

Salisbury Historic District Commission

Hearing Notification

Hearing Date: July 25, 2018

Time: 7:00 pm

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

Case Number: #18-16

Commission Considering: Sign Installation/Replacement

Owner's Name: Salisbury University

Applicant Name: Max Verbits

Agent/Contractor: Not Indicated on Application

Subject Property Address: 212 W. Main Street

Historic District: Downtown Historic District

Use Category: Commercial

Chairman: Mr. Scott Saxman

HDC Staff contact: Trish Warrington
Office Manager
(410) 341-9550

Salisbury Historic District Commission

207 W. Main St., Suite 102
Salisbury, MD 21801
(410) 341-9550 / fax (410) 341-3682

Permit Application

\$25 Fee Received _____ (date)

Date Submitted to NSCC: 6/25/18

Date Accepted as Complete by NSCC: _____

Subject Location: 212 West Main Street

Application by: Max Verbits

Applicant Address: 1101 Camden Ave, Sby, MD

Applicant Phone: 410-548-9162

Case #: 18-16

Action Required By (45 days): 8/19/18

Owner Name: Salisbury University

Owner Address: 1101 Camden Ave

Owner Phone: 410-543-6000

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Other ☒ Demolition ☒ Sign ☐ Awning Estimated Cost \$10,000

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.

Replace existing "The Gallery Building"

signs at the Camden and Main St entrance with new, painted metal signs

reading "Salisbury University Downtown". Replace or modify existing Directory
sign flanking the Camden St. entrance

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 Director, Dept. of Neighborhood Services & Code Compliance 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 Neighborhood Services & Code Compliance 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 July 25, 2018 (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: My Verbits

Remarks: 7/11/18

Date: 6/25/18

7/10/18

Application Processor (Date)

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

Parking Lot Side Signage & New Paint



After

157.5"

9" [**SALISBURY UNIVERSITY**]

59" [*Downtown*]

18.5" [**212**]

59"



Before

Plaza Side Signage



After

157.5"

9" [**SALISBURY UNIVERSITY**]

59" [*Downtown*]



Before



Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: July 25, 2018

Case Number:	18-16
Commission Considering:	Sign Installation/Replacement
Owner's Name:	Salisbury University
Applicant Name:	Max Verbits
Agent/Contractor:	Not Indicated
Subject Property Address:	212 W. Main Street
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	Central Business District
Structure / Site Description:	
Built Date:	1930
Enclosed Area:	43,307
Lot Size:	17,278 sq. ft.
Number of Stories:	Not indicated on SDAT
Contributing Structure:	Contributing, 4/26/17
Wicomico County Historic Survey on file:	Yes
Nearby Properties on County Survey:	Yes
	<ul style="list-style-type: none">• 200 W. Main Street - Greater Salisbury Building (County Trust Company, Eastern Shore Trust Company)• 201 W. Main Street - First National Bank of Maryland (Salisbury National Bank)• 218-220 W. Main Street - Vernon Powell Building (Montgomery Ward Building)

Relevant Historic, Archeological and Architectural Significant Features of the Surrounding Area:

The property in question is located within the Downtown Historic District. The majority of buildings located in this District on East Main St., West Main St., North Division St., South Division St. and Camden St. are constructed of brick and mortar. The Salisbury Historic District Commission approved signage at 220 East main St., 235 East Main St., 124 North Division St., 150 West Market St. and 327 East Main St., formally Jimmy's Grill and the address of the current project. Various alterations where also approved by the Commission at 117-119 West Main St. , 104 North Division St., 233 west Main St., 212 West Main St., awnings at 216 East Main St. , fiberglass clad wooden windows at Chesapeake East at 501 West Main Street and aluminum commercial grade windows at 213 – 235 East Main Street. The majority of structures in this District are typically two and three story brick and stone buildings purposed for commercial use and range in age from 50 years to 130 years old. Most of the buildings were built in the 1920's with and a hand full were built in the late 1880's. There's a mix of architectural styles including Renaissance Revival and Victorian but no prevalence to any specific style.

