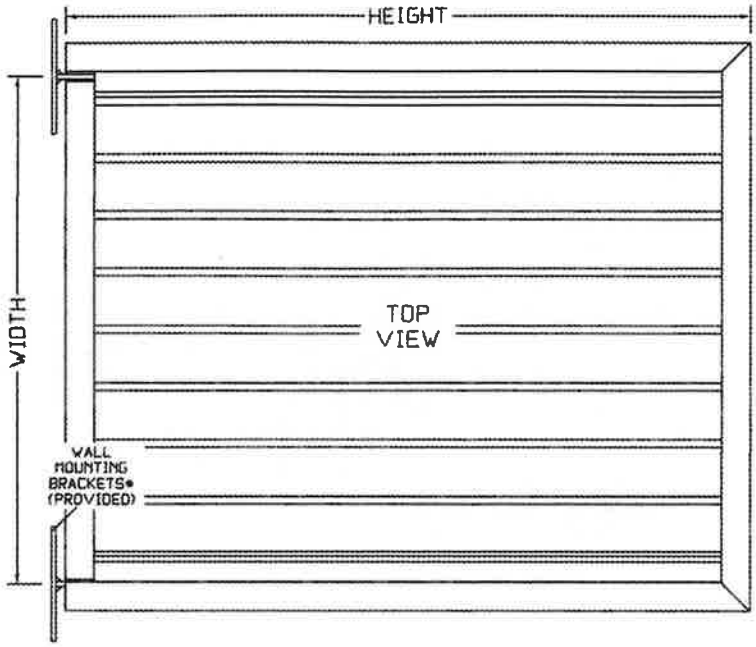
TOP VIEW

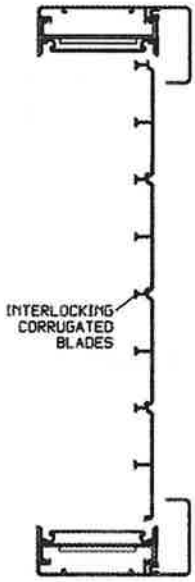
ARCHITECTURAL LOUVERS
266 W Mitchell Ave - Cincinnati, OH 45232
PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT			
CONTRACTOR			
ARCHITECT			
DRAWN BY: JRR	DATE: 04/2015	DRAWING TYPE: TECHNICAL SHEET	DRAWING TITLE: RIGGING SUPPORT

COPYRIGHT 2015
Harray, LLC dba Architectural Louvers

H8CV - 8" DEEP SOLID EXTRUDED ALUMINUM AWNING





BLADE - INTERLOCKING 0.081" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

FRAME - 0.081" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

OUTRIGGERS - 0.125" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

DESIGNED FOR 30 PSF WIND LOAD

MIN. SIZE: 24" WIDE X 12" HIGH
MAX. SIZE: UNLTD. WIDE X 60" HIGH

ALL FASTENERS CONCEALED FROM VIEW

OPTIONS:

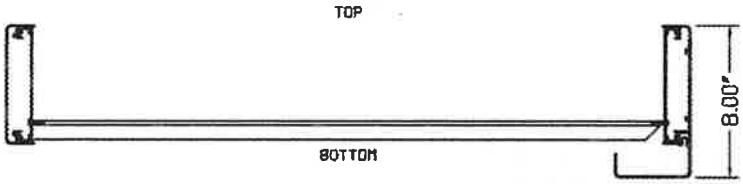
MULLION CONNECTIONS FOR CONTINUOUS RUNS

MOUNTING FOR VARIOUS WALL TYPES*

HIGHER WIND LOAD RATINGS

RIGGING SUPPORTS**

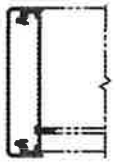
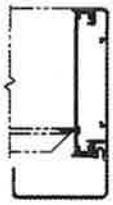
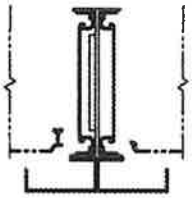
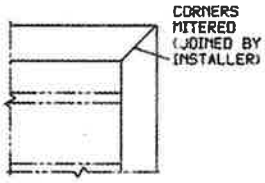
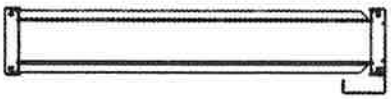
ARCHITECTURAL FINISHES



