Salisbury Historic District Commission

Hearing Notification

| Hearing Date: | May 22, 2019 |
|--------------------------------|--|
| Time: | 7:00 pm |
| Location: | Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301 |
| Case Number: | #18-53 |
| Commission Considering: | Sign |
| Owner's Name: | Wicomico Presbyterian Church |
| Applicant Name: | George White |
| Agent/Contractor: | Not Indicated on the Application |
| Subject Property Address: | 225 N Division St |
| Historic District: | Newtown |
| Use Category: | Commercial |
| Chairman: | Mr. Scott Saxman |
| HDC Staff contact: | Anne Roane City Planner (410) 548-3170 |

| Salisbury Historic District Commission | |
|---|---|
| 125 N. Division Street | Dermit Application |
| Room 202 | Permit Application \$25 Fee Received 4 18 19 (date) 4 18 19 |
| Salisbury, MD 21801 | \$25 Fee Received 4 38 /1 (date) |
| (410) 548-3170/ fax (410) 548-3107 | |
| Date Submitted : 4/18/19 | Case #: 18 - 53 |
| Date Accepted as Complete : 4 1819 | Action Required By (45 days): 6 2/19 |
| Subject Location: Langele- Memorial Building 22 | 5 n. Division St. |
| Application by: George H. White | Owner Name: Wicomico Presbyteman Ch. |
| Applicant Address: 11,00 Ola M;11 Lane 21801 | Owner Address: 129 Broad St. 21801 |
| Applicant Phone: 4437837818 | Owner Phone: 410 749 9792 |
| Work Involves: Alterations New Construct | - |
| DemolitionSign | Awning Estimated Cost |
| DESCRIPTION OF WORK PROPOSED (Please be specifi | c. Attach sheet if space is inadequate) Type of |
| material, color, dimensions, etc. must accompany application | on. If signs are proposed, indicate material, |
| method of attachment, position on building, size and front li | neal feet of building, size and position of all |
| other signs on building, and a layout of the sign. | |
| Routed Sign 1816 HDU/incised let | iers timished with gold leat, |
| face 6x4 Feet, treated lumber 8x8 inc | hextenor posts with decoratio |
| ball Finials, treated lumber stringers | 411 Stainless steel Matausate |
| - within a trangular planting area o | |
| Are there any easements or deed restrictions for the ex | terior of this property? If yes, submit a |
| letter from the easement holder stating their approval o | |
| | |
| Do you intend to apply for Federal or State Rehabilitation | on Tax Credits? If yes, have you contacted |
| Maryland Historical Trust staff?Yes <pre>Yes</pre> | |
| If you have checked "Yes" to either of the above quest | |
| letter from the Maryland Historic Trust | along with this application |

See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

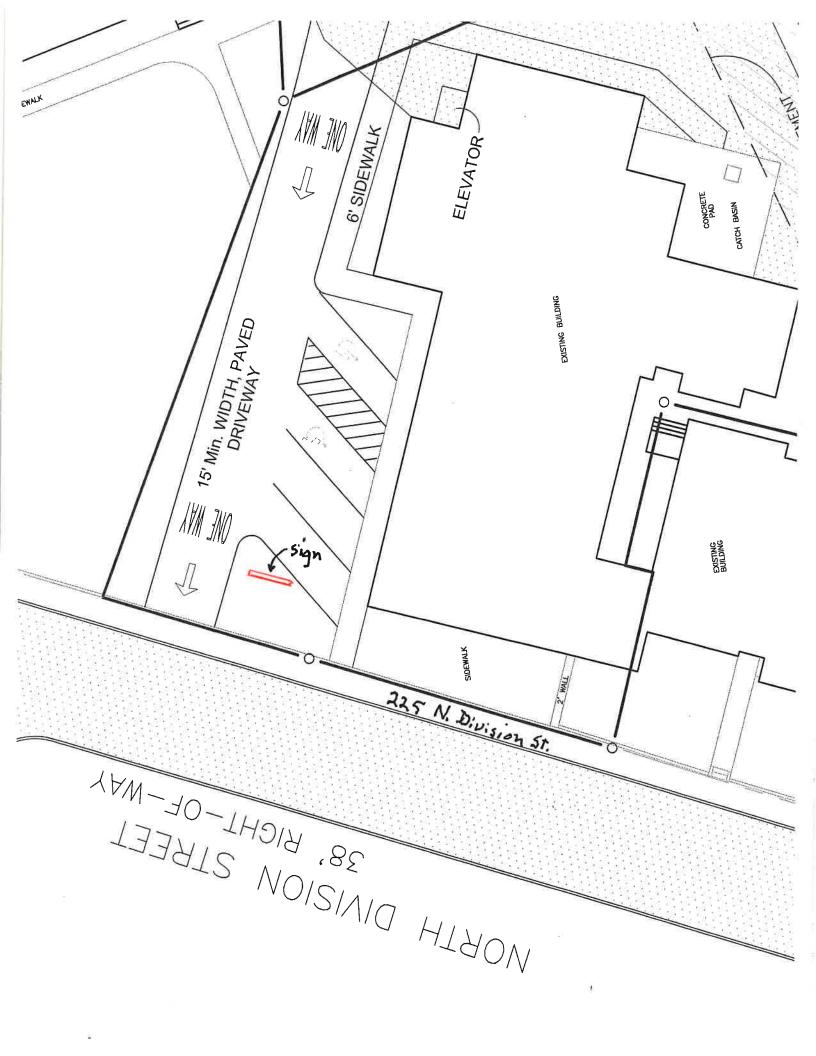
All required documents must be submitted to the City Planner, Department of Infrastructure and Development at least 30 days prior to the next public meeting. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. Please be advised that members of the Salisbury Historic District Commission or staff, may visit the subject property prior to the scheduled meeting date to familiarize themselves with the project.

