

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** May 26, 2021

**Time:** 7:00 pm

**Location:** Zoom Video Conference

**Case Number:** #21-10

**Commission Considering:** Addition and Alterations

**Owner's Name:** **JM Preservation Properties LLC**

**Applicant Name:** Randolph

**Agent/Contractor:** Not Indicated

**Subject Property Address:** 312 Park Avenue

**Historic District:** Newton Historic District

**Use Category:** Residential

**Chairman:** Mr. Scott Saxman

**HDC Staff contact:** Jessica Budd  
Engineering Tech III  
(410) 548-3170

# Salisbury Historic District Commission

125 N. Division Street  
Room 202  
Salisbury, MD 21801  
(410) 548-3170/ fax (410) 548-3107

Permit Application  
\$25 Fee Received 4/27/21 (date)

Date Submitted: 4-27-21

Case #: 21-10

Date Accepted as Complete: 4/27/21

Action Required By (45 days): 6/11/21

Subject Location: 312 PARK AVE SALISBURY, MD.

Application by: RANDOLPH TAYLOR

Owner Name: JM PRESERVATION GROUP, LLC

Applicant Address: 403 CAMDEN AVE SALISBURY, MD.

Owner Address: SAME

Applicant Phone: (443) 783-0803

Owner Phone: SAME

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 ATTACHED MENU DRAWING

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

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

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

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

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

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

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 5-26-21 (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 \_\_\_\_\_ Date 4-27-21

Remarks: \_\_\_\_\_

Jessica Budd  
Application Processor (Date)

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

**Date: 4-27-27**

**Applicant: JM Preservation Properties, LLC**

**Subject Property: 312 Park Avenue Salisbury, MD**

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## **Scope of work**

**There are 4 areas of work**

### **# 1 Front door**

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**Current conditions:** The current door is an unfortunate replacement which does not possess a typical symmetrical door or an asymmetrical approach which is complimentary this period of a home.

**Proposed work:** Replace the complete door assembly with a 36" entry door with 10" side-lites on each side and transom to improve the opening . Instead of "ordering" a replacement steel door – superimpose a wooden 4 panel exterior door in the opening and paint.

### **#2 Front Step**

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**Current conditions:** The front step was removed due to condition when the front porch was repaired.

**Proposed work:** Replace with a traditional wood step to include a bullnosed painted tread and closed painted riser.

### **# 3 Rear porch/elevation**

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**Current conditions:** The current rear deck is not only in bad condition, it is out of level nor attached the house and completely inappropriate for this period of

home. Further, the window fenestration was cast aside during several “remudlings” by prior owners.

**Proposed work:** See attached drawing.

**Goal # 1:** Repair the massing and locations of the windows to their original appearance. The left window will be replaced as it once was. The right window will be a mulled double hung which will be over the counter in the kitchen but centered on the window above.

**Goal # 2:** Replace this deck with an appropriately appointed screened porch which accomplishes several things. First, it appears as if would been a naturally evolving structure. Second, it provides a nice outdoor living space. Finally, it breaks up the vacancy of the rear elevation and offers a transition to a lower patio and additional outdoor living space. Steps will be would closed risers with custom lattice panels below.

#### **#4 Fence and site improvements**

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**Current condition:** No fence – concrete walkway

**Proposed work:**

**Part #1:** Remove concrete walkway to front step and replace with brick walkway.

**Part #2:** Install traditional picket fence to scale and dimension of the period. See attached fence from 700 Camden Avenue to capture front yard. Double gate.



