

WI-255 146
Merchants' Hotel
Salisbury
Private

1887

Known variously as the Merchants' Hotel or the West End Hotel, this three-story, four-bay common bond brick commercial block is a distinctive structure located in Salisbury's historic central business district. The property is a triangular shaped parcel bounded by West Main and West Church streets. As a result, the building was erected in a tapering, polygonal shape conforming to the boundary lines and resembling the form of a flatiron. The walls are laid in nine-course common bond with projecting brick lintels accenting the door and window openings. The flat roof is disguised by a corbelled brick cornice which encircles the building on three sides.

Chain-of-title research for this lot traces its ownership back to the late nineteenth century and the ownership of Martin E. and Mary C. Hastings, who financed construction of this three-story commercial building following the devastating fire that destroyed Salisbury's business district on October 17, 1886. Martin E. Hastings is mentioned in the *Salisbury Advertiser* as having started construction on a new building in March 1887. A few months less than two years later, on January 18, 1889, Martin and Mary Hastings sold their interests in the property to Theodore A. Veasey and Peter S. Shockley. The lot was described as "occupied by said Martin E. Hastings as a hotel and known as the West End Hotel." The Sanborn-Perris Insurance map printed in 1888 indicates the structure was used as a boarding house at the time. In 1899 the building is identified on the insurance map as the "Merchants Hotel," with a grocer and barber dividing the first floor space.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: WEST END HOTEL

MHT INVENTORY NUMBER: WI-255 176

MARYLAND COMPREHENSIVE PLAN DATA

1. Historic Period Theme(s): Architecture

2. Geographic Orientation: Eastern Shore

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

4. Resource Type(s): Commercial Building
- former hotel

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. WI-255 146

Magi No.

DOE ___yes ___no

1. Name (indicate preferred name)

historic WEST END HOTEL , MERCHANTS' HOTEL

and/or common

2. Location

street & number 243-245 West Main Street ___ not for publication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	<input checked="" type="checkbox"/> occupied	___ agriculture ___ museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	___ unoccupied	<input checked="" type="checkbox"/> commercial ___ park
___ structure	___ both	___ work in progress	___ educational ___ private residence
___ site	Public Acquisition	Accessible	___ entertainment ___ religious
___ object	___ in process	___ yes: restricted	___ government ___ scientific
	___ being considered	___ yes: unrestricted	___ industrial ___ transportation
	<input checked="" type="checkbox"/> not applicable	___ no	___ military ___ other:

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

name Terry R. Sell, et al.

street & number P. O. Box 2142 telephone no.:

city, town Salisbury state and zip code MD 21802

5. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court Map 107, P. 1015
liber 1048

street & number Wicomico County Courthouse folio 278

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-255146

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

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

The Merchants' Hotel, also known historically as the West End Hotel, is a three-story, four-bay, flatiron shaped commercial building that stands at 243-245 West Main Street in the central business district of Salisbury, Wicomico County, Maryland. The three-story, four-bay structure faces south and is covered with a flat roof disguised by a brick parapet. The three-story, four-bay, brick commercial block is irregularly shaped, polygonal structure that conforms to the tapering nature of the lot bounded on the north by West Church Street and on the south by West Main Street. The building is laid in nine-course common bond, and it is painted in a three-color scheme. The body of the building is painted a light tan, while the window lintels are painted maroon and the window surrounds a forest green. The cornices are painted in forest green as well with maroon highlights.

Built in 1887, the three-story, four-bay building is laid in nine-course common bond with the walls rising to a decorative, corbelled brick cornice. The south (West Main Street) elevation is defined by four evenly spaced bays. The second bay from the west corner is an entrance, while the other three openings are filled with single-pane sash windows. Each door and window opening is highlighted by a projecting, decorative brick lintel. The window openings have brick sills. Stretching across the first floor above the window and door openings is a bracketed wood cornice. The second and third floors are defined by four evenly spaced single-pane sash windows, each accented with a decorative brick lintel. The center two bays on each floor are obscured slightly by a metal fire escape. The top of the wall is finished with a corbelled brick cornice.

