

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	January 26, 2022
Time:	7:00 pm
Location:	Virtual Zoom
Case Number:	#22-03
Commission Considering:	New Shed
Owner's Name:	City of Salisbury
Applicant Name:	Trish Warrington
Agent/Contractor:	Not Indicated
Subject Property Address:	306 Newton St
Historic District:	Camden Historic District
Use Category:	Commercial
Chairman:	Mr. Scott Saxman
HDC Staff contact:	Jessica Budd Associate Planner I (410) 548-3170

Salisbury Historic District Commission

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

Permit Application
\$50 Fee Received _____ (date)

Date Submitted: 1/6/22

Case #: #22- 03

Date Accepted as Complete: 1/6/22

Action Required By (45 days): _____

Subject Location: 306 Newton St.

Owner Name: City of Salisbury

Application by: Ron Strickler, Director, HCD

Owner Address: 125 N. Division St.

Applicant Address: 207 W. Main St., Suite 102, Salisbury

Owner Phone: 410-341-9550

Applicant Phone: 410-341-9550

Owner Email: rstrickler@salisbury.md

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

DESCRIPTION OF WORK PROPOSED (Please be specific. Attach sheet if space is inadequate) Type of material, color, dimensions, etc. must accompany application. If signs are proposed, indicate material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.

Permission to demolish shared 20' x 20' shed. Replace with pre-built 12' x 8' shed which will be placed entirely on 304 Newton Street property. Memorandum of Understanding signed by that property owner 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 Historical Trust along with this application.

See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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

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

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on January 26, 2022 (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 _____

Jessica Budd 1/6/22
Application Processor (Date)

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

Light St. side



Front of shed - Newton St. Side
+ side of NSOC



Neighboring house (304 Neckett)



