

Salisbury Historic District Commission

AGENDA

Wednesday, August 28, 2024 at 7:00 pm
Government Office Building Room 301

Regular Meeting

1. 7:00 P.M. - CALL TO ORDER – Scott Saxman, Chairman
2. ROLL CALL
3. APPROVAL OF MINUTES – July 24, 2024

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 – #24-19 - 123 Broad St – New Construction – Parking lot
6. OLD BUSINESS – None
7. NEW BUSINESS –
 - #24-17* – 212 W. Main St.– Alterations – Window replacement, Window Replacement with Door
 - #24-18* – 110 E William St – Other – Fence Installation
 - #24-20 – 308 Park Ave – Alterations – Windows and Door Replacement

Annual Meeting

1. CALL TO ORDER – Scott Saxman, Chairman
2. ROLL CALL
3. ELECTION OF OFFICERS
4. ADJOURN ANNUAL MEETING

*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

*Times shown are approximate. The SHDC reserves the right to adjust the agenda as circumstances warrant.
The SHDC reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland, General Provisions Article, Section 3-305(b).*

Salisbury Historic District Commission
July 24, 2024

The Salisbury Historic District Commission met in regular session on Wednesday, July 24, 2024. The meeting took place at 125 N Division St Room 301 with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chair- Present
Matt Auchey, Vice Chairman – Not present
Lynne Bratten - Present
Brad Phillips- Present (Zoom)
Margaret Lawson- Present
Brenden Frederick – Present (Zoom)
Lisa Gingrich – Present

CITY OFFICIALS PRESENT

Heather Konyar, City Attorney- Present
Betsy Jackson, Infrastructure & Development- Present

1. **CALL TO ORDER** – Mr. Scott Saxman, called the meeting to order at 7:00 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explains the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify, with the exception of the representative for Application No. 24-16 who had not arrived.
3. **APPROVAL OF MINUTES** – Staff provided the members with amended minutes showing a correction to a statement by Ms. Margaret Lawson regarding Application No. 24-12 which was incorrect. Ms. Lynne Bratton made a motion to accept the minutes as written. Ms. Margaret Lawson seconded the motion and the motion carried unanimously. The minutes from June 26, 2024 were approved as amended.

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.

4. **CONSENT DOCKET** – None
5. **OLD BUSINESS** – None
6. **NEW BUSINESS**-
 - **#24-14** – 701-703 Camden Ave – Alterations – Mr. Andrew Welch brought his application for alterations to include the replacement of the front porch decking, replacement of the rear canopy (awning), and replacement of the asphalt roof by adding an asphalt shingles over the existing layer.

Since the property had not yet been determined to be contributing or non-contributing, the Commission first went through the checklist for Contributing and Non-Contributing Structures. After discussion of the structure features it was determined that there were seven (7) contributing features and five (5) non-contributing features, and eleven (11) features that were not applicable due to the structure not having these features. Ms. Lynne Bratton stated that this structure was likely a forerunner of duplexes in the City of Salisbury. Ms. Lisa Gingrich and Ms. Margaret Lawson agreed. Mr. Brenden Frederick noted that it wasn't a prime historic example but just because it is a modest house doesn't mean it isn't contributing. Mr. Phillips supported determining the structure as a contributing structure. Ms. Lynne Bratton made a motion to determine the structure to be contributing. Ms. Lisa Gingrich seconded the motion and the motion carried unanimously.

It was determined that the roof replacement would be in-kind and that the commission did not need to approve it. The porch decking was considered second. Mr. Scott Saxman noted that that the porch is not tongue and groove so that the better outcome is to have the wider boards because thinner boards

that are not tongue and groove to not have adequate support. It was determined that replacement of the porch decking proposed by the applicant was adequate and an improvement on what is existing. Mr. Scott Saxman did say that they would prefer the deck boards to be laid as tightly as reasonable so that it would look like a porch floor rather than a modern deck. Finally, the awning replacement was considered. Mr. Welch stated that he did not think the awning was original to the structure. He'd like to make it more modern by adding a bracket and using asphalt shingles to match the roof rather than the wood shingles. The overall consensus was that the proposal would be an improvement to the structure and to the neighborhood. Ms. Lisa Gingrich made a motion to approve the application as submitted with the exception of removing the roof from the application. Ms. Lynne Bratton seconded the motion and the motion carried unanimously.

- **#24-15** – 100 E. Main St – Signs – Mr. Mitch Marriner brought his application for the replacement of the sign over the store front window, replacement of a hanging sign and the addition of a painted window sign which is just an outline of white paint to clarify the window sign applied to the interior of the window. The applicant submitted to the Commission a rendering of the sign with the business logo and it was accepted as Exhibit A. Mr. Mitch Marriner stated that the lettering over the door is a replacement of what was there in the same font but with gold lettering instead of white lettering. The proposed hanging sign is consistent with the hanging signs used by other businesses on the ground floor of the same building.

This building is a contributing building and has a historic survey on file. It is located within One Plaza East, formerly the Wicomico Hotel.

Mr. Scott Saxman noted that the proposed signs were in keeping with the historic district. Mr. Brenden Frederick noted that the applicant was using existing bolt mounts for the hanging sign and that the header sign is where signage would be located historically. Ms. Lynne Bratton made a motion to approve the application as submitted. Ms. Lisa Gingrich seconded the motion and the motion carried unanimously.

- **#24-16** – 106 N. Division St – Mural

Mr. Brenden Frederick and Mr. Scott Saxman recused themselves from this application due to a potential conflict of interest.

Mr. Saxman swore in the application, Bret Davis, who was present for the meeting via Zoom.

This building is a contributing structure.

Mr. Bret Davis brought his application before the Commission for a mural to be located on the alley side of the building. He stated that the mural is being done by a local artist, Brandon Bell, that has done other murals in the City. The location is close enough to the frontage that people can see it but it does not change the historic aspects on the front of the structure.

Mr. Scott Saxman said that the Commission has always heard requests for murals in the past and to date they have always been approved. He added that murals are unusual in that they are not a sign but also not a painted wall but they do need to come before the Commission. Ms. Lynne Bratton asked about whether it is a problem to paint the brick, but it was determined that because the brick had already been painted, that the mural is consistent with the historic guidelines regarding painting. Ms. Lisa Gingrich asked if there is meaning behind the mural or if it is just arbitrary art. Mr. Bret Davis said that he does not make specific requests of the artists and that it would be necessary to ask the artist if there is any meaning behind it for him. Ms. Lisa Gingrich stated that it was her opinion that the art proposed was generic with no connection to anything in the area, downtown or historic districts and did not add anything to the downtown. Mr. Bret Davis stated that he doesn't think that it is necessary for art to have a specific meaning. He thinks the point of downtown is to inspire people and to draw them downtown and he thinks the mural will do that. Mr. Scott Saxman provided historical context by adding that they did approve a mural on the Delmarva Veteran Builders Building. Ms. Lynne Bratton noted that mural

was of a girl with a dandelion. Ms. Lisa Gingrich stated that she is not against murals but she thinks this proposal has jarring colors and is generic. Mr. Bret Davis said that the Commission doesn't have control over his paint colors. He stated he wants his buildings to pay homage to the history but also create a sense of new community, so they wanted bolder colors. Ms. Lisa Gingrich asserted that she was not suggesting they have control over the colors. She stated it was her opinion that it was not a very appealing design. Mr. Brad Phillips made a motion to approve as submitted. Ms. Lynne Bratton seconded the motion and the motion carried (4 in favor, 1 opposed).

Mr. Bret Davis thanked the Commission for the approval and then asked for clarification on whether the Commission, if they had said no, does that mean he can't paint his building. Mr. Scott Saxman clarified that the approval is not for painting of a building or a sign, but for a mural.

7. Adjourn the Meeting-

Ms. Lynne Bratten made a motion to adjourn the meeting. Ms. Lisa Gingrich seconded the motion. The Commission voted unanimously to adjourn the meeting.

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury, Housing & Community Development Department.

Scott Saxman, Chairman

Date

Amanda Rodriguez, City Planner

Date

Salisbury Historic District Commission

Hearing Notification

Hearing Date: August 28, 2024

Time: 7:00 pm

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

Case Number: #24-19

Commission Considering: New Construction – Build Parking Lot

Owner's Name: Wicomico Presbyterian Church

Applicant Name: George H. White

Agent/Contractor: N/A

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

Historic District: Newtown Historic District

Use Category: Office & Service Residential

Chairman: Mr. Scott Saxman

HDC Staff contact: Jennifer Jean
Associate Planner
(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 _____ (date)

Date Submitted: July 26, 2024

Case #: 24-19

Date Accepted as Complete: _____

Action Required By (45 days): _____

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 \$185,000

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 to provide convenient parking for both the main sanctuary 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 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 August 28, 2024 (date).

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

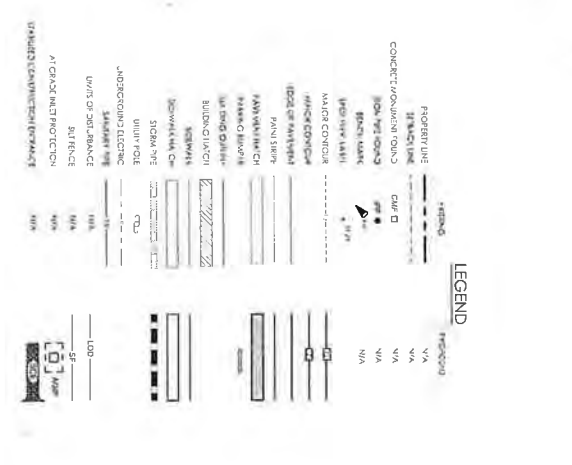
Applicant's Signature 

Date July 26, 2024

Application Processor (Date)

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

- A. The completed application form.
- B. The application fee of \$150. Checks can be made out to the City of Salisbury.
- C. Site plan, if applicable.
- D. Scaled and measured detailed drawings, including, but not limited to, plans and elevations of the proposed alterations or improvement, or in the alternative, a scale mock up.
- E. For an existing structure, color photographs of the structure showing all elevations, the area to be altered, close-ups of architectural detail and the area in the immediate vicinity (the property to the immediate left and right of subject property)
- F. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
- G. All photographs shall be printed on 8½ x11 paper, however, you may put several photos on one page, and each shall be labeled with a description of the contents of the photograph.
- H. Samples of materials or copies of manufacturers product literature.
- I. The applicant shall deliver one (1) complete application and attachments to the City of Salisbury, Department of Infrastructure and Development, 125 N Division Street, Room 304, Salisbury, MD.

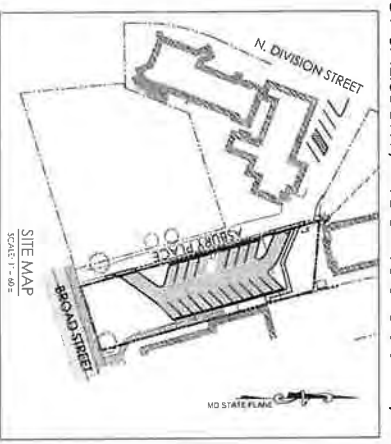


IMPROVEMENT PLANS

FOR

WICOMICO PRESBYTERIAN CHURCH

CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND



- ### SHEET INDEX
- 1 COVER SHEET
 - 2 DEMOLITION PLAN
 - 3 SITE AND GRADING PLAN
 - 4 DETAIL SHEET
 - 5 EROSION AND SEDIMENT CONTROL PLAN
 - 6 CONTROL NOTES & DETAILS



- PREPARED BY:**
- WICOMICO PRESBYTERIAN CHURCH & COMMUNITY CENTER
- DESIGNED BY: [Name]
- ENGINEERED BY: [Name]
- PROJECT NO. [Number]
- DATE: [Date]

NO.	DATE	DESCRIPTION

COVER SHEET

for

WICOMICO PRESBYTERIAN CHURCH

CITY OF SALISBURY
WICOMICO COUNTY, MARYLAND

DATE	NO.	DESCRIPTION

NOTES

1. THE INFORMATION ON THESE PLANS WAS OBTAINED FROM THE RECORD PLANS FOR THE PROPOSED PROJECT AND THE EXISTING DATA FROM THE CITY ENGINEERING DEPARTMENT.
2. ALL STRUCTURES, WALLS, AND FOUNDATIONS ARE TO BE CONSIDERED AS BEING IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF MARYLAND.
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GENERAL NOTES

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TRAFFIC NOTES

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ENGINEERS CERTIFICATION

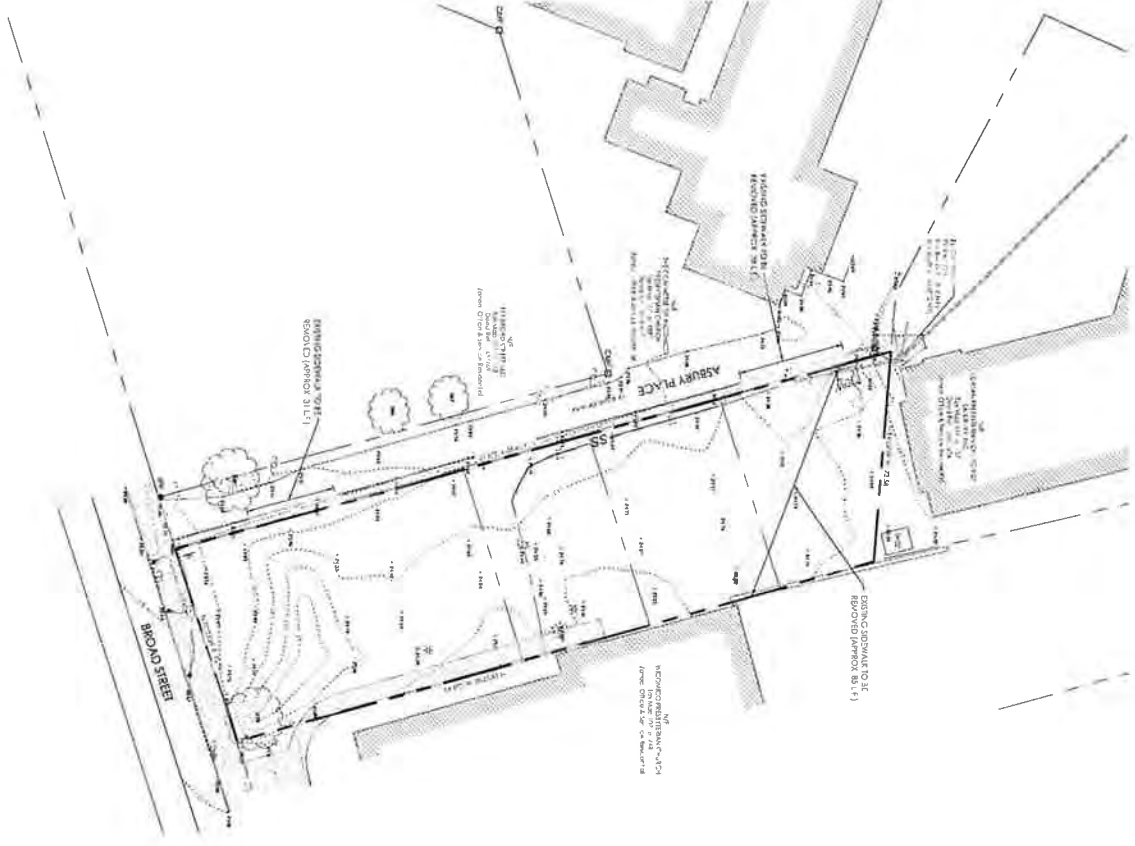
I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the foregoing drawings were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.

DATE: [Date]

SIGNATURE: [Signature]

DATE: [Date]

SIGNATURE: [Signature]