The west end of the building is a narrow elevation with paired single-pane sash windows on each floor and paired brick lintels atop each opening. The first floor cornice continues around the west side. The second and third floors are marked by paired single-pane sash windows, each having a decorative brick lintel as well. A corbelled brick cornice tops the west elevation also.

The north (West Church Street) facade is a four-bay elevation with two center door openings flanked by single-pane sash windows. The partially glazed doors are topped by large glass transoms. Each of the door and window openings is highlighted by a decorative brick lintel. There is no first floor bracketed cornice on the north facade. The second and third floors are marked by four evenly spaced window openings, and the top of the wall is finished with a corbelled cornice.

The interior spaces have been reworked to suit modern offices.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates	Builder/Architect
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D and/or	
Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input checked="" type="checkbox"/> local	

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

Known variously as the Merchants' Hotel or the West End Hotel, this three-story, four-bay common bond brick commercial block is a distinctive structure located in Salisbury's historic central business district. The property is a triangular shaped parcel bounded by West Main and West Church streets. As a result, the building was erected in a tapering, polygonal shape conforming to the boundary lines. The walls are laid in nine-course common bond with projecting brick lintels accenting the door and window openings. The flat roof is disguised by a corbelled brick cornice which encircles the building on three sides.

The pivotal location of this building coupled with its distinctive architectural features qualify a listing in *Category A*, which identifies buildings that must be retained since it is a structure that exhibits many good architectural features.

Chain-of-title research for this lot traces its ownership back to the late nineteenth century and the ownership of Martin E. and Mary C. Hastings, who financed construction of this three-story commercial building following the devastating fire that destroyed Salisbury's business district on October 17, 1886. Martin E. Hastings is mentioned in the *Salisbury Advertiser* as having started construction on a new building in March 1887.(1) A few months less than two years later, on January 18, 1889, Martin and Mary Hastings sold their interests in the property to Theodore A. Veasey and Peter S. Shockley, which was described as "occupied by said Martin E. Hastings as a hotel and known as the West End Hotel."(2) The Sanborn-Perris Insurance map printed in 1888 indicates the structure was used as a boarding house at the time. In 1899 the building is identified on the insurance map as the "Merchants Hotel," with a grocer and barber dividing the first floor space.

8.1 SIGNIFICANCE

Merchants' Hotel

Salisbury, Wicomico County, Maryland

Footnotes

- 1 Salisbury *Advertiser*, March 19, 1887, "Mr. Martin E. Hastings has begun work on a brick building, corner of Main and Church St." (Wicomico County Free Library)
- 2 Wicomico County Land Record, JTT 12/277, 18 January 1889, Martin E. Hastings Mary C. Hastings to Theodore A. Veasey and Peter S. Shockley (Wicomico County Courthouse)

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West End Hotel
243-245 West Main Street
Salisbury, Maryland
Chain of Title

Map 107
Parcel 1015

1048/278 M. Eugene Dunn
 Carol June Dunn

to

10/11/1985 Terry R. Sell

AJS 952/757 James S. Onley
 Patrick Doyle
 O & D Enterprise

to

12/19/1980 M. Eugene Dunn
 Carol June Dunn

AJS 922/458 James D. Onley
 Deborah Ann Porter
 P & O Enterprise

to

6/21/1979 James S. Onley
 Patrick Doyle
 O & D Enterprise

WI-255 196
West End Hotel
243-245 West Main Street
Salisbury, Maryland
Chain of title continued

Page 2

AJS 864/333

Jerome Turk
Martin E. Turk, Partners

to

10/22/1976

James S. Onley
Deborah Ann Porter

AJS 852/201

William T. Schoeni, Alexandria, Virginia

to

2/20/1976

Jerome Turk
Martin E. Turk
"W.J.M. Joint Venture"

JWTS 781/521

Jerome Turk
Shirley Turk

to

2/2/1973

William T. Schoeni
Lot No. 13

JWTS 775/26

Joseph Berger
Fay Berger

to

WI-255 176
West End Hotel
243-245 West Main Street
Salisbury, Maryland
Chain of title Continued