SECTION VIEWS

* SEE MOUNTING OPTIONS TECHNICAL SHEET FOR WALL BRACKETS

** SEE RIGGING SUPPORT SUPPLEMENT (MAY BE REQUIRED TO SUPPORT HIGH WIND LOADS AND/OR LARGE PROJECTIONS)

CONSTRUCTION	INNER TRIM	TRIM (3 SIDES)	MULLION JOINT	TRIM CORNERS
STANDARD	 6" TUBE "T" TRIM	 8" TUBE "T" TRIM	 "I" MULLION WITH GUTTERS	 MITERED
SIDING OPTIONS	SINGLE SIDED (BOTTOM ONLY)		 DOUBLE SIDED (TOP AND BOTTOM)	

ARCHITECTURAL LOUVERS
266 W Mitchell Ave - Cincinnati, OH 45232
PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT			
CONTRACTOR			
ARCHITECT			
DRAWN BY: JRR	DATE: 5/2017	DRAWING TYPE: TECHNICAL SHEET	DRAWING TITLE: H8CV

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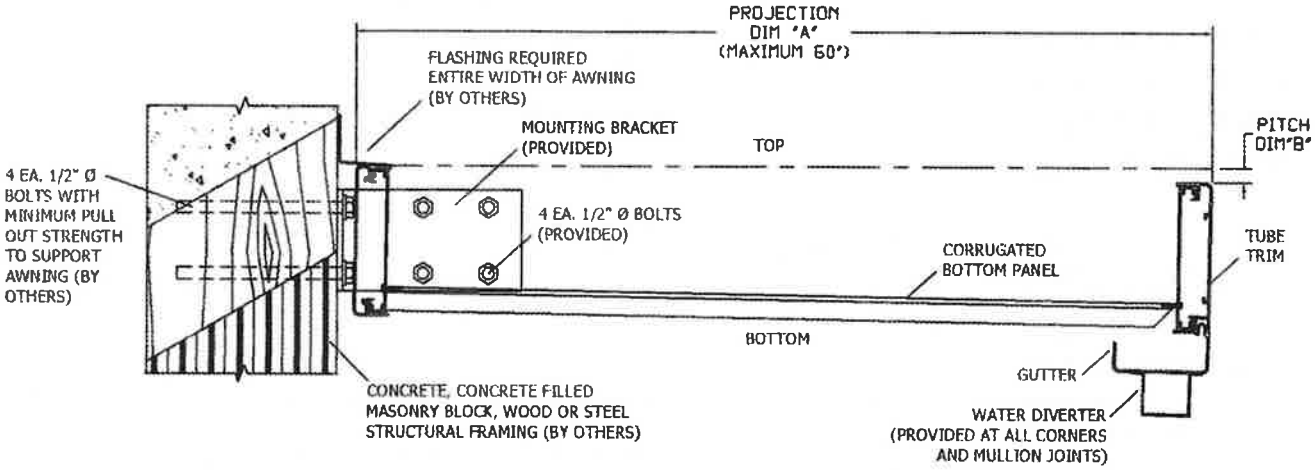
Harray, LLC dba Architectural Louvers

H8CV - 8" DEEP SOLID EXTRUDED ALUMINUM AWNING



SECTION VIEW
(N.T.S.)

NOTE: SOLID AWNING MUST BE PITCHED FOR DRAINAGE. USE THE TABLE TO DETERMINE THE PITCH REQUIRED

PITCH REQUIREMENTS 1:96	
PROJECTION DIM "A"	PITCH DIM "B"
12"	1/8"
18"	3/16"
24"	1/4"
30"	5/16"
36"	3/8"
42"	7/16"
48"	1/2"
54"	9/16"
60"	5/8"

ARCHITECTURAL LOUVERS
266 W Mitchell Ave - Cincinnati, OH 45232
PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT			
CONTRACTOR			
ARCHITECT			
DRAWN BY: JRR	DATE: 5/2017	DRAWING TYPE: TECHNICAL SHEET	DRAWING TITLE: H8CV

