

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	June 30, 2021
Time:	7:00 pm
Location:	Zoom Video Conference
Case Number:	#21-12
Commission Considering:	Front Porch Replacement
Owner's Name:	Cannon Enterprises LLC
Applicant Name:	John Cannon
Agent/Contractor:	Not Indicated on Application
Subject Property Address:	314 Maryland Ave
Historic District:	Camden
Use Category:	Residential
Chairman:	Mr. Scott Saxman
HDC Staff contact:	Jessica Budd Associate Planner I (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 2464 (date) 5/19/21

Date Submitted to NSCC: 5/19/21
Date Accepted as Complete by NSCC: 5/19/21
Subject Location: 314 Maryland Ave.
Application by: John T. Cannon
Applicant Address: P.O. Box 1128 Salisbury MD 21802
Applicant Phone: 410-742-2859

Case #: 21-12
Action Required By (45 days): 7/2/21

Owner Name: CANNON ENTERPRISES, LLC
Owner Address: P.O. Box 1128 Salisbury MD 21802
Owner Phone: 410-742-2859

Work Involves: Alterations New Construction Addition Other
 Demolition Sign Awning Estimated Cost 1500.00

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.

Replacing Rotted Porch Floor - Front Porch.
40 feet x 12 ft. Tongue & Groove - Gray
Replacing w/ Azek Tongue & Groove - Gray
Same Slope - Stronger Material - Weatherproof

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.

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on June 30 2021 June 23rd (date).

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

Applicant's Signature [Signature] Date 05/17/21

Remarks: _____
Jessica Budd 6/15/21 Application Processor (Date)
Amanda Pollack 6/15/21 Secretary, S.H.D.C. (Date)



314 Maryland Front Porch



314 Maryland Front Porch



311 Maryland Front Porch



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Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: June 30, 2021

Case Number: 21-12
Commission Considering: Front Porch Replacement
Owner's Name: Cannon Enterprises LLC
Applicant Name: John T. Cannon
Agent/Contractor: Not Indicated
Subject Property Address: 314 Maryland Ave
Historic District: Camden Historic District
Use Category: Residential
Zoning Classification: R-10
Structure / Site Description:
 Built Date: 1900
 Enclosed Area: 3,384 sq. ft.
 Lot Size: 4,020 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
313	Maryland Ave	5/22/2019	X	
724	Camden Ave	9/23/2015	X	

Wicomico County Historic Survey on file: Yes

Nearby Properties on County Survey: Yes

Including but not limited to:

- 609 Camden Ave
- 607 Camden Ave

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., and Newton St. 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.

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve a replacement to the front porch.

Areas of Historic Guidelines to be considered:

Guideline 55: Restore Historic Porch Features

- 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 50: Residential Building Ornamentation

- a. Maintain and restore character defining features of your house. Character defining features include historic roof treatments, porches, doors, windows, cornices, trim, and other architectural details.
- b. Do not add arbitrary or conjectural ornamentation to the building. Replace missing historic features only when supported by documentary evidence to avoid creating a false historic appearance.

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).

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: 6/15/2021

Real Property Data Search

Search Result for WICOMICO COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 13 Account Number - 032971

Owner Information

Owner Name: M & L RENTALS LLP Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: PO BOX 1128 Deed Reference: /01603/ 00063
 SALISBURY MD 21802

Location & Structure Information

Premises Address: 314 MARYLAND AVE Legal Description: 4,020 SQ FT
 SALISBURY 21801-0000 314-316 MARYLAND AVE
 CITY OF SALISBURY

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0000	0294	13030702.23	0000				2019	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	3,384 SF		4,020 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	BRICK/	2	2 full		

Value Information

	Base Value	Value		
		As of 01/01/2019	As of 07/01/2020	As of 07/01/2021
Land:	9,000	9,000		
Improvements	33,400	29,500		
Total:	42,400	38,500	38,500	38,500
Preferential Land:	0	0		