Page 3

10/26/1972 Jerome Turk
Shirley Turk

JWTS 620/246 Albert I. Rubenstone
Jessie R. Matzkin, Trustees under the
Last Will & Testament of
Jacob Rubenstone

to

10/23/1965 Joseph Berger
Fay Berger

IDT 174/444 Harry Rubenstone

to

7/1/1932 Jacob Rubenstone

the said Jacob Rubenstone having since
departed this life testate Will Book JWH 3/479
devised property unto Annie Rubenstone
and Albert I. Rubenstone, formerly known
as the West End Hotel Property

JCK 109/292 Mary A. Wroten, Frank E. Lynch, Mary M.
Lynch, James William Freeny and Annie T. Freeny

to

9/4/1918 Harry Rubenstone
"West End Hotel"

WI-255 146
West End Hotel
243-245 West Main Street
Salisbury, Maryland
Chain of title continued

Page 4

Last Will and Testament of
David S. Wroten

to

Mary A. Wroten

$\frac{1}{2}$ undivided interest

EAT 65/414

Peter S. Shockley

to

9/30/1909

David S. Wroten

$\frac{1}{2}$ undivided interest

JTT 12/277

Martin E. Hastings and wife, Mary C. Hastings

to

1/18/1889

Theodore A. Veasey
Peter S. Shockley

\$5,500 occupied by said Martin E. Hastings
as a hotel and known as the West End
Hotel

NATIONAL PARK SERVICE
Washington D.C. 20240

HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

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

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: Merchant's Hotel
 Address of property: 243 West Main Street
 City Salisbury County Wicomico State MD Zip Code 21801
 Name of historic district in which property is located: Downtown ~~Re~~ Historic District

Check here if request is for:

- certification (structure contributes to significance of the district)
- decertification (structure does not contribute to significance of the district)
- easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

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

The exterior of this three story building plus basement has had the metal siding removed, windows are being changed to original sizes, brickwork is being completed to fit to the window area, outside window wells are being re-opened, outside stairway being built for →

3. Statement of Significance:

(use reverse side if necessary)

Building was built as a hotel in 1886 and called Merchant's Hotel and rebuilt in 1887 after the big fire in downtown Salisbury. The date blocks are in the corner of the building.

Date of construction (if known): 1887 Original site Moved Date of alterations (if known): 1925 ¹⁹²⁵ 1968

4. Name and Mailing Address of Owner:

Name Gene and Carol Dunn c/o Gene Dunn Real Estate
 Street 233 West Main - Downtown Plaza - Historic District
 City Salisbury State MD Zip Code 21801
 Telephone number (during day): Area Code (301) 749-8833

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

Signature Carol Gene Dunn M. Gene Dunn Date 6-10-83
 Social Security Number or Taxpayer Identification Number 213-42-1013

For office use only

The structure described above is included within the boundaries of a Registered Historic District and contributes does not contribute to the character of the district.