**Front Elevation**



**Right Elevation**



**Left Elevation**

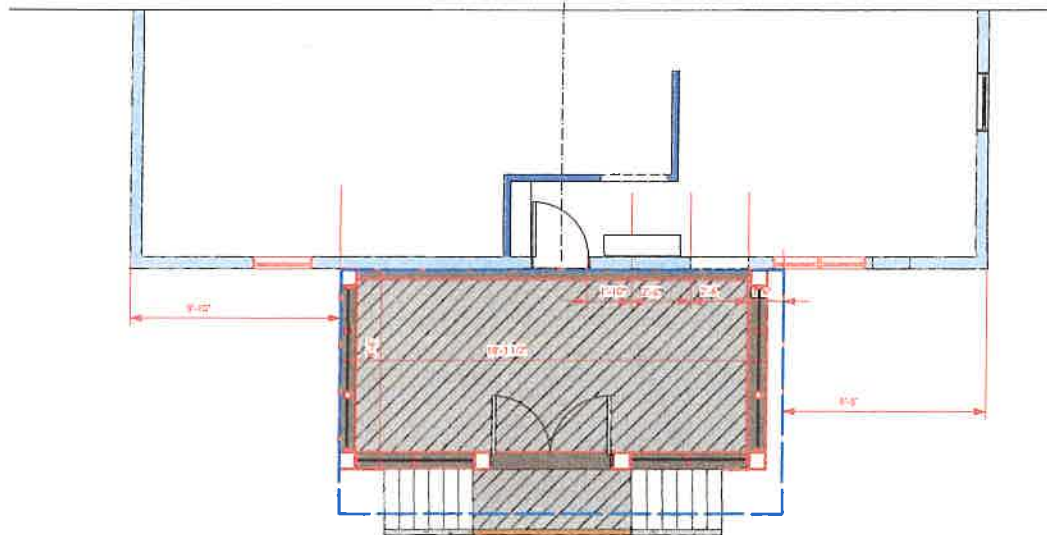


**Rear Elevation**

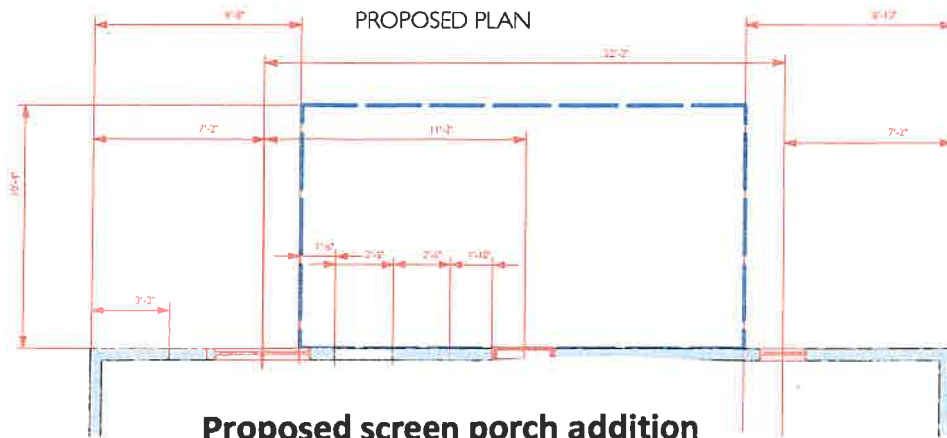




PROPOSED EXTERIOR ELEVATION



PROPOSED PLAN



**Proposed screen porch addition**



**Property to Left**



**Property to Right**

# Salisbury Historic District Commission

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## STAFF FINDINGS

Meeting Date: April 28, 2021

**Case Number:** 21-10  
**Commission Considering:** Addition and Alterations  
**Owner's Name:** JM Preservation Properties LLC  
**Applicant Name:** Randolph  
**Agent/Contractor:** Not Indicated  
**Subject Property Address:** 312 Park Avenue  
**Historic District:** Newton Historic District  
**Use Category:** Residential  
**Zoning Classification:** R-10  
**Structure / Site Description:**  
    **Built Date:** 1920  
    **Enclosed Area:** 2,046 sq. ft.  
    **Lot Size:** 13,947 sq. ft.  
    **Number of Stories:** 2  
**Contributing Structure:** TBD

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
314	Park Avenue	4/24/13	X	
323	Park Avenue	7/24/13	X	

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

**Nearby Properties on County Survey:**

- Greenleaf J. Hearn House
- Fred P. Adkins House
- Benjamin Chandler House

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

The Newtown Historic District is a mid-19<sup>th</sup> to early-20<sup>th</sup> century unplanned residential community located just north of U.S. Route 50 in the City of Salisbury. 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-19\* to early-20" century building types and styles including four squares, Greek Revival, Queen Anne, Shingle style, and Colonial Revival buildings. The neighborhood maintains integrity of location, design, setting, materials, association and feeling.

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission approve a request add an addition to the rear of the house and to make some alterations to the exterior.

