

Salisbury Historic District Commission

AGENDA

Wednesday, October 25, 2023 at 7:00 pm

Government Office Building Room 301

1. **7:00 P.M. - CALL TO ORDER – Scott Saxman, Chairman**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES – September 27, 2023**

PUBLIC INPUT – Members of the public are welcome to make comment at this time, subject to a time allotment of two (2) minutes per person.

5. **CONSENT DOCKET-**

- ***#23-32- 129 Broad St- Sign**

6. **OLD BUSINESS – None**

7. **NEW BUSINESS –**

- ***#23-33- 106 N Division St- Sign**

*this indicates that the structure has been deemed a contributing structure by the SHDC

* this indicates that the structure has been deemed a Non-contributing structure by the SHDC

Salisbury Historic District Commission

Hearing Notification

Hearing Date: October 25, 2023

Time: 7:00 pm

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

Case Number: #23-32

Commission Considering: Sign

Owner's Name: The Committee of Wicomico
Presbyterian Church of Salisbury
MD

Applicant Name: George White

Agent/Contractor: Phillips Signs

Subject Property Address: 129 Broad Street

Historic District: Newtown 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 304
Salisbury, MD 21801
(410) 548-3170/ fax (410) 548-3107

Permit Application

\$150 Fee Received 9/27/23 (date)

Date Submitted: September 28, 2023

Date Accepted as Complete: 9/27/23

Subject Location: 129 Broad Street

Application by: George H. White

Applicant Address: 129 Broad Street 21801

Applicant Phone: 443 783 7818

Case #: #23-32

Action Required By (45 days): 11/11/23

Owner Name: Wicomico Presbyterian

Owner Address: 129 Broad Street 21801

Owner Phone: (410) 749-5792

Owner Email: ofr.co@wicomicopresbyterian.org

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.

The Church plans to replace sign at the same location of existing sign on Broad Street frontage.

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.

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on October 25, 2023 (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 for WPC Property Comm. Date Sept 28, 2023
Jessica Budd 10/12/23 Brian Soper 10/12/23

Application Processor (Date)

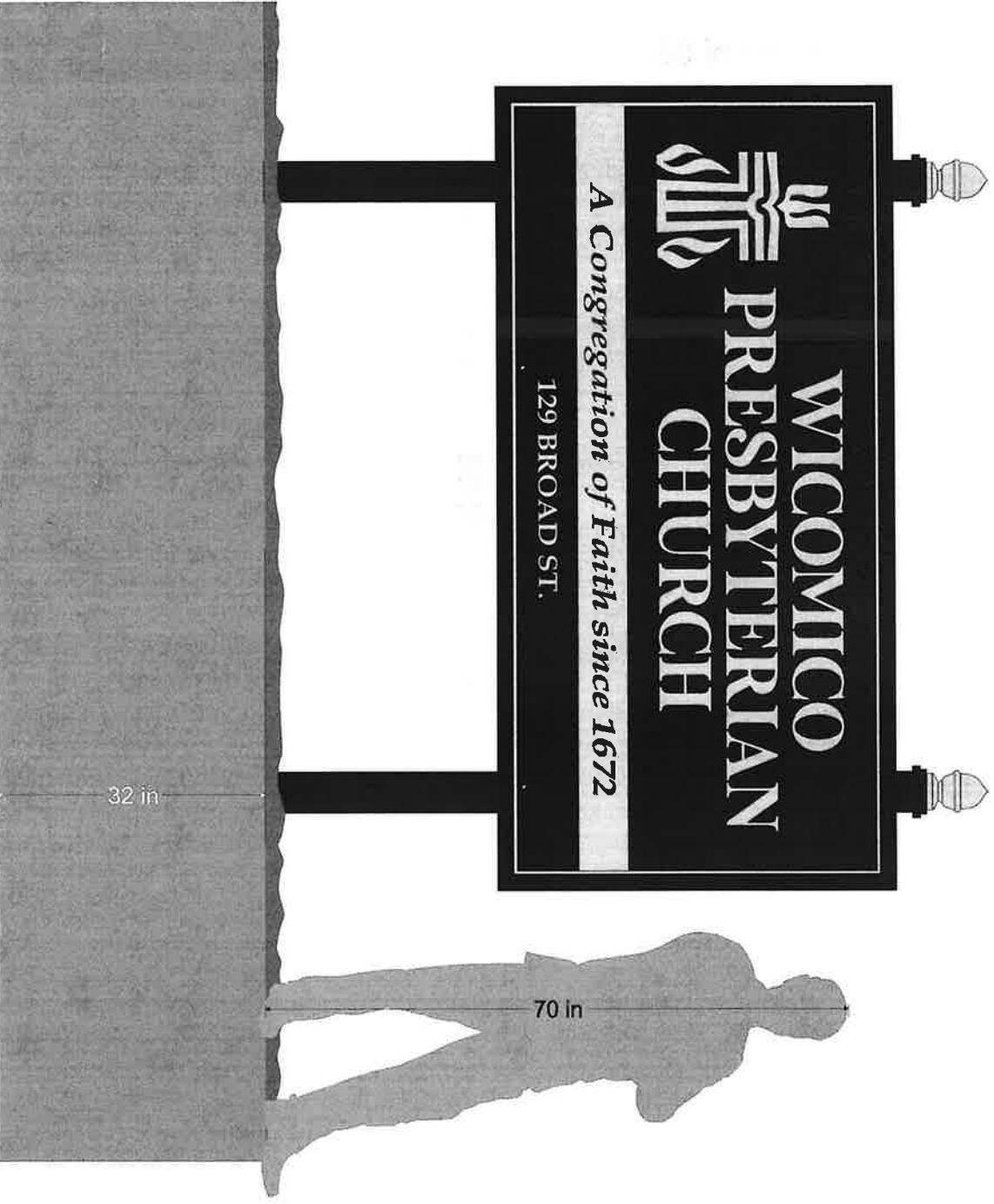
Secretary, S.H.D.C. (Date)



**WICOMICO
PRESBYTERIAN
CHURCH**

A Congregation of Faith since 1672

129 BROAD ST.



32 in

70 in

Phillips Signs Inc.
 20874 Sussex Hwy Seaford, DE 19973
 (302) 629-3550

www.phillipssigns.biz



Quote 6546

4'X8' SINGLE SIDED SIGN, INSTALLED---SALISBURY

SALES REP INFO: Gary Spence, gary@phillipssigns.biz
 QUOTE DATE: Tue, 07/11/2023
 QUOTE EXPIRY DATE: Thu, 08/10/2023
 TERMS: Net 30

ORDERED BY
 Wicomico Presbyterian Church
 129 Broad Street
 Salisbury, MD 21801

INSTALL ADDRESS
 129 Broad Street
 Salisbury, MD 21801

CONTACT INFO
 GEORGE WHITE
 gwhiteattorney@comcast.net
 (443) 783-7818

About this Quote: 4'X8' SINGLE SIDED SIGN, INSTALLED---SALISBURY

#	ITEM	QTY	UOM	UNPRCE	TOTAL (EXCL TAX)	TOTAL (INCL TAX)	TAXABLE
1	4'X8' SINGLE SIDED SIGN 6mm ACM SIGN, SINGLE SIDED 5"X5" PVC posts with HDU duracaps EITHER DESIGN OPTION	1	Each	\$944.00	\$944.00	\$944.00	Y
2	Installation Labor Trip / removal / installation	5	Hr	\$125.00	\$625.00	\$625.00	N
3	Permit Fee TBD	1	Each	\$0	\$0	\$0	N
4	23K GOLD LEAF--OPTIONAL	1	Each	\$1,800.00	\$1,800.00	\$1,800.00	Y

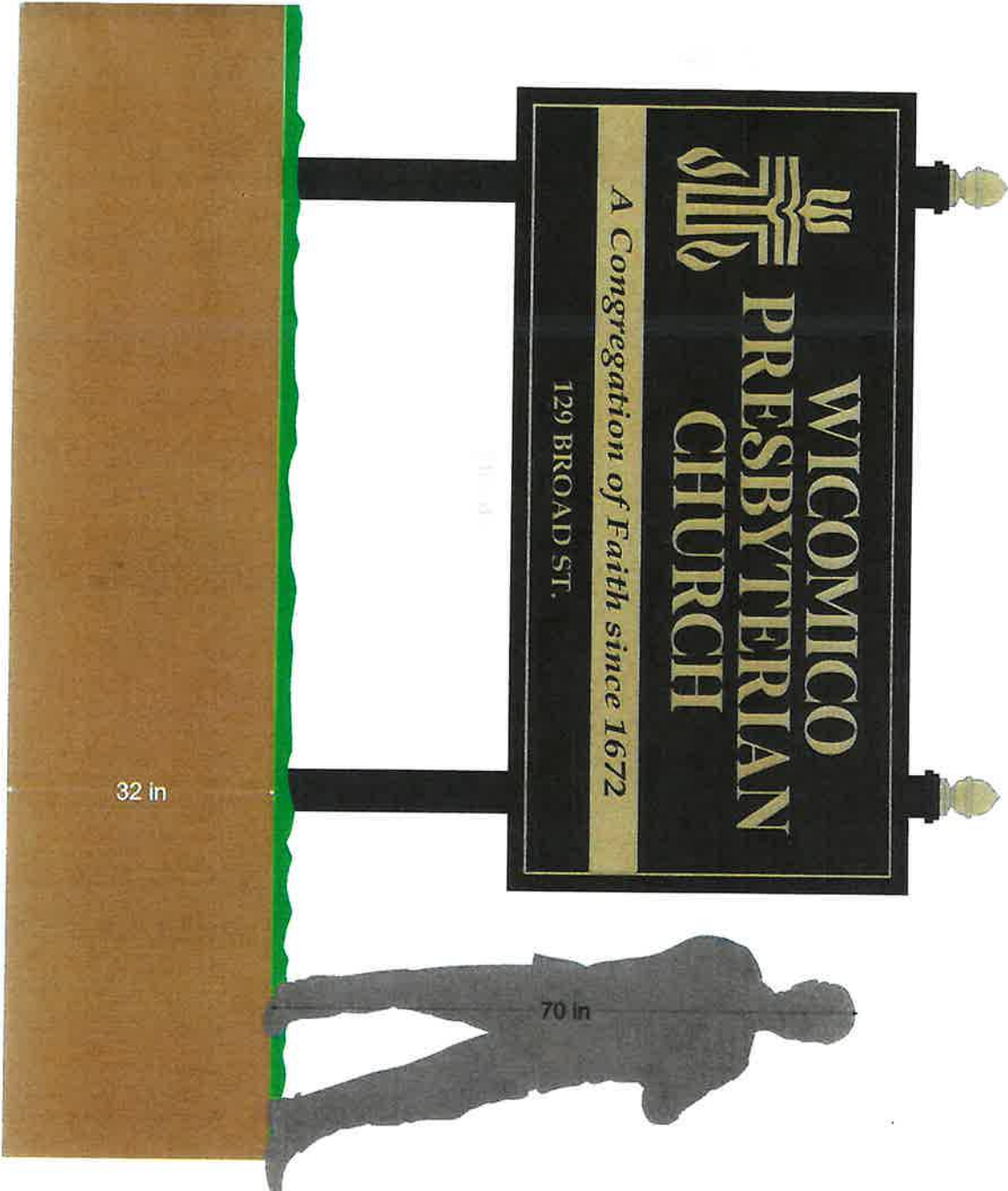
A 50% deposit is required upon acceptance of the quote and the balance is due upon completion. As a courtesy, you may pay with a credit card. If the amount is over \$2,000.00, please add 3% to the total balance due.