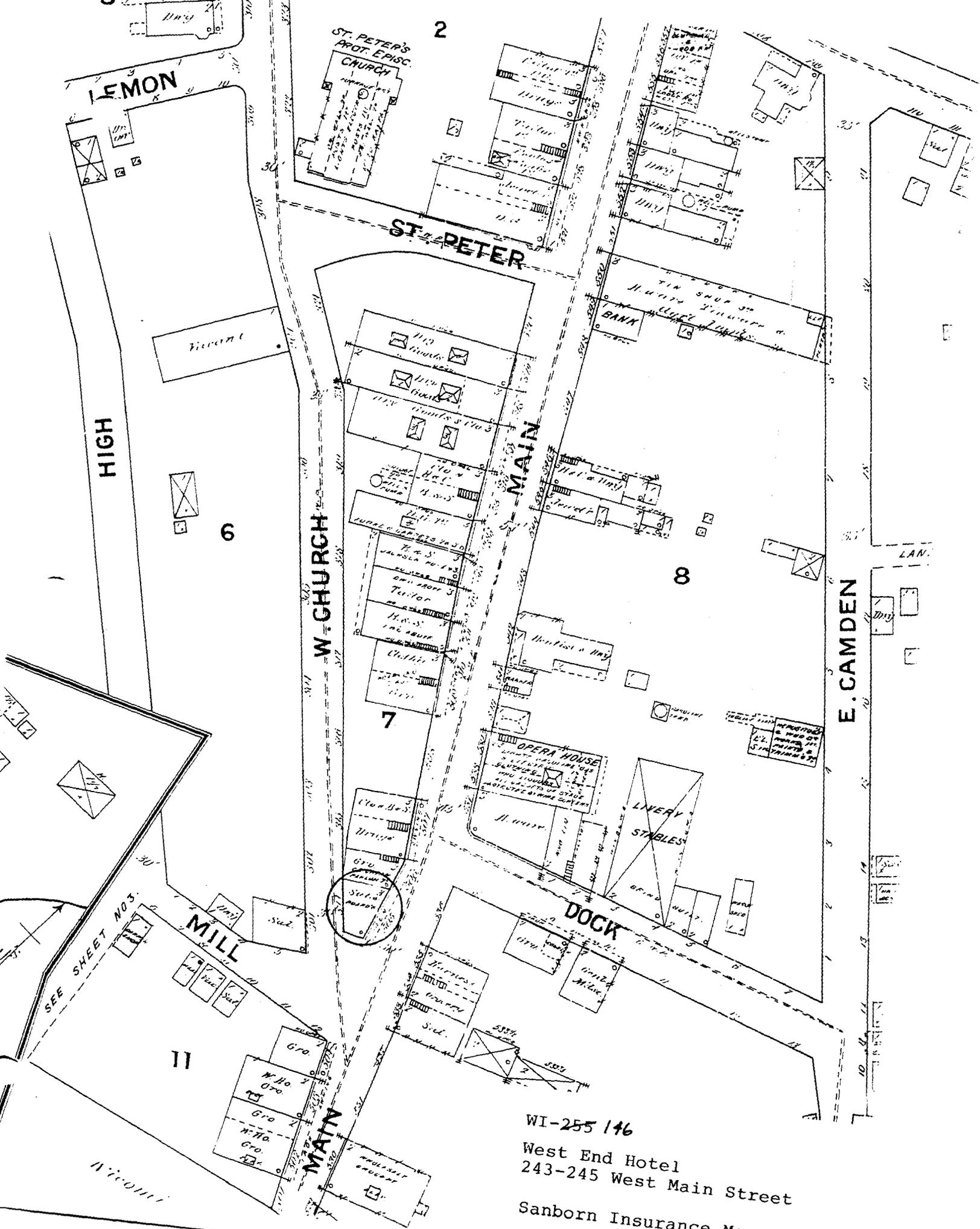
The structure appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and appears does not appear to contribute to the character of said district or will likely will not be recommended for certification as substantially meeting National Register criteria.