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

**Guideline 53: Replacing Residential Doors**

- a. Where replacement is necessary, the new door should match the historic door in placement, size, type, and configuration wherever possible.
- b. When restoring missing historic doors, use pictorial evidence to produce the replacements, if your budget allows. A salvaged replacement in the same style that fits the opening, or a new door in a complimentary style are also appropriate choices.
- c. If replacement with a new door is unavoidable, chose one that mimics the size, scale, design, and texture of an appropriate historic door. Proportions and details should be in keeping with the building's architectural style.
- d. Maintain the historic door opening size and surrounding trim, including side lights and transoms. Do not alter the size of the opening to fit a smaller or larger door, unless required by code.

**Guideline 56: Replacement Porches**

- 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).

**Guideline 58: New Porches**

- a. A new porch may be added if the house belongs to a building type that typically featured a porch, and where they exist elsewhere in the district on similar buildings. The new porch should be designed in a similar style to those found on other buildings of the same type.
- b. Yards must have sufficient space for the new porch to meet the setback requirement as established in Salisbury's zoning code.

**Guideline 34: Fences, Retaining Walls, and Gates**

Fences, walls, and gates define property boundaries and also provide privacy and security. Retaining walls are used to maintain and stabilize topography.

The majority of fences in Salisbury's residential historic districts are low and open. Wood picket fences are common, and some wrought iron fences are also found within the districts. Retaining walls are typically low and constructed of brick. Historic fences and walls are integral components of the overall property and should be maintained and preserved as character defining landscape features. New fences and walls should reflect and complement the style and materials of the predominant building on the lot and respect the overall architectural character of the streetscape.

Property owners looking to install a new fence must follow the requirements outlined in Salisbury's zoning code, which has certain height limitations depending on the location of the new fence. When selecting designs for a new fence, you are encouraged to choose a pattern or design that does not detract from the character of the historic building. It is often best to err on the side of simplicity. In most cases, a simple picket fence is the most appropriate choice. Modern synthetic materials, such as vinyl and steel fences, may be appropriate on modern, non-contributing properties within the district provided that the scale and appearance is complimentary to the property and does not detract from the overall streetscape.

- a. Maintain and preserve existing historic fences.
- b. When replacement is necessary, in-kind replacements are the first choice. A simple fence in a style that compliments the surrounding architecture may also be appropriate.
- c. Designs for new fences must be complimentary to the surrounding architecture, and must comply with existing zoning code.
- d. Automatic security gates may be permitted, provided they are properly located and comply with existing zoning requirements. They must be appropriate to the design of any existing fence or the style of the historic building.

**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 St Room 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: 5/14/21

## Search Result for WICOMICO COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
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**Special Tax Recapture:** None**Account Identifier:** District - 09 Account Number - 051394

## Owner Information

<b>Owner Name:</b>	JM PRESERVATION PROPERTIES LLC	<b>Use:</b>	RESIDENTIAL NO
<b>Mailing Address:</b>	403 CAMDEN AVE SALISBURY MD 21801-	<b>Principal Residence:</b>	
		<b>Deed Reference:</b>	/04648/ 00398

## Location &amp; Structure Information

<b>Premises Address:</b>	312 PARK AVE SALISBURY 21801-0000	<b>Legal Description:</b>	BL-2 L-7 13,947SQ FT 312 PARK AVE CITY OF SALIS
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<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	<b>AJS</b>
0106	0006	0985	\$030380.23	0000		2	7	2019		1029/0417

Town: SALISBURY

<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1920	2,046 SF		13,947 SF	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior Siding</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
2	YES	STANDARD UNIT		3	2 full		

## Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2020	Value As of 07/01/2021
<b>Land:</b>	21,400	21,400		
<b>Improvements</b>	64,100	61,900		
<b>Total:</b>	85,500	83,300	83,300	83,300
<b>Preferential Land:</b>	0	0		

## Transfer Information

<b>Seller:</b> JSKJ ENTERPRISES LLC	<b>Date:</b> 06/15/2020	<b>Price:</b> \$130,000
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> /04648/ 00398	<b>Deed2:</b>
<b>Seller:</b> KUNTZ, RICHARD & ANGELIKA	<b>Date:</b> 11/09/2004	<b>Price:</b> \$105,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /02317/ 00461	<b>Deed2:</b>
<b>Seller:</b> WHITEHEAD, WILLIAM T & MARGARET E	<b>Date:</b> 03/05/1992	<b>Price:</b> \$35,500
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /01282/ 00535	<b>Deed2:</b>