Subtotal: \$3,369.00
Sales Tax (0%): \$0
Total: \$3,369.00

We cannot accept responsibility for damages or loss of any kind resulting from the sale, installation, or delivery of our products. Phillips Signs, Inc. does not accept returns. All products are manufactured to the customer's specifications and cannot be returned for a refund. For installations that require, a dedicated sign circuit will be provided by customer within a reasonable distance to the location of signage installation. Phillips Signs, Inc. is not responsible for any power issues pertaining to the sign circuit. All sales are final and no return will be accepted.

SIGNATURE:

DATE:



WICOMICO
PRESBYTERIAN
CHURCH

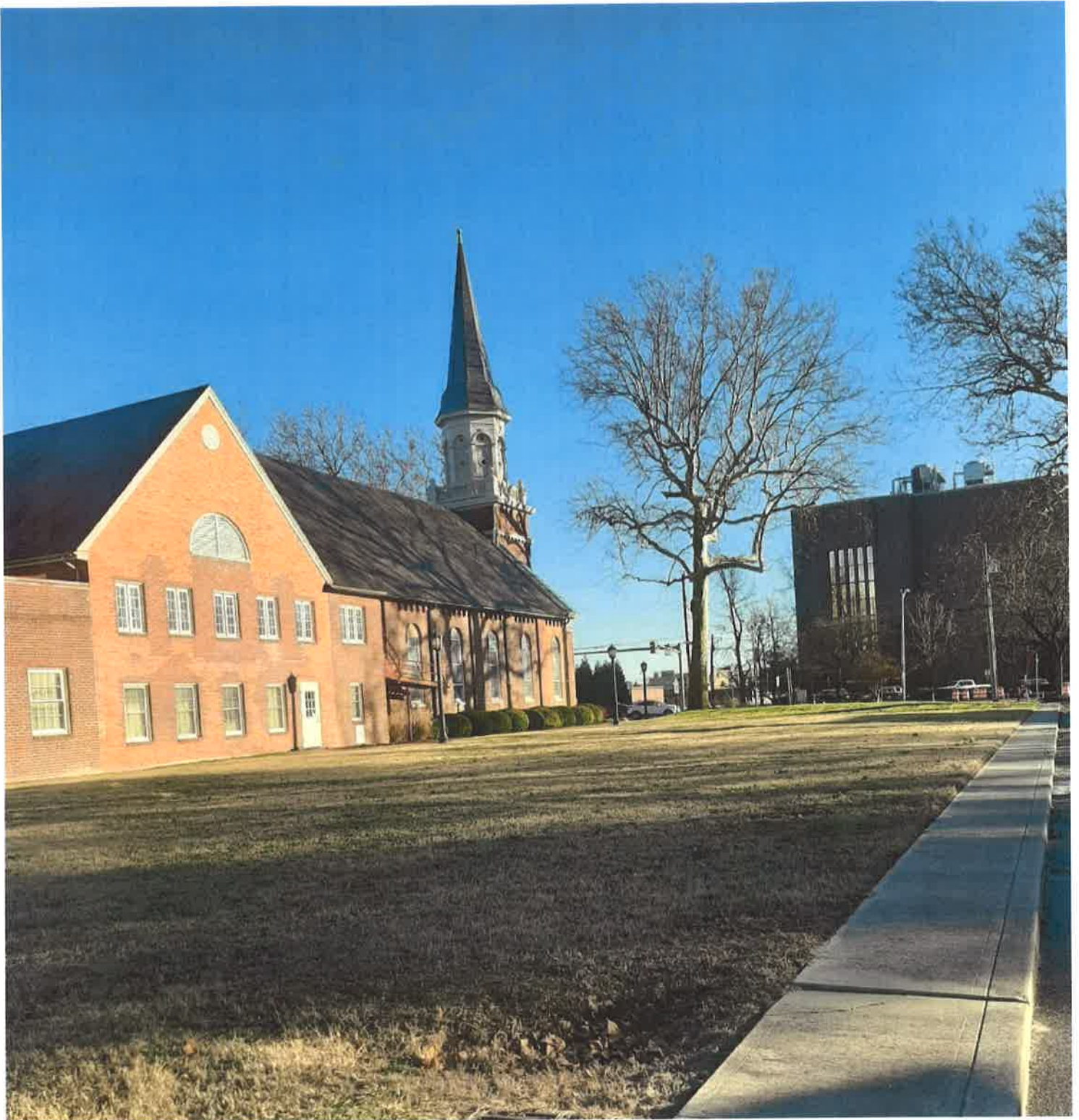
A Congregation of Faith since 1672

129 BROAD ST.

70 in

32 in











WICOMICO
PRESBYTERIAN
CHURCH

1672



Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: October 25, 2023

Case Number: #23-32

Commission Considering: Sign

Owner's Name: Wicomico Presbyterian Church
Owner's Address: 129 Broad Street
Salisbury, Maryland 21801

Applicant Name: George H. White
Applicant's Address: P.O. Box 169
Salisbury, Maryland 21803

Agent/Contractor: Phillips Signs

Subject Property Address: 129 Broad Street

Historic District: Newtown Historic District

Contributing Structure: Contributing

Use Category: Commercial

Zoning Classification: Central Business District

Structure / Site Description:
Built Date: 1859
Enclosed Area: 8,371 SF
Lot Size: 52,325 SF
Number of Stories: Not indicated on SDAT

Wicomico County Historic Survey on file: Yes, See Attached

Nearby Properties on County Survey: No

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve a request to replace the sign that is on Broad St.

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

The property in question is located within Newtown Historic District. The majority of the structures in the surrounding area, which includes Broad, North Division and Chestnut Streets, consist of churches of various dominations. The area is zoned *Office and Service Residential* which explains why a lawyer’s office exists at 115 Broad Street and an engineer’s office is located at 226 N. Division Street. The Salisbury Historic District Commission approved 316 N. Division St. for new gutters, 325 N. Division St. for a storm door installation, 324 N. Division St. for multiple exterior alterations, 602 N. Division St. for sign face replacement and 325 Broad St. for new gutters, and installation of aluminum window trim. A majority of the houses in this District range in age and were built starting in the late 1850’s to the late 1920’s. There’s a mix of architectural styles in the surrounding area with no prevalence to any specific style.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
220	N. Division Street	9/23/15	X	
225	N. Division Street	7/28/10	X	

Areas of Historic Guidelines to be considered:

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, Associate Planner I
Infrastructure and Development Department
125 N Division St Room 304 Salisbury, MD 21801
Salisbury, MD 21801
(410) 548-3170
Date: October 12, 2023

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) 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

Tuesday, June 15, 2004
 Date

Peter Kurtze
 Reviewer, National Register Program

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-19th to early-20th 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-19th to early-20th 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-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 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.

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-19th to early-20th 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-19th to early-20th 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-19th century into the early 20th 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-19th 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.¹ 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-19th to early-20th 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 19th to early 20th 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.²

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.

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

² 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

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.³

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.⁴

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.⁵

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.⁶

The American Four-Square was a popular house type in the early 20th 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.⁷

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

⁴ Touart, *At the Crossroads*.

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

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

⁷ 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

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.⁸

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 1910.⁹

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.¹⁰

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.¹¹

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

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

¹⁰ Touart, *At the Crossroads*.

¹¹ "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 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 eligible for listing on National Register under Criterion C as a outstanding example of a mid-19th to early-20th 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-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.

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 18th 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.”¹² 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.¹³

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.¹⁴

During the late 18th 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.¹⁵

¹² Touart, “The Eighteenth-Century Origins of the Newtown Neighborhood.”

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

¹⁴ Touart, *At the Crossroads*.

¹⁵ 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 19th 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.¹⁶

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.¹⁷

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.¹⁸

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.¹⁹

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.²⁰

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 20th 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 18th to the early 20th century. These high-style structures were built by Salisbury's elite and represent the City's growing importance on Maryland's Eastern Shore.

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

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

¹⁸ Touart, *At the Crossroads*.

¹⁹ Touart, *At the Crossroads*.

²⁰ Touart, *At the Crossroads*.

9. Major Bibliographical References

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).

10. Geographical Data

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

Quadrangle scale: 1:24,000

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.

11. Form Prepared by

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

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

Address	Contributing Resource?	Map	Parcel	Block	Lot	Inventory No.
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

Address	Contributing Resource?	Map	Parcel	Block	Lot	Inventory No.
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, " " "

Carrriages 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, Gunpowder, 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.
 J. 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 "Falmouth House," one of the "Admiral House," "Queen City."

Lumber Dealers.

