

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** April 27, 2022

**Time:** 7:00 pm

**Location:** Government Office Building  
125 N. Division Street  
Salisbury, MD. 21804  
Room 306 or Zoom

**Case Number:** #22-17

**Commission Considering:** New Construction

**Owner's Name:** Richard A. Henson Foundation

**Applicant Name:** Richard A. Henson Foundation

**Agent/Contractor:** None Indicated

**Subject Property Address:** 200 W Main St

**Historic District:** Downtown 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 3/22/22 (date)

Date Submitted: 3/22/22

Date Accepted as Complete: 3/22/22

Subject Location: 200 West Camden Ave

Application by: Richard A. Henson Foundation, Inc.

Applicant Address: 200 West Main St. Salisbury, MD 21801

Applicant Phone: 410-742-7057

Case #: 22-17

Action Required By (45 days): 4/29/22

Owner Name: Richard A. Henson Foundation, Inc.

Owner Address: 200 West Main St. Salisbury, MD 21801

Owner Phone: 410-742-7057

Owner Email: stacey@hensonfnd.org

Work Involves:  Alterations  New Construction  Addition  Other   
 Demolition  Sign  Awning Estimated Cost \$85,000

**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.

The Henson Foundation suffered a collapse of the Camden St entrance and portico on the Greater Salisbury Building. It is our intention to rebuild the portico, extending it a few feet toward the sidewalk and widening it to cover the basement door area of the building. We plan to have a custom portico installed, remove the planter adjoining the building to widen the walk area, replace the building siding with brick, add additional lighting and signage to the front and side of the elevator tower, put up a permanent barrier blocking neighboring trash receptacles from view

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 Stacey McMichael 3/8/2022 (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 Stacey McMichael, Executive Director RAHF Date 3/8/2022

Jessica Budd 3/25/22  
Application Processor (Date)

Brian Soper 3/25/22  
Secretary, S.H.D.C. (Date)



1 RENDERING VIEW FROM CAMDEN STREET

SCALE: NTS

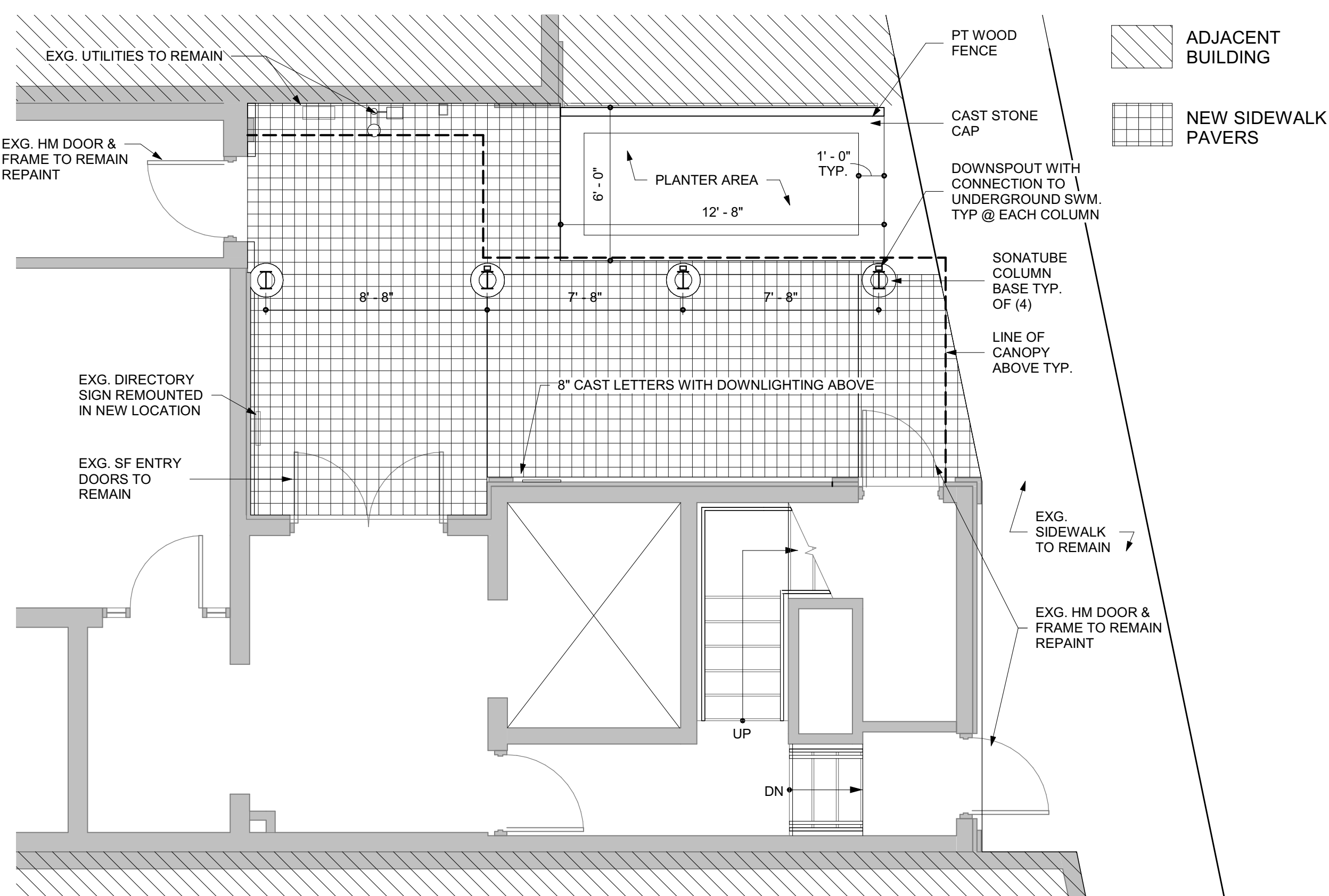


2 ENTRY CANOPY RENDERING

SCALE: NTS

MATERIALS LEGEND

- A- THIN BRICK VENEER - COLOR - "A"
- B- THIN BRICK VENEER COLOR - "B"
- C- THIN BRICK VENEER COLOR - "B" - SOLDIER COURSE ACCENT BAND
- D- CAST STONE CAP AT PLANTER
- E- PRESURE TREATED WOOD FENCING
- F- FLASHING - MIN 8" @ TRANSITION BETWEEN CANOPY AND BRICK VENEER
- G- EXTERIOR LIGHT FIXTURE - LED DOWNLIGHT
- H- CAST LETTERS - 14" HIGH
- J- CAST LETTERS - 8" HIGH
- K- CONCRETE SONATUBE PIER BASE. MIN. 8" ABOVE SIDEWALK
- L- BUILT UP WOOD COLUMN WITH MOUNTING BRACKET CAST IN SONATUBE
- M- BUILT UP WOOD BEAM WITH EXPOSED MOUNTING BRACKET BOLTED TO COLUMN
- N- EXISTING EIFS TO REMAIN - REPAINT
- P- FLASHING/COUNTER FLASHING AT TRANSITION BETWEEN EIFS AND BRICK VENEER
- Q- EXISTING BRICK VENEER - REPAINT
- R- EXISTING HOLLOW METAL DOOR AND FRAME - REPAINT
- S- NEW CONCRETE SIDEWALK
- T- REINSTALL EXISTING TENANT SIGN IN NEW LOCATION
- U- LANDSCAPING (DROUGHT RESISTANT NATIVE PLANTS) IN RAISED MASONRY PLANTER
- V- EXISTING STOREFRONT WINDOW TO REMAIN
- W- DOWNSPOUT AT EACH COLUMN WITH CONNECTION TO UNDERGROUND STORM WATER MANAGEMENT PIPING



3 FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT TITLE

**HENSON FOUNDATION - CANOPY**

200 WEST MAIN STREET  
SALISBURY, MD

SHEET TITLE

**ENTRY CANOPY CONCEPTS**

ISSUE BLOCK

Mark	Date	Description
PROJECT NO:	2021291.00	
DATE:	2.15.2022	
SCALE:	1/4" = 1'-0"	
DRAWN BY:	WES	PROJ MGR: WES

**A901**

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## GREATER SALISBURY BUILDING



**AREA OF RENOVATION**

EXISTING COVERED TO BE REPLACED DUE  
TO COLLAPSE OF ORIGINAL STRUCTURE  
IN SEPTEMBER 2021



## GREATER SALISBURY BUILDING



AREA OF RENOVATION



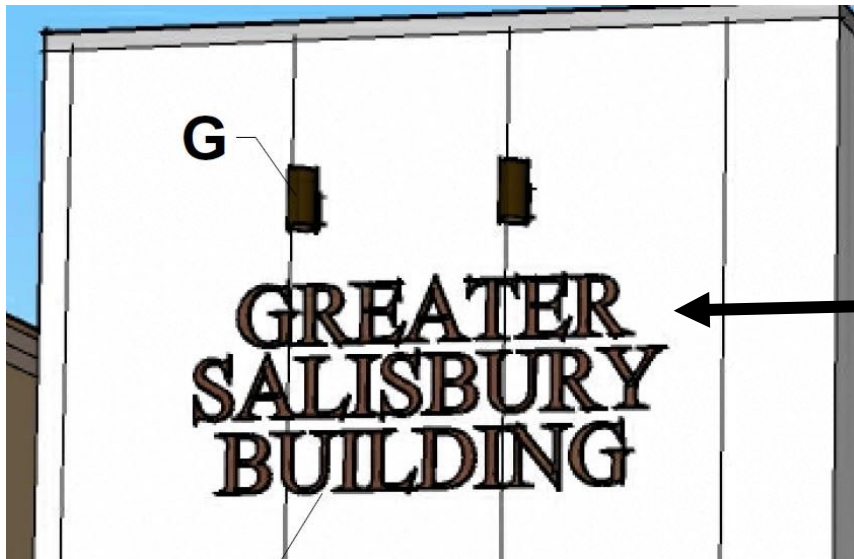
## GREATER SALISBURY BUILDING



AREA OF RENOVATION

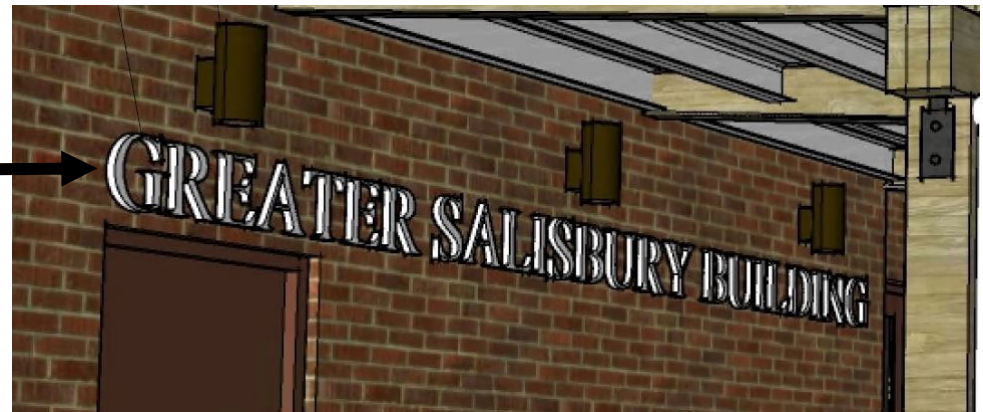


## BUILDING SIGNAGE



14-INCH BLACK CHANNEL  
LETTERS 'DIRECT MOUNT'  
TO  
EXISTING FACADE

8-INCH BLACK CHANNEL  
LETTERS 'DIRECT MOUNT'  
BELOW PROPOSED COVERED  
WALKWAY



# Technical Data Sheet

Feldhaus Series – Thin Brick  
International (Germany)

## COLOR 'A' BRICK



Product Name	Swatch	Size	Standard	Durability Class (Grade)	Dimensional Variation (Type)	Compressive Strength (psi)	24-hr Cold Water Absorption (%)	5-hr Boil Absorption (%)	IRA (g/min per 30in <sup>2</sup> )	Core Volume (%)
100 Classic Cream Smooth		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
313 Red Flashed Velour		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
387 Rustic Red Flashed		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
400 Classic Red Smooth		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
401 Classic Red Velour		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
511 Onyx Smooth		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
567 Coal Brindle Smooth		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
664 Deep Wine Handform		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
700 Anthracite Smooth		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
714 Sundown Flashed		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
737 Plowed Earth Waterstruck		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
757 Cream Waterstruck		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
764 Gray White Waterstruck		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
773 Rustic Gray Waterstruck		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
777 Onyx Waterstruck		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
800 Classic Gray Smooth		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A

This data represents average results. If specific test results are required, sample should be taken from current production lots. U.S. STANDARD TEST METHODS (ASTM C67) ARE USED AS APPLICABLE, UNLESS OTHERWISE NOTED.

Size	Thickness	Width	Height	Length	Weight	Brick per Pack	Brick per Sq Ft
Modular Thin Brick Flat	9/16"	9/16"	2-1/4"	7-5/8"	0.8	38	6.86
Modular Thin Brick Corner	9/16"	3-5/8"	2-1/4"	7-5/8"	1.2	12	4.5/LF



# Technical Data Sheet

Emporium+ Series – Thin Brick

Hanley Plant



Product Name	Swatch	Size	Standard	Durability Class (Grade)	Dimensional Variation (Type)	Compressive Strength (psi)	24-hr Cold Water Absorption (%)	5-hr Boil Absorption (%)	IRA (g/min per 30in <sup>2</sup> )	Core Volume (%)
Aspen White Smooth		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
Aspen White Wirecut		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
Belgian Grey Smooth		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
Belgian Grey Wirecut		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
Black Pearl Smooth		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
Black Pearl Wirecut		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
Silver City Smooth		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A
Silver City Wirecut		Modular	ASTM C1088	Exterior	TBX	N/A	<6	<10	N/A	N/A


This data represents average results. If specific test results are required, sample should be taken from current production lots. U.S. STANDARD TEST METHODS (ASTM C67) ARE USED AS APPLICABLE, UNLESS OTHERWISE NOTED.

Size	Thickness	Width	Height	Length	Weight	Brick per Pack	Brick per Sq Ft
Modular Thin Brick Flat	1/2"	1/2"	2-1/4"	7-5/8"	0.8	42	6.86
Modular Thin Brick Corner	1/2"	3-5/8"	2-1/4"	7-5/8"	1.1	N/A	4.5/LF
Modular Thin Brick Flat	1"	1"	2-1/4"	7-5/8"	1.4	18	6.86
Modular Thin Brick Corner	1"	3-5/8"	2-1/4"	7-5/8"	1.85	N/A	4.5/LF

Note: Products are also available as Full Brick, see Full Brick Technical Data Sheet.



## Aspen White Wirecut Thin Brick

 Save Product  Compare Brick

 [Where To Buy](#) [Contact Us](#)



[See this on your house](#)

[Download BIM File](#)

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### Product Information:

**Brand:** Glen-Gery

**Type:** Thin Brick

**Color:** White

**Color:** VVWHITE**Style:** Extruded**Plant:** Hanley**Series:** Emporium+ Series**Texture/Finish:** Wirecut**Sizes****Technical Information**

**Product Profile:** [Extruded Brick Product Profile](#)  
[GG-TechDataSheet-Emporium+Series\\_1.pdf](#)

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### Unit Specifications

Glen-Gery extruded bricks are typically manufactured to conform to the requirements of American Society for Testing and Materials (ASTM) Standard Specification C 216, Grade SW, Type FBS and all grades of ASTM C 62. In some instances brick are manufactured to conform to ASTM C652 which includes increased core volume. These products also conform to the requirements of ASTM C 216, Grade MW. Certain products meet the requirements of ASTM C 216, Type FBX, ASTM C 902, ASTM C 652, or ASTM C 32. Inquiries should be made for specific applications or conformance to standards other than ASTM C 216 or C 62.

### Dimensional Tolerances

Glen-Gery extruded bricks are manufactured to provide specific dimensional tolerances. The dimensional tolerances of the product are intended to be within the requirements of ASTM C 216, Type FBS for general use. Some products (including but not limited to those manufactured at the Hanley Plant) are manufactured to meet Type FBX. The product ordered will generally contain a number of units which are over or under the specified dimensions. The dimensional variations are related to the raw materials, forming, drying and firing processes, and the desired finish and color. Thus, for some products, all the units may be slightly over or slightly under the specified dimensions. Inquiries should be made regarding the dimensional variations which might be expected if project detailing requires precise coursing. Specialty products or gauged products may be desirable for such applications.

### Finishes

Glen-Gery extruded bricks are available in a variety of textures. The textures include smooth, velour, bar, rug, matt, paper cut, scored, rockface, slurry and sand finishes. The availability of a particular finish is usually dependent on the specific product. Certain finishes (i.e. bark) are not available on shapes.

**SPECIFICATIONS**

**Certifications/Qualifications**

[www.kichler.com/warranty](http://www.kichler.com/warranty)

**Dimensions**

Base Backplate	5.00 X 4.75
Extension	7.00"
Weight	1.65 LBS
Height from center of Wall opening (Spec Sheet)	6.00"
Height	12.00"
Width	4.75"

**Light Source**

Lamp Included	Not Included
Lamp Type	BR30
Light Source	Incandescent
Max or Nominal Watt	65W
# of Bulbs/LED Modules	2
Socket Type	Medium
Socket Wire	105"

**Mounting/Installation**

Interior/Exterior	Exterior
Location Rating	Damp
Mounting Style	Wall Mount
Mounting Weight	1.65 LBS

**FIXTURE ATTRIBUTES**

**Housing**

Primary Material	ALUMINUM
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**Product/Ordering Information**

SKU	9244BK
Finish	Black
Style	Contemporary
UPC	783927536790

**Finish Options**

- Architectural Bronze
- Black
- Brushed Aluminum
- White



# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: April 27, 2022**

**Case Number:** 22-17

**Commission Considering:** New Construction and Signs

**Owner's Name:** Richard A Henson Foundation  
**Owner's Address:** **200 W Main St**  
Salisbury, MD 21801

**Applicant Name:** Richard A Henson Foundation

**Agent/Contractor:** Not Indicated

**Subject Property Address:** 200 W Main St

**Historic District:** Downtown Historic District

**Use Category:** **Commercial**

**Zoning Classification:** CBD

**Structure / Site Description:**  
**Built Date:** 1900  
**Enclosed Area:** **7,506 sq ft**  
**Lot Size:** 5,015 sq ft  
**Number of Stories:** **Not Indicated**

**Contributing Structure:** TBD

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
202	W Main St	8/27/2014	Not Determined	
205	W Main St	9/28/2011	X	
144	W Main St	1/27/2010		X

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

**Nearby Properties on County Survey:** Yes

Including but not limited to:

- 206 W Main St
- 110 W Main St

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

The Downtown Historic District is the largest of Salisbury’s three historic districts and encompasses the City’s commercial center. The design and construction of its structures meet the City’s now well-established requirement for the use of brick and stone as building materials. The district’s buildings are typically two to three story brick buildings fronting on Main Street, Division Street and other streets perpendicular to Main Street.

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission to approve their request for approval of rebuilding the portico as well as signs and lighting on the outside of building located on Camden St.

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

#### **Guideline 36: New Construction**

Building form is an important component of the streetscape, the largest element within the streetscape, and tends to command our attention most strongly. “Form” refers to the shape and massing of a building. Historic downtown commercial buildings, for example, often have a form that is boxy (rectangular), tall in proportion, and long or deep.

In planning new construction in downtown Salisbury, building form and streetscape elements should be carefully considered. Streetscape elements can reinforce the area’s attractiveness and make it a desirable place to live or do business. Elements within the Downtown Historic District include a regular setback of building facades, which provides an unbroken view along the street and close placement of buildings.

- a. New structures should be similar in form, scale and height to the surrounding structures.
- b. New structures should be placed on existing vacant lots whenever possible, and should match the setback of surrounding structures. The vast majority of properties in the Downtown Historic District have little to no setback: the front of the building is positioned at the edge of the sidewalk.
- c. Parking lots or parking structures should be placed at the rear of the lot whenever possible. Ideally, access to them should be from a side street to lessen the number of curb cuts along main streets.
- d. New buildings should be compatible with adjacent structures in terms of massing, proportion, size, and scale.
- e. New buildings should be oriented to face the street rather than turned inward, skewed or oriented at angles to the existing street grid.
- f. Services such as delivery or trash removal should be handled from alleys that pass through the

middle of the block or otherwise located on a non-visible elevation.

g. Blank or windowless walls on the front façade or street side are not appropriate.

**Guideline 44: Preserve Historic Signs**

a. Historic signs, such as those constructed directly into an architecture detail of the structure should be maintained, and may be restored if necessary.

b. Wording changes on existing historic signs should be in keeping with the overall character of the sign and the structure on which it is placed.

c. Restore or recreate historic signs where sufficient documentation exists, if the restored or recreated sign would be in compliance with Salisbury’s zoning ordinance.

**Guideline 45: Sign Placement**

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

a. Signs must not obscure or hide significant historic features or details. This includes windows, cornices, and architectural trim.

b. Projecting signs must be located no less than eight feet above the sidewalk.

c. Signs should be mounted to historic masonry buildings through the mortar joint, rather than through masonry units wherever possible.

d. Non-permanent painted or adhesive signs (for example, vinyl cling signs) may be installed on the interior of storefront windows or on the upper story windows of multi-story commercial buildings.

e. Signs shall not be placed above the roof-line of any building in the Downtown Historic District, as per the zoning ordinance.

f. Awning signs are permitted.

**Evaluation Criteria:**

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

Staff Findings Prepared By: Jessica Budd  
Infrastructure and Development  
125 N Division Street, Suite 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: April 1, 2021

View Map		View Ownership Information				View Ownership Application			
<b>PROPERTY</b>									
Special Tax Structure Code		District - OS Account Number - OS246							
Account Identifier		District Information							
Owner Name		RICARDA WENGER CHARITABLE FOUNDATION INC.			Use:		COMMERCIAL		
Mailing Address		PO BOX 24 SAULTERAV MD 21803			Principal Residence		DEED REFERENCE		
Premises Address		Location & Structure Information				Legal Description			
		300 W MAIN ST SAULTERAV MD 21803				BL-AL-18-TWBL- 300 W MAIN ST & CAMDEN CITY OF SAULTERAV			
Map	GRID	YPRD	High-Rise/hood	Subdivision	Section	Block	Lot	Assessment Year	Distric
2017	0074	0000	200011	0000		4	16	2021	Plan Def
Town - SAULTERAV									
Primary Structure Built		Above Grade Living Area		Finished Basement Area			Property Land Area		County Use
200		7506 SF					5,013 SF		
Status	Basement	Type	Stories	Quality	Full/Half Bath	Garage	Last History of Major Improvements		
		OFFICE BUILDING	2	CG			Value Information		
							Base Value	Value As of 01/01/2021	Phase-In Assessments As of 01/01/2021
							8700	8700	As of 01/01/2021
							66400	66700	
							75300	75400	75300
							0	0	
							Transfer Information		
							Date	Price	
							01/01/2021	0	
							Date	Price	
							01/01/2021	0	
							Date	Price	
							01/01/2021	0	
							Elevation Information		
							Partial Exempt Assessments	0.00	0.00/0.00
							County	0.00	0.00
							State	0.00	0.00
							Municipal	0.00	0.00/0.00
							Special Tax Structure Code		
							Homebased Application Information		
							Homebased Application Status: No Application		
							Homeowners' Tax Credit Application Information		
							Homeowners' Tax Credit Application Status: No Application		
							Date:		



WI-262

## Greater Salisbury Building (County Trust Company, Eastern Shore Trust Company)

### **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-262  
Greater Salisbury Building  
Salisbury  
Private

c. 1930 and earlier

Now known as the Greater Salisbury Building and the home of the Richard A. Henson Charitable Foundation, this two-story, limestone, marble, and brick building stands out on Salisbury's West Main Street as one of two distinctive examples of Art Deco design as expressed in Eastern Shore commercial architecture. Built as the Eastern Shore Trust Company around 1930 by the construction firm of Hastings & Parsons, the building is distinctive for its green marble and limestone front that frames a tall entrance and window wall. An Art Deco metal framework of a repeating arrow motif is laid over the entrance and window wall. The tall rectangular composition of stone and marble is further enhanced with carved representations of the bow and stern of a two-masted schooner. The bank's former name, "County Trust Company" is carved in large block letters and centered on the upper wall surface.

The vertical and compact nature of the Art Deco design imitates on a large scale a vault-like shape that provides an exterior reference to the building's function as a bank. The stone and marble facade as well as the metal framework that fronts the window wall convey a sense of strength, durability and modernity attractive to bank directors as well as their customers. The carved panels representing the bow and stern of a two-masted schooner are obvious references to the Eastern Shore in an effort to localize a nationally popular architectural design.

A bank has been located at this address since the late nineteenth century. Purchased in January 1885 by the directors of the Salisbury National Bank, the building standing at the time was destroyed in October 1886 during Salisbury's catastrophic fire. Little time passed, however, before a new bank was erected on the same lot. The Salisbury National Bank transferred ownership of the property to the Eastern Shore Trust Company on the last day of December 1930. The building ceased being a bank in 1990 when it was conveyed by the Maryland National Bank to the Richard A. Henson Charitable Foundation, Inc.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Eastern Shore Trust Company (Greater Salisbury Building)

MHT INVENTORY NUMBER: WI-262

MARYLAND COMPREHENSIVE PLAN DATA

1. Historic Period Theme(s): Architecture

2. Geographic Orientation: Eastern Shore

3. Chronological/Development Period(s):  
Modern Period  
1930  
Industrial/Urban Dominance  
1870-1929

4. Resource Type(s): Commercial Block  
-Bank

# Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. WI-262

Magi No.

DOE  yes  no

## 1. Name (indicate preferred name)

historic Eastern Shore Trust Company, County Trust Company

and/or common Greater Salisbury Building

## 2. Location

street & number 200 West Main Street \_\_\_ not for publication

city, town ~~Maryland~~ Salisbury vicinity of congressional district First

state Wicomico county Maryland

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

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

name Richard A. Henson Charitable Foundation, Inc.

street & number 200 West Main Street telephone no.:

city, town Salisbury state and zip code Maryland 21801

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court Map 107, P. 1054  
liber 1224

street & number Wicomico County Courthouse folio 464

city, town Salisbury state MD 21801

## 6. Representation in Existing Historical Surveys

title

date  federal  state  county  local

pository for survey records

city, town state

# 7. Description

Survey No. WI-262

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

The old Eastern Shore Trust Company building, now known as the Greater Salisbury Building, stands at 200 West Main Street in the center of the business district of Salisbury, Wicomico County, Maryland. The two-story limestone, marble, and brick building faces north.

Built around 1930, this rectangular two-story, stone and brick was erected in an ashlar masonry tradition with a polished granite steps and watertable defining the foundation. Smooth limestone walls rise from the foundation in an Art Deco design with white-veined green marble framing a two-story entrance and window wall. The fully glazed entrance is framed by a tall series of windows fronted by a decorative metal framework designed in an upside-down arrow motif. The white-veined green marble surround frames the entrance and window wall. A molded backband trims the outside perimeter of the marble and cyma curve crown molding serves as a cornice.

The limestone walls that surround the marble project slightly to form flanking columns that rise to the parapet roof. Fixed in the top of each column are carved stone panels depicting the bow and stern section of a two-masted schooner. The bow section is on the left and the stern portion on the right. The bank name "County Trust Company" in Art Deco block letters is centered on the upper wall surface. Additional decoration includes a series of carved Art Deco stars across the top of the wall along with another decorative carved bank.

The building has a night depository on the east (left) side with a small rectangular window above. The building is flanked on the west side by an adjacent commercial block.

The interior has been remodeled to suit modern offices.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** \_\_\_\_\_ **Builder/Architect** Hastings & Parsons, Inc Builders

check: Applicable Criteria:  A  B  C  D  
and/or

Applicable Exception:  A  B  C  D  E  F  G

Level of Significance:  national  state  local

Prepare both a summary paragraph of significance and a general statement of history and support.

Now known as the Greater Salisbury Building and the home of the Richard A. Henson Charitable Foundation, this two-story, limestone, marble, and brick building stands out on Salisbury's West Main Street as one of two distinctive examples of Art Deco design as expressed in Eastern Shore commercial architecture. Built as the Eastern Shore Trust Company around 1930, the building is distinctive for its green marble and limestone front that frames a tall entrance and window wall. An Art Deco metal framework of repeating arrow motif is laid over the entrance and window wall. The tall rectangular composition of stone and marble is further enhanced with carved representation of the bow and stern of a two-masted schooner. The bank's former name, "County Trust Company" is carved in large block letters and centered on the upper wall surface.