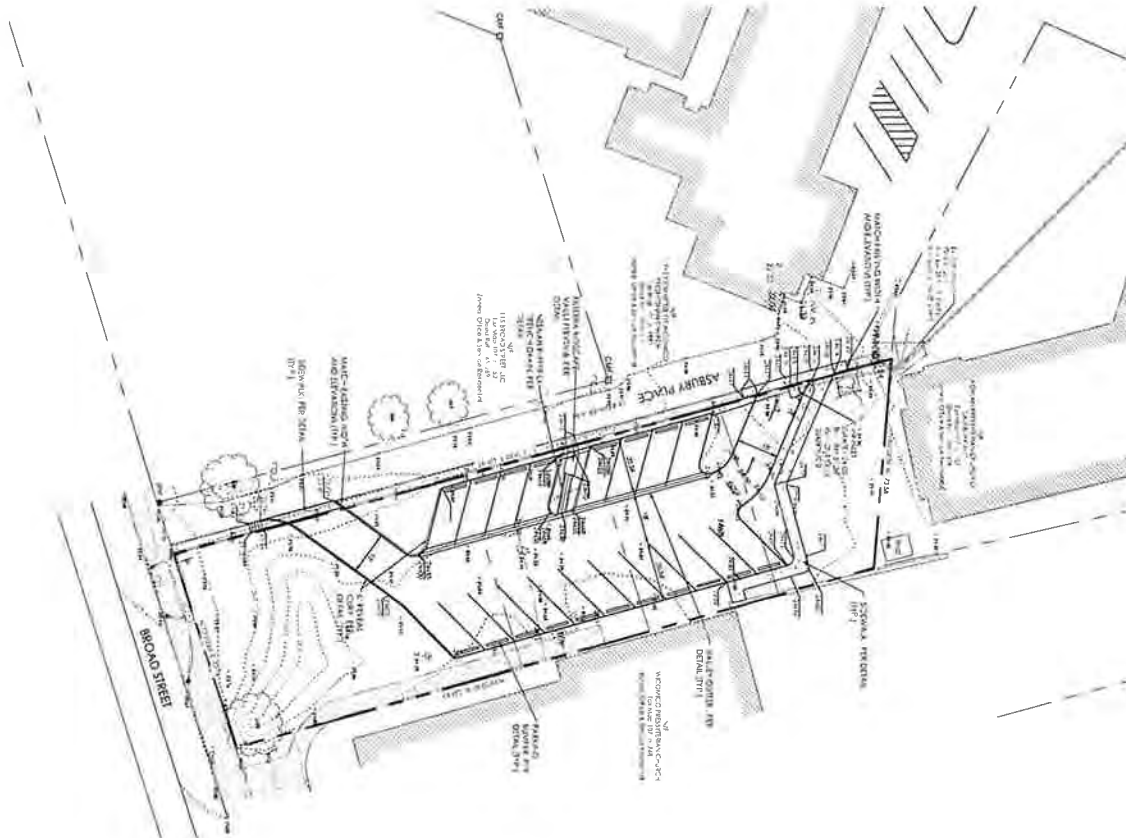
APPROVED
CITY OF SALISBURY
DIRECTOR OF PUBLIC WORKS

AMANDA POLLOCK P.E., DIRECTOR

CITY PROJECT#
UTILITY CONDUIT#

DATE

DATE: 8/22/2025 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name] PROJECT NO.: [Number]	EXISTING CONDITIONS AND DEMOLITION PLAN for WICOMICO PRESBYTERIAN CHURCH CITY OF SALISBURY WICOMICO COUNTY, MARYLAND		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION										
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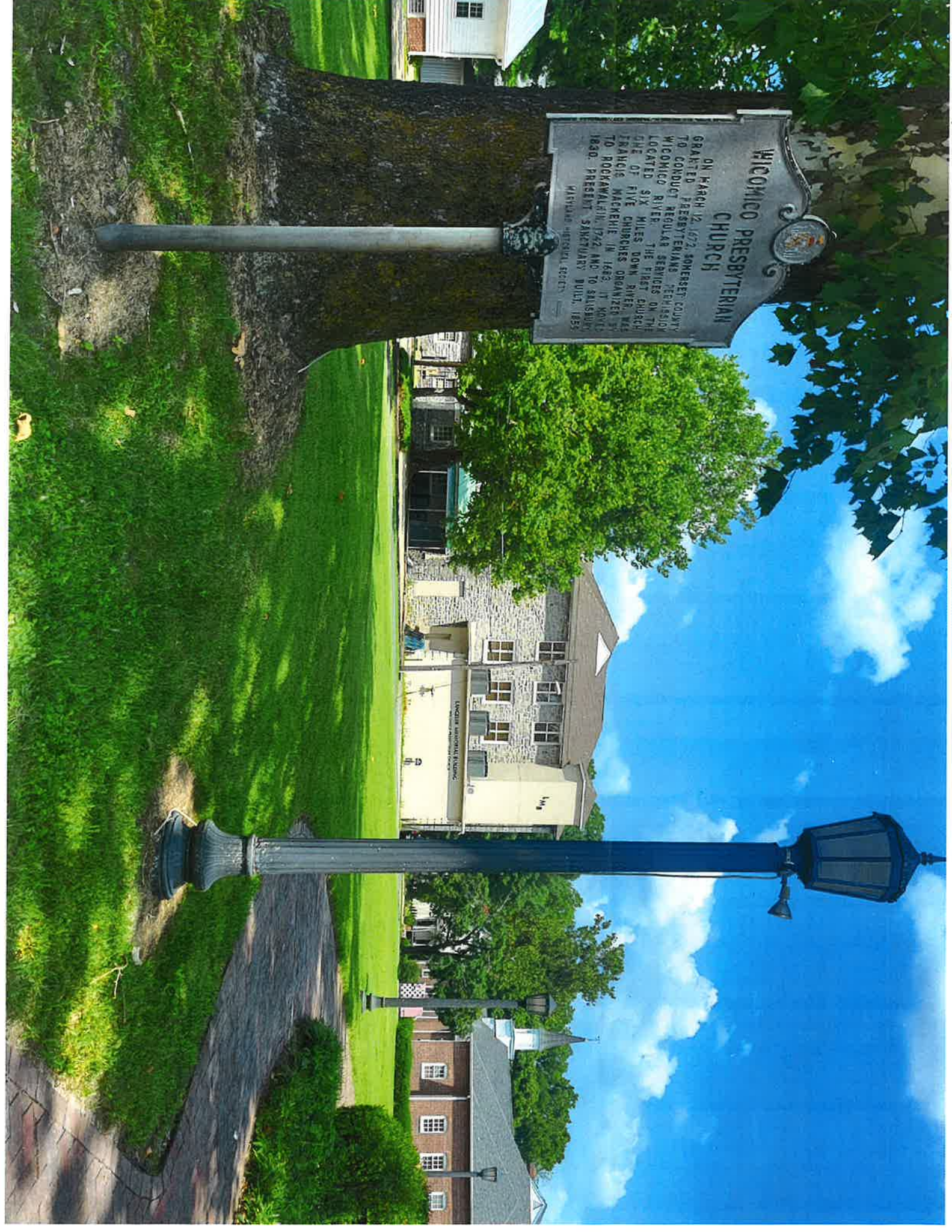
APPROVED CITY OF SALISBURY DEPARTMENT OF PUBLIC WORKS	CITY PROJECT # UTILITY CONTRACT #
ZAVONA POLJACEK P.E. DIRECTOR	DATE

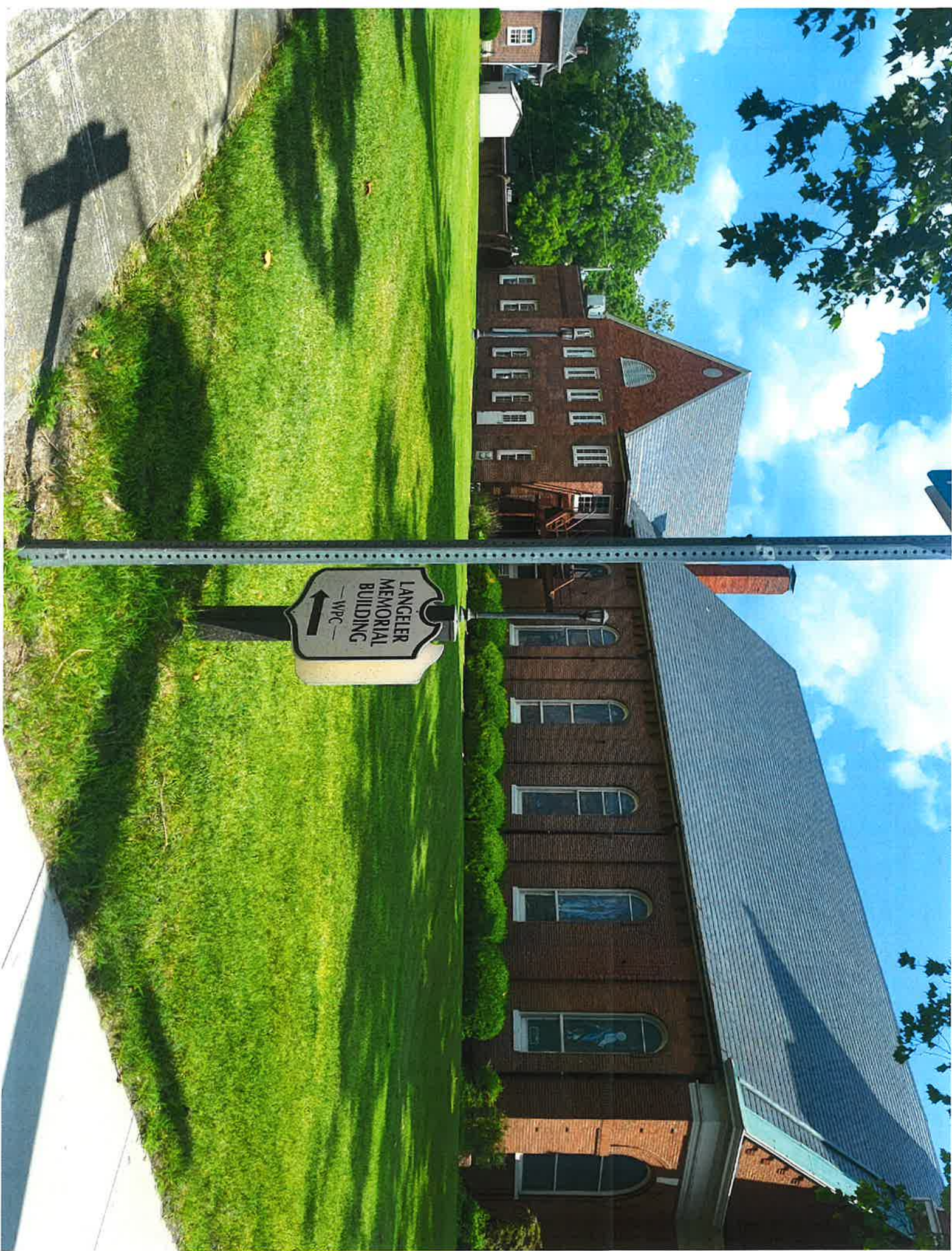
SHEET NO. 3 DATE: 02/27/22 DRAWN BY: JMM CHECKED BY: JMM APPROVED BY: JMM DATE: 02/27/22	SITE AND GRADING PLAN & STORM DRAIN PROFILES for WICOMICO PRESBYTERIAN CHURCH CITY OF SALISBURY WICOMICO COUNTY, MARYLAND	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION										
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WICOMICO PRESBYTERIAN CHURCH

ON MARCH 12, 1672, SOMERSET COUNTY WAS GRANTED TO CONDUCT REGULAR SERVICES BY THE PRESBYTERIAN CHURCH OF THE WICOMICO RIVER. THE FIRST CHURCH LOCATED SIX MILES DOWN RIVER, WAS FRANGIE MACKENIE IN 1683. IT MOVED TO ROCKWALDEN IN 1742 AND TO SAUBERTON IN 1830. PRESENT SANCTUARY BUILT, 1855.

MARYLAND HISTORICAL SOCIETY







Salisbury Historic District Commission

STAFF FINDINGS

Meeting of August 28, 2024

Case Number:	#24-19
Commission Considering:	New Construction – Parking Area
Owner Name:	Wicomico Presbyterian Church
Owners Address:	129 Broad St. Salisbury, MD 21801
Applicant Name:	George H. White
Applicant's Address:	1600 Old Mill Lane Salisbury, MD 21801
Agent/Contractor:	N/A
Subject Property Address:	123 Broad St. Salisbury, MD 21801
Historic District:	Newtown Historic District
Use Category:	Residential
Zoning Classification:	OSR - Office & Service Residential
Structure / Site Description:	
Built Date:	1859
Enclosed Area:	8,371 sq. ft. (SDAT Real Property Database)
Lot Size:	52,325 sq. ft. (SDAT Real Property Database)
Number of Stories:	Unknown

Contributing Structure: Undetermined

Wicomico County Historic Survey on file: Yes; WI-153

Nearby Properties on County Survey: No

Properties included below but not limited to: ---

Explanation of Request: The applicant is seeking approval to build a new parking area beside the Wicomico Presbyterian Church.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Landscape and Setting

Guideline 33: Walkways, Driveways, and Parking Lots

- 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 existing 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.

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 and make determinations on all applications to construct, alter, reconstruct, move or demolish a site or structure within a Historic District whenever “*exterior changes are involved which would affect the historic archeological, or architectural significance of a site or structure, any portion of which is visible or intended to be visible from a public way.*” In reviewing an application and plans, the Commission should consider review criteria, and may decide as to which of said Criteria are applicable.

Staff Findings Prepared By: Jennifer Jean
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: August 5, 2024

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.

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:	_____	_____
				Number of Contributing Resources previously listed in the Inventory	
				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-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 lead 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, Commissioner.
 JAMES GILLIES, Judge of Orphans' Court.
 RICHARD P. DABNEY, Commissioner.
 RAY'S S. FOGAR, " " " " " "

Attorneys at Law.
 LEMUEL MALONE, Attorney at Law.
 S. STAPLEY TOADYNER, " " " " " "
 J. A. FARMOR, " " " " " "
 THOMAS HUMPHREYS, " " " " " "

Clergymen and Blacksmiths.
 Y. B. FERRIS, Blacksmith and Carpenter.
 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. W. BRAMAN, Dealers in Cloth, Groceries, Hardware, Gunpowder, Stationery, &c.
 B. L. HILLS AND SON, Wholesale and Retail Dealers in Groceries, Groceries, Stationery, Clothing, Toys, Wood and Willow-ware, Fishing Tackle, Cigars and Monthly Eggs, Canned Fruit, &c. No. 74 Main Street.
 Z. T. BAYMAN, Dealer in Groceries, Tobacco, Stationery and General Merchandise. No. 84 Main Street.

Millers.
 LEMUEL MALONE, Miller of the "Salisbury Flouring Mill."
 F. C. BELL, Miller and Publisher of the "Eastern Shoreman."

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

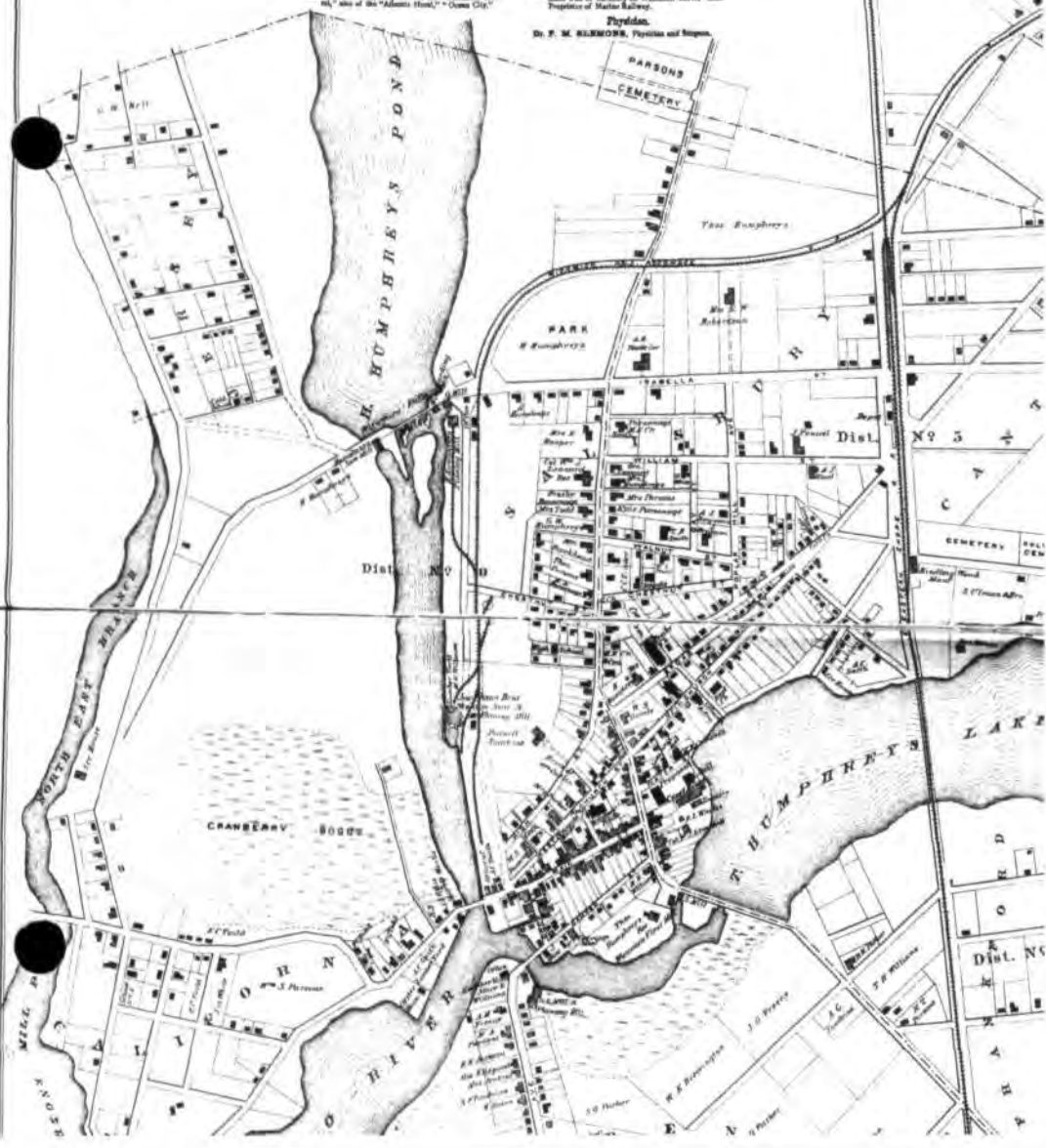
Hotel.
 JOHN THAYER, Proprietor of the "Palmetto Hotel," 84 1/2 Main of the "Admiral Hotel," "Queen City."

Lumber Dealers.
 A. C. SMITH AND CO., Wholesale Dealers in Lumber, Shingles, Sash, Doors, Blinds and Building Materials. Salisbury, Md.
 B. HUMPHREYS, Manufacturer of, and Wholesale and Retail Dealer in Lumber, Flooring, Sash, Doors, Shingles, House-Carpenter, Boat-building, Oak Lumber suitable for Veneer, Gunstock, Gun, Walnut, Oak and Cherry Lumber, Saloon, Barrel, Pump, Frame, Plank, Post, Clap, Floor, Ceiling, Shanty, Handrail, Sprung, Window, Frame, Turnout of all kinds and styles of Wood and Lumber Specialty. Wood worked from July 1st to October 1st. Also Manufacturer of Flour, Meal and Feed Stuff. Warehouse Falls Mill, No. 12 Mill Street, Salisbury, Md.

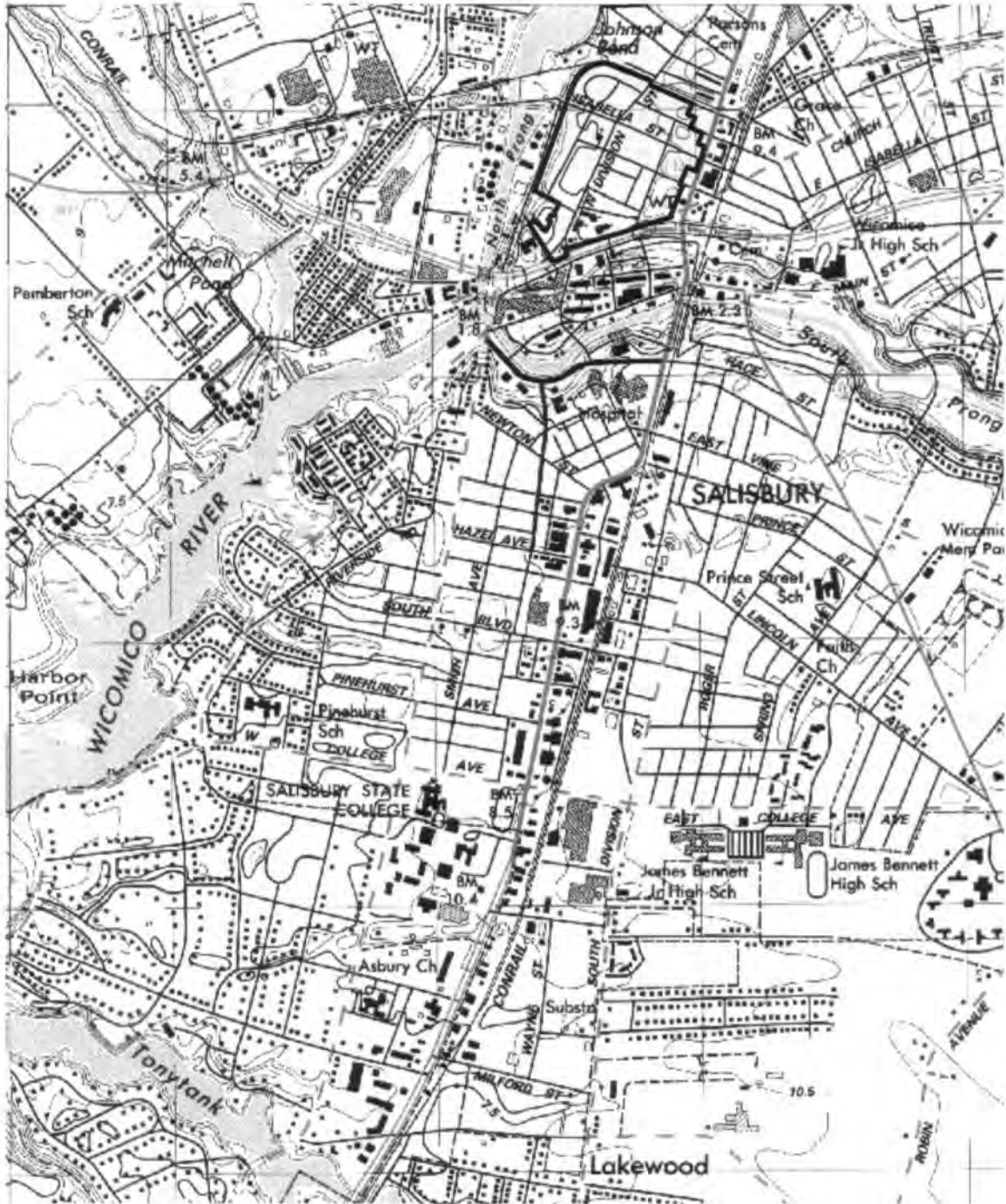
Mills.
 GEO. W. LEONARD, Farmer and Proprietor of Two and One Half Mills. Situated at miles north of Salisbury.
 JOHN WILLIAMS, Farmer and Proprietor of Two and One Half Mills situated north of Salisbury.
 GEO. W. HUANG, Farmer and Proprietor of "Peach Mills," 2 miles north of Salisbury. See Salisbury.
 M. A. FARMOR, Proprietor of S. S. Mill, 2 miles west of Salisbury on Wicomico River. Also Proprietor of Harbor Mill.