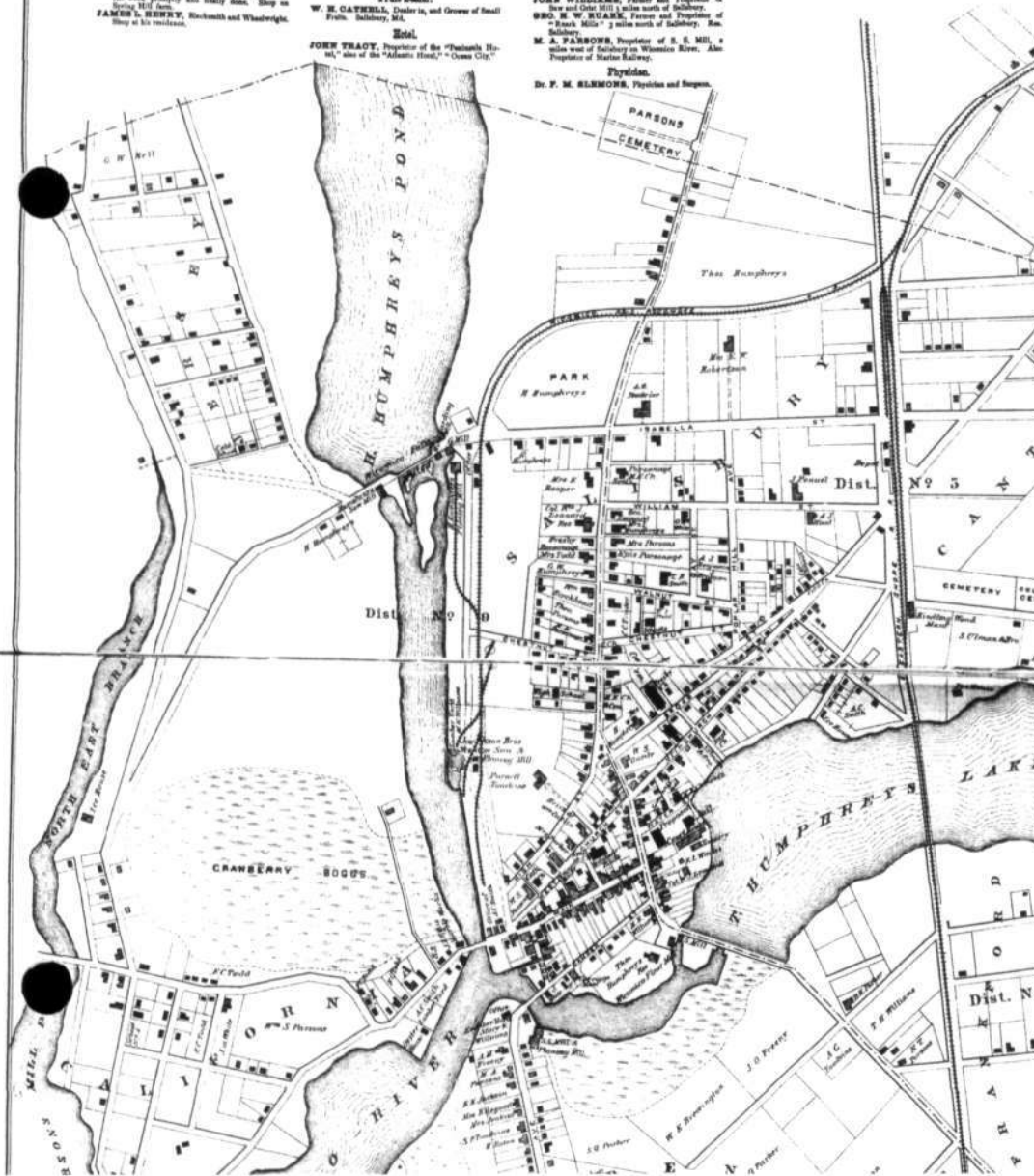
A. C. SMITH AND CO., Wholesale Dealers in Lumber, Shingles, Soft, Hard, Blanks and Building Materials. Salisbury, Md.
 H. HUMPHREYS, Manufacturer of, and Wholesale and Retail Dealer in Lumber, Flooring, and Board Lumber, House-fitting, Box-board, Oak Lumber suitable for Veneer, Bannock, Oak, Walnut, 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 Specialty. Wood worked from July 1st to October 1st. Also Manufacturer of Veneer, Hard and Soft Wood. 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. QUARR, 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 Harbor Railway.

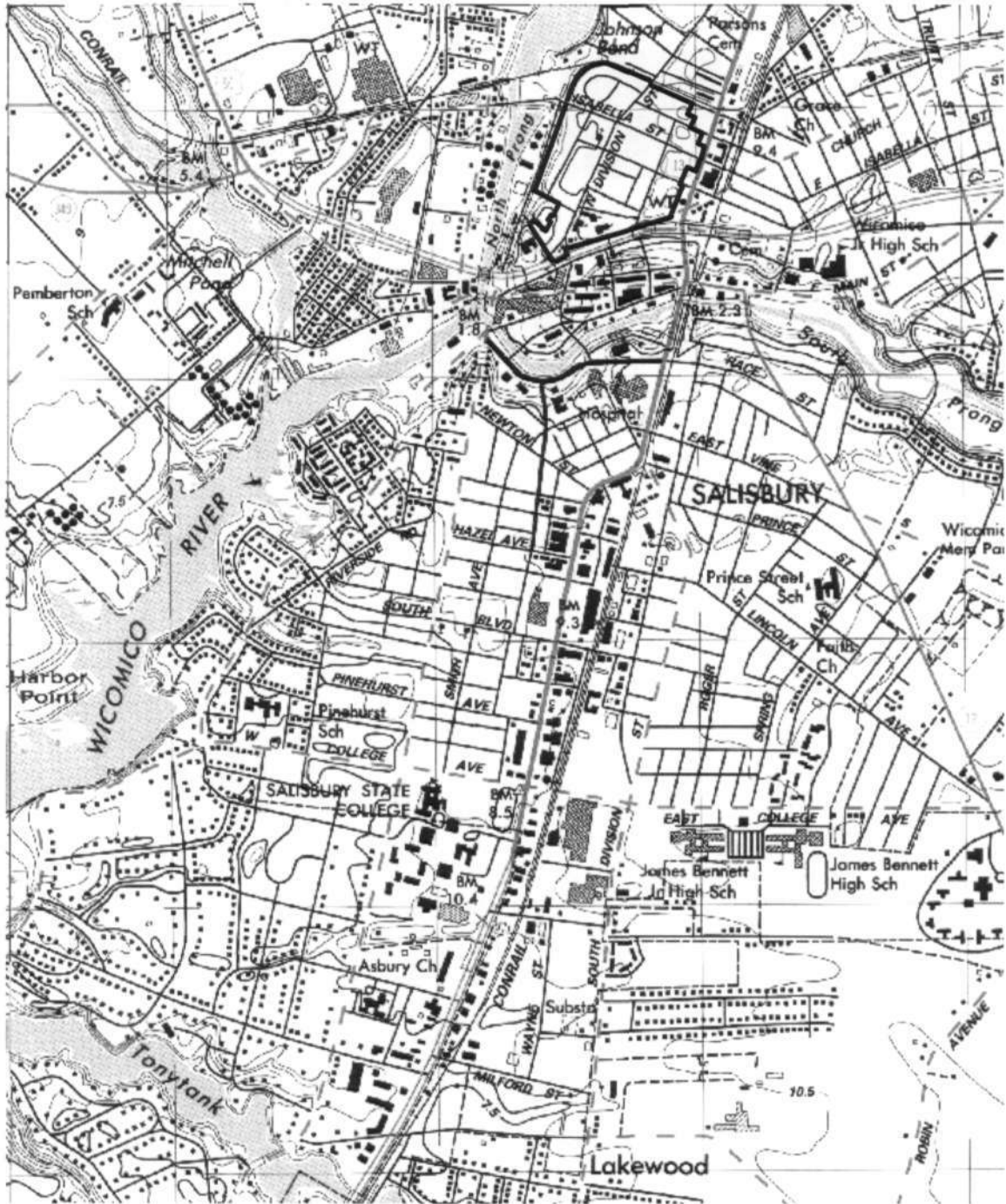
Physicians.
 Dr. F. M. SIMMONS, Physician and Surgeon.

SALISBURY

WICOMICO CO.
 Dist. N^o 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/^{WI-90} 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