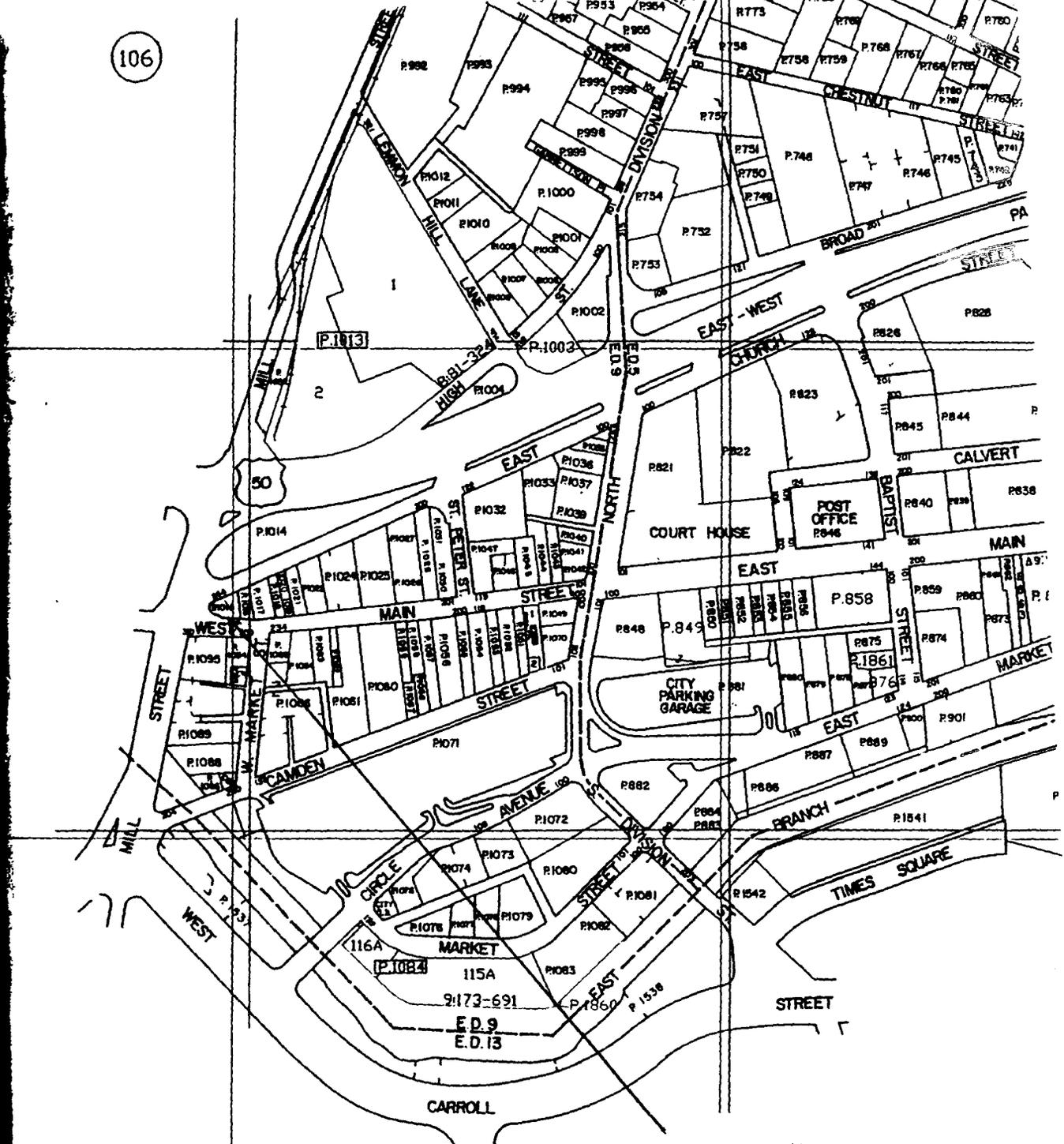
Signature _____ Date _____
 State Historic Preservation Officer

2. cont'd

access to basement from the outside and new doors are replacing existing ones. The inside is being completely gutted to original studs and wallboard applied to original walls. The single story addition on the narrow end of the building is to be removed.



WI-255 146
 West End Hotel
 243-245 West Main Street
 Sanborn Insurance Map, 1888



WI-255 176
 West End Hotel
 243-245 West Main Street

Wicomico County Tax Map 107
 parcel 1015

SCALE IN FEET



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5860 LNW
(HEBRON)