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

SALISBURY
 WICOMICO CO.
 Dist. N^o 95 & 8



WI-153
Newtown Historic District
Wicomico County
Salisbury Quadrangle





WI-153

West Side Park Avenue

Newtown Historic District

Wicomico Co. MD

Nicole Liebsmann

3/4/04

MD SHPO

Facing South

#1 of 4



WI-153

South Side w. Salisbury Street

Newtown Historic District

Wicomico Co. MD

Nicole Diehlmann

3/4/04

MD SHPO

Facing East

#2 of 4



WI-153

Park Avenue (500 & 507)

Newtown Historic District

Wicomico County, MD

Nicole Diehlmann

3/4/04

mt. SPO

Facing East

#3 of 4



W1-153

SE Corner of Elizabeth & Division Streets

Newtown Historic District

Wicomico Co MD

Nicole Dehlmann

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.

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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.

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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-96} 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



N. SALIS. BLVD.

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/AL/1900/SF/2/B/M

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

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

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

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

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

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

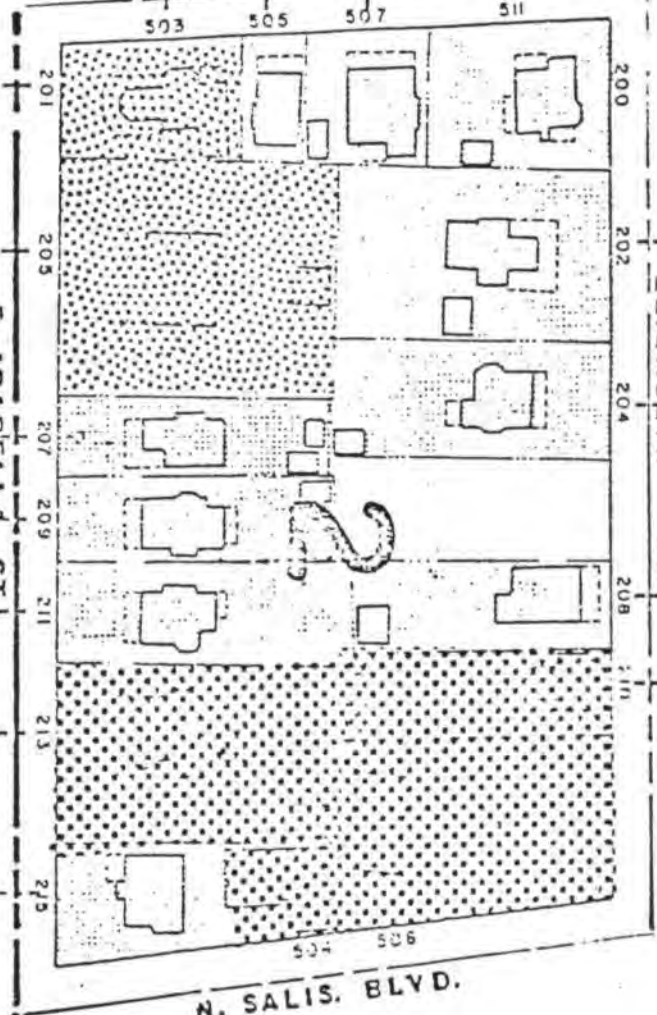
Empty Lot

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

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

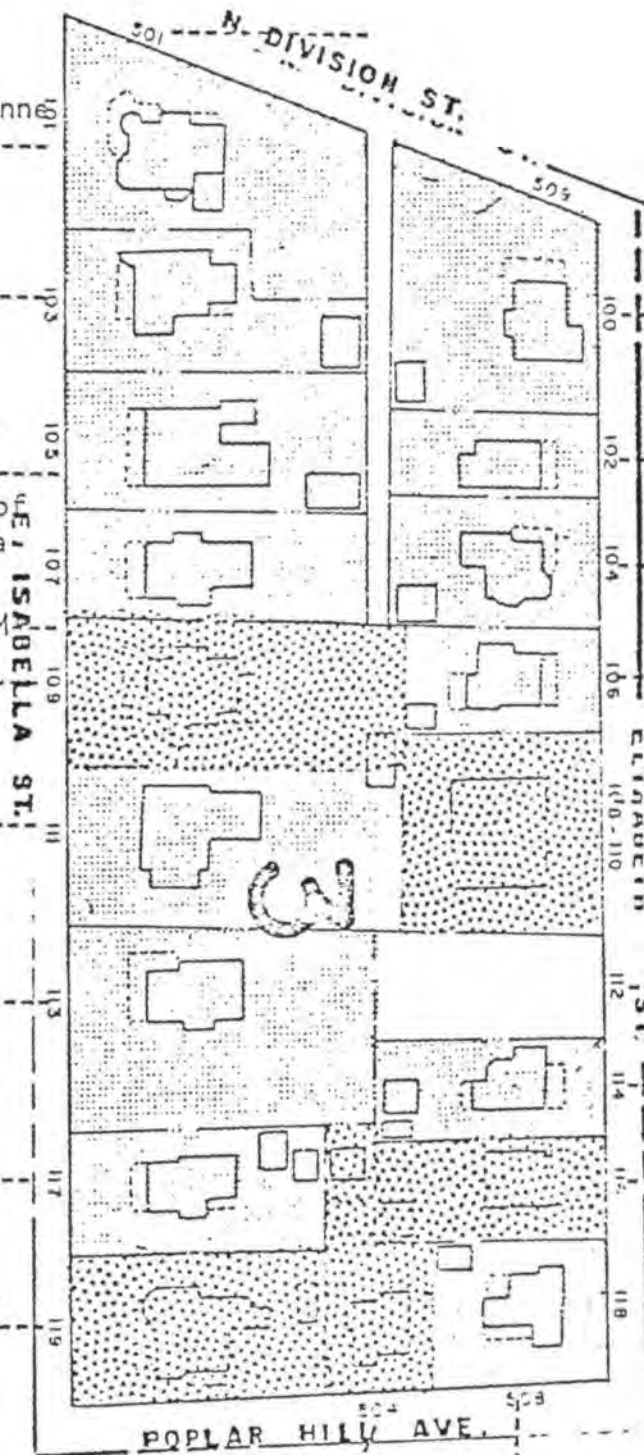
2S w/a/AL/Vict/1900/MF/2/A/M-----

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
ment: These apts. are
ly out of scale and rhy
with the block.

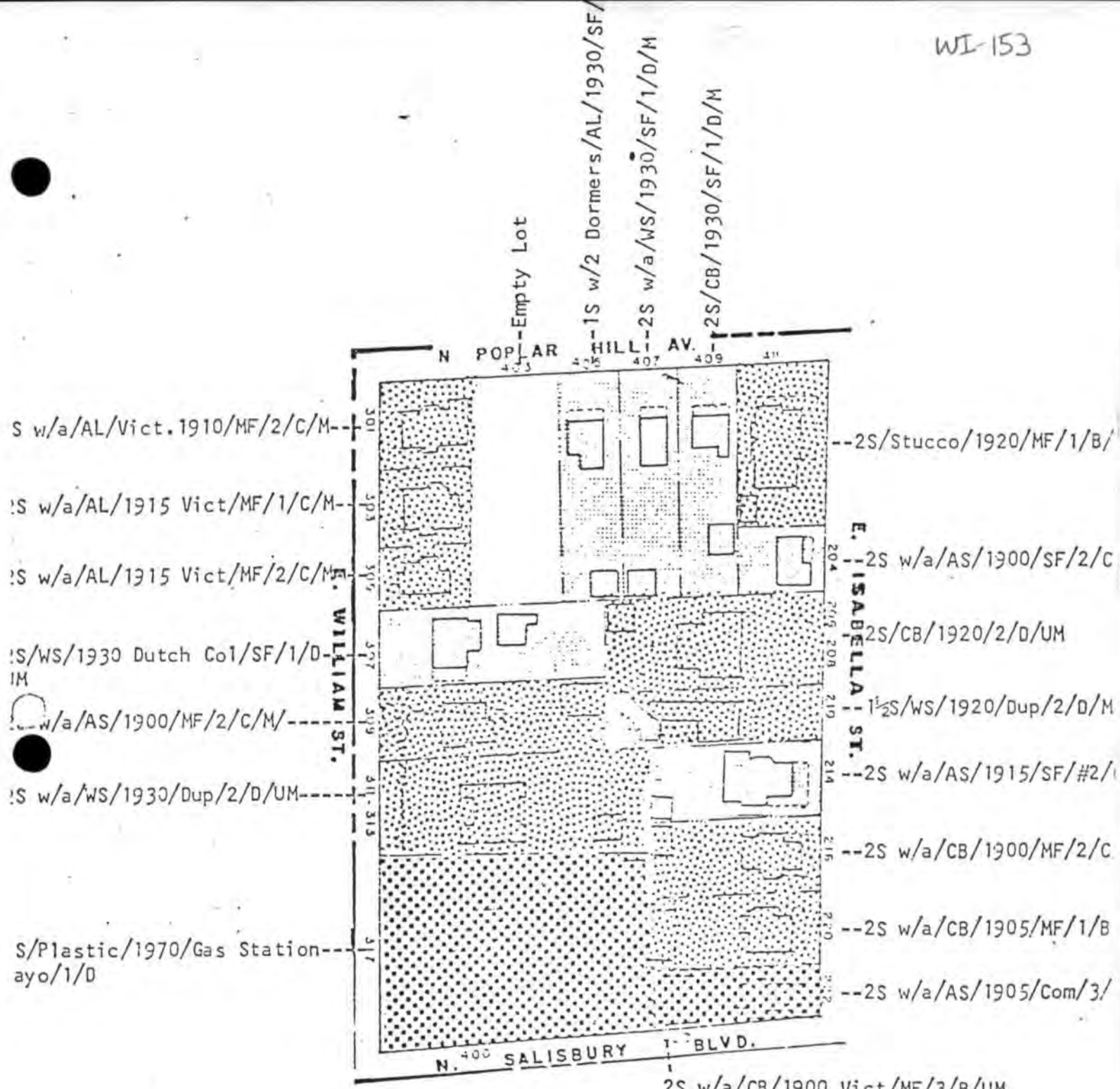
Empty lot

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/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/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/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

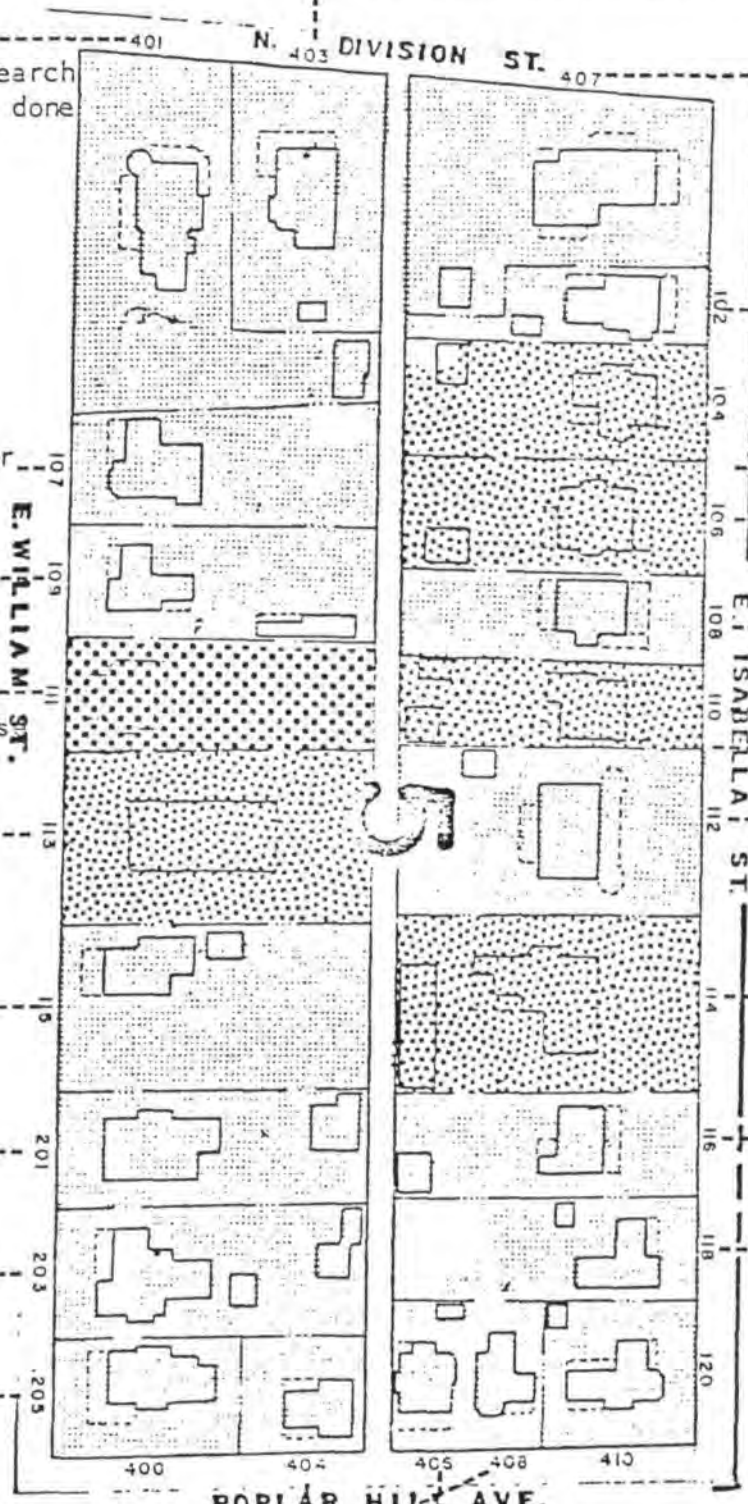
2S w/a/AL/1900/MF/1/

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

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

2S w/a/AS/1900/SF/2/B/M 2S w/a/CB/1920/SF/2/B/M

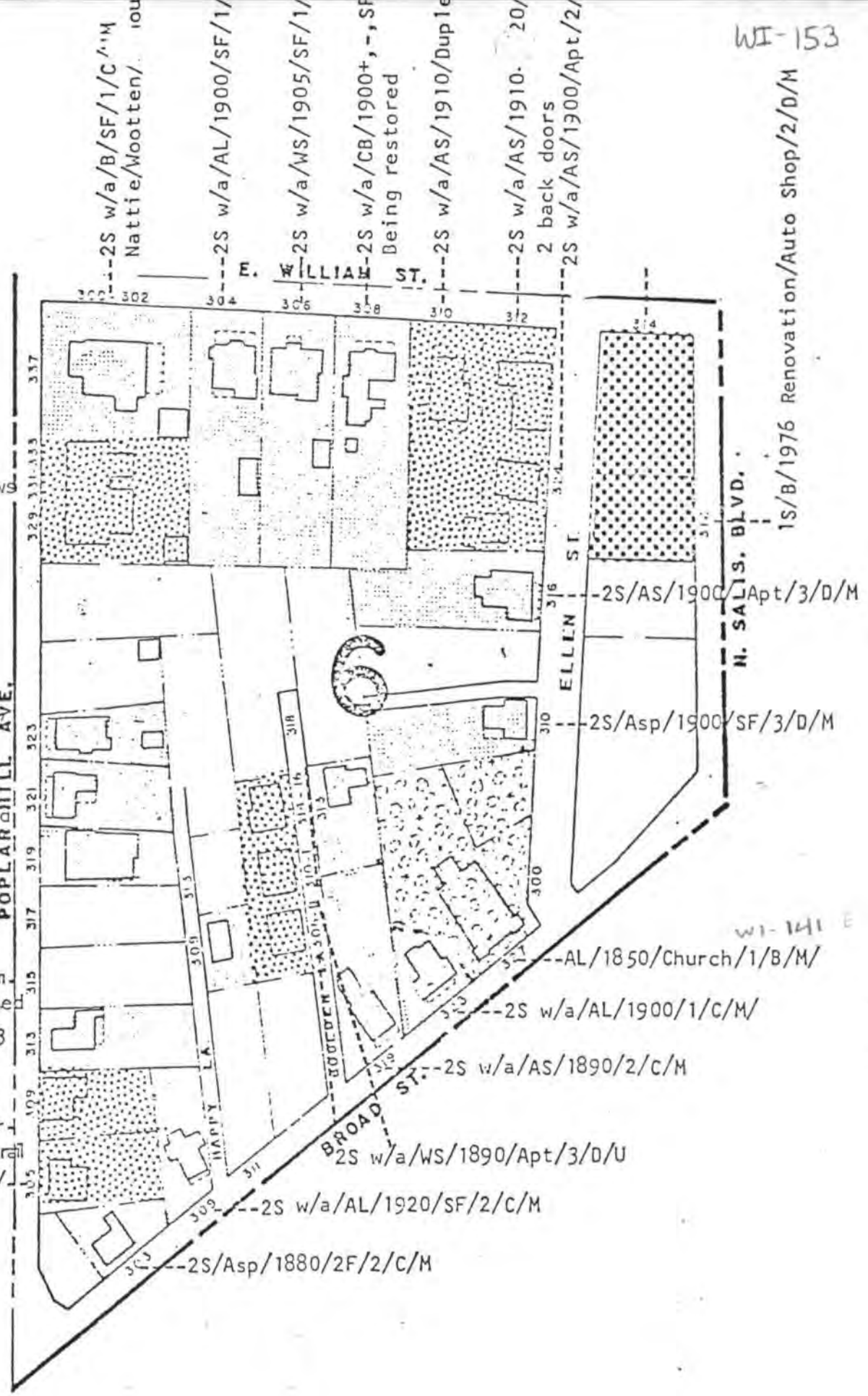
2S w/a/CB/1890/SF/1/B/M
Comments: Gingerbread and railing recently removed (1976).



