

Salisbury Historic District Commission

Hearing Notification

Hearing Date: May 22, 2019

Time: 7:00 pm

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

Case Number: #18-52

Commission Considering: Sign

Owner's Name: Riverview Commons, LLC

Applicant Name: Selby Sign Co.

Agent/Contractor: Not Indicated on the Application

Subject Property Address: 150 W. Market St

Historic District: Downtown

Use Category: Commercial

Chairman: Mr. Scott Saxman

HDC Staff contact: Anne Roane
City 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
\$25 Fee Received 4/18/19 (date)

Date Submitted: 4/18/19

Case #: 18-52
Action Required By (45 days): 6/28/19

Date Accepted as Complete: 4/18/19

Subject Location: 150 W. MARKET ST.

Application by: SELBY SIGN Co, JOHN SELBY

Owner Name: RIVER VIEW COMMONS, LLC

Applicant Address: P.O. BOX 127, Pocomoke City, MD

Owner Address: P.O. Box 282, SALISBURY, MD

Applicant Phone: 410-957-1541, 443-735 6121 21851

Owner Phone: 410-749-4821 21803

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.

9.5' x 12' D/F EXTERNALLY LIGHTED PROJECTION SIGN
"GILLIS GILKERSON"
ON MILL ST. ELEVATION OR WEST ELEVATION.

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.