Transfer Information

Seller: RSWL ASSOCIATES	Date: 04/20/1998	Price: \$775,000
Type: ARMS LENGTH MULTIPLE	Deed1: /01603/ 00063	Deed2:
Seller: HOWARD, NORRIS C	Date: 11/26/1986	Price: \$31,500
Type: ARMS LENGTH IMPROVED	Deed1: /01085/ 00599	Deed2:
Seller: WIDENER, EDNA A M	Date: 06/30/1981	Price: \$23,500
Type: ARMS LENGTH IMPROVED	Deed1: /00961/ 00031	Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

WI-552

Camden Historic District (a.k.a. Newton)

Architectural Survey File

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

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

All material is property of the Maryland Historical Trust.

Last Updated: 08-29-2003

**MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM**

NR Eligible: yes
no

Property Name: Camden Historic District (aka Newton) Inventory Number: WI-552

Address: _____ City: Salisbury Zip Code: _____

County: Wicomico USGS Topographic Map: Salisbury Quad

Owner: _____

Tax Parcel Number: _____ Tax Map Number: _____ Tax Account ID Number: _____

Project: _____ Agency: _____

Site visit by MHT Staff: no yes Name: Andrew Lewis/Michael Day Date: 03/23/01

Eligibility recommended Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G None

Is the property located within a historic district? no yes Name of district: _____

Is district listed? no yes Determined eligible? no yes District Inventory Number: WI-552

Documentation on the property/district is presented in:

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The Camden Historic District (aka the Newton-Camden Historic District) is a local historic district composed of homes of a wide variety of architectural styles. According to information contained in the Wicomico survey files, the district was determined eligible by "Lukenbach & Andreve" on April 17, 1986, but no copy of the DOE form could be found. Nevertheless, the district contains numerous homes with a great deal of integrity and the earlier determination of eligibility still appears valid. Architectural styles represented within the district include Colonial Revival, Queen Anne and other Victorian styles. The City of Salisbury specifically identifies some of the homes in the area to be of "great historical value to the community". These homes include "the Humphrey House, Red Gables and the house known as "Cricket Box"". The City Ordinance establishing the district also included the following findings:

- Camden Avenue was once the main highway connecting Salisbury with Princess Anne to the south crossing the 18th Century Mill Dam at Tony Tank and Allen. It continued through the heart of Salisbury running northward to the Delaware towns.
- The Camden area was the location of the first known sanitary sewer installed in 1887 to serve the L.W. Gunby and William P. Jackson homes on Camden Avenue.
- After the fire of 1886, City Board of Commissioners established a series of ordinances which included maintaining sidewalks in front of properties and establishing the rights of way of various streets. Among the first streets subject to improvement of widening and straightening in 1887 under this law was Camden Street, now Camden Avenue.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input type="checkbox"/>
Criteria: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
Comments: _____	
<u>Andrew Lewis</u> Reviewer, Office of Preservation Services	<u>05/02/01</u> Date
<u>[Signature]</u> Reviewer, DR program	<u>5/2/07</u> Date