2S/B/1905/Apts./1/C
JM 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

N. SALTS BLVD.

WI-141 E

3S/CB/1850/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/1950
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

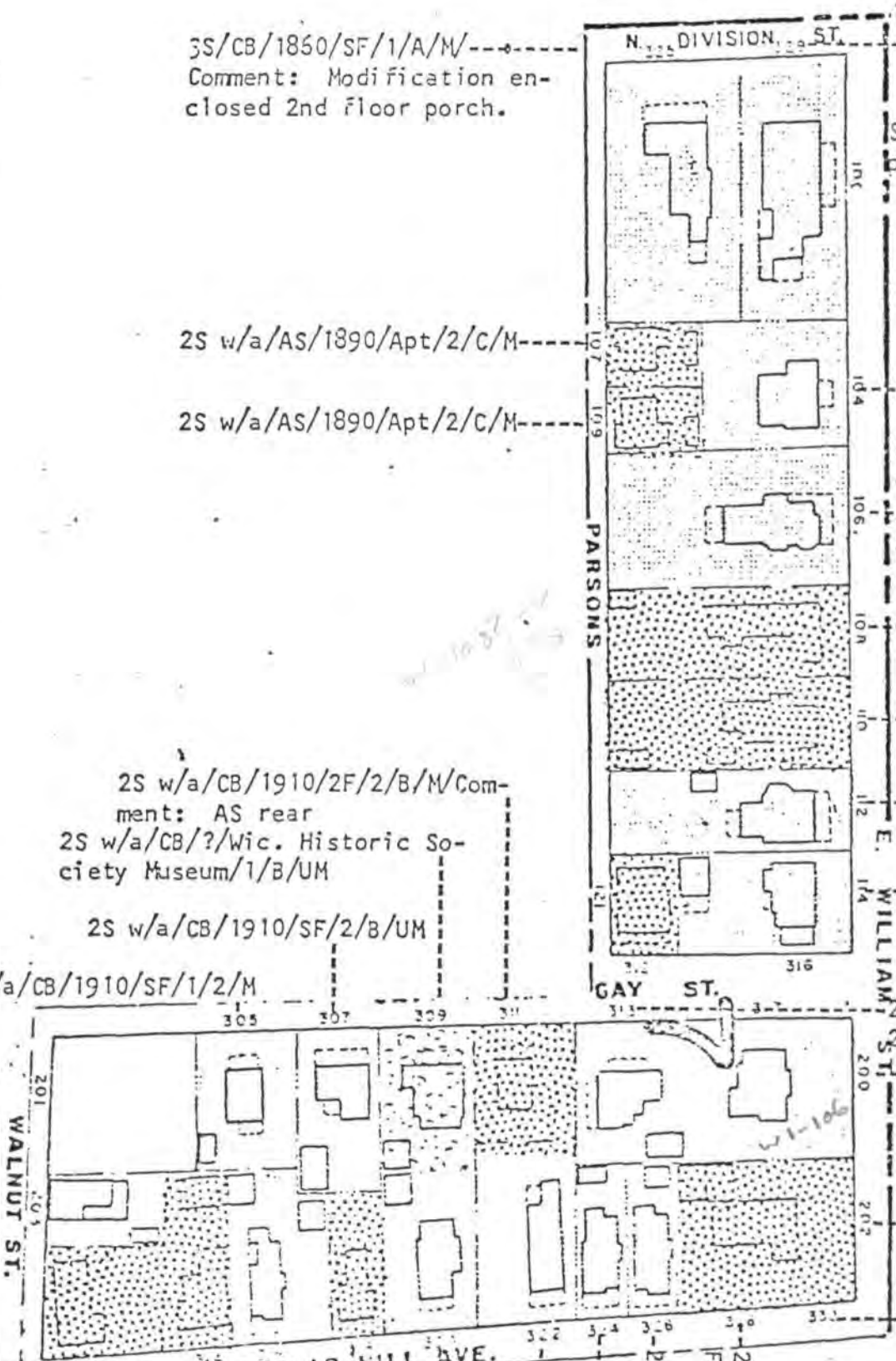
2S w/a/AS/191
2F/1/C/M

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

2S w/a/CB/1900/
SF/2/B/UM/
2S w/a/Asp/1900
Dup/2/C/M
2S w/a/CD/1895/SF
2/B/UM/Comments:
Shingles porch rail
2S w/a/Asp/1900/
2F/2/C/M

2S w/a/AS/1900/SF/2
C/M
2S w/a/AS/1900/SF
A/C/M/Vict. Window
2S w/a/AS/1910/SF
2/C/M

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

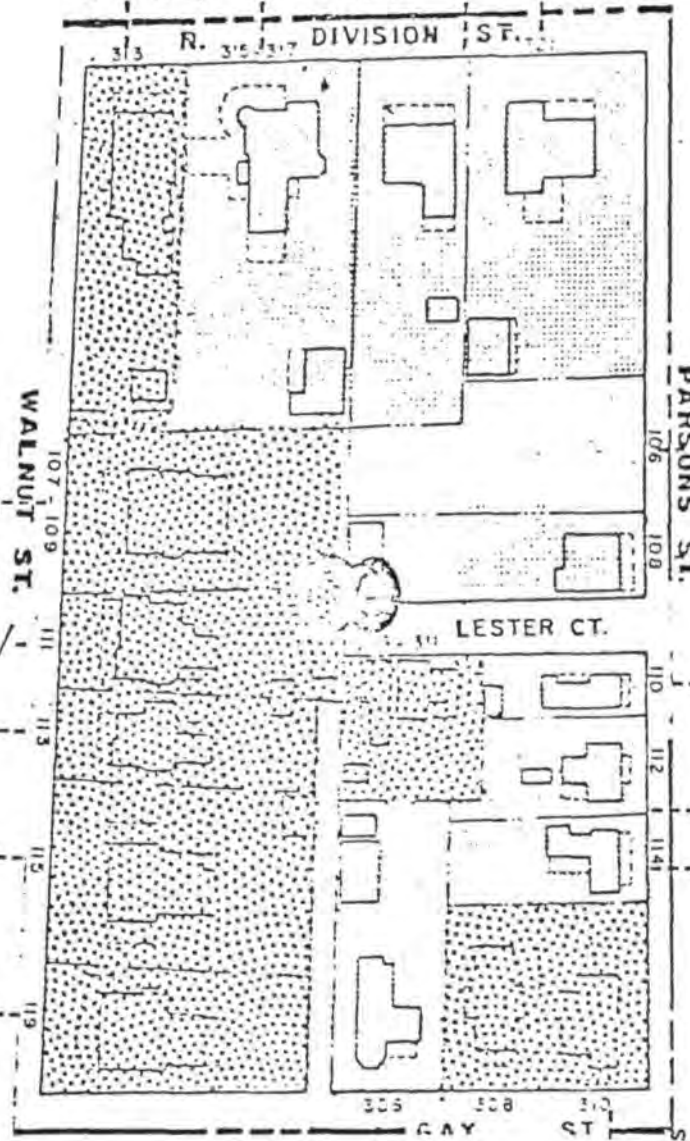


2S w/a/AL/1876/Apts/1
 Comment: Example of r
 which destroyed all g
 Architectural feature

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.



POPULAR HILL AVE.

2S w/a/CB/1920's Col./SF/2/C/M

2S w/a/CB/1915/SF/3/C/M
Comment: House Deteriorating.

2S/CB-Slate/Col. Townhouse/Dup/2/B/M

2S w/a/AS+WS/1900±/Apt/2/B/M

2S w/a/AL/Vict. changed to Col. 1890 plus 1915 SF/1/C/U

2S w/a/1/2/AS+WS/1900+ Vict transitional/SF/1/B/M
Comments: Unusual garage

2S w/a/CB/1895±/Boarding house/1/B/M

II - 2S/CB/Date?/SF/3/D/M

III - 2S/CB/Date?/SF/3/D/M

108 - 2S w/a/AS/1892/Apts/1/B/M Comments: Possible location of Salisbury's Boy's Academy

107 - Empty Lot

WALNUT

CHESINUT ST.

N DIVISION

LI-110
2S w/a/slate roof/AS/1895/Apts/1/B/M

2S w/a/WS/1900/Apt & Office/1/B/M



Parking Church

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

Demolished

E. CHESTNUT ST.

POPLAR HILL AVE.

2S/AL/1395/Apt

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

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

6 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

6 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

6 w/a/WS/1905?/Apts/1/C/

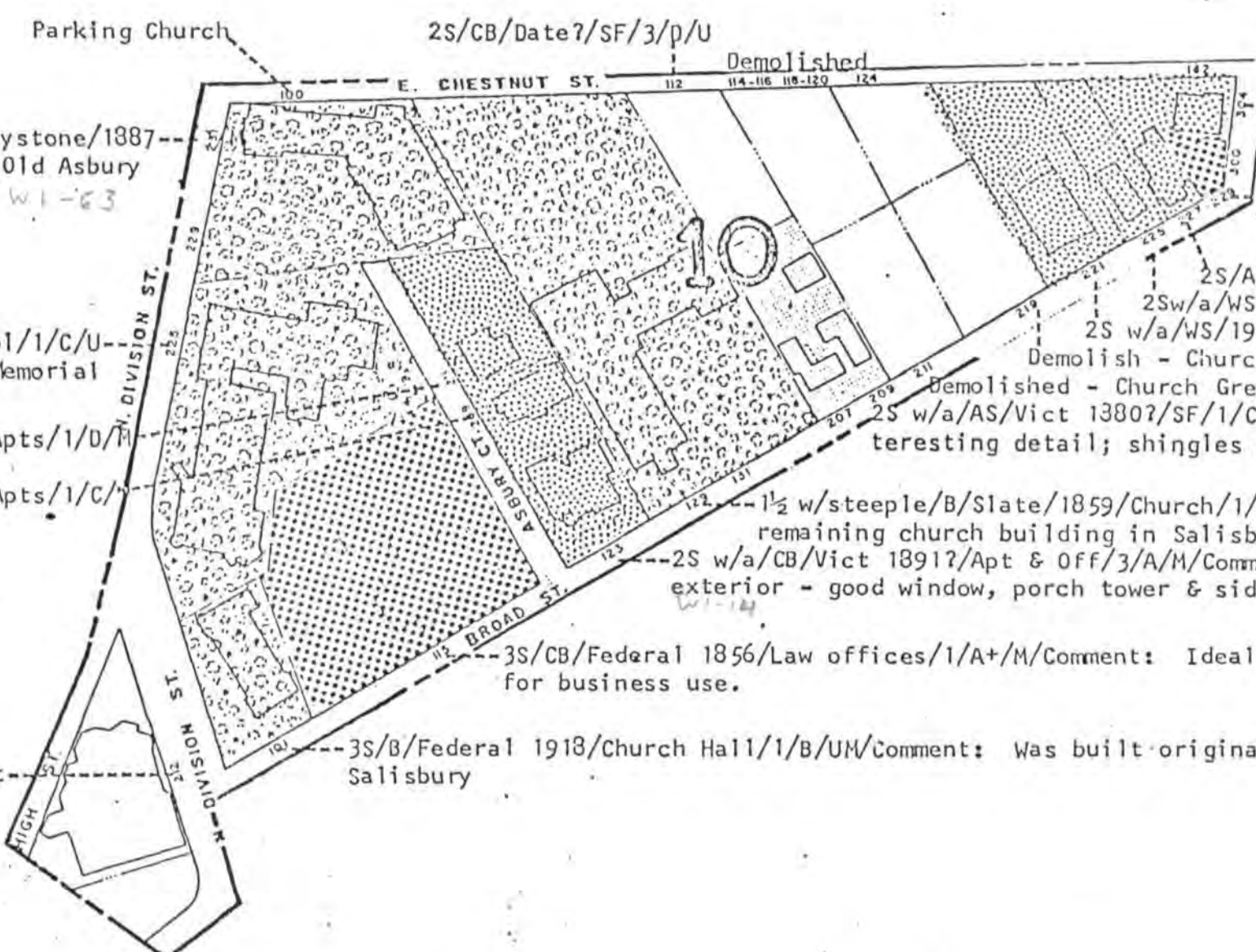
1/2 w/steeple/B/Slate/1859/Church/1/A/M/Comment: Old
remaining church building in Salisbury

2S w/a/CB/Vict 1891?/Apt & Off/3/A/M/Comment: Excellent V
exterior - good window, porch tower & side
WI-14

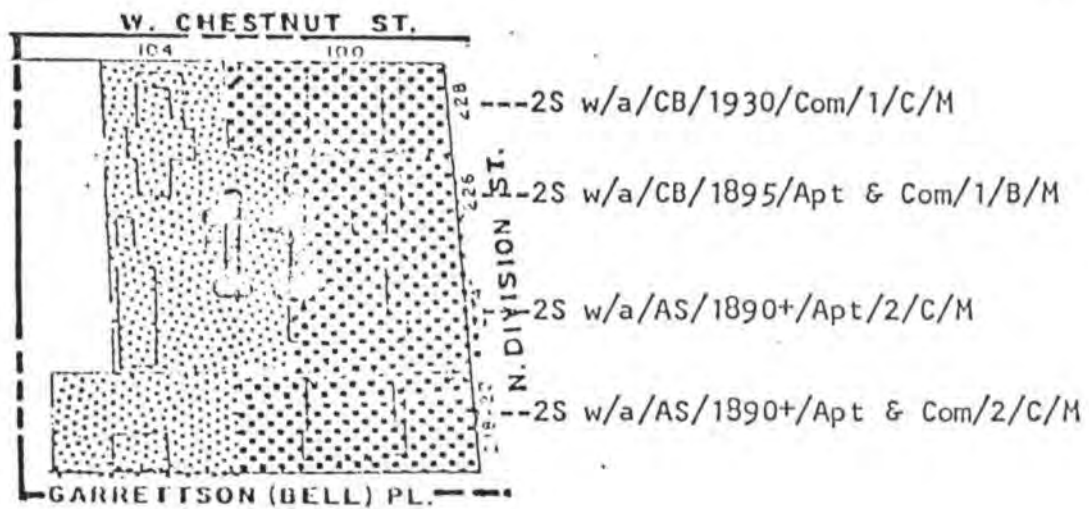
3S/CB/Federal 1856/Law offices/1/A+/M/Comment: Ideal example of resto
for business use.

Unity Methodist
Church WI-64

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



WI-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 '7

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

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

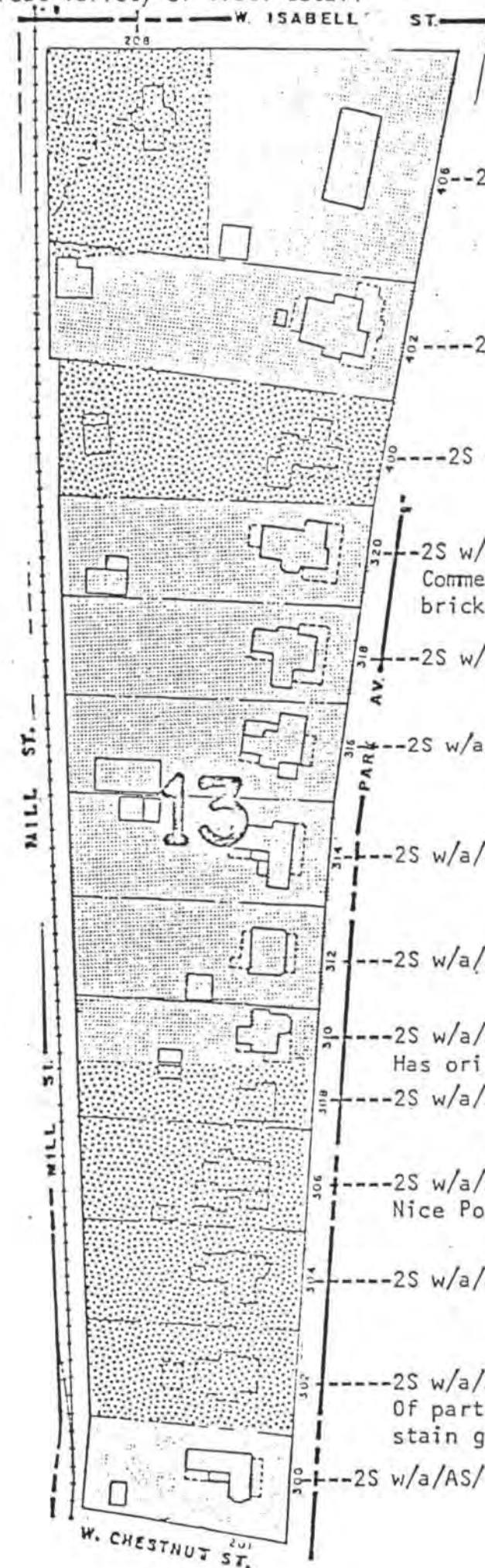
--1S w/a/CB/1890/SF/1/E

PARK AVE.

N. DIVISION

a great variety of Vict. detail

WI-153



108 --- 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/1891/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

100 -2S w/a/CB/1380/SF/1/B/
 108 -2S w/a/WS/1880/SF/1/
 Comment: House was
 inally Clapboard, Por
 added and made close
 ground.
 104 -2S w/a/AL/1900/SF/1/

400 -2S w/steeples/Stone/1922/Bethesda Church
 406 -2S w/a/AS/1395/Com/1/A/M (Church House)
 408 -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