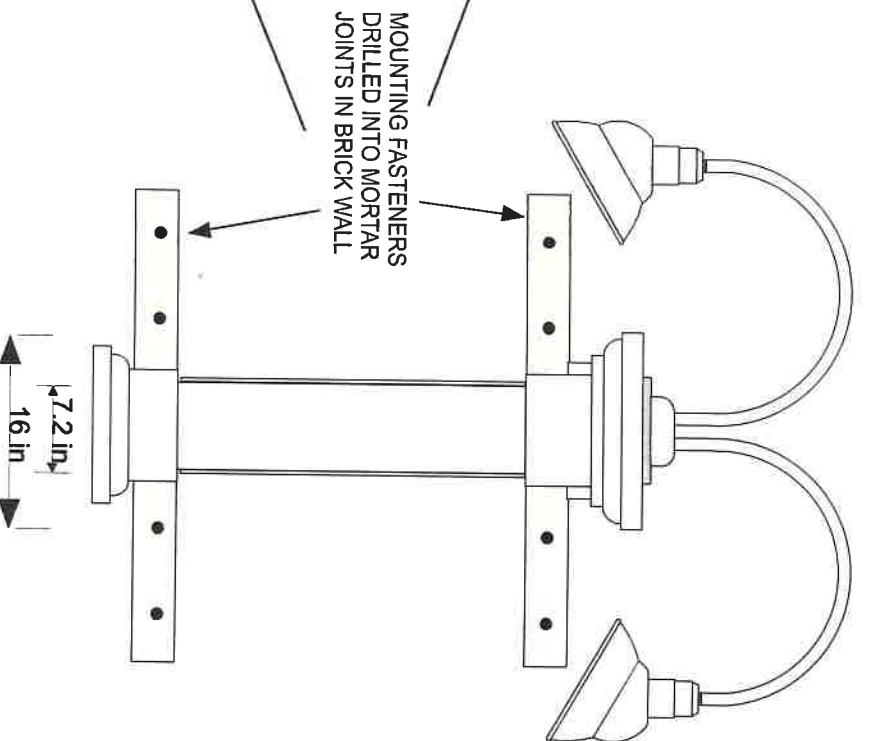
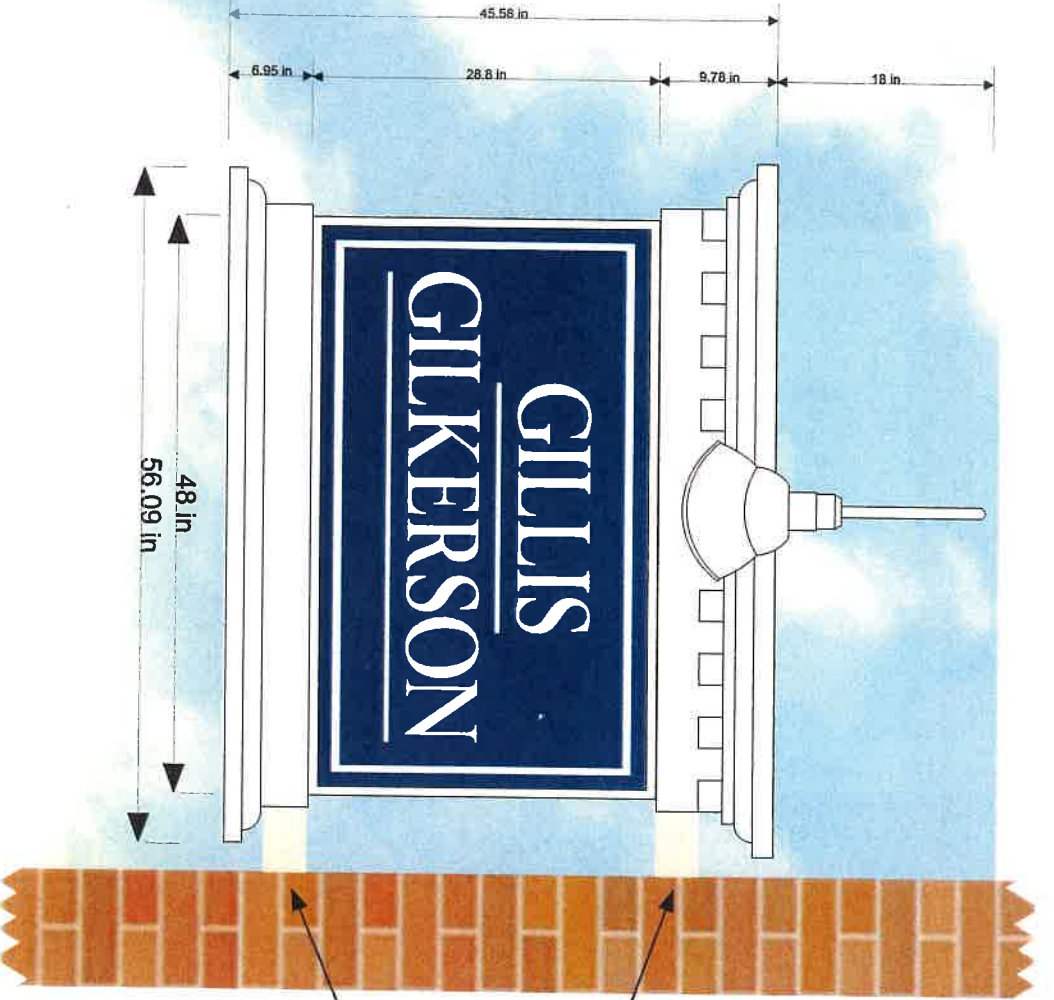
I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 5/22/19 (date).

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 John F. Selby, Agent SELBY SIGN Co. Date _____

Remarks: Jessie Ball Anne Poore

- A. The completed application form.
- B. The application fee of \$25. Checks can be made out to the City of Salisbury.
- C. Site plan, if applicable.
- 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.
- 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)
- F. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
- 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.
- H. Samples of materials or copies of manufacturers product literature.
- 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 202, Salisbury, MD.



END VIEW

PROPOSED D/F, EXTERNALLY LIGHTED PROJECTING WALL SIGN

SIGN AREA = 9.5 SQ. FT.