Neighboring Properties which have been deemed Contributing/Non-Contributing:

House #		Street Name	Hearing Date	Contributing	Non-Contributing
205	W	Main Street (Metropolitan Magazine)	9/28/2011	X	
207	W	Main Street	9/23/2015	Not Determined - Approved on Consent Docket	
222	W	Main Street (The Carraige House)	4/23/2014	X	
213	W	Main Street	1/25/2012	X	
218	W	Main Street (Vernon Powel bldg)	11/19/2014	X	
232-234	W	Main Street	9/23/2015	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to replace existing signage on the east elevation and install new signage on the west elevation.

Areas of Historic Guidelines to be considered:

Guideline 45: Sign Placement – Page 111

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.

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 all applications to construct, alter, reconstruct, move or demolish any structure within a Historic District whenever the exterior appearance of such structure is affected, and to approve or reject said application. In reviewing an application and plans, the Commission should give consideration to review criteria, and may make a determination as to which of said Criteria are applicable.

Staff Findings Prepared By: Trish Warrington, Office Manager
Housing & Community Development Department (HCDD)
207 W. Main Street, Suite 102
Salisbury, MD 21801
(410) 341-9550
Date: July 11, 2018

WI-260
Woolworth's Building
Salisbury
Private

1890-1894

The old Woolworth's building is a prominent late nineteenth century structure located in the downtown business district of Salisbury. Now known as the Gallery Building, and recently renovated for multiple shops and offices, the exterior retains a large degree of its late nineteenth century architectural character. Built around 1890-94 following the devastating 1886 city fire, this three-story brick structure appears first on the 1894 Sanborn Insurance map, however each space is labeled vacant. The vacancy may have been due to its recent construction. Five years later the building is labeled with a wholesale groceries in two sections of the three-part building, while a private school occupied a third section. The second and third floors were designated as boarding rooms. Another five years interval passed until the next map was produced in 1904, which located a sewing machine store in the eastern storefront, a wholesale grocer in the center section, and a clothier in the western storefront.

The eleven-bay exterior of this brick storefront is defined by series of round arched openings and a large amount of inset terra cotta panels that add a rich textural contrast to the smooth surface of pressed bricks. The repeating rhythm of the arched window openings is coordinated with inset stringcourses of terra cotta panels. Small colored glass panes distinguish the centrally located window openings. Although recently redesigned, the interior retains a pressed metal ceiling.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Woolworth's Building

MHT INVENTORY NUMBER: WI-260

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 Block

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. WI-260

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Woolworth's Building

and/or common Gallery Building

2. Location

street & number 212 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
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

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

name Gillis Gilkerson, Inc.

street & number P. O. Box 282 telephone no.:

city, town Salisbury state and zip code MD 21803

5. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court Map 107, P. 1060
liber 1346

street & number Wicomico County Courthouse folio 8

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-260

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☐ altered

Check one

☒ original site
☐ moved date of move _____

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

Currently known as the Gallery Building, formerly the Woolworth's Building, this three-story, eleven-bay brick commercial block is located at 212 West Main Street on the Downtown Plaza of Salisbury, Wicomico County, Maryland. The building faces north and it is flanked on each side by nineteenth and twentieth century commercial blocks.

Dating around 1890, the three-story, eleven-bay brick commercial block is of pressed brick painted white. During the past year (1995-1996), the building has undergone an extensive remodeling that has included the restyling of the first floor and the redesign of the three-floor interior. The building has been enlarged to the rear as well.

The north (main) facade is a symmetrical eleven-bay elevation of pressed brick above the first floor level. The first floor storefronts have been recently redesigned with large display windows flanked by brick pilasters with molded watertable bases. A side entrance in the far eastern bay provides access to a narrow stairway to the second floor.

The eleven-bay second and third floors are defined by a center, three-bay section marked by projecting brick pilasters with a single-pane sash window in the center bay that is topped by a multi-pane colored glass transom window. The flanking center bays are pierced by double one-over-one sash windows topped by segmental arched colored glass transoms. In between the second and third floors are floral pattern terra cotta panels imbedded in the brickwork.

Four bays flank the center section and are marked by round arched window openings on the second and third floors. A raised soldier course of brick defines each arch, and each window has a multi-pane colored glass transom window. Stretching across the second floor at the level of the window header is a repeating series of inset terra cotta panels in the form of a diamond design. In addition, there is a tripartite series of molded terra cotta panels above each window opening.

