

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** July 24, 2019

**Time:** 7:00 pm

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

**Case Number:** #18-55

**Commission Considering:** Wall Mural

**Owner's Name:** Salisbury University

**Applicant Name:** Elizabeth Kauffman

**Agent/Contractor:** None Indicated

**Subject Property Address:** 212 W Main St

**Historic District:** Downtown Historic District

**Use Category:** Commercial

**Chairman:** Mr. Scott Saxman

**HDC Staff contact:** Anne Roane  
City Planner  
(410) 548-3170

**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 6.24.19 (date)

Date Submitted to NSCC: 6/24/19  
Date Accepted as Complete by NSCC: 6/24/19

Case #: 18-55  
Action Required By (45 days): 8/7/19

Subject Location: Former Gallery Building, approx. 120 Camden Street. (212 W Main St.)  
Application by: Elizabeth Kauffman, SU Art Galleries Owner Name: Salisbury University  
Applicant Address: Same as owner Owner Address: 1101 Camden Ave.  
Applicant Phone: (301) 370-9676 Owner Phone: (410)

Work Involves:  Alterations  New Construction  Addition Other Mural  
 Demolition  Sign  Awning Estimated Cost \$4,000

**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.

Please see attach description.

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](http://www.ci.salisbury.md.us).

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on July 24, 2019 (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: 6/24/19  
Remarks: \_\_\_\_\_

Jessica Budd 7/15/19  
Application Processor (Date)

Anne Roane 7/15/19  
Secretary, S.H.D.C. (Date)

**Description of Work Proposed:**

The Salisbury University Art Galleries are proposing a mural for the west-facing side of the former Gallery Building on Camden Street in Downtown Salisbury. The artist's title for this mural "What if you fly?" is an inspirational message that echoes the University's mission. The mural was designed by Sarah Perdue, and SU Alumni and local grade school art teacher. The wings not only serve as an apt image for the title, but also have a natural connection to SU's mascot, the seagull, and the prevalence of waterfowl on the Eastern Shore in general. We hope this project will contribute to the beautification of the city and serve as an engaging piece of art for our community and its visitors.

**Pending approval of the Historic District Committee our plan of action is as follows:**

Late July (after meeting on the 24<sup>th</sup>)

- o Pressure wash the wall and thoroughly clean mural site
- o Transfer artist's rendering to the wall

Early to Mid-August

- o Artist paints mural

August Third Friday

- o Official unveiling of mural
- o Promotional event during third Friday where community member will be asked to write their answers to the mural's question "What if you fly?" near the wings in chalk

**Materials:**

We will use McCormick semi-gloss "Interlock" acrylic urethane paints. A material data sheet for this product is attached to this application.

**University Support:**

Salisbury University's administration has been consulted on this project and is in support of it. Please see an email confirming this support from the President's Chief of Staff attached to this application.

**Images:**

The images included with this application show the mural's intended location, and a scale mock-up of the mural in that location. Also included is a copy of the artist's original sketch of the design for the mural.

**McCormick Paints**  
THE PAINT THE PROS USE

**Interlok** SEMI-GLOSS  
INTERIOR/EXTERIOR ACRYLIC  
URETHANE DTM 45 SERIES

**PRODUCT DATA**

**GENERIC TYPE:** Acrylic Urethane Hybrid DTM

**DESCRIPTION:** Interlok is a premium, high performance DTM (Direct-To-Metal) interior / exterior coating that utilizes the latest Cross-Linking acrylic technology to produce a durable corrosion resistant finish. Interlok's urethane fortified formula assures superior adhesion to a wide variety of substrates, including old alkyd paint. Ideal for residential, commercial, and industrial applications.

**Features:** Resists lanolin and skin oils. No softening with extensive skin contact. When cured, the paint film is highly water-resistant.

- Outstanding early moisture resistance
- Corrosion resistant
- Alkali resistant
- Superior color and gloss retention
- Excellent Exterior Durability

**RECOMMENDED USES:** For use in high traffic areas such as schools or institutional buildings and may be applied to ferrous and non-ferrous metals, baked enamels, and unstable dimensional substrates such as wood. Alkaline surfaces such as masonry are ideal for this product. Suitable for pedestrian traffic on new and old concrete floors in sound condition.

**COMPATIBLE COATINGS:** May be applied over properly prepared alkyd or acrylic finishes. See application instructions for substrate preparation.