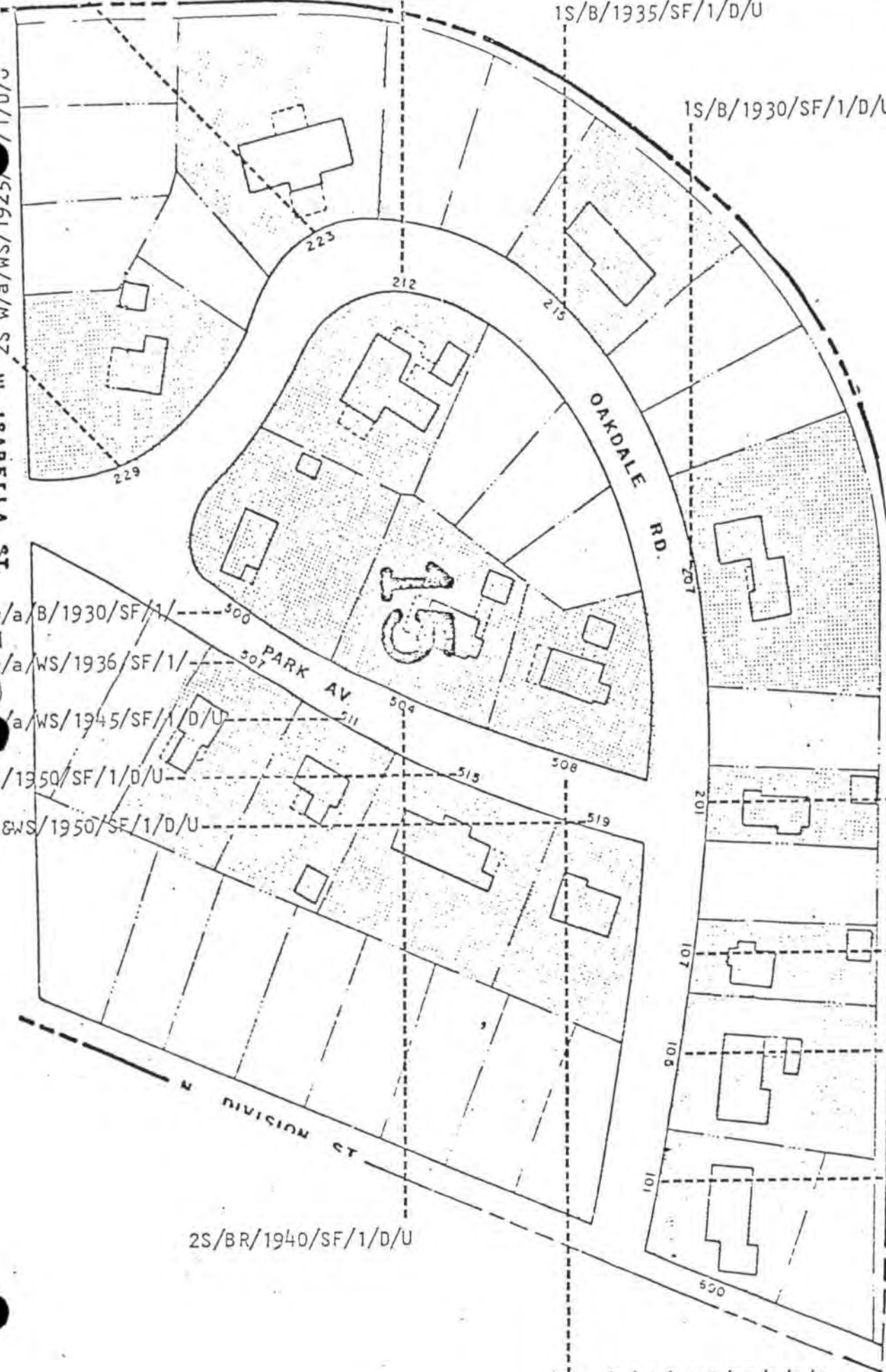
2S w/a/WS/1936/SF/1/D/U

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

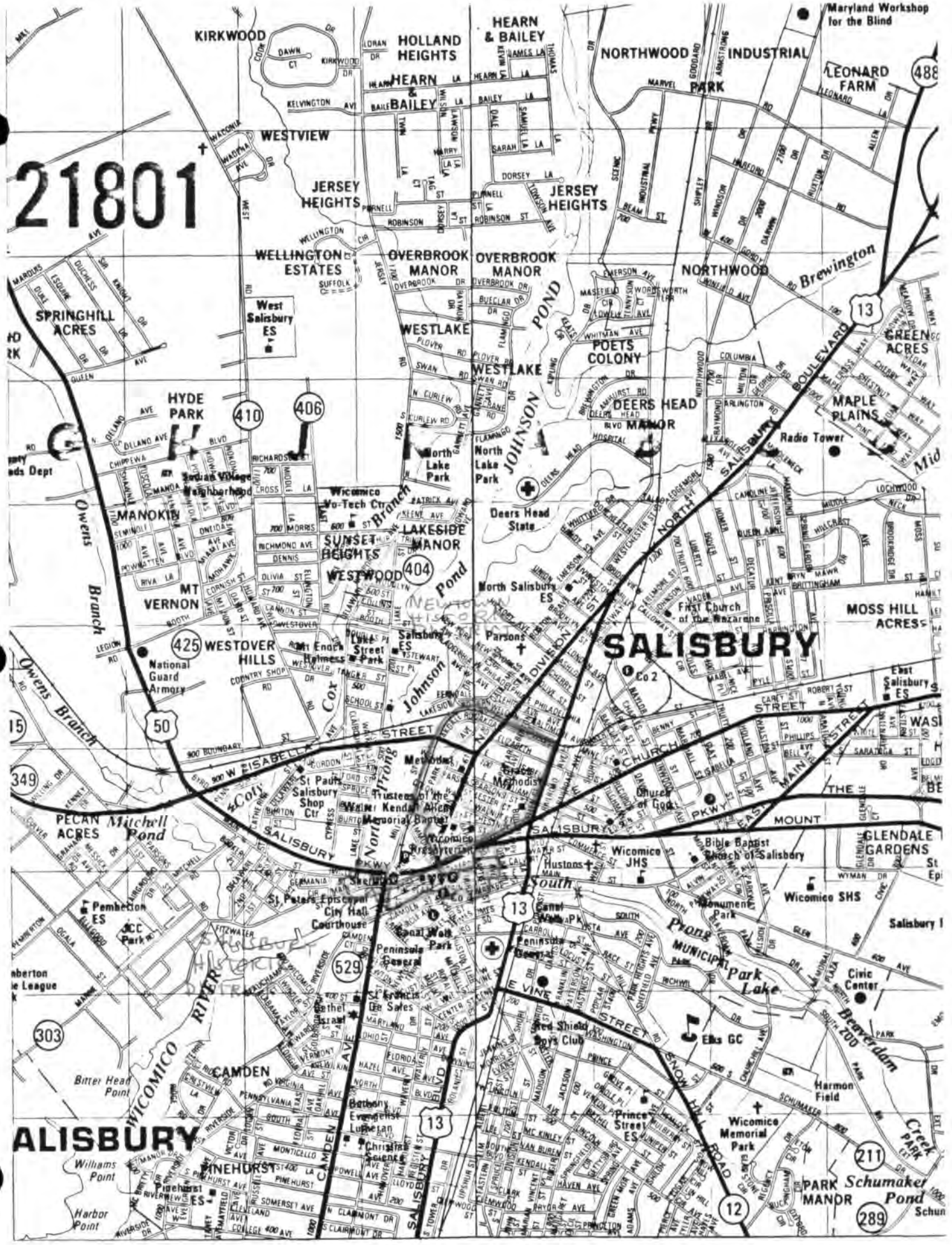
WI-153

Seabury-Wicomico County Planning & Zoning Commission

1/22/83

10 71 83

21801



W1-153 Newtown Historic District



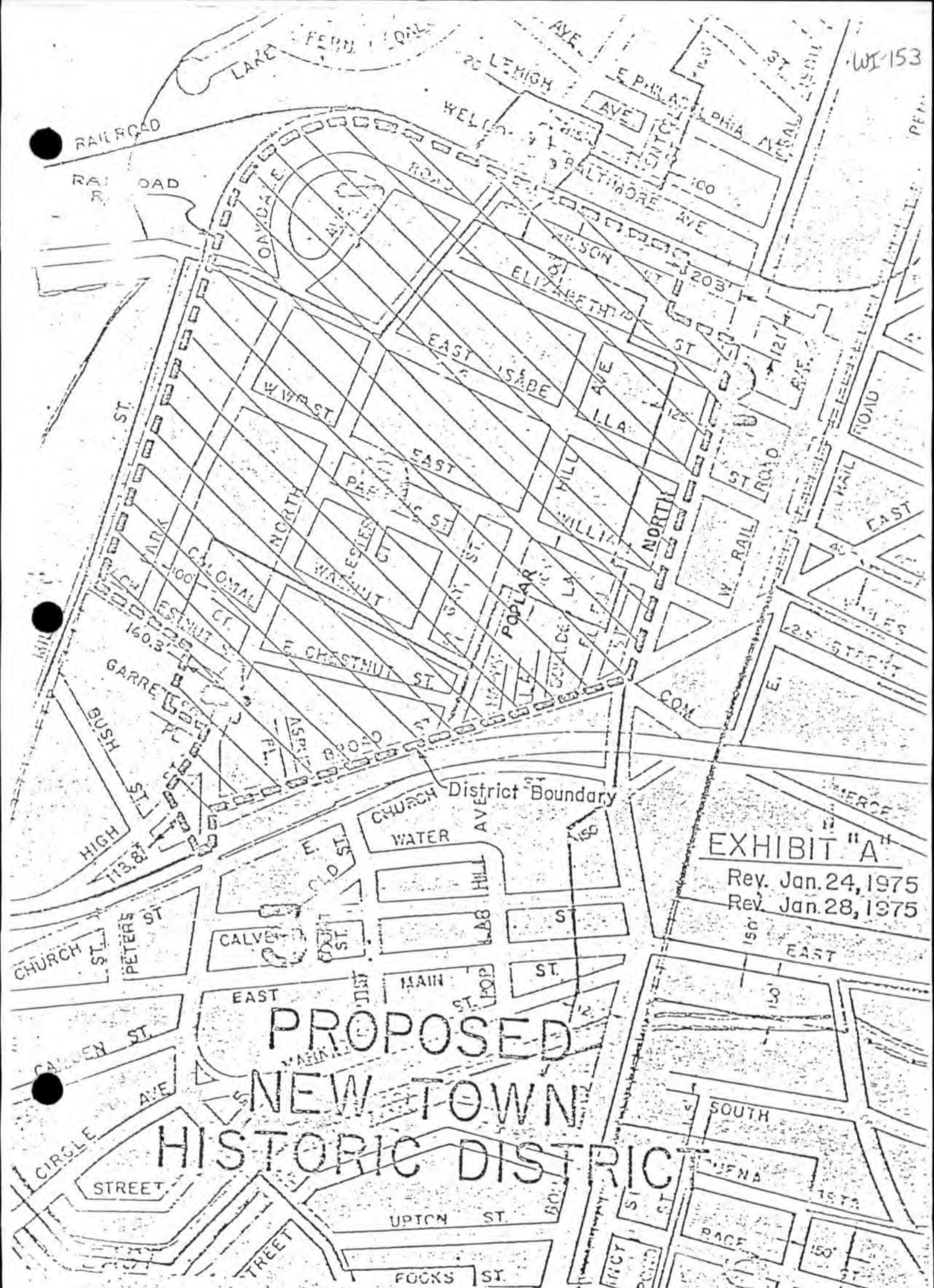


EXHIBIT "A"
 Rev. Jan. 24, 1975
 Rev. Jan. 28, 1975

**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,

Real Property Data Search ()
 Search Result for WICOMICO COUNTY

[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 **Principal Residence:** NO
 SALISBURY MD 21801 **Deed Reference:**

Location & Structure Information

Premises Address: 123 BROAD ST **Legal Description:** LOT
 SALISBURY 21801-0000 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	07/01/2024	07/01/2025
Land:	295,400	295,400		
Improvements	364,500	403,300		
Total:	659,900	698,700	685,767	698,700
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	07/01/2024	07/01/2025
County:	700	685,767.00	698,700.00
State:	700	685,767.00	698,700.00
Municipal:	700	685,767.00 698,700.00	685,767.00 698,700.00

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:	August 28, 2024
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#24-17
Commission Considering:	Alterations – Replacement of fixed window with double hung window, and removal of fixed window to place an entry door
Owner's Name:	State of Maryland
Applicant Name:	Thomas Colby Bounds
Agent/Contractor:	N/A
Subject Property Address:	212 W Main St. Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial
Chairman:	Mr. Scott Saxman
HDC Staff contact:	Jennifer Jean Associate Planner (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 _____ (date)

Date Submitted: _____

Case #: 24-17

Date Accepted as Complete: _____

Action Required By (45 days): _____

Subject Location: 212 West Main

Application by: Thomas Colby Bounds (Bury Tavern)

Applicant Address: 212 West Main St.

Applicant Phone: 443 944 5822

Owner Name: Salisbury University

Owner Address: 212 West Main St

Owner Phone: _____

Owner Email: Cbounds9@yahoo.com

Applicant

Work Involves: Alterations New Construction Addition Other _____
 Demolition Sign Awning Estimated Cost 6,000.00

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

Removing of fixed window and install New double hung window to allow a dog window to the sidewalk area to serve food out of. Also want to remove a fixed window and install a new 3' Entry door to access our unit from the sidewalk. will paint to match the red color

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

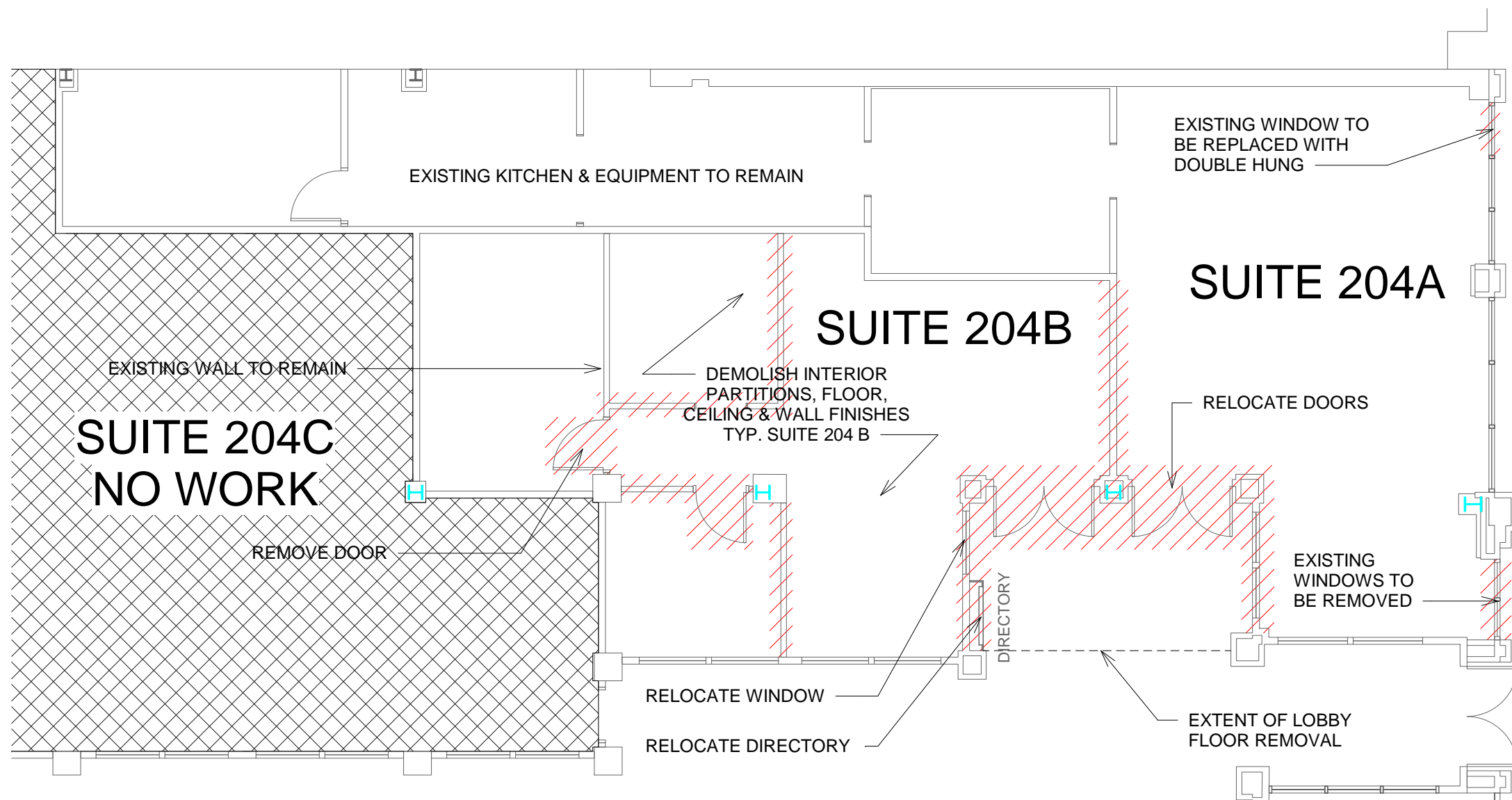
All required documents must be submitted to the City Planner, Department of Infrastructure and Development at least 30 days prior to the next public meeting. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled 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 August (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 Cory Bounds Date 7-22-24



1 Demolition Plan
1/8" = 1'-0"

Restaurant Renovation

212 Main St, Suite 204A, Salisbury, MD 21801

No.	Description	Date

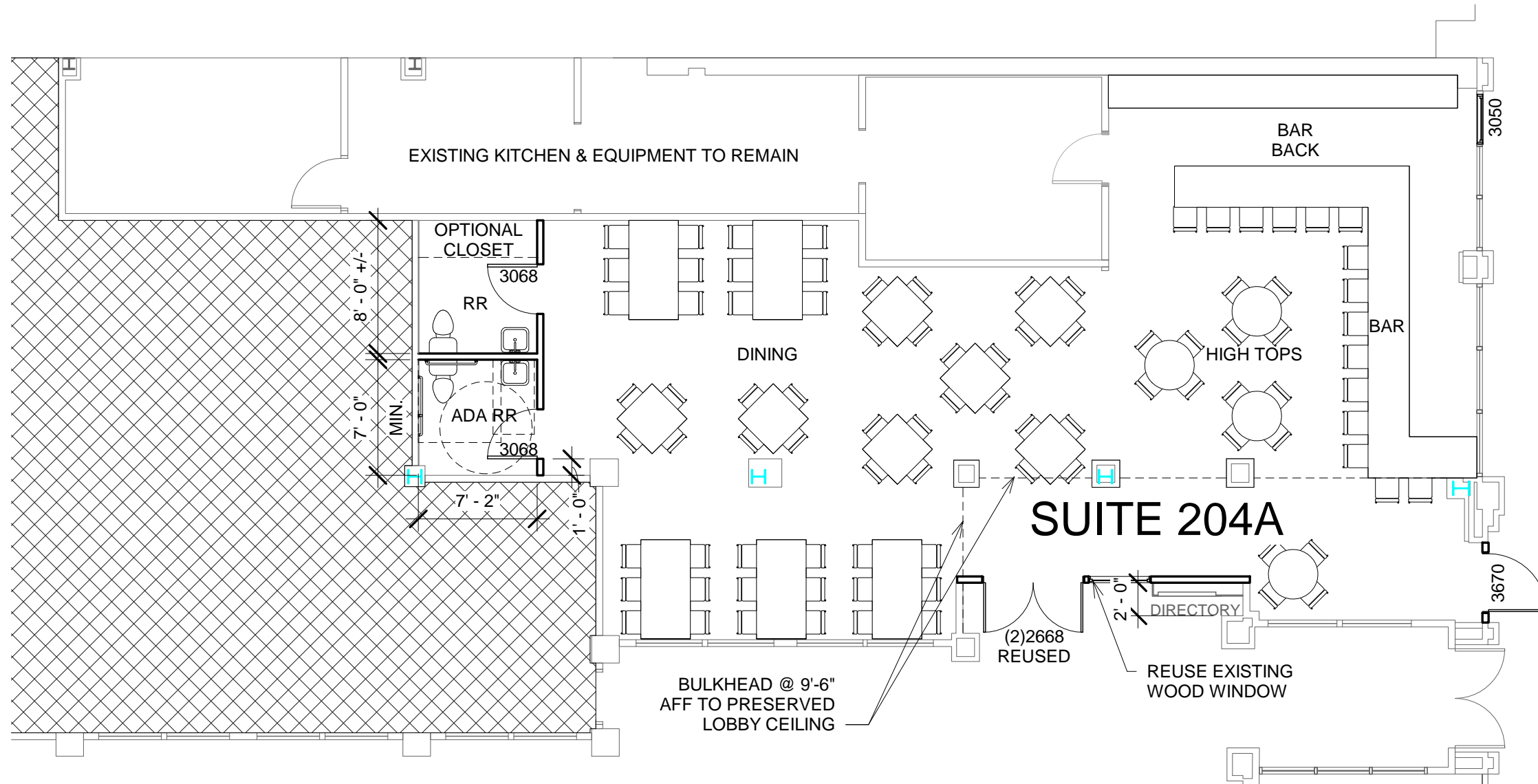
Demolition Plan

Project number	--
Date	8/2/2024
Drawn by	Author
Checked by	Checker

A101

Scale 1/8" = 1'-0"

- NOTES:
1. DRAWINGS SHALL NOT BE SCALED. ALL BUILDING COMPONENTS SHALL BE AS DIMENSIONED. A STATED DIMENSION SHALL ALWAYS BE USED OVER A SCALED DIMENSION. SPECIFIC ENLARGED DIMENSIONED PLANS SHALL ALWAYS BE USED OVER SMALLER LAYOUT PLANS. VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE OWNER'S ATTENTION.
 2. ALL MATERIALS, CONSTRUCTION METHODS AND PRACTICES IN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND NATIONAL CODES THAT APPLY.
 3. INSTALL EXIT SIGNS, EGRESS ILLUMINATION, SMOKE DETECTORS & CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH NFPA 101.
 4. ALL FINISHES, FIXTURES, TRIMS & EQUIPMENT TO BE SELECTED BY OWNER.
 5. COORDINATE BAR CASEWORK, FIXTURE AND APPLIANCE LAYOUT WITH OWNER. PROVIDE BLOCKING AT ALL CABINETS, FIXTURES, EQUIPMENT, ETC. COORDINATE DIMENSIONS AT APPLIANCES WITH MANUFACTURER RECOMMENDED CLEARANCES AND DOOR SWINGS.
 6. FIELD VERIFY LOCATIONS OF WATER HEATER, PUMPS, TREATMENT SYSTEMS, MECHANICAL UNITS, ELECTRICAL PANEL, ETC. WITH OWNER.
 7. PROVIDE BLOCKING AT ALL CABINETS, FIXTURES, EQUIPMENT, ETC.