mg

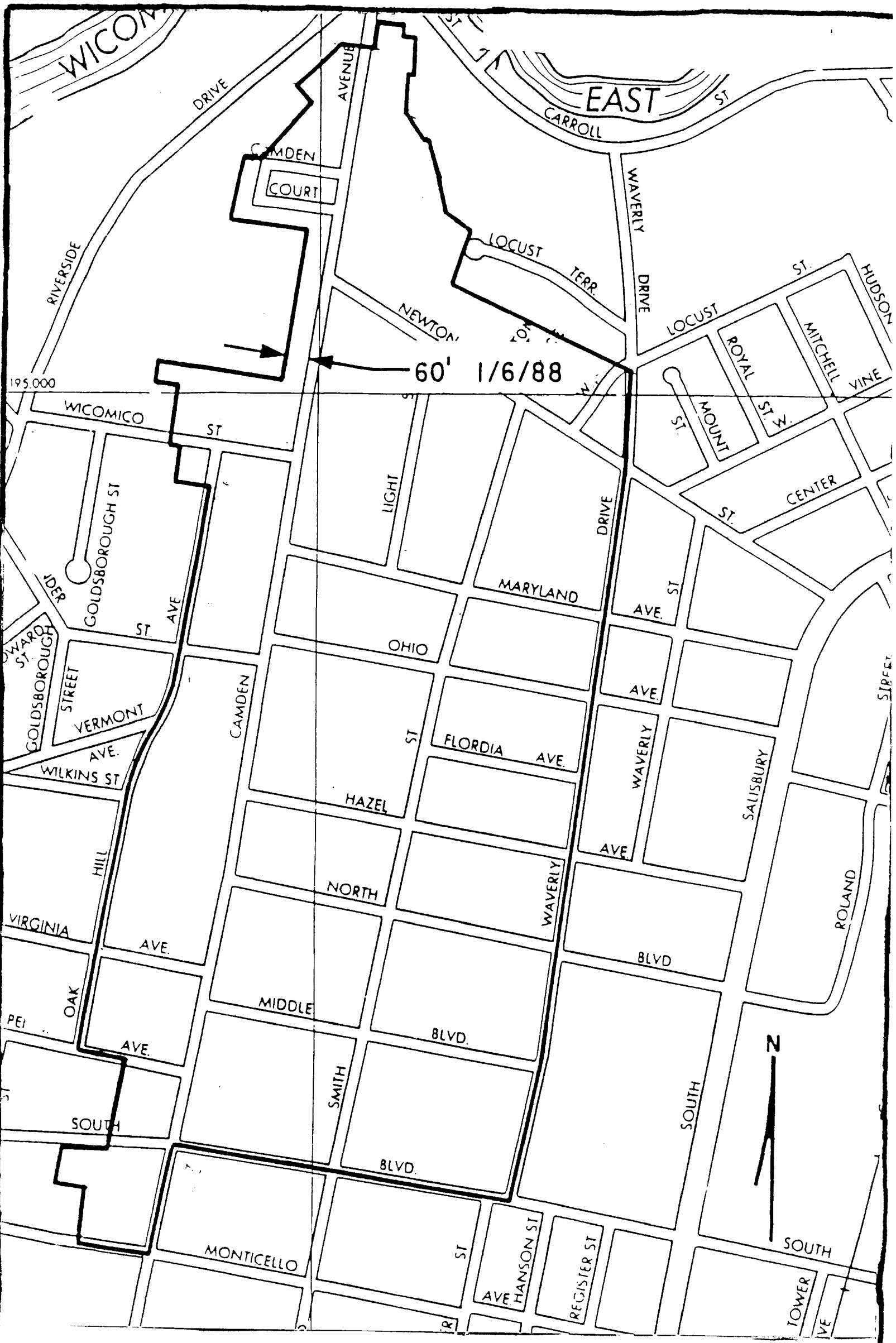
**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Camden Historic District (WI-552)
Continuation Sheet No. 1

- The town's first development laws were enacted in 1892 and involved the Camden area. Only structures of brick, stone or iron with slate roofs or other non-combustible materials were permitted.
- Salisbury's first row homes were constructed in the area now known as Camden Court.
- The first planned residential development in Salisbury was centered around what is now North, South and Middle Boulevards in 1908.
- The 1909, L. W. Gunby, a resident of Camden, and Salisbury Auto Company opened the first automotive sales and service facility on Camden Avenue.
- In 1910, Frank W. Baysinger provided the City of Salisbury with its first taxi service from his garage on Camden Avenue.
- In 1890, the Jackson family constructed one of the most elegant homes built in the Camden area. This stylish example of architecture was beyond the scope of anything previously built in the City. Due to lack of regulations protecting such an architectural legacy, the home was demolished.
- The Newton Jackson home on the corner of Camden and Newton Street remains as a historic reminder of the City's past.
- The Gunby home at 507 Camden Avenue, built about 1830 and renovated in the 1880's, was the home of the founder of the William B. Tilghman Fertilizer Company.
- The Humphreys house located at 722 Camden Avenue was originally constructed between 1904 and 1906 and was once owned by Jesse D. Price, former member of the Maryland State Senate, who also served in the U.S. House of Representatives.
- The late Lee Johnson, a master mason and contractor, built one of the earliest examples of the innovative "Bungalow" Style of house located next to the Lutheran Church at South Boulevard. This example of a fine house was torn down because of a lack of control over the demolition of buildings in the area.
- On the northeast corner of Newton and Camden, a residence now used as an office by an accountant has been declared one of the oldest residences in Salisbury and shown on 1877 maps.
- The applicants have provided detailed documentation on the preliminary classification of ten historic structures in the area including such homes as "Red Gables" and "Humphreys House" to name only two.

