

Salisbury Historic District Commission

December 17, 2025

The Salisbury Historic District Commission met in regular session on Wednesday, **December 17, 2025**. The meeting took place at 125 N Division St, Room 301, with attendance as follows:

COMMISSIONERS

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

CITY OFFICIALS

City Attorney – Laura Ryan – *Present*
Associate Planner – Will Canner – *Present*
Associate Planner – Henry Pearson – *Present*

1. **CALL TO ORDER** – **Mr. Brenden Frederick** called the meeting to order at 7 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explained the meeting procedure to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – **Ms. Margaret Lawson** made a motion to approve the October minutes, seconded by **Ms. Harvey Evans**. The motion was brought to vote and approved.
4. **PUBLIC INPUT** – Members of the public are welcome to comment, subject to a time allotment of two (2) minutes per person.
5. **CONSENT DOCKET** – **None**.
6. **OLD BUSINESS** – **#24-10 – 501 W. Main St. – COA Extension**

Mr. Will Canner stated that a letter was received requesting an extension of one hundred and eighty (180) days. The meeting for the initial approval was held on May 28, 2024. **Mr. Canner** read the extension request letter, which detailed the project and development schedule and requested another extension. **Ms. Lisa Gingrich** asked if the date was within the six-month extension time which was confirmed by **Mr. Frederick** to be on June 5, 2025. **Ms. Lawson** made a motion to approve the extension. **Ms. Gingrich** seconded the motion. The motion was brought to vote and approved unanimously.

Public Comment: None

Motion and Vote:

Motion: **Ms. Lawson** made a motion to deem the structure contributing due to it being on the Wicomico County Historic Registry.

Second: The motion was seconded by **Ms. Gingrich**.

Vote: The motion was brought to vote and approved unanimously.

7. NEW BUSINESS –

Case #25-26 – 107 W Main St. - Alterations – Alteration & Addition of two Signs

Mr. Frederick questioned whether the property had not been determined contributing. **Mr. Canner** determined that it had not been deemed contributing yet. **Mr. Frederick** stated that since the property is already a part of the Wicomico Historic Survey, it should be made contributing.

Motion and Vote:

Motion: **Ms. Gingrich** made a motion to deem the structure contributing due to it being on the Wicomico County Historic Registry.

Second: The motion was seconded by **Mr. Evans**.

Vote: The motion was brought to vote and approved unanimously.

Mr. Canner read the staff report, in which he recommended approval with amendments. The signage of both the Tony Weeg sign and Blue Duck Sign may be approved however the vinyl is generally considered an impermissible material, but ultimately deferred to the commission's discretion. The painting of the brick and trim is discouraged under guideline 15B and 16B; therefore, staff does not recommend approval of the painted surfaces. The Tony Weeg sign was created without approval so staff recommended retroactive approval.

Mr. Doug Church spoke as the property owner. He stated that he had purchased the property six years ago. He added that there hadn't been much maintenance to the building since the 1980s and that condensation is getting through the façade and causing mold and mildew. He stated he wanted to do comprehensive repairs so he could get value from the property.

Mr. Evans asked how the paint would fix the mortar that is missing. **Mr. Church** stated that some of the mortar would be repointed. **Mr. Evans** stated that brick is hard to paint based on his 25 years of painting experience. **Mr. Church** stated that the business Blue Duck is an aesthetic forward business and would want the brick to be painted. **Mr. Church** iterates that the condensation is getting in through the brick which is similar to a property he had done in Washington D.C. **Mr. Evans** stated that it would get in through the mortar not the brick itself. **Mr. Evans** asked if the sun's exposure might be the cause of this, Mr. Church could not verify or deny this, but stated that the tree in front could also decrease sun exposure and increase moisture.

Ms. Gingrich asked about the current composition of the sign. **Mr. Church** stated that on the lease it was required by the tenants to get historic district approval. **Mr. Canner** stated that on the case only Blackwater apothecary was listed.

Ms. Gingrich questioned what would happen with the application of the lower section of the wood storefront. **Mr. Church** stated the storefront would have the trim replaced on the sign and paint the lower section of the building which would not require approval.

Mr. Frederick stated the only issue with the application is the painting of the brick which is not allowable by the guidelines. **Mr. Evans** gave an alternative of repointing the brick, though **Mr. Church** stated this would not look aesthetically pleasing and kept with his initial plan.

Mr. Frederick stated that the applicant could have a technical document prepared to prove that the integrity of the building would need the paint to stop moisture buildup.

Ms. Laura Ryan stated that he had two methods of proceeding. He could omit the painting of the brick for this application, but if he kept this request in his application and was denied, he would have to wait a year to apply.

Mr. Church decided to keep the application as is because he had already spent time and money on the property and could not afford to keep working on this building. If denied, he would wait to do any work until he could reapply.

The commissioners and **Ms. Ryan** stated that it would not hurt his application if he chose to omit the paint of the brick but keeping it on the application would hurt his application in the future if he wanted to reapply. **Mr. Church** decided he wanted closure on the property and went forward with the application as it was submitted.

Public Comment: None

Motion and Vote:

Motion: **Mr. Evans** made a motion to approve the application with the exception of the painted brick due to Historic Guidelines stating that painting unpainted masonry surfaces is highly discouraged.

Second: The motion was seconded by **Ms. Gingrich**

Vote: The motion was brought to vote and approved unanimously.

Adjournment:

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

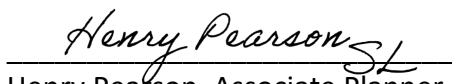
This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury Department of Infrastructure and Development.



Brenden Frederick, Acting Chairman

01/30/2026

Date



Henry Pearson, Associate Planner

9/18/2026

Date