The vertical and compact nature of the Art Deco design imitates on a large scale a vault-like shape that provides an exterior reference to the building's function as a bank. The stone and marble facade as well as the metal framework that fronts the window wall conveys a sense of strength, durability and modernity attractive to bank directors as well as their customers. The carved panels representing the bow and stern of a two-masted schooner are obvious references to the Eastern Shore in an effort to localize a nationally popular architectural design.

The building qualifies for listing in *Category A*, due to its well preserved condition and intact architectural features.

A bank has been located at this address since the late nineteenth century. Purchased in January 1885 by the directors of the Salisbury National Bank(1), the building standing at the time was destroyed in October 1886 during Salisbury's catastrophic fire. Little time passed, however, before a new bank was erected on the same lot.(2) The Salisbury National Bank transferred ownership of the property to the Eastern Shore Trust Company on the last day of December 1930.(3) The building ceased being a bank in 1990 when it was conveyed by the Maryland National Bank to the Richard A. Henson Charitable Foundation, Inc.(4)

# 9. Major Bibliographical References

Survey No. WI-262

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

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

Quadrangle scale \_\_\_\_\_

UTM References do NOT complete UTM references

A 

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 Zone Easting Northing

B 

--	--	--

  
 Zone Easting Northing

C 

--	--	--

D 

--	--	--

E 

--	--	--

F 

--	--	--

G 

--	--	--

H 

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

## 11. Form Prepared By

name/title Paul B. Touart, Architectural Historian

organization Private Consultant date 4/12/96

street & number P. O. Box 5 telephone 410-651-1094

city or town Westover state Maryland 21871

The Maryland Historic Sites Inventory 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  
 Shaw House  
 21 State Circle  
 Annapolis, Maryland 21401  
 (301) 269-2438

MARYLAND HISTORICAL TRUST  
 DHCP/DHCD  
 100 COMMUNITY PLACE  
 CROWNSVILLE, MD 21032-2023  
 514-7600



WI-262  
Greater Salisbury Building  
(Eastern Shore Trust Company, Salisbury National Bank, Maryland National Bank)  
200 West Main Street  
Salisbury, Wicomico County, Maryland

Map 107, Parcel 1054

1224/464                      Maryland National Bank

to

7/16/1990                      The Richard A. Henson Charitable Foundation, Inc.

Southerly side of West Main Street and adjoining on the East the property now or formerly owned by L. W. Gunby Company, adjoining on the West the land now or formerly owned by Arcade Theater

IDT 166/304                      Salisbury National Bank

to

12/31/1930                      The Eastern Shore Trust Company  
now by various mergers being the Maryland National Bank

SPT 7/111                      E. Jackson and Nannie R. Jackson

to

1/12/1885                      Salisbury National Bank

\$2,100 Beginning at a point on the south side of said street 0 foot west from the North East corner of the lot formerly belonging to Dr. William H. Rider, deceased , and which was conveyed to the said Elihu E. Jackson by deed from Granville B. Rider, one of the executors of said deceased, and from said front running westward by and with the south side of said Street 21' or so as to include the entire foundation of the building of the Bank aforesaid and to the outside thereof...

SIGNIFICANCE, 8.1  
Greater Salisbury Building, WI-262  
Salisbury, Wicomico County, Maryland

Footnotes

- 1 Wicomico County Land Record, SPT 7/111, Wicomico County Courthouse.
- 2 Sanborn Insurance Map Company, (1888) Salisbury, (Maryland State Archives).
- 3 Wicomico County Land Record, IDT 166/304, December 31, 1930, Wicomico County Courthouse.
- 4 Wicomico County Land Record, 1224/464, July 16, 1990, Wicomico County Courthouse.



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

5860 J NW  
(THEBRON)

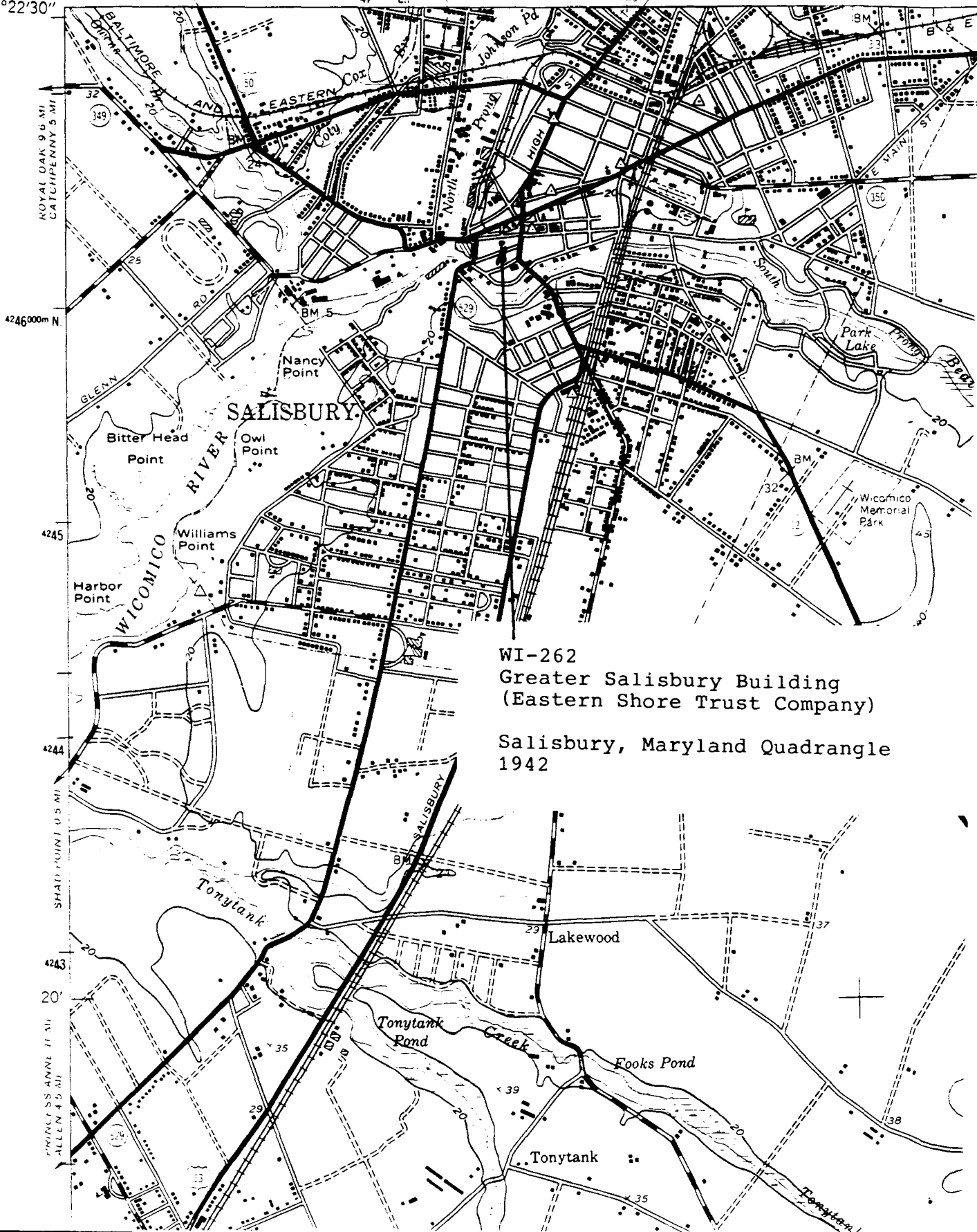
75°37'30"  
38°22'30"

CAMBRIDGE 31 MI.  
VIENNA 15 MI.

447000m E

LAUREL 13 MI  
DELMAR 6 MI

35'



WI-262  
Greater Salisbury Building  
(Eastern Shore Trust Company)

Salisbury, Maryland Quadrangle  
1942

ROYAL OAK 9.6 MI  
CATCHPENNY 5 MI

4246000m N

4245

4244

4243

20'

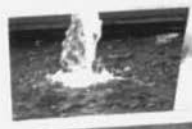
PRINCE SS ANNE 11 MI  
ALLEN 4.5 MI

20'

COUNTY  
TRUST COMPANY

COUNTY TRUST COMPANY  
INCORPORATED 1888  
100 WALL STREET  
NEW YORK, N. Y.

REMOVED TO NEW YORK  
COUNTY TRUST COMPANY  
INCORPORATED 1888  
100 WALL STREET  
NEW YORK, N. Y.







COUNTY  
TRUST COMPANY



W1-612

Canada, MISSISSAUGA BUILDERS

(Canada, Trust Company)

MISSISSAUGA, MISSISSAUGA COUNTY, ONTARIO

MISSISSAUGA, ONTARIO

4/19, Paul Toussaint, Privatization

WEEK / 1912 MISSISSAUGA COUNTY



# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** April 27, 2022

**Time:** 7:00 pm

**Location:** Government Office Building  
125 N. Division Street  
Salisbury, MD. 21804  
Room 306 or Zoom

**Case Number:** #22-19

**Commission Considering:** Siding

**Owner's Name:** JBG Realty

**Applicant Name:** Jean- JBG Realty

**Agent/Contractor:** Not Indicated on Application

**Subject Property Address:** 611 Camden Avenue

**Historic District:** Camden Historic District

**Use Category:** Residential

**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 3/25/22 (date)

**Date Submitted:** 3-25-2022

**Date Accepted as Complete:** 3/27/22

**Subject Location:** 611 Camden Ave

**Application by:** \_\_\_\_\_

**Applicant Address:** 29019 Tanager Way

**Applicant Phone:** Eden, MD  
410-603-9166 21822

**Work Involves:**  Alterations  New Construction  Addition Other \_\_\_\_\_  
 Demolition  Sign  Awning **Estimated Cost** 3000

**Case #:** 22-19

**Action Required By (45 days):** 5/11/22

**Owner Name:** Jean St. JBG

**Owner Address:** \_\_\_\_\_

**Owner Phone:** \_\_\_\_\_

**Owner Email:** JBGrealty@gmail.com

**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.

Siding

**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 4-27-2022 (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** \_\_\_\_\_

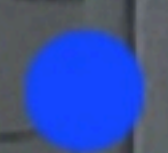
Jessica Budd 3.27.22

Application Processor (Date)

**Date** 3-25-2022

Brian Soper 3.27.22

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



611







Google  
© 2022 Google



©2022 Google

BEWARE OF THE DOG



## DESCRIPTION

Item #: 50422078 Model #: 138950A

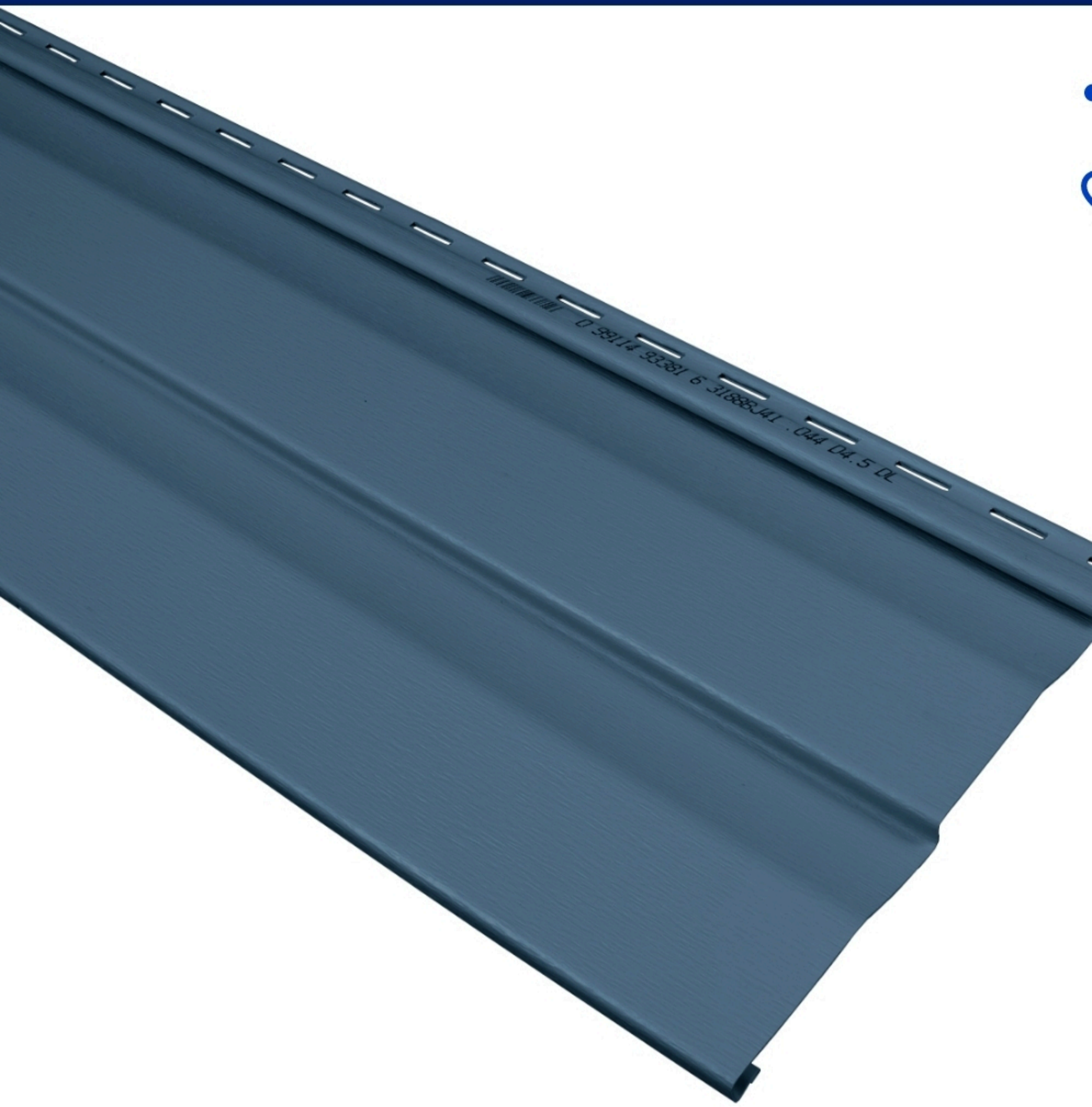
- Compass Vinyl Siding offers a premium 0.044-in thickness in our widest array of on-trend colors
- Vinyl siding is low-maintenance, never requires painting or staining to keep it looking like new
- Select the perfect color by ordering a 2-ft sample of the actual color and profile
- Available in Double 4-in Traditional and Double 4.5-in Dutch Lap profiles
- Four layer attachment system snaps as it locks, helping keep panels firmly in place for outstanding weatherability
- Reverse Full Roll Double Thickness Nail Hem for more secure attachment and improved resistance to blow off in high wind conditions
- Oversized top lock engages more securely and helps straighten the panels on the wall
- Larger 5/8-in projection and upward reverse butt angles help to keep the overlapped seams tight and secure, improving the appearance of the installation by making seams less noticeable
- Backed by Limited Lifetime Transferable Warranty and is made in the USA

**CA Residents: [Prop 65 Warning\(s\)](#)**

## SPECIFICATION

<b>Width (Inches)</b>	9
<b>Warranty</b>	Transferrable limited lifetime
<b>Manufacturer Color/Finish</b>	Bayou Blue
<b>Thickness (Inches)</b>	0.044
<b>CA Residents: Prop 65 Warning(s)</b>	Yes
<b>Type</b>	Dutch lap
<b>Color/Finish Family</b>	Blue
<b>Length (Inches)</b>	145
<b>Series Name</b>	Compass
<b>Coverage Area (Sq. Feet)</b>	9.09
<b>Profile/Style</b>	Double 4.5-in
<b>UNSPSC</b>	30151800





**GEORGIA-PACIFIC**

Compass Dutch Lap Vinyl Siding Panel Bayou Blue 9-in x 145-in

**\$21.62**

# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: April 27, 2022**

**Case Number:** 22-19

**Commission Considering:** Siding Replacement

**Owner's Name:** JBG Realty  
**Owner's Address:** 611 Camden Ave  
Salisbury, MD

**Applicant Name:** Jean- JBG Realty

**Agent/Contractor:** Not Indicated

**Subject Property Address:** 611 Camden Avenue

**Historic District:** Camden Historic District

**Use Category:** Residential

**Zoning Classification:** R-10

**Structure / Site Description:**  
**Built Date:** 1900  
**Enclosed Area:** 1,765 sq. ft.  
**Lot Size:** 4,762 sq. ft.  
**Number of Stories:** 2

**Contributing Structure:** TBD

**Wicomico County Historic Survey on file:** No

**Nearby Properties on County Survey:** Yes  
Including but not limited to:  
➤ 609 Camden Avenue  
➤ 314-316 Maryland Avenue

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

The property in question is located in the Camden Heights Historic District. The majority of the structures in the surrounding area which includes Middle Blvd, South Blvd, Smith Street and Hazel Avenue, consist of residential structures built between 1900 and the early 1960's.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
613	Camden Avenue	4/30/14		X
616	Camden Avenue	2/24/2016	X	

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission approve a request to replace the siding with vinyl.

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

**Guideline 12: Preserve Historic Wood Siding**

- a. Maintain and preserve existing wood siding. Keep paint intact to preserve wood features.
- b. Repair damaged wood siding by replacing in-kind only the affected boards or shingles. Keep sound material in place.
- c. Do not replace sound historic siding material with new materials for the sake of convenience.

**Guideline 13: Match Existing or Historic Siding**

- a. Where full-scale siding replacement is necessary, match the historic or existing siding on the building. Keep the details (width of wood boards, shingle size, corner and seam details, etc.) consistent with the historic appearance.
- b. When replacing non-historic siding that was inappropriately applied, chose an appropriate replacement that is consistent with buildings of the type, period, and architectural style.
- c. Do not cover historically uncovered masonry surfaces with siding. Siding applied to masonry surfaces has the potential to hold moisture and cause damage to the underlying wall.

**Guideline 14: Synthetic Siding**

Synthetic siding describes a siding product not made from natural materials. Vinyl, asphalt, and fiber cement board are the most commonly found synthetic siding types.

- a. The use of new synthetic siding may be approved on a case by case basis if one or more of the following conditions are met.
- b. Historic decorative details should not be removed or covered by synthetic siding. These details include but are not limited to cornices, window hoods, moldings, eaves, decorative shingles, and trim.
- c. Synthetic siding may not be applied over historically uncovered masonry walls.

**Evaluation Criteria:**

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

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

View Map		View Ownership Information				View Ownership Information			
General Tax Description Fields									
Account Name/Esc:		District - (3) Account Number - 00070							
Owner Name:		2 B C REALTY INC				Dist:		RESIDENTIAL	
Mailing Address:		PO BOX 820 FRUITLAND MO 21650				Prncpal Residence:		NO	
Premises Address:		BY CAMDEN AVE SALISBURY 21601-0000				Deed Sequence:		22500/00354	
Location & Structure Information									
Map:		Grid:		Parcel:		Block:		Lot:	
0000	0000	0000	130070223	0000	0000	0000	0000	0000	0000
Town: SALISBURY									
Primary Structure Built:		Above Grade Living Area:		Finished Basement Area:		Property Land Area:		County Use:	
0000		120 SF				4,762 SF			
Stories:		Basement:		Type:		Exterior:		Quality:	
2	NO		STANDARD UNIT	AGRESTIOS 04NCE2	3	FULL BATH			
Value Information									
Land:		Improvements:		Total:		Reference Land:		Price - In Assessments:	
		9300	3480	41500	0	0		As of 07/02/2022	As of 07/02/2022
Transfer Information									
Seller:		BLAKE RUSSELL W & EVELYN M		Date:		03/02/2022		Price:	
Title:		4095 L ENCLH 04F05A12		DocID:		25542100334		Deed:	
Seller:		BLAKE RUSSELL W		Date:		04/26/2007		Price:	
Type:		NON ADJUDICATED OTHER		Deed:		01102100645		Deed:	
Seller:		DORIS ANN KAGNITZ		Date:		04/26/2007		Price:	
Type:		4095 L ENCLH 04F05A12		Deed:		01102100647		Deed:	
Exemption Information									
Partial Exempt Assessments:		Class:		0000000		0000000		0000000	
County:		000		000		000		0000000	
State:		000		000		000		0000000	
Municipal:		000		0000000		0000000		0000000	
Special Tax Recapture Form									
Homebased Application Information									
Homebased Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application									
Date:									

# Salisbury Historic District Commission

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## Hearing Notification

**Date:** April 27, 2022

**Time:** 7:00 pm

**Location:** Government Office Building  
125 N. Division Street  
Salisbury, MD 21801  
Room 306 or Zoom

**Case Number:** #22-18

**Commission Considering:** New Construction

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

**Applicant Name:** Razzan Elobeid  
**Applicant's Address:** 125 N. Division Street  
Salisbury, MD 21801

**Agent/Contractor:** None Indicated

**Subject Property Address:** 100 W. Market Street

**Historic District:** Downtown

**Use Category:** Other

**Zoning Classification:** Central Business District

**Chairman:** Scott Saxman, Chairman

**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 NA (date)

Date Submitted: 2/23/22

Case #: 22-18

Date Accepted as Complete: 3.27.22

Action Required By (45 days): 5/5/22

Subject Location: 100 W Market St. Salisbury, MD 21801

Application by: Razan Elbeid DID

Owner Name: City of Salisbury

Applicant Address: 125 N Division St. #202

Owner Address: 125 N Division St. Salisbury, MD 21801

Applicant Phone: 833-729-2489

Owner Phone: 833-729-2489

Owner Email: infdev@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.

13' x 60' bocce court with ground oyster shell surface and 6"x6" wooden beams (12' long each) border. 10' x 16' shed with duratemp plywood siding

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**

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I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 4/27/2022 (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 Razan Elbeid Date 2/23/2022

Jessica Budd 3/27/22  
Application Processor (Date)

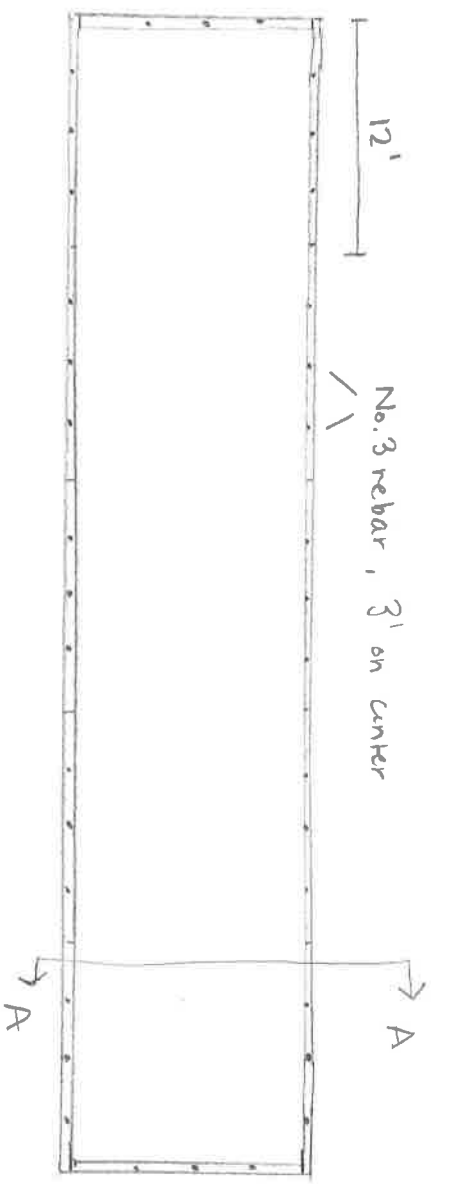
Brian Soper 3/27/22  
Secretary, S.H.D.C. (Date)





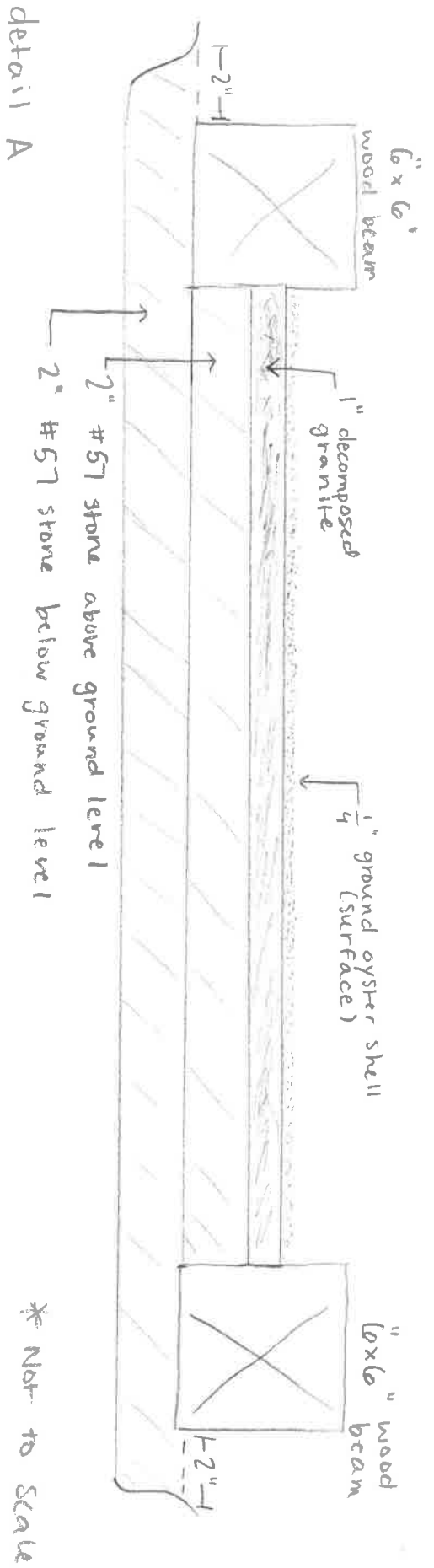
Booce Court 13' x 60'

Plan View



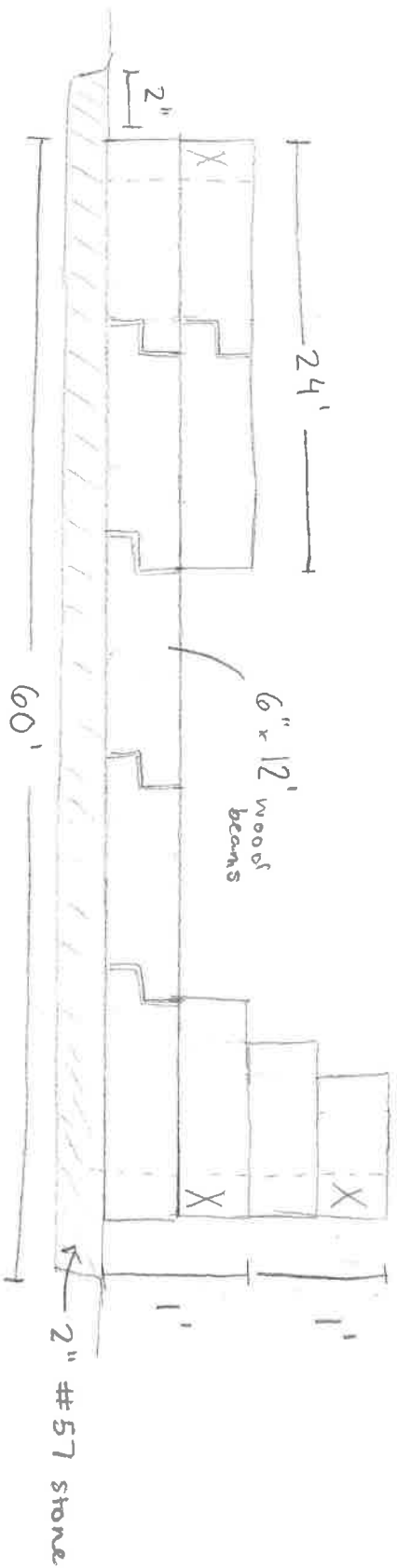
Scale  
1/4" = 2'

Cross Section View



\* Not to Scale

Elevation view



\* NOT TO SCALE



Building to the left of park



Building in front of park



Building to the right of park



Call or Email Us Today

800.215.7372

Sales@EarthStoneRock.com

It's the Same Rock

Why Pay More?

We Deliver to

California - Arizona - Nevada

Colorado - Texas

& Many Other States

We accept Credit Cards

D. G. Bocce Pebble Rock Stone Sand Soil-Mulch Pavers Build It Info

Home > Bocce > Oyster Flour & Decomposed Granite Blends > Gold Oyster Flour Bocce Court Blend >

### Bocce Court Pro Oyster Flour 50 Lbs



Call or email us for a shipping quote

Price Per 50 Pounds Bag \$59.99

Home & Business Improvement Sale \$34.99

Savings: \$25.00

Material Type: Marine composed oyster Shell flour

Level Of Experience Required: No experience needed for excellent results.