<p>Copyright (C)  POCOMOKE CITY, MD</p>	<p>Client  150 W. MARKET STREET SALISBURY, MD</p>
<p>THIS DESIGN IS THE PROPERTY OF SELBY SIGN CO. ALL RIGHTS TO ITS USE AND REPRODUCTION ARE RESERVED BY SELBY SIGN CO.</p>	<p>Location 150 W. MARKET STREET SALISBURY, MD</p>
<p>SCALE 3/4" = 1'</p>	<p>Designer B JEFFRA</p>
<p>DATE 03/28/18</p>	<p>Sketch # 18-1042R4</p>
<p>CLIENT APPROVAL</p>	<p>CLIENT APPROVAL</p>

Sign 4/15/19

CONTRACT



A Sign of Excellence Since 1952

2138 BYPASS ROAD · P.O. BOX 127 · POCOMOKE CITY · MARYLAND 21851
410-957-1541 · 410-742-0095 · FAX 410-957-1074

SUBMITTED TO:
Palmer Gillis / Joey Gilkerson
GILLIS GILKERSON
PO Box 282
Salisbury MD 21803

PHONE:
410.749.4821
pgillis@ggibuilds.com

DATE:
04.15.19

SALESMAN: John Selby

If BILLING ADDRESS different
from above, correct below:

CONTRACT #: 19170R3

JOB NAME AND LOCATION:
Gillis Gilkerson
Mill St @ Riverview Commons, Salisbury

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATE TO:

Furnish and install (1) double-faced externally-illuminated projecting wall sign per sketch #18-1042R4 and the following specifications:

NOTE: All sizes listed in this Contract and/or on sketch are approximate.

CASING: SIZE: 2'4.8" x 4' (plus trim)
.040 pre-finished white painted enamel aluminum with a square tube aluminum frame. Rivets and screws will be stainless steel.

FACE: Flat white aluminum with weeded blue vinyl panels, leaving white copy.
COPY: As shown on sketch.

TRIM: Bottom and top trim constructed of aluminum and Komacel.

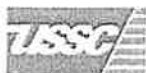
ILLUMINATION: (2) goose neck lights mounted on top of sign, (1) on each side, as shown on sketch. SELBY SIGN CO., INC. will provide a junction box on the outside lower right end of sign (unless otherwise noted on following line).

Customer's electrician to bring service to and make connection at box.

Goose neck lights will be UL listed. These lights are intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the lights. Customer to supply 120 line from source of supply and electrical connection to the lights.

INSTALLATION: Sign to be installed on mounting brackets drilled into mortar joints in brick wall.

WARRANTY: One (1) year warranty on workmanship and materials, including lights. Acts of God and/or vandalism excluded.