1 Proposed Plan
1/8" = 1'-0"

Restaurant Renovation

212 Main St, Suite 204A, Salisbury, MD 21801

No.	Description	Date

Proposed Floor Plan

Project number	--	A102
Date	8/2/2024	
Drawn by	Author	
Checked by	Checker	
Scale		1/8" = 1'-0"



1 Existing Elevation
1/8" = 1'-0"

Restaurant Renovation

212 Main St, Suite 204A, Salisbury, MD 21801

No.	Description	Date

Existing Elevation		A201
Project number	--	
Date	8/2/2024	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"



① Proposed Elevation
1/8" = 1'-0"

Restaurant Renovation

212 Main St, Suite 204A, Salisbury, MD 21801

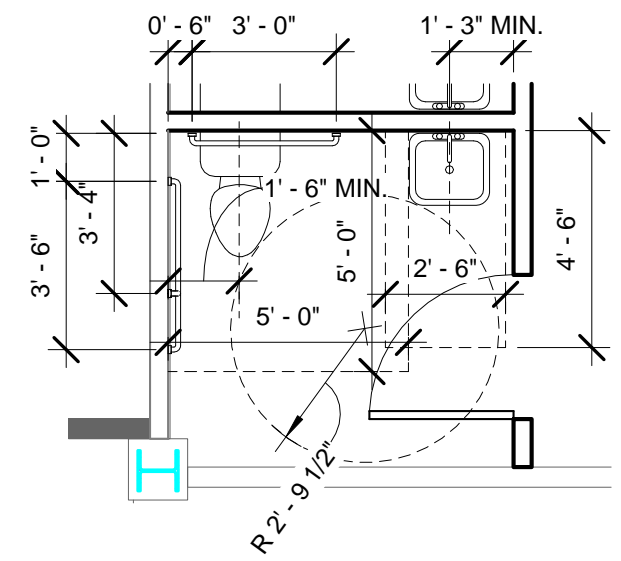
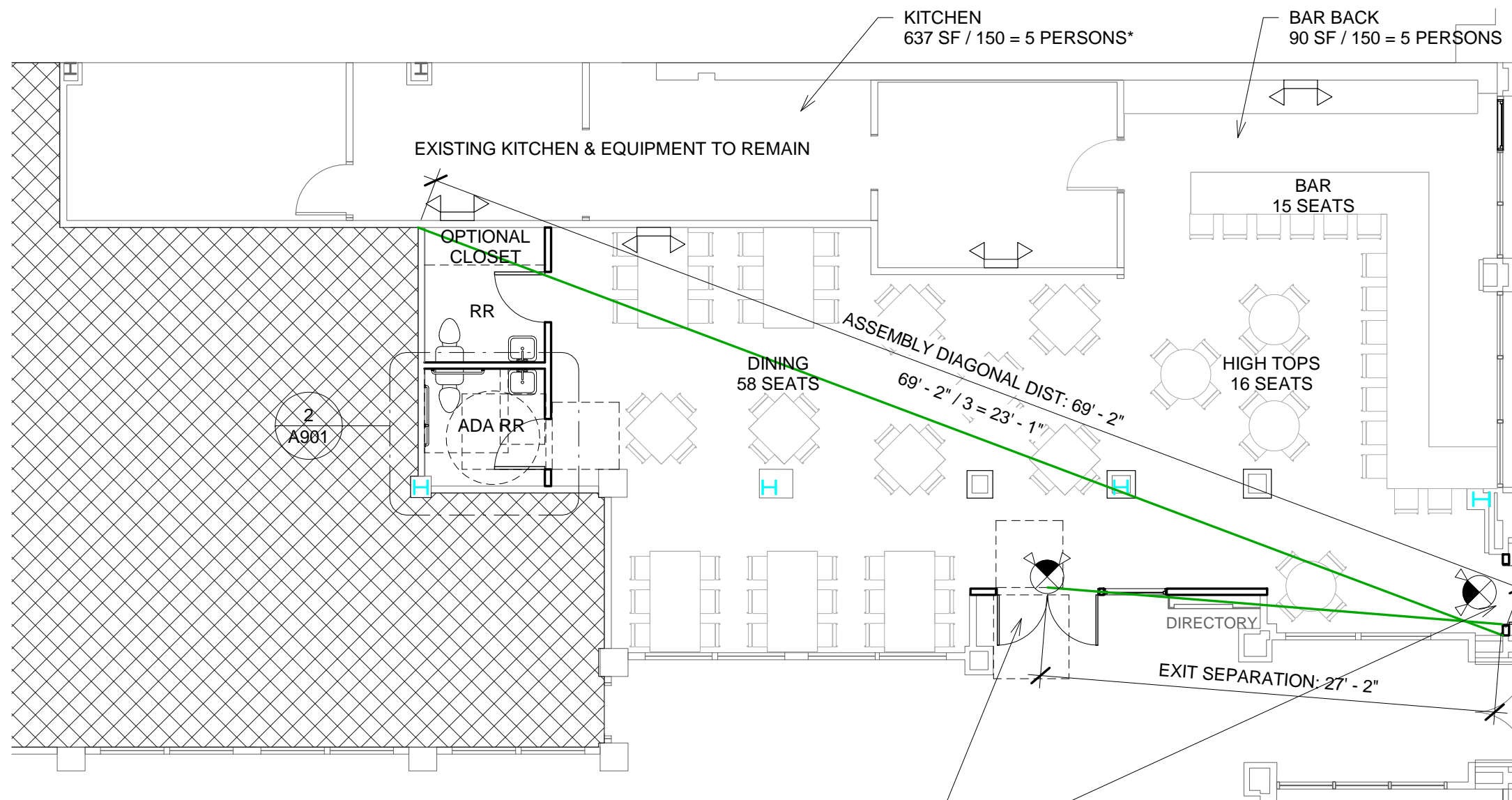
No.	Description	Date

Proposed Elevation

Project number --
Date 8/2/2024
Drawn by Author
Checked by Checker

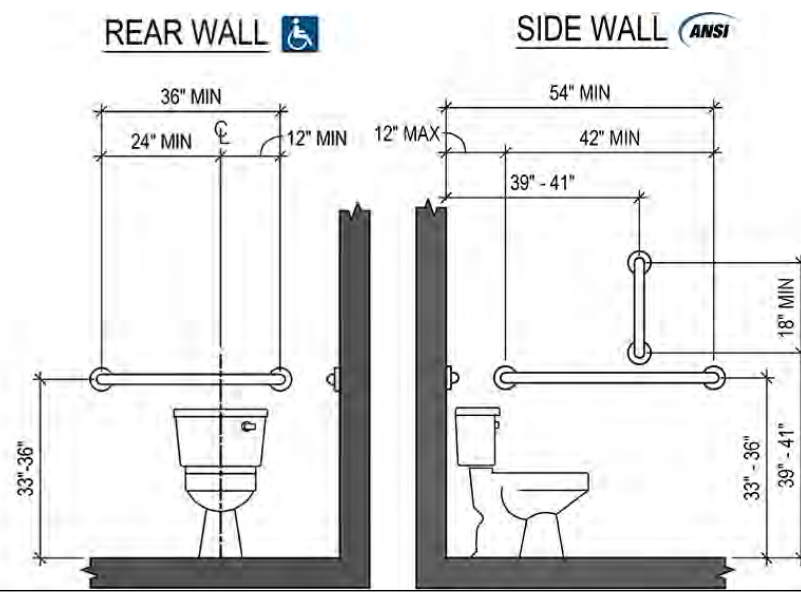
A202

Scale 1/8" = 1'-0"



② ADA RESTROOM DIMENSIONS
1/4" = 1'-0"

FIELD VERIFY EXISTING EXTERIOR EMERGENCY LIGHTING IS SUFFICIENT TO ILLUMINATE NEW EXTERIOR DOOR



*NO WORK IN THIS AREA

- LEGEND**
- EXIT SIGN W/ EMERGENCY LIGHT
 - EMERGENCY LIGHT

PROVIDE PANIC HARDWARE

OCCUPANT LOAD

KITCHEN:	5 PERSONS
BAR BACK:	2 PERSONS
BAR SEATING:	15 SEATS
HIGH TOPS:	16 SEATS
DINING:	58 SEATS
TOTAL:	96 PERSONS

① Egress Plan
1/8" = 1'-0"

Restaurant Renovation

212 Main St, Suite 204A, Salisbury, MD 21801

No.	Description	Date

EGRESS PLAN	
Project number	--
Date	8/2/2024
Drawn by	Author
Checked by	Checker
A901	
Scale As indicated	

UNIVERSITY
town



4'9"

SALISBURY UNIVERSITY

Down Town

STRATEGY CREATIVITY

WHAT WE DO
OUR INSIDE

New 3'0" X 7'0"
Door
Paint to match red
color



New Door

New Entry

The People's Choice



New windows
with double
hung to match
above windows
will paint feet





DHW200 (L200)

All-Wood • Double-Hung • Pocket Insert Replacement Frame

PRODUCT SPECIFICATIONS

FRAME

- Head, jamb and sill frame parts are of kiln dried ponderosa pine, treated with a water repellent preservative to protect from rot and insects. Also available in sapele.
- Blind stop and sill are also available in cPVC in addition to pine (standard) and sapele
- Head, jamb and sill joints are tenoned, glued and nailed.
- Frame thickness of $\frac{1}{16}$ " at head and jamb.
- Standard jamb depth: $4\frac{5}{8}$ "; (With optional screenstop: $5\frac{1}{8}$ ")
- Sill is 1" thick on a 9 degree angle and is designed for a sash pocket type installation from the exterior (existing blindstop may need to be trimmed). Exterior window height is $\frac{13}{16}$ " greater than interior.
- Available with optional $\frac{3}{8}$ " foam wrap for air tight installation.
- A continuous sill (up to 120") is used on mulled units.

SASH

- Exterior parts are of kiln dried ponderosa pine, treated with a water repellent preservative to protect from rot and insects. Also available in sapele.
- Sash wood parts are of kiln dried ponderosa pine, treated with a water repellent preservative to protect from rot and insects. Also available in sapele.
- Sash wood joints are tenoned, glued and nailed from the interior.
- Silicone glazed from the interior for a positive water tight seal.
- Overall finish sash thickness: $1\frac{7}{16}$ " (standard). Optional $1\frac{3}{4}$ " sash available.
- Sash profile widths are: top rail ($2\frac{5}{8}$ " (standard); optional $1\frac{3}{4}$ " available), stiles ($1\frac{3}{4}$ " (standard); optional $2\frac{5}{8}$ " available), check rails ($1\frac{1}{2}$ " bottom rail ($3\frac{1}{4}$ " (standard); optional $2\frac{5}{8}$ " and 4" available.)
- Unequal sash heights can be specified.
- Top and bottom operating sashes with locking pivot shoe tilt-in and can be removed for finishing or cleaning.

EXTERIOR FINISH

- Standard factory primed white in pine (standard) and sapele
- Available in prefinished white in pine (standard) and sapele. Contact Trimline dealer for custom color details.

INTERIOR FINISH

- Standard in unfinished natural wood in specified species (pine (standard) and sapele) which can be painted or stained.
- Available factory primed or prefinished white in pine (standard) and sapele. Contact Trimline dealer for custom color details.

HARDWARE

- Hardware available in these following styles: Traditional and Restoration II.
- Sash lock and keeper are surface mounted cam action style. Recessed E-Z tilt sash release latches for top and bottom sash tilting. Dual lock/ lifts standard on units over 28" wide; triple locks standard on units over 50" wide. Sash lifts standard at bottom rail.
- Traditional style hardware is available in these finishes: White (Painted), Beige (Painted), Oil Rubbed Bronze (Plated) and Satin Nickel (Plated).
- Restoration II style hardware is available in these finishes: White (Painted), Black (Painted), Oil Rubbed Bronze (Plated), Antique Brass (Plated) and Satin Nickel (Plated).
- The Ultra-Fit system includes jamb adjusters which are anchored in an aluminum channel reinforcement to provide jambliner adjustment to remove any bowing or hour-glassing.

BALANCES

- Concealed block and tackle system for smooth and effortless operation with locking cam action pivot shoes that never needs adjusting. AAMA 902-07 tested for over 28,000 cycles without failure.

WEATHERSTRIPPING

- Head, meeting rails and bottom rail are weather-sealed with Q-Lon® almond color compression seal foam; Fin-Seal® at the sill dam; dual Fin-Seal® and Q-Lon® at the vertical stiles / jambliner, Fin-Seal® at the sill dam and Fin-Seal® dust plugs at the meeting rails for low air infiltration.

GLASS

- Standard clear 1/16" thick insulating glass, consisting of "double strength" 1/8" (3 mm) annealed glass, 7/16" air space using the Tremco™ EnerEDGE® warm-edge, dual-seal silicone foam spacer (dark charcoal), hermetically sealed with hot melt butyl.
- Glass also available in these thicknesses: 5/32" (3.9 mm) with 3/8" air space, 3/16" (4.7 mm) with 5/16" air space and 7/32" (5.7 mm) with 1/4" air space.
- Other glazing options include Cardinal® LoE²-270 and with obscure, tempered, laminated, bronze or grey tint. Decorative glass also available. Cardinal® LoE²-270 + LoE-i89 is available only in annealed and tempered.

INSECT SCREENS

- Standard half screen of .019" thick extruded aluminum.
- Optional full screen of .019" thick roll-formed aluminum.
- Optional interior sliding half screen. (Requires 4 7/8" jamb pocket.)
- Standard colors available: White and Hunter Green and meet the physical test requirements of AAMA 2603. Custom colors available.
- Charcoal fiberglass screen cloth (18" x 16" mesh) standard; optional screen mesh available in charcoal or aluminum color wire or Better View™ high transparency screening in charcoal fiberglass cloth only.

GRILLES

- Simulated Divided Lites (SDL) in a classic putty glazed 5/8", 7/8", 1 1/4" or 1 1/2" wood (optional cPVC) muntin profile permanently applied to exterior of the insulated glass. cPVC exterior grille is not available if the wood species of the window is sapele. Double faced tape is used to apply muntin to the glass which first is prepared with a saline type glass bonding and coupling agent before muntin is applied to help ensure lasting adhesion. An optional glazed bronze shadow bar is available for an authentic true divided lite look. Interior wood in pine (standard) or sapele for wood species in either permanent or removable style 5/8" or 7/8" wide divided lite patterns only. Removable style not available in 1 1/4" and 1 1/2" widths.
- Removable wood grilles available in 5/8" or 7/8" wide classic double stepped profile matching window interior wood species in pine (standard) and sapele in a wide array of standard or custom divided lite patterns only.
- In-glass aluminum "GBG" (Grille Between the Glass) muntins are available in 5/8" flat profile or 7/8" profile in all standard exterior cladding color finishes for dust free easy cleaning. Available in either divided lite or diamond patterns.

ACCESSORIES

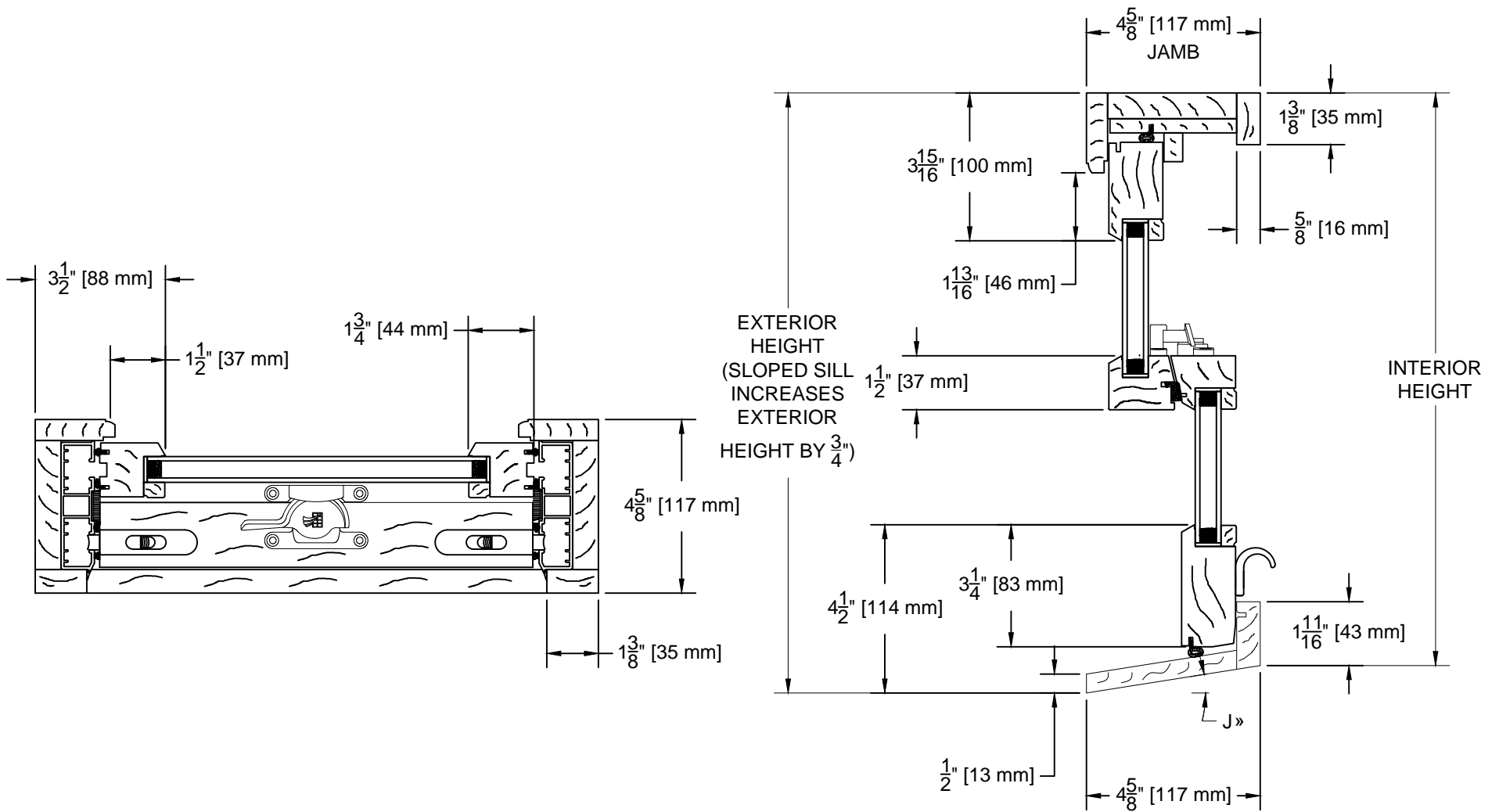
- A standard zero clearance mullion is used for factory mulling of windows without increasing the combined unit dimension of the windows mullied.
- Interior wooden mullion covers in pine (standard) and sapele are provided loose.
- 1/16" interior wooden jamb extension in pine are factory applied to the perimeter of the window and are available in custom sizes to provide an overall jamb depth up to 9".