## Exemption Information

<b>Partial Exempt Assessments:</b>	<b>Class</b>	<b>07/01/2020</b>	<b>07/01/2021</b>
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture:** None

## Homelead Application Information

**Homelead Application Status:** No Application

## Homeowners' Tax Credit Application Information

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



WI-643

## Esther and Alice Davis House

### **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](http://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-643  
Esther and Alice Davis House  
Salisbury  
Private

c. 1898

Sisters Esther and Alice Davis occupied this house during the first quarter of the twentieth century after its construction around 1898. In February 1898 William J. Staton purchased the lot on "Park Street" for \$310 and sold the property seven months later to the Davis sisters for \$2,200. The substantial shift in the value of the lot indicates that a sizable improvement was made over the course of the seven-month Staton ownership, and the architectural features of the dwelling agree with this late nineteenth-century construction date. In the 1907 Salisbury City directory, the sisters are listed at this location, which is identified as 610 Park Street.

The Davis house is nearly identical to the William J. Ennis house on East William Street, which was built around 1896. Differing from most Victorian dwellings in the Newtown District, the Davis house design is based on a symmetrical plan with a center entrance. The most distinguishing features are the twin gables and extend from the hip roof on each side of a single-gable roofed dormer.

The Victorian house remained under the Davis sisters tenure until the 1920s. Alice Davis left her interest in the property to her sister Esther at her death in 1923. Esther Davis died intestate in 1929, and her nieces and nephews sold the Park Avenue house and lot to Richard H. Hodgson in 1931. The Davis sister's house was held by Richard H. Hodgson for forty years.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. WI-643

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

historic Esther and Alice Davis House  
 other \_\_\_\_\_

### 2. Location

street and number 312 Park Avenue  not for publication  
 city, town Salisbury vicinity \_\_\_\_\_  
 county Wicomico

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

name Richard Kuntz, et al.  
 street and number 9837 Hickoryhurst Drive telephone \_\_\_\_\_  
 city, town Salisbury state Maryland zip code 21236

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court liber 1282 folio 535  
 city, town Salisbury tax map 106 tax parcel 985 tax ID number 9-051384

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

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## 7. Description

Inventory No. WI-643

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### Condition

excellent       deteriorated  
 good             ruins  
 fair               altered

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

The Esther and Alice Davis house stands at 312 Park Avenue in the Newtown Historic District of Salisbury, Wicomico County, Maryland. The two-and-a-half story, three-bay by two-bay frame dwelling faces east with the principal roof oriented on a north/south axis. Built around 1898, the center hall frame house is supported on a raised brick foundation with a partially excavated cellar, and the exterior is clad with a combination of fishscale shingles and vinyl siding. The steeply pitched hip roof, extended by multiple gables, is covered with asphalt shingles.

The east (main) elevation is a symmetrical three-bay façade with a center entrance and flanking one-over-one sash windows. The front corners of the house are cut on a diagonal and are dominated by twin gables that extend from the hip roof. A replacement front door is topped by a two-light transom. A shed roofed front porch shelters the first floor. Replacement posts have been installed in front, whereas turned half posts remain against the house. The second story is defined by a symmetrical series of single-pane sash windows. Dominating the main elevation are the twin gables sheathed with fishscale shingles and trimmed with extended eaves and open soffits. The edge of the roof is finished with a decorated bargeboard that is supported at the bottom with corner brackets. The outside corners of each gable have Victorian spindlework that hangs from the soffit. Each gable is pierced by a four-pane attic window. Fixed between the twin gables is a gable roofed dormer fitted with a replacement window. The edge of the dormer roof is finished with a extended eave and decorated bargeboard. Interior brick stacks pierce the roofline.

The south side of the house has a single-story, hip roofed bay window that is lighted by a tripartite series of single-pane sash windows on its south face, and single one-over-one sash windows on each side. Otherwise the south wall is lighted by single-pane sash windows. Centered on the roof is a cross gable finished like the front gables with a fishscale shingled front pierced by a four-pane attic window. The edge of the cross gable roof is trimmed with a decorated bargeboard.

The north side is marked by pairs of one-over-one sash windows on each floor, and a cross gable is centered on the hip roof. The cross gable is finished like the other gables with a fishscale shingled front and a decorated bargeboard.

The interior was not seen.