LOOKING NORTH
ON MILL STREET



BOTTOM OF SIGN
APPROX. 26'
ABOVE GRADE

COPYRIGHT ©



POCOMOKE CITY, MD

THIS DESIGN IS THE
PROPERTY OF

CLIENT



LOCATION
150 W. MARKET STREET
SALISBURY, MD

SCALE

NA

DATE

DESIGNER

B JEFFRA

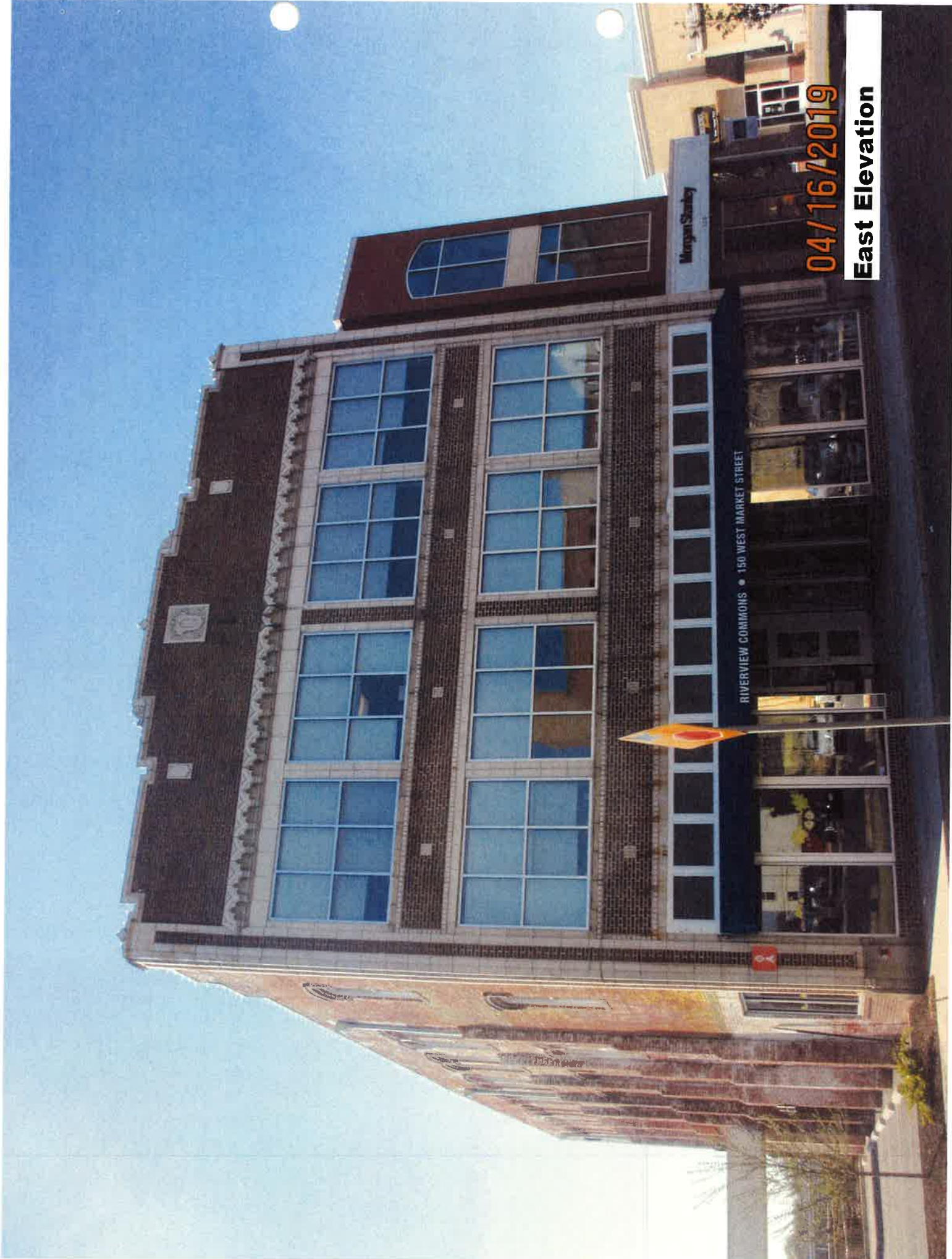
SKETCH #

West



10/06/2017

West



04/16/2019

East Elevation

RIVERVIEW COMMONS • 150 WEST MARKET STREET

Morgan Stanley



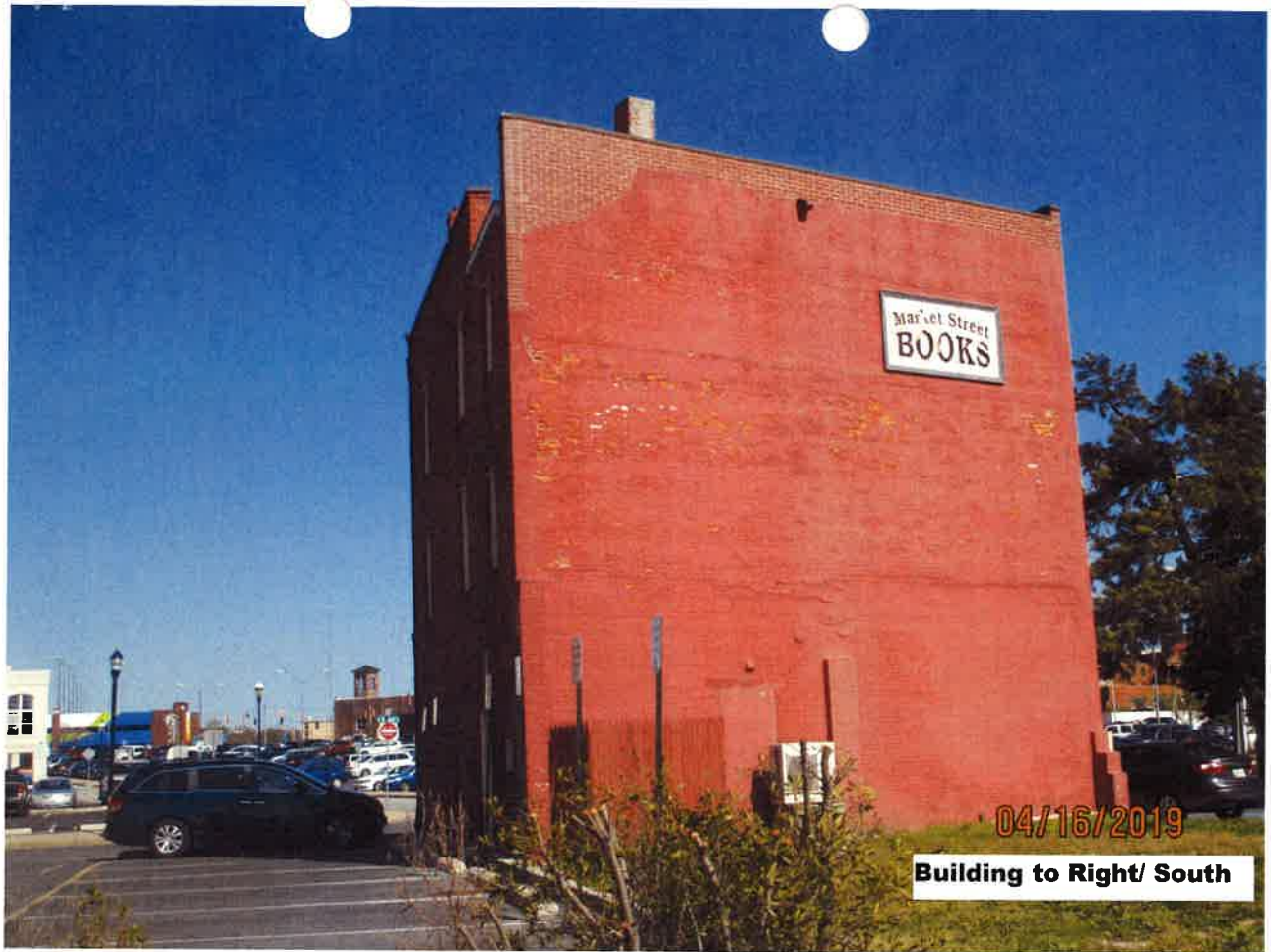
04/16/2019

South Elevation



04/16/2019

North Elevation



Building to Right/ South



Building to Left/ North

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: May 22, 2019

Case Number: 18-52

Commission Considering: Sign

Owner's Name: Selby Sign Co., John Selby
Owner's Address: P.O Box 127
Pocomoke City, MD 21851

Applicant Name: Selby Sign Co.

Agent/Contractor: Selby Sign Co.

Subject Property Address: 150 W Market St

Historic District: Downtown Historic District

Use Category: Commercial

Zoning Classification: CBD

Structure / Site Description:
Built Date: 1880
Enclosed Area:
Lot Size: 16,470 sq. ft.
Number of Stories:

Contributing Structure: Yes 3/28/2012

Wicomico County Historic Survey on file: Yes

Nearby Properties on County Survey: Yes
Including but not limited to:

- 146 W Market Street – Market Street Books
- 300-304 W. Main Street – H.S Brewington building

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

The Downtown Historic District is the largest of Salisbury’s three historic districts and encompasses the City’s commercial center. The design and construction of its structures meet the City’s now well-established requirement for the use of brick and stone as building materials. The district’s buildings are typically two to three story brick buildings fronting on Main Street, Division Street and other streets perpendicular to Main Street.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
122	E Main Street	11/14/12	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission to approve the installation of a new externally lighted projection sign on Mill Street back end of building.

Areas of Historic Guidelines to be considered:

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.