The third floor is defined by a series of round arched window openings with a plain stringcourse at the base of the window arch. Singular terra cotta panels are found between each window opening. Finishing the top of the roof is a wooden crown molding.

The interior of the building has been completely reworked. The only original feature is the pressed metal coffered ceiling that remains in the center hall, which extends through the building. A new staircase of turned balusters and a molded handrail rises to the second floor, and a second staircase of similar design descends to the ground floor rooms on the Camden Street side. An modern addition (1995-1996) has extended the structure southward, and the exterior is covered in a modern stucco. Large openings with multi-pane window divisions pierce the sides of the new addition, which has a large rear entrance that opens from Camden Street.

8. Significance

Survey No. WI-260

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

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

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

The old Woolworth's building is a prominent late nineteenth century structure located in the downtown business district of Salisbury. Now known as the Gallery Building, and recently renovated for multiple shops and offices, the exterior retains a large degree of its late nineteenth century architectural character. Built around 1890-94 following the devastating 1886 city fire, this three-story brick structure appears first on the 1894 Sanborn Insurance map, however each space is labeled vacant.(1) The vacancy may have been due to its recent construction. Five years later the building is labeled with a wholesale groceries in two sections of the three-part building, while a private school occupied a third section. The second and third floors were designated as boarding rooms.(2) Another five years interval passed until the next map was produced in 1904, which located a sewing machine store in the eastern storefront, a wholesale grocer in the center section, and a clothier in the western storefront.(3)

The eleven-bay exterior of this brick storefront is defined by series of round arched openings and a large amount of inset terra cotta panels that add a rich textural contrast to the smooth surface of pressed bricks. The repeating rhythm of the arched window openings is coordinated with inset stringcourses of terra cotta panels. Small colored glass panes distinguish the centrally located window openings. Although recently redesigned, the interior retains a pressed metal ceiling.

Due to the distinctive architectural features of this building coupled with its prominent size and location it deserves listing in Category A, which identifies buildings that must be retained. The building adds significantly to the late nineteenth century of West Main Street.

- 1 Sanborn Insurance Map Company, (1894) Salisbury, Maryland State Archives.
- 2 Sanborn Insurance Map Company, (1899) Salisbury, Maryland State Archives.
- 3 Sanborn Insurance Map Company, (1094) Salisbuyr, Maryland State Archives.