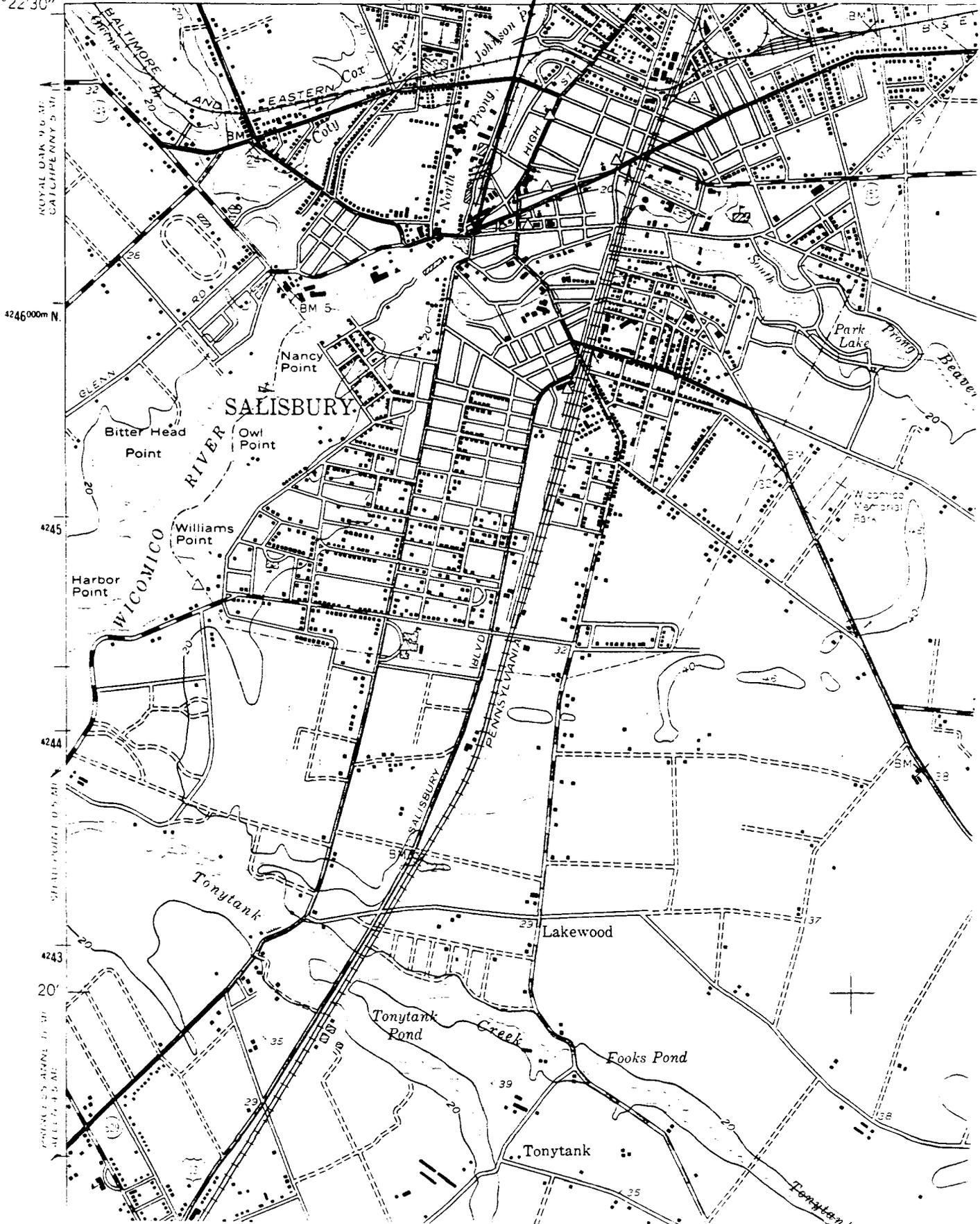
UNITED STATES
DEPARTMENT OF THE INTERIO
GEOLOGICAL SURVEY

WI-255 146

West End Hotel
243-245 West Main Street
Salisbury, Wicomico Co. Maryland
Salisbury, Maryland Quadrangle
1942

75°37'30"
38°22'30"

447000m E
4246000m N



ROYAL OAK 97.6 M
CATCHPENNY 5.7 M

4246000m N

4245

4244

4243

20'

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W. 146

West End Hotel

Salisbury, Newberry Co., Maryland

North elevation

3/96, Paul Toward, Photographer

Mem. / MD Historical Trust



W1-146

W1-146 Hotel
SALISBURY, Wicomico Co, MD
Source indicated

3/96, LAW TOURIST, PRODUCTIONS

Feb 1990. THIRTY-TWO TOURIST