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: Jessica Budd
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: May 22, 2019

Real Property Data Search

Search Result for WICOMICO COUNTY

[View Map](#)
 [View GroundRent Redemption](#)
 [View GroundRent Registration](#)

Tax Exempt:
Exempt Class:
 Special Tax Recapture:
 NONE

Account Identifier: District - 09 Account Number - 046127

Owner Information

Owner Name:	RIVER VIEW COMMONS LLC	Use:	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	PO BOX 282 SALISBURY MD 21803-	Deed Reference:	/03458/ 00001

Location & Structure Information

Premises Address:	148 W MARKET ST SALISBURY 21801-0000	Legal Description:	L-1A 22,418 SQFT 150 W MARKET ST RIVER VIEW COMMONS LLC SUBD
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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0107	0013	1089		0000			1A	2018		0016/0781

Special Tax Areas:	Town:	SALISBURY
	Ad Valorem:	
	Tax Class:	

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1880	16470		22,418 SF	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		OFFICE BUILDING				2016

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2018	07/01/2018	07/01/2019
Land:	274,100	274,100		
Improvements	1,126,400	1,332,200		
Total:	1,400,500	1,606,300	1,469,100	1,537,700
Preferential Land:	0			0

Transfer Information

Seller: FELDMAN BROTHERS INC	Date: 07/06/2012	Price: \$5,000
Type: NON-ARMS LENGTH OTHER	Deed1: /03458/ 00001	Deed2:
Seller: FELDMAN INVESTMENT CORP	Date: 03/30/1992	Price: \$0
Type:	Deed1: /01285/ 00684	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt:
Exempt Class:
 Special Tax Recapture:

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

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. WI-274

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic A. A. Gillis Store, B. L. Gillis & Son

and/or common Feldman Brothers' Furniture Store

2. Location

street & number 150 West Market 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 Feldman Brothers Inc.

street & number 150 West Market Street 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, Par. 1088
liber 1285

street & number Wicomico County Courthouse folio 684

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-274

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.

Historically identified as the B. L. Gillis & Son building and/or the A. A. Gillis store building, and known by most area residents as Feldman's furniture store, the three-story, rectangular brick commercial block is located at 150 West Market Street (formerly Dock Street) in the central business district of Salisbury, Wicomico County, Maryland. The building faces east.

Estimated to date around 1890 and remodeled around 1925, the three-story, four-bay by nine-bay brick commercial block is supported on a brick foundation, and it is covered by a low pitched gable roof hidden behind a parapet wall. The building is flanked by two story commercial block on the north side and partially covered by a mid to late twentieth century addition on the south side.

The east (main) elevation dates from the early twentieth century remodeling of the Victorian storefront. The Flemish bond brick facade, trimmed in stone, reflects a version of the Tudor Revival. The first floor storefront has been altered with a heavy shed roof and late glass display windows. The second and third floors have remained less altered. The corners of the Flemish bond brick facade are trimmed with molded limestone, and the two floors of window openings are framed in molded stone as well. The windows openings have been in filled. Stretching across the top of the third floor windows is a carved stone trefoil molding that overhangs the wall surface below. Centered in the upper wall surface is a limestone coat of arms, which is flanked by smaller shield emblems also carved in stone. The parapet wall is stepped and capped with a molded stone coping.

The south side elevation is partially covered by the mid twentieth century addition. The ten-course common bond wall is divided into nine bays by brick buttresses. An asymmetrical fenestration of paired as well as single segmental arched window openings characterizes the wall surface. Each window opening is accented with a raised brick lintel that follows the line of the segmental arch.

The north side is largely covered by the adjacent two-story brick addition, and the west elevation is obscured on the first floor by a single story addition. The second and third floors are covered with sheet metal. The end wall is finished with a parapet..

The first floor interior has been reworked to suit a modern furniture showroom.