**Primers:**

- McCormick 1<sup>st</sup> Step Interior Latex Enamel Undercoater Primer and Sealer 06441
- McCormick Underlok Interior/Exterior Acrylic Latex Multi-Purpose Primer 06452
- McCormick State House Exterior Acrylic Latex Primer 06438
- McCormick Acrylok Interior/Exterior 100% Acrylic Masonry Primer 06451
- McCormick 1<sup>st</sup> Step Interior/Exterior White Metal Rust Inhibitive Alkyd Primer 06453

**PHYSICAL CHARACTERISTICS**

**Colors:** Full Range  
**Vehicle Type:** Acrylic Urethane  
**VOC/VOS:** Less than 100 g/L; 0.8 lb. /gal  
**Volume Solids (Avg.):** 38% ± 2%  
**Weight Solids (Avg.):** 51% ± 2%  
**Viscosity:** 95 KU  
**Suggested Film Thickness:**  
     **Brush and Roll:** 4.5 mils wet, 1.5 mils dry  
     **Spray:** 6 mils wet, 2.1 mils dry  
**Theoretical Coverage per Gallon:**  
 300-350 sq. / ft. @ 2.0 mil DFT  
**Gloss Level:** 35-40 units @ 60°  
**Sheen:** N/A  
**Drying Time @ 77°F & 50% R.H.:**  
     **To Touch:** 30 minutes  
     **Recoat:** 4 hours. Allow additional drying time during humid or cooler weather.  
**Min. Surface/Air Temperature at Application:** 50°F  
**Max Surface/Air Temperature at Application:** 110°F  
**Flash Point:** 200°F  
**Heat Resistance:** 150°F Intermittent  
**Application:** Brush, Roller, or Spray  
**Thinning:**  
     **Brush and Roller:** Not Recommended  
     **Spray:** Up to One Pint of Water per Gallon  
**Clean Up:** Warm Water and Detergent  
**Packaging:** Gallon, Five Gallon  
**Weight per Gallon:** 10.7 – 10.9 lb. /gal

**NOT RECOMMENDED:** Not recommended for use on wood floors. This product is not intended for immersion service, situations characterized by high heat, or the presence of corrosive chemicals.

This product is currently certified under MPI #54,153,163

| GREEN WISE® | LEED | SCAQMD | OTC |
|-------------|------|--------|-----|
| YES         | YES  | NO     | YES |



**Interlok SEMI-GLOSS INTERIOR/EXTERIOR ACRYLIC URETHANE DTM  
45 SERIES**

**APPLICATION INSTRUCTIONS:** For the following surfaces, prime as indicated and finish with two coats of McCormick Interlok Semi-Gloss Interior / Exterior Acrylic Urethane DTM 45 Series. Check your local VOC regulations for allowable interior VOC limits before applying this product to interior surfaces.

**SURFACE PREPARATION**

**Previously Painted Surfaces:** All surfaces must be internally dry, thoroughly clean, and free from dirt, grease, loose paint, excessive chalk, mildew and other foreign matter. Protected areas such as under eaves, overhangs, porch ceilings and upper walls should be scraped and sanded to remove loose and peeling paint. Wash these areas with a detergent solution. Rinse and allow to dry before priming or painting. Dull glossy areas by sanding. Remove mildew by scrubbing with a solution that kills mildew. Rinse thoroughly and allow to dry. **NOTE:** Can be used in combination with corrosion-resistant primers which enhance corrosion resistance on metal surfaces. Consult McCormick Paints for further information and recommendations.

**Unpainted Drywall:** Spackle nail holes and cracks, then sand smooth and wipe clean. Prime with McCormick 1<sup>st</sup> Step Interior Latex Enamel Undercoater and Primer Sealer 06441.

**Unpainted Plaster:** Allow new plaster to age 30 days. Prime with McCormick Acrylok Interior/Exterior 100% Acrylic Masonry Primer 06451.

**Unpainted Wood:** Seal all knots. Fill all cracks, nail holes and open joints with exterior putty. Sand to remove surface roughness and wipe clean. Prime with McCormick State House Exterior Acrylic Latex Primer 06438.

**Masonite-Type Siding:** Prime as for indicated for unpainted wood.

**Galvanized Metal and Aluminum:** Clean factory surface treatment by wiping surface with rags wet with mineral spirits, then wiping with a clean, dry cloth. Old, weathered galvanized and aluminum metal should be lightly sanded and wiped clean. Prime with McCormick Underlok Interior/Exterior Acrylic Latex Multi-Purpose Primer 06452 or McCormick State House Exterior Acrylic Latex Primer 06438.

**Unpainted Ferrous Metal:** Self prime (SSPC-SP-6) or prime with McCormick 1<sup>st</sup> Step Interior/Exterior White Metal Rust Inhibitive Alkyd Primer 06453.

**Unpainted Masonry:** Allow new masonry to age 60 days. **Brick and Smooth Masonry:** Prime McCormick with Interior/Exterior Acrylic Clear Brushing Lacquer Surface Conditioner 01242 or McCormick Acrylok Interior/Exterior 100% Acrylic Masonry Primer 06451 depending on the type of masonry. Do not paint glazed brick. **Concrete Block:** Prime with McCormick Interior/Exterior Latex Block Filler 01015.