Prepared by: Andrew Lewis

Date Prepared: 05/02/01



Newton-Camden Historic District

WI - 552



**MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM**

NR Eligible: yes X
no

Property Name: Camden Historic District (aka Ne Inventory Number: WI-552

Address: _____ City: Salisbury Zip Code: _____

County: Wicomico USGS Topographic Map: Salisbury

Owner: _____

Tax Parcel #: _____ Tax parcel Map Number: _____ Tax Account ID Number: _____

Project: _____ Agency: _____

Site visit by MHT staff X no _____ yes Name: Andrew Lewis/ Date: 03/23/2001

Eligibility recommended X Eligibility not recommended _____

Criteria: X A B X C D Considerations: A B C D E F G None

Is the property located within a historic district? no yes Name of District: _____

Is district listed? no yes District Inventory Number: _____

Documentation on the property/district is presented in:

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

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Prepared by: C. Andrew Lewis Date Prepared: 05/02/2001

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <u>X</u>	Eligibility not recommended _____
Criteria <u>X</u> A <u> </u> B <u>X</u> C <u> </u> D	Considerations <u> </u> A <u> </u> B <u> </u> C <u> </u> D <u> </u> E <u> </u> F <u> </u> G <u> </u> None
MHT Comments:	
<u>C. Andrew Lewis</u>	<u>May 02, 2001</u>
Reviewer, Office of Preservation Services	Date
<u>Peter Kurtze</u>	<u>May 02, 2001</u>
Reviewer, NR Program	Date

NR-ELIGIBILITY REVIEW FORM

-Camden Historic District (aka Newton)

Page 2

1. Camden Avenue was once the main highway connecting Salisbury with Princess Anne to the south crossing the 18th Century Mill Dam at Tony Tank and Allen. It continued through the heart of Salisbury running northward to the Delaware towns.

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Prepared by: C. Andrew Lewis Date Prepared: 05/02/2001

MARYLAND HISTORICAL TRUST REVIEW															
Eligibility recommended <u> X </u>				Eligibility not recommended <u> </u>											
Criteria	<u> X </u>	<u> A </u>	<u> B </u>	<u> X </u>	<u> C </u>	<u> D </u>	Considerations	<u> A </u>	<u> B </u>	<u> C </u>	<u> D </u>	<u> E </u>	<u> F </u>	<u> G </u>	None
MHT Comments:															
<u>C. Andrew Lewis</u>								<u>May 02, 2001</u>							
Reviewer, Office of Preservation Services								Date							
<u>Peter Kurtze</u>								<u>May 02, 2001</u>							
Reviewer, NR Program								Date							

Camden Historic District (aka Newton)

Page 3

12 The Humphreys house located at 722 Camden Avenue was originally constructed between 1904 and 1906 and was once owned by Jesse D. Price, former member of the Maryland State Senate, who also served in the U.S. House of Representatives.