9. Major Bibliographical References

Survey No. WI-260

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

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

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

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

11. Form Prepared By

name/title Paul B. Touart, Architectural Historian

organization Private Consultant

date 4/10/96

street & number P. O. Box 5

telephone 410-651-1094

city or town Westover

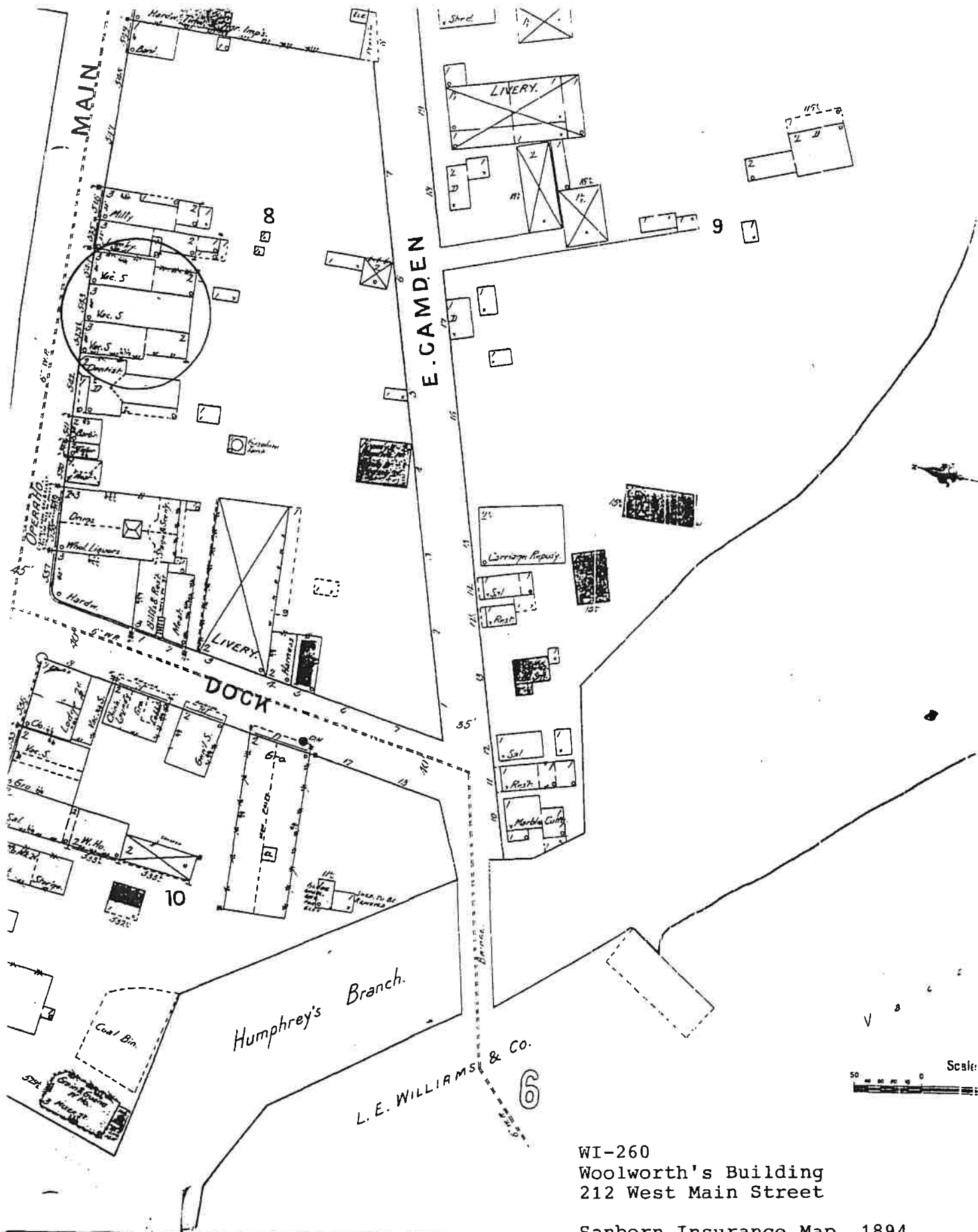
state Maryland 21871

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.

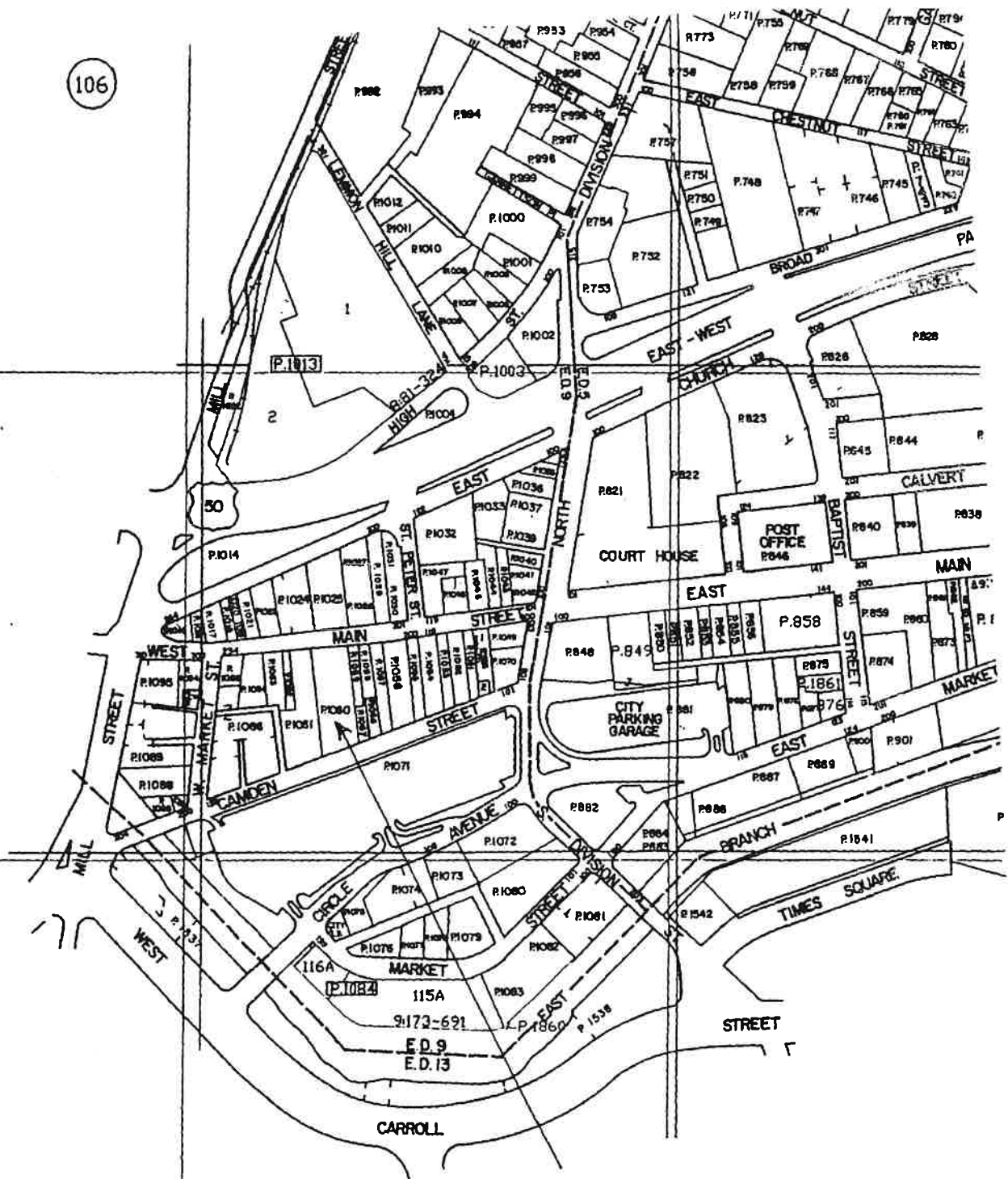
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

