

# Salisbury Historic District Commission

---

## Hearing Notification

**Hearing Date:** June 26, 2019

**Time:** 6:00 pm

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

**Case Number:** #18-27

**Commission Considering:** **Community Center- Exterior Renovations**

**Owner's Name:** City of Salisbury

**Applicant Name:** City of Salisbury

**Agent/Contractor:** Not Indicated

**Subject Property Address:** 306 Newton Street

**Historic District:** Camden Historic District

**Use Category:** Residential

**Chairman:** Mr. Scott Saxman

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

# Salisbury Historic District Commission

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

Permit Application

\$25 Fee Received \_\_\_\_\_ (date)

Date Submitted to NSCC: 6/1/19

Date Accepted as Complete by NSCC: 8/27/18

Subject Location: 306 Newton St.

Application by: Amanda Pollack

Applicant Address: 125 N. Division St RM 202

Applicant Phone: 410-548-3170

Case #: 18-27

Action Required By (45 days): 7/15/19

Owner Name: City of Salisbury

Owner Address: 125 N. Division St.

Owner Phone: 410-548-3170

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.

See scope of work attached.

Are there any easements or deed restrictions for the exterior of this property? If yes, submit a letter from the easement holder stating their approval of the proposed work.  Yes  No

Do you intend to apply for Federal or State Rehabilitation Tax Credits? If yes, have you contacted Maryland Historical Trust staff?  Yes  No

If you have checked "Yes" to either of the above questions, please provide a copy of your approval letter from the Maryland Historic Trust along with this application.

### See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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

The Salisbury Historic District Commission Rules and Regulations and Design Guidelines are available for review in the office of the Department of Neighborhood Services & Code Compliance for the City of Salisbury as well as on the city's website: [www.ci.salisbury.md.us](http://www.ci.salisbury.md.us).

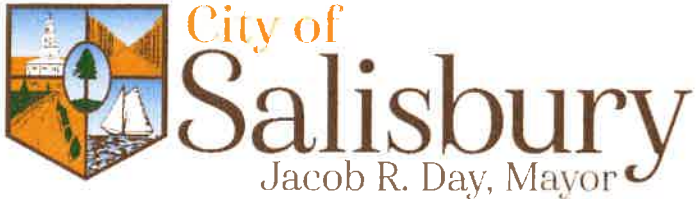
I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 6/24/19 (date).

I hereby certify that the owner of the subject premises has been fully informed of the alterations herein proposed and that said owner is in full agreement with this proposal.

Applicant's Signature Amanda Pollack Date 6/1/19

Remarks: [Signature] 6/1/19 Application Processor (Date)

[Signature] 6/1/19 Secretary, S.H.D.C. (Date)



Dear Anne,

Please see the below information for the Salisbury Historic District Commission (SHDC) meeting on June xx, 2019.

1. RadianceRail Express System Color white by Timber Tech
2. AZEK under porch lattice Color white
3. Island Oak Harvest Collection by AZEK
4. Lawrenceville Cranberry Red brick with the C-380 Type N mortar by Salisbury Brick
5. (pending) Synthetic slate: Physical submittal and spec sheet for this product
6. (pending) Windows: Spec sheet to include with the pictures of the Fiberglass window I took at our site meeting
7. (pending) Two ADA ramps: redlines for City to make renderings for the SHDC meeting on June 26th
8. (Pending) 4 exterior Historic doors: Pictures and details for proposed doors needed

# Salisbury Historic District Commission

---

## STAFF FINDINGS

Meeting Date: June 26, 2019

**Case Number:** #18-27

**Commission Considering:** Community Center- Exterior Renovations

**Owner's Name:** City of Salisbury  
**Owner's Address:** 125 N Division Street  
Salisbury, MD 21801

**Applicant Name:** City of Salisbury

**Agent/Contractor:** Not indicated

**Subject Property Address:** 306 Newton Street

**Historic District:** Camden Historic District

**Contributing Structure:** 3/22/17

**Use Category:** Residential

**Zoning Classification:** R-10

**Structure / Site Description:**

**Built Date:** 1920

**Enclosed Area:** 3,780 sq ft

**Lot Size:** 8,689 sq ft

**Number of Stories:** 2½

**Wicomico County Historic Survey on file:** Yes

**Nearby Properties on County Survey:** Yes

    307 Newton Street                      John T. Taylor, Jr. House

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission approve their request for exterior renovations and upgrading of the planned Community Center building.