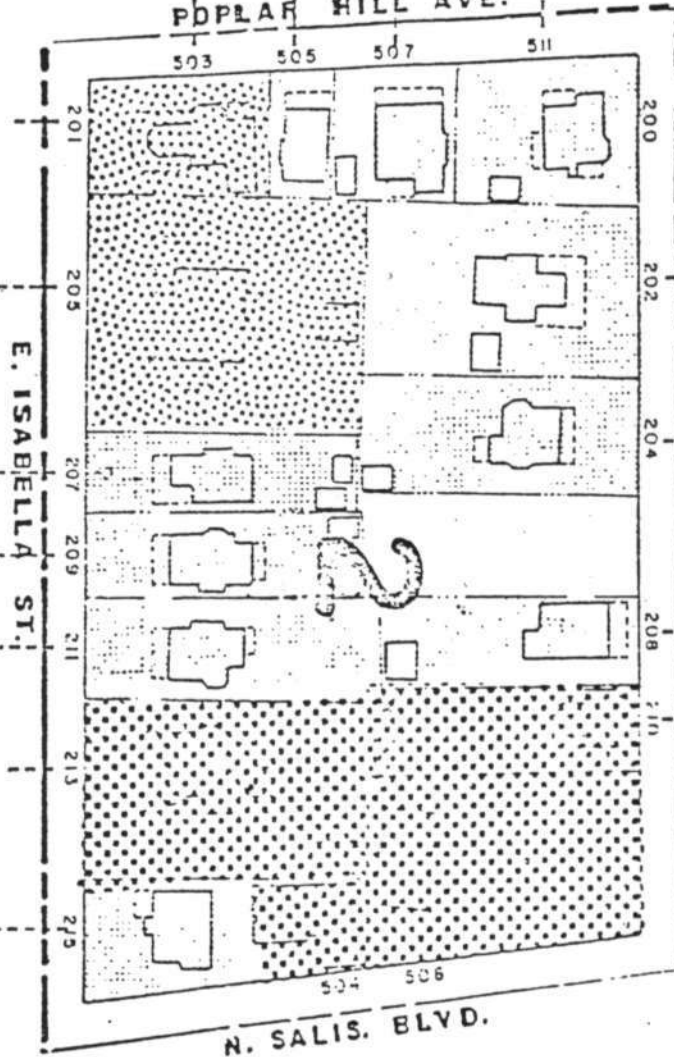
2S/CB/1920/SF/1/C/UM

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



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

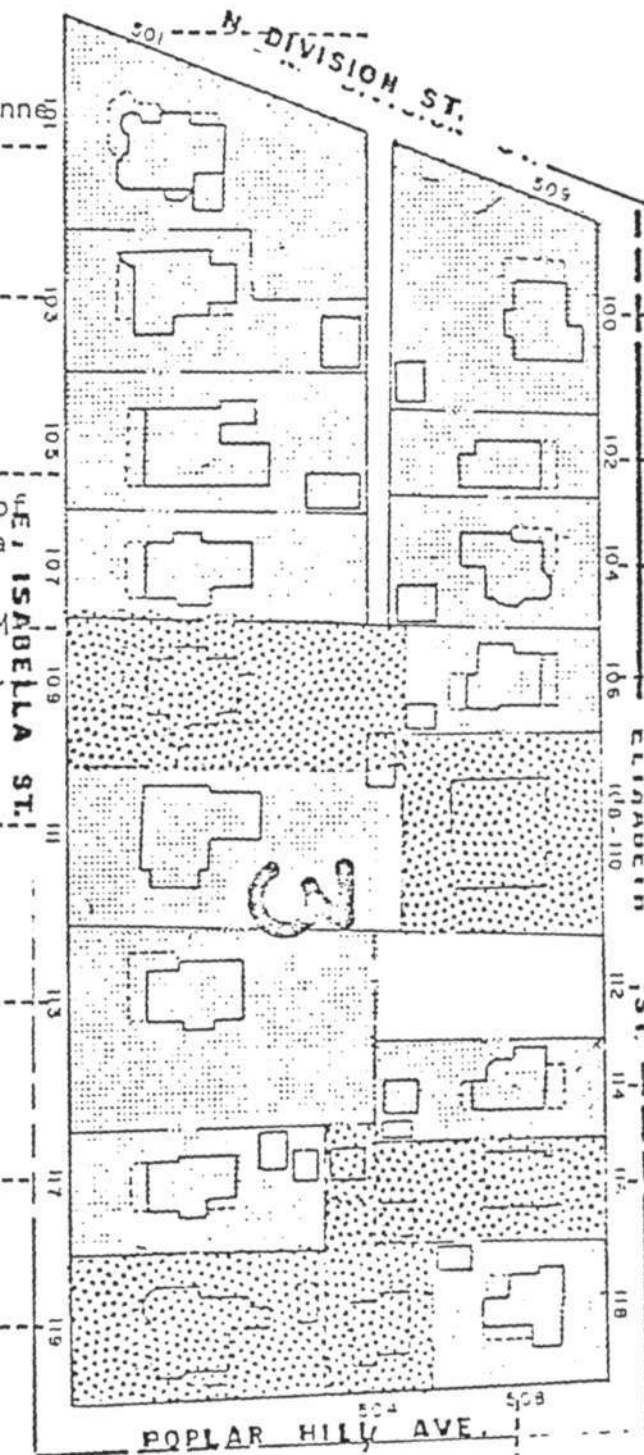
2S w/a/AL/Vict/1900/MF/2/A/M-----

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.

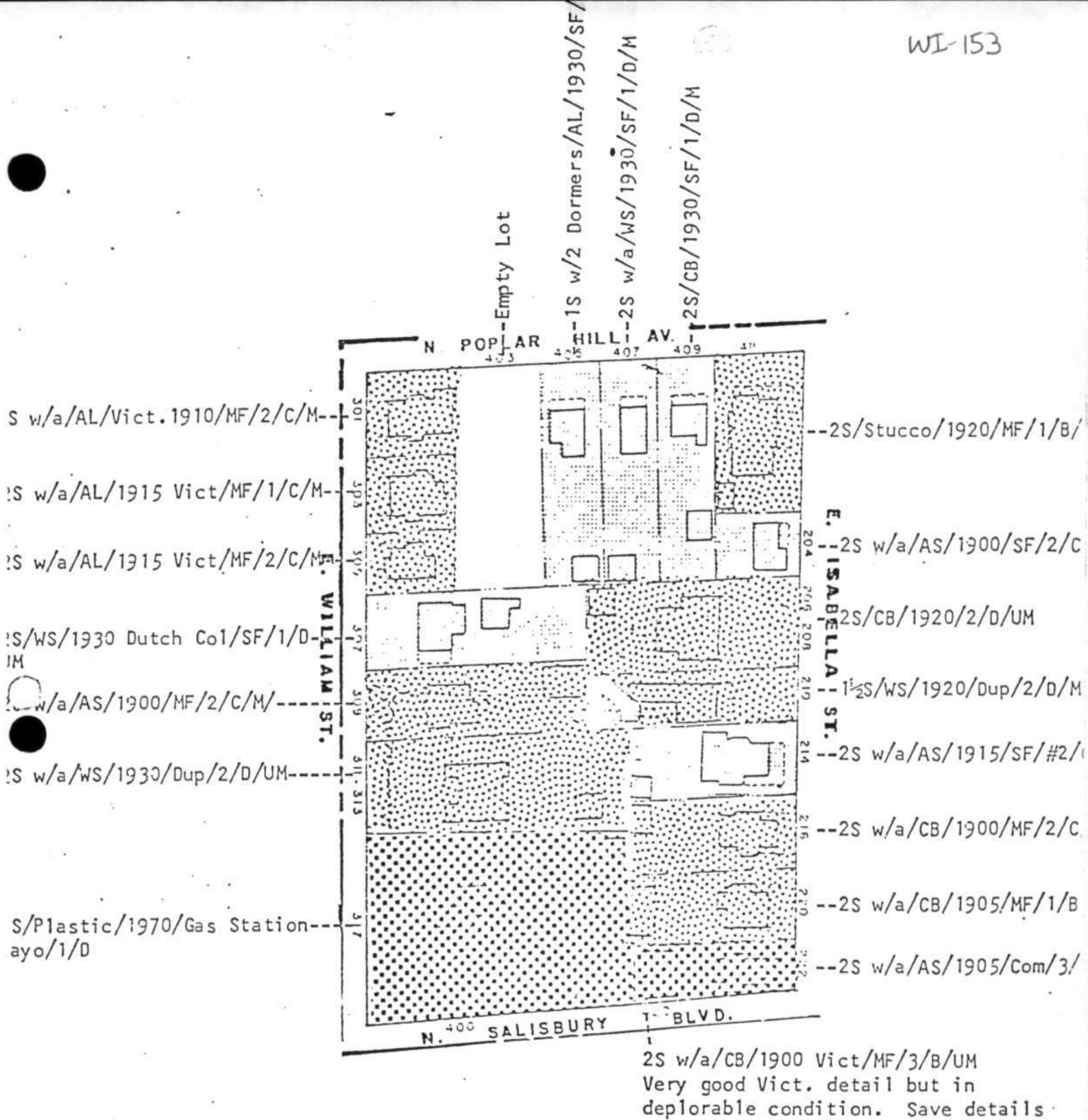
Empty lot

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

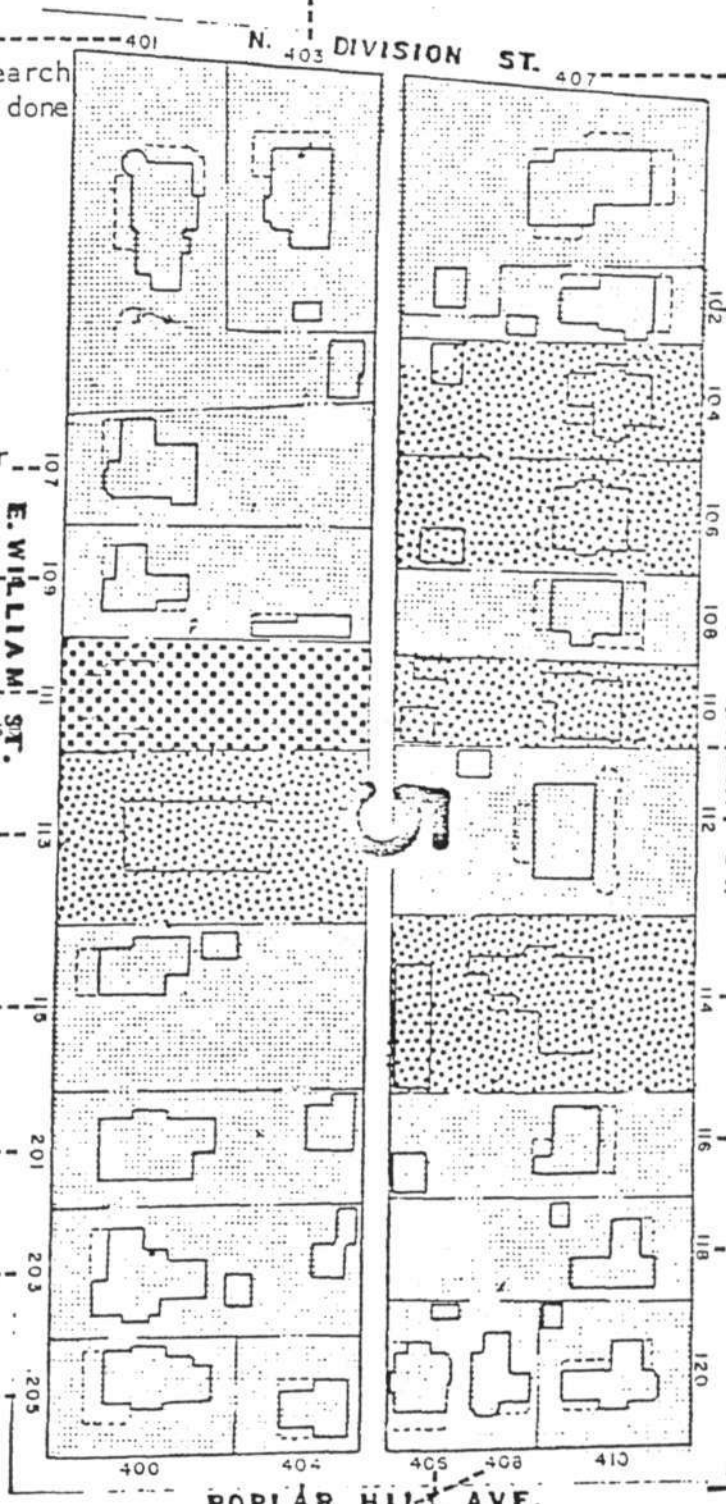


2S w/a/CB/1900 Vict/MF/3/B/UM
 Very good Vict. detail but in
 deplorable condition. Save details