603 Light St



Front - existing shed



- Existing Shed Left Side



- Existing shed Right side



- Existing Shed REAR



front - replacement shed



Rear of Replacement Shed



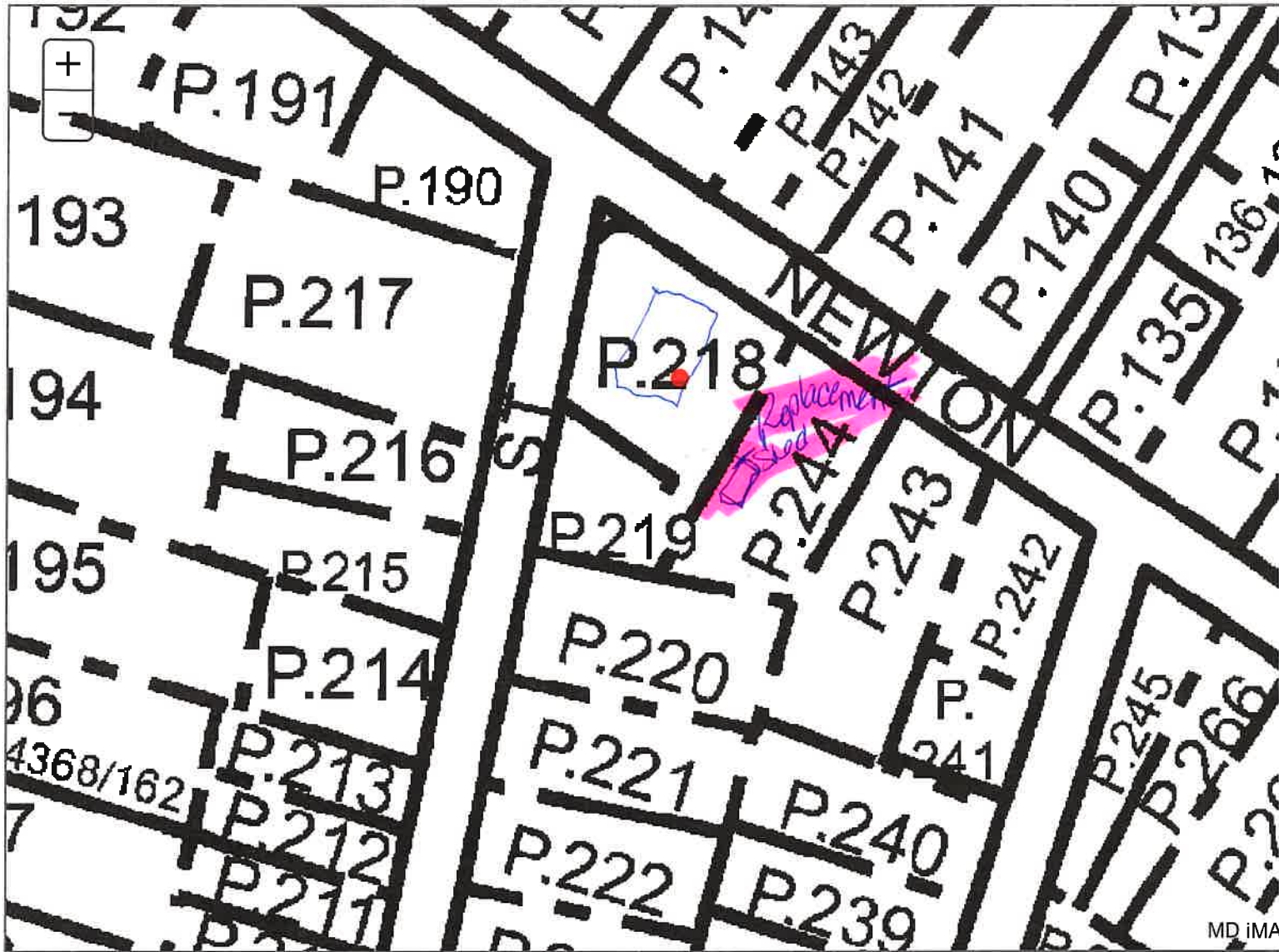
Right - Replacement Shed



Left - Replacement shed



District: 13 Account Number: 018677



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

Memorandum of Understanding

Housing and Community Development Department
City of Salisbury
207 West Main Street, Suite 102
Salisbury, MD 21801

Maurice Annaty
304 Newton Street
Salisbury, MD 21801

I _____, owner of real property located at 304 Newton Street in Salisbury, Maryland, agree to allow the City of Salisbury Housing and Community Development Department to demolish the portion of the shared garage located on 304 Newton Street in addition to the portion located on 306 Newton Street due to the extreme poor condition and blight. The City of Salisbury has agreed to provide a replacement shed for my property after the demolition of the current structure. The demolition of the current shared garage and installation of the replacement shed at 304 Newton Street is based on approval from the Salisbury Historic District Commission which will be heard at a later date yet to be determined.

MAURICE ANNATY

Print Name

Maurice Annaty

Property Owner

304 Newton Street

Salisbury, Maryland 21801

12-2-21

Date

Ronald Strickler Jr

Ronald Strickler Jr

Director, Housing and Community Development

City of Salisbury

207 West Main Street, Suite 102

Salisbury, Maryland 21801

12/2/21

Date

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: January 26, 2022

Case Number: #22-03

Commission Considering: Shed Replacement

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
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Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request for a new shed replacement.

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 65: New Construction

- a. The new garage shall be compatible with the primary building in terms of scale, massing, and style.
- b. Pre-fabricated, non-permanent sheds are permitted in the rear of the property. They should be small in scale and congruous with the style of the primary 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
Department of Infrastructure and Development
125 N Division Street Rm 202
Salisbury, MD 21804
(410) 548-3170
Date: January 11, 2022

WI-515

Elihu Pusey 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) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 08-29-2003

WI-515
Elihu J. Pusey House
Salisbury
Private

c. 1910

This prominent two-and-a-half story brick dwelling marks the southeast corner of Newton and Light streets in the Camden Historic District. Laid in stretcher bond with a thinly set butter joint, the brick exterior is also distinguished with jack arches, stone sills, and marble keystones. Elevated on a raised foundation, the three-bay by four-bay main block extends to the rear with a two-and-a-half story service wing. Stretching across the north and west sides is a wraparound porch of tapered square posts and a rectangular baluster handrail.

One of the best detailed brick dwellings in the northern section of the Camden Historic District, the Elihu J. Pusey house dates around 1910. The house was the long-time residence of Elihu Pusey and Mary his wife Mary R. Pusey, who outlived her husband by many years. The property remained in Pusey family hands until 1972.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. W I-515

1. Name of Property (indicate preferred name)

historic Elihu J. Pusey House

other _____

2. Location

street and number 306 Newton Street

not for publication

city, town Salisbury

vicinity

county Wicomico

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

name George A. and Susie M. Copeland

street and number 306 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. 218

city, town Salisbury, Maryland

liber 938

folio 66

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

Name Elihu J. Pusey House
Continuation Sheet

Number 7 Page 1

7. Description

Condition

	excellent	deteriorated
<input checked="" type="checkbox"/>	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 Elihu J. Pusey house stands at 306 Newton Street in the Camden Historic District in Salisbury, Wicomico County, Maryland. The two-and-a-half story brick dwelling has a northern exposure with the hip roof oriented on a north/south axis.

Built around 1910, the two-and-a-half story three-bay by four-bay brick house is supported on a raised brick foundation with a partially excavated cellar. The brick walls, laid in pressed stretcher bond with thin butter joints, rise to a steeply pitched hip roof covered in slate. Attached to the rear is a two-and-a-half story service wing.