**APPLICATION**

Make sure paint is thoroughly mixed before use. Additives for ease of application or to promote adhesion are not recommended. Do not apply if product, air and/or surface temperature is below 50°F or above 110°F. Relative humidity should be below 90%. For best results, keep to the shady side of the structure while painting outdoors. Avoid painting in the evening when dew or condensation is likely to form,

Rev Date 11/16

and do not apply when rain is expected. Apply by brush, roller or spray. **Brush:** Apply full and general coats, brushing towards the wet edge. For best results, use a good quality synthetic filament brush. **Roller:** Use a good quality synthetic roller cover with at least a 1/2" nap. **Spray:** Thin if necessary with one pint of water per gallon.

**APPLICATION EQUIPMENT**

- Apply by brush, roller, or spray.
- Manufacturers listed below are a guide. Others may be used. Changes in pressure and tip size may be required to achieve proper application.

**Airless Spray**

Pump: Titan / Graco

High pressure filter: 60 mesh

Fluid hose: 1/4" x 50'

Tips: 0.013" to 0.021"

Minimum pressure to avoid fingering is 2,000 psi

**CAUTIONS --- Lead Hazard: WARNING!**

If you scrape, sand, or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to [www.epa.gov/lead](http://www.epa.gov/lead).

**CONTAINS CRYSTALLINE SILICA IN AN ENCAPSULATED STATE:**

If the dry paint film is sanded, the dust emitted can contain crystalline silica which has been shown to cause cancer under long-term exposure. **USE ONLY WITH ADEQUATE VENTILATION.** Wear appropriate respiratory protection when sanding or spraying this product. To avoid breathing vapors or spray mist, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches or dizziness, wear respiratory protection (NIOSH/MSHA TC23C or equivalent) or leave the area. Avoid contact with eyes and skin.

**FIRST AID:** If you experience difficulty in breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately. In case of eye contact, flush immediately with plenty of water for at least 15 minutes and get medical attention; for skin, wash thoroughly with soap and water. If swallowed, get medical attention immediately.

**CONTAINER LABELING COMPLIES WITH APPLICABLE STATE RIGHT TO-KNOW ACTS.** For additional safety and health information, please refer to the Safety Data Sheet (SDS).

MANUFACTURED BY:

**McCormick Paints**  
THE PAINT THE PROS USE

2355 Lewis Avenue, Rockville, MD20851

Technical Service 1-877-PAINT-55 — Ph: 301-770-3235 — Fax: 301-770-9814

[www.mccormickpaints.com](http://www.mccormickpaints.com)

**PRODUCT DATA SHEET**

# RE: Wings Mural Downtown

Eli Modlin

Mon 6/3/2019 12:18 PM

To: Elizabeth Kauffman <ECKKAUFFMAN@salisbury.edu>; Maarten Pereboom <MLPEREBOOM@salisbury.edu>; Karen Olmstead <KLOLMSTEAD@salisbury.edu>;

Hi Liz,

The University is supportive of this project but there are at least two additional variables at play.

- Historic District Commission

I would imagine that this is something that requires the approval of the Historic District Commission. Do we already have their approval? If not, I am happy to work with you on this but I would imagine it would impact the desired timeline.

<https://salisbury.md/wp-content/uploads/2017/10/Salisbury-Design-Guidelines-final-with-revised-Camden-map.pdf>

- General Timeline

Construction is set to begin on the Vernon Powell Building in July or August. They will use the driveway for staging and they will be doing a significant amount of exterior demolition (stairways, windows, etc.) They have expressed concerns about potential damage to the mural. Would it be possible to postpone the project until they are stabilized or complete with the exterior work?

I want to make clear that there is enthusiastic support for this project.

Please let me know if you have any questions as I am happy to help in any way that I can.

Eli

**From:** Elizabeth Kauffman <ECKKAUFFMAN@salisbury.edu>

**Sent:** Wednesday, May 29, 2019 10:35 AM

**To:** Maarten Pereboom <MLPEREBOOM@salisbury.edu>; klomstead@salisbury.edu; Eli Modlin <EJMODLIN@salisbury.edu>

**Subject:** Wings Mural Downtown

Hello!

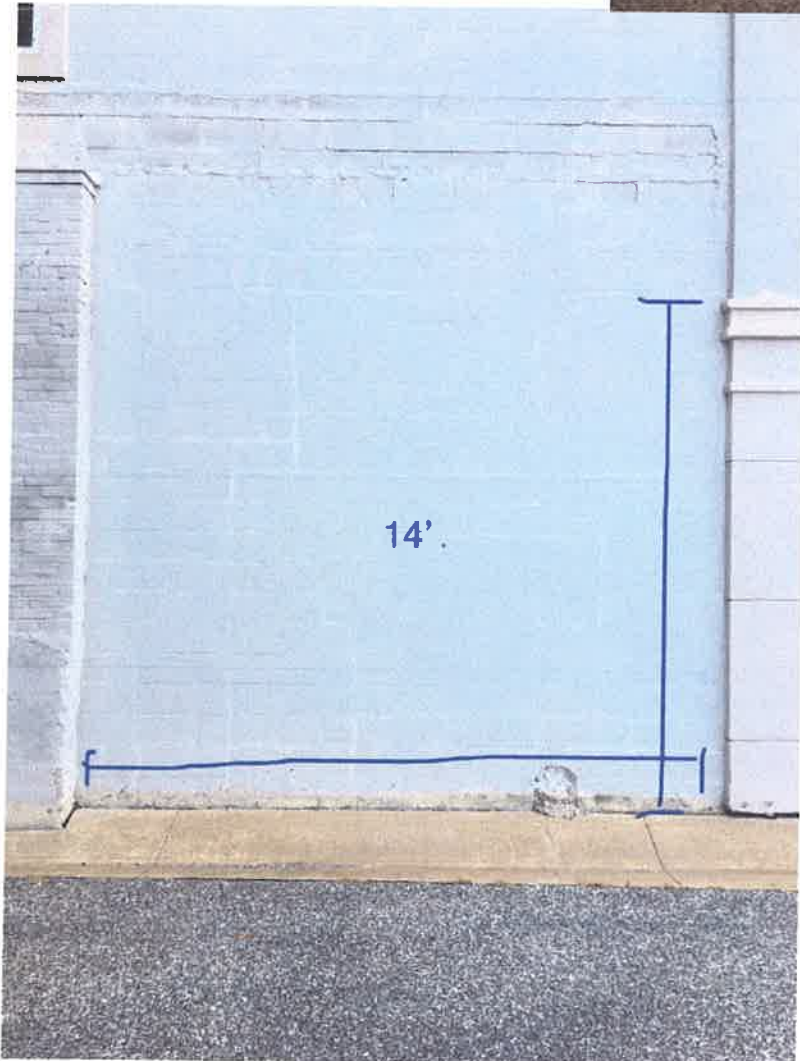
You may remember the Wings Mural project I mentioned the last time we met; but to refresh your memory this is a mural in the shape of two wings that would create a photo op (instagram wall). This mural was proposed by an art teacher from Somerset County and the plan is for her to design it and then have school-aged children assist with the execution of the mural. I would be over-seeing this project and it would be paid for from the Galleries' budget. Since it would be on the side of our downtown building (the blank space on the Camden side, adjacent to the Vernon Powell building) I











# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: July 24, 2019**

**Case Number:** 18-55

**Commission Considering:** Wall Mural

**Owner's Name:** Salisbury University

**Applicant Name:** Elizabeth Kauffman

**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

- 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 paint an art mural on back side of building off of Camden St.

**Areas of Historic Guidelines to be considered:**

**Guideline 15: General Painting Guidance**

- a. Generally, wood surfaces should be painted.
- b. Unpainted masonry surfaces should remain unpainted.

**Guideline 16: Painting Masonry Surfaces**

Removing paint from masonry can damage the underlying surface. Removing paint in good condition from masonry substrates is not recommended. In some instances, soft historic brickwork was painted historically in order to increase its durability.

- a. Painted brick surfaces should generally remain painted.
- b. Damaged or deteriorated paint should be removed by hand only to the next stable layer prior to repainting. Paint that is well adhered should not be removed. If a painted masonry surface is in good condition and the paint is firm and not peeling, the building can be safely repainted.
- c. Painting formerly unpainted masonry surfaces is discouraged, unless documentary evidence shows that the surface had been historically painted.

**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 Department  
125 N Division St Room 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: July 11, 2019

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

|                         |   |                             |               |
|-------------------------|---|-----------------------------|---------------|
| <b>Owner Name:</b>      | STATE OF MARYLAND TO THE USE OF THE UNIVERSITY SYSTEM OF MARYLAND | <b>Use:</b>                 | COMMERCIAL    |
| <b>Mailing Address:</b> | 1101 CAMDEN AVE<br>SALISBURY MD 21801-                            | <b>Principal Residence:</b> | NO            |
|                         |   | <b>Deed Reference:</b>      | /03937/ 00029 |

Location & Structure Information

|                          |                                       |                           |  |
|--------------------------|---------------------------------------|---------------------------|--|
| <b>Premises Address:</b> | 212 W MAIN ST<br>SALISBURY 21801-0000 | <b>Legal Description:</b> | L- 17,278 SQ FT<br>212 W MAIN ST<br>SALISBURY<br>UNIVERSITY SURVEY |
|--------------------------|---------------------------------------|---------------------------|--|

|             |              |                |                      |                     |                 |               |             |                         |                 |               |
|-------------|--------------|----------------|----------------------|---------------------|-----------------|---------------|-------------|-------------------------|-----------------|---------------|
| <b>Map:</b> | <b>Grid:</b> | <b>Parcel:</b> | <b>Sub District:</b> | <b>Subdivision:</b> | <b>Section:</b> | <b>Block:</b> | <b>Lot:</b> | <b>Assessment Year:</b> | <b>Plat No:</b> |               |
| 0107        | 0014         | 1060           |                      | 0000                |                 |               |             | 2018                    |                 | 0016/<br>0663 |

|                           |                    |           |
|---------------------------|--------------------|-----------|
| <b>Special Tax Areas:</b> | <b>Town:</b>       | SALISBURY |
|                           | <b>Ad Valorem:</b> |           |
|                           | <b>Tax Class:</b>  |           |

|                                |                                |                               |                           |                       |               |                              |
|--------------------------------|--------------------------------|-------------------------------|---------------------------|-----------------------|---------------|------------------------------|
| <b>Primary Structure Built</b> | <b>Above Grade Living Area</b> | <b>Finished Basement Area</b> | <b>Property Land Area</b> | <b>County Use</b>     |               |                              |
| 1930                           | 43307                          |                               | 17,278 SF                 |                       |               |                              |
| <b>Stories</b>                 | <b>Basement</b>                | <b>Type</b>                   | <b>Exterior</b>           | <b>Full/Half Bath</b> | <b>Garage</b> | <b>Last Major Renovation</b> |
|                                |                                | RETAIL STORE                  |                           |                       |               |                              |

Value Information

|                           |                   |              |                             |            |
|---------------------------|-------------------|--------------|-----------------------------|------------|
|                           | <b>Base Value</b> | <b>Value</b> | <b>Phase-in Assessments</b> |            |
|                           |                   | As of        | As of                       | As of      |
|                           |                   | 01/01/2018   | 07/01/2018                  | 07/01/2019 |
| <b>Land:</b>              | 255,100           | 259,100      |                             |            |
| <b>Improvements</b>       | 1,297,000         | 1,346,500    |                             |            |
| <b>Total:</b>             | 1,552,100         | 1,605,600    | 1,569,933                   | 1,587,767  |
| <b>Preferential Land:</b> | 0                 |              |                             | 0          |

Transfer Information

|  |                             |                         |
|--|-----------------------------|-------------------------|
| <b>Seller:</b> SALISBURY UNIVERSITY FOUNDATION INC | <b>Date:</b> 12/09/2015     | <b>Price:</b> \$10      |
| <b>Type:</b> NON-ARMS LENGTH OTHER                 | <b>Deed1:</b> /03937/ 00029 | <b>Deed2:</b>           |
| <b>Seller:</b> PLAZA GALLERY LIMITED LIABILITY CO  | <b>Date:</b> 11/30/2015     | <b>Price:</b> \$0       |
| <b>Type:</b> NON-ARMS LENGTH OTHER                 | <b>Deed1:</b> /03933/ 00044 | <b>Deed2:</b>           |
| <b>Seller:</b> GILLIS GILKERSON INC                | <b>Date:</b> 06/28/1995     | <b>Price:</b> \$155,000 |
| <b>Type:</b> NON-ARMS LENGTH OTHER                 | <b>Deed1:</b> /01444/ 00222 | <b>Deed2:</b>           |

Exemption Information

|                                    |              |            |            |
|------------------------------------|--------------|------------|------------|
| <b>Partial Exempt Assessments:</b> | <b>Class</b> | 07/01/2018 | 07/01/2019 |
| <b>County:</b>                     | 000          | 0.00       |            |
| <b>State:</b>                      | 000          | 0.00       |            |
| <b>Municipal:</b>                  | 000          | 0.00 0.00  | 0.00 0.00  |



**Tax Exempt:**

**Special Tax Recapture:**

**Exempt Class:**

**NONE**

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Homestead Application Information

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**Homestead Application Status:** No Application

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Homeowners' Tax Credit Application Information

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

**Date:**

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**

|   |  |   |   |
|---|--|---|---|
| <b>Category</b>                                 | <b>Ownership</b>                                   | <b>Status</b>                                       | <b>Present Use</b>  |
| <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                   | <b>Public Acquisition</b>                          | <b>Accessible</b>                                   | <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

pository for survey records

city, town state

## 7. Description

Survey No. WI-260

|   |                                       |   |   |
|---|---------------------------------------|---|---|
| <b>Condition</b>                              |                                       | <b>Check one</b>                              | <b>Check one</b>                                  |
| <input checked="" type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input checked="" type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input type="checkbox"/> good                 | <input type="checkbox"/> ruins        | <input type="checkbox"/> altered              | <input type="checkbox"/> moved                    |
| <input type="checkbox"/> fair                 | <input type="checkbox"/> unexposed    |   | 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<br>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) Salisbury, 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 | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|   | Zone                 | Easting              | Northing             |

|   |                      |                      |                      |
|---|----------------------|----------------------|----------------------|
| B | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|   | Zone                 | Easting              | Northing             |

|   |                      |                      |                      |
|---|----------------------|----------------------|----------------------|
| C | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|---|----------------------|----------------------|----------------------|

|   |                      |                      |                      |
|---|----------------------|----------------------|----------------------|
| D | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|---|----------------------|----------------------|----------------------|

|   |                      |                      |                      |
|---|----------------------|----------------------|----------------------|
| E | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|---|----------------------|----------------------|----------------------|

|   |                      |                      |                      |
|---|----------------------|----------------------|----------------------|
| F | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|---|----------------------|----------------------|----------------------|

|   |                      |                      |                      |
|---|----------------------|----------------------|----------------------|
| G | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|---|----------------------|----------------------|----------------------|

|   |                      |                      |                      |
|---|----------------------|----------------------|----------------------|
| H | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|---|----------------------|----------------------|----------------------|

Verbal boundary description and justification

.

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

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

# 11. Form Prepared By

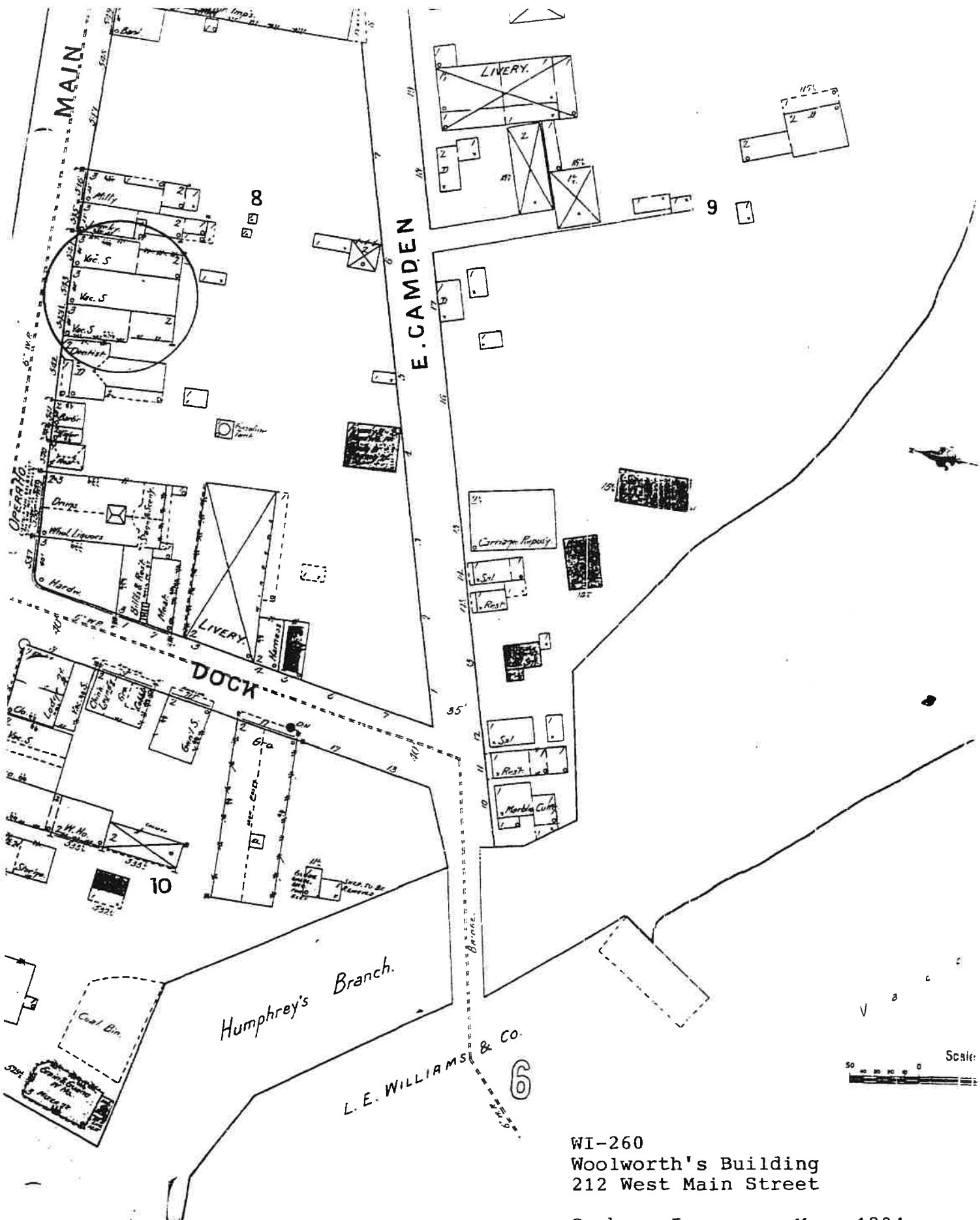
|                 |   |           |                |
|-----------------|---|-----------|----------------|
| name/title      | Paul B. Touart, Architectural Historian |           |                |
| organization    | Private Consultant                      | date      | 4/10/96        |
| street & number | 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.

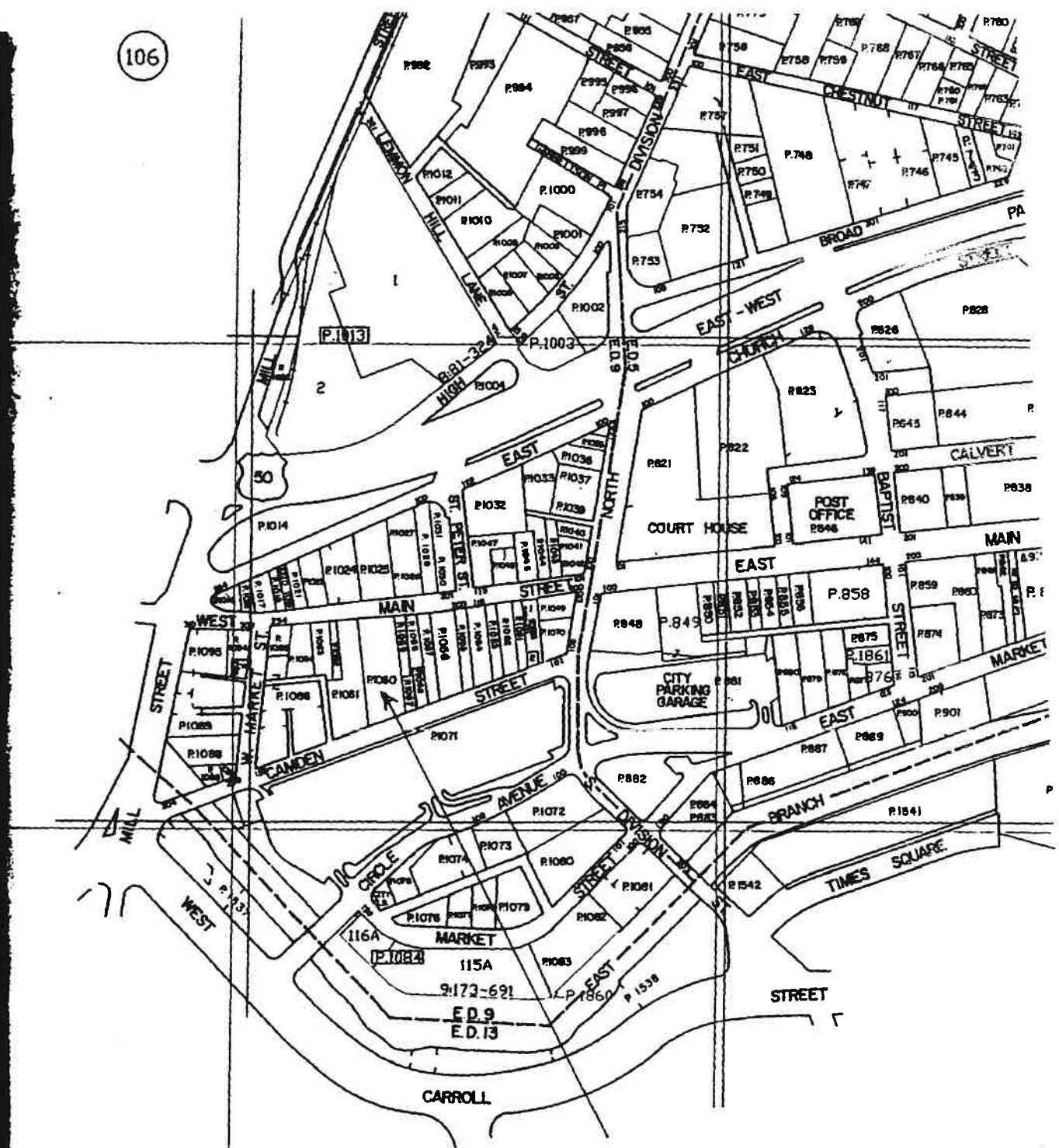
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