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

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

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

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

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

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

2S/B&AL/1969/Apts./1/D/M

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

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

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

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

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

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

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

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

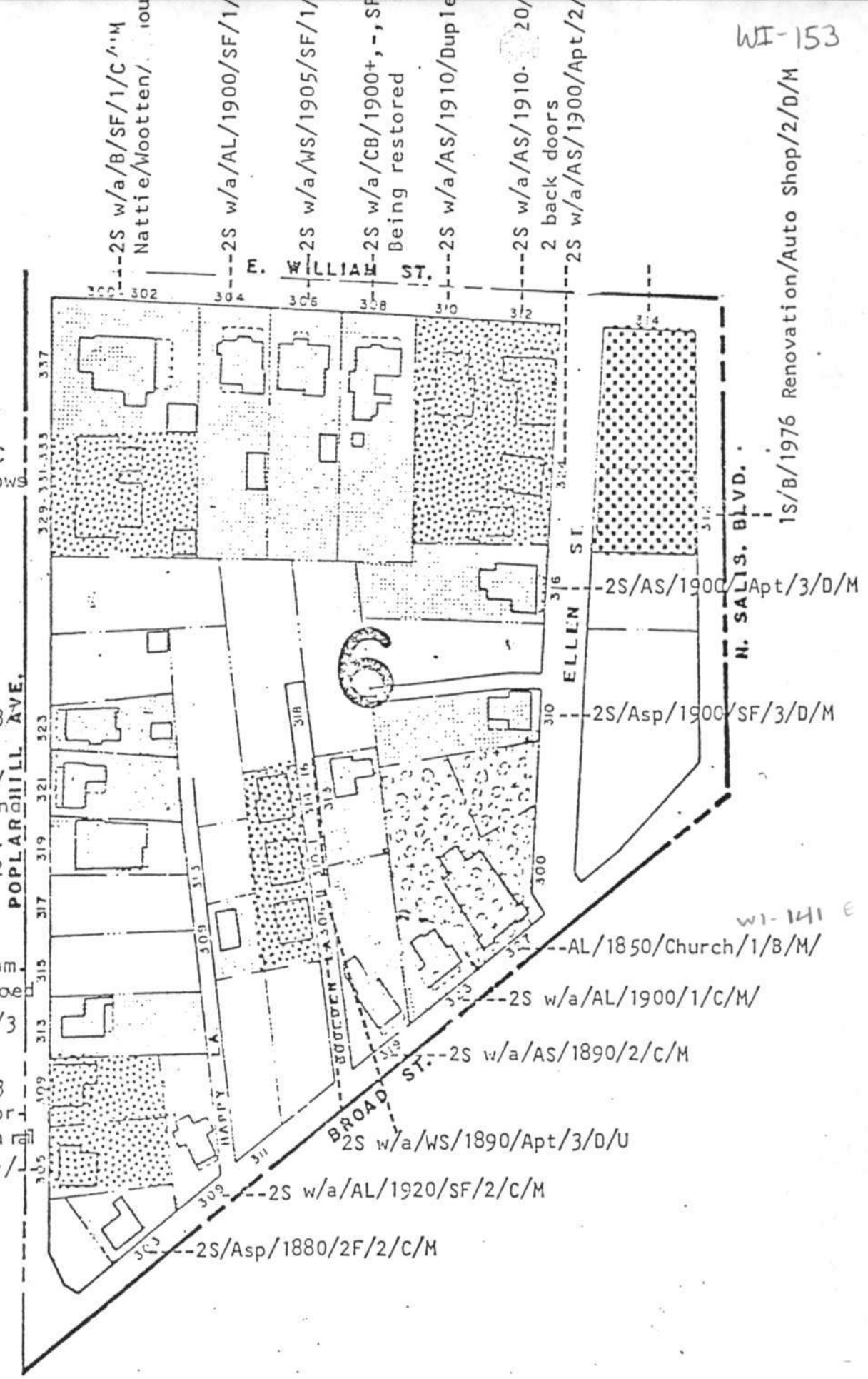
2S w/a/1900/SF/3/C/
4-nice center diam
shaped windows
2S/AS/upstairs win-
dows 2-2-1900?/SF/2
2/M

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



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/1900/SF
2/C/M

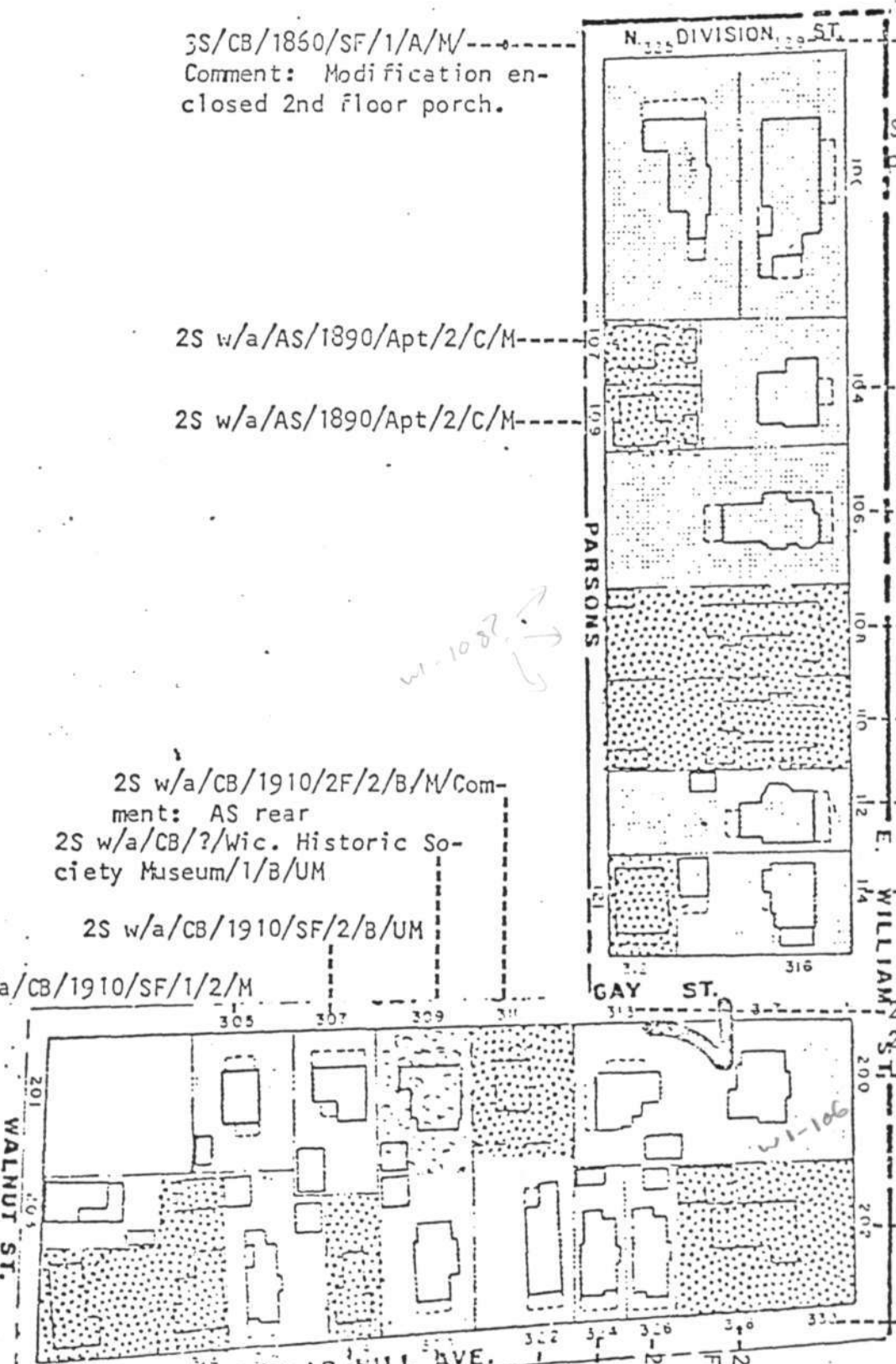
2S w/a/AS/1910/SF
2/C/M

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

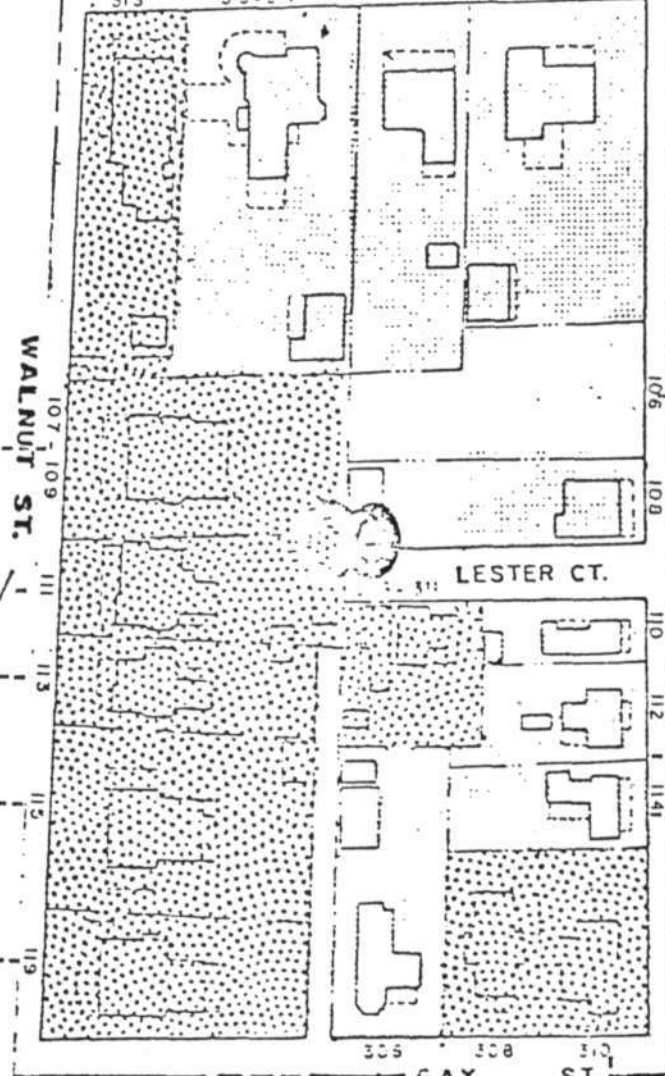
2S w/a/AS/1900/SF/2
C/M

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

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



R. 315 317 DIVISION ST.



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/E

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

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/Comments: condition and environs of this house are deplorable.