The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Infrastructure and Development for the City of Salisbury as well as on the city's website: www.ci.salisbury.md.us.

| I, | or my | / authorized | representative, | will appear at the | meeting of the | Salisbury Historic | District Commission |
|----|-------|--------------|-----------------|--------------------|----------------|--------------------|---------------------|
| 0 | n_M | ay 22 | 2019 | (date). | Ū | | |

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 icomico Presby teman Date Signature Remarks: DO Secretary, S.H.D.C. (Date) oplication Processor

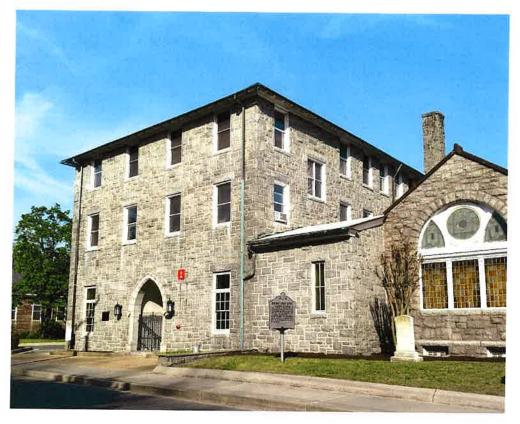




Looking South on North Division Street



225 North Division Street Annex



Looking Northeast from North Division Street



Back of 225 North Division Street Annex



Looking East from North Division Street



Looking South from Korean Presbyterian Church



Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: May 22, 2019

| Case Number: | 18-53 |
|---|---|
| Commission Considering: | Permission to install signage |
| Owner's Name: | Wicomico Presbyterian Church |
| Applicant Name: | George H. White |
| Agent/Contractor: | None Indicated |
| Subject Property Address: | 225 N. Division Street |
| Historic District: | Newtown Historic District |
| Use Category: | Exempt |
| Zoning Classification: | Office & Service Residential |
| Structure / Site Description: Built Date: Enclosed Area: Lot Size: Number of Stories: | 1928 16,528 sq ft 17,691 sq ft Not Indicated |
| Wicomico County Historic Survey on file: | Yes |
| Contributing Structure: | Yes, 7/28/2010 |
| Nearby Properties on County Survey: | Yes |
| Including but not limited to: ➤ 219 N. Division Street | Faith Community Church Old Asbury M.E. Church |

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

The property in question is located within the Newtown Historic District. The majority of the structures in the surrounding area, which includes Broad, North Division and Chestnut Streets, consist of churches of various dominations. The area is zoned *Office and Service Residential* which explains why a lawyer's office exists at 115 Broad Street and an engineer's office is located at 226 N. Division Street. The Salisbury Historic District Commission approved 316 N. Division St. for new gutters, 325 N. Division St. for a storm door installation, 324 N. Division St. for multiple exterior alterations, 602 N. Division St. for sign face replacement and 325 Broad St. for new gutters, and installation of aluminum window trim. A majority of the houses in this District range in age and were built starting in the late 1850's to the late 1920's. There's a mix of architectural styles in the surrounding area with no prevalence to any specific style.

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to install a new sign fifteen feet back from the face of curb within a triangular planting area adjacent to driveway.

Areas of Historic Guidelines to be considered: <u>Signage (Page 42)</u>

Signs are used for advertising, identity, and image. They are an extremely visible element of the businesses in the historic districts. Each sign must be used carefully so as not to detract from the historic facades. With some forethought and planning, signage can embrace business owners' needs and Salisbury's historic image.

<u>Placement</u>

On most downtown buildings a continuous brick ledge or corbelling is used to separate the second floor and above from the entry-level storefront below. This space is ideal for sign placement, as it was often created for this purpose. In some instances, newer buildings contain areas above the highest windows for signage. This location is acceptable but should be avoided if possible.

Another option for a main sign location can be an awning, provided the awning is properly integrated with the building and demonstrated by earlier photographs of the building. Other types of signage allowed include hanging, window, awning, or any sign that is located below the main sign. If a projected sign is planned, placement will be critical to avoid interferences with adjacent signs and architecture of the storefront itself.

These signs should be located no less than eight feet above the sidewalk. Window signs should consist of a material and color that contrasts with the display, while being small enough to not interfere with the display area. In all cases in locating the sign, the applicant must minimize the disturbance to the exterior of the building, i.e. using the least amount of mounting bolts as possible. On masonry buildings, mounting hardware must be placed into mortar joints, not historic masonry.

Sign Ordinance

The City of Salisbury has enacted an ordinance that is explicit concerning types, sizes, construction, and placement of signs. Signs that cannot be used are: flashing, moving, swinging, painted wall signs, or roof signs. Flood-lit signs are also prohibited unless the lights are shielded from view. Obscene signs and those that resemble official traffic signs will not be allowed.

Construction of signs is subject to the City of Salisbury Sign Ordinance Chapter 17.1. Each sign is subject to review by the Historic District Commission and recommendations are provided to the Department of Building, Permits & Inspections. Each sign will be reviewed for location, total sign area, size, height, letters, and message.

Evaluation Criteria:

Pursuant to Section 17.52.040 A & B of the Salisbury Zoning Code, it is the duty of the Historic District Commission to review all applications to construct, alter, reconstruct, move or demolish any structure within a Historic District whenever the exterior appearance of such structure is affected, and to approve or reject said application. In reviewing an application and plans, the Commission should give consideration to review criteria, and may make a determination as to which of said Criteria are applicable.

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

Real Property Data Search

Search Result for WICOMICO COUNTY

| View N | lap | | View Ground | Rent Redemptio | n | | View Gro | undRent Rec | istration | 1 |
|--------------------------|-----------|----------|------------------------------|--------------------------------|--------------------------|------------------|-------------------------------------|--|-------------------|---------------|
| Tax Ex | | | | Speci | al Tax Reca | pture: | | | | |
| Exemp | t Class: | | | NONE | | | | | | |
| Account | Identifi | er: | District - 05 | Account Numb | | | | | | |
| • | | | | | er Information | | | | | |
| Owner N | ame: | | | ITTEE OF WICC RIAN CHURCH (| | e: incipal Re | esidence: | EXEMPT (NO | OMMEF | RCIAL |
| Mailing A | \ddress | : | 129 BROAD SALISBURY | ST MD 21801-4912 | | ed Refere | ence: | /02818/ 00 | 610 | |
| | | | | | Structure Info | | | | | |
| Premises | S Addres | ss: | 225 N DIVIS SALISSBUR | ION ST Y 21801-0000 | Le | gal Descr | iption: | 17,691 SQ 225 N DIVI RESUB W CH | SION ST | |
| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | | Assessment Year: | Plat No: | |
| 0107 | 0008 | 1887 | | 0000 | | | : | 2017 | Plat Ref: | 0015/ 0310 |
| Special | Tax Are | eas: | | | n: ′alorem: Class: | | S | ALISBURY | | |
| Primary Built 1928 | v Structi | ure | Above Grade Area 16528 | | Finished Bas Area | sement | Prop Area 17,69 | erty Land | Cou Use | |
| Stories | Base | ement | Туре | F | terior Fu | II/Half Ba | | | ijor Ren | |
| | | | FRATERNAL | | | | | | ijor iveni | ovation |
| | | | | Value | e Information | | | | | |
| | | | Base | Value | Value | | Phase-in A | Assessments | | |
| | | | | | As of 01/01/2017 | | As of 07/01/2018 | | s of 7/01/2019 | ` |
| Land: | | | 102,80 | 00 | 108,300 | | 0//01/2010 | , U | /01/2018 | , |
| Improve | ements | | 256,60 | | 376,700 | | | | | |
| Total: | | | 359,40 | | 485,000 | | 443,133 | 48 | 5,000 | |
| Prefere | ntial Lar | nd: | 0 | | | | , | 0 | 0,000 | |
| | | | | Transf | er Informatio | n | | | | |
| Seller: \ MEMOR | | R KENDAL | LALLEN | Date: 0 | 7/17/2007 | | | Price: \$237 | 500 | |
| Type: N | ON-ARM | /IS LENG | TH OTHER | Deed1: | /02818/ 006 | 10 | | Deed2: | | |
| Seller: | | | | Date: | | | | Price: | | |
| Туре: | | | | Deed1: | | | | Deed2: | | |
| Seller: | | | | Date: | | | | Price: | | |
| Туре: | | | | Deed1: | | | | Deed2: | | |
| | | | | Exempt | on Informatio | | | | | |
| Partial Ex Assessme | | | Class | | 07/ | 01/2018 | | 07/01/2019 | | |
| County: | - | | 700 | | 443 | 3,133.00 | | 485,000.00 | | |
| State: | | | 700 | | | 3,133.00 | | 485,000.00 | | |
| Municipal | : | | 700 | | | , 133.00 4 | 85,000.00 | 443,133.00 | 485,000. | 00 |
| Tax Exe | mpt: | | | Specia | I Tax Recap | | | | | |

| 1. Name of | Property | (indicate preferred name) | | | |
|--------------------------------|------------------------|----------------------------------|------------------|-----------|---------------------|
| historic | Newtown Histo | rie District | | | |
| other | | | | | |
| 2. Locatior | 1 | | | | |
| street and number | er | | | | not for publication |
| city, town | Salisbury | | | | vicinity |
| county | Wicomico | | | | |
| 3. Owner o | f Property | (give names and mailing addresse | es of all owners | 5) | |
| name | Multiple Owner | S | | | |
| | | | | telephone | |
| street and number | er | | | telephone | |
| street and numbe city, town | er Salisbury | state | MD | zip code | 21801 |
| city, town | | | MD | | 21801 |
| city, town | Salisbury I of Legal D | | MD | | 21801 |

- _____ Contributing Resource in Local Historic District
- X____ Determined Eligible for the National Register/Maryland Register
- _____ Determined Ineligible for the National Register/Maryland Register
- _____ Recorded by HABS/HAER
- _____ Historic Structure Report or Research Report at MHT
- Other:_____

6. Classification

| Category | Ownership | Current Function | | Resource Co | unt | |
|--|-----------------------------|--|--|------------------------------|-----------------|--|
| X_district building(s) structure site | public private X_both | agriculture commerce/trade defense domestic | landscape Xrecreation/culture X_religion social | Contributing | Noncontri 45 | buting _ buildings _ sites _ structure: |
| object | | education funerary government | transportation work in progress | 233 | 45 | _ objects _ Total |
| | | health care industry | vacant/not in use other: | Number of Compreviously list | - | |

7. Description

Condition

| X_excellent | deteriorated |
|-------------|--------------|
| good | ruins |
| fair | altered |

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

The Newtown Historic District is a mid-19th to early-20th century unplanned residential community located just north of U.S. Route 50 in the City of Salisbury. The area is roughly bounded by Broad Street/Route 50 to the south, U.S. Route 13 to the east and railroad tracks to the north and west. Most structures within the area are in residential use with the exception of a few churches on the southern end and some commercial space along Route 13. Structures in Newtown are large in scale and placed fairly close together. They are typically frame, two-and-a-half stories in height and three to five bays wide. Most structures have full length or wraparound porches. The structures represent an eclectic mix of mid-19th to early-20th century building types and styles including foursquares, Greek Revival, Queen Anne, Shingle style, and Colonial Revival buildings. The neighborhood maintains integrity of location, design setting, materials, association and feeling.

Newtown is a predominantly residential community on the north side of downtown Salisbury that slowly developed from the mid-19th century into the early 20th century. The Newtown Historic District is roughly bounded by Broad Street/Route 50 to the south U.S. Route 13 to the east and railroad tracks to the north and west. The district is primarily residential with the exception of a few churches along the southern boundary and some commercial space along Route 13.

Parcels in Newtown were slowly subdivided from a tract of land called "Pemberton's Good Will" beginning in the mid-19th century. Early development was clustered along what is now Broad and Division streets. More development occurred after the Civil War when Isabella, Elizabeth and William streets were partitioned for development from the Poplar Hill Mansion property. The 1877 Atlas for Salisbury shows a street system very close to what exists today, with the exception of Park Avenue, Oakdale Road and Elizabeth Street, which don't appear. Development at that time is clustered on the southern end of the district, principally on Division Broad, Chestnut and Walnut streets.¹ The neighborhood seems to have been almost built out by the time the September 1899 Sanborr Map was published. That map shows very few vacant parcels left in the community. The area along Oakdale Road, on the property once called The Oaks, was the last portion of the district to be developed.

Despite the long period of development, the Newtown streetscape is rhythmic with an irregular gridiron layout and a relatively consistent setback. Lot sizes are irregular, but the houses are large in scale and placed fairly close together. The houses are typically frame, two-and-a-half stories in height and three to five bays wide. Most structures have full length or wraparound porches. The structures represent an eclectic mix of mid-19th to early-20th century building types and styles including foursquares, Greek Revival, Queen Anne, Shingle style, and Colonial Revival buildings. The streets are lined with mature trees.

Newtown is significant for its broad array and distinguished examples of 19th to early 20th century architectural styles. As a result of fires in 1860 and 1886, there are few remaining antebellum houses in Salisbury. Two of them are located in Newtown. Poplar Hill Mansion [WI-8], located at 117 Elizabeth Street, is the oldest known structure in the City of Salisbury. Construction of the two-story, five-bay frame structure with fine federal-style detailing, including a Palladian window, block cornice and decorative fanlight over the entrance door, was begun circa 1795 when Levín Handy purchased the property. This property is currently operated as a house museum. The rear wing of the 1897 Robert D. Grier house [WI-62] at 315 North Division Street, was originally the two-story, five-bay frame Thomas Hooper House which dates to circa 1820. Now functioning as a service wing, the structure was originally a center hall plan house with fine federal detailing.²

The Greek Revival style is well represented in Newtown. Probably the most notable is the three-story, five-bay frame house located at 115 Broad Street, formerly known as "Park Hall," which was the residence of merchant and mill owner General Humphrey Humphreys. According to an inscribed board, the house dates to 1856. The double pile house is three stories tall with a center hall and low pitched roof with wide eaves. The first two stories are clad in weatherboard with 6/6 sash windows while the shorter third story is clad in flush board siding with casement windows. The first and second stories are encased in vertical corner pilasters on which the third floor appears to rest as a classical entablature. The interior also retains Greek-inspired finishes. Similar to this house is the Dr. Cathell Humphreys house (later known as "Mrs. Herold's School") at 325 N. Division Street. This building, constructed c.



⁺ Wicomico Bicentennial Commission, *The 1877 Atlases and other Early Maps of the Eastern Shore of Maryland* (Salisbury, MD: Peninsula Press, 1976), p. 18.

² Touart, Paul Baker, *At the Crossroads: The Architectural History of Wicomico County, Maryland*, draft manuscript located at the Maryland Historical Trust, 2002-2003; Touart, Paul Baker, "The Eighteenth-Century Origins of the Newtown Neighborhood," article found in the Maryland Historical Trust vertical files; and "Architectural Walking Tour of Newtown Historic District," found in the vertical files of the MHT Library.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Newtown Historic District Continuation Sheet

Number 7 Page 1

1860-1870 by General Humphrey Humphrey's brother, is a three-story, three-bay center hall dwelling with weatherboard sheathing of the first two stories and flush board sheathing on the third. The eaves under the hipped roof are marked with large decorative brackets. Other Greek Revival structures remaining in Newtown include Hatfield Manor on Division Street, which was constructed for local merchant Theodore Parsons and his wife, Margaret Bell Parsons. This three-story, five-bay, center-hall structure with flanking two-story wings and a low pitched roof retains its Corinthian columns and bracketed cornice.³

Elihu E. Jackson, a lumber magnate and Governor of Maryland, and his wife Nellie Rider Jackson lived on the large estate known as The Oaks on the north side of Newtown. The house was located on the northwest corner of North Division and West Isabella streets and designed in the Queen Anne style by Jackson C. Gott of Baltimore in 1883-84. At the time, it was the largest house constructed in Salisbury with over twenty rooms. It was located on an elevated site and was decorated with an asymmetrical collection of towers, gables and porches. In August 1887, it was one of the first houses in Salisbury to be electrified. The structure was demolished in the 1920s to make way for new residential development.⁴

Other notable Queen Anne dwellings in Newtown include the 1887-8 Gillis-Grier house [WI-13] at the corner of North Division and William streets (401 N. Division Street). Built for merchant James Cannon, the asymmetrical house sports a three-story octagonal tower with conical roof, brick chimneys with corbelled caps and terra cotta and woodwork panels. In 1897, Robert D. Grier, a foundry owner, purchased property at 501 North Division Street. He moved the existing dwelling and hired Salisbury builder William J. Johnson to construct a new house on the front of the property. The new portion of the house contains many Queen Anne details including a three story circular tower with conical roof and fishscale shingles. Throughout the Newtown district, there are many more modest dwellings with Queen Anne detailing. One example is the 1898 William M. Day house [WI-245] at the corner of East Isabella Street and Poplar Hill Avenue (119 E. Isabella Street). This two-and-a-half story house is sheathed in a mix of narrow weatherboards, decorative panels and fish scale shingles, and contains multisided bays.⁵

The Perry-Cooper house [WI-106] at the corner of William and Gay streets (200 E. William Street) in Newtown is an outstanding example of the Second Empire style. It was constructed in 1897 for Thomas Perry, the owner of the *Salisbury Advertiser* It maintains its distinctive mansard roof and circular front porch, and is notable for the unusual swag design found in the cornice and window lintels.⁶

The American Four-Square was a popular house type in the early 20th century. They are defined by their two-and-a-half story height, square massing and hipped or pyramidal roof. They were often ornamented with Colonial Revival and Craftsman design motifs. One such example in Newtown is the 1910 L. Atwood Bennett house on Elizabeth Street. Constructed for a Salisbury attorney, the dwelling is notable for its neoclassical porch and exposed rafter ends.⁷



³ Touart, At the Crossroads and "Architectural Walking Tour of Newtown Historic District."

⁴ Touart, At the Crossroads.

¹ Touart, At the Crossroads and "Architectural Walking Tour of Newtown Historic District."

⁶ Touart, At the Crossroads and "Architectural Walking Tour of Newtown Historic District."

⁷ Touart, At the Crossroads.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Newtown Historic District Continuation Sheet

Number 7 Page 2

The properties on Oakdale and the northernmost block of Park Avenue, formerly the site of E.E. Jackson's property. The Oaks, differ from the rest of the district. They are characterized by larger lots and a curvilinear streetscape. The earliest structures date to the 1930s and are predominantly designed in the Colonial Revival style. The eastern half of the block between Isabella Street and Oakdale Road is now a community park.

The Newtown neighborhood also contains several significant institutional buildings. These include the Charles H. Chipman Cultural Center, which was formerly the John Wesley M.E. Church. The John Wesley M.E. congregation was formed in 1837 by a group of free blacks. They constructed a one-story frame church on a Newtown lot they purchased in 1838 at what is now 321 Broad Street. The church was renovated and raised to two stories in 1880, and in 1901 a tower was added to the front. The building now houses a museum interpreting local African-American history.⁸

In 1859, Salisbury's Wicomico Presbyterian Church congregation began construction of a large brick church with Romanesque Revival details at what is now 129 Broad Street. This larger church replaced their former place of worship, a one-story building on Broad Street. The church with its rounded arched windows was dedicated on March 24, 1861. The entrance tower and steeple, designed by Baltimore architectural firm Owens & Sisco, was added in 1910.⁹

The original Asbury Methodist Episcopal Church was destroyed by the 1886 fire, but was reconstructed in 1887-8. The new church, financed by wealthy lumber merchant William H. Jackson, was designed by Baltimore architect Jackson C. Gott in the Romanesque Revival style and constructed in Port Deposit stone. The church was unique because the sanctuary was oriented on a diagonal with a corner pulpit and theatre-style seating. The building now houses the Faith Community Church at 219 N. Division Street.¹⁰

Trinity Methodist Church [WI-64], at the corner of North Division and High Street, was designed by the Baltimore architectural firm, C.E. Cassell & Son, and constructed in 1904-5. Built in the Richardsonian Romanesque style with Port Deposit granite and limestone accents, the building is notable for its windows made by the studios of Louis Comfort Tiffany.¹¹

^{11 &}quot;Architectural Walking Tour of Newtown Historic District."



⁸ Touart, At the Crossroads; and "Architectural Walking Tour of Newtown Historic District."

⁷ Touart, At the Crossroads: and "Architectural Walking Tour of Newtown Historic District,"

¹⁰ Touart, At the Crossroads:

| 1600-1699 | agriculture | | | |
|--|---|--|---|---|
| ∑ 1700-1799 ∑ 1800-1899 ∑ 1900-1999 _ 2000- | archeology architecture art commerce communications conservation | economics education engineering entertainment/ recreation ethnic heritage exploration/ settlement | health/medicine industry invention landscape architecture law literature maritime history military | performing arts philosophy politics/government religion science social history transportation other: |
| pecific dates | 1795-1954 | | Architect/Builder | |
| Construction dat | tes | | | |

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The Newtown Historic District is one of Salisbury's earliest residential areas. Slowly subdivided from the tract known as "Pemberton's Good Will," structures in Newtown date from as early as 1795 to the early 20th century. These houses, constructed by Salisbury's elite, represent the evolution of residential architectural trends from the late 18th to the early 20th century and retain their architectural integrity. The Newtown Historic District is eligible for listing on National Register under Criterion C as a outstanding example of a mid-19th to early-20th century unplanned suburban neighborhood. The neighborhood maintains its integrity of location, design, setting, materials, association and feeling. It is significant for its intact collection of late-18th to early-20th century residential building styles, as well as for its association with key figures in the development of the City of Salisbury.

The City of Salisbury was established in 1732 on fifteen acres of land between the north and east branches of the Wicomico River. Despite its location on the dividing line of what was then Somerset and Worcester counties, by the end of the 18th century, Salisbury had developed into a commercial center. According to architectural historian Paul Touart, much of this growth was fueled by "the speculation and subdivision of additional parts of "Pemberton's Good Will," one of the principal tracts on which the city was laid out. The newly partitioned land was located along the Salisbury-Laurel [Delaware] Road between High Street and modern-day West Isabella Street."¹² A large mill complex was established in 1769 on the north prong of the Wicomico River by Littleton Dennis and Josiah and Gilliss Polk which by 1774 contained two grist mills, a bolting mill and a saw mill on eighty acres of land. The surviving 1798 Direct Tax records for Somerset County show a diversity of commercial, industrial and domestic structures located primarily between the two forks of the Wicomico River. Almost a third of the dwellings were classified as "new," indicating the towr was experiencing a growth spurt.¹³

Outside of this developed area were several large land holdings, including the 357-acre plantation owned by Levin Handy. This property was called Poplar Hill, but was originally a portion of "Pemberton's Good Will." Levin Handy purchased the property in 1795 and shortly thereafter began construction of the two-story, five-bay frame structure with fine federal-style detailing now known as Poplar Hill Mansion. The house was not completed by Handy, however. In 1805, John Huston, a doctor who also owned and operated a downtown bank, acquired the property and finished construction.¹⁴

During the late 18th century, a 74.75-acre parcel of "Pemberton's Good Will," located between what is now High and West Isabella streets, was acquired by another of Salisbury's early physicians, Dr. Martin Luther Haynie. Dr. Haynic subdivided the land into smaller, irregularly-sized parcels that fronted the west side of what was then known as Dividing or Boundary Street. The 1798 Federal Direct tax assessment indicates that these properties were located in "Haynie's Settlement" and were mostly unimproved. It i unclear how much development occurred there in the first quarter of the nineteenth century, but by the 1820s, the area was referred to as "New Town" in property transfers.¹⁵

¹² Touart, "The Eighteenth-Century Origins of the Newtown Neighborhood."

¹³ Touart, At the Crossroads: 'Touart, "The Eighteenth-Century Origins of the Newtown Neighborhood;" and "Architectural Walking Tour of Newtown Historic District."

¹⁴ Touart, At the Crossroads.

¹⁵ Touart, At the Crossroads; and Touart, "The Eighteenth-Century Origins of the Newtown Neighborhood,"

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Newtown Historic District Continuation Sheet

Number 8 Page 1

Salisbury continued to grow in the early 19th century, mostly because of its commercial and industrial enterprises and its location on the Wicomico River and the primary north-south road of the Delmarva Peninsula. The area of Newtown was incorporate into Salisbury's corporate limits in 1847. At that time, most of the construction activity within Newtown was limited to parcels bordering on Broad, High, and Dividing streets. The additional acreage within the current-day boundaries of Newtown was still owned by Dr. John and Sarah Huston of Poplar Hill.¹⁶

By the time the railroad reached Salisbury in April 1860, the town boundaries had expanded dramatically and the population neared 2,000 residents. The next several years brought setbacks for the town—an August 1860 fire devastated much of the town, and by 1862 the town was occupied by federal forces seeking confederate sympathizers. By the end of the war, however, Salisbury was recovering from the ravages of fire. Many residents chose to rebuild their houses outside of the commercial district in Newtown. The pace of construction was brisk along Division Street. Three new east-west streets were created from land subdivided from the Poplar Hill property. They were named after the children of Poplar Hill's owners, John and Sarah Huston—Isabella, Elizabeth and William.¹⁷

In 1867, the Maryland legislature passed a new constitution with an amendment authorizing the partition of Somerset and Worcester counties and the creation of a new jurisdiction named after the Wicomico River. Salisbury became the county seat of the new Wicomico County and grew in influence. During the 1870s, an extensive railroad network was developed on the Eastern Shore. Many of these lines intersected at Salisbury, transforming the town into a transportation hub. At the same time, dredging and other improvements to the Wicomico River improved the town's shipping capacity. These positive economic factors lead to a building boom in Salisbury that would last to the end of the century.¹⁸

Fire struck the town once again on October 18, 1886. Ignited in a livery stable downtown, the fire quickly spread throughou the city. Wet blankets were effectively used to protect the roofs of Newtown houses from catching on fire. With help from the Wilmington, Pocomoke City and Crisfield fire departments, the north and easternmost portions of the blaze were extinguished by Broad and Division streets, saving the residence of Dr. Eugene Humphreys [the General Humphrey Humphreys House] at 115 Broad Street. Salisbury quickly recovered from this second major fire and Newtown once again became a center of residential construction.¹⁹

As a result of its ever-growing industrial, commercial and agricultural economy, from the 1880s to the 1920s, Salisbury's population grew from nearly 4,000 to over 10,000 residents. This population growth spurred demand for housing. To meet this need, some local businessmen constructed rowhouse units on smaller parcels of land. There is a series of such brick rowhouse units in Newtown on Poplar Hill Avenue, but the neighborhood remained one of primarily single-family detached houses.²⁰

The properties on Oakdale Road and the northernmost block of Park Avenue, formerly the site of E.E. Jackson's property, The Oaks, were the last to be developed and represent building trends in the early 20th century. They are characterized by larger lots and a curvilinear streetscape. The earliest structures date to the 1930s and are predominantly designed in the Colonial Revival style.

The Newtown Historic District contains examples of almost all architectural styles popular in the United States from the late 18th to the early 20th century. These high-style structures were built by Salisbury's elite and represent the City's growing importance on Maryland's Eastern Shore.

²⁰ Touart, At the Crossroads.



¹⁶ Touart, At the Crossroads; and Touart, "The Eighteenth-Century Origins of the Newtown Neighborhood."

¹⁷ Touart, At the Crossroads; and "Architectural Walking Tour of Newtown Historic District."

¹⁸ Touart, At the Crossroads.

¹⁹ Touart, At the Crossroads.

9. Major Bibliographical References

"Architectural Walking Tour of Newtown Historic District," found in the vertical files of the MHT Library.

Touart, Paul Baker, At the Crossroads: The Architectural History of Wicomico County, Maryland, draft manuscript located at the Maryland Historical Trust, 2002-2003.

-----, "The Eighteenth-Century Origins of the Newtown Neighborhood," article found in the Maryland Historical Trust vertical files.

Wicomico Bicentennial Commission, The 1877 Atlases and other Early Maps of the Eastern Shore of Maryland (Salisbury, MD: Peninsula Press, 1976).

10. Geographical Data

| Acreage of surveyed property | 74.98 | | |
|-------------------------------|-----------|-------------------|----------|
| Acreage of historical setting | 74.98 | | |
| Quadrangle name | Salisbury | Quadrangle scale: | 1:24,000 |

Verbal boundary description and justification

The Newtown Historic District is roughly bounded by Broad Street/Route 50 to the south, U.S. Route 13 to the east and railroad tracks to the north and west. This area contains a concentrated collection of significant historic properties that were originally subdivided from the tract "Pemberton's Good Will." Some properties facing the west side of U.S. Business Route 13 are not included in the district because they do not retain sufficient integrity to contribute to the district's significance.

11. Form Prepared by

| name/title | Nicole A. Diehlmann | | |
|-----------------|---------------------------|-----------|---------------|
| organization | Maryland Historical Trust | date | June 30, 2004 |
| street & number | 100 Community Place | telephone | 410-514-7625 |
| city or town | Crownsville | state | MD |

The Maryland Inventory of Historic Properties 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 DHCD/DHCP 100 Community Place Crownsville, MD 21032-2023 410-514-7600



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