Typical Time Required: One day or less for most projects. Figure 15 minutes per 50 pound for a finished project.

Equipment Needed: Contractor grade wheelbarrow, landscape rake, heavy duty push broom, garden hose

Additional Materials Needed: Geo Textile Weed control fabric, wood, steel or plastic edging

Quantity in Stock: 9247

Availability: Usually Ships in 24 to 48 Hours

Product Code: 116073BCFLOWR50LB

Qty: 1

Bocce Court Gold Surface Oyster Flour

 VIEW LARGER PHOTO



Alternative Views:



ADD TO WISHLIST

Description Material Transport Photos & Liability

### Oyster Flour Bocce Court Pro 50 Pounds

Detailed Spec sheet of the blend is given below.



The recreational use of an Italian Bocce Ball Court provides an excellent way to spend afternoons and evenings having back yard fun with family and friends.

Traditionally Bocce Ball courts are covered with a 2 to 3 inch layer of crushed oyster flour spread that has been blended with decomposed granite or crushed stone fines. After that has been done a layer of finely crushed oyster shell flour is often applied. We supply all of these materials for court installations and for seasonal maintenance.

#### Bocce Court Pro Oyster Shell Flour

After, and that is the key point since there is a great deal of confusion on this, the installation of the oyster shell and D. G. blend playing surface a layer of finely crushed oyster shell flour is often applied. This is done at the rate 1/4 to 1/2 pound per square foot.

#### Bocce Court Pro Oyster Shell

Traditionally Bocce Ball courts are covered with a 1-1/2 to 3 inch layer of a blended mixture of crushed oyster shell and decomposed granite. The rate is typically 1 ton of blended material per 100 to 150 square feet.

When ordering use the Purchase Order function at checkout and enter ROCK as your payment method. This will allow you to create an order for a firm transportation quote without having to pay for it at this time. While we have posted transport rates, in many circumstances we are able to ship the order to you for less. You will be given a firm cost on the whole order within a few minutes to a few hours.



**California Building Materials Supply**  
**Support@earthstonerock.com**  
**800 215 7372|626 263 0531**



**EarthStoneRock.com**

**4408 Vahan Court, Lancaster, CA 93536**

**BocceCourtPro.com**

## **Gold Decomposed Granite Oyster Shell Blend For Bocce Court**

We offer two primary color blends of decomposed granite and oyster shell, Gold and Silver. For a gold bocce court, we blend Gold Queen Decomposed Granite material with 25% crushed naturally marine composted oyster shell.

Shell is in the form of thin 3/8" wide thin flakes with approximately 20% fines or "oyster shell flour." Material is similar to texture of fish scales not shell pebbles. Bocce courts require regular grooming of the surface with a push broom or tennis court broom and large landscape rake.

The role that oyster shell plays in bocce court surface mixtures is to keep the decomposed granite from becoming extremely hard and un-workable for grooming. The oyster shell flakes keep the decomposed granite from completely binding together.

Through the normal course of play; ruts, troughs and material displacement takes place. Our decomposed granite oyster shell blend is in traditional Italian bocce ball court surface formula. When groomed out it makes a smooth solid surface to play on. When play is completed it makes for an easy surface to quickly renovate. This material is safe for use around plants and is key ingredient in organic farming.

A high-quality soil conditioner which consists of 96% calcium carbonate and many micronutrients, Oyster Shell provides a long-lasting, steady release of nutrients to help regulate pH levels, improve fertilizer uptake, promote healthy cellular structure and enhance soil tilth.

### **Gold Queen Decomposed Granite 1/4" Minus**

<b>SIEVE SIZE</b>	<b>PASSING %</b>
75-mm (3")	X
50-mm (2")	X
37.5-mm (1.5")	X
25.0-mm ( 1")	X
19.0-mm (3/4")	X
12.5-mm (1/2")	X
9.5-mm (3/8")	100
4.75-mm (#4)	95
2.36-mm (#8)	74
1.18-mm (#16)	59
600-µm (#30)	46
300-µm (#50)	31
150-µm (#100)	19
75-µm (#200)	9



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Severe Weather 6-in x 12-ft #2 Pressure Treated Lumber

Item #314383 Model #Y260612-GC

\$64.98

★★★★☆ 3343

\$61.73

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- #2 grade southern yellow pine
- Severe Weather Ground Contact pressure treated exterior wood protected with Copper Azole (CA-C),...
- Suitable for burial or contact with the ground and fresh water immersion applications

Common Length Measurement:

12-Ft

1 +

Qty

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Aisle 53 | Bay 2



Delivery  
Scheduling Available



Product is sold in individual pieces; please review the product specifications for details

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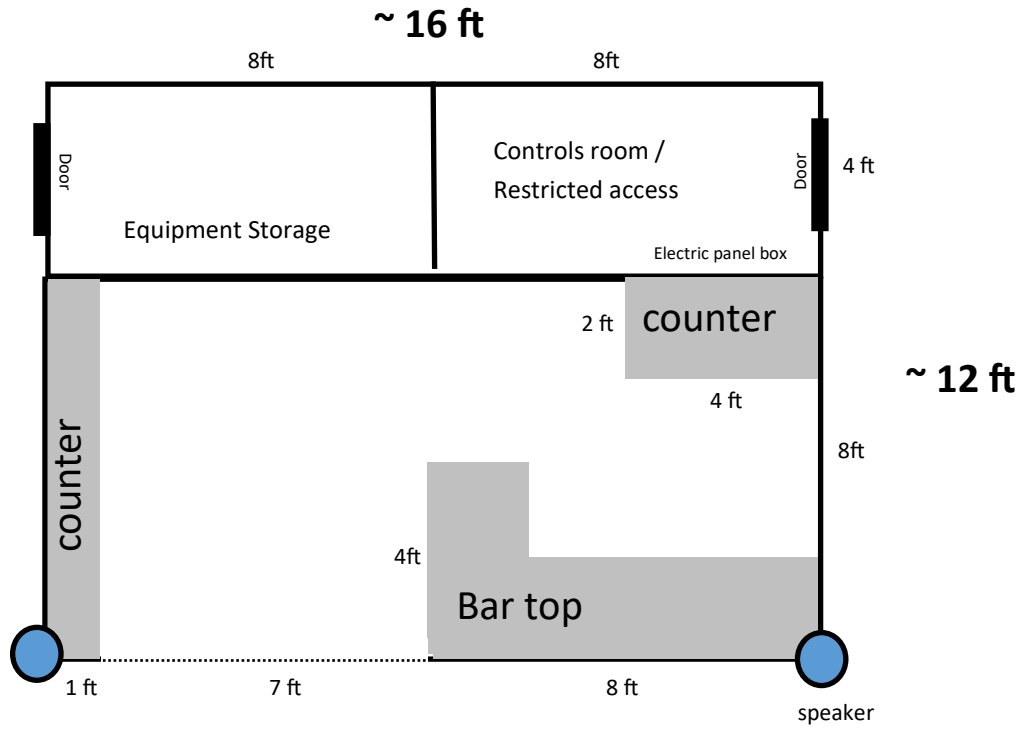
\$40.58	\$15.48	\$56.78	\$20.98	\$25.58	\$27.88	\$26.88	\$23
★★★★☆ 3358	★★★★☆ 1966	★★★★☆ 3362	★★★★☆ 9699	★★★★☆ 9699	★★★★☆ 9699	★★★★☆ 3357	★★★
Severe Weather 6-in x 8-ft #2 Pressu...	Severe Weather 4-in x 8-ft #2 Pressu...	Severe Weather 6-in x 16-ft #2...	Severe Weather 2-in x 6-in x 12-ft #2...	Severe Weather 2-in x 8-in x 12-ft #2...	Severe Weather 2-in x 6-in x 16-ft #2...	Severe Weather 4-in x 12-ft #2...	Seve in x 1
+ Add to Cart	+ Add to Cart	+ Add to Cart	+ Add to Cart	+ Add to Cart	+ Add to Cart	+ Add to Cart	+ A

BETTER TOGETHER

THIS ITEM







# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: April 27, 2022**

**Case Number:** #22-18

**Commission Considering:** New Construction

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

**Owner's Address:** 125 N. Division Street  
Salisbury, MD 21801

**Applicant Name:** **Razzan Elobeid**

**Applicant's Address:** 125 N. Division Street  
Salisbury, MD 21801

**Agent/Contractor:** Not Specified

**Subject Property Address:** 100 W. Market Street  
Salisbury, MD 21801

**Historic District:** Downtown Historic District

**Use Category:** Other

**Zoning Classification:** Central Business District

**Structure / Site Description:**

**Built Date:** N/A – Undeveloped Parcel

**Enclosed Area:** N/A

**Lot Size:** 14,600.00 Sq/ft

**Number of Stories:** N/A

**Wicomico County Historic Survey on file:** No

**Nearby Properties on County Survey:** No

**Including but not limited to:** N/A

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission approve the construction of shed and bocce court.

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

**Guideline 36: New Construction**

Building form is an important component of the streetscape, the largest element within the streetscape, and tends to command our attention most strongly. “Form” refers to the shape and massing of a building. Historic downtown commercial buildings, for example, often have a form that is boxy (rectangular), tall in proportion, and long or deep. In planning new construction in downtown Salisbury, building form and streetscape elements should be carefully considered. Streetscape elements can reinforce the area’s attractiveness and make it a desirable place to live or do business. Elements within the Downtown Historic District include a regular setback of building facades, which provides an unbroken view along the street and close placement of buildings.

- a. New structures should be similar in form, scale and height to the surrounding structures.
- b. New structures should be placed on existing vacant lots whenever possible, and should match the setback of surrounding structures. The vast majority of properties in the Downtown Historic District have little to no setback: the front of the building is positioned at the edge of the sidewalk.
- c. Parking lots or parking structures should be placed at the rear of the lot whenever possible. Ideally, access to them should be from a side street to lessen the number of curb cuts along main streets.
- d. New buildings should be compatible with adjacent structures in terms of massing, proportion, size, and scale.
- e. New buildings should be oriented to face the street rather than turned inward, skewed or oriented at angles to the existing street grid.
- f. Services such as delivery or trash removal should be handled from alleys that pass through the middle of the block or otherwise located on a non-visible elevation.
- g. Blank or windowless walls on the front façade or street side are not appropriate.

**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 St Room 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: April 1, 2022

View Map		View Computer Generated				View Document Repository			
Special Tax Procedure Note									
Account Identifies									
District - ID Account Number - 060940									
Census Information									
Owner Name		CITY OF SALISBURY			Use		COMMERCIAL		
Mailing Address		CITY HALL 125 N WYOMING SALISBURY MD 21801-0001			Principal Residence		NO		
Premises Address		100 W MARKET ST SALISBURY MD 21801-0000			Deed Reference		2008010010		
Location & Structure Information									
Premises Address		100 W MARKET ST SALISBURY MD 21801-0000			Legal Description		BL L 1947 HR L 106 100 W MARKET STREET CITY OF SALIS		
MAIL	DATE	VERSION	HEIGHT (FOOT)	WIDTH (FOOT)	SECTION	BLOCK	LOT	ASSESSMENT YEAR	STREET
0001	0001	001	210.00	100.00			104	2021	001001
Town: SALISBURY									
Primary Structure Byle		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
Stories	Basement	Type	Interior	Quality	Full/Part/Bath	Garage	Last Notice of Major Improvements		
				Value Information					
				Market Value		Prior Year Assessments			
				Value		As of			
				As of		As of			
Land			146,000		05/01/2021			146,000	11/01/2020
Improvements			0		0			0	
Total			146,000		146,000			146,000	146,000
Reference Land			0		0				
Transfer Information									
Seller					Date			Price	
Type					Deed			DeedID	
Seller					Date			Price	
Type					Deed			DeedID	
Seller					Date			Price	
Type					Deed			DeedID	
Exemption Information									
Partial Exempt Assessments		Class		Code		Value		Amount	
		680		0000001		146,000.00		146,000.00	
		680				146,000.00		146,000.00	
		680				146,000.00		146,000.00	
		680				146,000.00		146,000.00	
Special Tax Procedure Note									
Homebased Application Information									
Homebased Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application									
Date									

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** April 27, 2022

**Time:** 7:00 pm

**Location:** Government Office Building  
125 N. Division Street  
Salisbury, MD. 21804  
Room 306

**Case Number:** #22-15

**Commission Considering:** New Parking Lot

**Owner's Name:** Wicomico Presbyterian Church

**Applicant Name:** George White

**Agent/Contractor:** Not Indicated on the Application

**Subject Property Address:** 123 Broad St

**Historic District:** Newtown

**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 3/22/22 (date)  
CR# 1056

Date Submitted: 3/22/22

Case #: 22-15

Date Accepted as Complete: 3/22/22

Action Required By (45 days): 4/29/22

Subject Location: 123 Broad Street

Owner Name: Wicomico Presbyterian Church

Application by: George H. White

Owner Address: 129 Broad Street

Applicant Address: 1600 Old Mill Lane 21801

Owner Phone: 410 749 5792

Applicant Phone: 443 783 7818

Owner Email: office@wicomicopresbyterian.org

Work Involves:  Alterations  New Construction  Addition  Other   
 Demolition  Sign  Awning Estimated Cost 130,000

**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.

Resubmission of application for approval of a new parking area on the westerly side of Wicomico Presbyterian Church Sanctuary to provide convenient parking for both the main church and the church annex located at 225 N. Division Street.

Case No 20-01 previously approved January 2020.

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](http://www.ci.salisbury.md.us).

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on April 27, 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 George H. White

Date March 22 2022

Jessica Budd 3/25/22  
Application Processor (Date)

Brian Soper 3/25/22  
Secretary, S.H.D.C. (Date)



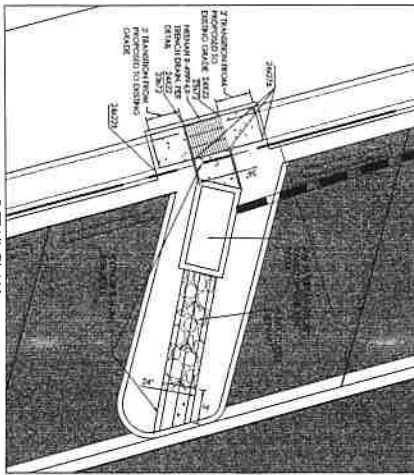




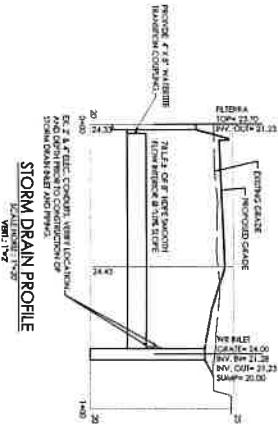
Broad







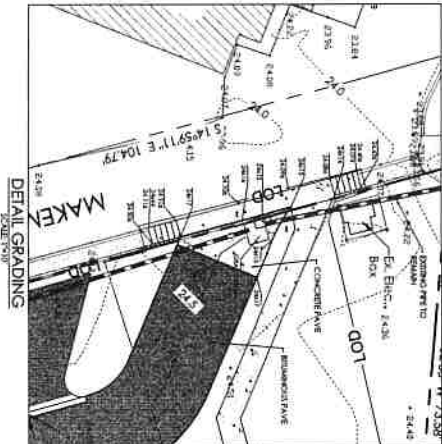
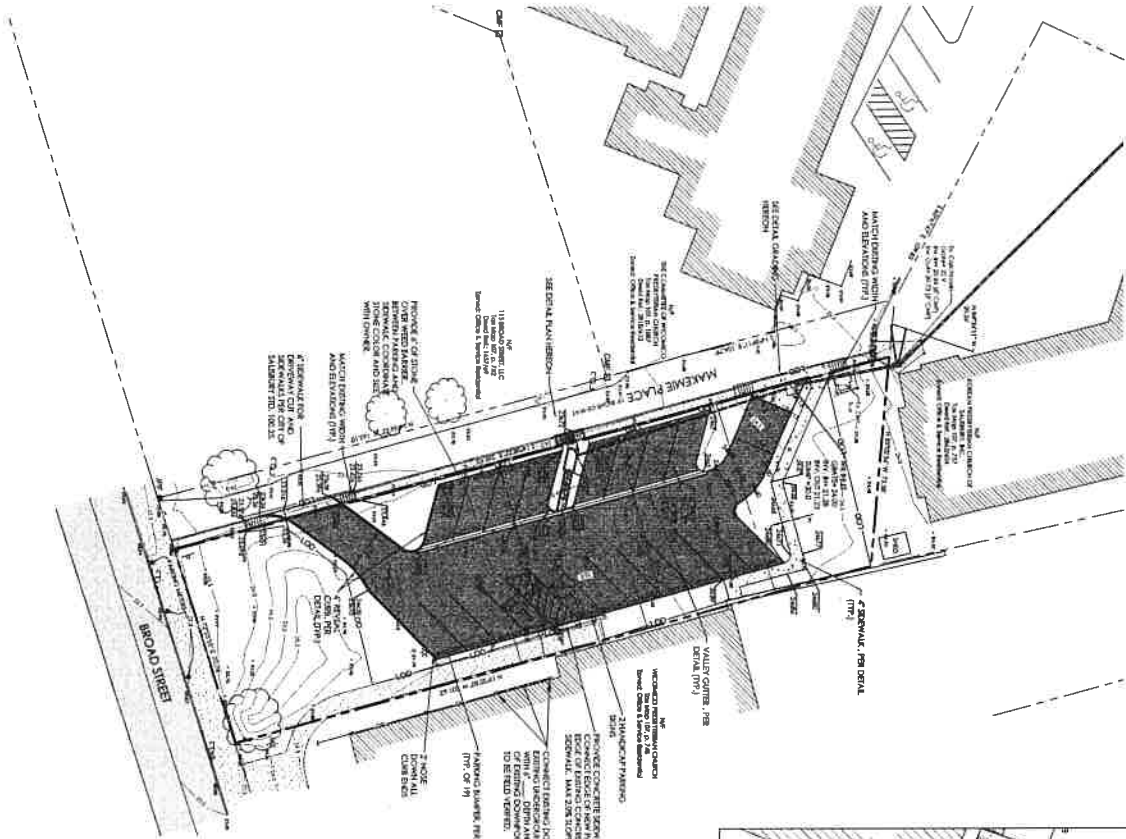
DETAIL PLAN



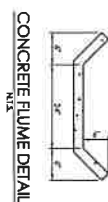
STORM DRAIN PROFILE



GRAPHIC SCALE



DETAIL GRADING



CONCRETE FLUME DETAIL

APPROVED:  
 CITY OF SALISBURY  
 DEPARTMENT OF PUBLIC WORKS  
 CITY PROJECTS ROOM  
 UTILITY CONTRACTS  
 11/21/21  
 DATE

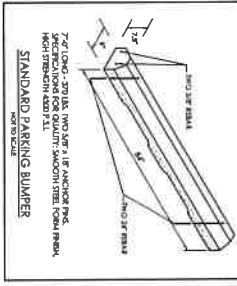
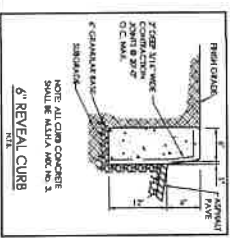
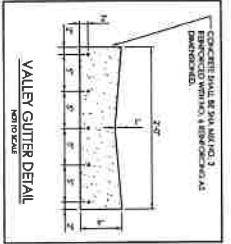
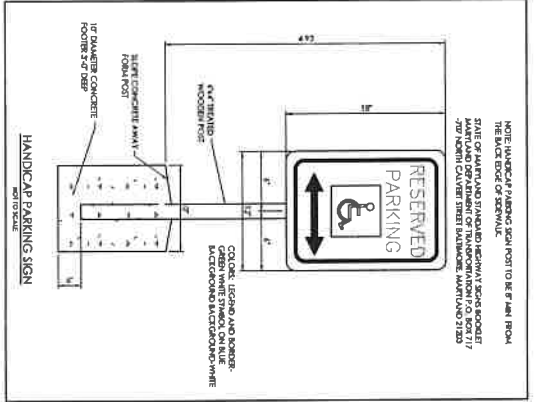
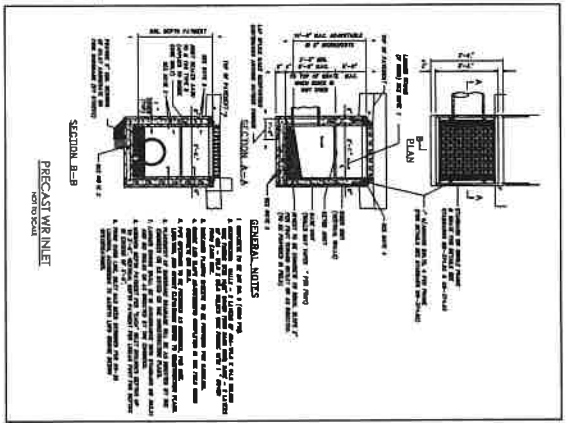
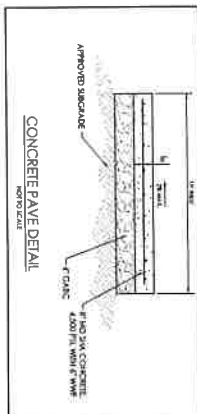
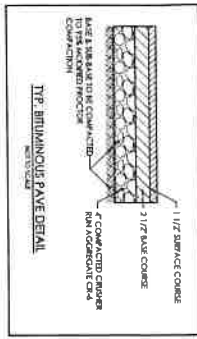
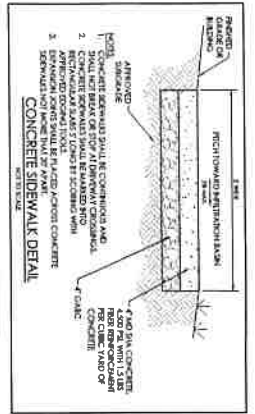
NO.	DATE	DESCRIPTION
1	10/22/20	REVISIONS PER CDD REVIEW LETTER DATED 10/22/20
2	11/17/20	REVISIONS PER CDD REVIEW LETTER DATED 11/17/20
3	11/24/20	REVISIONS PER WDCD REVIEW LETTER DATED 11/24/20
4	12/16/20	REVISIONS PER CDD REVIEW LETTER DATED 12/16/20

SITE AND GRADING PLAN & STORM DRAIN PROFILES  
 for  
**WICOMICO PRESBYTERIAN CHURCH**  
 CITY OF SALISBURY  
 WICOMICO COUNTY, MARYLAND

NO.	DATE	DESCRIPTION
1	10/22/20	REVISIONS PER CDD REVIEW LETTER DATED 10/22/20
2	11/17/20	REVISIONS PER CDD REVIEW LETTER DATED 11/17/20
3	11/24/20	REVISIONS PER WDCD REVIEW LETTER DATED 11/24/20
4	12/16/20	REVISIONS PER CDD REVIEW LETTER DATED 12/16/20



solutions  
 CONSULTING ENGINEERS  
 1000 W. GREENWOOD AVENUE  
 SUITE 200  
 SALISBURY, MD 21801  
 TEL: 410-438-1100  
 FAX: 410-438-1101  
 WWW.SOLUTIONS-ENR.COM



COMPONENT	MANUFACTURER	MODEL	WEIGHT	THICKNESS	TYPE
Filter Fabric	Geotek	NT100	100 gsm	0.015 in	Nonwoven Polypropylene
Geotextile	Geotek	NT100	100 gsm	0.015 in	Nonwoven Polypropylene
Filter Fabric	Geotek	NT100	100 gsm	0.015 in	Nonwoven Polypropylene
Geotextile	Geotek	NT100	100 gsm	0.015 in	Nonwoven Polypropylene
Filter Fabric	Geotek	NT100	100 gsm	0.015 in	Nonwoven Polypropylene
Geotextile	Geotek	NT100	100 gsm	0.015 in	Nonwoven Polypropylene
Filter Fabric	Geotek	NT100	100 gsm	0.015 in	Nonwoven Polypropylene
Geotextile	Geotek	NT100	100 gsm	0.015 in	Nonwoven Polypropylene
Filter Fabric	Geotek	NT100	100 gsm	0.015 in	Nonwoven Polypropylene
Geotextile	Geotek	NT100	100 gsm	0.015 in	Nonwoven Polypropylene

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/23/20	REVISIONS PER DDO REVIEW LETTER DATED 11/23/20
2	12/29/20	REVISIONS PER DDO REVIEW LETTER DATED 12/29/20
3	11/24/20	REVISIONS PER DDO REVIEW LETTER DATED 11/23/20
4	12/29/20	REVISIONS PER DDO REVIEW LETTER DATED 12/29/20

**GENERAL NOTES:**

1. All work shall be in accordance with the City of Salisbury Standard Specifications for Construction.
2. All materials shall be of the highest quality and shall be approved by the City Engineer.
3. All work shall be completed within the specified time frame.
4. All work shall be done in a safe and sound manner.
5. All work shall be done in accordance with the City of Salisbury Standard Specifications for Construction.
6. All work shall be done in accordance with the City of Salisbury Standard Specifications for Construction.
7. All work shall be done in accordance with the City of Salisbury Standard Specifications for Construction.
8. All work shall be done in accordance with the City of Salisbury Standard Specifications for Construction.
9. All work shall be done in accordance with the City of Salisbury Standard Specifications for Construction.
10. All work shall be done in accordance with the City of Salisbury Standard Specifications for Construction.

**APPROVED:** CITY ENGINEER, CITY OF SALISBURY

**DATE:** 11/23/20





Wicomico Presbyterian Church

123 Broad Street















# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: January 22, 2020**

**Case Number:** #22-15

**Commission Considering:** New Parking Area

**Owner's Name:** Wicomico Presbyterian Church  
**Owner's Address:** 129 Broad St  
Salisbury, MD 21801

**Applicant Name:** George White  
**Applicant's Address:** 1600 Old Mill Rd  
Salisbury, Maryland 21801

**Agent/Contractor:** Not Named on Application

**Subject Property Address:** 123 Broad St, Salisbury, MD 21801

**Historic District:** Newtown

**Use Category:** Commercial

**Zoning Classification:** Office Service Residential

**Structure / Site Description:**

- Built Date:** 1859
- Enclosed Area:** 8,371 sq ft
- Lot Size:** 2,325 sq ft
- Number of Stories:** N/A

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

**Contributing Structure:** Yes, 5/24/2017

**Nearby Properties on County Survey:** Yes

Included but not limited to:

- 115 Broad St                      Dr Humphreys House
- 217 N Division St              Faith Community Church

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

<u>Address</u>	<u>Street Name</u>	<u>Hearing Date</u>	<u>Contributing</u>	<u>Non-Contributing</u>
129	Broad St	5/24/2017	X	
115	Broad St	4/24/2019	X	
207	Broad St	1/29/2015		X

**Explanation of Request:** The applicant is requesting the Salisbury Historic District Commission to approve their request to construct a new parking area.

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

*Guideline 33: Walkways, Driveways, and Parking Lots*

Walkways, driveways, and parking lots are integral features within all of Salisbury’s historic districts. Their location, materials, and overall appearance on the property and within the streetscape is a historic feature that contributes to the district as a whole and should be retained and preserved. Historic Districts where single-family residences are converted to multi-family. Within the Historic District are small surface parking areas for religious buildings and a few commercial properties. Surface parking areas are not contributing features, but impact the character of the historic district.

- a. Avoid altering the original layout, size, dimensions, textures, and materials of historic walkways and driveways.
- b. Walkways and driveways that have fallen into disrepair should be repaired rather than replaced wherever possible
- c. Concrete is the recommended material for new sidewalk construction. The material and pattern of the exiting sidewalk within the block should be maintained.
- d. Establishing a new pattern using concrete pavers, red or yellow brick may be appropriate if it is compatible with the historic quality of the street and will be reviewed on a case-by-case basis.
- e. Sidewalks must provide curb cuts per code and ADA guidelines.
- f. Historic walkways which have been lost or altered may be restored based on existing documentation of the original design, or if no documentation is available, a new feature may be designed to be compatible with the overall historic layout of the property. The new design should be compatible with the location, configuration, dimension, scale, materials, and color of the historic property and the surrounding district.
- g. Walkway and driveway materials and colors should be consistent with those used historically, including brick, flagstone, and gravel. Concrete and asphalt are other options which are potentially appropriate.
- h. Construction of new parking lots for subdivided residential properties should be avoided, or located at the rear or side of the property. Provide a landscaped buffer to screen the parking area from view. Plant material should be no more than 42” in height in order to screen the vehicles but still allow for visual access into and from the lots.