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Harray, LLC dba Architectural Louvers

Wicomico County Local Management Board
BRICK ALLEY
116
THE BRICK ROOM
The BRICK ROOM
ESCAPE SALISBURY
Escape Room
BRICK ROW MARKET
118 NORTH
120
PEACE IT TOGETHER

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of September 23, 2026

Case Number:	#26-23
Commission Considering:	Awning
Owner Name:	Devreco LLC
Owners Address:	150 W Market Street Salisbury, MD 21801
Applicant Name:	Alexander Scott
Applicant's Address:	NA
Agent/Contractor:	NA
Subject Property Address:	118 N Division Street Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	CBD - Central Business District
Structure / Site Description:	
Built Date:	1923
Enclosed Area:	7,728 sq. ft. (SDAT Real Property Database)
Lot Size:	4,483 sq. ft. (SDAT Real Property Database)
Number of Stories:	3
Contributing Structure:	Yes
Wicomico County Historic Survey on file:	NA
Nearby Properties on County Survey:	Yes

Properties included below but not limited to:

- WI-269 – Jay Williams Law Office

- WI-75 – Masonic Temple
- WI-12 – Wicomico County Courthouse

Explanation of Request:

The applicant is seeking approval to construct an aluminum awning to the front façade of the building. The awning will span the full length of the building (32 feet), and will be 4 feet wide to cover the existing doors to the sidewalk. The gold letters that are currently attached to the building will be removed and placed along the front face of the awning, so the signage will still be visable.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Guideline 44: Preserve Historic Signs

a. Historic signs, such as those constructed directly into an architecture detail of the structure should be maintained, and may be restored if necessary.

b. 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.

c. Restore or recreate historic signs where sufficient documentation exists, if the restored or recreated sign would be in compliance with Salisbury's zoning ordinance.

Guideline 45: Sign Placement

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.

a. Signs must not obscure or hide significant historic features or details. This includes windows, cornices, and architectural trim.

b. Projecting signs must be located no less than eight feet above the sidewalk.

c. Signs should be mounted to historic masonry buildings through the mortar joint, rather than through masonry units wherever possible.

d. Non-permanent painted or adhesive signs (for example, vinyl cling signs) may be installed on the interior of storefront windows or on the upper story windows of multi-story commercial buildings.

e. Signs shall not be placed above the roof-line of any building in the Downtown Historic District, as per the zoning ordinance.

f. Awning signs are permitted.

Guideline 46: Awnings

a. The bottom of awnings must hang no less than 7 feet above the pavement.
b. Awnings must fit the dimensions of the storefront. They should not obscure ornamental details or the historic signboard. The top edge should align with the top of the storefront transom or fall between the transom and storefront windows.
c. Awnings may provide suitable locations for signs. Lettering and logos may be added to the front face or to the drop flap.

STAFF COMMENT

The staff recommends approval as the applicant complies with all of 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: September 8, 2026

Real Property Data Search ( )
Search Result for WICOMICO COUNTY

Search Tax Maps	No Ground Rent Redemption on File	No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: **District -** 09 **Account Identifier -** 054642

Owner Information

Owner Name:	DEVRECO LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	150 W MARKET ST STE 101 SALISBURY MD 21801	**Deed Reference:**	/03662/ 00167

Location & Structure Information

Premises Address:	118 N DIVISION ST SALISBURY 21801-0000	**Legal Description:**	L-40.03 X 112 118 N DIVISION STREET CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1036	21003.23	0000				2027	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1923	7,728 SF		4,483 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	Pending Permit
		OFFICE BUILDING	/	C2				None

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments As of 07/01/2026	As of 07/01/2027
Land:	89,600	89,600		
Improvements	463,000	463,000		
Total:	552,600	552,600	552,600	
Preferential Land:	0			

Transfer Information

Seller: GILKERSON PROPERTIES LLC	**Date:** 12/20/2013	**Price:** $340,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /03662/ 00167	**Deed2:**
Seller: C & C LLC	**Date:** 06/30/2011	**Price:** $150,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /03330/ 00271	**Deed2:**
Seller: C & C LIMITED LIABILITY CORP	**Date:** 03/11/2003	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /01646/ 00216	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2026	07/01/2027
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|	0.00|