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

The property in question is located within the Camden Historic District. Several houses located in this District on Camden Ave., Wicomico St., Light St., Maryland Ave., Smith St. and Newton St. have vinyl replacement windows; vinyl, aluminum, and wood siding; and detached garages. A majority of the houses were built in the early 1900's and the 1920's. Architectural styles represented within this district include Colonial Revival, Queen Anne and other Victorian styles.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
225	Newton Street	2/22/2012	X	
301	Newton Street	6/25/2014	X	

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

***Guideline 5: Safety Codes and Accessibility (pg. 75)***

All buildings must comply with Salisbury's safety codes, and handicap access must be provided to residents or visitors as needed. This can be achieved without compromising the integrity or significance of historic buildings.

- a. Compliance with health and safety codes and handicap access requirements must be achieved with minimum impact to the historic character of buildings within Salisbury's Historic Districts.
- b. When permitted by law, fire escapes or fire towers should be placed at the rear or on a non-visible side of buildings
- c. Access ramps should be designed to be as unobtrusive as possible, and whenever possible should be installed in a manner that is reversible and does not permanently impact the historic building features. For example, an access ramp installed on top of an existing historic porch so that if it is removed in the future, the porch will be restored to its historic appearance.

***Guideline 7: Replacing Exterior Walls (pg. 77)***

- a. Do not replace or rebuild major portions of exterior walls that could otherwise be repaired, or whose replacement would result in unnecessary new construction.
- b. If it is necessary to replace damaged stone or brick, be selective and use material of similar size, color, and texture. Install replacement masonry in the original bond pattern and match the style of mortar joint.

***Guideline 24: Roofing Material (pg. 89)***

In-kind replacement of roofing materials is always preferable to replacement with a new material, however, this is not always feasible. Standing seam metal in copper, tin, or terne coated steel are traditional materials which can be replaced with new versions provided that they are flat and of a uniform color and texture. Asphalt, asphalt shingles, and mineral fiber slate may be appropriate substitutes for many traditional materials.

- a. Retain and repair the historic roof material when feasible.
- b. Where replacement is necessary, match the historic materials as closely as possible in terms of material, size, color, and pattern.
- c. Requests for substitute roofing materials will be reviewed on a case-by-case basis.
- d. When asphalt shingles are used to replace wood or slate, heavy weight architectural shingles which provide depth and variation, and which match the shape of the historic materials, are preferred.
- e. Roofing materials on additions should match or mimic the material on the main body of the historic building.
- f. Roofing materials on new construction should be consistent with the prevalent roofing material on surrounding buildings.
- g. Repair of isolated sections of a roof must match the existing tiles in material composition, style, size and color.

***Guideline 51: Replacement Windows for Residential Properties (pg. 116)***

- a. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile.
- b. The number of window panes and the approximate muntin and mullion profile should match the historic window.
- c. Removable, snap-in, or “between the glass” muntins are not historically appropriate.
- d. Maintain the historic window opening size and surrounding trim.
- e. Do not alter the size of the historic window opening to accommodate larger or smaller windows.
- f. Do not remove or cover surrounding trim, including wood and masonry details.
- g. Maintain the window type. For example, do not replace double-hung windows with new casement windows, or replace casement windows with fixed windows.

***Guideline 55: Restore Historic Porch Features (pg.119)***

- a. Maintain the historic porch or stoop when feasible. Keep wooden surfaces painted and keep up with general maintenance.
- b. If repair or rehabilitation is necessary, keep as much of the historic materials in place as possible. Maintain the porch’s design, proportion, and ornament to the greatest extent possible.
- c. Replace missing porch posts and railings where necessary. Match the size, shape, profile, proportion, and spacing to the original features.