# 8. Significance

Inventory No. WI-643

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

Specific dates	Architect/Builder
<b>Construction dates</b>	

Evaluation for:

National Register

Maryland Register

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

Sisters Esther and Alice Davis occupied this house during the first quarter of the twentieth century after its construction around 1898. In February 1898 William J. Staton purchased the lot on “Park Street” for \$310 and sold the property seven months later to the Davis sisters for \$2,200.<sup>1</sup> The substantial shift in the value of the lot indicates that a sizable improvement was made over the course of seven months, and the architectural features of the extant house agree with this late nineteenth-century construction date. In the 1907 Salisbury City directory, the sisters are listed at this location, which is identified as 610 Park Street.

The Davis house is nearly identical to the William J. Ennis house on East William Street, which was built around 1896. Differing from most Victorian dwellings in the Newtown District, the Davis house design is based on a symmetrical plan with a center entrance. The most distinguishing features are the twin gables that extend from the hip roof on each side of a single, gable roofed dormer.

The Victorian house remained under the Davis sisters tenure until the 1920s. Alice Davis left her interest in the property to her sister Esther at her death in 1923. Esther Davis died intestate in 1929, and her nieces and nephews sold the Park Avenue house and lot to Richard H. Hodgson in 1931.<sup>2</sup> The Davis sister’s house was held by Richard H. Hodgson for forty years.<sup>3</sup>

<sup>1</sup> Wicomico County Land Records, JTT 22/29, 14 February 1898; JTT 22/403, 27 September 1898.

<sup>2</sup> Wicomico County Land Record, JWTS 180/215, 9 December 1931.

<sup>3</sup> Wicomico County Land Record, JWTS 734/108, 30 April 1971.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. WI-643

Name Esther and Alice Davis House

### Continuation Sheet

Number 8 Page 1

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Esther and Alice Davis House  
312 Park Avenue  
Salisbury, Wicomico County, Maryland  
Chain of title

Map 106, Parcel 985

1282/535 William Thomas Whitehead  
Margaret Ellen Whitehead

to

3/2/1992 Richard Kuntz  
Angelina Kuntz  
Tonya Lee Kuntz

AJS 1029/414 J. Parker Conner  
Susan C. Conner  
Parker J. Conner, Jr.

to

2/5/1985 William Thomas Whitehead  
Margaret Ellen Whitehead

AJS 927/737 Frederick W. Greenawalt  
Yvonne A. Greenawalt

to

9/13/1979 J. Parker Conner  
Susan C. Conner  
J. Parker Conner, Jr.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. WI-643

Name Esther and Alice Davis House  
**Continuation Sheet**

Number 8 Page 2

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AJS 843/249

Neil R. LeCompte  
Dorsey C. LeCompte

to

9/16/1975

Frederick W. Greenawalt

JWTS 734/108

Mercantile Safe-Deposit, Personal Estate of  
Richard H. Hodgson

to

4/30/1971

Neil R. LeCompte  
Dorsey C. LeCompte

JWTS 180/215

Nannie P. Brown, et al.  
(Esther P. Geelhardt, Eleanor P. Dutoit, and Edwin D. Pusey)

to

12/9/1931

Richard H. Hodgson

Estate No. 782

Esther A. Davis

Died 5/27/1929  
Intestate

to nieces and nephews

Nannie P. Brown  
Esther P. Geelhardt  
Eleanor P. Dutoit  
Edwin D. Pusey

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. WI-643

Name Esther and Alice Davis House

### Continuation Sheet

Number 8 Page 3

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Will Book  
JWD 5/480  
Written  
8/29/1910  
Proved  
8/22/1923

M. Alice Davis

to

Esther A. Davis

JTT 22/403

William J. Staton  
Martha A. Staton

to

9/27/1898

Esther A. Davis  
M. Alice Davis  
\$2,200 Lot No. 1 of Division Four of the Gordon H. Toadvine  
land

JTT 22/29

Ronie E. and Stephen A. Murrell

to

2/14/1898

William J. Staton  
\$310

Salisbury City Directory, 1907, Esther Davis,  
M. Alice Davis, 610 Park Street



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## 9. Major Bibliographical References

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Inventory No. WI-643

Salisbury City Directory, 1907, transcribed and printed by the Family Tree Bookshop, 1998.

Sanborn Insurance Maps, various issues, microfilm at the Nabb Research Center for Delmarva History and Culture.