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



WI-260
Woolworth's Building
212 West Main Street
Sanborn Insurance Map, 1894

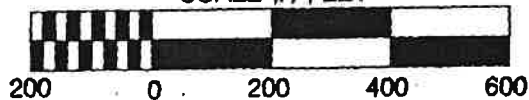


WI-260
Woolworth's Building
212 West Main Street

Wicomico County Tax Map 107
Parcel 1060

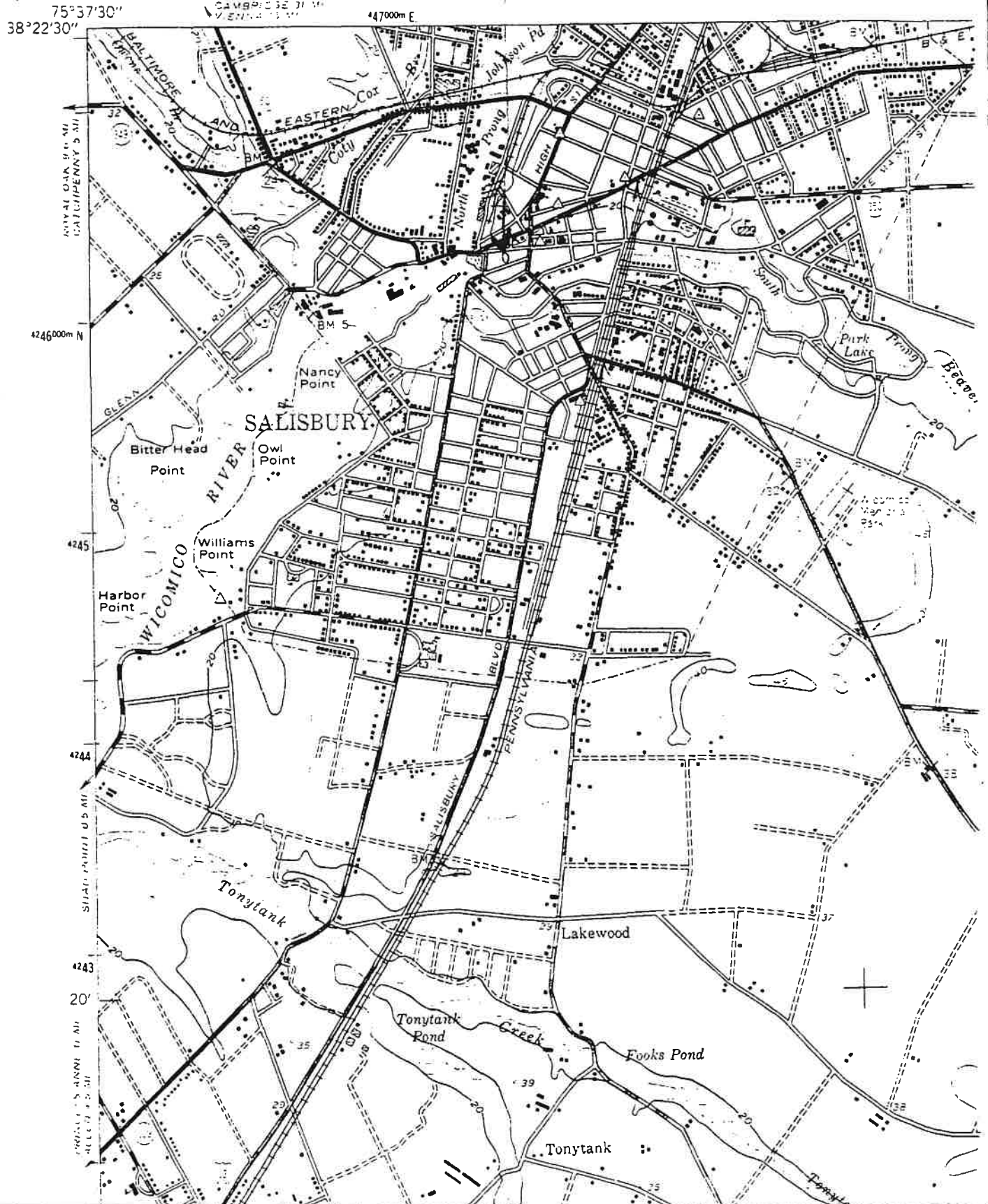
MAPS ARE PROTECTED BY COPYRIGHT. THEY MAY NOT BE REPRODUCED IN ANY FORM INCLUDING ELECTRONIC SUCH AS: DIGITIZING, SCANNING, AND IMAGE PROCESSING, ANY SYSTEM NOW KNOWN OR TO BE INVENTED WITHOUT PERMISSION IN WRITING FROM THE PROPERTY MAP DIVISION.

SCALE IN FEET



Woolworth's Building
212 West Main Street

Salisbury, Maryland Quadrangle
1942





Real Property Data Search

Search Result for WICOMICO COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:		District - 09 Account Number - 040358									
Owner Information											
Owner Name:		STATE OF MARYLAND TO THE USE OF THE UNIVERSITY SYSTEM OF MARYLAND						Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:		1101 CAMDEN AVE SALISBURY MD 21801-						Deed Reference:		/03937/ 00029	
Location & Structure Information											
Premises Address:		212 W MAIN ST SALISBURY 21801-0000						Legal Description:		L- 17,278 SQ FT 212 W MAIN ST SALISBURY UNIVERSITY SURVEY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0107	0014	1060		0000				2018	Plat Ref:	0016/0663	
Special Tax Areas:				Town:				SALISBURY			
				Ad Valorem:							
				Tax Class:							
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
1930		43307				17,278 SF					
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation				
		RETAIL STORE									
Value Information											
		Base Value		Value		Phase-in Assessments					
				As of		As of		As of			
				01/01/2018		07/01/2017		07/01/2018			
Land:		255,100		259,100							
Improvements		1,297,000		1,346,500							
Total:		1,552,100		1,605,600		1,552,100		1,569,933			
Preferential Land:		0						0			
Transfer Information											
Seller: SALISBURY UNIVERSITY FOUNDATION INC				Date: 12/09/2015				Price: \$10			
Type: NON-ARMS LENGTH OTHER				Deed1: /03937/ 00029				Deed2:			
Seller: PLAZA GALLERY LIMITED LIABILITY CO				Date: 11/30/2015				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /03933/ 00044				Deed2:			
Seller: GILLIS GILKERSON INC				Date: 06/28/1995				Price: \$155,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /01444/ 00222				Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class				07/01/2017		07/01/2018			
County:		000				0.00					
State:		000				0.00					
Municipal:		000				0.00 0.00		0.00 0.00			