- d. Use of synthetic replacement materials may be allowed if the new material closely approximates the size, scale, texture, and overall appearance of the historic feature.

***Guideline 56: Replacement Porches (pg. 119)***

- a. If porch replacement is necessary in whole or in part, reconstruct it to match the historic porch in size, scale, and overall design. Where possible, detail and ornamentation should be replicated.
- b. Use the same or similar materials wherever feasible.
- c. Avoid applying decorative elements that are not appropriate to the style of the dwelling. Whenever possible, choose accurate details based on historic photographs or similar properties of the same period and style.

***Guideline 57: Porch Additions and Modifications***

Enclosing or altering historic porches is generally discouraged, however, it may be appropriate if conducted in a manner that does not damage the porch's historic features.

- a. When enclosing or adding screens to a historic porch, design the enclosure or screen detail to be recessed from the supporting posts and railings, so that the historic form of the porch is maintained and visible.
- b. Additions to historic porches are generally not appropriate, but may be considered in special cases, including handicap accessibility concerns (see Guideline 5 for more guidance on accessibility).

**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  
Department of Infrastructure and Development  
125 N Division Street Rm 202  
Salisbury, MD 21804  
(410) 548-3170  
Date: June 15, 2019

Real Property Data Search

Search Result for WICOMICO COUNTY

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

**Tax Exempt:**      **Special Tax Recapture:**  
**Exempt Class:**      NONE

**Account Identifier:**      **District - 13 Account Number - 018677**

Owner Information

**Owner Name:** CITY OF SALISBURY      **Use:** EXEMPT  
**Mailing Address:** 125 N DIVISION ST      **Principal Residence:** NO  
 SALISBURY MD 21801-      **Deed Reference:** /04163/ 00172

Location & Structure Information

**Premises Address:** 306 NEWTON ST      **Legal Description:** BL-9 L-13B  
 SALISBURY 21801-0000      306 NEWTON ST  
 CITY OF SALIS

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0111	0000	0218		0000		9	10	2019		

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

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	3,780 SF		8,689 SF	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2 1/2	YES	STANDARD UNIT	BRICK	2 full		

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments	
			As of 07/01/2018	As of 07/01/2019
Land:	13,600	13,600		
Improvements	77,500	85,600		
<b>Total:</b>	<b>91,100</b>	<b>99,200</b>	<b>91,100</b>	<b>93,800</b>
Preferential Land:	0			0

Transfer Information

**Seller:** U S BANK NA TRUSTEE      **Date:** 05/05/2017      **Price:** \$35,000  
**Type:** NON-ARMS LENGTH OTHER      **Deed1:** /04163/ 00172      **Deed2:**

**Seller:** COPELAND GEORGE A & SUSIE M      **Date:** 05/05/2017      **Price:** \$106,250  
**Type:** NON-ARMS LENGTH OTHER      **Deed1:** /04163/ 00143      **Deed2:**

**Seller:** CHALMERS, JAMES A ETAL      **Date:** 02/20/1980      **Price:** \$38,900  
**Type:** ARMS LENGTH IMPROVED      **Deed1:** /00938/ 00066      **Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
<b>County:</b>	690	91,100.00	93,800.00
<b>State:</b>	690	91,100.00	93,800.00
<b>Municipal:</b>	690	91,100.00 93,800.00	91,100.00 93,800.00