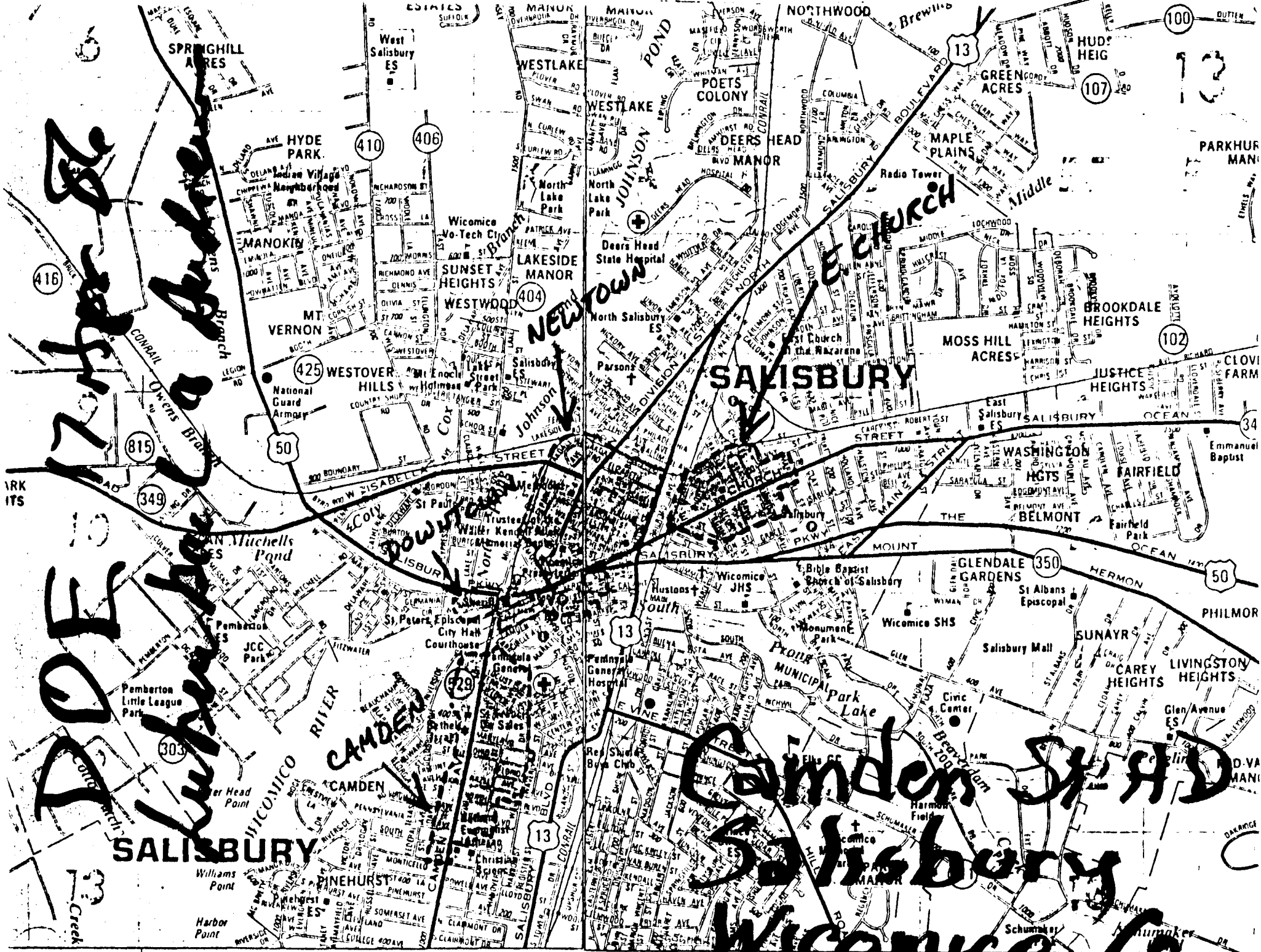
13 The late Lee Johnson, a master mason and contractor, built one of the earliest examples of the innovative "Bungalow" Style of house located next to the Lutheran Church at South Boulevard. This example of a fine house was torn down because of a lack of control over the demolition of buildings in the area.

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WI-552

Camden Historic District
Salisbury, Md.



CAMDEN HISTORIC DISTRICT (AKA NEWTON)
SALISBURY, WICCOMICO COUNTY, MD
WI. - 552