THERMAL PERFORMANCE

		Cardinal® Clear	Cardinal® LoE ² -270	Cardinal® LoE ² -270 + LoE-i89
No Grids	U-Factor	0.45	0.28	0.25
	R-Value	2.2	3.6	4.0
	Solar Heat Gain Coefficient	0.56	0.28	0.27
	Visible Transmittance	0.58	0.51	0.49
<1" Grids	Solar Heat Gain Coefficient	0.50	0.25	0.25
	Visible Transmittance	0.52	0.45	0.43
True Divided Lite Grids	U-Factor	0.46	0.33	0.30
	R-Value	2.17	3.03	3.33
	Solar Heat Gain Coefficient	0.44	0.23	0.22
	Visible Transmittance	0.46	0.39	0.38
Condensation Resistance Factor		43	58	48

STRUCTURAL PERFORMANCE

- Test specimen: 44.00" × 75.75" (1118 mm × 1924 mm)
- Air infiltration: 0.14 cfmft²
- Performance-Class Grade: LC-40



LIBERTY SERIES
ALL WOOD
DOUBLE HUNG
POCKET INSERT REPLACEMENT FRAME

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DESCRIPTION:

DHW200 (L200), NO SCREEN

CUSTOMER:

SIZE: A

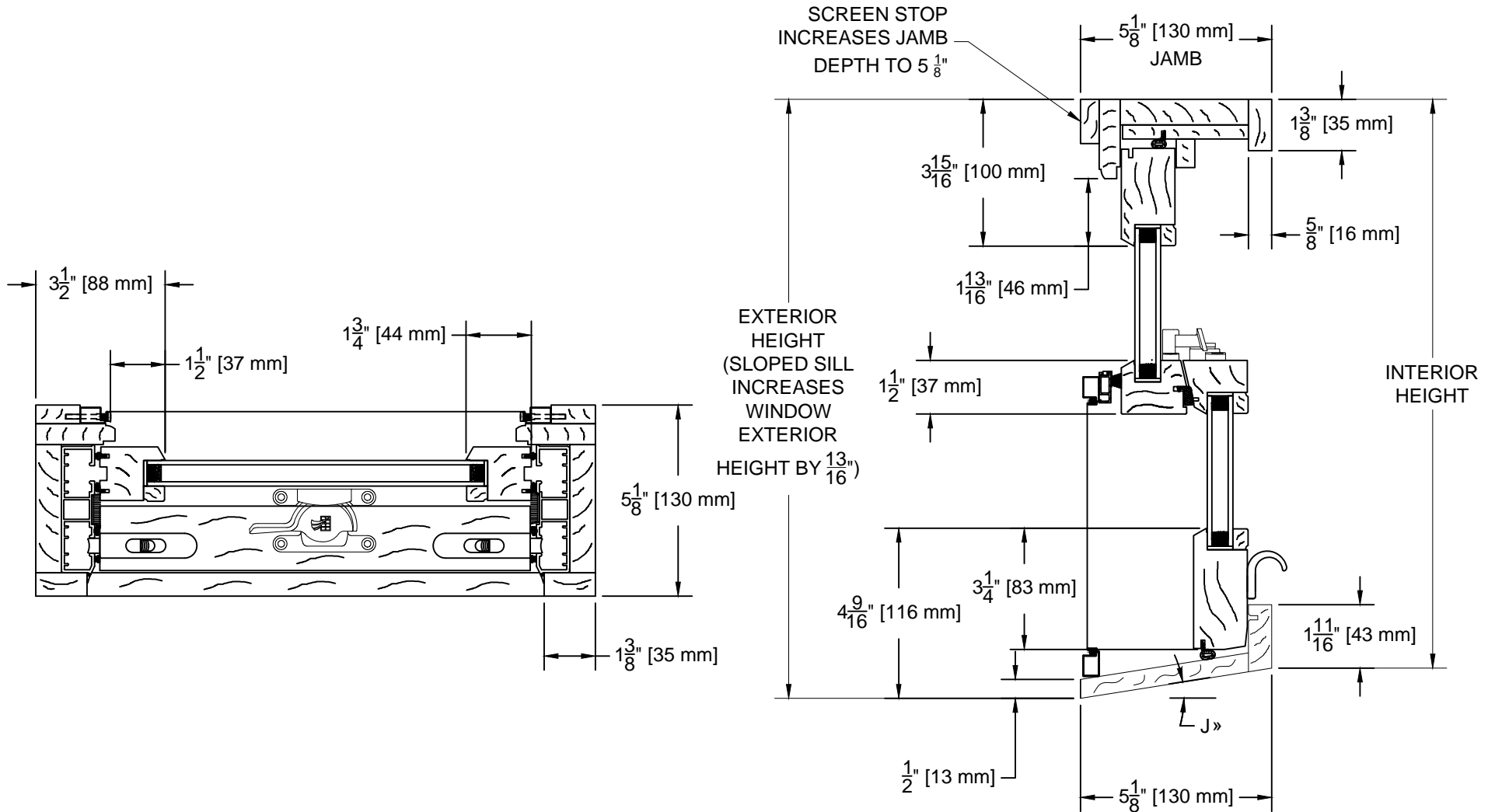
SCALE: 3" = 1'-0"

PROJECT:

DRAWN BY: L.Z.

DATE: 10.25.22

DWG #:



LIBERTY SERIES
 ALL WOOD
 DOUBLE HUNG
 POCKET INSERT REPLACEMENT FRAME

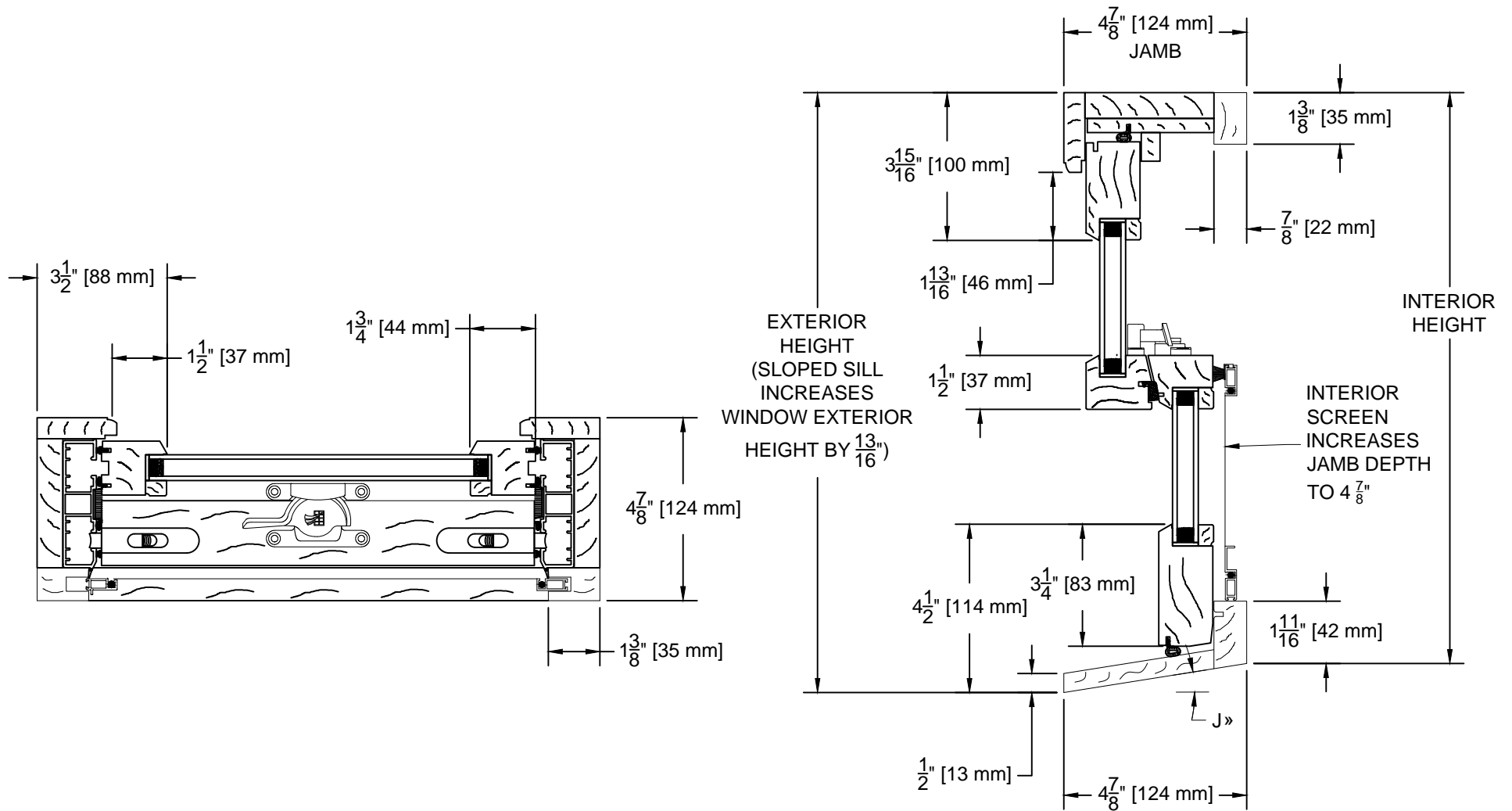
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DESCRIPTION:
 DHW200 (L200), WITH EXTERIOR HALF SCREEN

CUSTOMER:

SIZE: A	SCALE: 3" = 1'-0"	PROJECT:
DRAWN BY: L.Z.	DATE: 10.25.22	DWG #:



LIBERTY SERIES
 ALL WOOD
 DOUBLE HUNG
 POCKET INSERT REPLACEMENT FRAME

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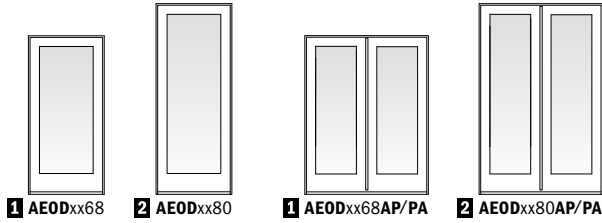
DESCRIPTION:
 DHW200 (L200), WITH INTERIOR SLIDING HALF SCREEN

CUSTOMER:
 SIZE: A SCALE: 3" = 1'-0" PROJECT:
 DRAWN BY: L.Z. DATE: 10.25.22 DWG #:

ENTRY DOORS

Dimensions & Specifications Guide





Custom-size doors are available in 1/8" (3) increments.

Available in custom designed panels. Stationary doors are also available (i.e. AEOD2068S or AEOD4068SS).

Rectangular Outswing Entry Door Dimensions and Specifications

Door Number	Number of Panels Open*	Door Dimensions		Min. Rough Opening		Clear Opening Sq. Ft./ (m ²)	Clear Opening Maximums			Vent Sq. Ft./ (m ²)	Overall Door Area Sq. Ft./ (m ²)
		Width Inches/(mm)	Height Inches/(mm)	Width Inches/(mm)	Height Inches/(mm)		90° Width Inches/(mm)	Full Width Inches/(mm)	Height Inches/(mm)		
AEOD2068	1	25 1/16" (652)	82" (2083)	26 3/16" (665)	82 1/2" (2096)	12.68 (1.18)	21 1/8" (537)	23 1/16" (586)	79 3/16" (2011)	12.58 (1.17)	14.63 (1.36)
AEOD2668	1	31 1/16" (805)	82" (2083)	32 3/16" (818)	82 1/2" (2096)	15.98 (1.48)	27 1/8" (689)	29 1/16" (738)	79 3/16" (2011)	15.82 (1.47)	18.04 (1.68)
AEOD2868	1	33 1/16" (856)	82" (2083)	34 3/16" (868)	82 1/2" (2096)	17.08 (1.59)	29 1/8" (740)	31 1/16" (789)	79 3/16" (2011)	16.89 (1.57)	19.18 (1.78)
AEOD3068	1	37 1/16" (957)	82" (2083)	38 3/16" (970)	82 1/2" (2096)	19.28 (1.79)	33 1/8" (841)	35 1/16" (891)	79 3/16" (2011)	19.00 (1.77)	21.46 (1.99)
AEOD3668	1	43 1/16" (1110)	82" (2083)	44 3/16" (1122)	82 1/2" (2096)	22.58 (2.10)	39 1/8" (994)	41 1/16" (1043)	79 3/16" (2011)	22.13 (2.06)	24.88 (2.31)
AEOD2080	1	25 1/16" (652)	95" (2413)	26 3/16" (665)	95 1/2" (2426)	14.76 (1.37)	21 1/8" (537)	23 1/16" (586)	92 3/16" (2342)	14.66 (1.36)	16.95 (1.57)
AEOD2680	1	31 1/16" (805)	95" (2413)	32 3/16" (818)	95 1/2" (2426)	18.61 (1.73)	27 1/8" (689)	29 1/16" (738)	92 3/16" (2342)	18.45 (1.71)	20.90 (1.94)
AEOD2880	1	33 1/16" (856)	95" (2413)	34 3/16" (868)	95 1/2" (2426)	19.89 (1.85)	29 1/8" (740)	31 1/16" (789)	92 3/16" (2342)	19.69 (1.83)	22.22 (2.06)
AEOD3080	1	37 1/16" (957)	95" (2413)	38 3/16" (970)	95 1/2" (2426)	22.45 (2.09)	33 1/8" (841)	35 1/16" (891)	92 3/16" (2342)	22.17 (2.06)	24.86 (2.31)
AEOD3680	1	43 1/16" (1110)	95" (2413)	44 3/16" (1122)	95 1/2" (2426)	26.29 (2.44)	39 1/8" (994)	41 1/16" (1043)	92 3/16" (2342)	25.84 (2.40)	28.82 (2.68)
AEOD4068	2	50 3/4" (1289)	82" (2083)	51 1/4" (1302)	82 1/2" (2096)	26.46 (2.46)	44 3/16" (1122)	48 1/8" (1222)	79 3/16" (2011)	25.73 (2.39)	28.90 (2.68)
AEOD4068	1	50 3/4" (1289)	82" (2083)	51 1/4" (1302)	82 1/2" (2096)	12.65 (1.18)	21" (533)	23" (584)	79 3/16" (2011)	12.28 (1.14)	28.90 (2.68)
AEOD5068	2	62 3/4" (1594)	82" (2083)	63 1/4" (1607)	82 1/2" (2096)	33.06 (3.07)	56 3/16" (1427)	60 1/8" (1527)	79 3/16" (2011)	32.38 (3.01)	35.73 (3.32)
AEOD5068	1	62 3/4" (1594)	82" (2083)	63 1/4" (1607)	82 1/2" (2096)	15.95 (1.48)	27" (686)	29" (737)	79 3/16" (2011)	15.60 (1.45)	35.73 (3.32)
AEOD5468	2	66 3/4" (1695)	82" (2083)	67 1/4" (1708)	82 1/2" (2096)	35.26 (3.28)	60 3/16" (1529)	64 1/8" (1629)	79 3/16" (2011)	34.43 (3.20)	38.01 (3.53)
AEOD5468	1	66 3/4" (1695)	82" (2083)	67 1/4" (1708)	82 1/2" (2096)	17.05 (1.58)	29" (737)	31" (787)	79 3/16" (2011)	16.63 (1.54)	38.01 (3.53)
AEOD6068	2	74 3/4" (1899)	82" (2083)	75 1/4" (1911)	82 1/2" (2096)	39.66 (3.68)	68 3/16" (1732)	72 1/8" (1832)	79 3/16" (2011)	38.48 (3.57)	42.57 (3.95)
AEOD6068	1	74 3/4" (1899)	82" (2083)	75 1/4" (1911)	82 1/2" (2096)	19.25 (1.79)	33" (838)	35" (889)	79 3/16" (2011)	18.65 (1.73)	42.57 (3.95)
AEOD7068	2	86 3/4" (2203)	82" (2083)	87 1/4" (2216)	82 1/2" (2096)	46.26 (4.30)	80 3/16" (2037)	84 1/8" (2137)	79 3/16" (2011)	44.37 (4.12)	49.40 (4.59)
AEOD7068	1	86 3/4" (2203)	82" (2083)	87 1/4" (2216)	82 1/2" (2096)	22.55 (2.09)	39" (991)	41" (1041)	79 3/16" (2011)	21.60 (2.01)	49.40 (4.59)
AEOD4080	2	50 3/4" (1289)	95" (2413)	51 1/4" (1302)	95 1/2" (2426)	30.81 (2.86)	44 3/16" (1122)	48 1/8" (1222)	92 3/16" (2342)	30.08 (2.79)	33.48 (3.11)
AEOD4080	1	50 3/4" (1289)	95" (2413)	51 1/4" (1302)	95 1/2" (2426)	14.72 (1.37)	21" (533)	23" (584)	92 3/16" (2342)	14.36 (1.33)	33.48 (3.11)
AEOD5080	2	62 3/4" (1594)	95" (2413)	63 1/4" (1607)	95 1/2" (2426)	38.49 (3.58)	56 3/16" (1427)	60 1/8" (1527)	92 3/16" (2342)	37.80 (3.51)	41.40 (3.85)
AEOD5080	1	62 3/4" (1594)	95" (2413)	63 1/4" (1607)	95 1/2" (2426)	18.57 (1.73)	27" (686)	29" (737)	92 3/16" (2342)	18.22 (1.69)	41.40 (3.85)
AEOD5480	2	66 3/4" (1695)	95" (2413)	67 1/4" (1708)	95 1/2" (2426)	41.05 (3.81)	60 3/16" (1529)	64 1/8" (1629)	92 3/16" (2342)	40.22 (3.74)	44.04 (4.09)
AEOD5480	1	66 3/4" (1695)	95" (2413)	67 1/4" (1708)	95 1/2" (2426)	19.85 (1.84)	29" (737)	31" (787)	92 3/16" (2342)	19.43 (1.81)	44.04 (4.09)
AEOD6080	2	74 3/4" (1899)	95" (2413)	75 1/4" (1911)	95 1/2" (2426)	46.17 (4.29)	68 3/16" (1732)	72 1/8" (1832)	92 3/16" (2342)	44.99 (4.18)	49.31 (4.58)
AEOD6080	1	74 3/4" (1899)	95" (2413)	75 1/4" (1911)	95 1/2" (2426)	22.41 (2.08)	33" (838)	35" (889)	92 3/16" (2342)	21.81 (2.03)	49.31 (4.58)
AEOD7080	2	86 3/4" (2203)	95" (2413)	87 1/4" (2216)	95 1/2" (2426)	53.86 (5.00)	80 3/16" (2037)	84 1/8" (2137)	92 3/16" (2342)	51.96 (4.83)	57.23 (5.32)
AEOD7080	1	86 3/4" (2203)	95" (2413)	87 1/4" (2216)	95 1/2" (2426)	26.25 (2.44)	39" (991)	41" (1041)	92 3/16" (2342)	25.30 (2.35)	57.23 (5.32)

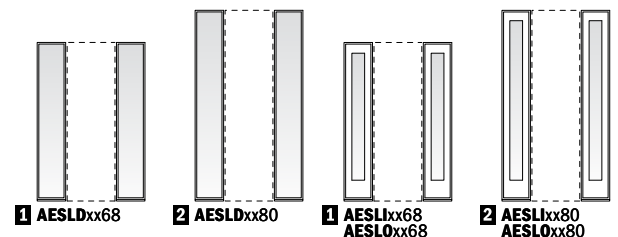
- "Door Dimension" always refers to outside frame to frame dimension.
- "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Dimensions in parentheses are in millimeters or square meters.
- For two-panel patio doors with one panel open, clear opening is based on active panel being open and passive panel being closed.