8. Significance

Survey No. WI-274

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"/> 1500-1599	<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 checked="" 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: A B C D
 and/or
 Applicable Exception: A B C D E F G
 Level of Significance: national state local

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

The three-story brick commercial block commonly known as the Feldman's furniture store on West Market Street dates around 1888-90 and was occupied by many years by B. L. Gillis & Son, wholesale grocers. Initially erected as a two-story common bond brick warehouse type building, the Victorian storefront included large glass display windows, raised brick segmental arches, and an ornamental iron cresting that incorporated the firm name. The building fronted Dock Street (now West Market) and extended deeply into the lot where there was access to the wharfage along the Wicomico River. An elevator, powered by a gasoline engine housed in a small structure on the south side of the store, provided movement between the two floors.(1) The building was raised to a three story height sometime during the next decade, and during the mid 1920s the Dock Street facade was restyled in Tudor Revival taste. Flemish bond brickwork, combined with limestone corners, window facings, as well as decorative coat of arms and shield medallions transformed the red brick facade.

Allison A. Gillis purchased the property in May 1890 and the business continued until his death in 1913. He left two heirs, Edna Gillis Tull and Mamie Gillis Grier, who retained the title to the property until 1923.(2) The Sanborn Insurance map of 1916 indicates the building housed the Peninsula Motor Company with a capacity of 40 cars in the showroom.(3) In 1923 the property was transferred to Samuel S. and William Feldman, who developed the Feldman's Brothers furniture business that they began in 1906.(4) By the mid 1930s to be classed as one of the largest furniture stores in the region.(5)

This building deserves listing in *Category B*, which identifies buildings that should be preserved since it is a structure that exhibits some good architectural features. Despite the reworked first floor front, the building retains many significant features that contribute to the downtown historic district.

9. Major Bibliographical References

Survey No. WI-274

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A
 Zone Easting Northing

B
 Zone Easting Northing

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 4/21/96

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
 APR 21 1996
 100 COMMUNITY PLACE
 CROWNSVILLE, MD 21032-2023
 812-1-00

WI-274
B. L. Gillis & Son Store Building
(Feldman Brothers)
150 West Market Street
Salisbury, Wicomico County, Maryland
Chain of title

Map 107, Parcel 1088

1285/684 Feldman Investment Corporation

to

1/30/1992 Feldman Brothers, Inc.

JCK 133/70 George Miller, City of Baltimore

to

11/5/1923 Samuel S. Feldman
William Feldman

Mortgage
JCK 118/267 George Miller

to

7/10/1920 Mamie Gillis Grier

JCK 118/253 Edna Gillis Tull, et al., (Harry C. Tull, Mamie Gillis Grier,
and Frederic A. Grier, Jr.)

to

7/10/1920 George Miller

WI-274

Page 2

A. A. Gillis Store
(Feldman Brothers)
150 West Market Street
Salisbury, Wicomico County, Maryland
Chain of title continued