Wicomico County Land Records, various volumes, Wicomico County Courthouse.

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## 10. Geographical Data

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Acreage of surveyed property 13.947 square feet

Acreage of historical setting 13.947 square feet

Quadrangle name \_\_\_\_\_

Quadrangle scale: 1:24,000

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### Verbal boundary description and justification

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

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## 11. Form Prepared by

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name/title	Paul B. Touart, Architectural Historian		
organization	Private Consultant	date	11/24/2001
street & number	P. O. Box 5	telephone	410-651-1094
city or town	Westover	state	Maryland 21871

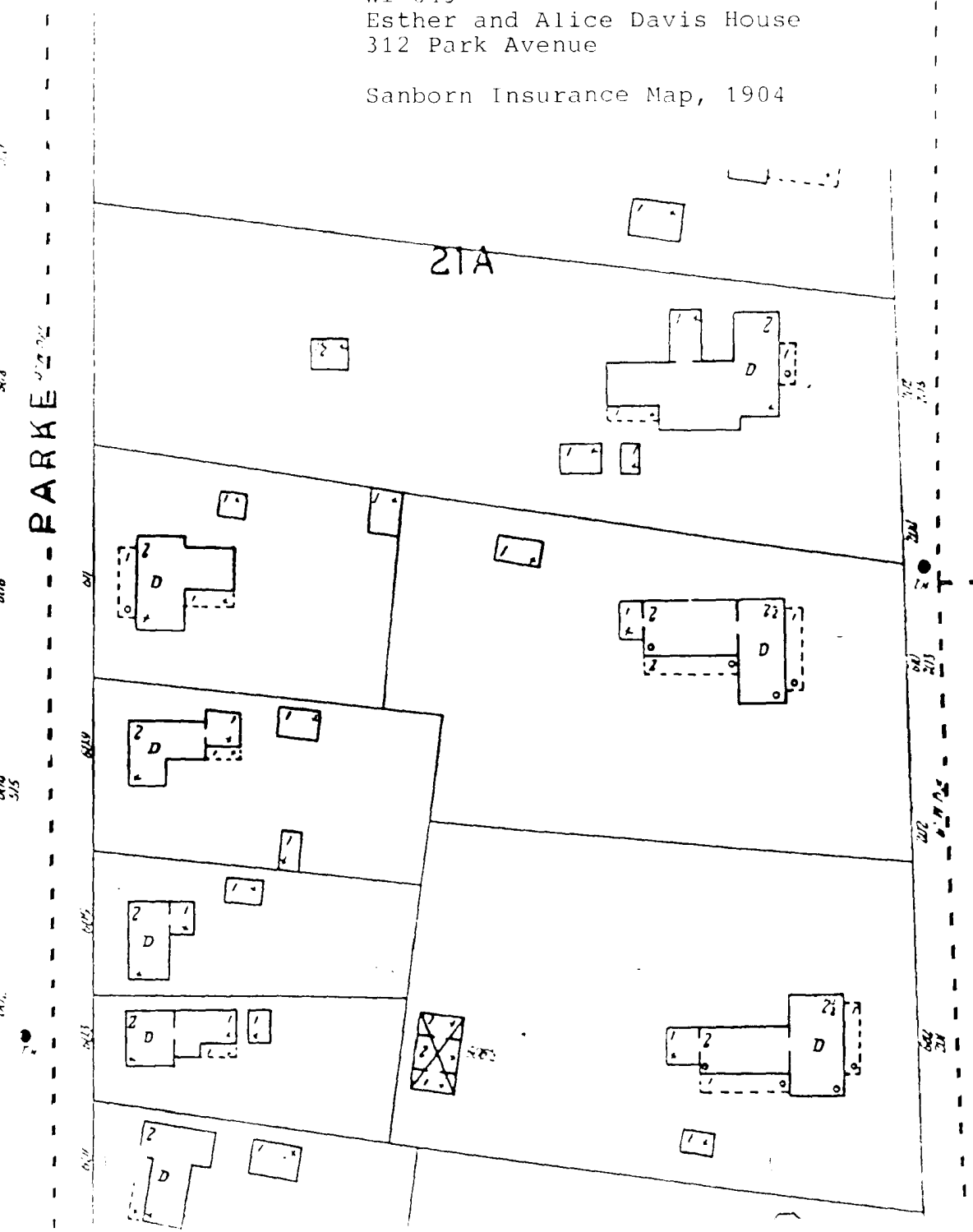
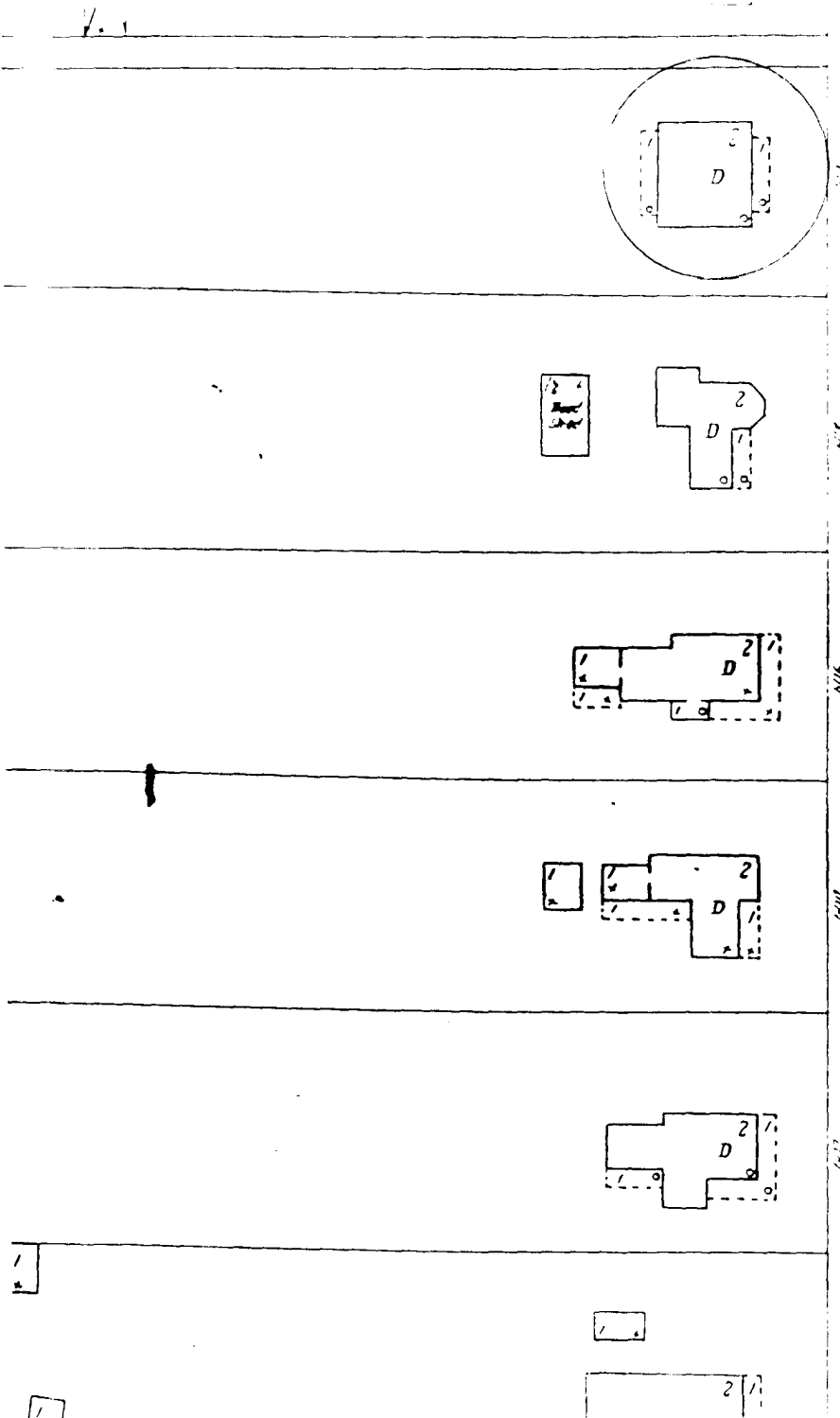
The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