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

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

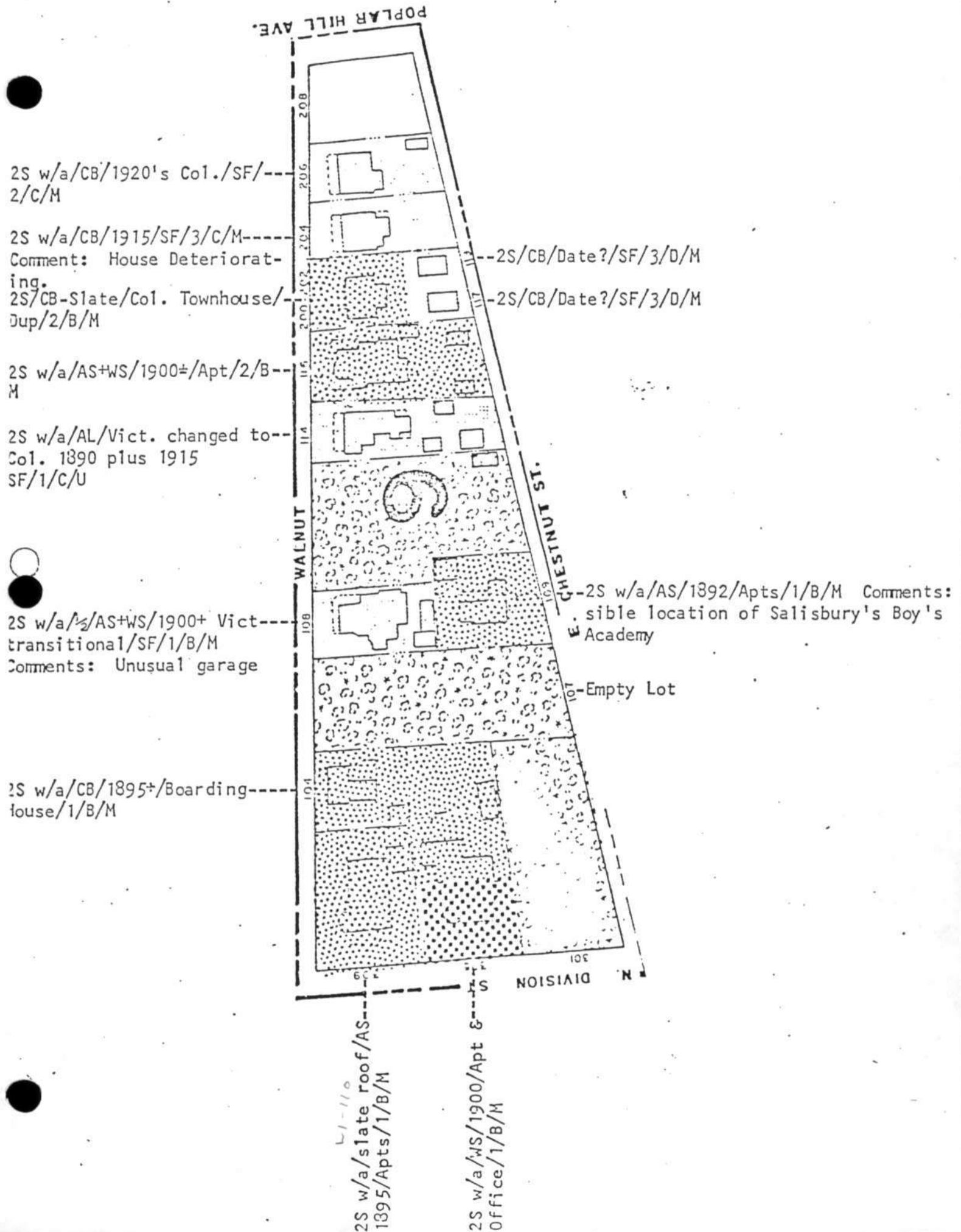
Private garden to

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

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

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

2S w/a/



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/

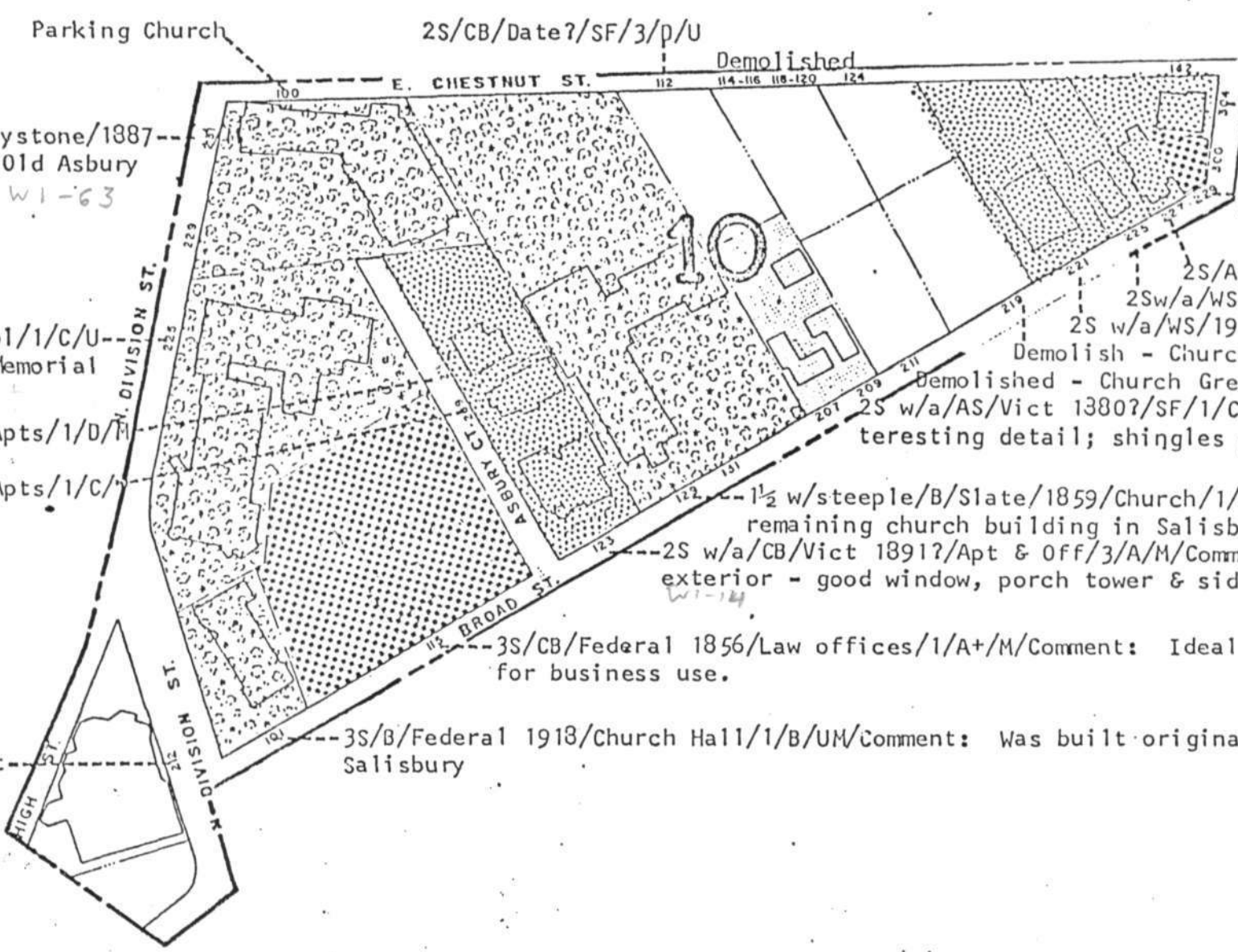
1/2 w/steeple/B/Slate/1859/Church/1/A/M/Comment: Old
remaining church building in Salisbury

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

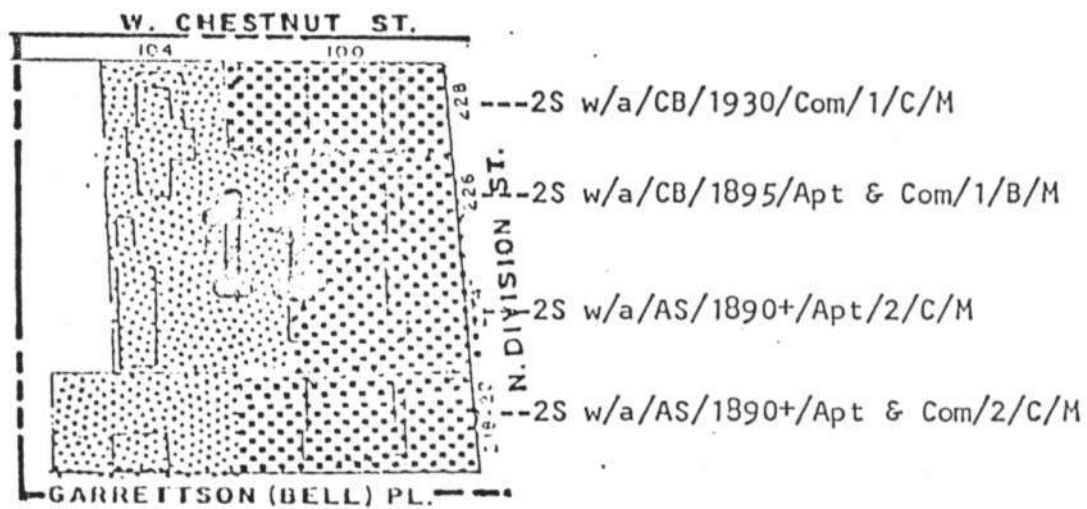
3S/CB/Federal 1856/Law offices/1/A+/M/Comment: Ideal example of resto
for business use.

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

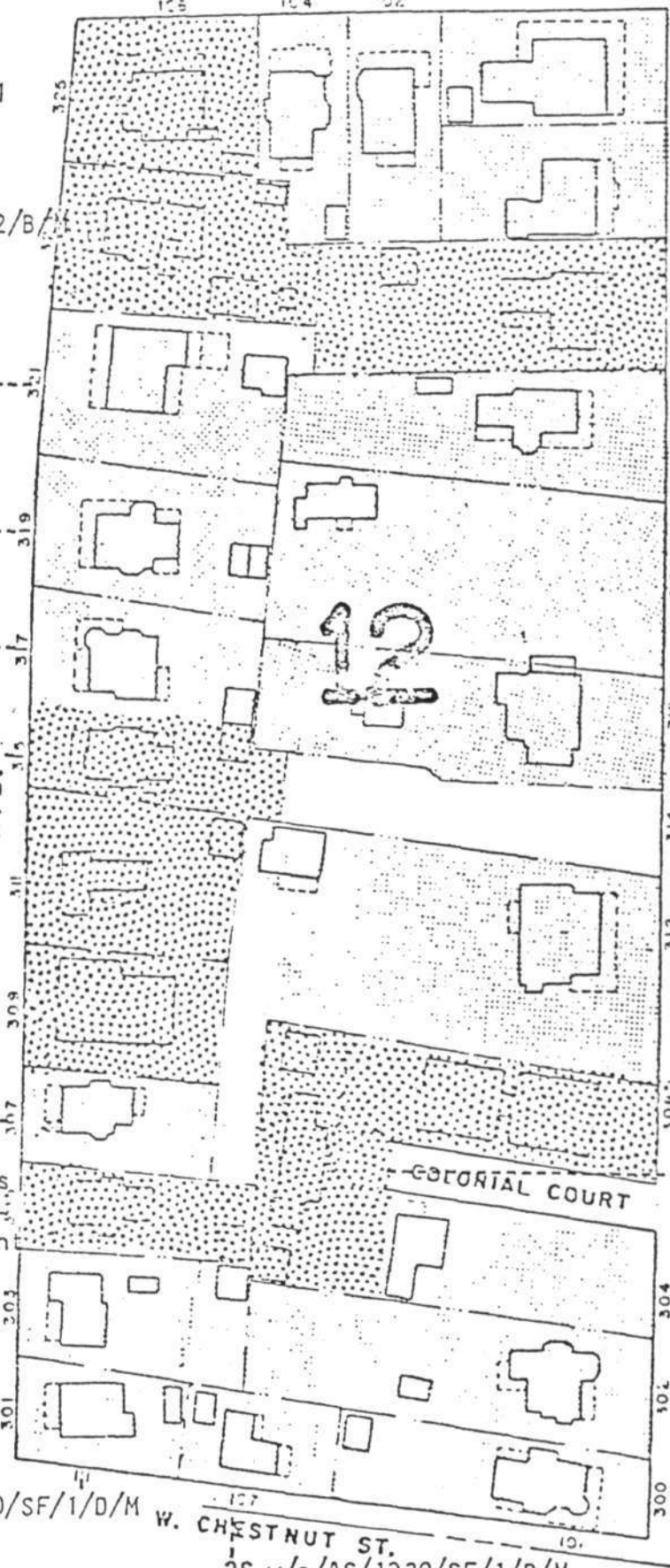
S w/a/CB/1900/SF/1/B/U
Comment: House has oriel
nice stain glass windows