**Tax Exempt:**      **Special Tax Recapture:**  
**Exempt Class:**      NONE

Homestead Application Information



**Homestead Application Status:** No Application

Homeowners' Tax Credit Application Information

---

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

**Date:**

---

WI-514  
John T. Taylor, Jr. House  
Salisbury  
Private

c. 1884

A pair of identical Victorian frame dwellings stand along the north side of Newton Street and were erected during the ownership of John T. Taylor, Jr., who acquired the lots in January 1884. The late nineteenth-century architectural features coincide with this transfer, which was valued at the time at \$124. The ell-shaped main block is not unusual for the time when asymmetrical design ruled popular architectural taste. However, the continuation of the west sloping roof to incorporate the front porch is unusual in Salisbury, as is the grill-like screen that stretches between the turned posts and ends in a C-shaped curve. The eyebrow shaped window on the long sloping roof is another distinctive feature, especially on a mid-sized dwelling such as this. In the Newtown neighborhood eyebrow windows are found on several expensive Queen Anne houses, such as the Frederick A. Grier, Sr. house (WI-266), but rarely on smaller dwellings.

Taylor family ownership of this property lasted until the late 1950s, when the title was transferred to the John B. Parsons-Salisbury Home for the Aged.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. WI-514

## 1. Name of Property (indicate preferred name)

historic John T. Taylor, Jr. House

other \_\_\_\_\_

## 2. Location

street and number 307 Newton Street

not for publication

city, town Salisbury

vicinity

county Wicomico

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

name John Wayne Marshall

street and number 307 Newton Street

telephone

city, town Salisbury

state MD

zip code 21801

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court

tax map and parcel Map 111, P. 143

city, town Salisbury, Maryland

liber 1490

folio 380

## 5. Primary Location of Additional Data

Contributing Resource in National Register District

**Contributing Resource in Local Historic District**

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 Count	
			Contributing	Noncontributing
district	public	agriculture		
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	commerce/trade	1	buildings
structure	both	defense		sites
site		<input checked="" type="checkbox"/> domestic		structures
object		education		objects
		funerary	1	Total
		government		
		health care		
		industry		
		landscape		
		recreation/culture		
		religion		
		social		
		transportation		
		work in progress		
		unknown		
		vacant/not in use		
		other:		
			<b>Number of Contributing Resources previously listed in the Inventory</b>	

Name John T. Taylor, Jr. House  
Continuation Sheet

Number 7 Page 1

## 7. Description

### Condition

	excellent	deteriorated
<u>x</u>	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 John T. Taylor, Jr. house stands at 307 Newton Street in the Camden Historic District of Salisbury, Wicomico County, Maryland. The two-story asymmetrically planned frame house faces south with the principal gable oriented on a north/south axis.

Built around 1884, the two-story, ell-shaped frame house is supported on a continuous, stuccoed brick foundation and the exterior is clad with asbestos shingles. The steeply pitched gable roofs are covered with asphalt shingles. Standing next door at 305 Newton Street is a second house built on the same plan.

The south (main) elevation is an asymmetrical two-bay facade with a gable-front leg of the ell-plan facing the street. The gable end wall is pierced by a pair of four-over-four sash windows on the first floor and a pair of two-over-two sash windows on the second floor. The windows are framed by plain surrounds. The top of the second story is marked by a heavy cornice, which separates the second floor from the gable end. The gable is pierced by a single one-over-one sash window. The edge of the roof is finished with an extended eave. The roofline of the forward facing leg extends westward in a continuous slope to cover a single story turned porch distinguished by an unusual grilled lattice. Fixed in the center of the long sloping roof is an eyebrow window fitted with three panes. The porch shelters two entrances and a four-over-four sash window that lights the front parlor. A small two-over-two sash window pierces the street side facade of the porch. Rising through the center of the front ell is a brick stove chimney.

The west gable end of the cross wing is defined by pairs of two-over-two sash windows on the first and second floors, and a single one-over-one sash window pierces the gable end. Rising through the center of the rear cross wing is an interior brick stove chimney. The east side of the house is detailed in much the same fashion with two-over-two sash windows lighting the first and second stories. An extended eave finishes the edge of the roof.

The interior was not seen.

Name John T. Taylor, Jr. House  
Continuation Sheet

Number 8 Page 1

## 8. Significance

Period	Areas of Significance	Check and justify below		
1600-1699	agriculture	economics	health/medicine	performing arts
1700-1799	archeology	education	industry	philosophy
<u>x</u> 1800-1899	<u>x</u> architecture	engineering	invention	politics/government
1900-1999	art	entertainment/ recreation	landscape architecture	religion
2000-	commerce	ethnic heritage	law	science
	communications	exploration/ settlement	literature	social history
	community planning		maritime history	transportation
	conservation		military	other:

Significance dates

Architect

Specific dates

Builder

Evaluation for:

National Register

   Maryland Register

x not evaluated

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 reports, complete evaluation on a DOE Form – see manual.)

A pair of identical Victorian frame dwellings stand along the north side of Newton Street and were erected during the ownership of John T. Taylor, Jr., who acquired the lot in January 1884.<sup>1</sup> The late nineteenth-century architectural features coincide with this transfer, which was valued at the time at \$124. The ell-shaped main block is not unusual for the time when asymmetrical design ruled popular architectural taste. However, the continuation of the west sloping roof to incorporate the front porch is unusual in Salisbury, as is the grill-like screen that stretches between the turned posts and ends in C-shaped curve. The eyebrow shaped window on the long sloping roof is another distinctive feature, especially on a mid-sized dwelling such as this. In the Newtown neighborhood eyebrow windows are found several expensive Queen Anne houses, such as the Frederick A. Grier, Sr. house (WI-266), but rarely on smaller houses.

Taylor family ownership of this property lasted until the late 1950s, when the title was transferred to the John B. Parsons-Salisbury Home for the Aged.<sup>2</sup>

<sup>1</sup> Wicomico County Land Record, SPT 6/129, 5 January 1884.

<sup>2</sup> Wicomico County Land Record, JWTS 468/101, 22 February 1959.

## 9. Major Bibliographical References

WI-514

## 10. Geographical Data

Acreage of project area

Acreage surveyed 1/4 acre

Quadrangle name Salisbury, Maryland

Quadrangle scale 1:24,000

### Verbal boundary description and justification

The historic boundary of this property is coincidental with the current metes and bounds of the lot.

## 11. Form Prepared by

name/title Paul B. Touart, Architectural Historian

organization Private Consultant

street & number P. O. Box 5

date 9/27/00

city or town Westover, Maryland 21871

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  
410-514-7600

WI-514  
John T. Taylor, Jr. House  
307 Newton Street  
Salisbury, Wicomico County, Maryland  
Chain of title

Map 111, Parcel 143

1490/380

Tarr's Rentals, Inc.

to

5/30/1996

John Wayne Marshall  
29.75' on Newton, 227.5' depth

AJS 984/786

Martha E. Stephens

to

2/9/1983

Tarr's Rentals, Inc.

JWTS 546/451

Fred W. Small  
Evelyn M. Small

to

7/3/1962

Cletius Stephens  
Martha E. Stephens

JWTS 489/356

John B. Parsons-Salisbury Home for the Aged

to

12/3/1959

Fred W. Small  
Evelyn M. Small

WI-514  
John T. Taylor, Jr. House  
307 Newton Street  
Salisbury, Wicomico County, Maryland  
Chain of title continued

Page 2

JWTS 468/101

Sarah Virginia Taylor, et al. (Sina Taylor Dickerson)

to

2/22/1959

John B. Parsons-Salisbury Home for the Aged

JWS 261/220

James T. Taylor, et al. (Irene T. Bulger, Sarah Taylor Larrick,  
John Thomas Taylor III, Lola Sands Taylor)

to

6/15/1944

Sarah Virginia Taylor  
Sina Taylor Dickerson

SPT 6/129

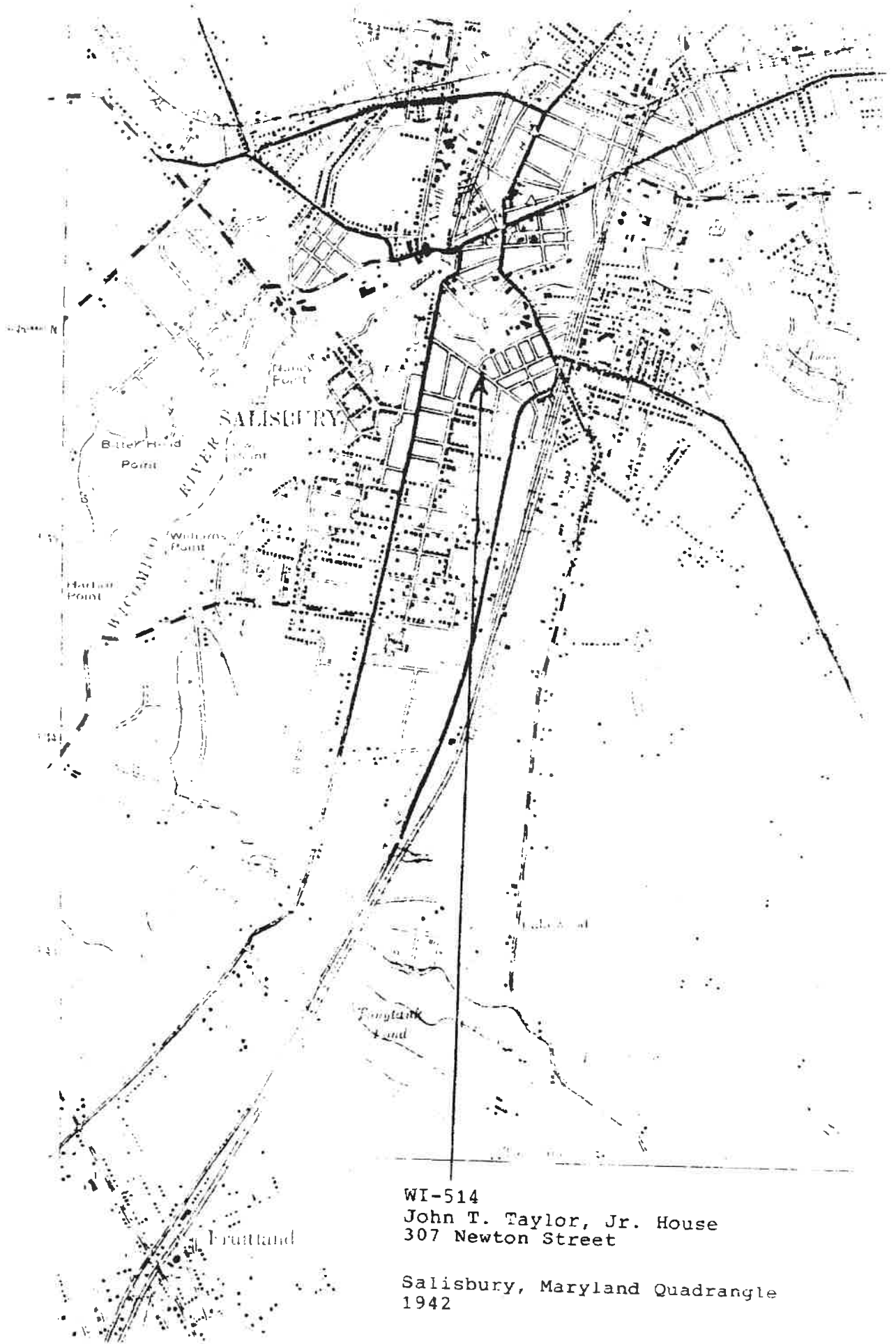
Henry S. Brewington, et al. (Edwina C. Brewington, Levin W.  
Dorman and Alice Dorman)

to

1/5/1884

John T. Taylor, Jr.  
\$124.00 ...being one half of the lot formerly purchased by  
Brewington and Dorman of Elihu E. Jackson, and  
Granville R. Rider, Executor of William H. Rider,  
deceased and John H. White





WI-514  
John T. Taylor, Jr. House  
307 Newton Street

Salisbury, Maryland Quadrangle  
1942