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 21032-2023  
410-514-7600

WI-643  
Esther and Alice Davis House  
312 Park Avenue

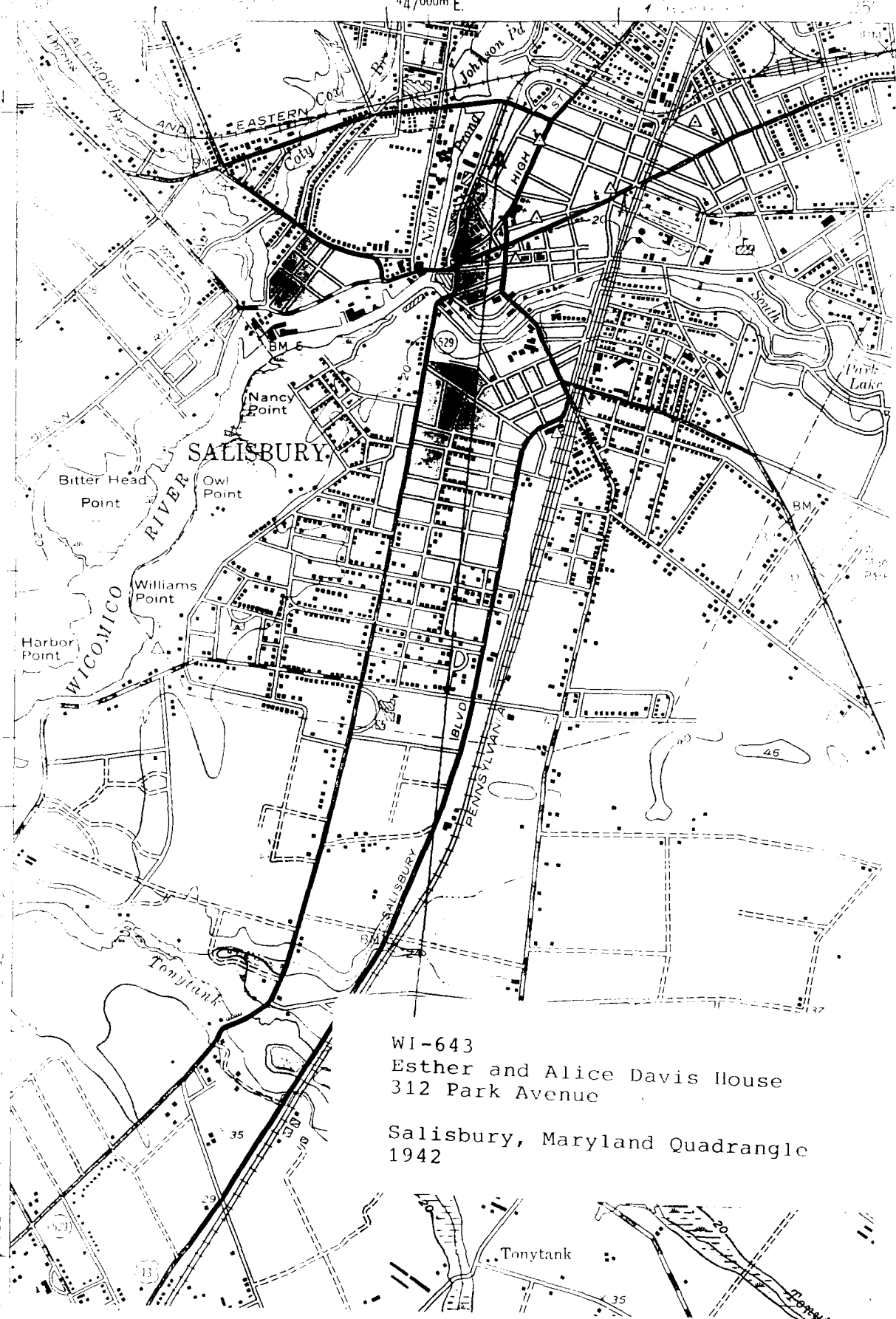
Sanborn Insurance Map, 1904



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

447000m E.

447000m N.



WI-643  
Esther and Alice Davis House  
312 Park Avenue  
Salisbury, Maryland Quadrangle  
1942

Tontank



W1-643

ESTHER AND ALICE DAVIS HOUSE  
SOLISBURY, WICOMICO Co., MD.

EAST ELEVATION

11/01, PAUL TOWNENT, PHOTOGRAPHER

NATH. HISTORICAL TRUST

1 OF 2



W1-643

ESTHER AND ALICE DAVIS HOUSE  
SALISBURY, WILMOT CO., MD.

NORTHEAST ELEVATION

11/01, PAUL TOWNE, ARCHITECT

MD. HISTORICAL TRUSS

2 of 2