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	September 23, 2026
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#26-24
Commission Considering:	Fence
Owner's Name:	American Alliance Financial Inc
Applicant Name:	Brian Hanratty
Agent/Contractor:	Superior Fence & Rail
Subject Property Address:	309 Park Ave Salisbury, MD 21801
Historic District:	Newtown Historic District
Use Category:	Apartments
Chairman:	Mr. Brenden Frederick
HDC Staff contact:	Scarlett Liberto Associate Planner (410) 548-3170

City of Salisbury, MD

September 4, 2026

Record No: SHD-26-1

DID202 - Salisbury Historic District Commission Application

Status: Active

Submitted On: 8/26/2026

Primary Location

309 PARK AVE
SALISBURY,
Maryland 21801

Owner

AMERICAN ALLIANCE FINANCIAL INC
1301 ALPS DR MC
LEAN, VA 22102

Applicant

Brian Hanratty
443-539-8832 ext. _____
brian.hanratty@superiorfenceandrail.com
29729 Foskey Lane, Delmar, MD
Delmar, MD 21875

Subject Information

Work Involves*

Something Else

Estimated Cost ($)*

3000

Description of Work Proposed*

Replacement of Wood Fence - 5' high Pressure Treated Wood picket fence

Are there any easements or deed restrictions for the exterior of this property? If yes, submit a letter from the easement holder their approval of the proposed work.*

No

Do you intent to apply for Federal or State Rehabilitation Tax Credits? If yes, contact Maryland Historical Trust for approval.*

No

Upload Required Documents

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 mockup.

309 Park Ave_Diagram.png

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)

309 Park Ave_Photos.pdf

For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity. 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.

No File Uploaded

Samples of materials or copies of manufacturers product literature.

Stockade Example.JPG

Applicant's Signature

Signature

Brian Hanratty
Aug 26, 2026

Initial

BH

Review Disposition

Meeting Date

09/23/2026

Disposition

–

Saleem Malik's Estimate

Last Modified: *6/18/2026 10:24 AM EDT*
Pricing Valid Until: *7/2/2026 10:24 AM EDT*