FMS 6/117

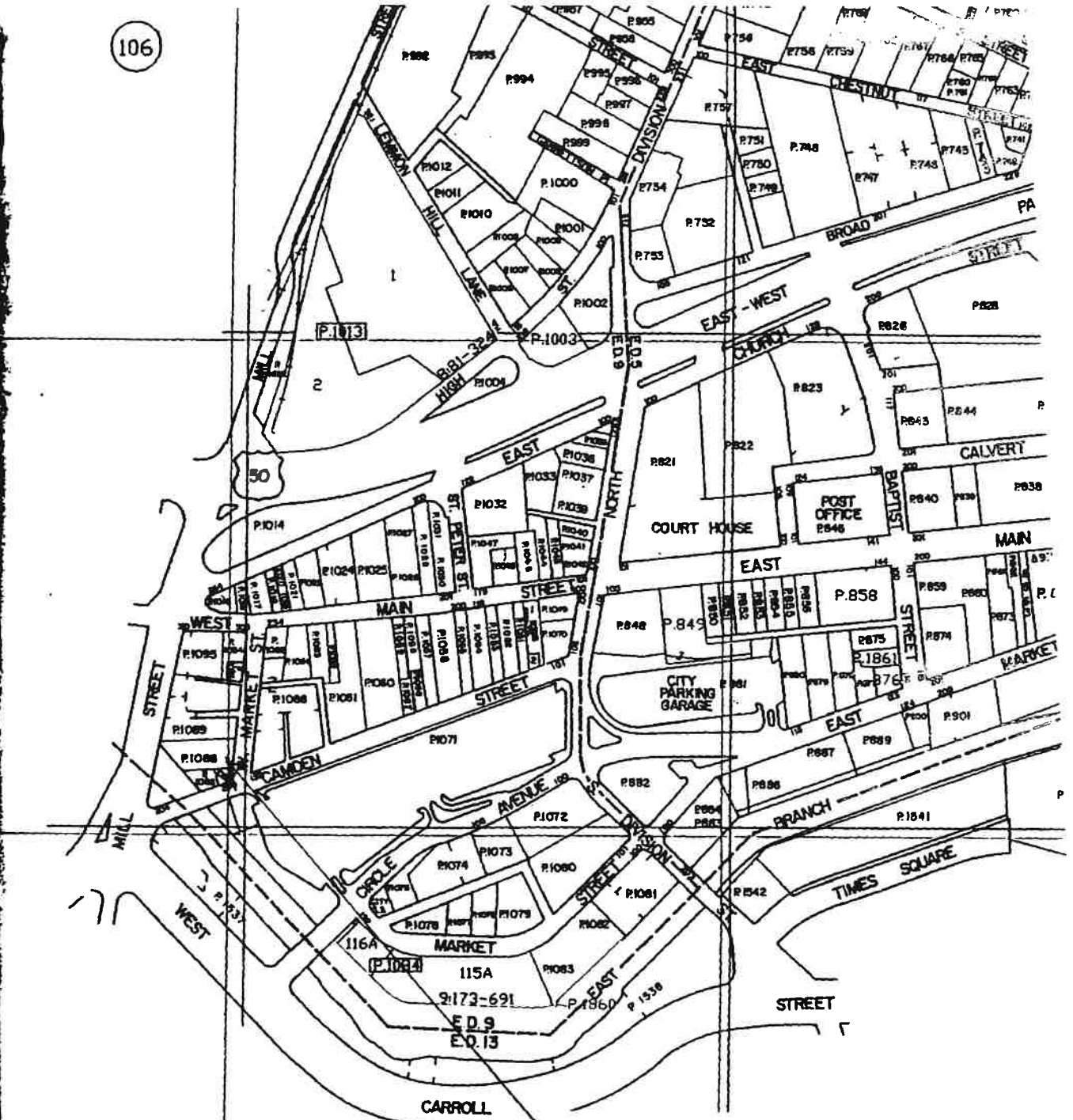
S. Frank Toadvine, Decatur, Alabama

to

5/17/1890

Allison A. Gillis
the said Allison A. Gillis having died intestate on or about
6/18/1913 leaving surviving him two children; Edna Gillis
Tull and Mamie Gillis Grier

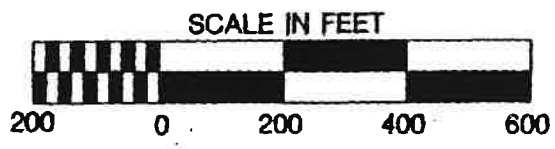
\$4,250.00 all that lot or parcel of ground lying in the City
of Salisbury in Wicomico County...bounded on
the North by an alley lying between the property
hereby conveyed and the lots of William H.
Rounds, Albert Gottschalk, William B.
Tilghman, Randolph Humphries on the South
by East Camden Street, on the East, by Dock
Street and on the West by the Wicomico River.



WI-274
 B. L. Gillis & Son Store Building
 (Feldman Brothers)

Wicomico County, Maryland Tax
 Map 107, Parcel 1088

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WI-274

B. L. Gillis & Son Store Building
(Feldman Brothers)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

Salisbury, Maryland Quadrangle
1942

5860 1.1 NW
(THE IRON)

75°37'30"
38°22'30"

447000m E
4246000m N