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 &
seems to have some 18th
century 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/

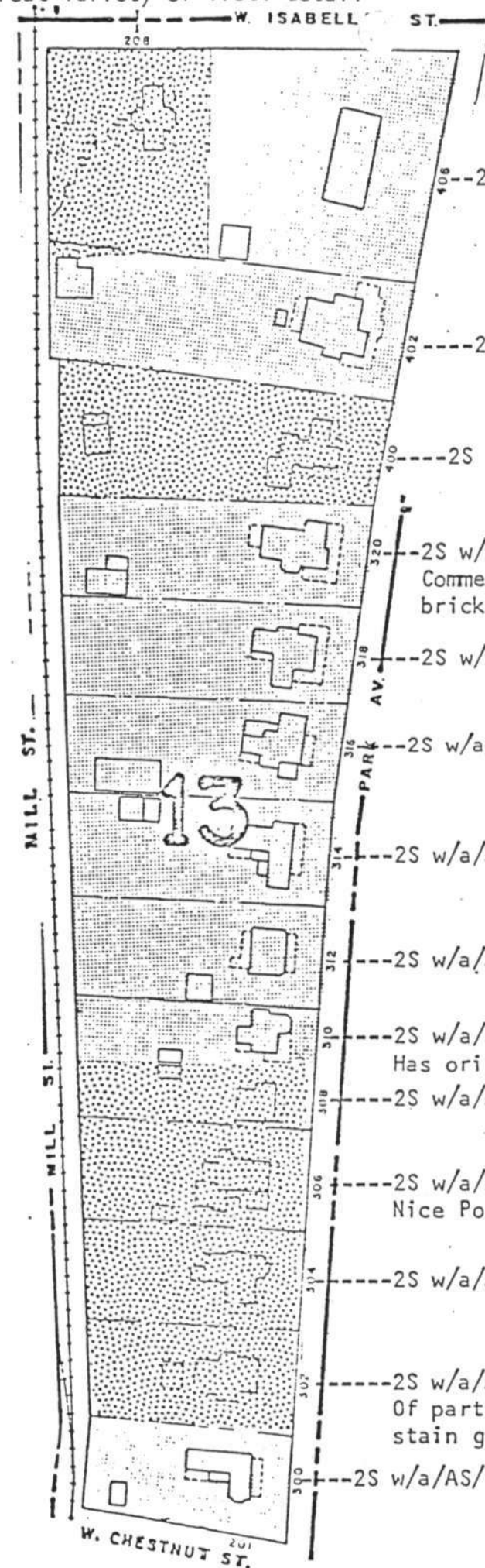
--2S w/a/AS/1880/SF/1/A

--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

W. CHESTNUT ST.

/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

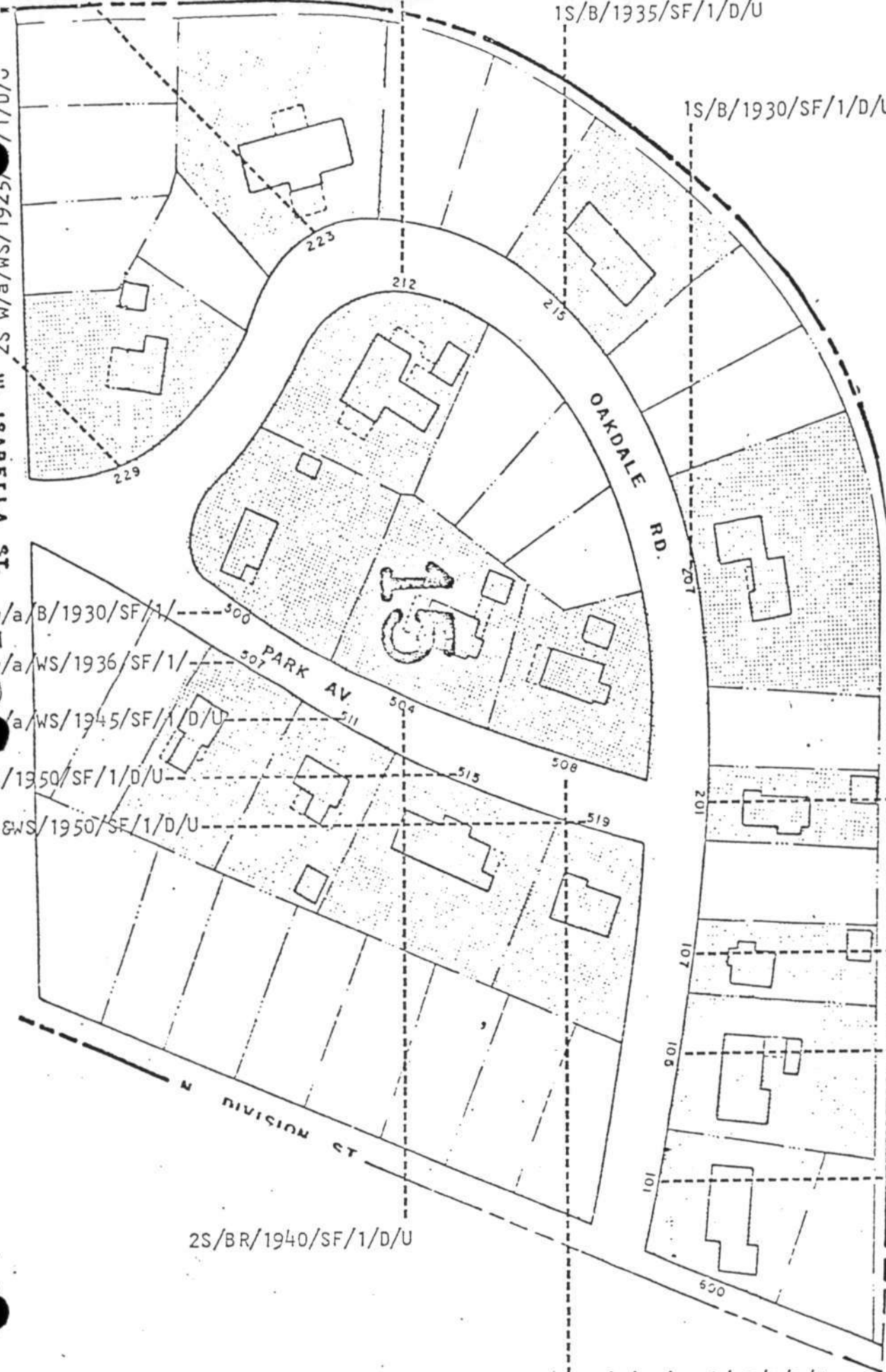
2S w/a/WS/1936/SF/1/D/U

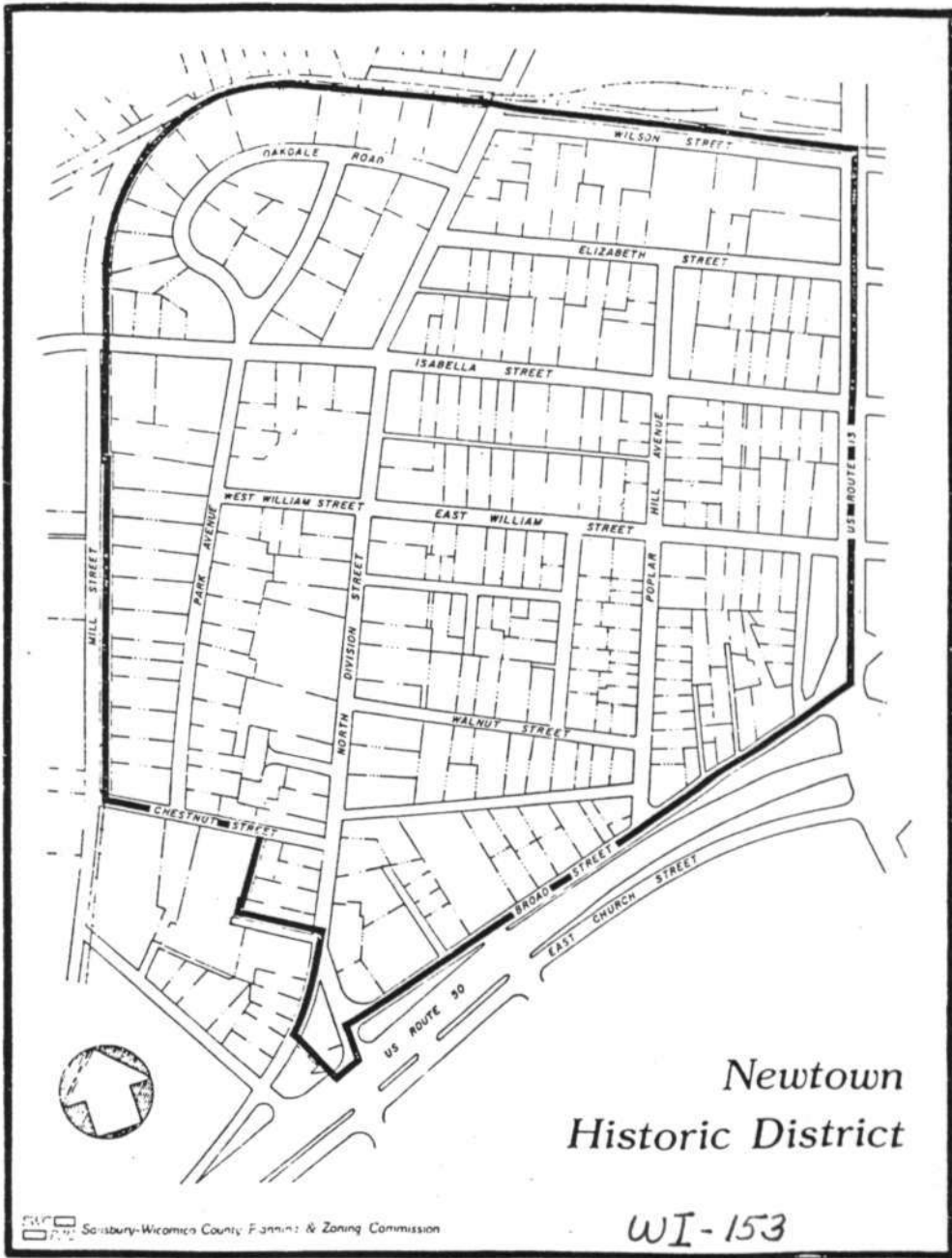
1S/B&WS/1950/SF/1/D/U

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

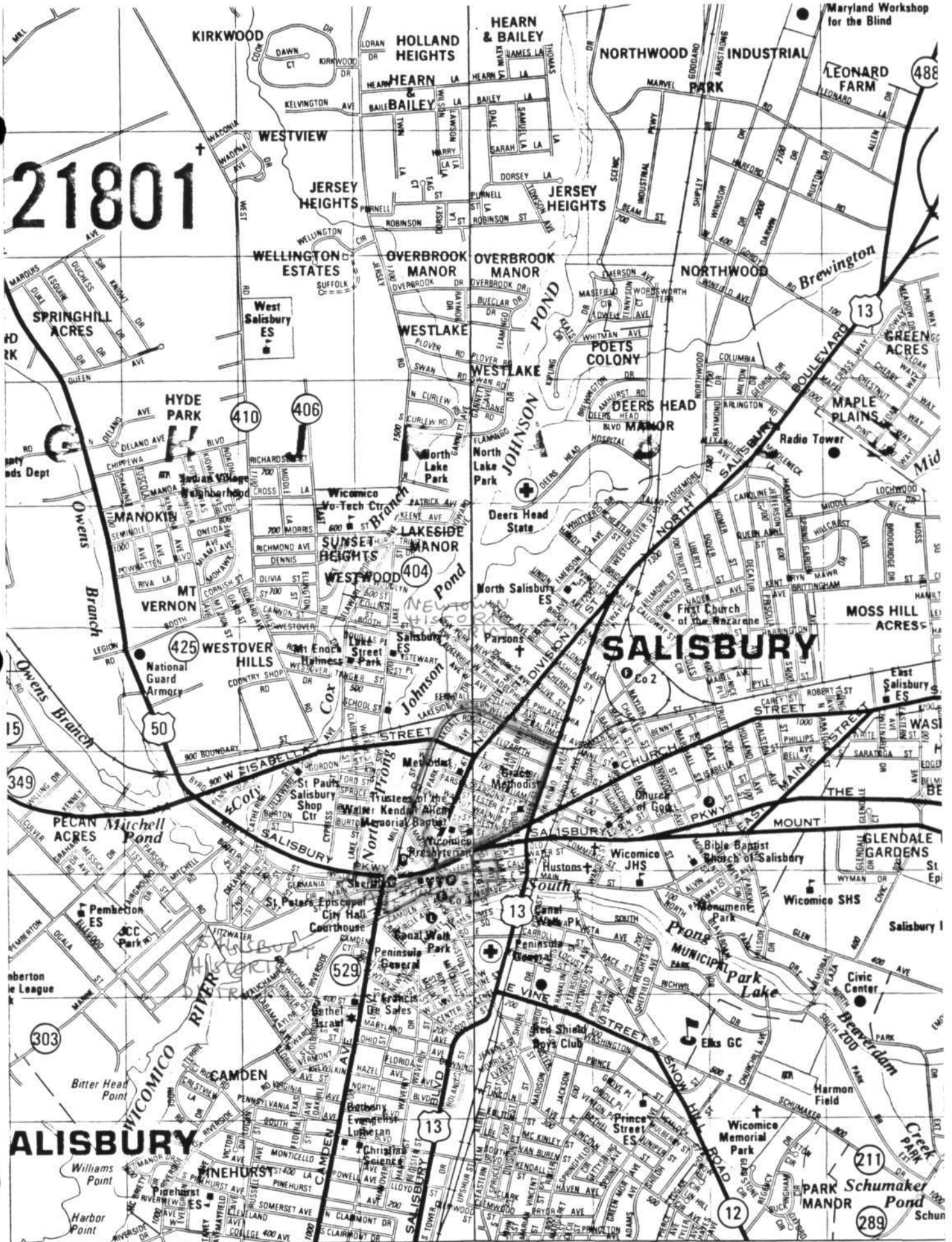
WI-153

Salisbury-Wicomico County Planning & Zoning Commission

15: 2/25/83

10 24 83

21801



W1-153 Newtown Historic District



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 026822

Owner Information

Owner Name:	WICOMICO PRESBYTERIAN CHURCH	Use:	EXEMPT COMMERCIAL
Mailing Address:	129 BROAD ST SALISBURY MD 21801	Principal Residence:	NO
		Deed Reference:	

Location & Structure Information

Premises Address:	123 BROAD ST SALISBURY 21801-0000	Legal Description:	LOT 123-205 BROAD ST CITY OF SALIS
--------------------------	--------------------------------------	---------------------------	--

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0009	0748	10002.23	0000				2023	
									Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1859	8,371 SF		52,325 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		CHURCH	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	295,400	295,400		
Improvements	364,500	403,300		
Total:	659,900	698,700	672,833	685,767
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	700	672,833.00	685,767.00
State:	700	672,833.00	685,767.00
Municipal:	700	672,833.00 685,767.00	672,833.00 685,767.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Salisbury Historic District Commission

Hearing Notification

Hearing Date: October 25, 2023

Time: 7:00 pm

Location: Government Office Building
125 N Division St Rm 306
Salisbury, MD 21801

Case Number: #23-33

Commission Considering Sign

Owner's Name: **Bret Davis**

Applicant Name: **Jessica Mason**

Agent/Contractor: Gardner Signs

Subject Property Address: 106 N Division 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 304
Salisbury, MD 21801
(410) 548-3170/ fax (410) 548-3107

Permit Application
\$150 Fee Received 9/21/23 (date)

Date Submitted: 9/15/2023
Date Accepted as Complete: 9/21/23
Subject Location: 106 N. Division Street Salisbury, Md
Application by: Breathe Interiors
Applicant Address: 106 N. Division Street Salisbury Suite A Salisbury, MD
Applicant Phone: 623-696-2544

Case #: #23-33
Action Required By (45 days): 11/5/23
Owner Name: Jessica Mason
Owner Address: 106 N. Division Street Suite A Salisbury, MD
Owner Phone: 623-696-2544
Owner Email: breatheinteriors.sby@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.

A new commerical sign will be installed at 106 N. Division Street(Breathe Interiors). The sign will be created by Gardner Signs and made of PVC material to look like wood. The sign will be 20" high by 120' wide. The Breathe verbiage on the sign will have raised letters and the front will be white with a white border accent. Inspired by Nature verbiage will be white and flate on the sign not raised. Gardentr sign will mount the sign to the building.