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



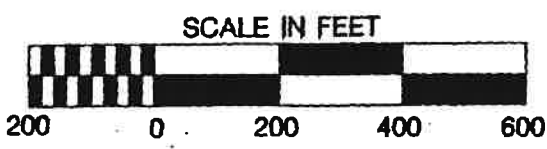
WI-260  
Woolworth's Building  
212 West Main Street  
Sanborn Insurance Map, 1894



WI-260  
 Woolworth's Building  
 212 West Main Street

Wicomico County Tax Map 107  
 Parcel 1060

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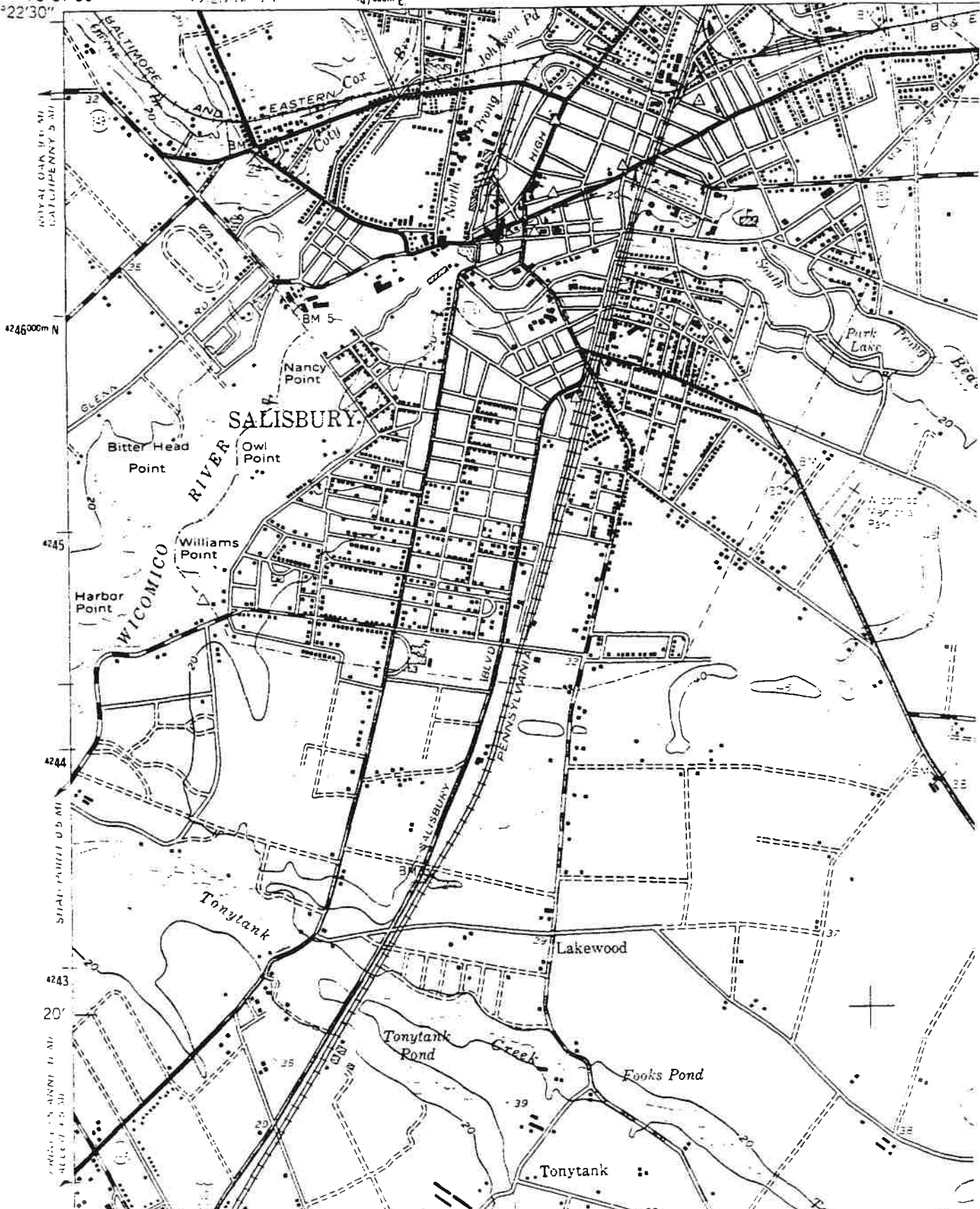
WI-260  
Woolworth's Building  
212 West Main Street

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

Salisbury, Maryland Quadrangle  
1942

75°37'30"  
38°22'30"

CAMBRIDGE 31 M  
VENETA 1 M  
447000m E



5800 1 NW  
(THEBROM)

ROYAL OAK 9.0 MI  
CATIPENNY 5 MI

4246000m N

4245

4244

STATE PARK 0.5 MI

4243

WINDY HILL 1.0 MI  
WINDY HILL 1.5 MI

Tonytank