The north (main) elevation is a asymmetrical three-bay facade with a side entrance and a wraparound porch that shelters the first floor. The replacement front door is framed by a seven-light transom and multipane sidelights. A large window fills the adjacent bay, and the opening is spanned by a long jack arch. The window opening also features a marble sill. The wraparound porch roof is supported on tapered and paneled square posts with a rectangular baluster handrail stretching between the posts. Marking the entrance bay is a shallow pitched cross gable featuring a sunburst pattern in the gable. The second floor is lighted by three window openings across the front wall, twelve-over-one sash windows on either side of a smaller center opening filled with a jalousie window. Fixed atop the roof is a large hip roofed dormer distinguished by a tripartite series of twelve-over-one and flanking nine-over-one sash windows. The base of the roof is enclosed with a wide boxed cornice trimmed with long modillion blocks.

The west elevation of the main block is a four-bay facade with the wraparound porch sheltering the first floor openings. Rising between the northern two twelve-over-one sash windows is an exterior brick stack. The window openings are spanned by brick jack arches fitted with marble keystones. The third and fourth bays are marked by a large square edged bay window featuring paneled sides and three large panes. The second story is lighted by four twelve-over-one sash windows featuring brick jack arches and marble keystones. Fixed atop the roof is a large hip roofed dormer fitted with a center twelve-over-one sash window and flanking nine-over-one sash windows.

The east side is distinguished by an filled center two bays that was probably a two-story porch originally. Twelve-over-one sash windows light the first and second floors.

The rear wall of the main block is largely covered by a two-and-a-half story service wing which is detailed in much the same way as the main block. The wraparound porch extends across the east wall to shelter a partially glazed side entrance. Defining the entrance bay is a shallow pitched cross gable featuring the same sunburst pattern as the front porch gable. The second floor is lighted by a single twelve-over-one sash window, and marking the roof is a single hip roofed dormer filled with a nine-over-one sash window.

The interior was not seen.

Name Elihu J. Pusey 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
1800-1899	<input checked="" type="checkbox"/> architecture	engineering	invention	politics/government
<input checked="" type="checkbox"/> 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

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.)

This prominent two-and-a-half story brick dwelling marks the southeast corner of Newton and Light streets in the Camden Historic District. Laid in stretcher bond with a thinly set butter joint, the brick exterior is also distinguished with jack arches and marble sills. Elevated on a raised foundation, the three-bay by four-bay brick house extends to the rear with a two-and-a-half story service wing. Stretching across the north and west sides is a wraparound porch of tapered square posts and a rectangular baluster handrail.

One of the best detailed brick dwellings in the northern section of the Camden Historic District, the Elihu J. Pusey house dates around 1910. The house was the long-time residence of Elihu Pusey and his wife Mary R. Pusey, who outlived her husband by many years. The property remained in Pusey family hands until 1972.¹

¹ Wicomico County Land Record, JWTS 764/176, 9 June 1972.

9. Major Bibliographical References

WI-515

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 boundary of this property coincides with the metes and bounds of the current 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	phone 410-651-1094

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-515
Elihu J. Pusey House
306 Newton Street
Salisbury, Wicomico County, Maryland
Chain of title

Map 111, Parcel 218

938/66 James A. Chalmers, Jerome H. Lonegro, K. Nelson Butler

to

2/15/1980 George A. Copeland and Susie M. Copeland
87.54' on Newton Street
73.62' on Light Street

AJS 858/835 Frederick N. Bruner and Shirley J. Bruner

to

7/12/1976 James A. Chalmers, Jerome H. Lonegro, K. Nelson Butler
Plat recorded 9/30/1905, EAT 47/306

JWTS 764/176 Nellie P. Pennewell, et al.

to

6/9/1972 Frederick M. Bruner and Shirley J. Bruner

764/174 Nellie P. Pennewell, Personal Representative of the Estate of
Mary R. Pusey

to

6/9/1972 Nellie P. Pennewell and Allison P. Freshwater, and Edward S.
Freshwater, Jr.
...and being real estate devised to Mary R. Pusey by the Last Will and
Testament of Elihu J. Pusey, JAH 2/474

WI-515
Elihu J. Pusey House
306 Newton Street
Salisbury, Wicomico County, Maryland
Chain of title continued

Page 2

EAT 61/407

James L. Powell

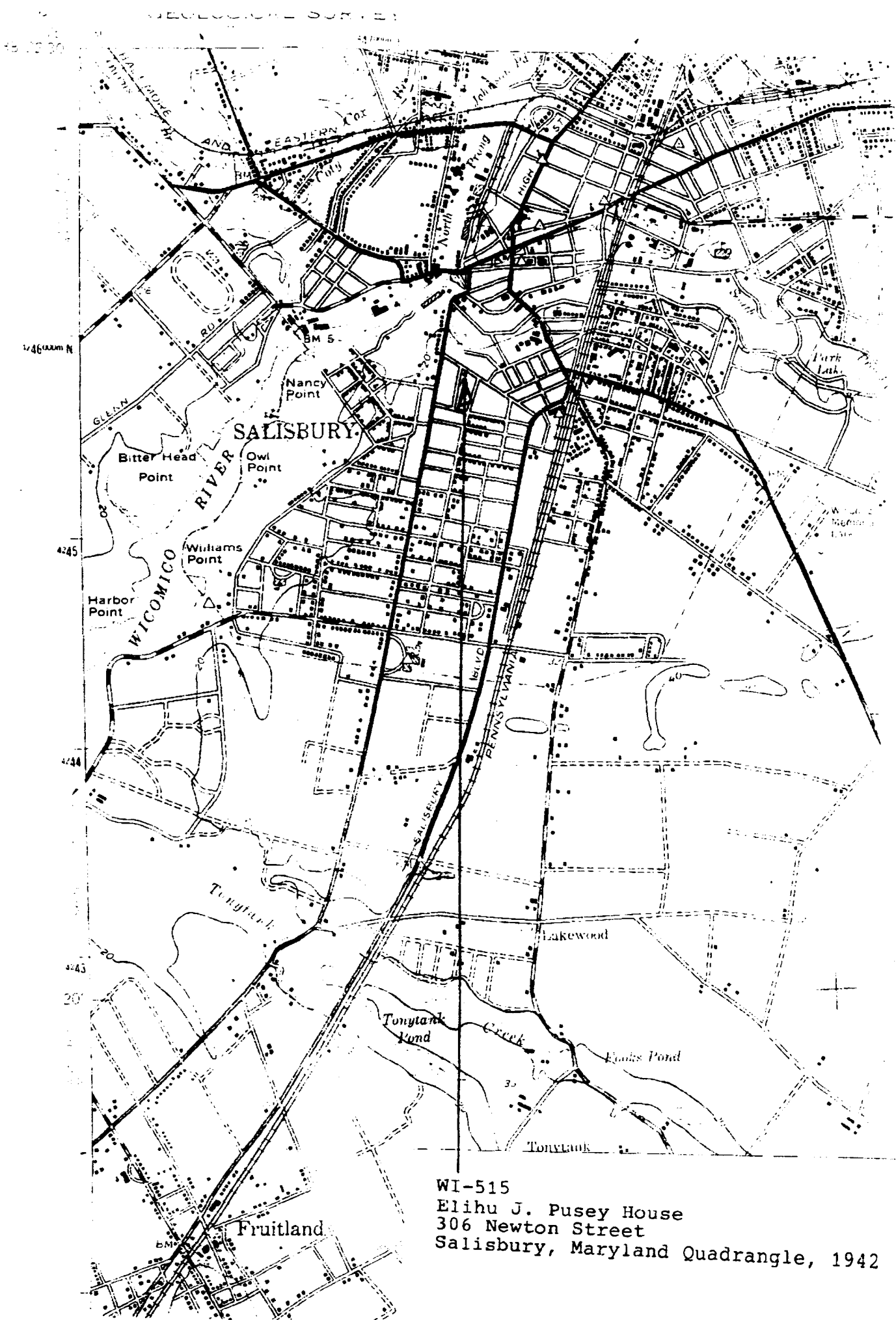
to

1/6/1909

Elihu J. Pusey

....as per plat made by Peter S. Shockley, 9/30/1905,
EAT 47/306, conveyed to grantor by two deeds...

1. from James M. Beauchamp, 10/23/1906, EAT 52/405
2. from T. Ellen Beauchamp, 5/25/1908, EAT 58/78



WI-515
Elihu J. Pusey House
306 Newton Street
Salisbury, Maryland Quadrangle, 1942



WI-515

ELITHA J. PUSEY HOUSE

SAWISBURY, WINDHAM CO., N.H.

NORTHWEST ELEVATION

10/00, PAUL TOWNSEND PHOTOGRAPHIC

NEG. / NO. 51720

1 of 2



WI-515

Elita J. Pusey House

Salisbury, Worcester Co., MA

West elevation

10/00, Paul Towse, Pittsfield

NE 1/4 and SHPO

2 or 2

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 - 018677

Owner Information

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

Location & Structure Information

Premises Address:	306 NEWTON ST SALISBURY 21801-0000	Legal Description:	BL-9 L-13B 306 NEWTON ST CITY OF SALIS
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0000	0218	10001.23	0000		9	10	2022	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	3,797 SF		8,689 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2 1/2	YES	STANDARD UNIT	BRICK/	4	3 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
Land:	13,600	01/01/2022	07/01/2021	07/01/2022
Improvements	85,600	30,000		
Total:	99,200	248,800	99,200	149,067
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	07/01/2021	07/01/2022
County:	690	99,200.00	149,067.00
State:	690	99,200.00	149,067.00
Municipal:	690	99,200.00 149,067.00	99,200.00 149,067.00

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:**