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.

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 10/25/23 (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
Jessica Budd 10/12/23
Application Processor (Date)

Date 9/15/2023
Brian Soper 10/12/23
Secretary, S.H.D.C. (Date)

Gardner Sign Inc.
 412 Snow Hill Road | Salisbury, MD 21804
 410-749-1200 | FAX 410-749-1351
 graphics@gardnersign.net
 www.GardnerSign.net



Artwork Proof

Approved by: _____
 As Is With Changes Send New Proof
 Date: _____



Please check carefully for content & layout - we cannot be responsible for errors found after approval is received.

Colors are representative only; final output colors may be different. This artwork is copyright and may not be reproduced in any form without express permission of the Gardner Sign Inc.

106 N. Division Street



106 N. Division Street



Surrounding Buildings

106 N. Division Street



Surrounding Buildings

106 N. Division Street



Surrounding Buildings

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: October 25, 2023

Case Number: 23-33

Commission Considering: Sign

Owner's Name: Bret Davis
Owner's Address: 318 W Carroll St.
Salisbury, MD 21801

Applicant Name: Jessica Mason

Agent/Contractor: Gardner Signs

Subject Property Address: 106 N Division St

Historic District: Downtown Historic District

Use Category: Commercial

Zoning Classification: CBD

Structure / Site Description:
Built Date: 1916
Enclosed Area: 3,560 sq ft
Lot Size: 2,160 sq ft
Number of Stories: Not Indicated

Contributing Structure: Contributing 8/25/21

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
100	N Division St	9/24/2014	X	
109	N Division St	8/27	X	
110	N Division St	9/23/2020		X

Wicomico County Historic Survey on file: No
Nearby Properties on County Survey: Yes

Including but not limited to:

- 114 N Division St
- 107 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 installation of a new sign.

Areas of Historic Guidelines to be considered:

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: 10/12/23

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 047069

Owner Information

Owner Name: 106 NORTH DIVISION STREET LLC **Use:** COMMERCIAL
Mailing Address: 318 W CARROLL ST 2ND FL **Principal Residence:** NO
 STE A SOUTH **Deed Reference:** /04863/ 00292
 SALISBURY MD 21801-

Location & Structure Information

Premises Address: 106 N DIVISION ST **Legal Description:** BL-1 L-1 2,160 SQFT
 SALISBURY 21801-0000 106 N DIVISION ST
 CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1040	21003.23	0000		1	1	2024	

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1916	3,560 SF		2,160 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RETAIL STORE	/	C3			2022

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments	
			As of 07/01/2023	As of 07/01/2024
Land:	32,400	32,400		
Improvements	340,700	340,700		
Total:	373,100	373,100	373,100	
Preferential Land:	0			

Transfer Information

Seller: HANNON PATRICK J Type: ARMS LENGTH IMPROVED	Date: 05/24/2021 Deed1: /04863/ 00292	Price: \$135,000 Deed2:
Seller: Type: NON-ARMS LENGTH OTHER	Date: Deed1: /00886/ 00136	Price: \$0 Deed2:
Seller: Type:	Date: Deed1:	Price: Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00]	0.00]

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date: