

Salisbury Historic District Commission

AGENDA

Wednesday, May 24, 2023 at 7:00 pm

Government Office Building Room 301

1. **7:00 P.M. - CALL TO ORDER – Scott Saxman, Chairman**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES – April 26, 2023**

PUBLIC INPUT – Members of the public are welcome to make comment at this time, subject to a time allotment of two (2) minutes per person.

4. **CONSENT DOCKET- None**

5. **OLD BUSINESS – None**

6. **NEW BUSINESS –**

- ***#23-07 – 208, 210 & 212 W Main St.- Windows and Façade Improvements**
- **#23-08 – Parking Lots 1, 11 & 15 – New Construction**

*this indicates that the structure has been deemed a contributing structure by the SHDC

* this indicates that the structure has been deemed a Non-contributing structure by the SHDC

Salisbury Historic District Commission
April 26, 2023

The Salisbury Historic District Commission met in regular session on Wednesday, April 26, 2023. The meeting took place Virtually by Zoom with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chair- Present
Matt Auchey, Vice Chairman – Not Present
Jane Messenger – Not Present
Margaret Lawson- Present
Brenden Frederick – Present
Brad Phillips-- Present

CITY OFFICIALS PRESENT

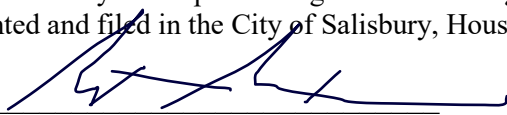
Laura Hay, City Attorney- Present
Jessica Budd, Infrastructure & Development- Present
Brian Soper, Infrastructure & Development- Present

1. **CALL TO ORDER** – Mr. Scott Saxman, called the meeting to order at 7:00 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explains the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – Approvals of the minutes of the February 22, 2023. Brad Phillips makes a motion to approve meeting minutes. Brenden Frederick seconds the motion. The Commission votes unanimously to approve the minutes.

PUBLIC INPUT – Members of the public are welcome to make comment at this time, subject to a time allotment of two (2) minutes per person.

4. **CONSENT DOCKET** – Brad Phillips makes a motion to approve the consent docket as submitted. Margaret Lawson seconds the motion. The Commission votes unanimously to approve the minutes.
 - #23-03- 224 E Main St- Signs
 - *#22-04- 100 E Main St- Signs
 - #22-05- 243 W Main St- Signs
 - #22-06- 102 Court St- Court House- Retainer Wall
5. **OLD BUSINESS** – None
6. **NEW BUSINESS**- None
7. **Adjourn the Meeting-**
Mr. Brenden Frederick makes a motion to adjourn the meeting. Mr. Brad Phillips seconds the motion. The Commission votes unanimously to adjourn the meeting.


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



Scott Saxman, Chairman

4/27/2023

Date



Brian Soper, City Planner

4/27/2023

Date

Salisbury Historic District Commission

Hearing Notification

Hearing Date: May 24, 2023

Time: 7:00 pm

Location: Government Office Building
125 N Division St Room 301
Salisbury, MD 21801

Case Number: #23-07

Commission Considering: Window Replacements and Façade Improvements

Owner's Name: Salisbury University

Applicant Name: Salisbury University

Agent/Contractor: Max Verbits

Subject Property Address: 208, 210 & 212 W Main St

Historic District: Downtown Historic District

Use Category: Commercial

Chairman: Mr. Scott Saxman

HDC Staff contact: Brian Soper
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
\$50 Fee Received _____ (date)

Date Submitted: 4/27/23 _____

Date Accepted as Complete: _____

Subject Location: 208, 210 & 212 W. Main St.

Application by: Max Verbits _____

Applicant Address: 1101 Camden Ave, SBY, MD 21801 _____

Applicant Phone: 410-548-9162 _____

Case #: _____

Action Required By (45 days): _____

Owner Name: Salisbury University _____

Owner Address: 1101 Camden Ave, Salisbury, MD 21801 _____

Owner Phone: same as applicant _____

Owner Email: mfverbits@salisbury.edu _____

Work Involves: Alterations New Construction Addition Other _____
 Demolition Sign Awning Estimated Cost \$700K_

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.

1. Scaffold the facade from easterly boundary of 208 W. Main to the westerly boundary of 212 W. Main. Provide Alteration and Repair Work starting from above the street level cornice
2. Remove and replace wood windows with pre-finished fiberglass double hung windows with historic profiling.
3. Retain arch top transom windows with multi-color glass panes, prep surfaces and paint.
4. Replace wood window trim with cellular PVC profiled to match existing or similar stock molding profile, and paint.
5. Remove and replace steel window lintels where defective (at 208 and 210 W. Main)
6. Point masonry mortar joints and replace and/or repair damaged medallions.
7. Remove lead containing paint coatings.
8. Repaint entire facade brickwork.
9. Repair wood cornices and repaint.
10. Provide miscellaneous metal flashings.
11. Provide an improved bird screen to fill the gap in facade between 210 and 212 W. Main.

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 Historical 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 May 25, 2023 (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.

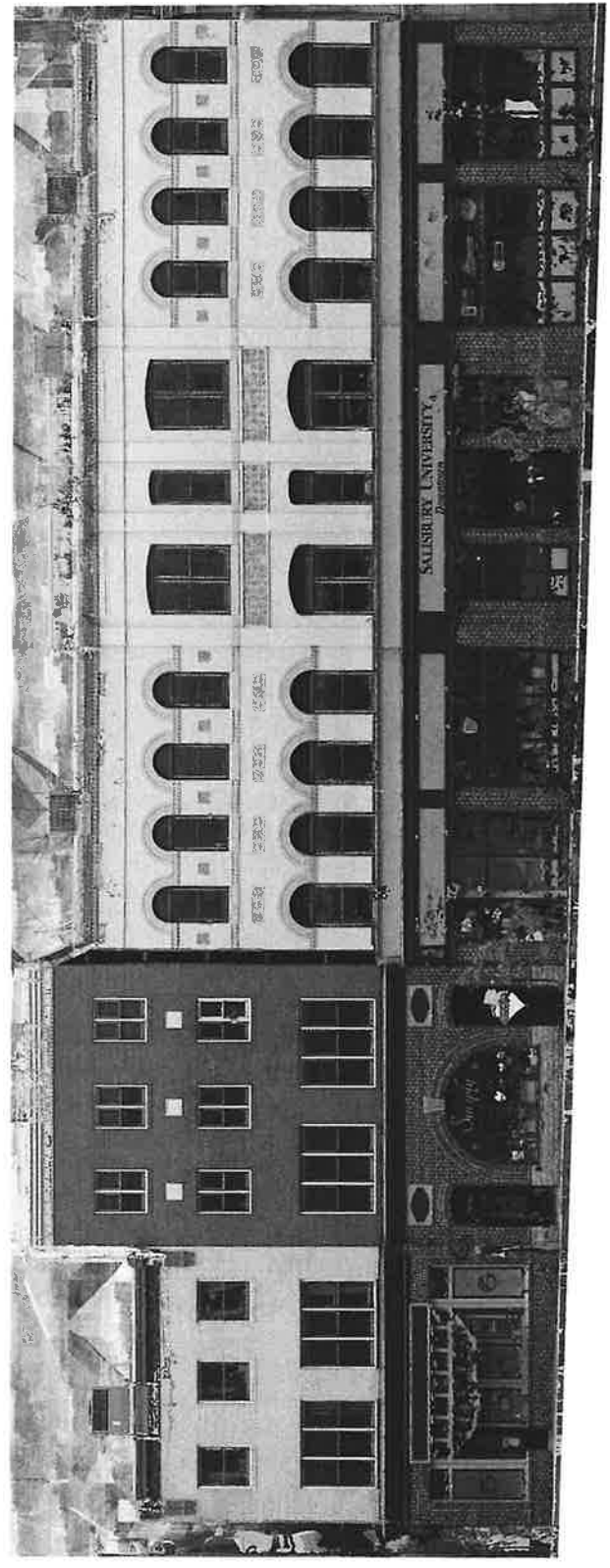
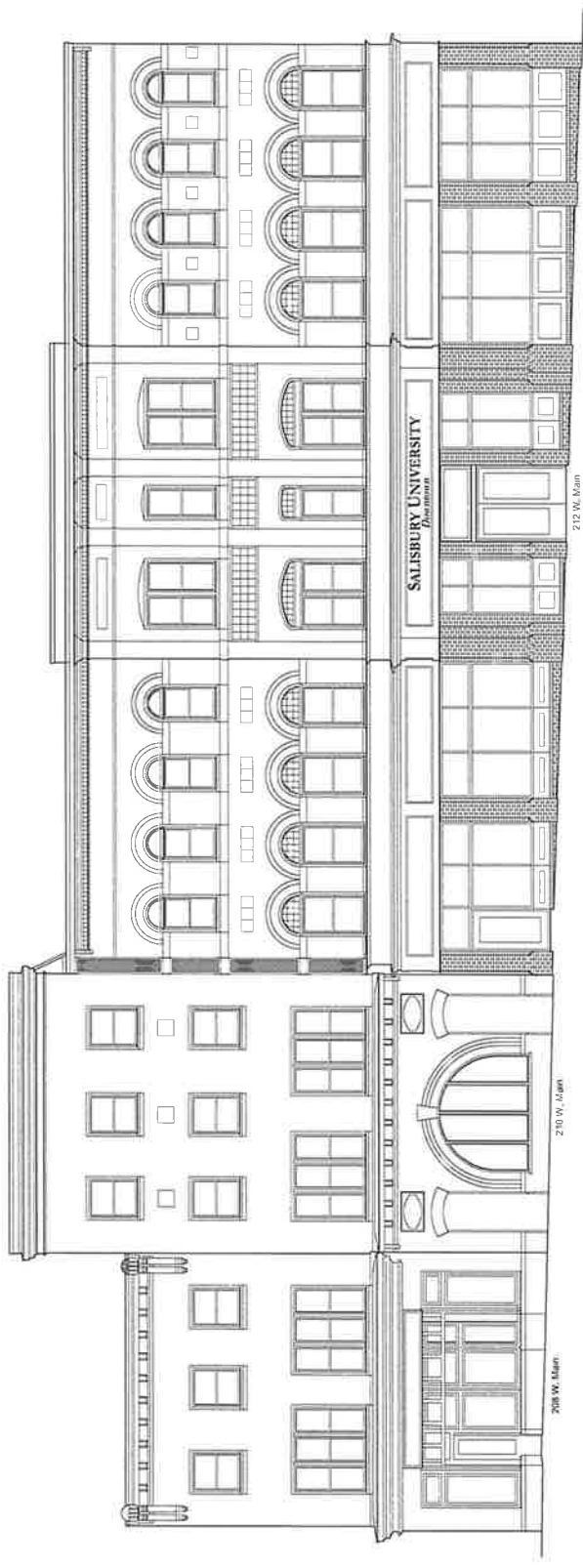
Applicant's

Signature *Max Verbits* _____ Date 4/18/23 _____

Application Processor (Date)

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

- A. The completed application form.
- B. The application fee of \$50. 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.



Salisbury University Downtown – West Main Street Façade Improvements – Color Palette
Historic District Commission Submission – April 2023

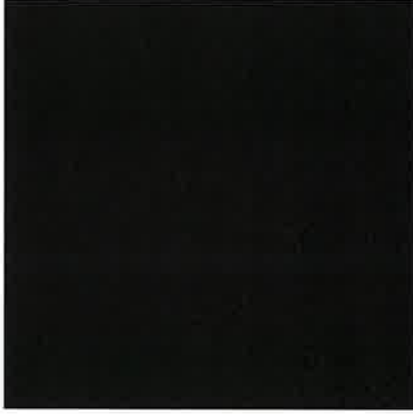
Color A - (SU Maroon): PMS 188

Cornices, friezes, ground level windows



Color C – Black

windows/doors/window trim/Birdscreen



Alternate Color D McCormick 0553 Smoky

Wings



Color B – McCormick 0344 Courtyard

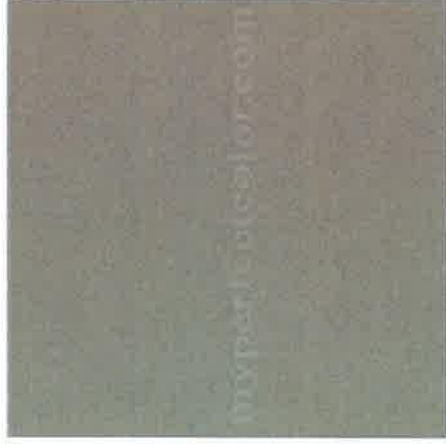
Existing Ground level trim

RGB 202 189 164



Color D – McCormick 0554 Sparrow

Brick Field



Color E – McCormick 0555 Ocean Frigate

Brick Accent and Sheet Metal Flashings



ISSUED FOR BIDDING

DATE: FEB. 11, 2022

AS NOTED

BY: [Signature]

PROJECT NO.: [Number]

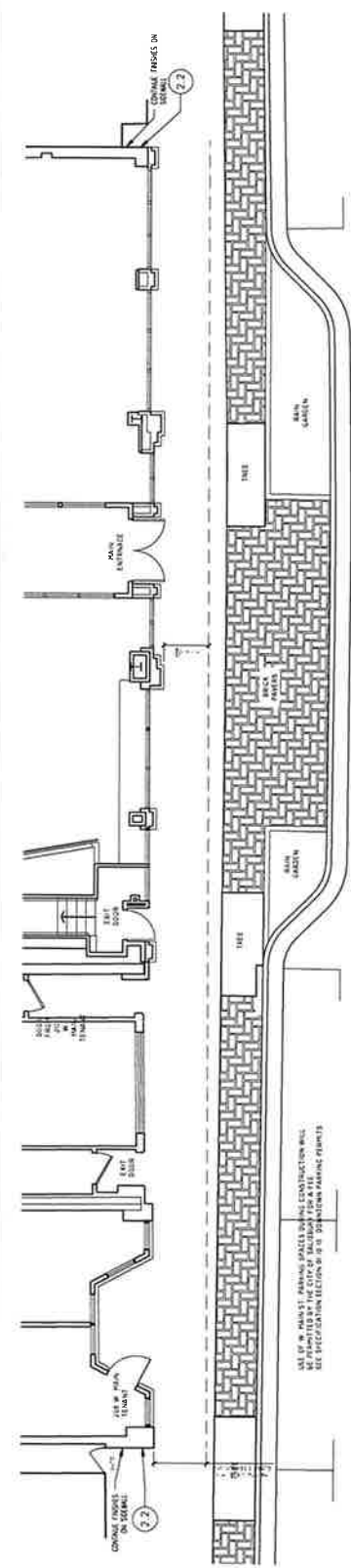
DATE: [Date]

BY: [Signature]

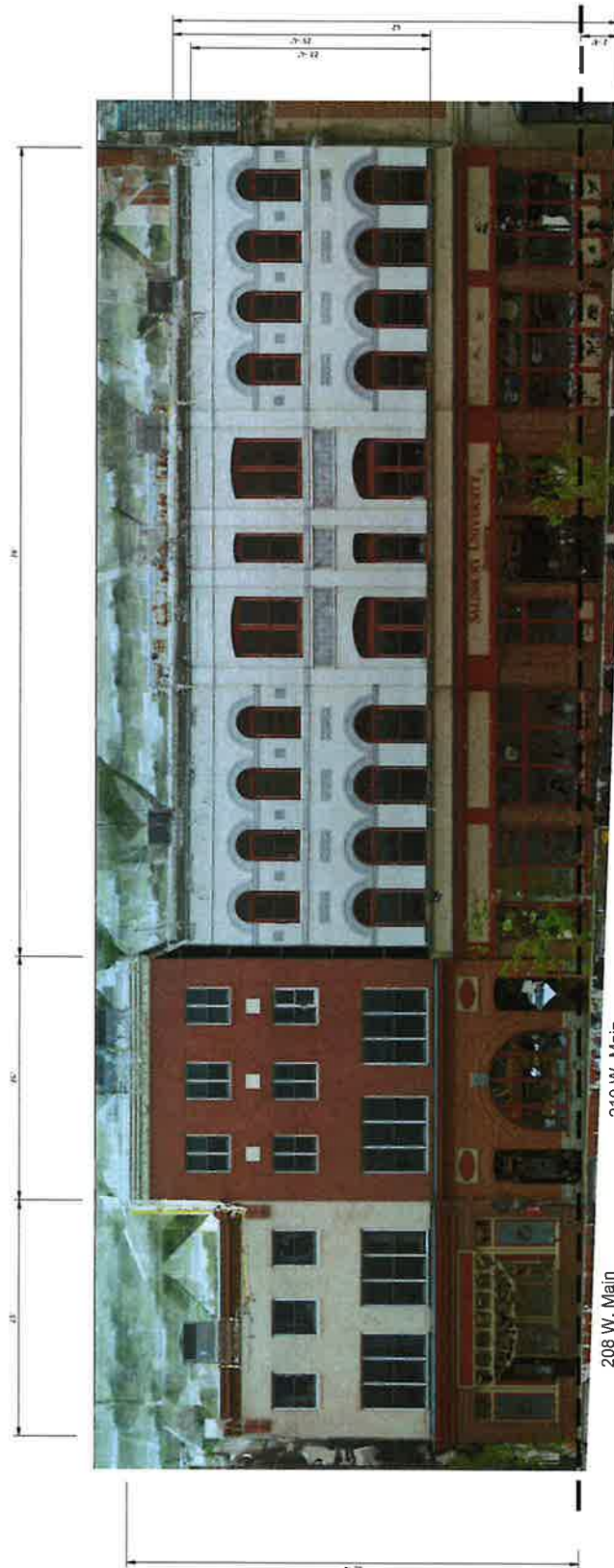
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BY: [Signature]



1 WEST MAIN STREET AND SIDEWALK PLAN



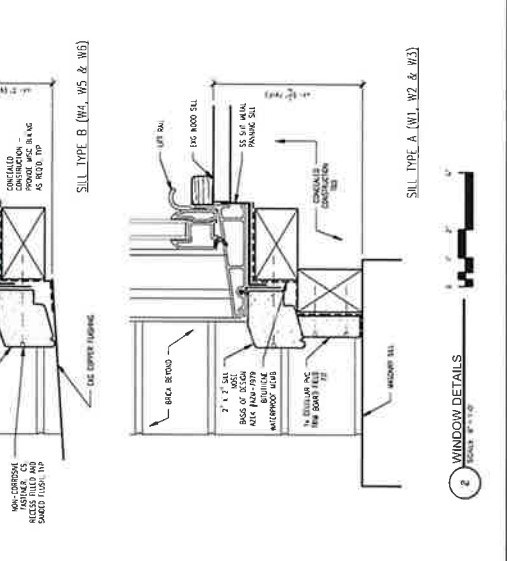
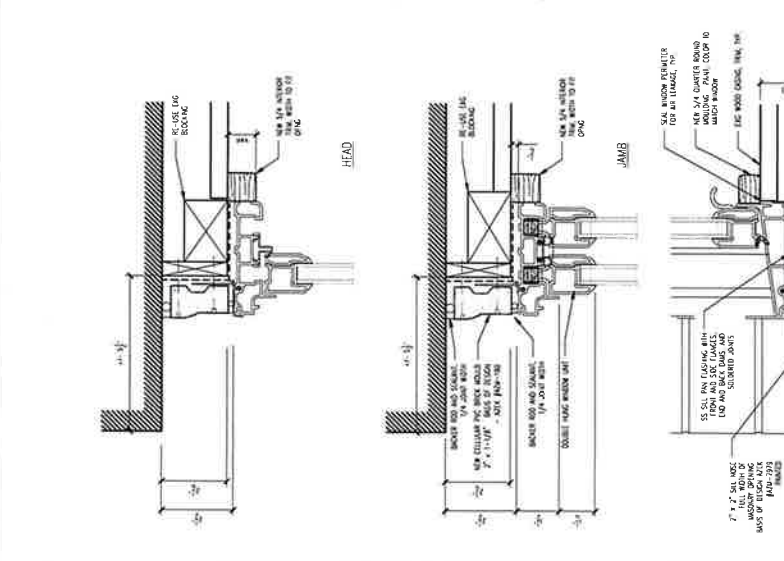
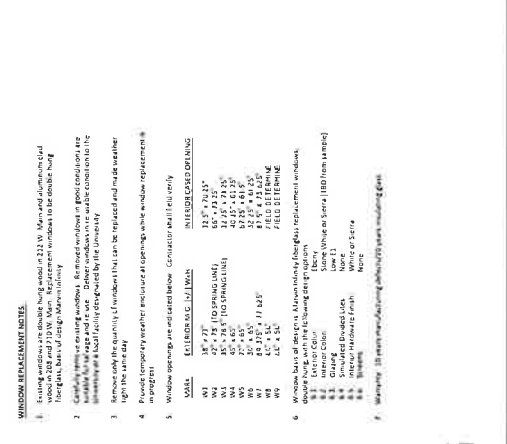
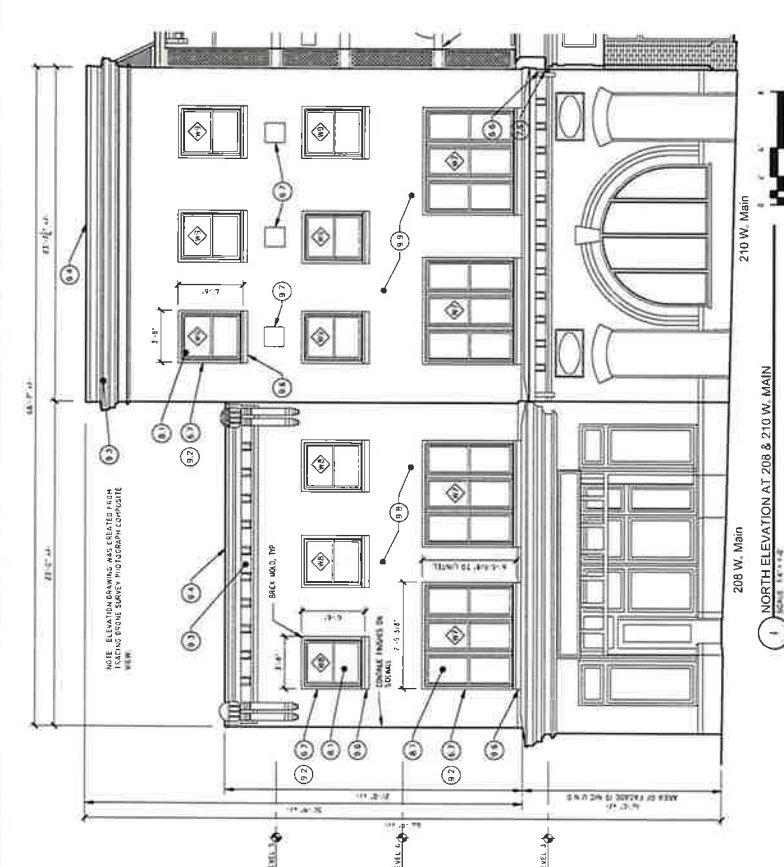
2 WEST MAIN ST. DRONE SURVEY COMPOSITE PHOTO

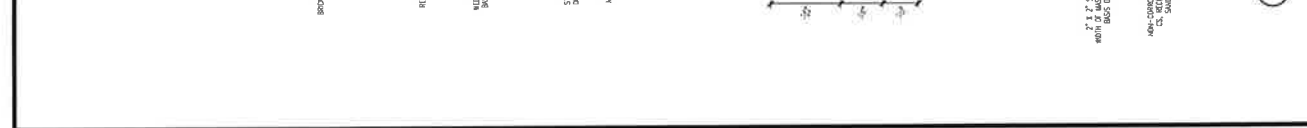
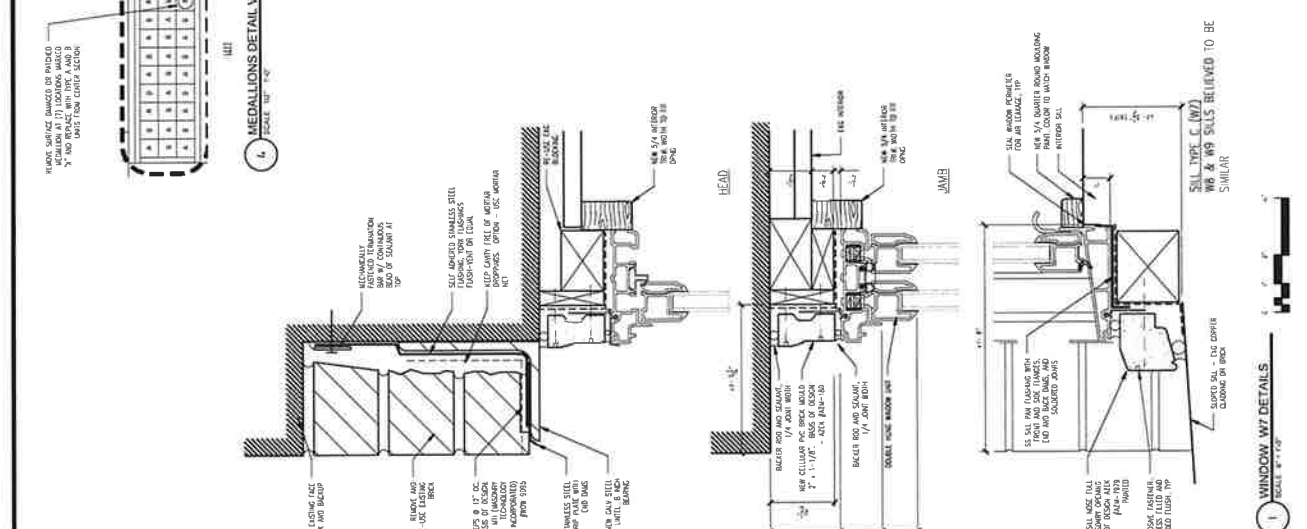
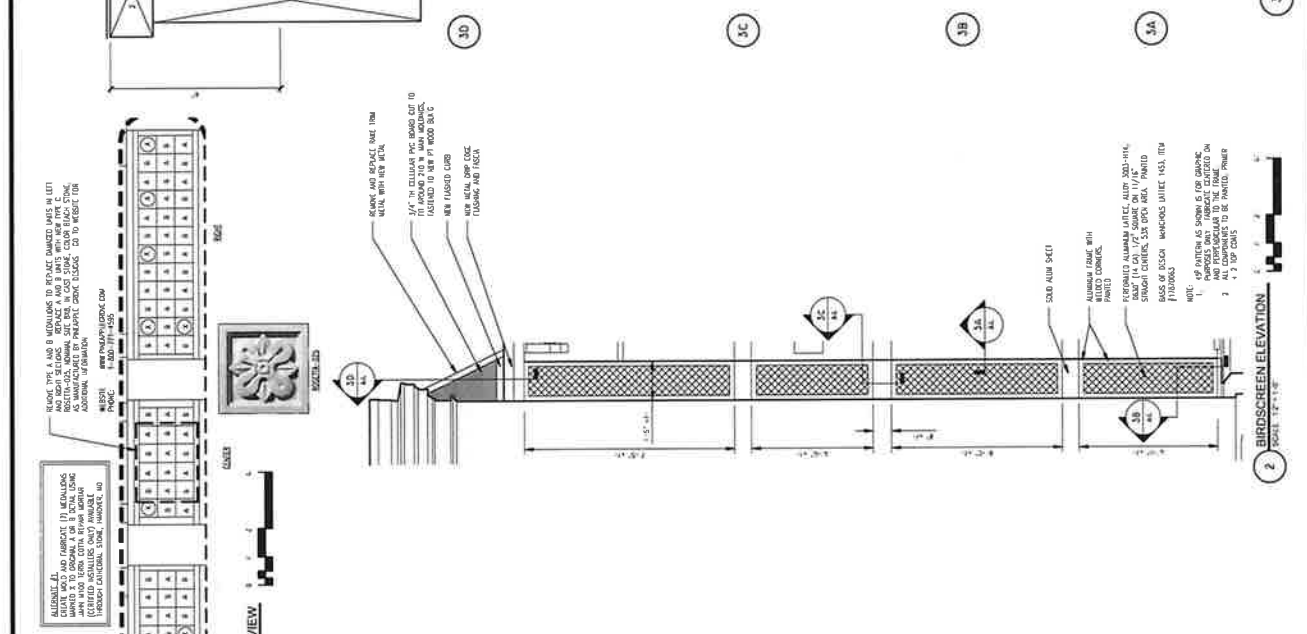
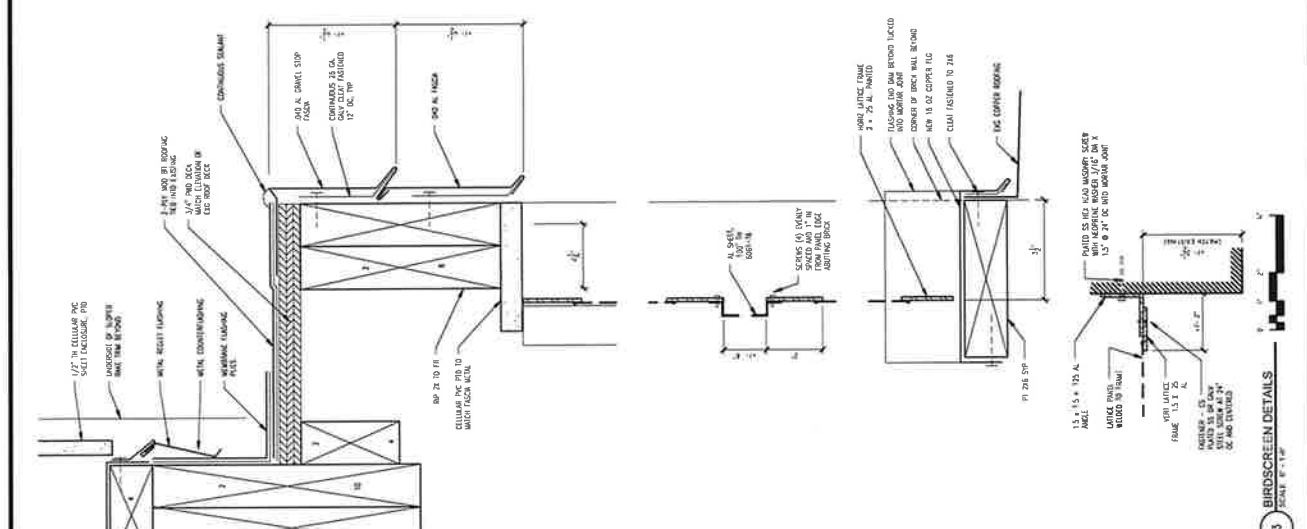
NOTE: DIMENSIONS ARE APPROXIMATE AND GIVEN FOR PURPOSES OF GENERAL PLANNING, SITE DRAINAGE AND BUDGET ESTIMATING

- GENERAL NOTES**
1. Review all drawings and specifications for any and all conditions, specifications, and requirements that may apply to the work.
 2. The contractor shall be responsible for obtaining all necessary permits and approvals for the work.
 3. The contractor shall be responsible for protecting all existing work and utilities during the construction process.
 4. The contractor shall be responsible for maintaining access to all adjacent properties and public utilities at all times.
 5. The contractor shall be responsible for maintaining the safety of the work area and the surrounding community.
 6. The contractor shall be responsible for maintaining the cleanliness of the work area and the surrounding community.
 7. The contractor shall be responsible for maintaining the structural integrity of the building during the construction process.
 8. The contractor shall be responsible for maintaining the fire safety of the building during the construction process.
 9. The contractor shall be responsible for maintaining the energy efficiency of the building during the construction process.
 10. The contractor shall be responsible for maintaining the accessibility of the building during the construction process.
 11. The contractor shall be responsible for maintaining the historical integrity of the building during the construction process.
 12. The contractor shall be responsible for maintaining the aesthetic quality of the building during the construction process.
 13. The contractor shall be responsible for maintaining the overall quality of the work.
 14. The contractor shall be responsible for maintaining the schedule of the project.
 15. The contractor shall be responsible for maintaining the budget of the project.
 16. The contractor shall be responsible for maintaining the communication with the project team.
 17. The contractor shall be responsible for maintaining the safety of the workers.
 18. The contractor shall be responsible for maintaining the safety of the public.
 19. The contractor shall be responsible for maintaining the safety of the environment.
 20. The contractor shall be responsible for maintaining the safety of the building.

- GENERAL NOTES (continued)**
21. The contractor shall be responsible for maintaining the safety of the building.
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- GENERAL NOTES (continued)**
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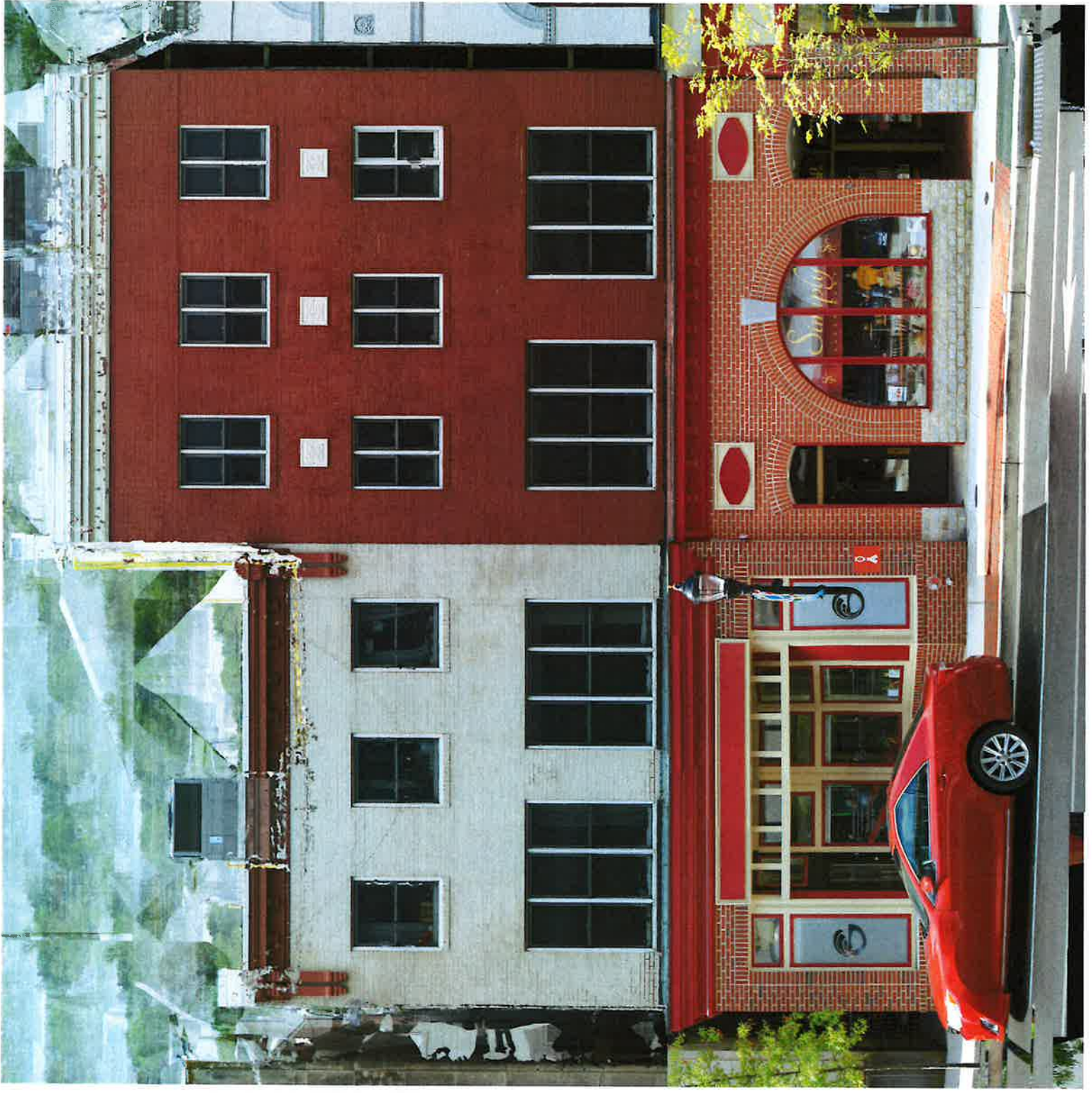
1 WINDOW WF DETAILS
 SCALE: 1/4" = 1'-0"

2 BIRDSCREEN ELEVATION
 SCALE: 1/4" = 1'-0"

3 BIRDSCREEN DETAILS
 SCALE: 1/4" = 1'-0"

4 MEDALLIONS DETAIL VIEW
 SCALE: 1/4" = 1'-0"

REPAIR WINDOW AND DOOR...
 MEDALLION DETAIL VIEW...
 BIRDSCREEN ELEVATION...
 BIRDSCREEN DETAILS...







208 W. Main

210 W. Main

212 W. Main

SALISBURY UNIVERSITY
Academics

Applicant will bring sample window to
HDC hearing

INFINITY[®]

from **MARVIN**

REPLACEMENT WINDOWS

Built for life[™]



ULTREX[®] FIBERGLASS
REPLACEMENT WINDOWS AND DOORS

Ultrex® Fiberglass

Our Superior Material



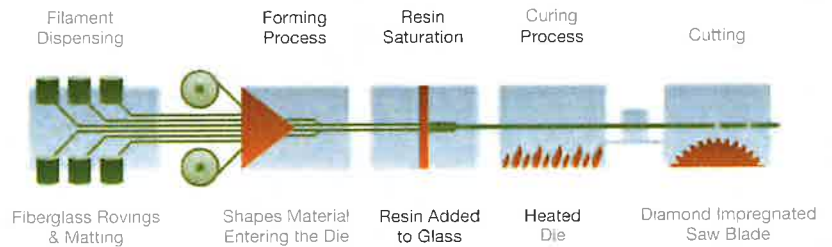
ULTREX FIBERGLASS IS
8X STRONGER THAN VINYL
AND ONE SQUARE INCH CAN
SUPPORT 34,000 POUNDS!*

Ultrex fiberglass — a superior material

Infinity® replacement windows and doors are made from Ultrex fiberglass — a pultruded fiberglass material so strong and durable it is superior to other window materials. Best of all, it makes *Infinity* products virtually maintenance free.

Created for strength and beauty

Our patented process starts with strong cables of glass that are saturated with specially compounded resins, pulled through a heated die, and cut with diamond-edge blades. Below are the steps Ultrex goes through from forming and curing all the way to the cutting stage. All of these steps create a remarkably durable material that outlasts and outperforms other window materials.



38%

FIBERGLASS WINDOWS HAVE
A **38% LONGER** USEFUL LIFE
EXPECTANCY THAN VINYL.**

Advantages of Ultrex fiberglass

- Low maintenance
- Base material is silica sand — an abundant natural resource
- Intricate profiles replicate the look of traditional wood windows
- Low expansion provides easy operation for the life of the window
- Strength keeps windows square and true
- Narrow profiles allow for more visible glass area and expanded views
- Long-term stability reduces the risk of seal failures and air leakage through the window
- Patented, mechanically bonded inline acrylic finish is up to 3x thicker than competitive finishes, providing superior resistance to discoloring, scratching, and denting

* Stiffness of the material to perform as designed. This stiffness is the flexural modulus of the material and is expressed in pounds per square inch.

** "Life cycle assessment of windows for the North American residential market. Case study" by the University of British Columbia. Scandinavian Journal of Forest Research, 2008.

Ultrex® Strength

The Strongest Choice for Window and Door Replacement

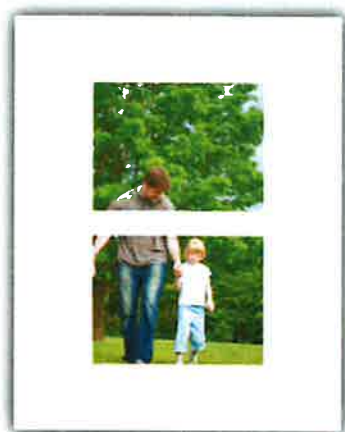
Durability for a lifetime

Ultrex is as strong as low carbon steel and 8x stronger than vinyl. It's so tough, we have to use diamond-edge blades just to cut it to size. The strength of Ultrex translates into superior stability, long-term ease of operation, low-maintenance, and superior performance.



Strength for an expanded view

Take a moment to look at the images below. The *Infinity* view is expanded — how? The superior strength of Ultrex also allows for a narrower window frame profile and more glass area than other replacement windows, giving you more daylight and better views.



The view through vinyl replacement windows



The view through Infinity replacement windows

Ultrex® Performance

Durable and Low Maintenance



Cold, heat and time — no worries

Ultrex resists the ravages of cold, heat, time and pressure to provide the most worry-free windows and doors available today. While vinyl can distort in extreme heat or streak and crack in fluctuating temperatures, *Infinity*® products offer the highest level of performance and are virtually maintenance-free.

Low thermal expansion means a stronger seal

Comparison of expansion and contraction



Graph illustrates expansion values in in/in/Fx10⁻⁴

Ultrex has an extremely low thermal expansion rate, which keeps the window stable and weathertight, reducing the risk of seal failures and air leakage into your home.

Tired of windows that are difficult to operate?



The low expansion of Ultrex means Infinity Windows resist sticking, swelling, and warping, providing easy operation for the life of the window.

Tired of high-maintenance windows?



The low expansion of Ultrex means Infinity's patented finish stays looking like new and is virtually maintenance free. It resists discoloring, warping, rotting, corrosion, denting, rust and doesn't require sanding, scraping, or painting.

Ultrex[®] Appearance

Superior Design with a Superior Finish

Better looking inside and out

Our nearly 20 years of experience with Ultrex allows us to create products with intricate details. Drawing on the decades of experience from Marvin[®] Windows and Doors, Infinity products incorporate the details of traditional wood windows without the maintenance.

The difference is in the details

Vinyl windows can arrive with messy welded corners, and bulky profiles that reduce your view. *Infinity* windows arrive with clean mechanically-bonded corners, traditional details, and narrow profiles to maximize your view.



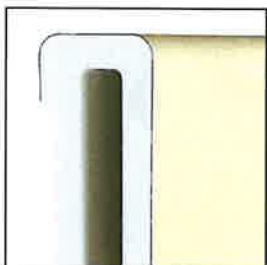
Vinyl Competitor



Infinity

A superior finish that outlasts the competition

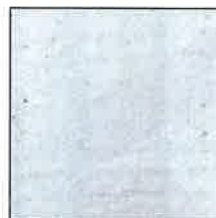
Our patented, mechanically bonded finish is up to 3x thicker than competitive finishes. It provides superior resistance to scratching and UV degradation - even on darker colors.



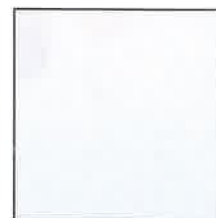
Fiberglass Competitor



Infinity



Fiberglass Competitor



Infinity

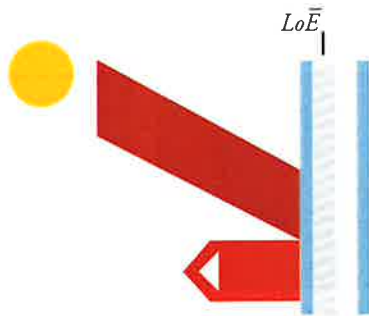
Infinity uses a patented, mechanically-bonded finish, compared to competitors' thin painted finish that can expose the rough fiberglass material.



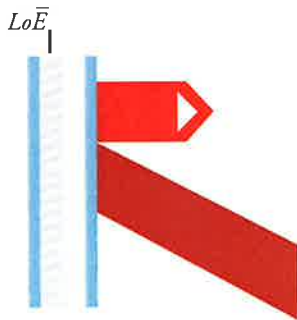
The automobile industry learned decades ago that acrylic lights outlast the life of their vehicles. Infinity uses a similar acrylic finish to provide long-term color retention and durability.

Energy Efficiency

Technology Brings Cool Savings



Summer sun is filtered and reflected back outdoors.



In the winter, indoor heat is reflected back into the home.

Infinity® products have one of the highest performance ratings from the National Fenestration Rating Council (NFRC), the organization that defines energy performance ratings for the window and door industry.

Energy Efficient, Sustainable Design

Ultrex® fiberglass is far less thermally conductive than aluminum (500x less!) and insulates much like wood. This means that Ultrex provides an insulated barrier against extreme weather temperatures, keeping your home comfortable, and helping to reduce heating and cooling costs.

Glazing Options

We know how important energy efficiency is, and our standard LoE²-272® glazings are a simple means of maximizing your home's thermal efficiency. LoE²-272® reflects heat back to its source so summer heat is reflected outdoors and winter indoor heating is retained. At the same time, up to 84% of the sun's UV rays are screened to reduce fading and damage to upholstery and carpets. Argon gas and a warm edge spacer are also standard features.*

Our optional LoE³-366® glass provides increased performance, especially in high sun exposure locations. This top-performance glass is formulated to reject solar heat while letting light in. With LoE³-366® glass, light and visibility are maximized, up to 95% of the sun's damaging UV rays are blocked, and most importantly, you and your home stay cool and comfortable year round.

Sustainable design and an investment that pays



Ultrex is made predominately of silica sand, a safe and abundant natural resource.



Our facilities eliminate 95% or more of VOCs (Volatile Organic Compounds).



30%

Infinity Windows with LoE glazing can reduce your heating and cooling bills by up to **30%.***



The glass in Infinity products contain 22%-29% recycled content, and Ultrex requires less embodied energy to produce than vinyl.



Infinity products meet ENERGY STAR® standards and are Hallmark certified.



*Fiberglass windows have a 38% longer useful life expectancy than vinyl!***



New windows can increase the resale value if you decide to sell your home.

* Estimated savings are based on data set forth in the Window Selection Tool of the Efficient Windows Collaborative, available at <http://www.efficientwindows.org>.

Actual savings will vary by product type, location, method of installation, individual home characteristics, local climate and conditions, utility rates, and other factors.

** Life cycle assessment of windows for the North American residential market: Case study by the University of British Columbia. Scandinavian Journal of Forest Research, 2008.

Features and Options

Making Your Replacement Windows and Doors Feel Like Home



You can paint *Infinity* products to match exterior colors without affecting the protective performance of the Ultrex fiberglass substrate.

GLASS OPTIONS

Standard LoE⁺-272 and optional LoE⁺-366 glass are also offered tempered, obscure and tempered obscure.

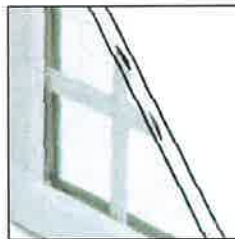


Obscure glass for added privacy

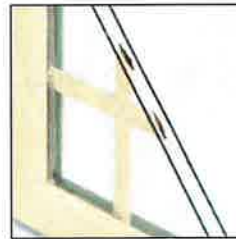
Exterior color options

The exterior of *Infinity*® windows come standard in Stone White. Sierra, Cashmere, Pebble Gray, Bahama Brown, and Bronze are available as options. The Ultrex® fiberglass exterior finish is virtually impermeable and helps protect your windows from the effects of wind, weather, and time.

Plus, you can paint *Infinity* products to match exterior colors without affecting the protective performance of the Ultrex fiberglass substrate.



Stone White



Sierra



Cashmere



Pebble Gray



Bahama Brown



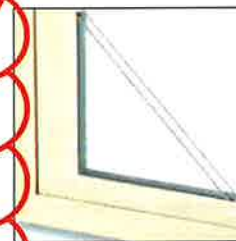
Bronze

Interior color options

The interior of *Infinity* windows come standard in Stone White with Sierra and EverWood® available as options. EverWood, our unique engineered wood grain finish, provides the rich appearance of wood, yet is low-maintenance for years of lasting beauty. Durable EverWood can be easily stained to match the color of your home's existing woodwork.



Stone White



Sierra



EverWood

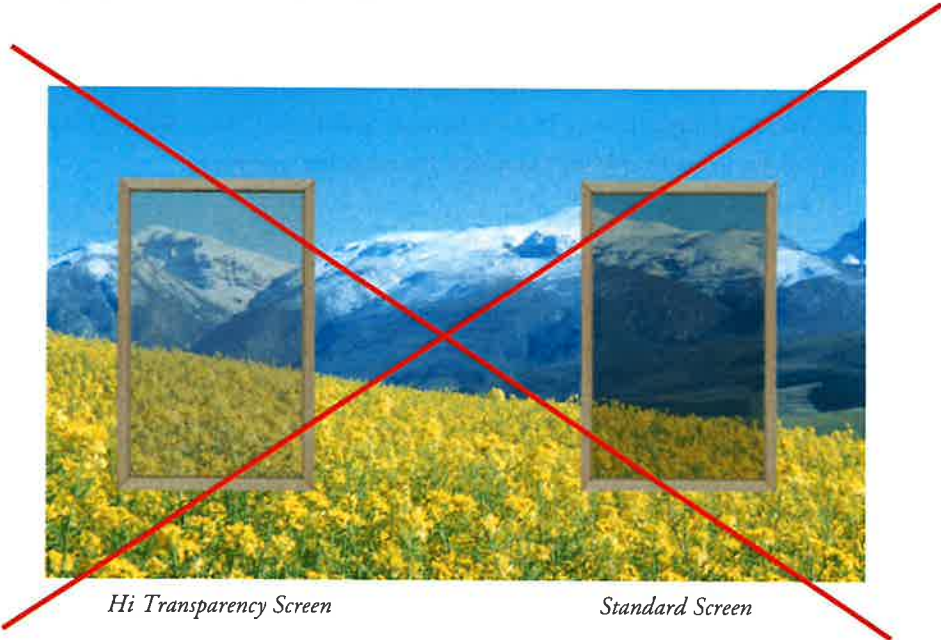
Six great hardware finishes

Customize the look of *Infinity* windows with a variety of hardware finish options.



Screen options

With just one glance through our Hi Transparency screen, you'll be amazed at what you see - and what you won't. The tighter, finer mesh of the Hi Transparency screen provides a clearer, brighter view without the distortion and haziness that are often experienced with traditional screens.



CORNER KEYS

Corner keys keep window units square through delivery, installation, and years in your home. You won't find unsightly, messy welded corners — we inject adhesive sealant in the sash corners to help make joints solid, square, and weathertight.



FINISHING TOUCHES

Brick Mould Casing is available to add a traditional look to the exterior.

Grilles and Divided Lites

Pattern Options for a Custom Look



Grilles-Between-the-Glass

With *Infinity*® from Marvin®, there is no such thing as a minor detail. We pay close attention to every aspect of our windows. So choose an option that complements the personality of your home. We'll take care of the details.

Grilles-Between-the-Glass

Infinity windows are available with contoured grille bars between the panes of glass. Grille bars facing the exterior match the window exterior color, and grille bars facing the interior are available in Stone White, Sierra, Satin Taupe and Bronze. Grilles-Between-the-Glass combine easy glass cleaning with the stunning detail of a grille pattern. It's the best of both worlds.



Simulated-Divided-Lites

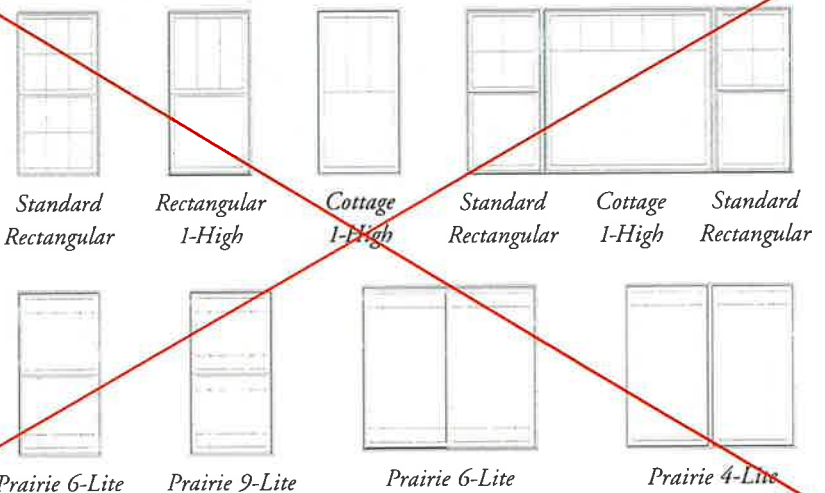
Simulated-Divided-Lites

Choose Simulated-Divided-Lites for an authentic divided glass look. Simulated-Divided-Lite bars are permanently adhered to the exterior surfaces of the glass with a spacer bar between the panes of glass. Exterior Simulated-Divided-Lite bars are made of the same tough Ultrex® fiberglass used on all *Infinity* exteriors. Interior bars are available in Stone White, Sierra or stainable EverWood® to match your existing woodwork.

Divided Lite Patterns

Various divided lite patterns are available to replicate the look of your original windows or to add architectural interest.

divided lites would compete with existing transom windows of the original Woolworth Building



Additional divided lite patterns are available.

Double Hung

The smart replacement choice

You've heard it said, "Don't work harder. Work smarter." With old Double Hung windows, you can work up a sweat just opening them and keeping them open. The *Infinity*® Double Hung is the smart answer to a traditional favorite. You'll be amazed at its smooth, effortless operation. Quality hardware and advanced design result in a Double Hung that is easy to clean from the interior of your home. Make the smart window choice and your "window worries" will become a thing of the past.

Easy tilt operation

Our Double Hung window is amazingly simple to operate. Both lower and upper sash tilt easily without removing your screens. Our unique tilt release button lets you tilt the lower sash using only one hand, so cleaning is easier than ever.



Unlock and raise the sash slightly.



Press the tilt release button and slide the lock lever over the button.



Tilt the sash into the room for easy cleaning without screen removal.



*Cottage Style
Double Hung*



*Oriel Style
Double Hung*

Sash of different proportions in one unit, commonly called Cottage Style and Oriel Style, are also available with all the tilting and performance features of a regular *Infinity* Double Hung.

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: May 24, 2023

Case Number:	23-07
Commission Considering:	Windows and Façade Improvements
Owner's Name:	Salisbury University
Applicant Name:	Max Verbits
Agent/Contractor:	Not Indicated
Subject Property Address:	208, 210 & 212 W. Main Street
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	Central Business District
Structure / Site Description:	
Built Date:	1920 and 1930
Enclosed Area:	56,906 sq. ft.
Lot Size:	23,320 sq. ft.
Number of Stories:	3 and 4
Contributing Structure:	212 W Main St - 4/26/17
Wicomico County Historic Survey on file:	212 W Main St - 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)• 206 W. Main Street – Farmers' & Merchants' Bank• 229 W. Main Street – Brewington Building

- 218-220 W. Main Street - Vernon Powell Building (Montgomery Ward 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
231	W Main Street	10/28/2015	X	
111	W Main Street (Doug Church bldg.)	3/28/2012	X	
113	W Main Street	3/26/2014	X	
117	W Main Street	9/22/2021	X	
144	W Main Street	1/27/2010	X	
205	W Main Street	9/28/2011	X	
213	W Main Street	1/25/2012	X	
218	W Main Street	11/19/2014	X	
222	W Main Street	4/23/2014	X	
232-234	W Main Street	9/23/2015	X	
235	W Main Street	8/22/2018	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to replace existing windows and alter the existing façade.

Previous Approvals:

The Commission approved the following for 212 W Main St:

- a. Window replacement on 4/26/2017.
- b. Sign installation/replacement on 7/25/2018
- c. Wall mural on 7/24/2019

Areas of Historic Guidelines to be considered:

Guideline 1: Preserve Significant Historic Features

Each style of architecture has a distinctive set of details which contribute to the overall character of the building.

- a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics, such as roof form and fenestration patterns; as well as small-scale features like moldings, brackets, columns, and other examples of skilled craftsmanship. A reasonable effort should be made to retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc.
- b. Materials and additions which were installed at a later date than the original building construction which may have since gained significance should be retained.

Guideline 2: Repair Rather than Replace

- a. Repair existing historic features wherever possible.
- b. Use appropriate, approved technical procedures for cleaning, refinishing, and repairing historic materials. Make sure your contractor has experience with appropriate techniques.

Guideline 3: Restore Significant Historic Features

- a. Whenever feasible, historic materials and details should be restored. Restorations of historic buildings should be completed under the direction of architects or professionals with specialized skill in building restoration and preservation.
- b. Inappropriate coverings, such as vinyl siding applied over historic wood siding, should be removed and the underlying material repaired or replaced with siding which mimics the appearance of the historic material as closely as possible.
- c. Non-historic alterations should be removed to restore the historic appearance. This may include re-opening infilled windows or replacing inappropriate vinyl porch posts with new turned wood posts to recreate the porch's historic appearance. Such changes should be supported by physical evidence, historic

photographs or other documentary evidence. Where no evidence of the appearance of the original feature exists, a simple design consistent with the scale and massing of the building and surrounding area is generally preferred.

d. Historic alterations that have achieved significance in their own right should be retained.

Guideline 4: Make Sensitive Replacements

a. If replacement is required, replace as little historic material as possible with matching, compatible replacement materials.

b. Replacement parts should match the original as closely as possible in size, shape, detailing, and material.

Guideline 9: Cleaning Masonry Surfaces

For more information on cleaning masonry surfaces, refer to “Preservation Brief 1: The Cleaning and Waterproof Coating of Masonry Buildings” and “Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings,” published by the National Park Service. These resources should be consulted before cleaning masonry surfaces.

a. Use the gentlest effective means possible. Do not use treatments that damage historic building materials.

b. A “like new” appearance is typically not appropriate for a historic building. Avoid cleaning more than necessary to protect building fabric.

Guideline 10: Repointing Masonry Surfaces

a. Repoint only where there is evidence of deterioration such as disintegrating mortar, cracks, loose bricks or masonry units, damp walls, or damaged plaster.

b. Use traditional repointing techniques or techniques recommended by historic preservation specialists to remove deteriorated mortar, such as hand raking, and to repoint joints. Avoid the use of electric saws to remove mortar from joints. Do not use synthetic caulking materials to point masonry joints. Avoid “scrub” coating methods to repoint, and do not apply stucco to brick or stonework surfaces to avoid repointing.

c. Match the historic mortar mix as closely as possible in terms of strength and color.

d. In general, historic mortar contains more lime and less Portland cement than modern mortar. Mortars with high Portland cement content have a greater compressive strength than that of historic brick which results in the spalling or cracking of the brick during freeze-thaw cycling. Soft brick requires a soft mortar.

- e. Match the historic joint width and profile, including tooling.

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.

Guideline 17: Retain Historic Windows

- a. Maintain or restore the historic shape, size, alignment, pattern, and details of existing historic windows, particularly those in upper stories of commercial properties.
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked, if your budget allows.

Guideline 37: Façade Configuration

As described in Section 3, there are several building types associated with commercial architecture. These forms are a character defining feature of commercial buildings and their order and arrangement must be maintained.

- a. Maintain the historic compositional principles of historic commercial buildings.
- b. For two- and three-part block configurations, maintain the division of the upper and lower stories.

- c. Where historic features are missing, consider restoring the façade to a composition appropriate to the historic design of the building.
- d. New commercial buildings should follow the same compositional layout of surrounding buildings in order to maintain the scale and pattern of the Downtown Historic District.
- e. Maintain the historic layout of commercial storefronts.
- f. Maintain the window and door pattern of the storefront. Historic entrances were typically flanked by glass display windows.
- g. Improve access to upper floors in a manner sensitive to the configuration of the historic storefront. A second set of stairs to access the upper stories is often required to comply with current fire codes.

Guideline 38: Commercial Building Ornamentation

- a. Maintain and restore character defining features of your commercial building. Character defining features include historic storefronts, transoms, sign boards, bulkheads, windows, cornices, and other architectural details.
- b. Do not add arbitrary or conjectural ornamentation to the building. Replacement of missing historic features should be supported by documentary evidence to avoid creating a false historic appearance.
- c. Maintain the original ornamental cap or cornice of the building. If replacement is required, in-kind replacement matching the historic element in design, scale, color, and material is recommended. Replacement materials, such as fiberglass, may be approved if the element’s profile can be satisfactorily matched.

Guideline 39: Replacement Windows for Commercial Properties

- a. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile. The number of window panes and the approximate muntin and mullion profile should match the historic window.
- b. Removable, snap-in, or “between the glass” muntins are not historically appropriate.
- c. Vinyl windows are generally not manufactured in historic proportions and are not appropriate replacement windows for historic properties. Aluminum, aluminum clad wood, and fiberglass are appropriate replacement materials and may be approved if the appearance is complimentary to the existing historic windows and architectural style.

d. Maintain the historic window opening size and surrounding trim. Do not alter the size of the historic window opening to accommodate larger or smaller windows. Do not remove or cover surrounding trim, including wood and masonry details.

e. Maintain the window type. For example, do not replace operable windows such as double-hung windows with fixed windows.

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 consider the review criteria, and may decide as to which of said Criteria are applicable.

Staff Findings Prepared By: Brian Soper
Infrastructure and Development Department
125 N Division St Room 202
Salisbury, MD 21801
(410) 548-3170
Date: May 24, 2023

Real Property Data Search ()
 Search Result for WICOMICO COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 **Account Number -** 048774

Owner Information

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

Location & Structure Information

Premises Address: 208 W MAIN ST **Legal Description:** L- 3,090 SQ FT
 SALISBURY 21801-0000 208 W MAIN ST
 SURVEY SALISBURY UNIVERSI

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0107	0014	1058	21003.23	0000				2021	8 68	0016/ 0663

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	6,502 SF		3,090 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MIXED RESIDENTIAL / RETAIL	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2021	07/01/2022
			As of
			07/01/2023
Land:	46,300	46,300	
Improvements	291,500	289,200	
Total:	337,800	335,500	335,500
Preferential Land:	0	0	

Transfer Information

Seller: SALISBURY UNIVERSITY FOUNDATION INC Type: NON-ARMS LENGTH OTHER	Date: 12/09/2015 Deed1: /03937/ 00029	Price: \$10 Deed2:
Seller: PLAZA GALLERY LIMITED LIABILITY CO Type: NON-ARMS LENGTH OTHER	Date: 11/30/2015 Deed1: /03933/ 00044	Price: \$0 Deed2:
Seller: MILLER, BRENT C & AMY T Type: ARMS LENGTH IMPROVED	Date: 11/24/1997 Deed1: /01572/ 00461	Price: \$97,500 Deed2:

Exemption Information

Partial Exempt Assessments:Class		07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Real Property Data Search ()
 Search Result for WICOMICO COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 **Account Number -** 048782

Owner Information

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

Location & Structure Information

Premises Address: 210 W MAIN ST **Legal Description:** L- 2,952 SQ FT
 SALISBURY 21801-0000 210 W MAIN ST
 SALISBURY UNIVERSITY SURV

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0107	0014	1059	21003.23	0000				2021	8 68	0016/ 0663

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	7,097 SF		2,952 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MIXED RESIDENTIAL / RETAIL	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2021	07/01/2022
			As of
			07/01/2023
Land:	44,200	44,200	
Improvements	315,000	312,400	
Total:	359,200	356,600	356,600
Preferential Land:	0	0	

Transfer Information

Seller: SALISBURY UNIVERSITY FOUNDATION INC Type: NON-ARMS LENGTH OTHER	Date: 12/09/2015 Deed1: /03937/ 00029	Price: \$10 Deed2:
Seller: PLAZA GALLERY L L C Type: NON-ARMS LENGTH OTHER	Date: 11/30/2015 Deed1: /03933/ 00044	Price: \$0 Deed2:
Seller: PLAZA GALLERY L L C Type: NON-ARMS LENGTH OTHER	Date: 03/10/1998 Deed1: /01591/ 00642	Price: \$0 Deed2:

Exemption Information

Partial Exempt Assessments:Class		07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Real Property Data Search ()
 Search Result for WICOMICO COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: 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:** COMMERCIAL
Mailing Address: 1101 CAMDEN AVE **Principal Residence:** NO
 SALISBURY MD 21801- **Deed Reference:** /03937/ 00029

Location & Structure Information

Premises Address: 212 W MAIN ST **Legal Description:** L- 17,278 SQ FT
 SALISBURY 21801-0000 212 W MAIN ST
 SALISBURY UNIVERSITY SURV

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1060	21003.23	0000				2021	Plat Ref: 0016/ 0663

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1930	43,307 SF		17,278 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RETAIL STORE	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	259,100	259,100		
Improvements	1,346,500	3,110,800		
Total:	1,605,600	3,369,900	2,781,800	3,369,900
Preferential Land:	0	0		

Transfer Information

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

Exemption Information

Partial Exempt Assessments:Class		07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

WI-260

Woolworth's Building (Gallery Building)

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 08-29-2003

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

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

name 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

Condition		Check one	Check one	
<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	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.

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

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input checked="" 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: <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
 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

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

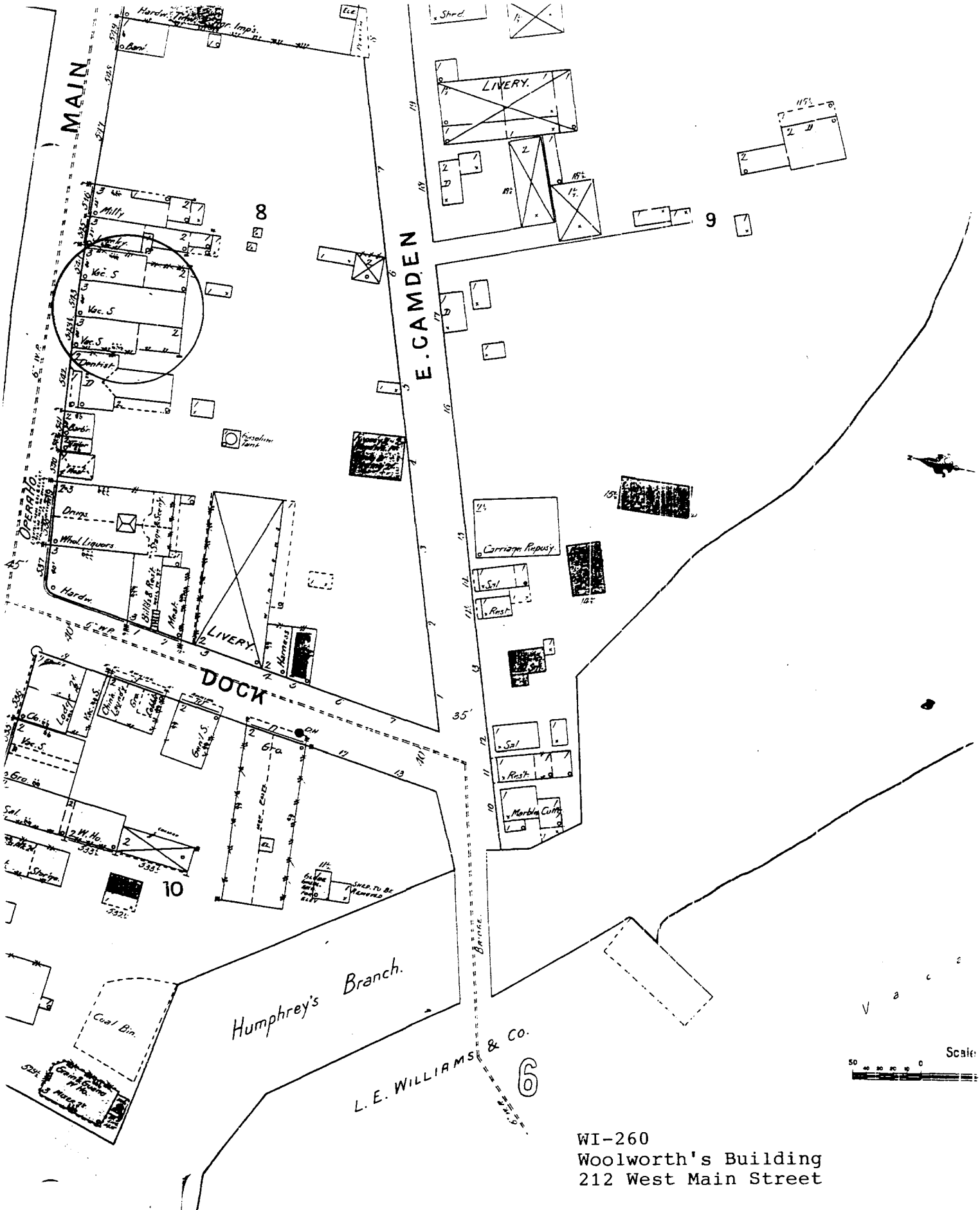
city or town Westover state Maryland 21871

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.

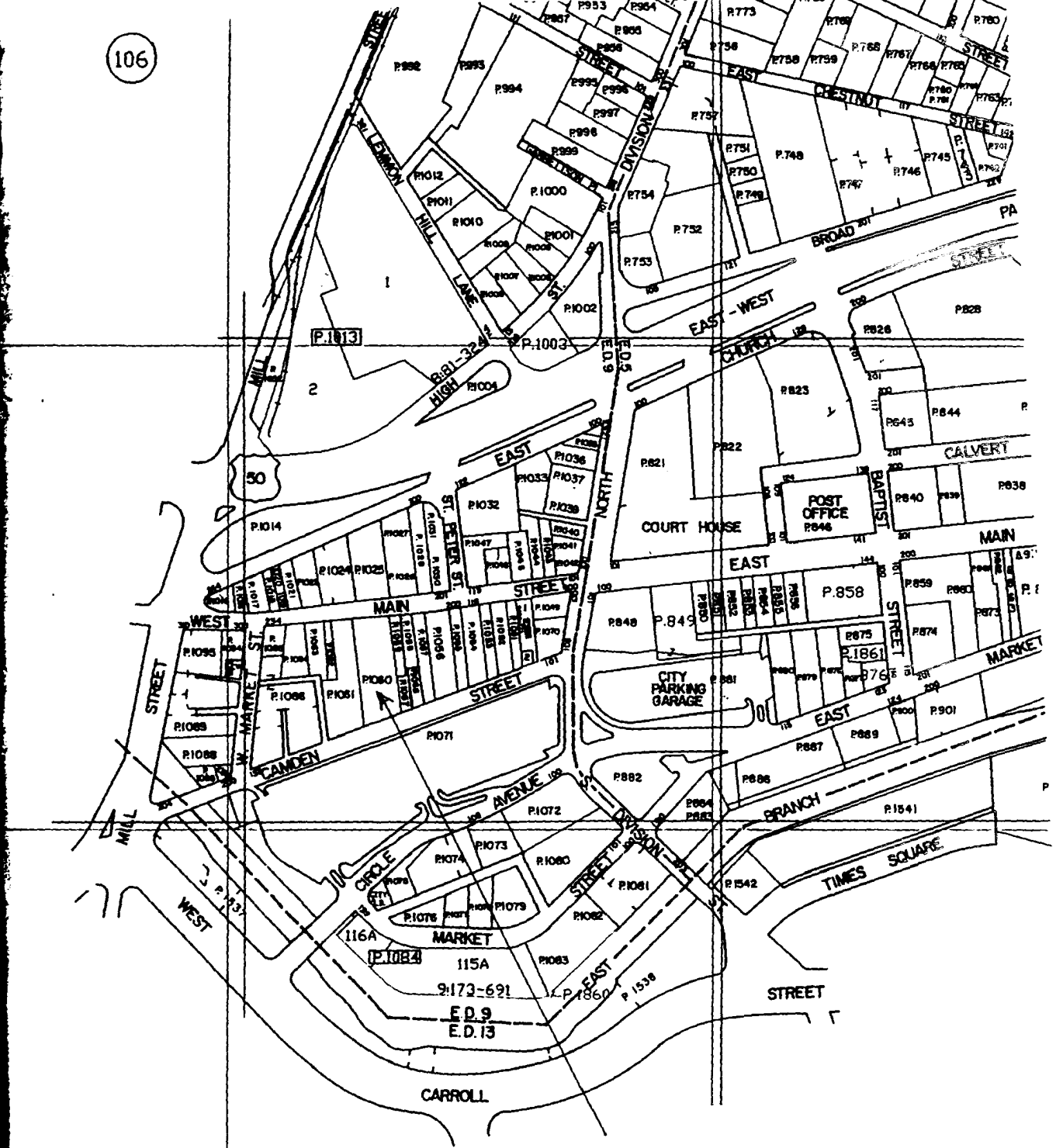
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

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



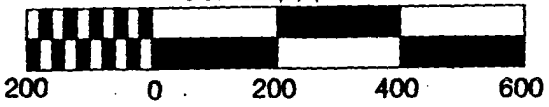
WI-260
 Woolworth's Building
 212 West Main Street
 Sanborn Insurance Map, 1894



WI-260
 Woolworth's Building
 212 West Main Street

Wicomico County Tax Map 107
 Parcel 1060

SCALE IN FEET



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.

WI-260
Woolworth's Building
212 West Main Street

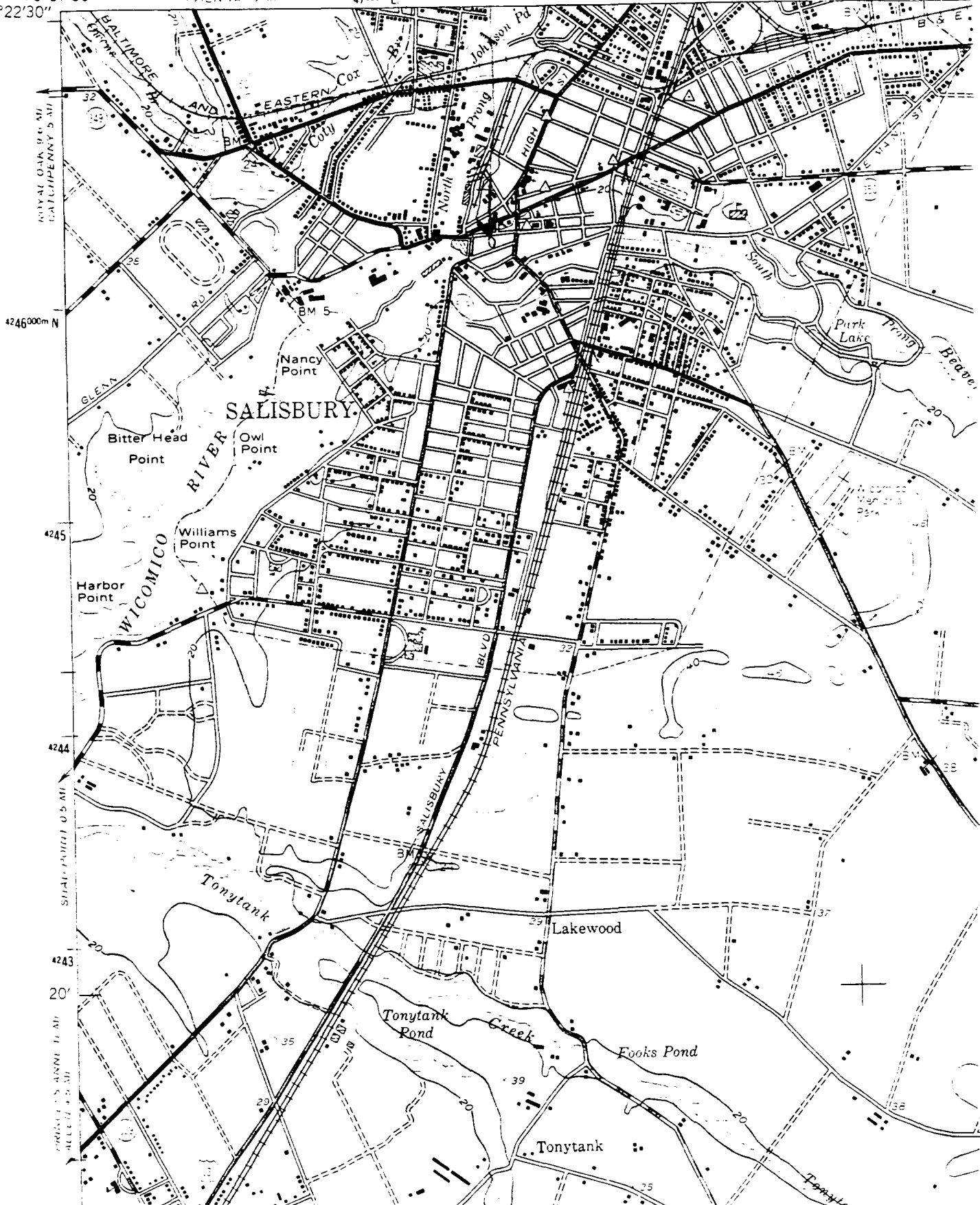
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

Salisbury, Maryland Quadrangle
1942

5890 L NW
(HEBRON)

75°37'30"
38°22'30"

CAMPBELL 31 M
WENNER 31 M
447000m E





Salisbury Historic District Commission

Hearing Notification

Hearing Date: May 24, 2023

Time: 7:00 pm

Location: Government Office Building
125 N Division St Room 301
Salisbury, MD 21801

Case Number: #23-08

Commission Considering: New Construction

Owner's Name: City of Salisbury

Applicant Name: Brad Gillis

Agent/Contractor: Brad Gillis

Subject Property Address: Parking Lots 1, 11 & 15

Historic District: Downtown Historic District

Use Category: Mixed Use

Chairman: Mr. Scott Saxman

HDC Staff contact: Brian Soper
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
\$50 Fee Received (date)

Date Submitted: 4/24/2023

Case #: 23-08

Date Accepted as Complete: _____

Action Required By (45 days): _____

Subject Location: Lots 1, 11 & 15, Salisbury, MD 21801

Owner Name: City of Salisbury

Application by: Salisbury Town Center Apartments, LLC

Owner Address: 125 N. Division St. Room 304

Applicant Address: 150 W. Market Street, Suite 101, Salisbury, MD 21801

Owner Phone: Salisbury, MD 21801
410-548-3100

Applicant Phone: 410-430-6838

Owner Email: akitrow@salisbury.md

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.

Construction of the Salisbury Town-Center development project, inclusive of the construction of three (3) four (4) story apartment buildings, located on the currently unimproved downtown public parking lots commonly referred to as Lot 1, Lot 11 and Lot 15.

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 Historical 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 May 24, 2023 (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 April 24, 2023

Application Processor (Date)

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

Salisbury Town Center Apartments, LLC
c/o Bradley J. Gillis
150 W. Market Street
Suite 101
Salisbury, MD 21801

April 24, 2023

City of Salisbury, Maryland
Salisbury Historic District Commission
125 N. Division Street, Room 202
Salisbury, Maryland 21801

Re: *Redevelopment of Downtown City Parking Lots (Lots 1, 11 & 15); the Salisbury Town-Center Project*

Dear Commissioners,

On behalf of Salisbury Town Center Apartments, LLC ("**STCA**"), please accept the enclosed Application for Certificate of Approval for STCA's construction of the Salisbury Town-Center Project submitted for consideration by the City of Salisbury Historic District Commission (the "**HDC**") in connection with STCA's development of certain portions of the unimproved parking lots identified as: **(i)** Map 0107, Parcel 1071 (Maryland Tax Account No. 09-061002) ("**Lot 1**"); **(ii)** Map 0107, Parcels 1074 -1079 (Maryland Tax Account Nos. 09-060987, 09-061029, 09-055215, 09-055207, 09-057994, and 09-057986) (hereinafter referred to collectively as "**Lot 11**"); and, **(iii)** Map 0107, Parcel 1066 (Maryland Tax Account No. 09-052534) ("**Lot 15**") (STCA's development of those certain portions of Lot 1, Lot 11 and Lot 15 is hereinafter referred to as the "**Salisbury Town-Center Project**").

For purposes of the Salisbury Town-Center Project to be developed and constructed by STCA, Lot 1, Lot 11 and Lot 15 are intended to be resubdivided into Five (5) new, reconfigured lots and parcels of land identified as "Lot 1", "Lot 2", "Lot 3", "New Parcel 1066" and "New Parcel 1071" ("Lot 3", "New Parcel 1066" and "New Parcel 1071" are hereinafter referred to collectively as the "**Sby Town-Center Lots**") ("Lot 1" is hereinafter referred to as the "**Unity Square Lot**") ("Lot 2" is hereinafter referred to as the "**Parking Garage Lot**"). Upon the resubdivision of Lot 1, Lot 11 and Lot 15 in to Five (5) new, reconfigured lots as aforesaid, the City shall keep and retain legal title to the Unity Square Lot and the Parking Garage Lot as more particularly shown on the resubdivision plat to be attached as an exhibit to the Amended and Restated Lot Disposition Agreement to be executed by the City and STCA, which said LDA shall govern STCA's development of the Salisbury Town-Center Project.

As discussed previously with the HDC during the Pre-Application Conference for the Salisbury Town-Center Project, the Salisbury Town-Center Project involves STCA's development and construction of: **(i)** Three (3) Four (4) story buildings which, as planned by Developer, shall consist of approximately Two Hundred Twenty-Two (222) apartment units in the aggregate; and, **(ii)** with respect to "Lot 3" only, a One (1) story building, located adjacent to the Unity Square Lot, consisting of commercial space(s) for retail use (the Three (3) Four (4) story apartment buildings and the One (1) story commercial-retail building to

Salisbury Town Center Apartments, LLC
c/o Bradley J. Gillis
150 W. Market Street
Suite 101
Salisbury, MD 21801

be constructed by Developer on the Sby Town-Center Lots are each hereinafter referred to individually as a “**Town-Center Building**” and are hereinafter referred to collectively the “**Town-Center Buildings**”) All told, Salisbury Town-Center Project will convert the land presently identified as Lots 1, 11 and 15 from its current use as public parking lots into a Two Hundred Twenty-Two (222) residential apartment complex, that when complete will transform the south-side area of Downtown Salisbury.

As planned, the construction of the Town-Center Buildings will be long, deep and have a maximum height of Sixty-One Feet and 4 inches (61’ 4”). The maximum height of Sixty-One Feet and 4 inches (61’ 4”) includes improvements for elevator shafts and other related mechanical improvements necessary to serve the Building and its residents. With respect to the façades of the Town-Center Buildings, STCA plans to use modern, exterior surface materials that honor a classic and traditional look and are compatible with the attractiveness of surrounding structures comprising the Downtown Salisbury Historic District.

HVAC for each Town-Center Building will be supplied through a traditional exterior heat pump system. As constructed, each of the apartment units within the Town-Center Buildings will have a separately controlled heating and air conditioning system, with one interior air handler and one exterior heat pump. The exterior heat pumps will be set on the roof(s) of each Town-Center Building. The current plans for the Project call for garbage collection at the Town-Center Building to be handled through an internal trash disposal system. In the event an external garbage collection facility is determined necessary for use of the Project once complete, specifications regarding that external garbage collection facility will be provided to the HDC.

As planned, STCA intends to have the first Town-Center Building completed and brought to market no later than August 1, 2025. STCA is working closely with City officials to obtain all of the approvals and permits necessary to meet our timeframe for completion of the Project. To that end, this submission represents the first-step in that approval process. In order to move forward with permitting the Salisbury Town-Center Project, STCA respectfully requests the HDC’s approval of a Certificate of Approval for construction of the Salisbury Town-Center Project.

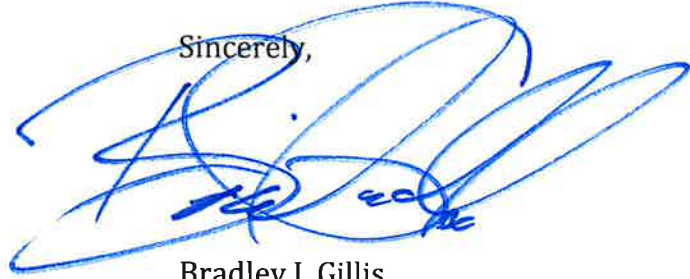
STCA is excited to bring this generational development project to the City. At its core, the Salisbury Town-Center Project will reimagine and completely redefine the south-side corridor of Downtown Salisbury from surplus unenclosed public parking lots into a town-center complete with residential apartments, luxury-style living and recreational amenities, and several, new retail businesses. When completed, the Salisbury Town-Center Project will bring the City’s longstanding goal for the redevelopment of the Downton surplus parking lots known as Lots 1, 11 and Lot 15 into reality, dramatically changing the cityscape and skyline of our Downtown for generations to come. STCA is proud to stand behind the development of the Salisbury Town-Center Project, as it will serve as a signature testament to the City’s continuing hard work to meaningfully redevelop Downtown Salisbury.

Salisbury Town Center Apartments, LLC
c/o Bradley J. Gillis
150 W. Market Street
Suite 101
Salisbury, MD 21801

Enclosed is STCA's Application to the Historic District Commission and Application Fee, along with conceptual renderings of the Salisbury Town-Center Project, including drawings depicting the proposed height for each Town-Center Building. Please kindly schedule STCA's Application for consideration by the HDC at its May 24, 2023 meeting.

On behalf of Salisbury Town Center Apartments, LLC, thank you for your time and consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Bradley J. Gillis', written over a large, loopy blue scribble.

Bradley J. Gillis,
Salisbury Town Center Apartments, LLC

Cc (w/ enclosures): c/o Brian Soper, City Planner

Enclosures/

SALISBURY TOWN CENTER |

SALISBURY, MARYLAND

RENDERED VIEWS
20 APRIL, 2023





SALISBURY TOWN CENTER
SALISBURY, MARYLAND

W. MARKET STREET AT CIRCLE AVE
20 APRIL, 2023



SALISBURY TOWN CENTER
SALISBURY, MARYLAND

CIRCLE AVE. AT RETAIL
20 APRIL, 2023



SALISBURY TOWN CENTER
SALISBURY, MARYLAND

POOL AMENITY
20 APRIL, 2023



SALISBURY TOWN CENTER
SALISBURY, MARYLAND

W. MARKET STREET
20 APRIL, 2023



SALISBURY TOWN CENTER
SALISBURY, MARYLAND

BUILDING B ENTRY
20 APRIL, 2023



SALISBURY TOWN CENTER
SALISBURY, MARYLAND

BUILDING B ENTRY
20 APRIL, 2023



SALESBURY TOWN CENTER, LLC

CLIENT: SALESBURY TOWN CENTER, LLC
PROJECT: WEST MARKET STREET
SALISBURY, MD
DATE: 08/14/2014

PROJECT: WEST MARKET STREET
SALISBURY, MD
DATE: 08/14/2014

SALESBURY TOWN CENTER, LLC
1200 EAST ACTA STREET
SALISBURY, MD 21780

SALESBURY TOWN CENTER
WEST MARKET STREET
SALISBURY, MD

EXTERIOR
ELEVATIONS - BLDG A

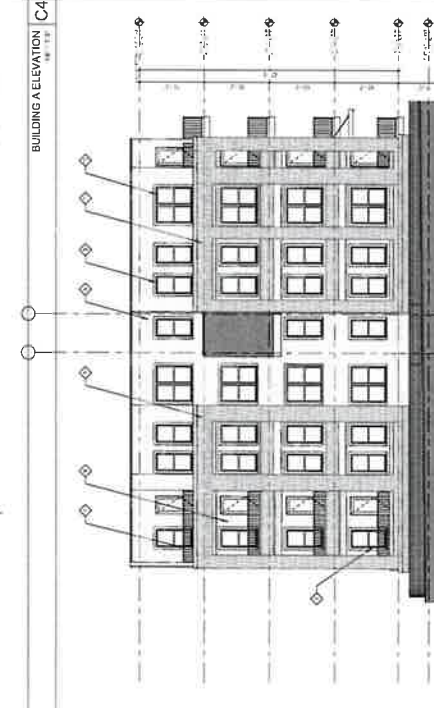
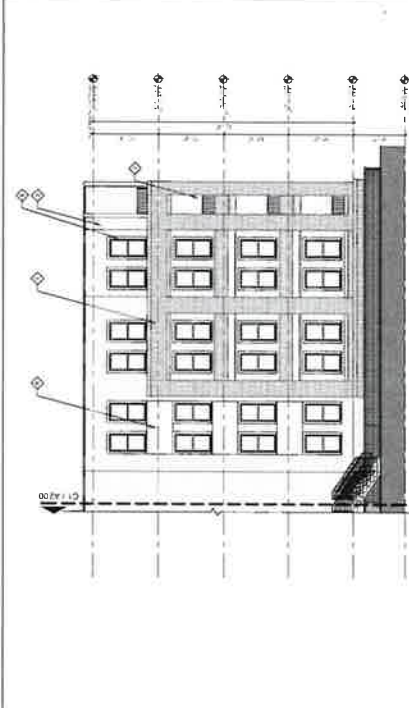
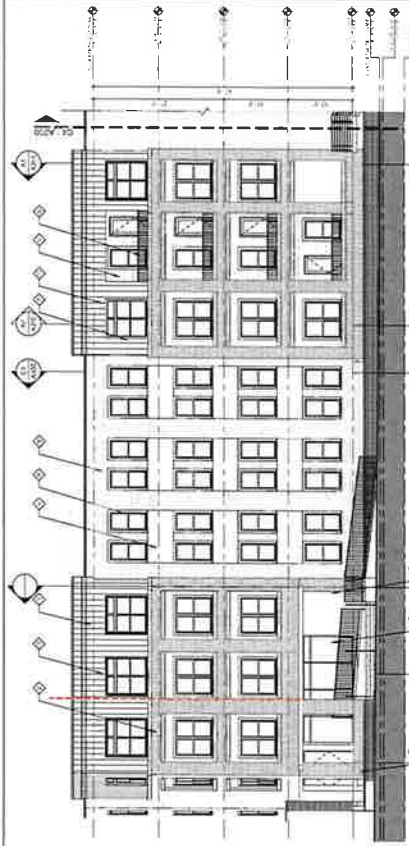
A200

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. FINISHES TO BE SHOWN ON DRAWINGS.
3. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
4. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
5. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
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9. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
10. ALL MATERIALS TO BE APPROVED BY ARCHITECT.

ELEVATION KEY NOTES

1. SEE PLAN FOR WINDOW SCHEDULE.
2. SEE PLAN FOR WINDOW SCHEDULE.
3. SEE PLAN FOR WINDOW SCHEDULE.
4. SEE PLAN FOR WINDOW SCHEDULE.
5. SEE PLAN FOR WINDOW SCHEDULE.
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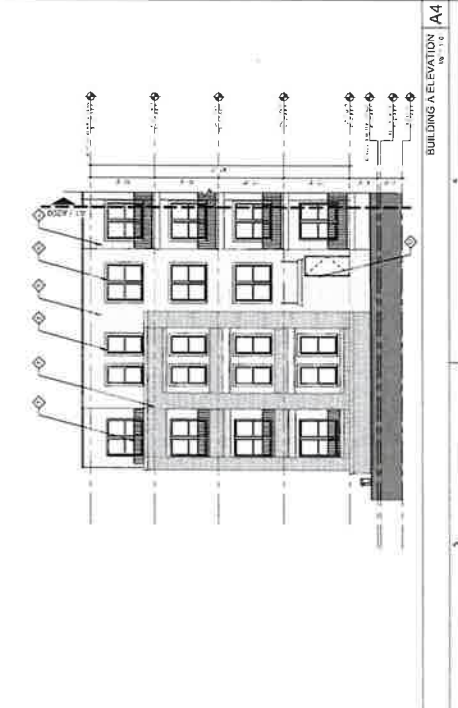
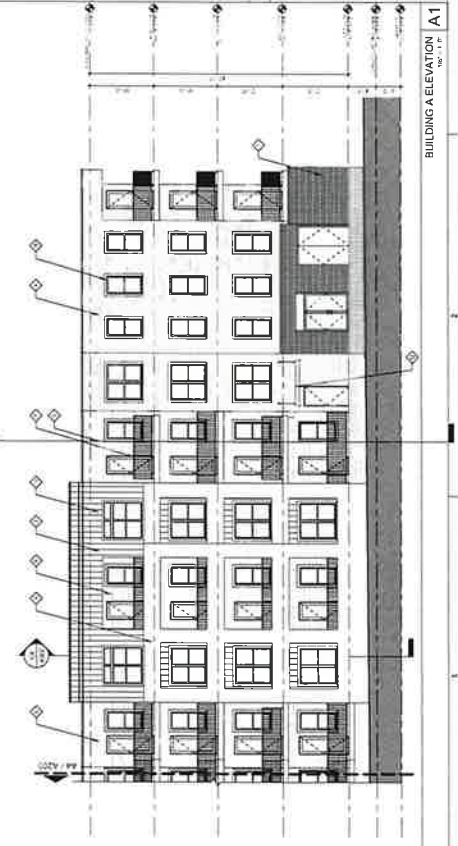
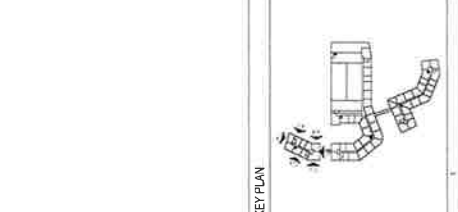


BUILDING A ELEVATION C1

BUILDING A ELEVATION B1

BUILDING A ELEVATION C4

BUILDING A ELEVATION B4



BUILDING A ELEVATION A1

BUILDING A ELEVATION A4



SALESBURY TOWN CENTER, LLC

CLIENT: SALESBURY TOWN CENTER, LLC
SALESBURY, MD
WEST MARKET STREET

ARCHITECT: CREATIVE INTERIORS
1500 ANCONA DRIVE, SUITE 100
SALESBURY, MD 21055
PH: 410-286-0044

SALESBURY TOWN CENTER
WEST MARKET STREET
SALESBURY, MD

EXTERIOR ELEVATIONS - BLDG B

PROJECT NO. 2018-001
DATE: 08/15/2018
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: AS SHOWN

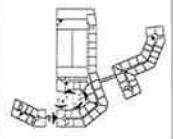
A201

ELEVATION GENERAL NOTES

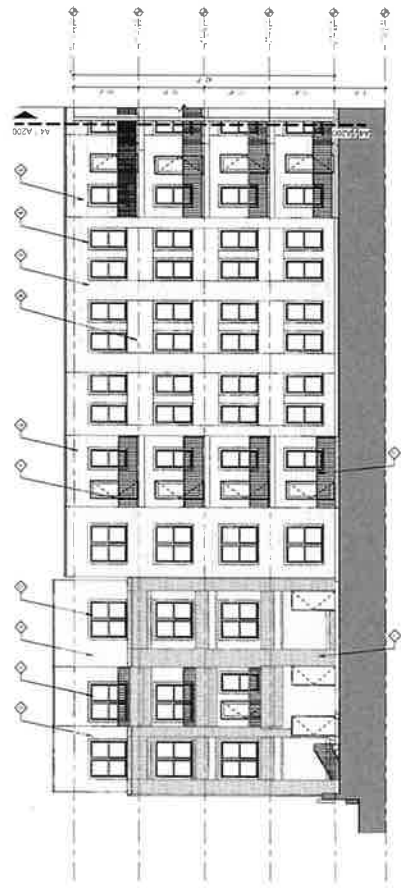
- 1. REFER TO GENERAL NOTES FOR INFORMATION.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

ELEVATION KEY NOTES

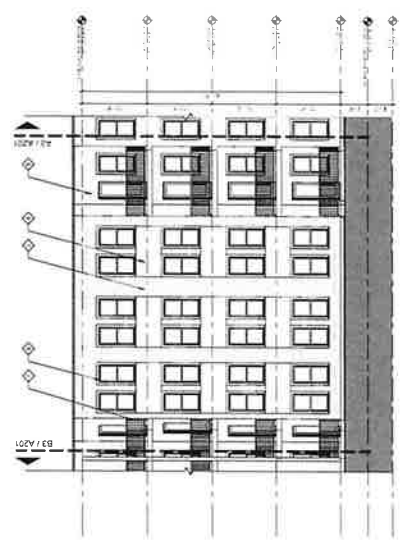
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- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.



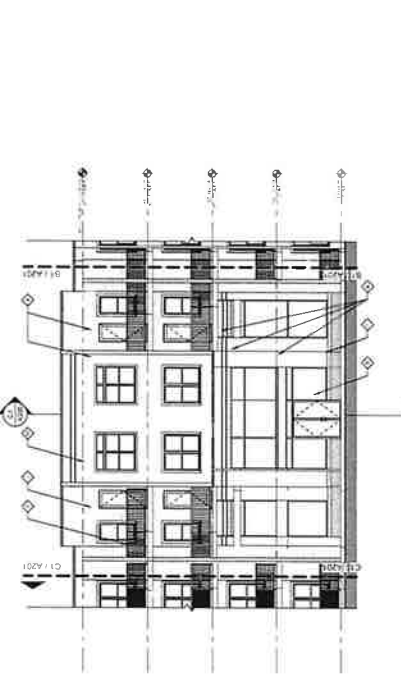
KEY PLAN



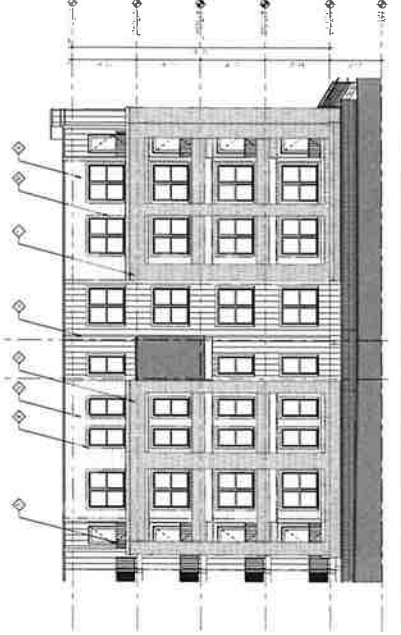
BUILDING B ELEVATION C1



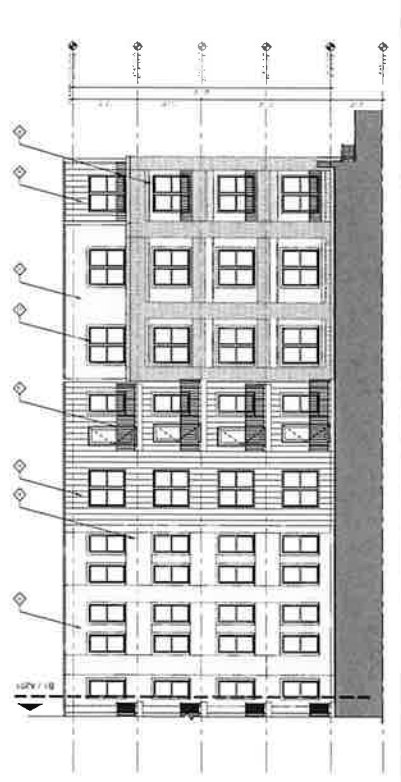
BUILDING B ELEVATION B1



BUILDING B ELEVATION B3



BUILDING B ELEVATION A1



BUILDING B ELEVATION A3



11100 SALSIBURY TOWN CENTER, LLC
SALSIBURY TOWN CENTER, LLC

DATE: 10/15/2024
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]

CLIENT: SALSIBURY TOWN CENTER, LLC
PROJECT: WEST MARKET STREET
SALSIBURY TOWN CENTER

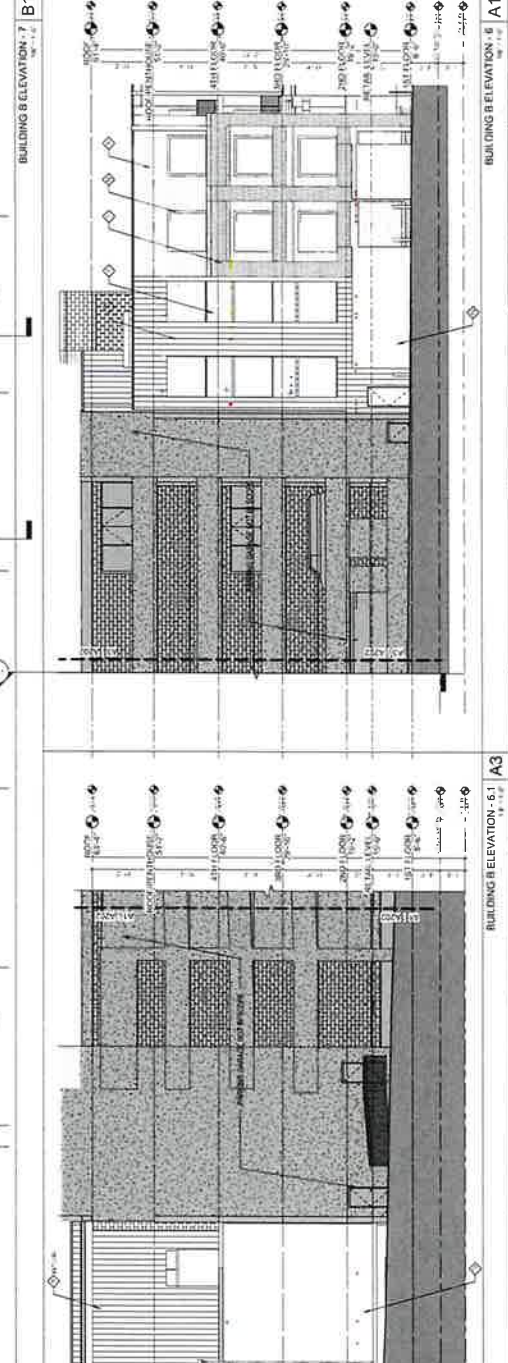
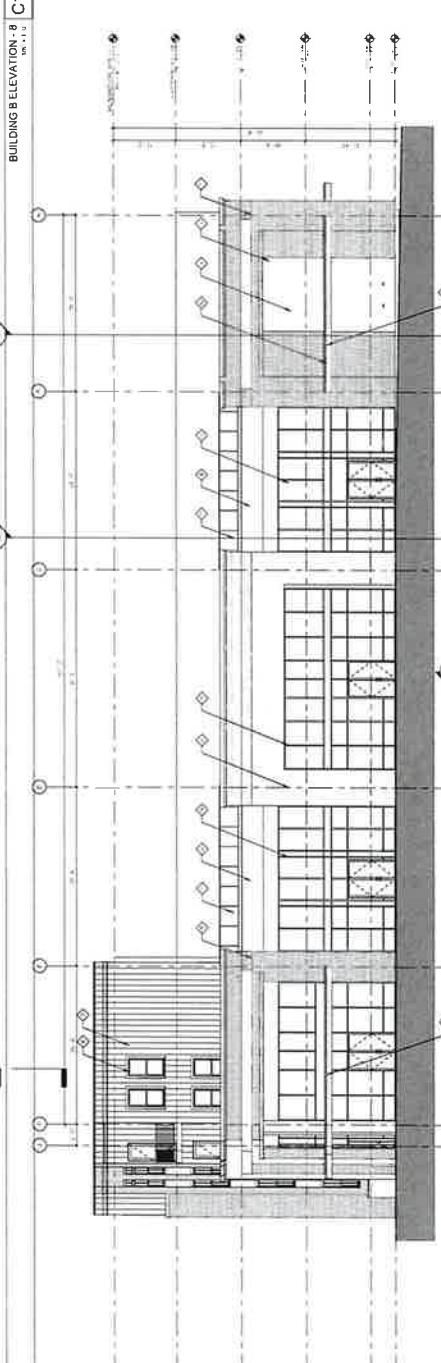
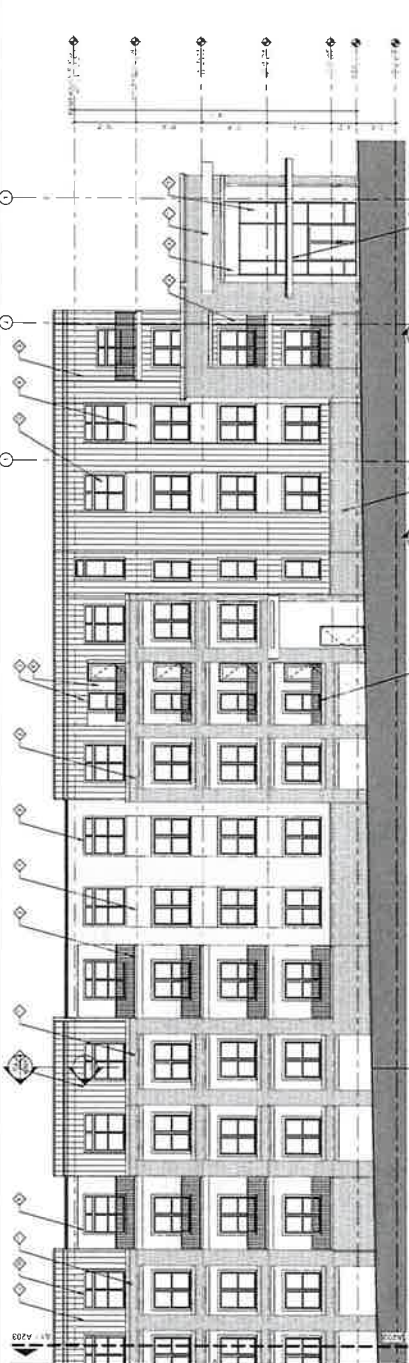
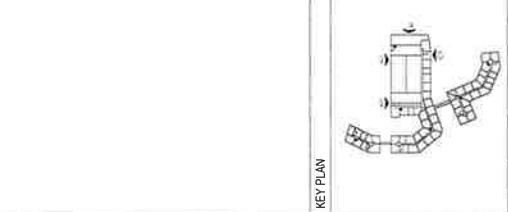
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CHECKED BY: [unintelligible]

ELEVATION GENERAL NOTES
1. SEE SPECIFICATIONS TO ARCHITECTURAL DRAWINGS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR MATERIALS, FINISHES, AND COLORS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR WINDOW AND DOOR SIZES AND PLACEMENTS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR WALL AND CEILING FINISHES.
5. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR FINISHES.
6. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF FINISHES.
7. REFER TO ARCHITECTURAL DRAWINGS FOR LIGHTING FIXTURES.
8. REFER TO ARCHITECTURAL DRAWINGS FOR MECHANICAL EQUIPMENT.
9. REFER TO ARCHITECTURAL DRAWINGS FOR VENTILATION EQUIPMENT.
10. REFER TO ARCHITECTURAL DRAWINGS FOR SIGNAGE.

ELEVATION KEY NOTES
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8. REFER TO ARCHITECTURAL DRAWINGS FOR VENTILATION EQUIPMENT.
9. REFER TO ARCHITECTURAL DRAWINGS FOR SIGNAGE.





SALISBURY TOWN CENTER, LLC
 1000 W. MARKET STREET
 SALISBURY, MD 21780
 410-541-1000

CLIENT: SALISBURY TOWN CENTER, LLC
 WEST MARKET STREET
 SALISBURY, MD

DATE: 08/15/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

SCALE: AS SHOWN

PROJECT: SALISBURY TOWN CENTER

EXTERIOR ELEVATIONS - BLDGB

A203

ELEVATION GENERAL NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS APPLICABLE TO THIS PROJECT.
- 2. THE ARCHITECT'S INTENT IS TO PROVIDE A HIGH QUALITY, DURABLE, AND MAINTENANCE-FREE EXTERIOR FINISH.
- 3. ALL MATERIALS SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT PRIOR TO INSTALLATION.
- 4. THE FINISHES SHOWN ON THESE ELEVATIONS ARE FOR INFORMATION ONLY. THE ARCHITECT RESERVES THE RIGHT TO MAKE CHANGES TO THE FINISHES AT ANY TIME WITHOUT NOTICE.
- 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
- 6. THE ARCHITECT SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITIES AND SERVICES WITH THE LOCAL UTILITY COMPANIES.
- 7. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DETAILS AND SECTION CUTS TO THE CONTRACTOR.
- 8. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SCHEDULES AND QUANTITIES TO THE CONTRACTOR.
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- 10. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY NOTES TO THE CONTRACTOR.

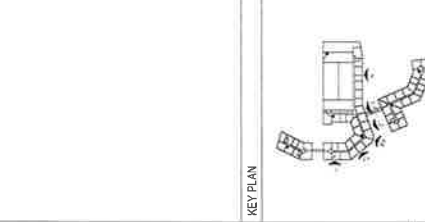
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BUILDING G ELEVATION | C1



BUILDING B ELEVATION | B1



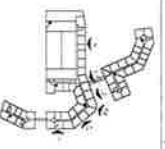
BUILDING B ELEVATION | A1



BUILDING B ELEVATION | B4



BUILDING B ELEVATION | A3



KEY PLAN



SALSBUURY TOWN CENTER, LLC
 1500 WEST MARKET STREET
 SALISBURY, MD 21781

SAUSBUURY TOWN CENTER, LLC
 1500 WEST MARKET STREET
 SALISBURY, MD 21781

CLIENT SALSBUURY TOWN CENTER, LLC
LOCATION WEST MARKET STREET
CITY SALISBURY, MD
PROJECT SALSBUURY TOWN CENTER

ARCHITECT HOK
 1000 PENNSYLVANIA AVENUE, N.W.
 WASHINGTON, D.C. 20004
 TEL: 202-777-1000
 WWW.HOK.COM

DATE 08/14/14
SCALE AS SHOWN
PROJECT SALSBUURY TOWN CENTER

EXTERIOR ELEVATIONS - BLDG C

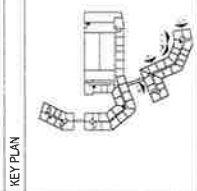
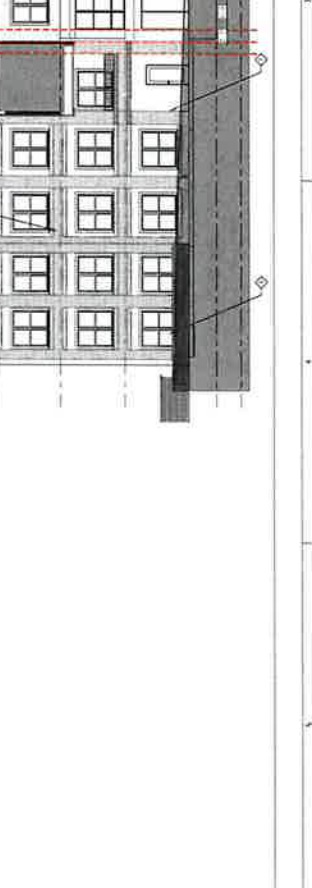
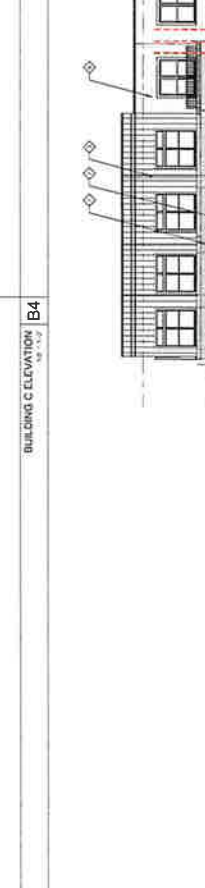
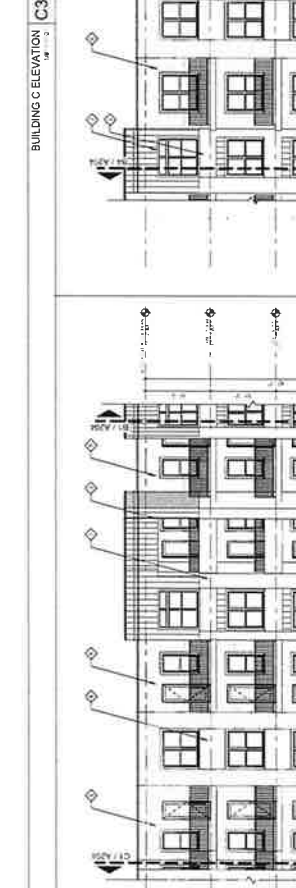
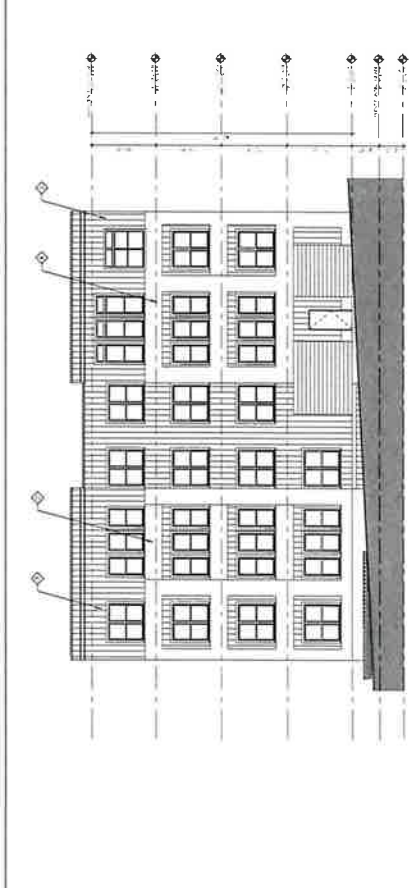
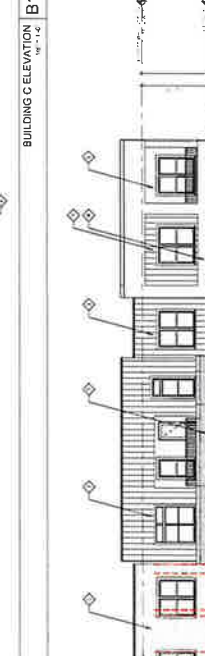
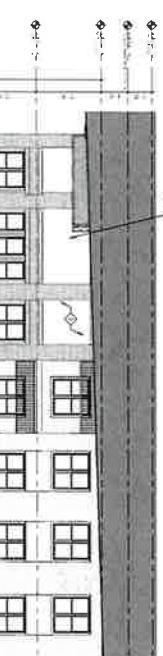
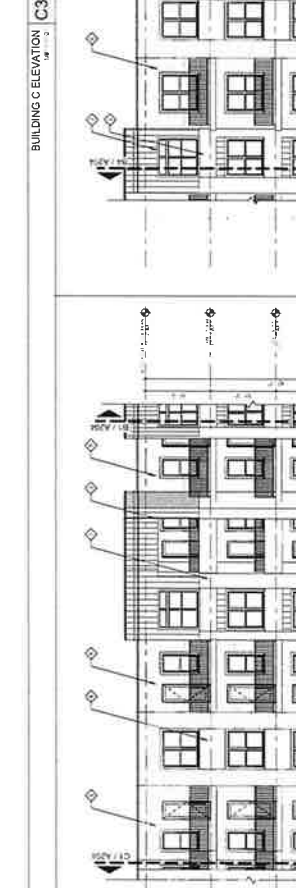
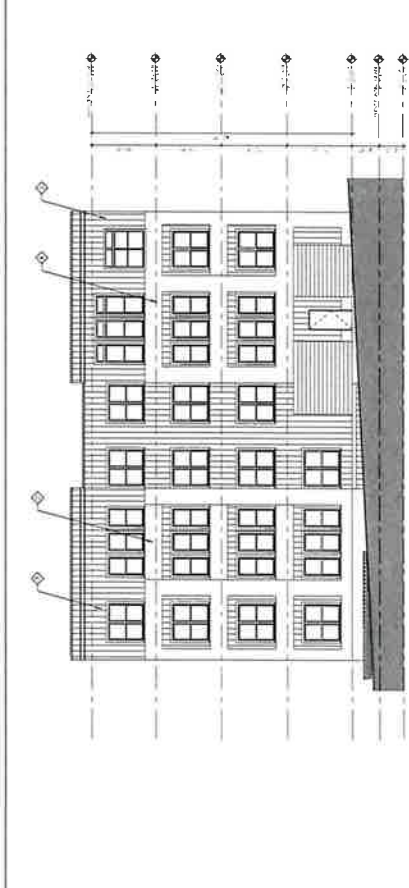
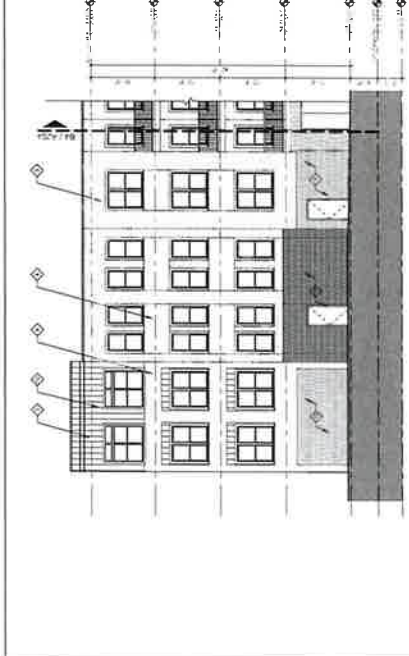
A204

ELEVATION GENERAL NOTES

1. ALL ELEVATIONS SHALL BE SHOWN TO THE FINISH LINE UNLESS OTHERWISE NOTED.
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ELEVATION KEY NOTES

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7. FINISH LINE
8. FINISH LINE
9. FINISH LINE
10. FINISH LINE





100 WEST MARKET STREET
SALISBURY, MD 21780
1-800-451-7467
www.ci.com

SALISBURY TOWN
CENTER LLC

SALISBURY TOWN CENTER

WEST MARKET STREET
SALISBURY, MD

CLIENT: SALISBURY TOWN CENTER, LLC

DATE: 08/14/2018
PROJECT: SALISBURY TOWN CENTER
DRAWING: EXTERIOR ELEVATIONS - BLDG C

EXTERIOR
ELEVATIONS - BLDG C

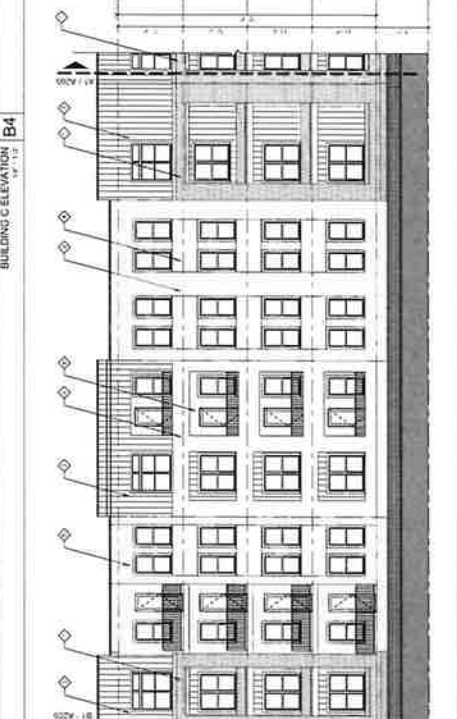
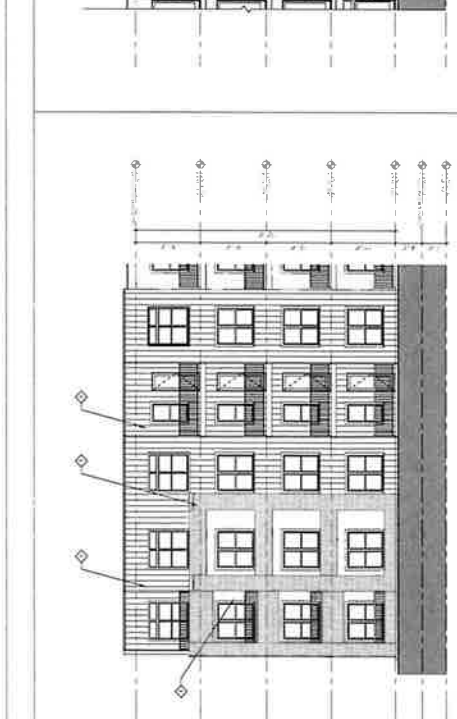
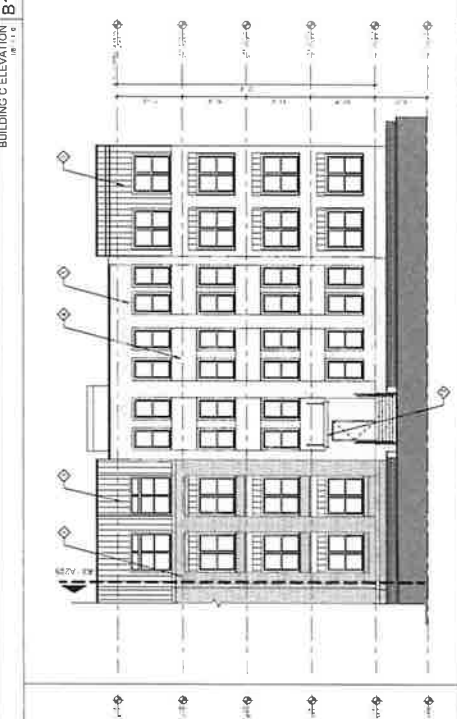
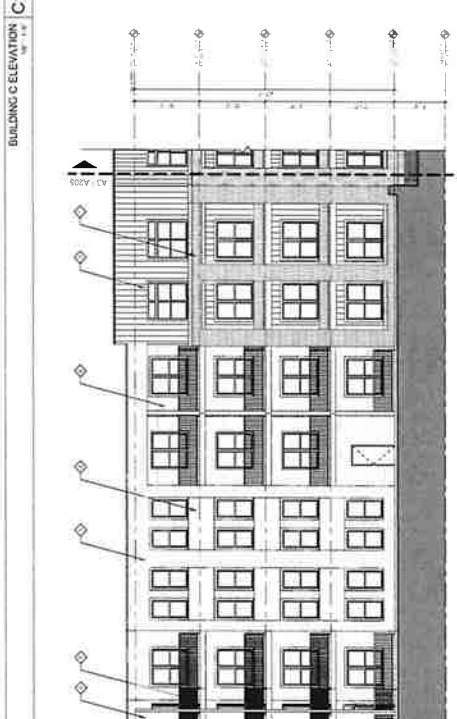
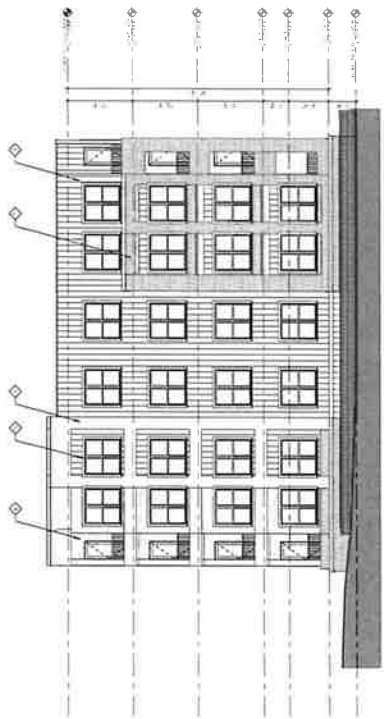
A205

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
4. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
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Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: May 24, 2023

Case Number:	23-08
Commission Considering:	New Construction
Owner's Name:	City of Salisbury
Applicant Name:	Brad Gillis
Agent/Contractor:	Brad Gillis
Subject Property Address:	Parking Lots 1, 11 & 15
Historic District:	Downtown Historic District
Use Category:	Commercial / Residential
Zoning Classification:	Central Business District
Structure / Site Description:	
Built Date:	N/A
Enclosed Area:	N/A
Lot Size:	3.97 acres
Number of Stories:	N/A
Contributing Structure:	No
Wicomico County Historic Survey on file:	No
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)	
• 206 W. Main Street – Farmers' & Merchants' Bank	
• 146 W Market Street – Market Street Books	

- 218-220 W. Main Street - Vernon Powell Building (Montgomery Ward Building)
- 232-234 W Main Street – Dorman & Smyth Hardware Store
- 212 W Main Street – Gallery 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
212	W Main Street	4/26/2017	X	
150	W Market Street	3/28/2012	X	
158	W Market Street	11/14/2012	X	
102	W Market Street	8/24/2016		X
106	W Circle Avenue	4/28/2010	X	
122	S Division Street	9/26/2012		X
123	Camden St	3/27/2013	X	
218	W Main Street	11/19/2014	X	
222	W Main Street	4/23/2014	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 for new construction of a mixed used development on existing City parking lots.

Areas of Historic Guidelines to be considered:

Guideline 36: New Construction

Building form is an important component of the streetscape, the largest element within the streetscape, and tends to command our attention most strongly. “Form” refers to the shape and massing of a building. Historic downtown commercial buildings, for example, often have a form that is boxy (rectangular), tall in proportion, and long or deep.

In planning new construction in downtown Salisbury, building form and streetscape elements should be carefully considered. Streetscape elements can reinforce the area’s attractiveness and make it a desirable place to live or do business. Elements within the Downtown Historic District include a regular setback of building facades, which provides an unbroken view along the street and close placement of buildings.

- a. New structures should be similar in form, scale and height to the surrounding structures.
- b. New structures should be placed on existing vacant lots whenever possible, and should match the setback of surrounding structures. The vast majority of properties in the Downtown Historic District have little to no setback: the front of the building is positioned at the edge of the sidewalk.
- c. Parking lots or parking structures should be placed at the rear of the lot whenever possible. Ideally, access to them should be from a side street to lessen the number of curb cuts along main streets.
- d. New buildings should be compatible with adjacent structures in terms of massing, proportion, size, and scale.
- e. New buildings should be oriented to face the street rather than turned inward, skewed or oriented at angles to the existing street grid.
- f. Services such as delivery or trash removal should be handled from alleys that pass through the middle of the block or otherwise located on a non-visible elevation.
- g. Blank or windowless walls on the front façade or street side are not appropriate.

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 consider the review criteria, and may decide as to which of said Criteria are applicable.

Staff Findings Prepared By: Brian Soper
Infrastructure and Development Department
125 N Division St Room 202
Salisbury, MD 21801
(410) 548-3170
Date: May 24, 2023

Real Property Data Search ()
 Search Result for WICOMICO COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 **Account Number -** 061002

Owner Information

Owner Name: CITY OF SALISBURY **Use:** EXEMPT COMMERCIAL
 PARKING AREA **Principal Residence:** NO
Mailing Address: 125 N DIVISION ST **Deed Reference:**
 SALISBURY MD 21801-5030

Location & Structure Information

Premises Address: CAMDEN ST **Legal Description:** 152,900SQ FT
 SALISBURY 21801-0000 CAMDEN ST
 CITY OF SALIS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0107 0014 1071 21003.23 0000 2021 **Plat Ref:**

Town: SALISBURY

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 152,900 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 /

Value Information

	Base Value	Value	Phase-in Assessments	
			As of 01/01/2021	As of 07/01/2022
Land:	1,529,000	1,529,000		As of 07/01/2023
Improvements	69,400	88,600		
Total:	1,598,400	1,617,600	1,611,200	1,617,600
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2022	07/01/2023
County: 690	1,611,200.00	1,617,600.00
State: 690	1,611,200.00	1,617,600.00
Municipal: 690	1,611,200.00 1,617,600.00	1,611,200.00 1,617,600.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Real Property Data Search ()
 Search Result for WICOMICO COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 09 **Account Number -** 060987

Owner Information

Owner Name: CITY OF SALISBURY **Use:** EXEMPT COMMERCIAL
 PARKING AREA **Principal Residence:** NO
Mailing Address: 125 N DIVISION ST **Deed Reference:** /00582/ 00072
 SALISBURY MD 21801-5030

Location & Structure Information

Premises Address: CIRCLE AVE **Legal Description:** BL 2 L 132THRU140
 SALISBURY 21801-0000 CIRCLE AVE
 CITY OF SALIS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0107 0020 1074 10003.23 0000 2 132 2021 **Plat Ref:**

Town: SALISBURY

Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use
 11,606 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 /

Value Information

	Base Value	Value	Phase-in Assessments	
			As of 01/01/2021	As of 07/01/2022
Land:	116,000	116,000		
Improvements	3,400	3,900		
Total:	119,400	119,900	119,733	119,900
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class		07/01/2022	07/01/2023
County:	690	119,733.00	119,900.00
State:	690	119,733.00	119,900.00
Municipal:	690	119,733.00 119,900.00	119,733.00 119,900.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Real Property Data Search ()
Search Result for WICOMICO COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 **Account Number -** 057986

Owner Information

Owner Name: CITY OF SALISBURY **Use:** EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: 125 N DIVISION ST **Deed Reference:** /01087/ 00800
SALISBURY MD 21801-

Location & Structure Information

Premises Address: 109 MARKET ST **Legal Description:** BL 2 L 126-5,724 SQFT
SALISBURY 21801-0000 109-111 MARKET ST
CITY OF SALIS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0107 0021 1079 20003.23 0000 2 126 2021 **Plat Ref:**

Town: SALISBURY

Primary Structure BuiltAbove Grade **Living Area**Finished **Basement Area****Property Land Area****County Use**
5,724 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
/

Value Information

	Base Value	Value	Phase-in Assessments	
			As of 01/01/2021	As of 07/01/2022
Land:	57,200	57,200		
Improvements	4,000	5,500		
Total:	61,200	62,700	62,200	62,700
Preferential Land:	0	0		

Transfer Information

Seller: TOADVINE, WM F & LAURA E **Date:** 12/18/1986 **Price:** \$55,000
Type: NON-ARMS LENGTH OTHER **Deed1:** /01087/ 00800 **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	650	62,200.00	62,700.00
State:	650	62,200.00	62,700.00
Municipal:	650	62,200.00 62,700.00	62,200.00 62,700.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Real Property Data Search ()
Search Result for WICOMICO COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 09 **Account Number -** 055215

Owner Information

Owner Name: CITY OF SALISBURY **Use:** EXEMPT COMMERCIAL
Mailing Address: 125 N DIVISION ST **Principal Residence:** NO
SALISBURY MD 21801-5030 **Deed Reference:** /01023/ 00644

Location & Structure Information

Premises Address: 119 W MARKET ST **Legal Description:** BL 2B L 129-4,000SQF
SALISBURY 21801-0000 119 W MARKET ST
CITY OF SALIS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0107 0020 1076 20003.23 0000 2B 129 2021 **Plat Ref:**

Town: SALISBURY

Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use
4,000 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

/

Value Information

	Base Value	Value	Phase-in Assessments	
			As of 01/01/2021	As of 07/01/2022
Land:	40,000	40,000		
Improvements	2,800	3,800		
Total:	42,800	43,800	43,467	43,800
Preferential Land:	0	0		

Transfer Information

Seller: HYNES, MICHAEL J ETAL **Date:** 11/01/1984 **Price:** \$58,000
Type: ARMS LENGTH IMPROVED **Deed1:** /01023/ 00644 **Deed2:**

Seller: POPE, MILTON L , ESTATE OF **Date:** 07/18/1978 **Price:** \$33,500
Type: ARMS LENGTH IMPROVED **Deed1:** /00902/ 00121 **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments: Class		07/01/2022	07/01/2023
County:	650	43,467.00	43,800.00
State:	650	43,467.00	43,800.00
Municipal:	650	43,467.00 43,800.00	43,467.00 43,800.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Real Property Data Search ()
 Search Result for WICOMICO COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 09 **Account Number -** 061029

Owner Information

Owner Name: CITY OF SALISBURY **Use:** EXEMPT COMMERCIAL
 PARKING AREA **Principal Residence:** NO
Mailing Address: 125 N DIVISION ST **Deed Reference:** /00704/ 00410
 SALISBURY MD 21801-5030

Location & Structure Information

Premises Address: 121 MARKET ST **Legal Description:** L 130 131
 SALISBURY 21801-0000 121-123 MARKET ST
 SALIS REALTY CO PLAT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0107 0020 1075 20003.23 0000 130 2021 **Plat Ref:**

Town: SALISBURY

Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use
 4,356 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 /

Value Information

	Base Value	Value	Phase-in Assessments	
			As of 01/01/2021	As of 07/01/2022
Land:	43,500	43,500		
Improvements	1,300	1,400		
Total:	44,800	44,900	44,867	44,900
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class		07/01/2022	07/01/2023
County:	690	44,867.00	44,900.00
State:	690	44,867.00	44,900.00
Municipal:	690	44,867.00 44,900.00	44,867.00 44,900.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Real Property Data Search ()
 Search Result for WICOMICO COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 09 **Account Number -** 052534

Owner Information

Owner Name: CITY OF SALISBURY **Use:** EXEMPT COMMERCIAL
Mailing Address: 125 N DIVISION ST **Principal Residence:** NO
 SALISBURY MD 21801-5030 **Deed Reference:** /00878/ 00632

Location & Structure Information

Premises Address: SALISBURY 21801-0000 **Legal Description:** 4 LOTS-19,733 SQFT
 MARKET & CAMDEN STS
 CITY OF SALISBURY

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0107 0014 1066 21003.23 0000 2021 **Plat Ref:**

Town: SALISBURY

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 19,733 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 /

Value Information

	Base Value	Value		
		As of 01/01/2021	As of 07/01/2022	As of 07/01/2023
Land:	197,300	197,300		
Improvements	2,800	1,000		
Total:	200,100	198,300	198,300	198,300
Preferential Land:	0	0		

Transfer Information

Seller: CANNON, ROBERT P	Date: 06/30/1977	Price: \$0
Type: ARMS LENGTH IMPROVED	Deed1: /00878/ 00632	Deed2:
Seller: CANNON, ROBERT P	Date: 06/22/1976	Price: \$21,000
Type: ARMS LENGTH IMPROVED	Deed1: /00000/ 00018	Deed2:
Seller: MARINER, WILLIAM C	Date: 06/30/1975	Price: \$40,000
Type: ARMS LENGTH IMPROVED	Deed1: /00000/ 00471	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2022	07/01/2023
County: 680	198,300.00	198,300.00
State: 680	198,300.00	198,300.00
Municipal: 680	198,300.00 198,300.00	198,300.00 198,300.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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