Saleem Malik
309 Park Avenue
Salisbury, MD 21801

msmalik@gmail.com
2023291649

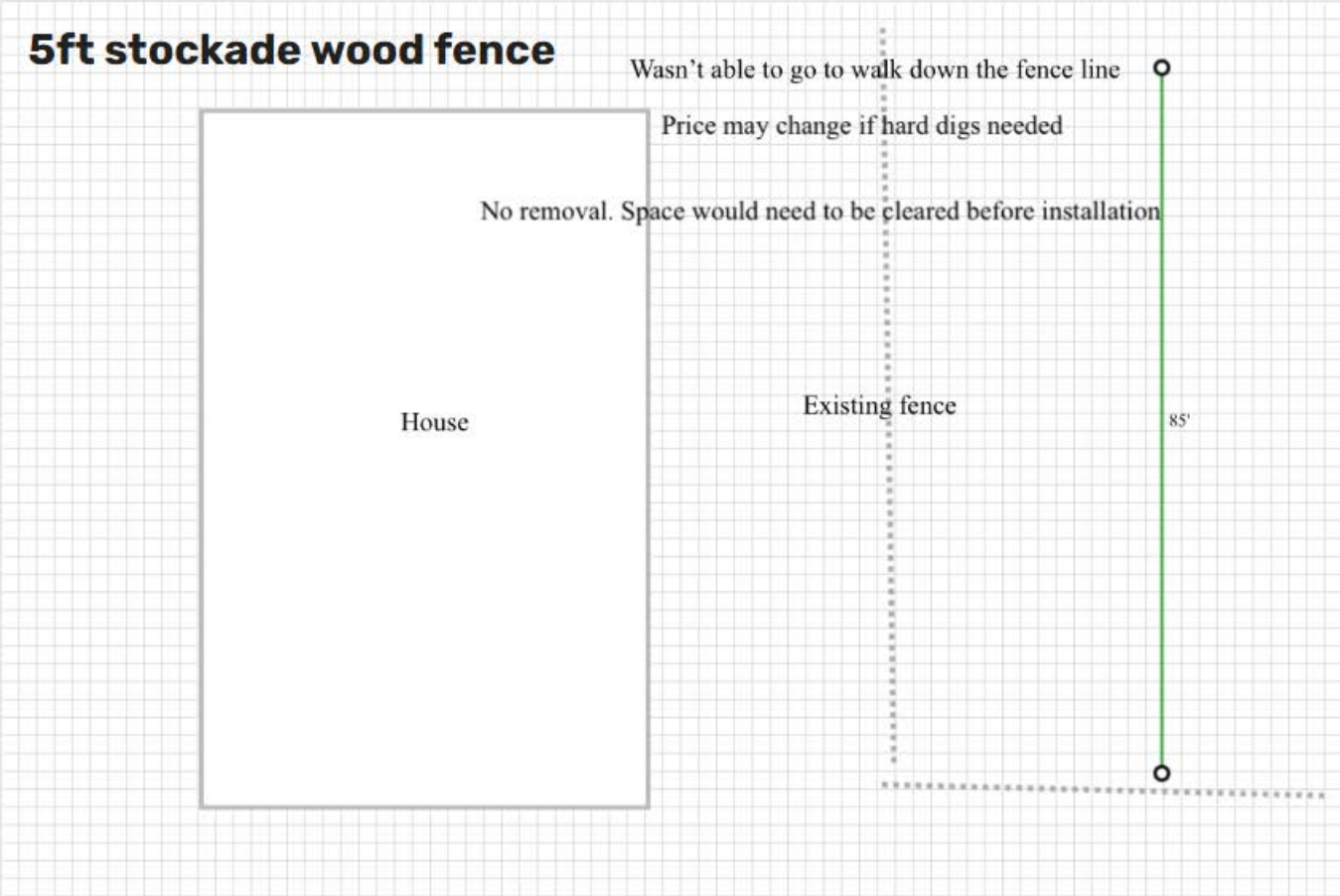
Clone Estimate

Processing Contract

1 Fence Designer

2 Job Rundown

5ft stockade wood fence



5'H Stockade **85** LF

Segment 1 - 85'

9095 3593517

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of September 23, 2026

Case Number:	#26-24
Commission Considering:	Fence Replacement
Owner Name:	American Alliance Financial Inc
Owners Address:	1301 Alps Drive Mclean, VA 22102
Applicant Name:	Brian Hanratty
Applicant's Address:	NA
Agent/Contractor:	Superior Fence & Rail
Subject Property Address:	309 Park Ave Salisbury, MD 21801
Historic District:	Newtown Historic District
Use Category:	Apartment
Zoning Classification:	R8 - Residential
Structure / Site Description:	
Built Date:	1900
Enclosed Area:	6,106 sq. ft. (SDAT Real Property Database)
Lot Size:	7,170 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-644 – John D. Williams House
- WI-524 – Daniel J. Whealton House
- WI-643 – Esther and Alice Davis House

Explanation of Request: The applicant is seeking approval to replace their existing fence with a five foot pressure treated wood picket fence.

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 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 applicant wants to replace the existing wood fence with a different style wood fence. The staff recommends approval as there is already a wood fence on the premises, the applicant is changing the style to a stockade wood fence, which complies with all Historic District 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: September 9, 2026

Real Property Data Search ( )
Search Result for WICOMICO COUNTY

Search Tax Maps	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 MC LEAN VA 22102-1501	**Deed Reference:**	/02605/ 00007

Location & Structure Information

Premises Address:	309 PARK AVE SALISBURY 21801-0000	**Legal Description:**	BL-4 L-5 7,170 SF 309 PARK AVE BNDRY SUR AMERICAN ALLIANCE FIN INC

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0107	0008	0962	10003.23	0000				2027	Plat Ref:	0018/ 0307

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	6,106 SF		7,170 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	Pending Permit
		MULTIPLE RESIDENCE	/	C3				None

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments As of 07/01/2026	As of 07/01/2027
Land:	52,500	52,500		
Improvements	406,300	406,300		
Total:	458,800	458,800	458,800	
Preferential Land:	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**	07/01/2026	07/01/2027
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|	0.00|

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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