I. For commercial or institutional parking, the overall effect on the character of the surrounding area must be considered. Locate parking lots away from the primary elevations – the rear or side of the property is usually ideal. Provide a landscaped buffer to screen the parking area from view. Plant material should be no more than 42” in height in order to screen the vehicles but still allow for visual access into and from the lots.

***Guideline 36: New Construction***

Building form is an important component of the streetscape, the largest element within the streetscape, and tends to command our attention most strongly. “Form” refers to the shape and massing of a building. Historic downtown commercial buildings, for example, often have a form that is boxy (rectangular), tall in proportion, and long or deep. In planning new construction in downtown Salisbury, building form and streetscape elements should be carefully considered. Streetscape elements can reinforce the area’s attractiveness and make it a desirable place to live or do business. Elements within the Downtown Historic District include a regular setback of building facades, which provides an unbroken view along the street and close placement of buildings.

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- b) New structures should be placed on existing vacant lots whenever possible, and should match the setback of surrounding structures. The vast majority of properties in the Downtown Historic District have little to no setback: the front of the building is positioned at the edge of the sidewalk.
- c) Parking lots or parking structures should be placed at the rear of the lot whenever possible. Ideally, access to them should be from a side street to lessen the number of curb cuts along main streets.
- d) New buildings should be compatible with adjacent structures in terms of massing, proportion, size, and scale.
- e) New buildings should be oriented to face the street rather than turned inward, skewed or oriented at angles to the existing street grid.
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- g) Blank or windowless walls on the front façade or street side are not appropriate.

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Staff Findings Prepared By: Jessica Budd  
Infrastructure and Development  
125 N Division Street, Suite 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: April 1, 2022

View Map View Ownership Information View Detailed Description

Special Tax Structure Name	District - 05 Account Number - 02642		
Account Ident. Key	Owner Information		
Owner Name	WYOMING PRESBYTERIAN CHURCH	Use	EXHIBIT COMMERCIAL
Mailing Address	125 BROAD ST SALISBURY MD 21801	Principal Residence	NO
	Deed Reference		
	Locality & Structure Information		
Previous Address	125 BROAD ST SALISBURY 21801 0000	Legal Description	LOT 125-205 BROAD ST CITY OF SALC

Map	Lot	Parcel	Legal Ref/Block	Subdivision	Section	Block	Lot	Acquisition Year	Parcel
0207	0009	0798	000223	0000				2003	Plan Ref

Town	SALISBURY	Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
809	809	8,371 SF			12,326 SF	

Stories	Basement	Type	Interior	Quality	Partial Bath	Garage	Last Notice of Major Improvements
0	0	CHAURCH	1	CB			

	Book Value		Value Information		Phase In Assessments	
	Value	As of	Value	As of	As of	As of
Land	295,400	01/01/2021	295,400	01/01/2021	01/01/2021	01/01/2021
Improvements	307,000		304,500			
Total	602,400		600,000		609,900	609,900
Reference Land	0		0			

Transfer Information			
Seller	Date	Price	Deed#
Type	Deed		
Seller	Date <td>Price <td>Deed#</td> </td>	Price <td>Deed#</td>	Deed#
Type	Deed		
Seller	Date <td>Price <td>Deed#</td> </td>	Price <td>Deed#</td>	Deed#
Type	Deed		

Exemption Information			
Partial Exempt Assessments	Value	01/01/2021	01/01/2021
County	700	689,300.00	689,900.00
State	700	628,300.00	628,900.00
Municipal	300	689,900.00/689,900.00	689,900.00/689,900.00

Special Tax Structure Name: Homestead Application Information

Homestead Application Status: No Application	Homesteaders' Tax Credit Application Information
	Homesteaders' Tax Credit Application Information
Homesteaders' Tax Credit Application Status: No Application	Date

WI-153

## Newtown Historic District

### **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: 05-15-2018***

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

Property Name: Newtown Historic District Inventory Number: WI-153  
 Address: \_\_\_\_\_ Historic district:  yes  no  
 City: Salisbury Zip Code: 21801 County: Wicomico  
 USGS Quadrangle(s): Salisbury  
 Property Owner: \_\_\_\_\_ Tax Account ID Number: \_\_\_\_\_  
 Tax Map Parcel Number(s): \_\_\_\_\_ Tax Map Number: 104,106-7  
 Project: TEA-21 DOE Agency: Maryland Historical Trust  
 Agency Prepared By: Maryland Historical Trust  
 Preparer's Name: Nicole Diehlmann Date Prepared: 6/15/2004  
 Documentation is presented in: MIHP Form WI-153  
 Preparer's Eligibility Recommendation:  Eligibility recommended  Eligibility not recommended  
 Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G  
*Complete if the property is a contributing or non-contributing resource to a NR district/property:*  
 Name of the District/Property: \_\_\_\_\_  
 Inventory Number: \_\_\_\_\_ Eligible:  yes Listed:  yes  
 Site visit by MHT Staf  yes  no Name: Nicole Diehlmann Date: 12/15/2003

Description of Property and Justification: *(Please attach map and photo)*

The Newtown Historic District is a mid-19th to early-20th century residential community located in the City of Salisbury. The area is roughly bounded by Broad Street/U.S. Route 50 to the south, U.S. Route 13 to the east and railroad tracks to the north and west. Most structures within the area are in residential use with the exception of a few churches on the southern end and some commercial space along Route 13.

The Newtown Historic District is one of Salisbury's earliest residential areas. Slowly subdivided from the tract known as "Pemberton's Good Will," structures in Newtown date from as early as 1795 to the mid-20th century. These houses, constructed by Salisbury's elite, represent the evolution of residential architectural trends from the late 18th to the early 20th century and retain their architectural integrity.

The Newtown Historic District is comprised of 278 properties. Of the 278 properties, 233 contribute to the district and 45 do not contribute. Structures in Newtown are large in scale and placed fairly close together. They are typically frame, two-and-a-half stories in height and three to five bays wide. Most structures have full length or wraparound porches. The structures represent an eclectic mix of mid-19th to early-20th century building types and styles including foursquares, Greek Revival, Queen

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended  Eligibility not recommended   
 Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G

**MHT Comments:**

Nicole Diehlmann  
 Reviewer, Office of Preservation Services  
Peter Kurtze  
 Reviewer, National Register Program

Tuesday, June 15, 2004  
 Date  
Tuesday, June 15, 2004  
 Date

Anne, Shingle Style, and Colonial Revival buildings. The neighborhood maintains integrity of location, design, setting, materials, association and feeling.

The Newtown Historic District is eligible for listing on National Register under Criterion A and C as a outstanding example of a mid-19th to early-20th century unplanned suburban neighborhood. It is significant for its intact collection of late-18th to early-20th century residential building styles, as well as for its association with key figures in the development of the City of Salisbury.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended  X  Eligibility not recommended \_\_\_\_\_

Criteria:  X  A   B  X  C   D Considerations:   A   B   C   D   E   F   G

MHT Comments:

\_\_\_\_\_  
Nicole Diehlmann  
Reviewer, Office of Preservation Services

\_\_\_\_\_  
Tuesday, June 15, 2004  
Date

\_\_\_\_\_  
Peter Kurtze  
Reviewer, National Register Program

\_\_\_\_\_  
Tuesday, June 15, 2004  
Date

**Newtown Historic District**  
**WI-153**  
**Salisbury, Wicomico County**  
**1795-1954**

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<sup>th</sup> to early-20<sup>th</sup> century building types and styles including foursquares, Greek Revival, Queen Anne, Shingle style, and Colonial Revival buildings. The neighborhood maintains integrity of location, design, setting, materials, association and feeling.

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

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. WI-153

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

historic                      Newtown Historic District

other

## 2. Location

street and number \_\_\_\_\_ not for publication

city, town                      Salisbury \_\_\_\_\_ vicinity

county                      Wicomico

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

name                      Multiple Owners

street and number \_\_\_\_\_ telephone \_\_\_\_\_

city, town                      Salisbury                      state      MD                      zip code      21801

## 4. Location of Legal Description

courthouse, registry of deeds, etc.      Wicomico County Courthouse                      liber                      folio

city, town                      Salisbury                      tax map 104, 106, 107                      tax parcel                      tax ID number

## 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 checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input checked="" type="checkbox"/> recreation/culture	233	45
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> defense	<input checked="" type="checkbox"/> religion	_____	_____
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	_____	_____
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	_____	_____
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	233	45
		<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>	
				12	

## 7. Description

Inventory No. WI-153

### Condition

excellent      \_\_\_ deteriorated  
 good            \_\_\_ ruins  
 fair              \_\_\_ altered

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

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

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

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

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

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

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

<sup>1</sup> Wicomico Bicentennial Commission, *The 1877 Atlases and other Early Maps of the Eastern Shore of Maryland* (Salisbury, MD: Peninsula Press, 1976), p. 18.

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



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. WI-153

Newtown Historic District  
Continuation Sheet

Number 7 Page 1

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

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

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

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

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

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<sup>3</sup> Touart, *At the Crossroads* and "Architectural Walking Tour of Newtown Historic District."

<sup>4</sup> Touart, *At the Crossroads*.

<sup>5</sup> Touart, *At the Crossroads* and "Architectural Walking Tour of Newtown Historic District."

<sup>6</sup> Touart, *At the Crossroads* and "Architectural Walking Tour of Newtown Historic District."

<sup>7</sup> Touart, *At the Crossroads*.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. WI-153

Newtown Historic District  
**Continuation Sheet**

Number 7 Page 2

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

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

In 1859, Salisbury's Wicomico Presbyterian Church congregation began construction of a large brick church with Romanesque Revival details at what is now 129 Broad Street. This larger church replaced their former place of worship, a one-story building on Broad Street. The church with its rounded arched windows was dedicated on March 24, 1861. The entrance tower and steeple, designed by Baltimore architectural firm Owens & Sisco, was added in 1910.<sup>9</sup>

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

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

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<sup>8</sup> Touart, *At the Crossroads*; and "Architectural Walking Tour of Newtown Historic District."

<sup>9</sup> Touart, *At the Crossroads*; and "Architectural Walking Tour of Newtown Historic District."

<sup>10</sup> Touart, *At the Crossroads*.

<sup>11</sup> "Architectural Walking Tour of Newtown Historic District."

# 8. Significance

Inventory No. WI-153

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 checked="" 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 checked="" 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 1795-1954

Architect/Builder

**Construction dates**

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.)

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

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

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

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

<sup>12</sup> Touart, “The Eighteenth-Century Origins of the Newtown Neighborhood.”

<sup>13</sup> Touart, *At the Crossroads*; Touart, “The Eighteenth-Century Origins of the Newtown Neighborhood;” and “Architectural Walking Tour of Newtown Historic District.”

<sup>14</sup> Touart, *At the Crossroads*.

<sup>15</sup> Touart, *At the Crossroads*; and Touart, “The Eighteenth-Century Origins of the Newtown Neighborhood.”

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. WI-153

Newtown Historic District  
Continuation Sheet

Number 8 Page 1

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

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

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

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

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

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

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

<sup>16</sup> Touart, *At the Crossroads*; and Touart, "The Eighteenth-Century Origins of the Newtown Neighborhood."

<sup>17</sup> Touart, *At the Crossroads*; and "Architectural Walking Tour of Newtown Historic District."

<sup>18</sup> Touart, *At the Crossroads*.

<sup>19</sup> Touart, *At the Crossroads*.

<sup>20</sup> Touart, *At the Crossroads*.

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## 9. Major Bibliographical References

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Inventory No. WI-153

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

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

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

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

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## 10. Geographical Data

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Acreage of surveyed property 74.98  
Acreage of historical setting 74.98  
Quadrangle name Salisbury

Quadrangle scale: 1:24,000

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### Verbal boundary description and justification

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

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## 11. Form Prepared by

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

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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

## Contributing & Noncontributing Resources

District Name: Newtown Historic District

Inventory Number: WI-153

Address	Contributing Resource?	Map	Parcel	Block	Lot	Inventory No.
	Contributing	0107	1002	2	1	
	Contributing	0107	1863		PAR B	
209 ASBURY PL		0107	0749			
211 ASBURY PL		0107	0750			
213 ASBURY PL		0107	0751			
101 BROAD ST	Contributing	0107	0753			
115 BROAD ST	Contributing	0107	0752			WI-14
123 BROAD ST	Contributing	0107	0748			
207 BROAD ST	Contributing	0104	0747			
221 BROAD ST	Contributing	0107	0745			WI-151
225 BROAD ST	Contributing	0104	0744			
227 BROAD ST	Contributing	0107	0743			
325 BROAD ST	Contributing	0107	0740		2	
323 N BROAD ST	Contributing	0107	1864		2	
327 N BROAD ST		0107	1862	0	0	
112 CHESTNUT ST		0107	0746			
107 E CHESTNUT ST		0107	0758			
109 E CHESTNUT ST	Contributing	0107	0759			
119 E CHESTNUT ST	Contributing	0107	0760			
121 E CHESTNUT ST	Contributing	0107	0761			
104 W CHESTNUT ST	Contributing	0107	0995	5	5	
107 W CHESTNUT ST	Contributing	0107	0957	4	28	
111 W CHESTNUT ST	Contributing	0107	0958	4	1	
106 COLONIAL CT	Contributing	0107	0952	4	23	
104 S COLONIAL CT	Contributing	0107	0953	4	25	
217 N DIVISION ST	Contributing	0107	0754			
218 N DIVISION ST	Contributing	0107	0999	5	4	
224 N DIVISION ST	Contributing	0107	0998	5	3	

## Contributing & Noncontributing Resources

District Name: Newtown Historic District

Inventory Number: WI-153

Address	Contributing Resource?	Map	Parcel	Block	Lot	Inventory No.
225 N DIVISION ST	Contributing	0107	0757			
226 N DIVISION ST	Contributing	0107	0997			
228 N DIVISION ST	Contributing	0107	0996			
300 N DIVISION ST	Contributing	0107	0956			
301 N DIVISION ST		0107	0756			
302 N DIVISION ST	Contributing	0107	0955	4	26	
304 N DIVISION ST		0107	0954			
305 N DIVISION ST	Contributing	0107	0773			
308 N DIVISION ST	Contributing	0107	0951	4	24	
309 N DIVISION ST	Contributing	0107	0772			
312 N DIVISION ST	Contributing	0107	0950	4	22	
313 N DIVISION ST	Contributing	0107	0774			
314 N DIVISION ST		0107	0949	4	21	
315 N DIVISION ST	Contributing	0107	0810			WI-62
316 N DIVISION ST	Contributing	0107	0948	4	20	
319 N DIVISION ST	Contributing	0107	0811			
320 N DIVISION ST	Contributing	0107	0947	4	19A	WI-110
321 N DIVISION ST	Contributing	0107	0812			
322 N DIVISION ST	Contributing	0107	0946		0	
324 N DIVISION ST	Contributing	0107	0945	4	17	
325 N DIVISION ST	Contributing	0107	0813			
326 N DIVISION ST	Contributing	0107	1867		0	
328 N DIVISION ST	Contributing	0107	0943	4	15	
401 N DIVISION ST	Contributing	0107	0678			WI-13
403 N DIVISION ST	Contributing	0107	0677	2	23	
407 N DIVISION ST	Contributing	0107	0676			
408 N DIVISION ST	Contributing	0107	0941		0	
501 N DIVISION ST	Contributing	0104	0635			

## Contributing & Noncontributing Resources

District Name: Newtown Historic District

Inventory Number: WI-153

Address	Contributing Resource?	Map	Parcel	Block	Lot	Inventory No.
509 N DIVISION ST	Contributing	0104	0634			WI-360
601 N DIVISION ST	Contributing	0104	0608			WI-361
605 N DIVISION ST	Contributing	0104	0607			
607 N DIVISION ST	Contributing	0104	0606			
611 N DIVISION ST	Contributing	0104	0605			
613 N DIVISION ST	Noncontributing	0104	0604			
102 ELIZABETH ST	Contributing	0104	0633			
103 ELIZABETH ST	Contributing	0104	0609			WI-364
104 ELIZABETH ST	Contributing	0104	0632			
105 ELIZABETH ST	Contributing	0104	0610			
106 ELIZABETH ST	Contributing	0104	0631			
107 ELIZABETH ST	Contributing	0104	0611			
108 ELIZABETH ST	Noncontributing	0104	0630			
109 ELIZABETH ST	Contributing	0104	0612			
111 ELIZABETH ST	Contributing	0104	0613			
113 ELIZABETH ST	Contributing	0104	0614			
114 ELIZABETH ST	Contributing	0104	0628			
116 ELIZABETH ST	Contributing	0104	0627			
117 ELIZABETH ST	Contributing	0104	0615			WI-8
202 ELIZABETH ST	Contributing	0104	0624			
203 ELIZABETH ST	Contributing	0104	0616			
204 ELIZABETH ST	Contributing	0104	0623			
205 ELIZABETH ST	Contributing	0104	0617			
206 ELIZABETH ST		0104	0622			
208 ELIZABETH ST	Contributing	0104	0621			
210 ELIZABETH ST	Contributing	0104	0620			
306 ELLEN ST		0107	0702			
324 ELLEN ST	Contributing	0107	0706			



## Contributing & Noncontributing Resources

District Name: Newtown Historic District

Inventory Number: WI-153

<b>Address</b>	<b>Contributing Resource?</b>	<b>Map</b>	<b>Parcel</b>	<b>Block</b>	<b>Lot</b>	<b>Inventory No.</b>
305 GAY ST	Contributing	0107	0796			
306 GAY ST	Contributing	0107	0797			
307 GAY ST	Contributing	0107	0795			
308 GAY ST	Contributing	0107	0798			
309 GAY ST	Contributing	0107	0794			
310 GAY ST		0107	0799			
311 GAY ST	Contributing	0107	0793			
312 GAY ST	Contributing	0107	0800			
313 GAY ST	Contributing	0107	0792			
317 HAPPY LANE		0107	0730			
101 HIGH ST		0107	1000	6	1	
105 HIGH ST	Contributing	0107	1001	6	2	
107 HIGH ST	Contributing	0107	1005			
109 HIGH ST	Contributing	0107	1006	6	4	
106 HIGH ST	Contributing		1003			
111 HIGH ST	Contributing		1007			
113 HIGH ST			1008			
102 E ISABELLA ST	Contributing	0107	0675			
103 E ISABELLA ST	Contributing	0104	0636			WI-328
104 E ISABELLA ST	Contributing	0107	0674			
105 E ISABELLA ST	Contributing	0104	0637			
106 E ISABELLA ST	Contributing	0107	0673			
107 E ISABELLA ST	Contributing	0104	0638			
108 E ISABELLA ST	Contributing	0107	0672			
109 E ISABELLA ST	Contributing	0104	0639			
110 E ISABELLA ST	Contributing	0107	0671			
111 E ISABELLA ST	Contributing	0104	0640			
112 E ISABELLA ST	Contributing	0107	0670			

## Contributing & Noncontributing Resources

District Name: Newtown Historic District

Inventory Number: WI-153

Address	Contributing Resource?	Map	Parcel	Block	Lot	Inventory No.
113 E ISABELLA ST	Contributing	0104	0641			
114 E ISABELLA ST	Contributing	0107	0669			
116 E ISABELLA ST	Contributing	0107	0668			
117 E ISABELLA ST	Contributing	0104	0642		2	
118 E ISABELLA ST	Contributing	0107	0667			
119 E ISABELLA ST	Contributing	0104	0643			WI-245
120 E ISABELLA ST	Contributing	0107	0664			
204 E ISABELLA ST	Contributing	0107	0662			
205 E ISABELLA ST	Contributing	0104	0648			
206 E ISABELLA ST	Contributing	0107	0661			
207 E ISABELLA ST	Contributing	0104	0649			
209 E ISABELLA ST	Contributing	0104	0650			
210 E ISABELLA ST	Contributing	0107	0660			
211 E ISABELLA ST	Contributing	0104	0651			
213 E ISABELLA ST	Contributing	0104	0652			
214 E ISABELLA ST	Contributing	0107	0659			
215 E ISABELLA ST	Contributing	0104	0653			
216 E ISABELLA ST		0107	0658			
220 E ISABELLA ST	Contributing	0107	0657			
222 E ISABELLA ST	Contributing	0107	0656			
104 W ISABELLA ST	Contributing	0107	0976	3	6	
108 W ISABELLA ST	Contributing	0107	0975	3	5	
110 W ISABELLA ST	Contributing	0107	0974	3	4	
205 W ISABELLA ST	Contributing	0104	0925		24	
208 W ISABELLA ST	Contributing	0106	0977		1	
LEMMON HILL LN			1010			
305 LEMMON HILL LN	Contributing		1009			
313 LEMMON HILL LN	Contributing		1011			

## Contributing & Noncontributing Resources

District Name: Newtown Historic District

Inventory Number: WI-153

Address	Contributing Resource?	Map	Parcel	Block	Lot	Inventory No.
315 LEMMON HILL LN	Contributing		1012			
309 LESTER CT	Contributing	0107	0804			
101 OAKDALE ROAD	Noncontributing	0104	0912	3	1 2 3	
105 OAKDALE ROAD	Noncontributing	0104	0913			
107 OAKDALE ROAD	Contributing	0104	0914			
201 OAKDALE ROAD	Contributing	0104	0915			
207 OAKDALE ROAD	Noncontributing	0104	0916		10A	
208 OAKDALE ROAD		0104	0931			
212 OAKDALE ROAD	Noncontributing	0104	0930			
213 OAKDALE ROAD	Noncontributing	0104	0917			
215 OAKDALE ROAD	Contributing	0104	0918			
219 OAKDALE ROAD		0104	0919			
221 OAKDALE ROAD		0104	0920			
223 OAKDALE ROAD	Noncontributing	0104	0921			
225 OAKDALE ROAD	Noncontributing	0104	0927			
300 PARK AVE	Contributing	0106	0991	2	1	
302 PARK AVE	Contributing	0106	0990	2	2	
303 PARK AVE	Contributing	0107	0959	4	2	
304 PARK AVE	Contributing	0106	0989	2	3	
305 PARK AVE	Contributing	0107	0960	4	4	
306 PARK AVE	Contributing	0106	0988	2	4	
307 PARK AVE	Contributing	0107	0961	4	4	
308 PARK AVE	Contributing	0106	0987	2	5	
309 PARK AVE	Contributing	0107	0962			
310 PARK AVE	Contributing	0106	0986	2	6	
311 PARK AVE	Contributing	0107	0963	4	6	
312 PARK AVE	Contributing	0106	0985	2	7	
314 PARK AVE	Contributing	0106	0984	2	8	

## Contributing & Noncontributing Resources

District Name: Newtown Historic District

Inventory Number: WI-153

Address	Contributing Resource?	Map	Parcel	Block	Lot	Inventory No.
315 PARK AVE	Contributing	0107	0964			
316 PARK AVE	Contributing	0106	0983		4	
317 PARK AVE	Contributing	0107	0965	4	8	
318 PARK AVE	Contributing	0106	0982	2	10	
319 PARK AVE	Contributing	0107	0966	4	9	
320 PARK AVE	Contributing	0106	0981	2	11	
321 PARK AVE	Contributing	0107	0967	4	10	
323 PARK AVE	Contributing	0107	0968		0	
400 PARK AVE	Contributing	0106	0980	2	12	
402 PARK AVE	Contributing	0106	0979	2	13	
403 PARK AVE	Contributing	0107	0972	3	2	
405 PARK AVE	Contributing	0107	0973	3	3 4	
406 PARK AVE	Contributing	0106	0978	2	14	
500 PARK AVE	Contributing	0104	0928	2	5 6	
504 PARK AVE	Contributing	0104	0932			
507 PARK AVE	Contributing	0104	0936			
508 PARK AVE	Contributing	0104	0933			
511 PARK AVE	Contributing	0104	0937			
513 PARK AVE	Noncontributing	0104	0938	1	14 17	
519 PARK AVE	Noncontributing	0104	0939			
106 PARSONS ST	Noncontributing	0107	0807			
107 PARSONS ST	Contributing	0107	0808			
108 PARSONS ST	Contributing	0107	0806			
109 PARSONS ST	Contributing	0107	0809			
110 PARSONS ST	Contributing	0107	0803			
112 PARSONS ST	Contributing	0107	0802			
114 PARSONS ST	Contributing	0107	0801			
300 POPLAR HILL AVE	Noncontributing	0107	0742			

## Contributing & Noncontributing Resources

District Name: Newtown Historic District

Inventory Number: WI-153

Address	Contributing Resource?	Map	Parcel	Block	Lot	Inventory No.
304 POPLAR HILL AVE	Contributing	0107	0741			
310 POPLAR HILL AVE	Contributing	0107	0782			
314 POPLAR HILL AVE	Contributing	0107	0783			
316 POPLAR HILL AVE	Contributing	0107	0784			
318 POPLAR HILL AVE	Contributing	0107	0785			
319 POPLAR HILL AVE	Contributing	0107	0718	3	9	
320 POPLAR HILL AVE	Contributing	0107	0786			
321 POPLAR HILL AVE		0107	0717			
322 POPLAR HILL AVE	Contributing	0107	0787			
323 POPLAR HILL AVE	Contributing	0107	0716			
324 POPLAR HILL AVE	Contributing	0107	0788			
325 POPLAR HILL AVE		0107	0715			
326 POPLAR HILL AVE	Contributing	0107	0789			
327 POPLAR HILL AVE		0107	0714			
329 POPLAR HILL AVE	Contributing	0107	0713			
404 POPLAR HILL AVE	Contributing	0107	0687			
405 POPLAR HILL AVE	Contributing	0107	0690		3A	
406 POPLAR HILL AVE	Contributing	0107	0666			
407 POPLAR HILL AVE	Contributing	0107	0689		2	
408 POPLAR HILL AVE	Contributing	0107	0665			
409 POPLAR HILL AVE	Contributing	0107	0688		32	
411 POPLAR HILL AVE	Contributing	0107	0663			WI-246
501 POPLAR HILL AVE	Contributing	0104	0647			
504 POPLAR HILL AVE	Contributing	0104	0644		3	
505 POPLAR HILL AVE	Contributing	0104	0646			
507 POPLAR HILL AVE	Contributing	0104	0645			
508 POPLAR HILL AVE	Contributing	0104	0626			
511 POPLAR HILL AVE	Contributing	0104	0625			WI-247

## Contributing & Noncontributing Resources

District Name: Newtown Historic District

Inventory Number: WI-153

<u>Address</u>	<u>Contributing Resource?</u>	<u>Map</u>	<u>Parcel</u>	<u>Block</u>	<u>Lot</u>	<u>Inventory No.</u>
315 E RAILROAD AVE	Contributing	0107	0986			
416 N SALISBURY BLVD	Contributing	0107	0655			
510 N SALISBURY BLVD	Contributing	0104	0654			
104 WALNUT ST		0107	0771			
107 WALNUT ST	Contributing	0107	0775			
108 WALNUT ST	Contributing	0107	0769			
110 WALNUT ST		0107	0755			
111 WALNUT ST	Contributing	0107	0776			
113 WALNUT ST	Contributing	0107	0777			
114 WALNUT ST	Contributing	0107	0767			
115 WALNUT ST	Contributing	0107	0778			
116 WALNUT ST	Contributing	0107	0766			
119 WALNUT ST	Contributing	0107	0779			
200 WALNUT ST	Contributing	0107	0765			
201 WALNUT ST		0107	0780			
204 WALNUT ST	Contributing	0107	0764			
205 WALNUT ST	Contributing	0107	0781			
206 WALNUT ST	Contributing	0107	0763			
208 WALNUT ST		0107	0762			
100 E WILLIAM ST	Noncontributing	0107	0814			
104 E WILLIAM ST	Contributing	0107	0815			
106 E WILLIAM ST	Contributing	0107	0816			
107 E WILLIAM ST	Contributing	0107	0679			
108 E WILLIAM ST	Contributing	0107	0817			
109 E WILLIAM ST	Contributing	0107	0680			
110 E WILLIAM ST	Contributing	0107	0818			
111 E WILLIAM ST	Contributing	0107	0681			
112 E WILLIAM ST	Contributing	0107	0819			

## Contributing & Noncontributing Resources

District Name: Newtown Historic District

Inventory Number: WI-153

Address	Contributing Resource?	Map	Parcel	Block	Lot	Inventory No.
113 E WILLIAM ST	Noncontributing	0107	0682			
114 E WILLIAM ST	Contributing	0107	0820			
115 E WILLIAM ST	Contributing	0107	0683			
200 E WILLIAM ST	Contributing	0107	0791			WI-106
201 E WILLIAM ST	Contributing	0107	0684			
202 E WILLIAM ST	Contributing	0107	0790			
203 E WILLIAM ST	Contributing	0107	0685			
205 E WILLIAM ST	Contributing	0107	0686			
300 E WILLIAM ST	Contributing	0107	0712			
301 E WILLIAM ST	Contributing	0107	0692		29A	
303 E WILLIAM ST	Contributing	0107	0694	I	26A	
304 E WILLIAM ST	Contributing	0107	0711			
305 E WILLIAM ST	Contributing	0107	0694	I	27B	
306 E WILLIAM ST	Contributing	0107	0710			
307 E WILLIAM ST	Contributing	0107	0695			
308 E WILLIAM ST	Contributing	0107	0709			
309 E WILLIAM ST	Contributing	0107	0696			
310 E WILLIAM ST	Contributing	0107	0708			
311 E WILLIAM ST	Contributing	0107	0697		3	
312 E WILLIAM ST	Contributing	0107	0707			
102 W WILLIAM ST	Contributing	0107	0971	4	14	
104 W WILLIAM ST	Contributing	0107	0970	4	13	
108 W WILLIAM ST	Contributing	0107	0969		0	
108 WILSON ST		0104	0603			
120 WILSON ST	Noncontributing	0104	0602			
122 WILSON ST	Noncontributing	0104	0601			

W1-153  
 NEWTOWN HD  
 Salisbury Quad

**SALISBURY BUSINESS REFERENCES.**

**Offices**  
 S. F. TOADYNER, Clerk of the Court.  
 L. F. HUMPHREYS, Deputy Clerk.  
 WILLIAM BUCKENHAM, Register of Wills.  
 W. H. CATHELL, Postmaster.  
 JAMES GILLIES, Judge of Orphans' Court.  
 RICHARD P. DABBY, Commissioner.  
 HAWKINS F. FOGG, " "

**Attorneys at Law.**  
 LEMUEL MALONE, Attorney at Law.  
 J. A. FARROW, " "  
 THOMAS HUMPHREYS, " "

**Carriage and Blacksmiths.**  
 T. B. FREENEY, Blacksmith and Carriage-maker.  
 All work promptly and neatly done. Shop on Spring Hill Farm.  
 JAMES L. HENRY, Blacksmith and Wheelwright.  
 Shop at his residence.

**Dry Goods, Clothing and Groceries.**  
 JOHN WHITE, Dealer in Dry Goods, Groceries, Hardware, Cutlery, Stationery, &c.  
 W. A. LIND & S. BRADSHAW, Dealers in Clothing, Carpet, Upholstery, &c. No. 42 Main St.  
 M. L. WELLS AND SON, Wholesale and Retail Dealers in Groceries, Provisions, Stationery, Cutting, Trunks, Wood and Willow-ware, Fishing Tackle, Cigars and Manila Bags, Corsets, &c. No. 72 Main Street.  
 Z. T. RAYMAN, Dealer in Groceries, Tobacco, Stationery and General Merchandise. No. 54 Main Street.

**Millers.**  
 LEMUEL MALONE, Editor of the "Salisbury Advertiser."  
 F. C. BELL, Editor and Publisher of the "Eastern Shoreman."

**Fruit Dealer.**  
 W. H. CATHELL, Dealer in, and Grower of Small Fruits. Salisbury, Md.

**Hotel.**  
 JOHN TRACY, Proprietor of the "Fountain Hotel," one of the "Admiral Hotel," "Queen City."

**Lumber Dealers.**

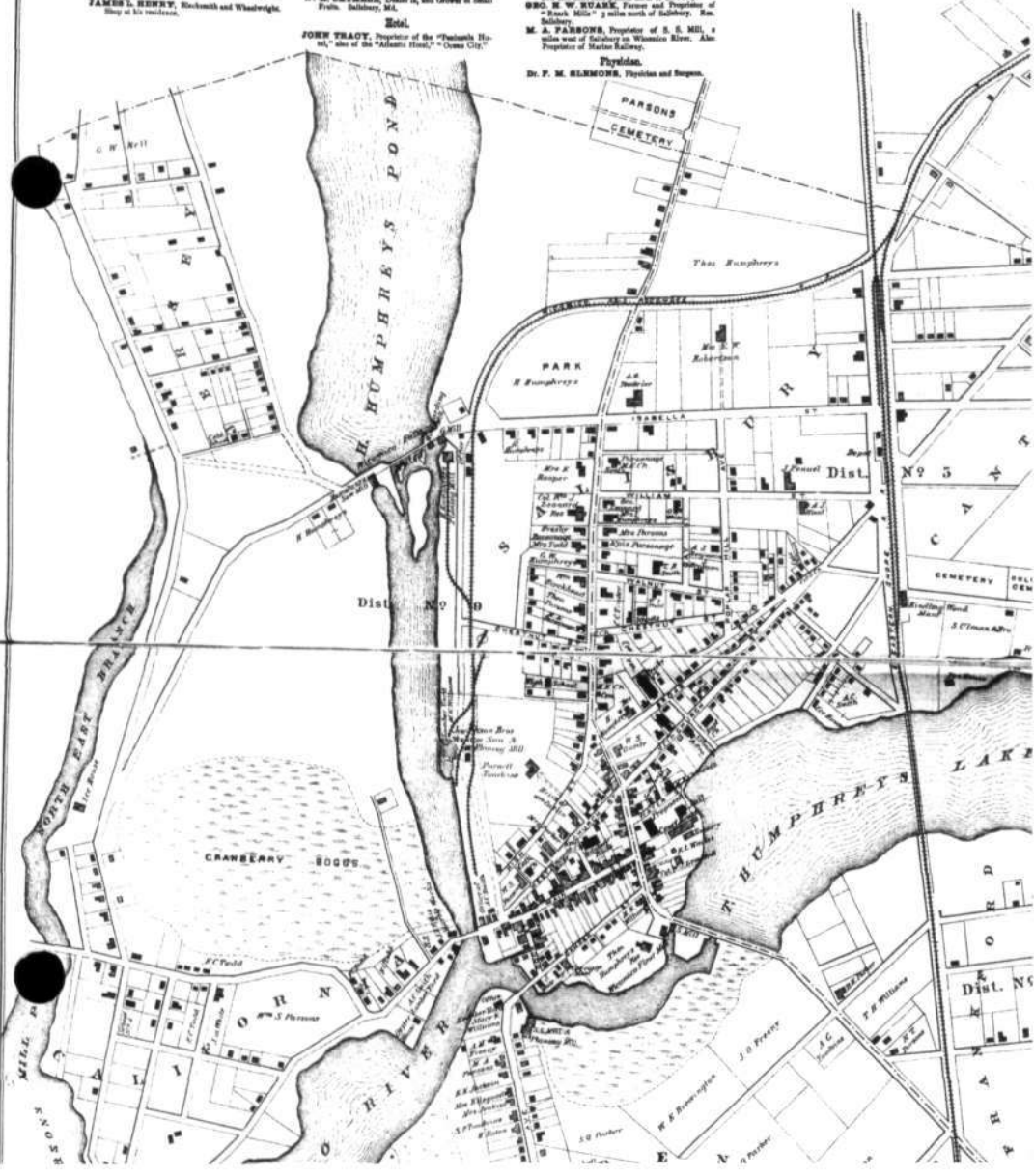
A. C. SMITH AND CO., Wholesale Dealers in Lumber, Shingles, Soft, Hard, Blends and Building Materials. Salisbury, Md.  
 H. HUMPHREYS, Manufacturer of, and Wholesale and Retail Dealer in Lumber, Flooring, and Board Lumber, House-fitting, Box-board, Oak Lumber suitable for Veneer, Bannock, Oak, Walnut, Oak and Cherry Hubs, Balusters, Spiral Posts, Posts, Shingles, Post Clips, Frames, Boards, Handles, Springs, Windows, Frames. Turning of all kinds and styles of Wood and Lumber specialties. Wood worked from July 1st to October 1st. Also Manufacturer of Wood, Metal and Fuel Trunk. Warehouse Park Hill, No. 1 Mill Street, Salisbury, Md.

**Mills.**  
 GEO. W. LEONARD, Farmer and Proprietor of Two and One Half Mill. Run, and mill of mill north of Salisbury.  
 JOHN WILLIAMS, Farmer and Proprietor of Two and One Half Mill a mile north of Salisbury.  
 GEO. H. W. QUARK, Farmer and Proprietor of "Pack Mill," 1 mile north of Salisbury. Run Salisbury.  
 M. A. FARROW, Proprietor of S. S. Mill, a mile west of Salisbury on Wicomico River. Also Proprietor of Marble Quarry.

**Physicians.**  
 Dr. F. M. SIMMONS, Physician and Surgeon.

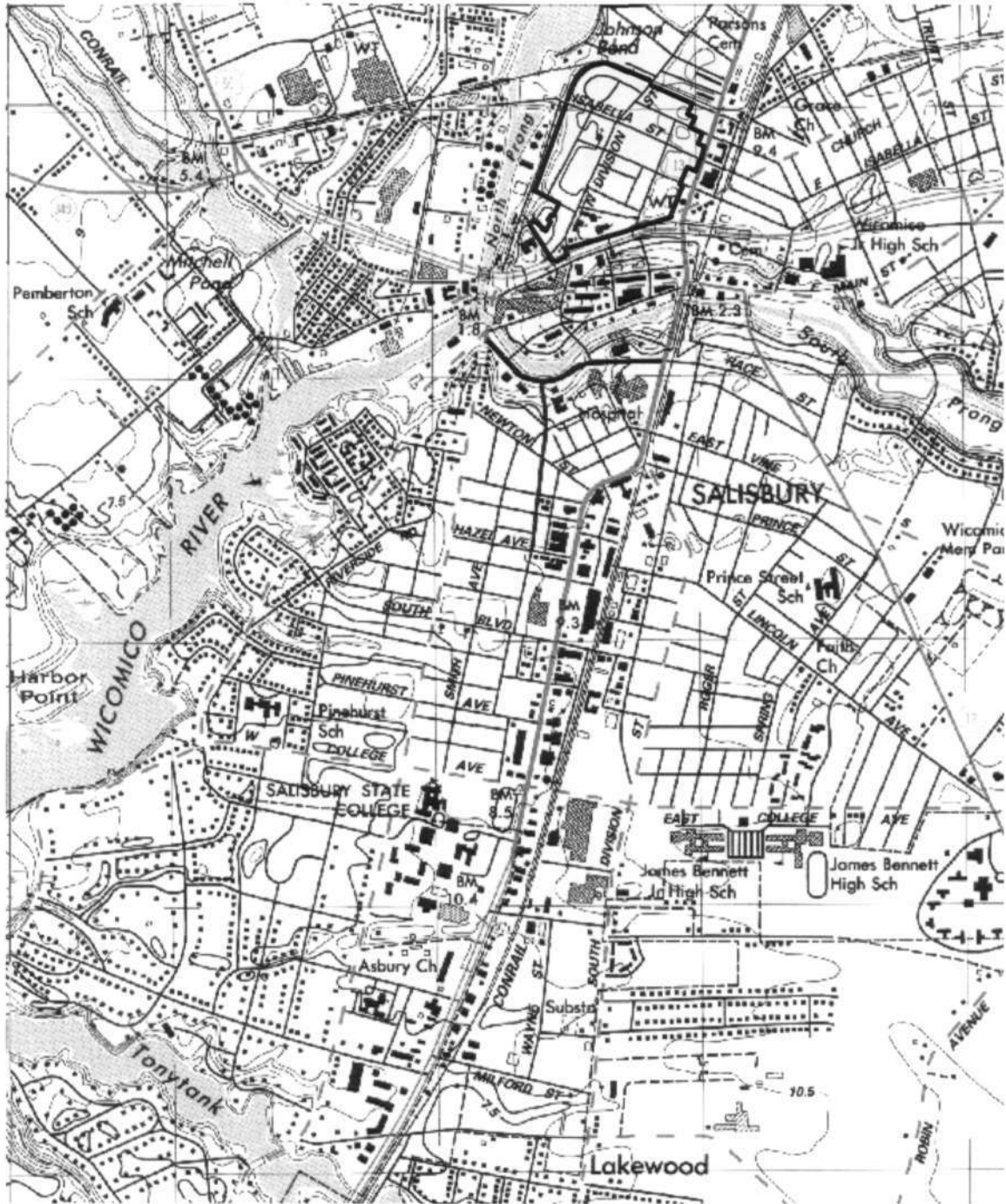
**SALISBURY**

WICOMICO CO.  
 Dist. N<sup>o</sup> 95 & B





WI-153  
Newtown Historic District  
Wicomico County  
Salisbury Quadrangle





WI-153

West Side Park Avenue

Newtown Historic District

Wicomico Co. MD

Nicole Liehmann

3/4/04

MD SHPO

Facing South

#1 of 4



WI-153

South Side w. Isabella Street  
Newtown Historic District

Wicomico Co. MD

Nicole Diehlmann

3/4/04

MD SHPO

Facing East

#2 of 4



W1-153

Park Avenue (500 & 507)

Newtown Historic District

Wicomico County, MD

Nicole Diehmann

3/4/04

MD SHPO

Facing East

#3 of 4





W1-153

SE Corner of Elizabeth & Division Streets

Newtown Historic District

Wicomico Co. MD

Nicole Diehlmann

3/4/2004

MD SHPO

Facing SE

#4 of 4

INTRODUCTION: A group of Salisburians 1974-5 promoted a movement to preserve the uniqueness of an old neighborhood known as Newtown. The culmination of this group's efforts was the acceptance of Ordinance #1142 by the Mayor, and Council of Salisbury on Feb. 10, 1975, which created the Newtown Historic District.

The purpose of Ordinance #1142 as quoted from the Ordinance, is to "regulate the construction, alteration, reconstruction, moving and demolition of structures of historic and architectural value together with their appurtenances and environmental settings within respective specified limits. This regulation is designed to safeguard the heritage of the City by preserving districts herein which reflect elements of its cultural, social, economic, political or architectural history; to stabilize and improve the property values in such districts in the City, to foster civic beauty, to strengthen the local economy and to promote the use and preservation of such historic districts in the City for the education, welfare and pleasure of the residents of the City of Salisbury."

Ordinance #1142 also provided for the establishment of a Historic District Commission whose duty it is to carry out the purpose of the Ordinance. In Section 2 of the Ordinance under item D-3-4 "Powers and Procedures" the Commission is required to give consideration to "a, b, c, d, e and Item 4".

- "a. The historic or architectural value or significance of the structure and its relations to the historic value of the surrounding area.
  - "b. The relationship of the exterior architectural features of such structure to the rest of the structure and to the surrounding area.
  - "c. The general compatibility of exterior design, arrangement, texture and materials proposed.
  - "d. Special features in historic areas such as their architectural integrity and spatial relationships among buildings. Spatial relationships include courtyards, street patterns, scale of buildings, and open space.
  - "e. To any other factors, including aesthetic factors, which the Commission deems to be pertinent.
- "4. The Historic District Commission shall pass only on exterior features of a structure and shall not consider interior arrangement, nor shall it disapprove applications except in regard to the considerations set forth above."

The "uniqueness" which is seen and felt in the Newtown Area can be described by a statement of repetitions and continuities throughout the district which lend the character to the area which the Commission merits as important to save. This pleasing flavor consists of the sum of the following details blending with one another to form a whole, which is historically and architecturally significant for Salisbury:

1. Massive late 19th and early 20th century Victorian style houses along N. Division Street corridor with strong support from similar houses on William, Elizabeth, Walnut and Isabella Streets; a parallel corridor in intensity of Victorian houses on Park Avenue.
2. Sidewalks with large shade trees encouraging pedestrian traffic.
3. A lack of large or overlighted commercial signs.
4. The retention of residential appearance in some commercial properties.
5. Repetition of the following architectural details:
  - a. Large front porches with ballusters.
  - b. Palladian windows.
  - c. Victorian "gingerbread" trim.
  - d. Colored glass windows.
  - e. Diagonal and diamond shaped pane windows.
  - f. Beveled, leaded glass windows.
  - g. East lake carving motif.
  - h. Decorative cornices, brackets, and corner boards or pilasters.
  - i. Shaped shingles i.e.; fish scale, diamond saw tooth.
  - j. Shuttered windows.
  - k. Towers, cupolas, balconies.
  - l. Predominance of clapboard.

These specific details in addition to considerations mandated by the Ordinance were used as criteria to form a classification system for Newtown properties.

COMMISSION'S SURVEY

The Commission surveyed in February 1976 each property in the Newtown area. The findings have been classified and recorded. The information, with a picture of the property, is recorded on 3 x 5 cards in a file held by the Commission. The survey will be used in future identification of properties

be used to provide the landmark list mentioned in Section V of Salisbury Historic District Commission, Rules and Regulations. The landmark list itemizes those properties which should be protected for their historical or architectural merit. Other graphic materials, i.e. maps will be composed from this information to show growth, change, or comparisons. WI-153

### CLASSIFICATION CATEGORIES

Each property has been classified according to the following categories. A coding system is used in order to abbreviate the information.

The classification categories are:

- A. Street and House No. (No abbreviations)
- B. Style of House-indicate height and materials, type

Abbreviations:

Clapboard = CB	1 Story = 1S
Aluminum Siding = Al	2 Story = 2S
Asbestos Shingle = AS	3 Story = 3S
Wood Shingle = WS	With Attic = W/A
Brick = B	
Stucco - Stu	Victorian - Vict.
Asphalt Shingle = Asp	Colonial - Col.
Formstone = F	Rancher - Ran.

- C. Approximate Date (No abbreviation)

- D. Use

Abbreviations:

Apartment = Apt  
Single family = SF  
Commercial = Com  
Duplex = Dup  
Public - Public

- E. Condition

#1 = Sound, recently painted or renovated.

#2 = Fair, needs paint and some repair.

#3 = Poor condition needs extensive repair and paint. Deteriorated.

- F. Rating Historical/Architectural

A = Must be retained, historically significant and/or exhibits many architectural details listed above and is a superior example of a period in architectural development.

B = Should be preserved, represents good example of development and style, exhibits some details from above lists and supports the environ visually by size, shape or materials.

C = Houses or buildings adjoining A or B properties and should be judged with considerable thought.

WI-153

D = Should be judged most leniently, has no significance architecturally or historically, lacks close proximity to A or B houses, or is deteriorated beyond reasonable or economic restoration.

G. House has had structural exterior modification since being built (porch removed, siding changed, trim removed, addition, etc.)

Abbreviation:

m = modified

um = unmodified.

H. General Comment: Any further piece of information which would be worthy of consideration, pertaining to history, structure, preservation or modification. Empty lots would be described in this space.

An example of the classification and coding system would be as follows for Poplar Hill Mansion:

Elizabeth 115/2S W/A CB Col./1800/Public/#1/A/m

General Comment: This house is registered with Maryland Historic Trust and is the oldest home in Newtown. Modifications have been made to front porch and removal of old kitchen.

It is the hope of the Historic District Commission that these criteria and classifications will assist in preserving the charm, character and prosperity of the Newtown District for the benefit of Salisbury's residents and posterity.

WI-153

2Sw/a/WS&AL/1910 Vict/SF/2/B/M

2Sw/a/CB/1915 Vict/SF/1/B/UM

2Sw/a/CB/1904 Vict/Apt/1 B/M Comment: This was the home of Capt. Robert G. Evans of Nanticoke, 1916 rear house added.

2Sw/a/CB/1900 Vict/SF/1/B/UM

2S/CB/1930 Dutch Col./SF/1/C/UM

2Sw/a/CB/1898/Apts/1/B/M

2Sw/a/CB/1800 Georgian/<sup>WI-90</sup> Pub/1/AA/M Comment: "Poplar Hill Mansion" the oldest house in the City of Salisbury. Front porch and rear kitchen area modified owned by City of Salisbury & maintained by the "Friends of Poplar. Restored 1975-76 by Wicomico County.

2S w/a/AL/1905 Vict/SF/2/B/M

2S w/a/AS/1910/Apts/2/C/M

2S/CB/1920/P/T/D/UM  
2S/B/1920/SF/2/D/UM  
1S/B/1970/COM/I/D/UM

1S/WS(Red)/1930/COW/1/D/UM

1S/Cinder Block/1970/COM/D/UM

1S/B&AL/1970/COM/1/D/UM

Poplar Mansion Back Yard

Truck Parking Lot

1S/B/1965/1st National Bank/1/D/M  
Comment: "C" rating is given as this corner is an entrance to Historic District and consideration should be gi



POPLAR HILL AVE.

2S/CB/1915/SF/2/C/UM

2S/AS/1915/SF/1/C/M

2S w/a/CB/1900/SF/1/A/U.

2S w/a/AS/1905 Vict/MF/2/B/M

2S/CB/1910 Vict/SF/2/B/UM

2S w/a/AS/1910 Vict/1/B

2S w/a/AL/1900/SF/2/B/M

2S/AS/1915/SF/1/C/M

w/a/WS/1920/COM/1/C/M

2S/CB/1920/SF/1/C/UM

Empty Lot

2S w/a/AL/Vict 1910/COM/1/B/M

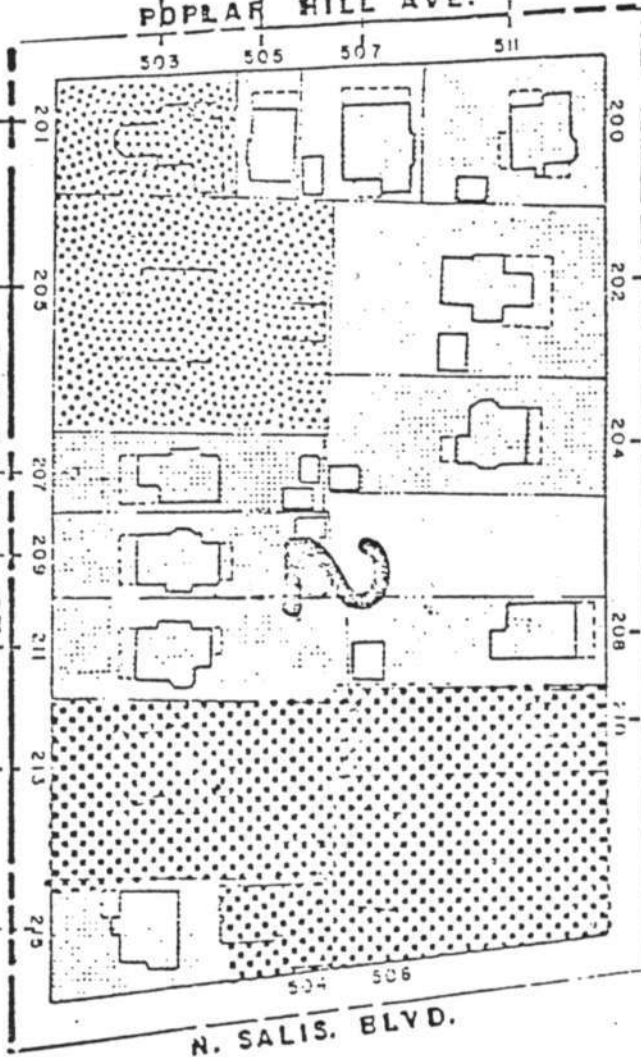
2S/CB/1920/SF/1/C/M

1S/AS/1940/SF/2/D/UM

E. ISABELLA ST.

ELIZABETH ST.

N. SALIS. BLYD.



2S w/a/CB/1895 Vict. Queen Anne  
1/A+/UM-----

2S w/a/B/1930/1/C/UM-----

3S/CB/Vict Greek Revival/SF/  
1870/1/A+/UM-----

Comment: Excellent example of  
"Steamboat" Victoriana seen a  
long Mississippi River.

2S w/a/CB/Vict/1900/SF/1/B/UM

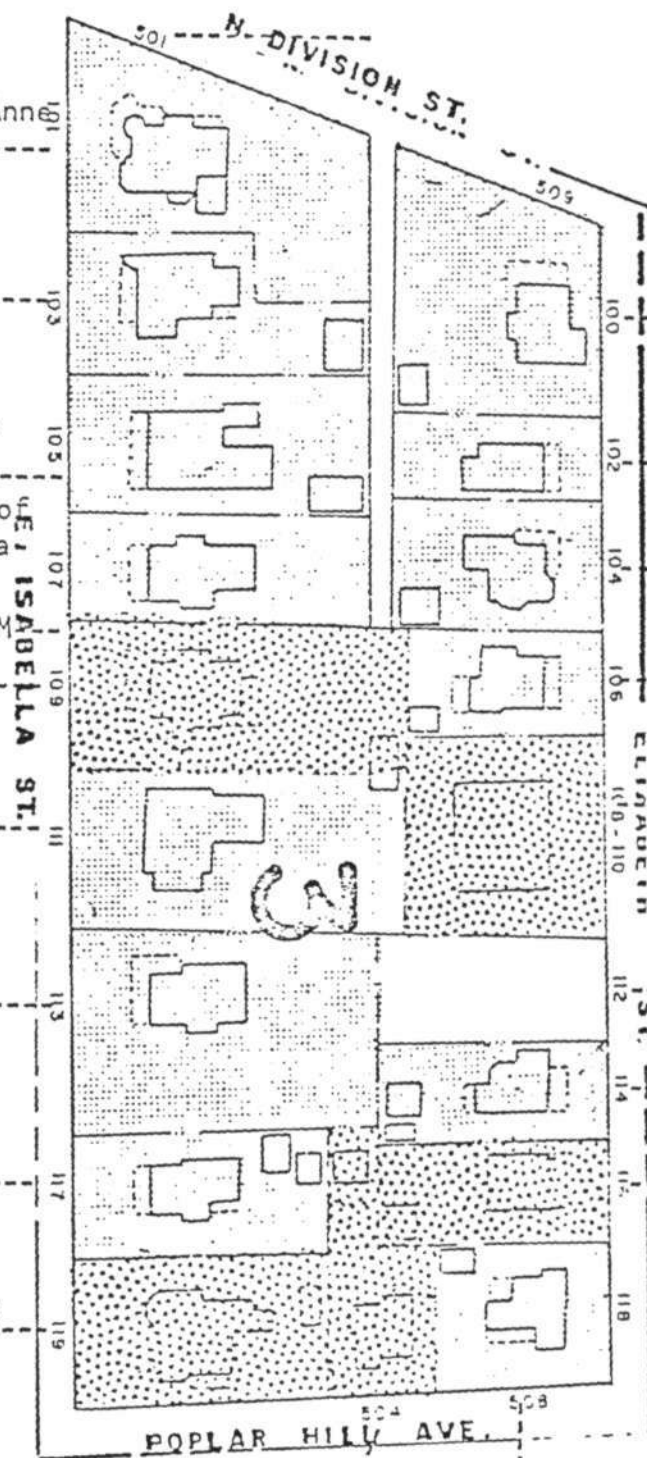
2S w/a/AL/Vict/1900/MF/2/A/M-----

2S/CB/1940 Co1./SF/1/C/UM-----

2S w/a/AS/1895 Vict/SF/1/A/M-----

2S w/a/CB/Vict 1900/SF/1/B/M-----

2S w/a/CB/Vict 1895/MF/1/A/UM-----



1S w/a/WS&CL/Cottage  
1890/SF/1/A/M Comment  
is only example of C  
Victoria in neighbor

2S w/a/CB/Vict 1920/

2S w/a/CB/1906/SF/1/A  
Comment: Built by Ma

2S w/a/AS/1915/SF/2/C/

2S w/a/BR&AL/MF/1/D/U  
Comment: These apts. are  
ly out of scale and rhy  
with the block.

Empty lot

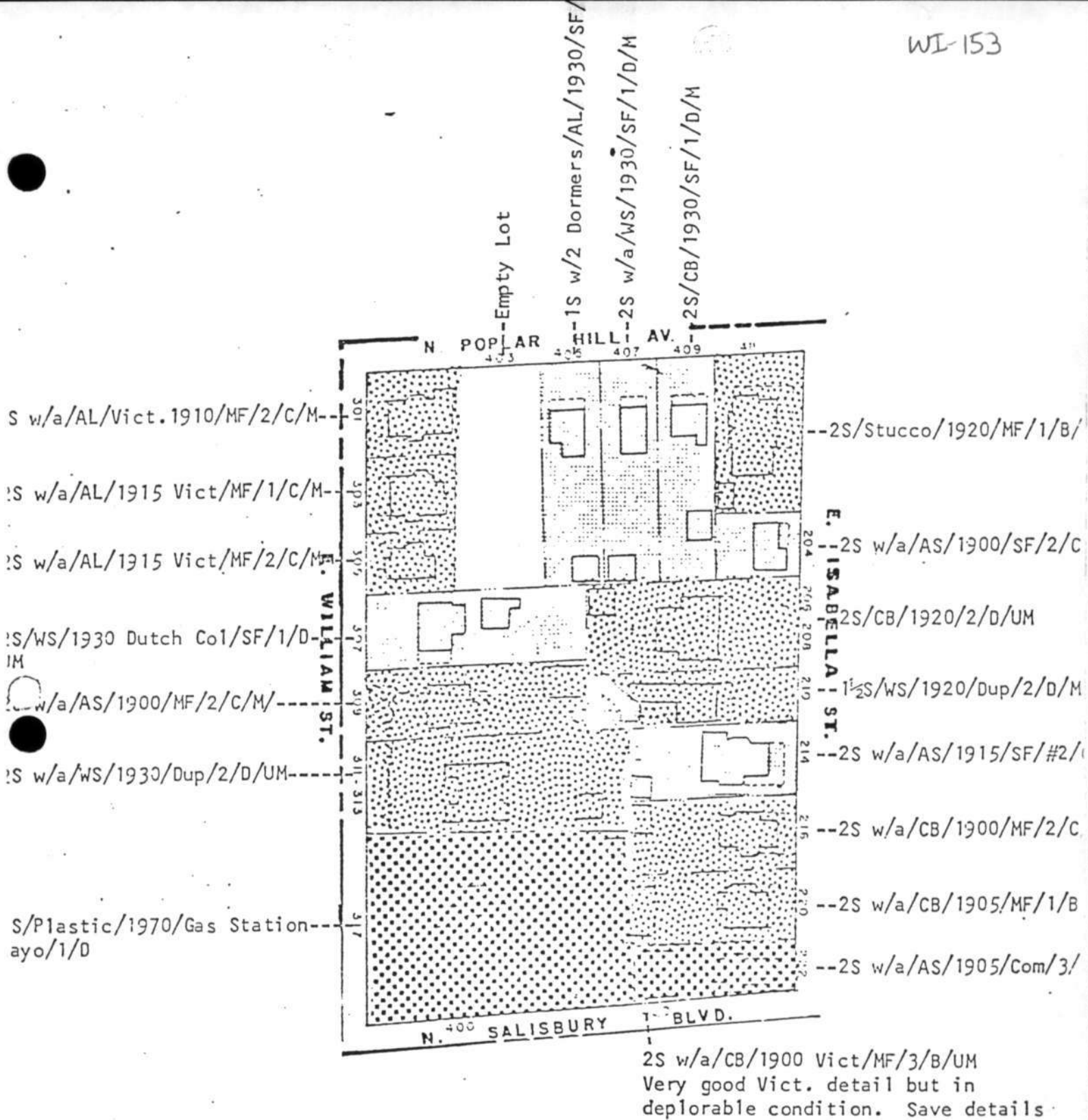
2S w/a/AS/1910/SF/1/C/M

2S w/a/AS/1910/MF/1/C/M

2S w/a/CB/Vict 1910/MF/2/A/M  
Comment: This house has many  
good details and owner should  
be encouraged into good restor-  
ation.

2S w/a/CB/Vict 1901/SF/1/B/M





Empty Lot

1S w/2 Dormers/AL/1930/SF/

2S w/a/WS/1930/SF/1/D/M

2S/CB/1930/SF/1/D/M

S w/a/AL/Vict. 1910/MF/2/C/M

2S w/a/AL/1915 Vict/MF/1/C/M

2S w/a/AL/1915 Vict/MF/2/C/M

2S/WS/1930 Dutch Co1/SF/1/D/UM

2S w/a/AS/1900/MF/2/C/M

2S w/a/WS/1930/Dup/2/D/UM

S/Plastic/1970/Gas Station  
ayo/1/D

2S/Stucco/1920/MF/1/B/

2S w/a/AS/1900/SF/2/C

2S/CB/1920/2/D/UM

1 1/2 S/WS/1920/Dup/2/D/M

2S w/a/AS/1915/SF/#2/

2S w/a/CB/1900/MF/2/C

2S w/a/CB/1905/MF/1/B

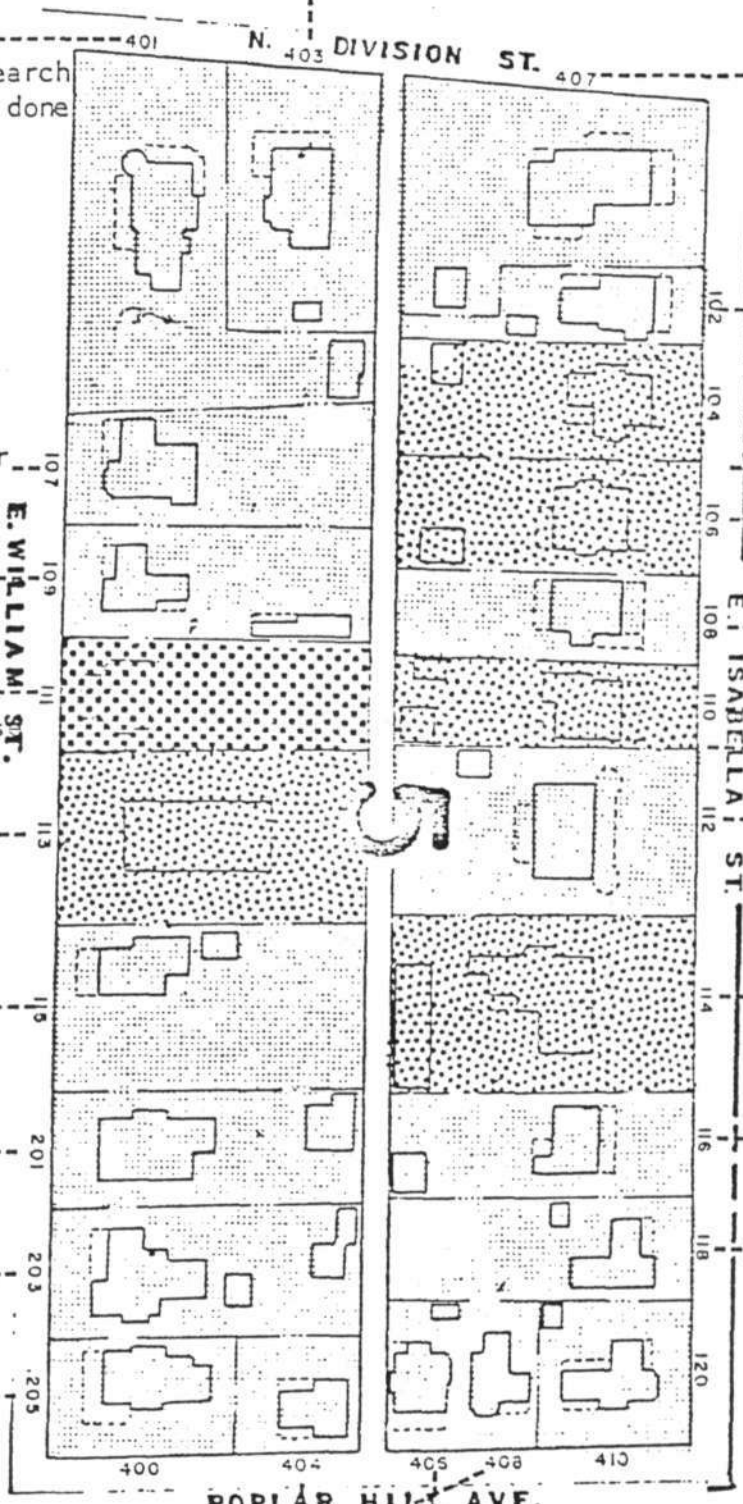
2S w/a/AS/1905/Com/3/

2S w/a/CB/1900 Vict/MF/3/B/UM  
Very good Vict. detail but in  
deplorable condition. Save details

WI-13 E

2S w/a/AL/1920/SF/1/C/M

2S w/a/CB/1387/2/A+/M  
"Gillis Grier" House, research & documentation should be done on this fine "Queen Anne Style"



2S w/a/B/1910/SF/2/

2S w/a/CB/1890/MF/1/  
Comment: House was moved from site of 4 N. Division around 1

2S w/a/AL/1900/MF/1/  
2S w/a/CB/1900/MF/2/

2S w/a/CB/1895/SF/2/  
House has good example early oriel windows.

2S w/a/AS/1895/MF/2/

2S w/a/B/1900/SF w/o 2/A/M

2S w/a/AL/1900/MF/1/

2S w/a/WS/1928/SF/1/

2S w/a/CB/1895/SF/1/

2S w/a/CB/1893/SF/1/A/M  
Comment: Modification minor enclosure of side porch.

2S w/a/AL/1900/SF/1/B/M

2S w/a/AS/1390/Com/2/B/M  
Comment: House is case house

2S w/a/BR&AL/1969/Apts./1/D/M

2S w/a/AL/1390/SF/1/C/M

2S w/a/CB/1390/SF/2/B/M

2S w/a/CB/1885/SF/1/B/M

2S w/a/CB/1875/SF/1/A/M

2S w/a/AS/1900/SF/2/B/M

2S w/a/CB/1920/SF/2/B/M

2S w/a/CB/1890/SF/1/B/M

Comments: Gingerbread and railing recently removed (1976).

2S/B/1905/Apts./1/C  
IM probably/ Eyebrows  
over windows.

2S w/a/CB/1915/SF/3

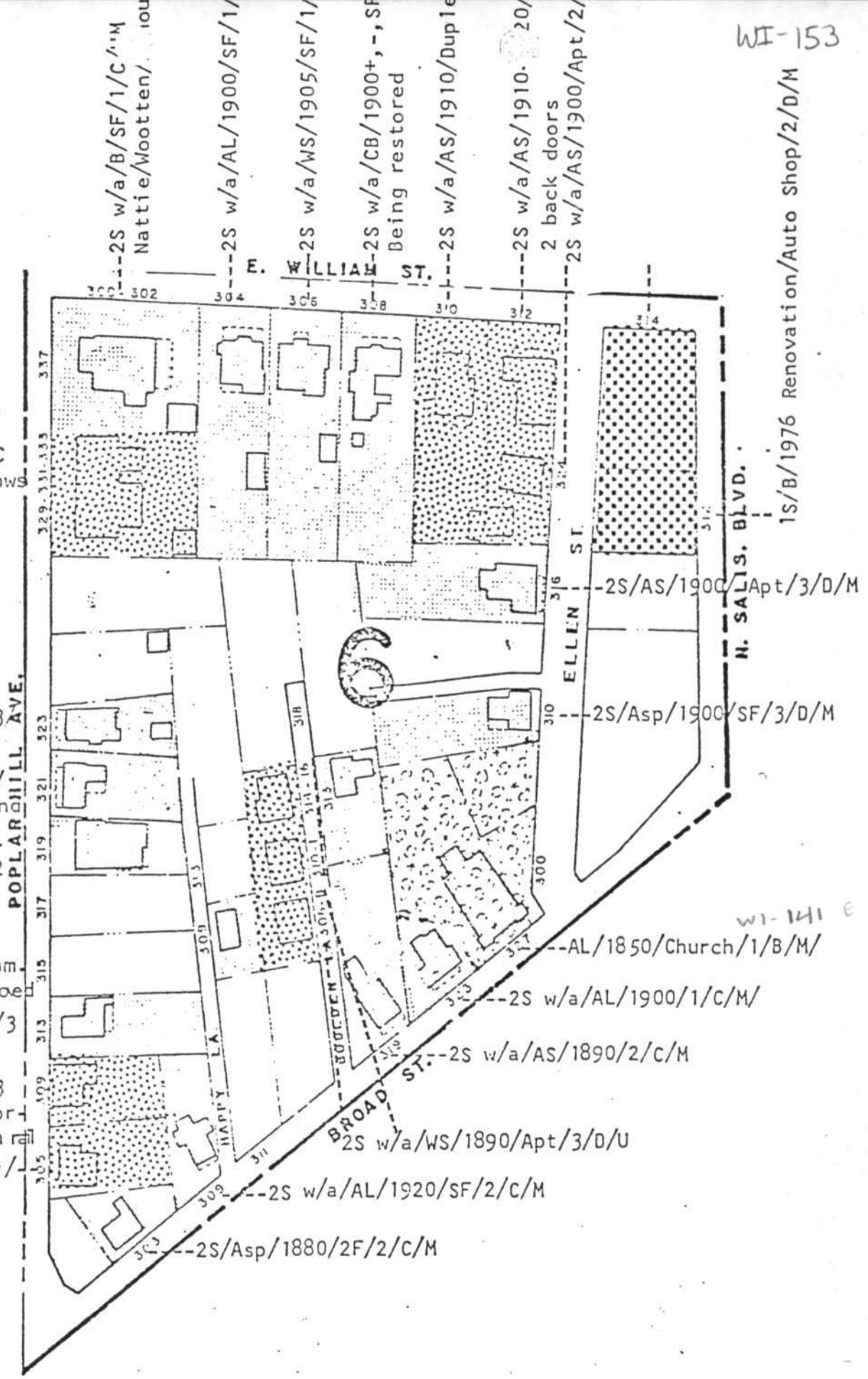
2S w/a/1900/SF/3/C/  
4-nice center diam  
shaped windows  
2S/AS/upstairs win-  
dows 2-2-1900/SF/2  
2/M

2S w/a/AS/1900/2-fam.  
3/C/M-ft. porch removed

2S w/a/Asp/1900/SF/3  
2/M

2S/WS/1910/2-fam./3  
better than neighbor  
hood/C/M-miss porch rail

2S/AS/1910/2 family/  
3/C/M



1S/B/1976 Renovation/Auto Shop/2/D/M

2S/AS/1900/Apt/3/D/M

2S/Asp/1900/SF/3/D/M

AL/1850/Church/1/B/M/

2S w/a/AL/1900/1/C/M/

2S w/a/AS/1890/2/C/M

2S w/a/WS/1890/Apt/3/D/U

2S w/a/AL/1920/SF/2/C/M

2S/Asp/1880/2F/2/C/M

3S/CB/1860/SF/1/A/M  
Comment: Modification enclosed 2nd floor porch.

1S/B/1950 Ranch  
1/C/U/Comment:  
House has no h  
torical signif  
Should be cons  
proximity to 'Gr

2S w/a/AS/1890/Apt/2/C/M

2S w/a/AS/1890/Apt/2/C/M

2S w/a/AL/1850  
1/B/M/Comment:  
house moved fr  
area of 316 N.

2S w/a/CB/1890,  
2/B/M

2S w/a/AS/186  
2/B/M

2S w/a/CB/188  
Apt/1/B/M

2S w/a/CB/191  
1/B/U

2S w/a/CB/1910/2F/2/B/M/Com  
ment: AS rear  
2S w/a/CB/?/wic. Historic So  
ciety Museum/1/B/UM

2S w/a/CB/1910/SF/2/B/UM

2S w/a/WS/192  
1/C/U

2S w/a/CB/1910/SF/1/2/M

2S w/a/CB/1900,  
2/B/UM

2S w/a/AS/188  
1/A/M

2S w/a/AS/191  
2F/1/C/M

w/a/CB/1900-?/  
rding.Home/1/B/  
ment: Nice  
trim.

2S w/a/Asp/1900  
Dup/2/C/M

2S w/a/CB/1900/  
SF/2/B/UM/

2S w/a/Asp/1900/  
2F/2/C/M

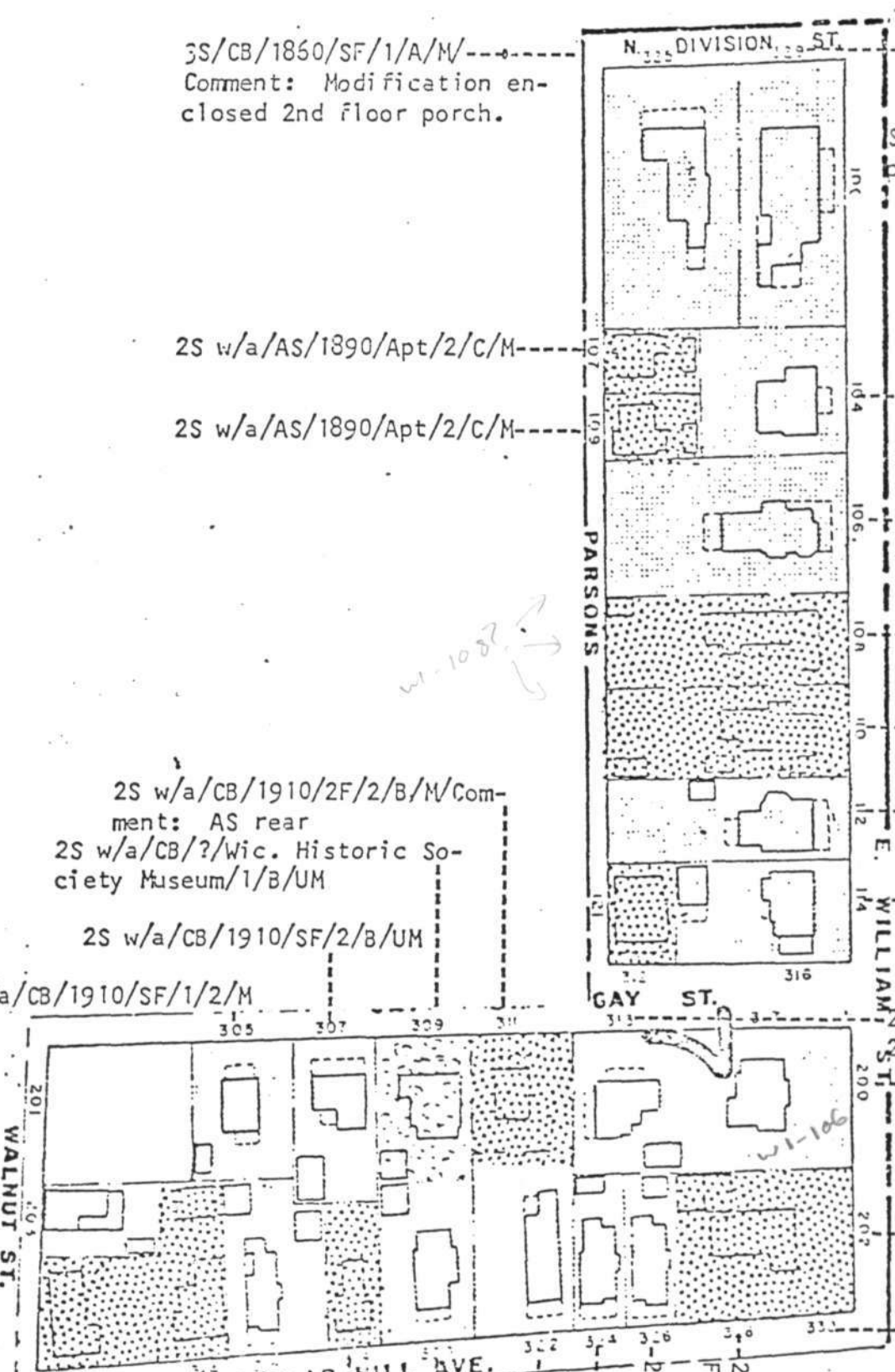
2S w/a/CD/1895/SF  
2/B/UN/Comments:  
Shingles porch rail

2S w/a/AS/1910/SF  
2/C/M

2S w/a/AS/1900/SF  
A/C/M/Vict. Window

2S w/a/AS/1900/SF/2  
C/M

2S w/a/AS/?/ Multi-  
Fami Ty/2/C/M



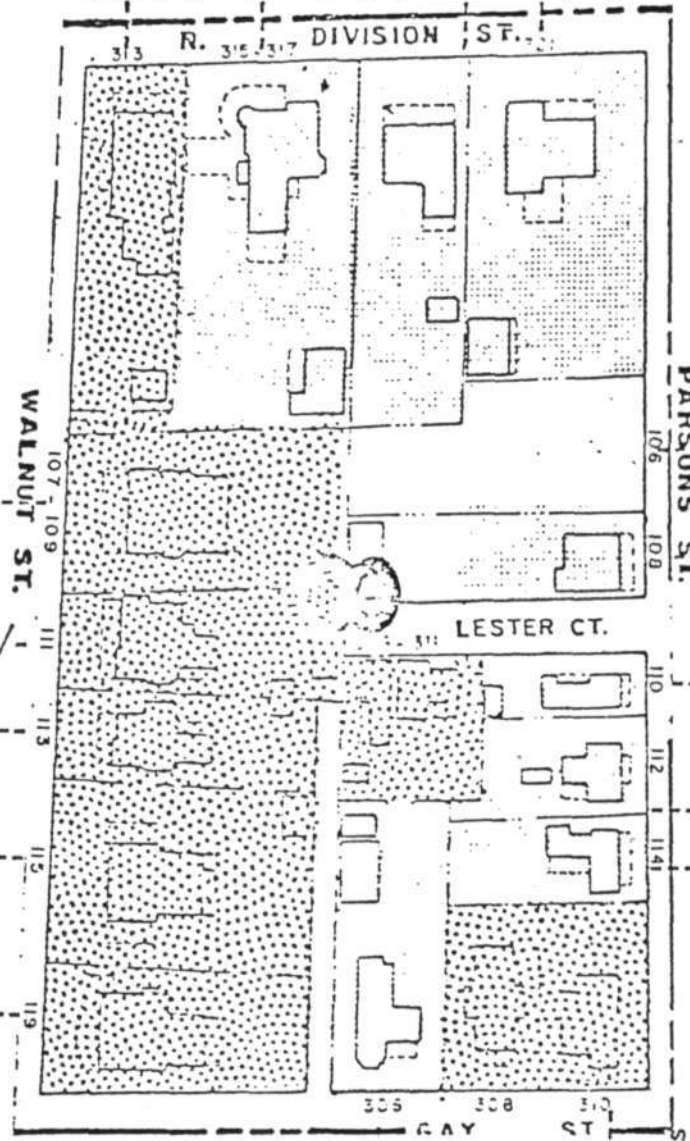
2S w/a/AL/1876/Apts/1  
 Comment: Example of r  
 which destroyed all g  
 Architectural feature

2S w/a/AL&CB/Fed. Vic  
 1897/SF/1/A/M House  
 in 3 sections, has ma  
 details of Vict. Outb  
 org. barn & carriage

2S w/a/CB&Slate/1920'  
 1/B/U

1S w/a/CB&WS/1900+SF/  
 Comment: Outstanding  
 of shingle work.

WI-62



2S w/a/AS/1900+ Vict Co1/Apt/2/C/M-  
 Comment: Mansard Front Roof

2S w/a/AS&WS/1900 Vict. trans/Apt/-  
 1/B

2S w/a/AL-slate/1905+/Apt/2/B/M-----

2S w/a/AL/1935 Co1./Dup/1/C/UM-----

2S w/a/AS&WS/1900/Apt/2/B/M-----

Private garden to

2S w/a/WS/1930+/S.  
 Comment: House has  
 large garages in t

2 w/a/AS/1905/SF/  
 Comment: House ex  
 sively modified.

2S w/a/AS/1910+/SI

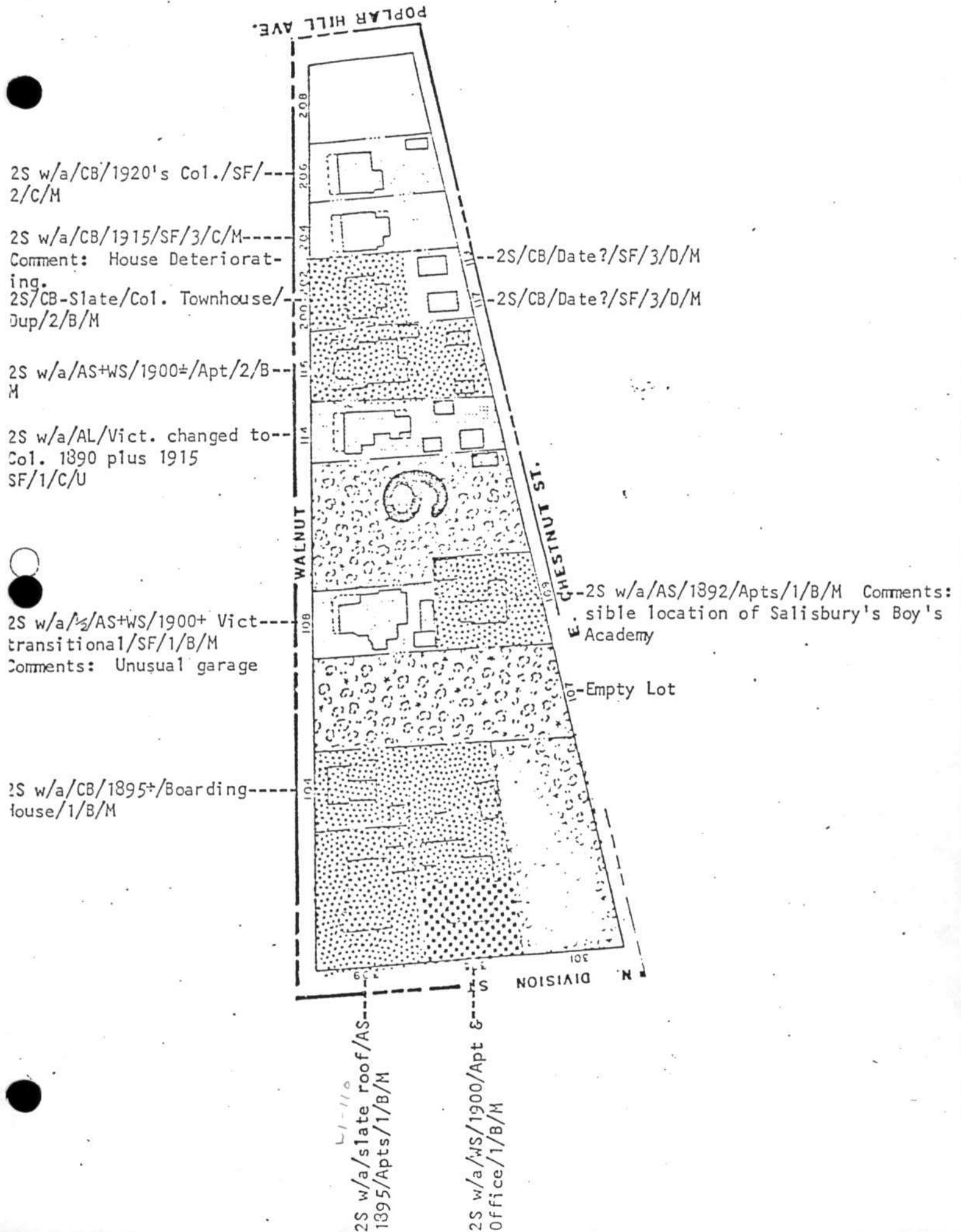
2S w/a/

309 Lester Ct. 2S w/a/AS/1910+/-SF/3/D/M  
 311 Lester Ct. 2S/AS/1870+/-SF/3/B/M

2S w/a/AS-slate/1895/SF/1/B/M-----

2S w/a/AS/1890's/Apt/3+/D/M/Com-  
 t: condition and environs of  
 this house are deplorable.

2S w/a/AS/1890's/Apt/2/D/M-----  
 Comments: This house has exten-  
 sive modification & it's surrounds  
 always appear unkept.



Parking Church

2S/CB/Date?/SF/3/p/U

Demolished

E. CHESTNUT ST.

POPLAR HILL AVE.

2S/AL/1895/Apt

2S w/steeple/Graystone/1887  
C/M/Comments: Old Asbury  
Methodist Church W1-63

2S/Cinder Blk/S  
1940's/2/D/M/Can

2S w/steeple/B/Col/1/C/U-  
Comment: Allen Memorial  
Church

2S/AS/1900 Vict/Apts/  
2Sw/a/WS/1940's Col/Apt/1  
2S w/a/WS/1930's/Apt/2/D/UM  
Demolish - Church Green & Parking

2S w/a/AS/Date?/Apts/1/D/M

Demolished - Church Green  
2S w/a/AS/Vict 1380?/SF/1/C/M/Comment: Some  
interesting detail; shingles porch

2S w/a/WS/1905?/Apts/1/C/

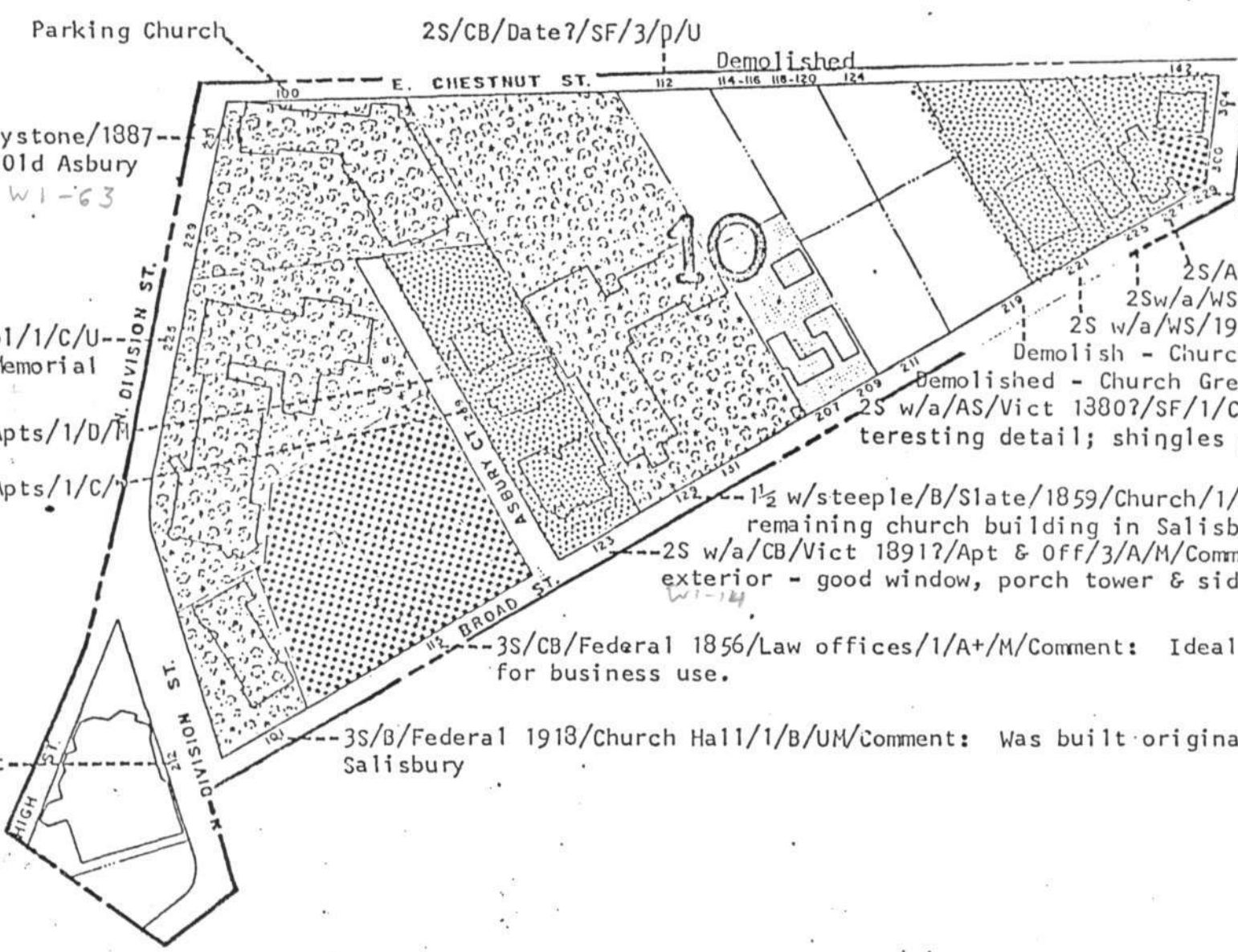
1/2 w/steeple/B/Slate/1859/Church/1/A/M/Comment: Old  
remaining church building in Salisbury

2S w/a/CB/Vict 1891?/Apt & Off/3/A/M/Comment: Excellent V  
exterior - good window, porch tower & side  
W1-144

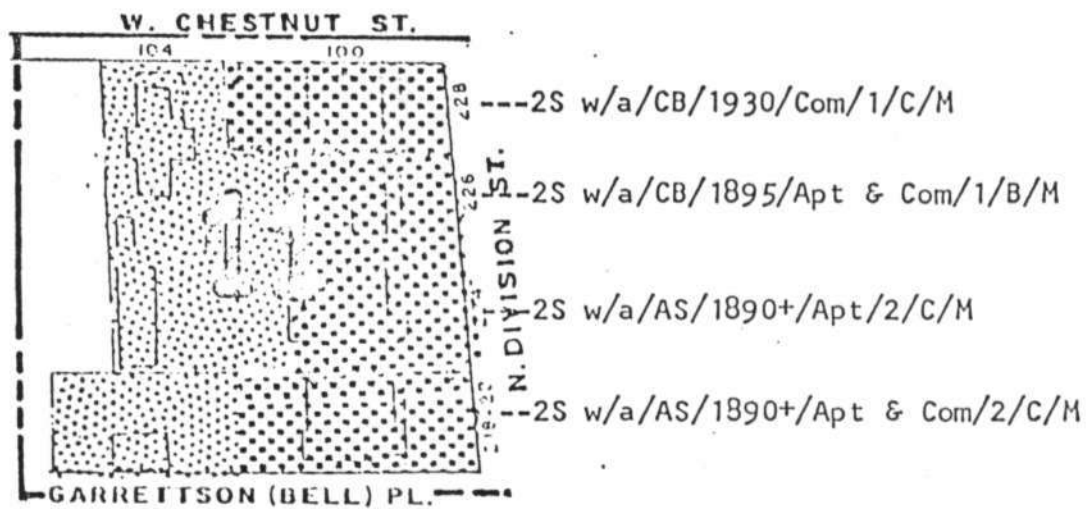
3S/CB/Federal 1856/Law offices/1/A+/M/Comment: Ideal example of resto  
for business use.

Community Methodist  
Church W1-64

3S/B/Federal 1918/Church Hall/1/B/UM/Comment: Was built originally as 1st YMCA o  
Salisbury



W1-153



WF-153



2S w/a/CB/1910/SF/1/B/U      2S w/a/CB/1910/SF/1/C/M

W. WILLIAM ST.

S w/a/AL & AS/1900/Apt/1/M

S w/a/CB & WS/1890/Apt/2/B/M  
Comment: House has good  
lect. trim.

S w/a/B/1905/SF/1/B/M

S w/a/CB/1907/SF/1/B/M

S w/a/CB/1895/Apt/1/B/M  
Comment: House has nice  
urret

S w/a/CB/1900/Apt/2/C/M

S w/a/AS/1890/Apt/1/B/M

S w/a/AL/Date?/Apt/1/D/M

S w/a/CB/1900/SF/1/B/U  
Comment: House has oriel  
nice stain glass windows

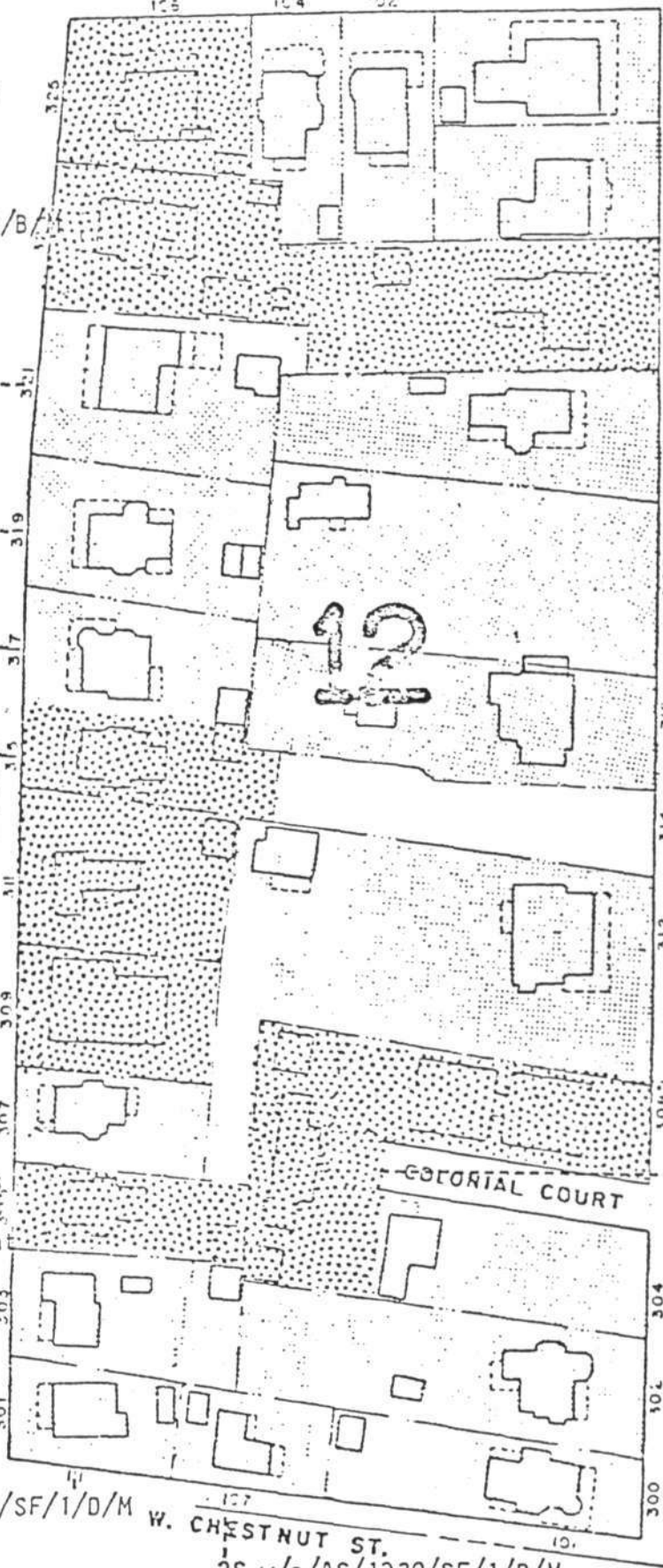
S w/a/AS/1900+/Apt/2/C/M  
Comment: House needs pain  
nd gutters ('76)

S w/a/AS/1900/SF/1/C/M  
Comment: House has been  
xtensively modified

2S w/a/WS/1930/SF/1/D/M

W. CHESTNUT ST.

2S w/a/AS/1930/SF/1/D/M



-2S w/a/B/1909/SF/1/B/  
"Holloway House"

-2S w/a/CB/1920/SF/1/B/

-2S w/a/AS/1880/Apt/1/E

-2S w/a/AS/1880/SF/1/B/

-2S w/a/CB/1880/SF/SF/1  
Comment: This house is  
most unusual in style &  
pears to have some 18th  
tury characteristics

-2S w/a/B/1926/SF/1/

Empty Lot

-2S w/a/B/1900/SF/1/A

-3S/Stu/1940/Apt/1/D/C

-3S/ASP/1870/Apt/2/B/M  
Comment: House is ve  
poorly modified alumi  
siding placed May '77

-1S w/a/AS/1930-40/SF/

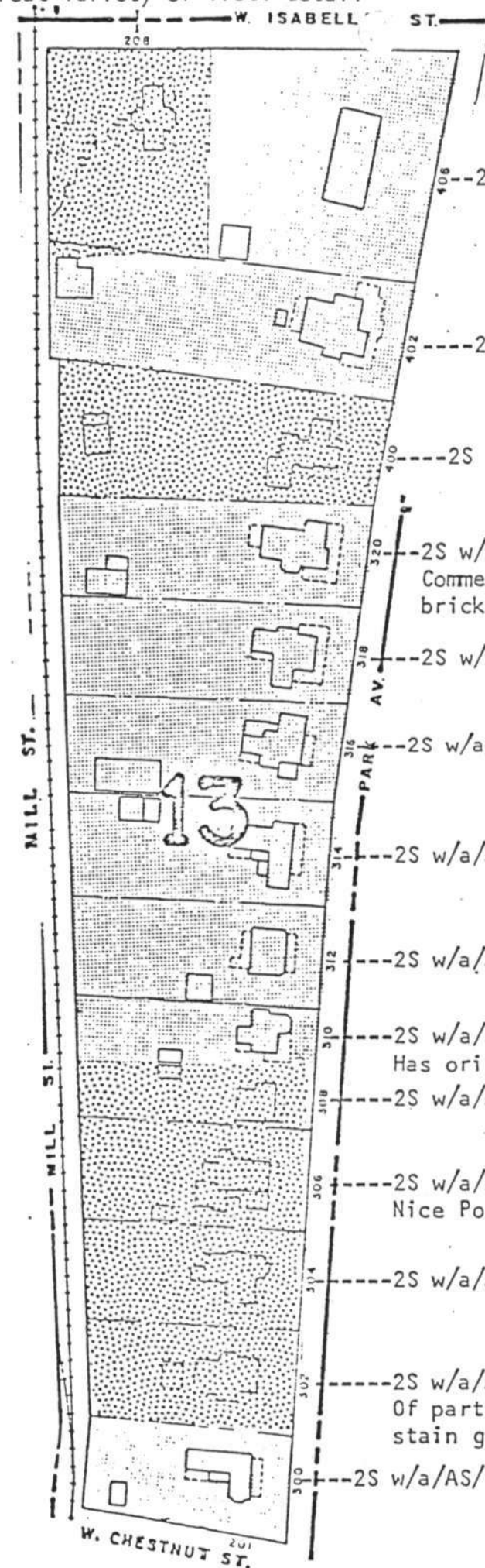
--2S w/a/AS/1880/SF/1/A

--1S w/a/CB/1890/SF/1/E

N. DIVISION

a great variety of Vict. detail

WI-153



106 --- 2S w/a/B/1920/SF/1/B/U

102 --- 2S w/a/B/1890/SF/1/B/M

400 --- 2S w/a/AL/1890?/Apt/1/A/M

320 --- 2S w/a/AL/1890/SF/1/B/M  
Comment: House has handsome brick Foundation

318 --- 2S w/a/AL/1895?/SF/1/B/M

316 --- 2S w/a/AS/1860?/SF/1/B/M

314 --- 2S w/a/AL/1850/SF/1/B/M

312 --- 2S w/a/AS/1895/SF/2/B/M

310 --- 2S w/a/AS/1880/SF/2/B/M/Comment  
Has original slate roof

308 --- 2S w/a/AS/1925/Apt/1/C/M

306 --- 2S w/a/AS/1850/Apt/1/B/M/Comment  
Nice Porch Trim

304 --- 2S w/a/AS/1900/Apt/1/B/M

302 --- 2S w/a/AS/1882/Apt/1/B/M/Comment  
Of particular note porch rail,  
stain glass, top peak detail

300 --- 2S w/a/AS/1391/SF/1/B/M

MILL ST.

MILL ST.

W. CHESTNUT ST.

W. ISABELL ST.

208

201

/WS/1930/SF/2/C/U  
/AL/1380/Apts/2/B/M/Comment:  
house has many good Vict. Features  
ould be restored.



2S w/a/WS/1925/SF/1/C/U

2S w/a/CB/1380/SF/1/B/

2S w/a/WS/1880/SF/1/  
Comment: House was  
inally Clapboard, Por  
added and made close  
ground.

2S w/a/AL/1900/SF/1/

2S w/steeples/Stone/1922/Bethesda Church

2S w/a/AS/1395/Com/1/A/M (Church House)

2S w/a/AL/1385/Apt/1/A/M

1S/B/1935/SF/1/D/U

1S/B/1930/SF/1/D/U

ISABELLA ST.

2S w/a/B/1930/SF/1/D/UM

2S w/a/WS/1936/SF/1/D/UM

2S w/a/WS/1945/SF/1/D/U

1S/B/1950/SF/1/D/U

1S/B&WS/1950/SF/1/D/U

2S/BR/1940/SF/1/D/U

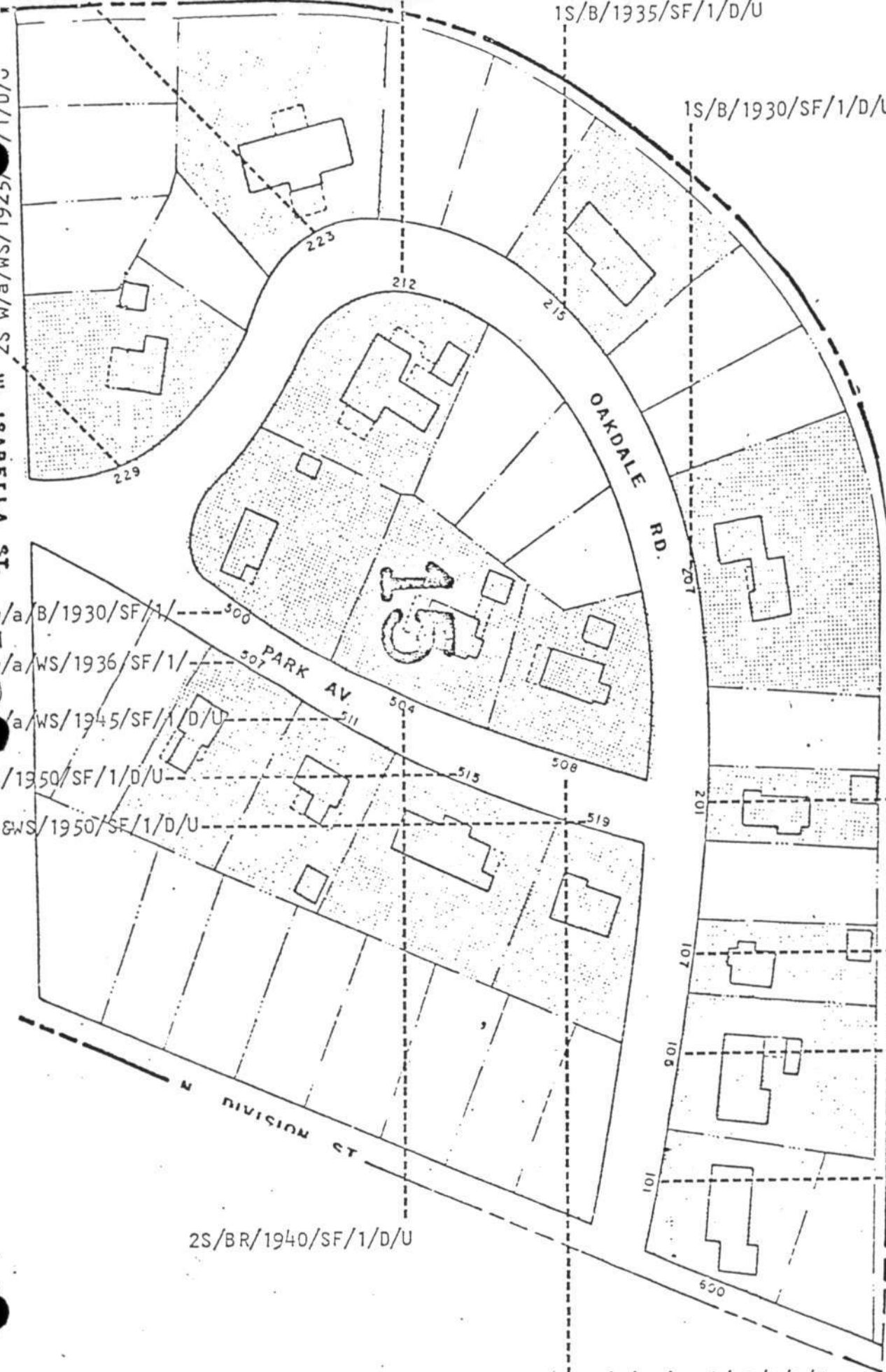
2S w/a/WS/1936/SF/1/D/U

1S/B&WS/1950/SF/1/D/U

2S w/a/CB/1950/SF/1/D/M

1S/B&AL/1950/SF/1/D/U

B&AL/1970/SF/1/D/U





Newtown  
Historic District

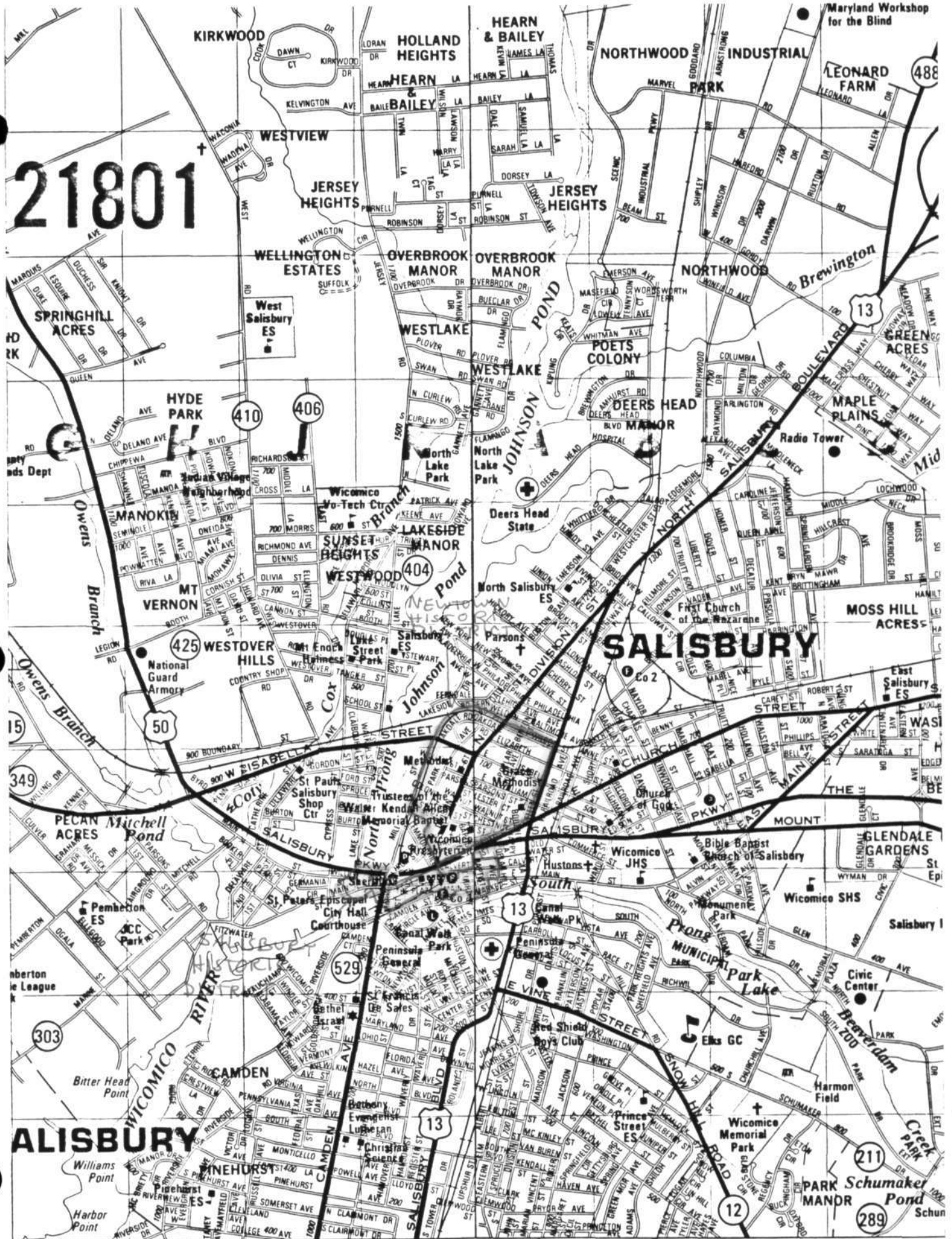
WI-153

Salisbury-Wicomico County Planning & Zoning Commission

153 2/25/83

10 24 83

21801



W1-153 Newtown Historic District



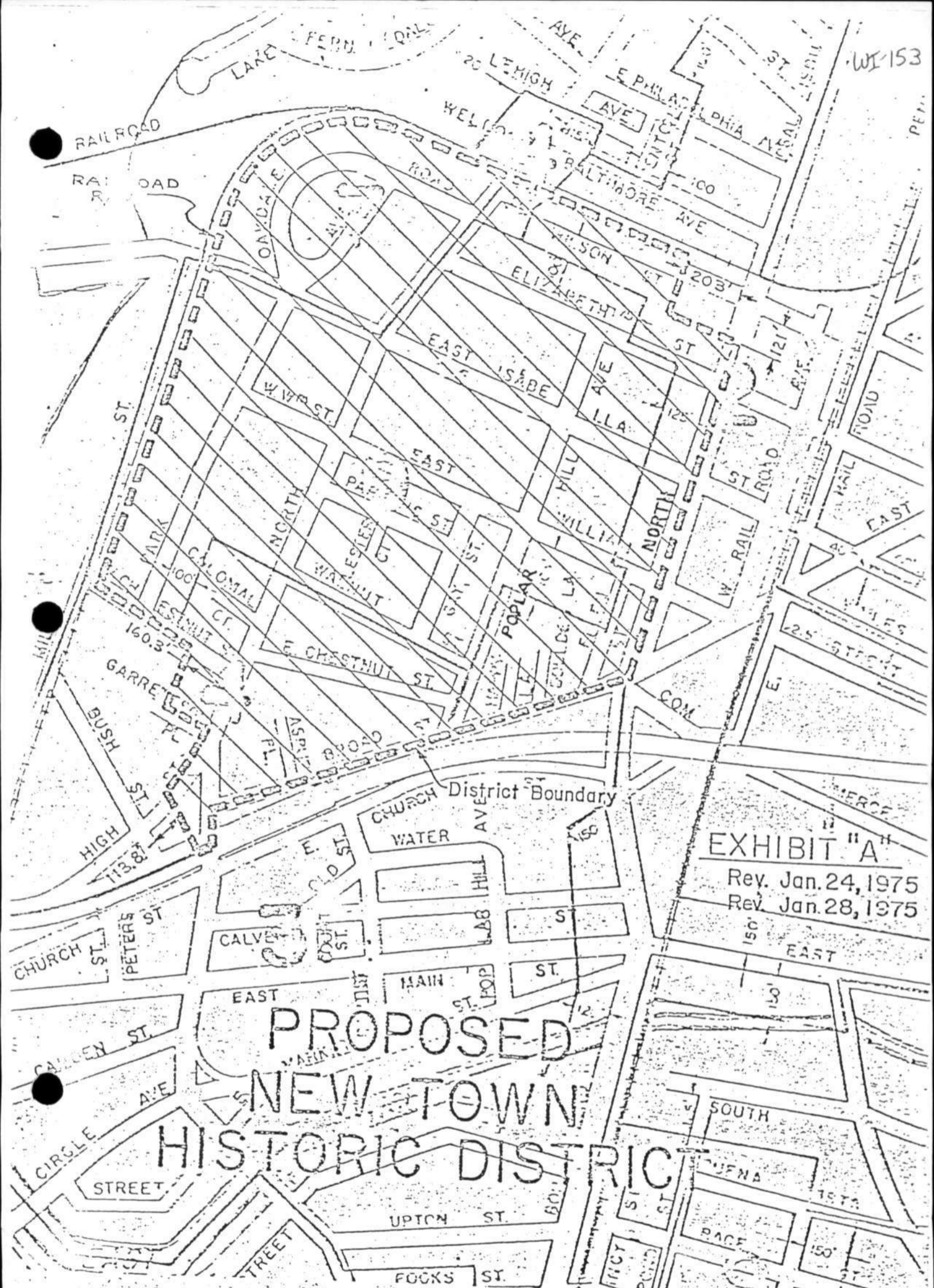


EXHIBIT "A"  
 Rev. Jan. 24, 1975  
 Rev. Jan. 28, 1975

**PROPOSED  
 NEW TOWN  
 HISTORIC DISTRICT**

boundaries of which shall be established in accordance with the appropriate provisions of the Zoning Regulations of the City of Salisbury as amended from time to time.

- b. As used herein the term "structure" means a combination of material to form a construction that is stable; including among other things, buildings, stadiums, reviewing stands, platforms,



# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** April 27, 2022

**Time:** 7:00 pm

**Location:** Government Office Building  
125 N. Division Street  
Salisbury, MD 21801  
Room 306 or Zoom

**Case Number:** #22-16

**Commission Considering:** New Construction

**Owner's Name:** Jeffrey Dean

**Applicant Name:** same as owner  
**Applicant's Address:**

**Agent/Contractor:** None Indicated

**Subject Property Address:** 303 Middle Blvd.

**Historic District:** Camden

**Use Category:** Residential

**Zoning Classification:** R-8

**Chairman:** Scott Saxman, Chairman

**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 3/24/22 (date)

Date Submitted: 3/24/22  
Date Accepted as Complete: 3/24/22  
Subject Location: 303 MIDDLE BLVD  
Application by: JEFF DEAN  
Applicant Address: 303 MIDDLE BLVD  
Applicant Phone: 443-783-5308

Case #: 22-16  
Action Required By (45 days): 5/8/22

Owner Name: JEFF DEAN  
Owner Address: 303 MIDDLE BLVD  
Owner Phone: 443-783-5308  
Owner Email: paramedic608@gmail.com

Work Involves:  Alterations  New Construction  Addition  Other \_\_\_\_\_  
 Demolition  Sign  Awning Estimated Cost 10-20K

**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.

I am removing a rotten side porch, repairing the existing brick + poured concrete foundation, and rebuilding as an enclosed, non-conditioned sun room with a hip roof, using the house's original 1920s design to guide the design.

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](http://www.ci.salisbury.md.us).

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on April 27, 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 [Signature]  
Jessica Budd 3/25/22  
Application Processor (Date)

Date 3/24/22  
Brian Soper 3/25/22  
Secretary, S.H.D.C. (Date)

Building Permit Application/Historic District Application for Porch Demo  
and Enclosed Sunroom Rebuild  
303 Middle Blvd  
Salisbury, MD 21801  
Owner: Jeff Dean  
Paramedic600@gmail.com  
443-783-5308

Dear Salisbury Historic Commission:

My name is Jeff Dean and I am the owner and occupant of 303 Middle Blvd, Salisbury, MD. The exact details of the original construction of my home are a bit inexact but I have researched the issue over the years and feel I have a pretty good idea of the original configuration of my home.

I believe my house was built in 1925, though I believe land records indicate 1920. My evidence for this is a date button nailed into an old exterior door frame that is stamped "25" and the fact that the closest floor plan to my own home was found in a 1925 Montgomery Ward Wardway Catalog, for the model called "The Princeton" or in later years, "The Elizabeth." Each year's model configurations changed ever so slightly, as I'm sure you know, so while there are small differences from the documentation I have found, I do believe my home is a version of the Wardway Elizabeth, aka the Princeton-1<sup>st</sup>, I just can't tell which exact year. I also believe that builders probably put their own touches on each house, as I see subtle differences in the other Dutch Colonial homes in my neighborhood, though most of them are clearly cousins to each other.

All of this is to say that I am quite confident that the mess of a porch that is currently rotting off of my house is not the original porch that was built on this house. For one thing, it has a modern rubber flat roof, when all versions of the side porch or sunroom in Wardway catalogs and also most of my neighbors homes have hip roofs. I have included photos below to this effect.

Further evidence of the original hip roof is that the brick foundation is 8' x 16', which points directly to a perfectly symmetrical hip roof, even with a soffit overhang of a foot or two.

Most of the Wardway Dutch Colonial models and versions have enclosed sunrooms with hip roofs, as do virtually all of my neighbors who own Dutch Colonials. As such my intention is to rebuild this part of the house as an enclosed sunroom with eight windows matching the windows already installed in my home.

Please note that my home had all of its windows replaced before I purchased the home in 2010, so all of my windows are vinyl replacement windows. The windows are four over four colonial double hung windows with mullions between two panes of glass, if I am using the correct terms. Photos below.

Further, the house was entirely reclad in white aluminum siding at some point in the past. I don't actually like the aluminum siding on my house, so ideally I would like to finish the sunroom in Hardie Panel "cedar" shakes as pictured in the catalog images. I will be painting the entire

house this summer with the intention of blending the new construction with the old. Aluminum siding is extremely expensive right now, and can only be sourced locally to my understanding from Dealer's Building Supply who tell me they bought Alcoa's stock when Alcoa went out of business decades ago. I think it would be much nicer looking with clean Hardie shakes installed on the small amount of the structure that will not be consisting of windows.

The Wardway plans show 8 windows total in the sunroom.

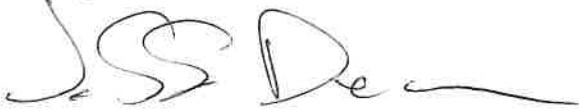
Mr. William Holland visited my home on March 23, 2022 and agreed that the existing porch must be demolished immediately for safety, and advised me to do so at my earliest opportunity, which I will begin hopefully the day following the writing of this application, i.e. March 25, 2022. He told me to submit my documentation to the Historic Commission but said he felt my plan was appropriate and would improve the historic nature of the house.

Mr. Holland told me I could frame the walls with 4 inch lumber. I will use 8 inch lumber for the ridges and 6 inch lumber for the rafters of the roof, unless obviously directed to do otherwise in the building permit or inspection process. I will use asphalt shingles matching those that already exist on my house.

The space will not be conditioned with air or heat and will basically serve as a sunroom or mudroom.

Attached please find all pertinent photographs to support my applications.

Thank you,

A handwritten signature in black ink, appearing to read "JSD" followed by a stylized "Dean".

Jeff Dean  
March 24, 2022

Photographs to Support Building Permit and Historic Commission Application  
Enclosed Sunroom With Hip Roof  
303 Middle Blvd.  
Salisbury, MD 21801  
Jeff Dean  
March 24, 2022



My home from the front at an angle, flat porch roof not original to house.





303 Middle Blvd close up of porch/sunroom from front yard



Side/front



Rearview





Rear view of foundation



Poured concrete floor



Historical Documentation from Wardway Catalogs showing hip roofs and enclosed sunrooms as the standard method of constructing Dutch Colonials

que Home Sty

Montgomery Ward

**Montgomery Ward — Wardway Homes**

Plans that Match Your Lifestyle... Choose Yours Now!

Ad by Carnegie

there is not a great deal about the history of Ward's kit home business of similar companies, ing materials, lumber, plans before World War began selling under me and were closely ie Gordon Van Tine 1 manufactured their Many of their homes those offered by Gordon



ready-cut" kits were sold Depression years took of the profit in the kit came from the mortgage financing that accompanied the sale, not the materials or the house to the research conducted by Dale Wolicki, an architectural historian and expert on Gordon Deal mortgage programs through the Federal Housing Administration allowed home owners along mortgages at a lower rate. By paying off their Montgomery Ward contracts, thereby cut the profits that allowed the company to pursue the business. Though other were able to survive, Montgomery Ward terminated their kit home business as a result.

See the entire scope of the content from our c. 1930 catalog, which was probably the last

Montgomery Ward

Kit Homes Kit Prefab Homes Prebuilt Homes



sale, not the materials or the house

Montgomery Ward

Quality Exquisite... It's a type of the Colonial houses, more convenient process with details well arranged a more beautiful home. Examine carefully the plan's material features and if satisfied read and inquiry for approval the selling budget of course the similar plan.

**The ELIZABETH**  
6 Rooms and Bath  
Average \$50-  
Price \$2578

**Hooded Stoop and Gambrel Roof  
Beautify This Dutch Colonial**

Y

Summary of Features — Statement of Detail

Our Price Includes Guaranteed High Quality Materials

See the entire scope of the content from our c. 1930 catalog, which was probably the last



Average Payments \$50 mo.  
Price \$2578


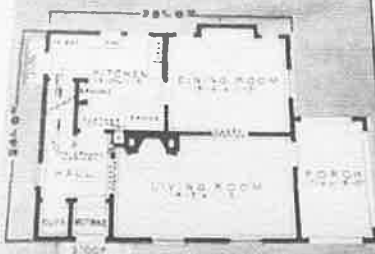


Roof

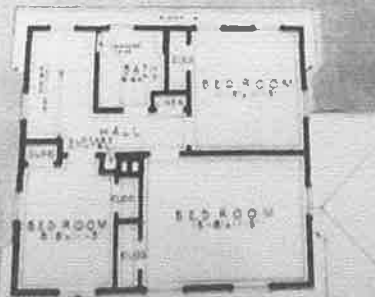
Historical Documentation Continued 2

**umbrel Roof Colonial**

Size of Home, 28 feet wide by 24 feet long


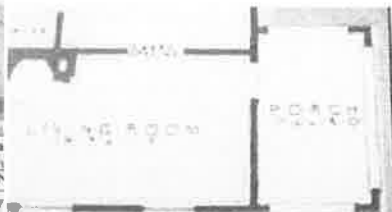
**FIRST FLOOR PLAN**



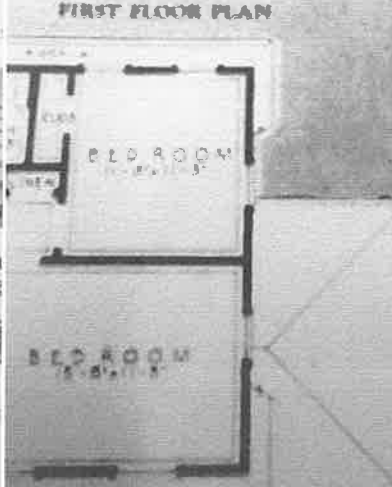
**FIRST FLOOR PLAN**

**SECOND FLOOR PLAN**

Additional text on the left side of the page includes: 'Buy from', 'Best Price or Buy from', 'Private', 'Matthew', 'Best or', 'Buy from', and 'Private'.

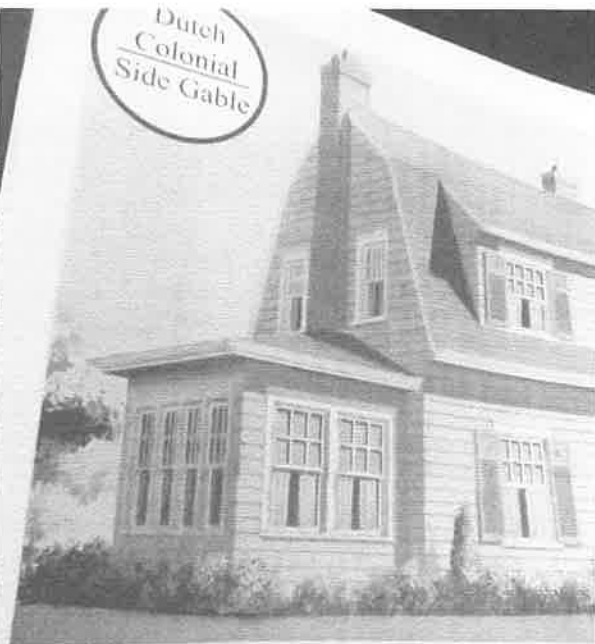
**FIRST FLOOR PLAN**



**FIRST FLOOR PLAN**

**SECOND FLOOR PLAN**

Additional text on the right side of the page includes: 'Buy from', 'Best Price or Buy from', 'Private', 'Matthew', 'Best or', 'Buy from', and 'Private'.



**Harvard - Renamed Cornell Cambridge (1927-1931 Ready-Cut)**  
 1918 (\$1478), 1919 (\$1709), 1927 (\$2144), 1928 (\$2210), 1929 (\$2377),  
 1930 (\$2489), 1931 (\$2398)



Photographs taken from  
"Montgomery Ward's Mail-Order Homes:  
A History and Field Guide to Wardway Homes."  
By Rose Thornton and Dale Patrick Wolicki,  
2010.

The Original Wardway Homes  
Bungalows and Cottages of 1925 Catalog,  
Montgomery Ward Co.

Antique Home Style  
[Antiquehomestyle.com/Montgomery-ward/1930](http://Antiquehomestyle.com/Montgomery-ward/1930)  
3/7/2011

Photographs of Close Neighbors,  
showing enclosed sunrooms and hip roofs on Dutch Colonials  
All photos taken March 2022



Middle Boulevard, three doors away, Historic District



Camden Avenue, same block, Historic District



Pennsylvania Avenue



Virginia Avenue

These two houses are one block away, I believe they are outside the Historic District but they both show Dutch Colonials with the enclosed sunroom and hip roof.

Thank you. There are several other examples in the neighboring blocks but I feel like this is enough to establish the premise. If you need more I can provide them. I look forward to talking to you further on April 27, 2022.

Yours,  
Jeff Dean





# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: April 27, 2022**

**Case Number:** 22-16

**Commission Considering:** New Construction

**Owner's Name:** Jeffrey Dean  
**Owner's Address:** 303 Middle Blvd  
Salisbury, MD 21804

**Applicant Name:** Jeffrey Dean

**Agent/Contractor:** Not Indicated on the Application

**Subject Property Address:** 809 Camden Ave

**Historic District:** Camden Historic District

**Use Category:** Residential

**Zoning Classification:** R-8

**Structure / Site Description:**  
**Built Date:** 1920  
**Enclosed Area:** 1,349 sq. ft.  
**Lot Size:** 7,125 sq. ft.  
**Number of Stories:** 1 1/2

**Contributing Structure:** TBD

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
300	Middle Blvd	12/19/12	X	
301	Middle Blvd	2/22/12	X	

**Wicomico County Historic Survey on file:** No

**Nearby Properties on County Survey:** Yes

Including but not limited to:

- 800 Camden Avenue
- 724 Camden Avenue
- 716 Camden Avenue

**Relevant Historic, Archeological and Architectural Significant 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 to approve the demolition of a old rotted sun porch. He would like to redo the brick and concrete foundation as well as rebuild the porch and enclose it.

**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 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 Street, Suite 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: April 1, 2022

View Map		View Ownership Information				View Ownership Description			
Special Tax Recourse Notice									
Account Identification		District - 0 Account Number - 02397							
Account Identification		Owner Information							
Owner Name		DEAN JEFFREY JAMES				Use		RESIDENTIAL	
Mailing Address		503 MIDDLE BLVD SALISBURY MD 21801-6201				In-Scope Residence		YES	
Mailing Address		503 MIDDLE BLVD SALISBURY 21801-0000				Deed Reference		JTB075 00001	
Location & Structure Information									
Premises Address		503 MIDDLE BLVD SALISBURY 21801-0000				Legal Description		L77 BL 2 7125 SQFT 503 MIDDLE BLVD CITY OF SAUS	
Map	City	Parcel	Neighborhood	Subdivision	Section	Block	Lot	Assessment Year	Utility
015	0001	11029	1308070423	0000		2	17	2022	Plas Ref
Town-SALISBURY									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1920		1543 SF				7125 SF			
Stories	Basement	Type	Exterior	Quality	Full Bath	Garage	Last Notice of Major Improvements		
1.00	NO	STANDARD UNIT	SEMG	2	1				
Value Information									
Land			Base Value			Value			Phase In Assessments
62000			62000			62000			As of
Improvements			62000			62000			As of
Total			124000			124000			07/01/2022
Preferred Land			0			0			07/01/2022
Taxable Information									
Sales		DEAN JEFFREY JAMES				Date		Price \$1	
Type		RCN-ARMLENGTH OTHER				Date		Date	
Sales		STEEN DAWN A				Date		Price \$25000	
Type		ARMLENGTH-IMPROVEM				Date		Date	
Sales		CROWLFRAC JULIA A				Date		Price \$500000	
Type		ARMLENGTH-IMPROVEM				Date		Date	
Exemption Information									
Partial Exempt Assessments		Class		Date		Date		Date	
County		000		000		000		000	
State		000		000		000		000	
Municipal		000		000		000		000	
Special Tax Recourse Notice									
Homebased Application Information									
Homebased Application Status		Approved 10060012							
Homebased Tax Credit Application Information									
Homebased Tax Credit Application Status		No Application							
Date									

# Salisbury Historic District Commission

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## Hearing Notification

**Hearing Date:** April 27, 2022

**Time:** 7:00 pm

**Location:** Government Office Building Room 306  
**Or** Zoom Video Conference

**Case Number:** #22-14

**Commission Considering:** Fence

**Owner's Name:** **Marvin Napps**

**Applicant Name:** Marvin Napps

**Agent/Contractor:** Not Indicated on the Application

**Subject Property Address:** 809 Camden Avenue

**Historic District:** Camden Historic District

**Use Category:** Residential

**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 3/28/22 (date)

Date Submitted: MAR 28 2022

Case #: 22-14

Date Accepted as Complete: 3/28/22

Action Required By (45 days): 5/5/22

Subject Location: 809 CAMDEN AVE.

Owner Name: MARVIN NAPPS

Application by: MARVIN NAPPS

Owner Address: 809 CAMDEN AVE

Applicant Address: 809 CAMDEN AVE

Owner Phone: 661 406 2139

Applicant Phone: 661 406 2139

Owner Email: MARVIN.NAPPS@GMAIL.COM

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.

TO INSTALL 6 FOOT WHITE VINYL PRIVACY FENCE ENCLOSING BACK YARD OF PROPERTY. WILL NOT INTERFERE WITH 10 FT EASEMENT ON BACK PROPERTY LINE.

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.

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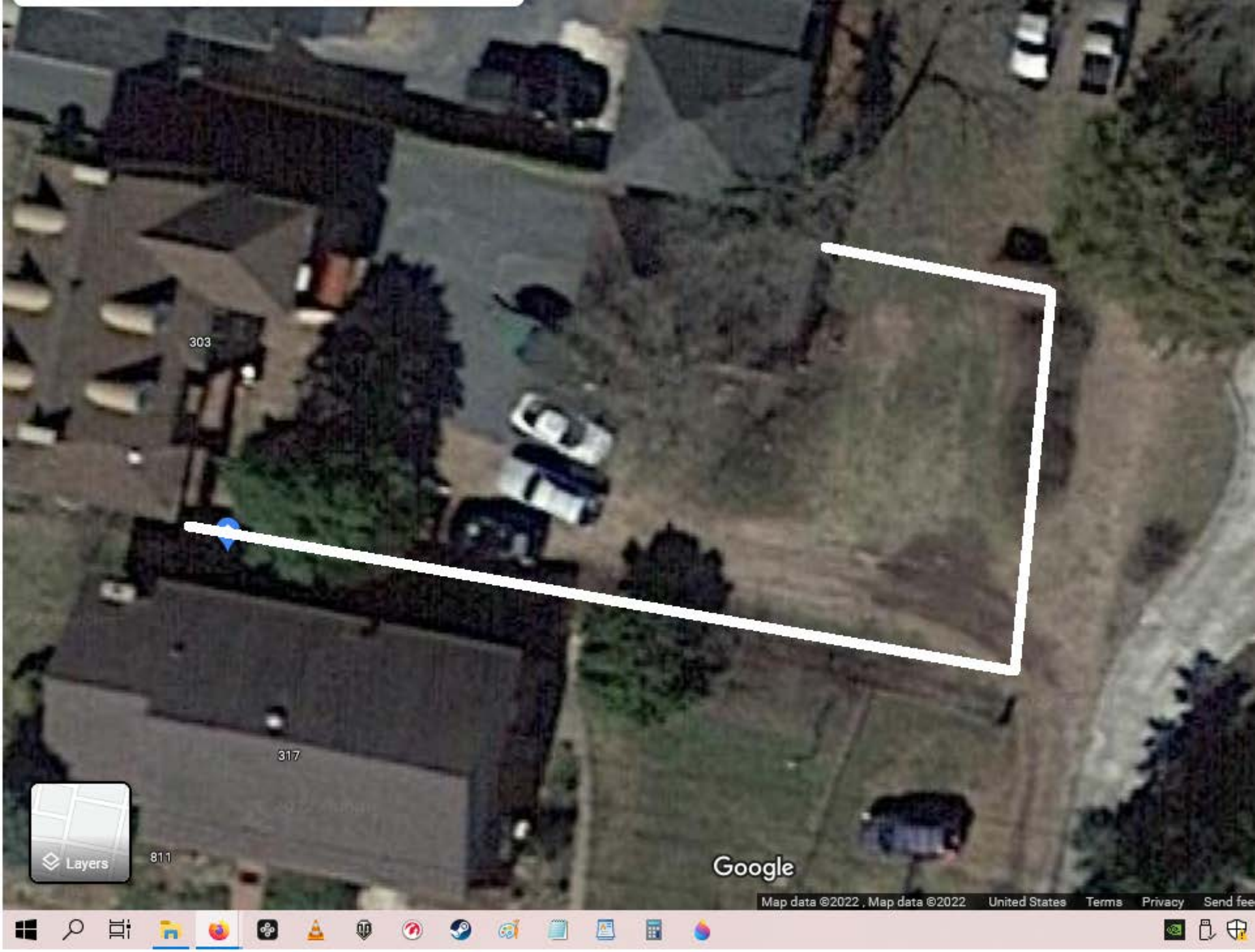
I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on APRIL 27<sup>TH</sup> 2022 (date).

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 [Signature]  
Jessica Budd 3/28/22

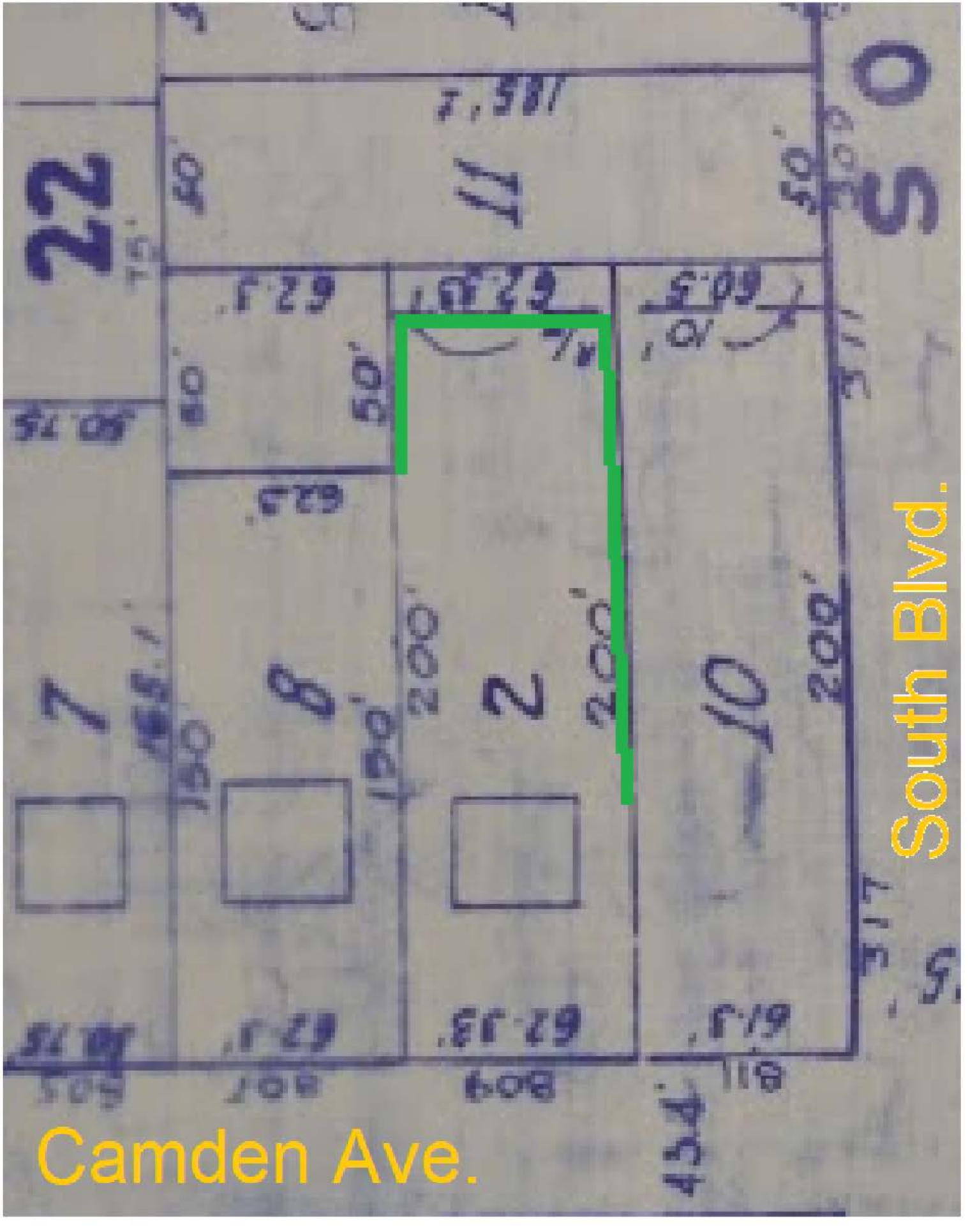
Date MAR 28<sup>TH</sup> 2022  
Brian Soper 3/28/22

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



**809 Camden Ave.**  
**Planned fence line follows 6" inside property line.**

Camden Ave.



22

50

7

8

2

10

11

South Blvd.



**809 Camden Ave.  
Fence line marked in white.  
Property line marked in red. 10ft. easement.**



**809 Camden Ave.  
Back view of North corner of the garage.  
Property line runs paralell to garage wall.**





**809 Camden Ave.  
Back view of house.  
Property line runs paralell to house wall.**



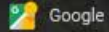
**809 Camden Ave.**

**Type of plain white vinyl fence panels to be used.**

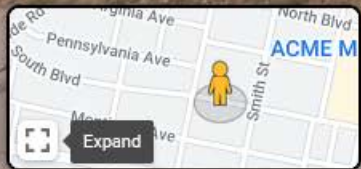


809 Camden Ave. View from front. (fence will not be visible from front)

301 South Blvd  
Salisbury, Maryland



Street View - Sep 2013



Google

Image capture: Sep 2013 © 2022 Google United States Terms Privacy Report a problem

View from South Blvd. to rear of 809 Camden Ave. property.





# Salisbury Historic District Commission

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## STAFF FINDINGS

**Meeting Date: April 27, 2022**

**Case Number:** 22-14

**Commission Considering:** Fence Replacement

**Owner's Name:** Marvin Napps  
**Owner's Address:** 809 Camden Ave  
Salisbury, MD 21804

**Applicant Name:** Marvin Napps

**Agent/Contractor:** Not Indicated on the Application

**Subject Property Address:** 809 Camden Ave

**Historic District:** Camden Historic District

**Use Category:** Residential

**Zoning Classification:** R-10

**Structure / Site Description:**  
**Built Date:** 1930  
**Enclosed Area:** 2,798 sq. ft.  
**Lot Size:** 12,460 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
700	Camden Avenue	7/25/2018	X	
616	Camden Avenue	2/24/16	X	

**Wicomico County Historic Survey on file:** No

**Nearby Properties on County Survey:** Yes

Including but not limited to:

- 700 Camden Avenue
- 710 Camden Avenue
- 716 Camden Avenue

**Relevant Historic, Archeological and Architectural Significant 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 to approve installation of a fence in the front of the house.

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

**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 Street, Suite 202  
Salisbury, MD 21801  
(410) 548-3170  
Date: April 1, 2022

View Map		View Classified Description				View Classified Description				
Special Tax Recapture Status										
Account Identification		District / Account Number - 04072								
Owner Name										
Mailing Address		PARTRICK, HARRY HARRIS, LINDA COUCHEMET 809 CAMDEN AVE SALISBURY MD 21861				Last Principal Residence		DISTRICT# 4 YES 04472/0000		
Premises Address										
Premises Address		809 CAMDEN AVE SALISBURY MD 21861-0000				Legal Description		12400 SQ FT 809 CAMDEN AVE CITY OF SALIS		
Map	Grid	Parcel	Legal	Subdiv	Subdiv	Block	Lot	Assignment	Year	Plan No
013	000	0136	1107070420	0000	0000	0000	000	000	2023	Plan Ref
Town: SALISBURY										
Primary Structure B/L#		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
390		2,546 SF				12,460 SF				
Stories	Basement	Type	Exterior	Quality	Full/Part/None	Garage	Last Notice of Major Improvements			
2	N/A	STANDARD UNIT	BRICK	A	25%	1 Detached				
Value Information										
			Base Value		Value		Phase In Assessments			
					As of		As of			
					01/01/2023		01/01/2023			
Land			25400		25400					
Improvements			30900		34850					
Total			344000		373200		344000		252000	
Reference Land			0		0					
Transfer Information										
Seller: GUTTEN, JEFFREY L		Date: 05/04/2019				Price: \$250,000				
Type: ARM'S LENGTH RECONVEY		Deed: 044029/0035				Deed:				
Seller: CAMPBELL, WILLIAM H JR & CHRISTOPHER S		Date: 05/02/2016				Price: \$200,000				
Type: ARM'S LENGTH RECONVEY		Deed: 044004/0082				Deed:				
Seller: HOPKINS, CHARLES W & ISABELLE J		Date: 02/27/1997				Price: \$70,000				
Type: ARM'S LENGTH RECONVEY		Deed: 03079/0049				Deed:				
Erection Information										
Partial Erection Assessments		Class		000000		000000		000000		
County		000		000		000		000000		
State		000		000		000		000000		
Municipal		000		000000		000000		000000		
Special Tax Recapture Status										
Removal Application Information										
Removal Application Status: No Application					Removals/ Tax Credit Application Information					
Removals/ Tax Credit Application Status: No Application					Date					