Direct-Set Rectangular Entry Door Sidelight Dimensions and Specifications

Sidelight Number	Sidelight Dimensions		Min. Rough Opening		Glass Area Sq. Ft./ (m ²)	Overall Sidelight Area Sq. Ft./ (m ²)
	Width Inches/(mm)	Height Inches/(mm)	Width Inches/(mm)	Height Inches/(mm)		
AESLD0868	9 15/16" (252)	82" (2083)	10 1/16" (265)	82 1/2" (2096)	3.77 (0.35)	5.66 (0.53)
AESLD1068	15 15/16" (405)	82" (2083)	16 7/16" (418)	82 1/2" (2096)	7.03 (0.65)	9.08 (0.84)
AESLD2068	25 1/16" (652)	82" (2083)	26 3/16" (665)	82 1/2" (2096)	12.32 (1.14)	14.63 (1.36)
AESLD3068	37 1/16" (957)	82" (2083)	38 3/16" (970)	82 1/2" (2096)	18.84 (1.75)	21.46 (1.99)
AESLD0880	9 15/16" (252)	95" (2413)	10 1/16" (265)	95 1/2" (2426)	4.40 (0.41)	6.56 (0.61)
AESLD1080	15 15/16" (405)	95" (2413)	16 7/16" (418)	95 1/2" (2426)	8.19 (0.76)	10.51 (0.98)
AESLD2080	25 1/16" (652)	95" (2413)	26 3/16" (665)	95 1/2" (2426)	14.37 (1.33)	16.95 (1.57)
AESLD3080	37 1/16" (957)	95" (2413)	38 3/16" (970)	95 1/2" (2426)	21.97 (2.04)	24.86 (2.31)

- Sidelight Dimension always refers to outside frame to frame dimension.
- "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Dimensions in parentheses are in millimeters or square meters.

Direct-Set & Sash-Set Rectangular Entry Door Sidelights



Direct-set (AESLD), sash-set inswing (AESLI) and sash-set outswing (AESLO) entry door sidelights shown. Dimensions and specifications shown for direct-set sidelights, contact your Andersen supplier for sash-set sidelight dimensions and specifications.

EXPAND YOUR VIEW

ENTRY DOOR STYLES

All styles available with wood or clad exteriors and as single or double doors.

Arts & Crafts
Glass Panel



402



403



404

Arts & Crafts
(403)
Shown in oak



Straightline
Full Panel



178



195



193



180

Straightline
Glass Panel



181



194



179



334



102

SIDELIGHTS & TRANSOMS

To provide seamless alignment with Straightline or Arts & Crafts style entry doors, sidelights and transoms are available.

For more information, visit andersenwindows.com/entrydoors



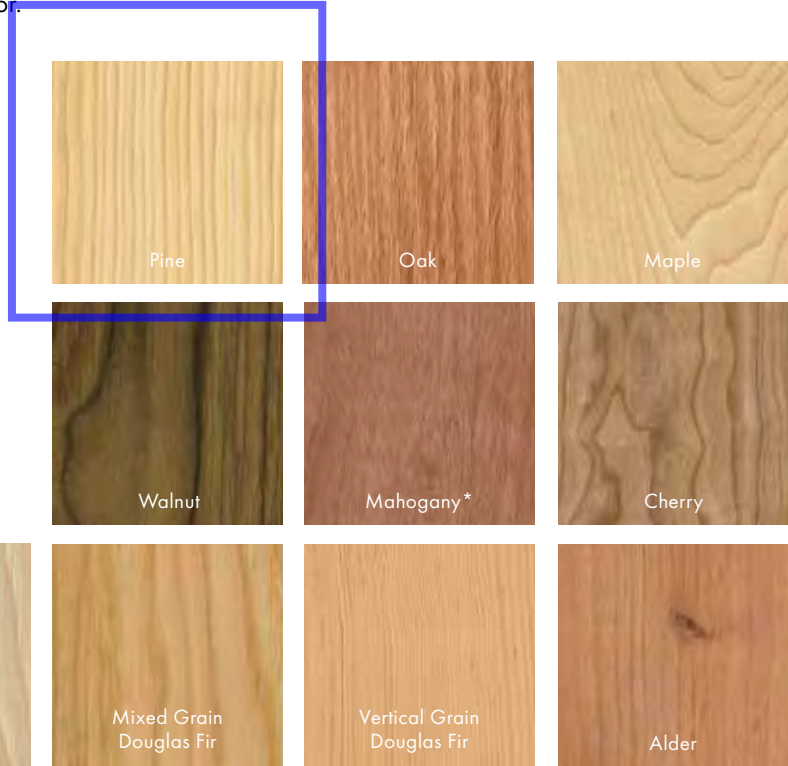
REALIZE YOUR VISION

INTERIOR AND EXTERIOR WOOD SPECIES

Select from an expansive array of the finest grades of wood species to add warmth and beauty to your home's entranceway. Available on both the interior and exterior of your door.

Brick Mould and Interior Casings

A variety of exterior brick mould and interior casing profiles are available.



*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

Naturally occurring variations in grain, color and texture of wood makes each window or door one of a kind. Printing limitations prevent exact replication of finishes. Please see your Andersen supplier for actual finish samples.



Salisbury Historic District Commission

STAFF FINDINGS

Meeting of August 28, 2024

Case Number:	#24-17
Commission Considering:	Alterations – Replacement of window with double hung window, removal of windows to install a door.
Owner Name:	State of Maryland
Owners Address:	1101 Camden Salisbury, MD 21801
Applicant Name:	Thomas Colby Bounds
Applicant's Address:	141 Teal Circlet. Ocean Pines, MD 21811
Agent/Contractor:	N/A
Subject Property Address:	212 W. Main St. Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	CBD – Central Business District
Structure / Site Description:	
Built Date:	1930
Enclosed Area:	43,307 sq. ft. (SDAT Real Property Database)
Lot Size:	17,278 sq. ft. (SDAT Real Property Database)

Number of Stories:	Unknown
Contributing Structure:	Contributing, 04/26/2017
Wicomico County Historic Survey on file:	Yes; WI-145
Nearby Properties on County Survey:	No
Properties included below but not limited to:	---

Explanation of Request: The applicant is seeking approval to:

- Replace an existing window with a double hung window to allow for walk-up/to-go food services
- Removal of windows to install an entry door

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Doors

Guideline 22: New Door Openings

- a. New openings in historic walls are generally discouraged.
- b. Where new door openings are necessary, placement on a non-visible façade is encouraged.
- c. Where a new door opening is required on the main elevation, they should be integrated with the overall fenestration pattern to compliment the building.

Windows

Guideline 17: Retain Historic Windows

- a. Maintain or restore the historic shape, size, alignment, pattern, and details of existing historic windows, particularly those in upper stories of commercial properties
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked, if your budget allows.

Guideline 18: New Window Openings and Infill

Altering window openings in historic facades alters the building's historic appearance significantly, and is typically not appropriate, but may be considered in some situations.

- a. Avoid placing new openings on the front facade.
- b. If new openings are required for additional light, consider placing them on the rear or side elevations of the building or installing a skylight on a non-visible roof slope.
- c. Avoid infilling existing window openings on the front facade.
- d. Where recent changes have altered historic window openings, restoration of the historic

GUIDELINES FOR COMMERCIAL PROPERTIES

Windows

Historically, buildings in the Downtown Historic District have windows on the upper floors. Most common was the use of simple double-hung windows in plain, lightly decorated walls. These windows were generally one-over-one wood frame sash in either rectangular or arched openings. Some buildings from the 1920's and 1930's used casement windows or group of double – hung windows in openings that were larger than those of earlier buildings. Window openings were generally plain, with simple stone lintels and sills.

Guideline 39: Replacement Windows for Commercial Properties

- a. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile. The number of window panes and the approximate muntin and mullion profile should match the historic window.
- b. Removable, snap-in, or “between the glass” muntins are not historically appropriate.
- c. Vinyl windows are generally not manufactured in historic proportions and are not appropriate replacement windows for historic properties. Aluminum, aluminum clad wood, and fiberglass are appropriate replacement materials and may be approved if the appearance is complimentary to the existing historic windows and architectural style.
- d. Maintain the historic window opening size and surrounding trim. Do not alter the size of the historic window opening to accommodate larger or smaller windows. Do not remove or cover surrounding trim, including wood and masonry details.
- e. Maintain the window type. For example, do not replace operable windows such as double-hung windows with fixed windows.

Doors

Guideline 40: Replacing Commercial Doors

- a. Where replacement is necessary, the new door should match the historic door in placement, size, type, and configuration wherever possible.
- b. When restoring missing historic doors, use pictorial evidence to produce the replacements, if your budget allows. A salvaged replacement in the same style that fits the opening, or a new door in a complimentary style are also appropriate choices.
- c. Where code compliance requires a specific, non-historic door configuration, err on the side of simplicity.
- d. Maintain the historic door opening size and surrounding trim, including side lights and transoms. Do not alter the size of the opening to fit a smaller or larger door, unless required by code.

Storefronts

Guideline 41: Storefront Entrances

- a. Maintain existing recessed entries.
- b. Preserve decorative elements in good condition, such as trim and other woodwork. Repair or replace in-kind decorative elements in poor condition.
- c. Where historically recessed entries have been closed up and made flush with the façade, consider restoring the recess.
- d. On buildings whose storefronts have been altered in recent history, restoration to its historic appearance, where documentary evidence exists, or a new design may be appropriate. Work with the SHDC early in the design process when designing new storefront entrances.

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 and make determinations on all applications to construct, alter, reconstruct, move or demolish a site or structure within a Historic District whenever “*exterior changes are involved which would affect the historic archeological, or architectural significance of a site or structure, any portion of which is visible or intended to be visible from a public way.*” In reviewing an application and plans, the Commission should consider review criteria, and may decide as to which of said Criteria are applicable.

Staff Findings Prepared By: Jennifer Jean
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: August 5, 2024

WI-145

Salisbury 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: 08-29-2003

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes no

Property Name: Salisbury Historic District Inventory Number: WI-145
Address: _____ City: Salisbury Zip Code: _____
County: Wicomico USGS Topographic Map: Salisbury
Owner: _____ Is the property being evaluated a district? yes
Tax Parcel Number: _____ Tax Map Number: _____ Tax Account ID Number: _____
Project: Section 106 Agency: HUD/CD
Site visit by MHT staff: no yes Name: _____ Date: _____
Is the property is located within a historic district? yes no

If the property is within a district District Inventory Number: _____
NR-listed district yes Eligible district yes Name of District: _____
Preparer's Recommendation: Contributing resource yes no Non-contributing but eligible in another context yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible yes no

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

Documentation on the property/district is presented in:
federal files

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

Prepared by: P. Fennell HUD/CD Date Prepared: 05/26/1983

MARYLAND HISTORICAL TRUST REVIEW
Eligibility recommended Eligibility not recommended
Criteria: A B C D Considerations: A B C D E F G None
MHT Comments

Reviewer, Office of Preservation Services	Date
<u>Carla Burzyk (keeper)</u>	<u>June 02, 1983</u>
Reviewer, NR Program	Date

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic SALISBURY HISTORIC DISTRICT

and/or common

2. Location

street & number Multiple Streets _____ not for publication

city, town Salisbury _____ vicinity of _____ congressional district

state Maryland _____ county Wicomico

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" 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 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 Multiple Owners

street & number _____ telephone no.:

city, town Salisbury _____ state and zip code Maryland

5. Location of Legal Description

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

street & number _____ folio

city, town Salisbury _____ state Maryland

6. Representation in Existing Historical Surveys

title

date _____ federal _____ state _____ county _____ local

depository for survey records

city, town _____ state

7. Description

Survey No. WI-145

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check one

unaltered

altered

Check one

original site

moved

date of move _____

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

8. Significance

Survey No. WI-145

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 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 type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input 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

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.

9. Major Bibliographical References

Survey No. WI-145

See Description

10. Geographical Data

Acreege of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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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 Kennedy Smith- Downtown Historic District Commission
 Kim Kimlin- Maryland Historical Trust

organization	date
--------------	------

street & number	telephone
-----------------	-----------

city or town	state
--------------	-------

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

Downtown Historic District
City of Salisbury
Wicomico County, Maryland

Location: The Downtown Historic District in Salisbury, Maryland is located south of U.S. Route 50 and north of the East Branch of the Wicomico River. It includes the following street addresses:

- | | |
|-----------------------------|----------------------------|
| 100-509 W. Main Street | 100-block W. Lake Street |
| 100-218 E. Main Street | 105,221 Camden Street |
| 100-block S. Baptist Street | 200 E. Church Street |
| 200 Poplar Hill Avenue | 121 E. Market Street |
| 100-block W. Market Street | 104-126 N. Division Street |
| 201 Small Street | 100-block W. Church Street |

Representation in Existing Surveys: All properties are included in the locally-executed "Downtown Historic District Survey" prepared for the Downtown Historic District Commission.

Description: The district is located north of the East Branch of the Wicomico River. Portions of the southeastern quadrant of the district were once part of Humphrey's Lake which was reclaimed early in this century. The district is centered along Main Street (running east-west) and Division Street (running north-south), with smaller streets (Lake, Small, Mill, West Market, St. Peter's, Baptist, and Poplar Hill) intersecting Main Street.

Architectural density is high in the district, especially on West Main Street, with most of the buildings bordering directly onto the sidewalk and sharing bearing walls with neighboring buildings. On Main Street west of the river are several buildings, including a large warehouse, that front onto both Main Street and the Wicomico River. The segment of Main Street between West Market and Division Streets was closed to vehicular traffic, paved with brick, and landscaped in the mid-1960s. This segment is known as the "Plaza," and is flanked by tightly-packed commercial buildings. Three segments of buildings on East Main Street (the 100-block and 200-block on the south side, and the 200-block on the north side) are continuous units, later in date, but similar in scale, density, setback, and building materials to the older buildings on the Plaza. The 100-block on the north side of E. Main Street, however, has two large government buildings, the Wicomico County Courthouse and the Federal Building, which are set back from the street and relatively monumental in massing.

A major factor contributing to the district's cohesiveness is its physical orientation around Main Street and Division Street. Most of the buildings front onto Main Street and are one block in depth, with rear entrances on Camden, Church, and E. Market Streets.

The areas beyond these secondary streets lack cohesiveness and visual order. Along West Main Street are numerous two and three story vernacular commercial and Victorian commercial buildings. Several warehouses are located on the west side of the district and front onto both W. Main Street and the Wicomico River. Storefronts have been added to the street facades of several of the warehouses. The row of two and three story buildings on the south side of E. Main Street dates from the first quarter of the 20th Century. These classically-detailed buildings continue to serve their historic role as offices for lawyers and other professionals. Anchoring the east end of the district are two vernacular commercial buildings dating from the same early 20th Century period. These are the former shirt factory, which has been converted to retail use, and the former Red Star bus terminal. Brief descriptions of the most notable buildings in the district follow:

- 1). Wicomico County Courthouse E. Main St. and N. Division St.
Photos 2 and 4
1878; three-story Victorian Gothic, red brick with mousetooth beltcourses between Tudor-arched windows; bell tower, slate roof and front porch. Large 1936 brick addition at rear with concrete classical detailing;
- 2). Thomas R. Young Music Co. W. Main St. and W. Market St.
Photos 18 and 19
1887; three-story Victorian commercial, red-brick upper facade above ground floor granite piers framing large display windows with painted oak base panels and sashes. Upper floor windows are capped with limestone segmental arches. Elaborate corner entrance and roofline cornice;
- 3). "Old Synagogue Building" W. Main St. and W. Market St.
Photos 19 and 20
1892; two-story Victorian Gothic, red-brick with limestone beltcourses between elaborate pointed-arch, second story windows. Corner entrance is capped with a projecting turret; restoration of first story currently underway;
- 4). G & K Warehouse 318 W. Main St.
Photo 22
1889; three-story vernacular warehouse fronting onto both Main Street and the Wicomico River. Third story was added c. 1900. Six bays of segmental-arched windows stretch across the Main St. facade;
- 5). Bridge Control Tower W. Main St. and Wicomico River
Photo 23
1927; two-story Classical Revival tower with engaged corner pilasters resting on granite plinths. Copper roof is trimmed with a delicate dentil molding;

- 6). Wicomico Hotel Main St. and Division St.
Photo 3
c. 1915; seven-story Classical Revival brick hotel converted to offices with first-story storefronts. Engaged limestone pilasters separate the bays on the first story and support a limestone cornice above the storefronts. Seventh floor is elaborately trimmed with a limestone beltcourse, window surrounds and a large bracket-supported cornice. Prominent location, imposing size;
- 7). Old City Hall 110 W. Church St.
1893; two-story Victorian Gothic brick building with large, limestone-trimmed windows, steep slate roof, assymetrical massing, and an imposing bell tower capped with pointed turret;
- 8). St. Peter's Episcopal Church St. Peter's St. and W. Church St.
Photo 1
1887, 1923; brown brick basilica with Romanesque and Italianate detailing. Central sanctuary is flanked by buttressing side-aisles and pierced with large stained-glass clerestory windows. Entrance is provided by an adjoining belfry which extends above the roofline of the sanctuary. The church was modeled after the design of the Church of the Annunciation in Philadelphia. The congregation has worshipped at this corner site since 1768;
- 9). Maryland National Bank 200 W. Main St.
Photo 14
1929; two-story Art Deco bank with limestone facing, engaged corner pilasters, and a central opening with lotus-motif metal grille over glass within a frame of dark scagliola. Geometric ornamentation in shallow relief;
- 10). Shirt Factory E. Main St. and Poplar Hill Avenue
Photos 8 and 9
c. 1930; two-story commercial vernacular factory building with stucco-faced, first-story facade and red brick upper wall finish. Stretching 250 feet along E. Main Street, the building is divided into bays by brick piers;
- 11). Hayman's Pharmacy 501-507 W. Main Street
Photo 26
1930; two-story brick commercial vernacular structure fronting onto both W. Main Street and Lake Street, with an imposing corner entrance, flat surface detailing, and brick cornice;

Intrusions in the district include buildings that have suffered a severe loss of integrity through alteration and buildings that were built after the period of significance. Also intrusive is the non-historic open space, including the brick plaza in front of the Courthouse, vacant lots and parking lots.

Nearly all of the Plaza buildings have been altered on the first story with modern storefronts and signage. The buildings on West Main Street west of the Plaza are, with only two exceptions, original in appearance; however, these buildings have not been maintained as well as those on the Plaza and E. Main Street. The buildings east of the Plaza, generally retain their integrity and are in good condition. Several buildings in the district have recently been rehabilitated including the following: the former shirt factory on E. Main Street, which has been converted to a retail outlet center, Kuhn's Jeweler's (107 W. Main Street), the A.F. & A.M. Lodge (110 Division Street), 229 W. Main Street, and the City Hall Museum and Cultural Center (110 E. Church Street). A number of other rehabilitation projects are currently underway or proposed.

Boundary Justification: The Downtown Historic District is bounded by U.S. Route 301 on the north, modern development and parking lots on the east and south, and vacant lots and a residential area on the west.

Verbal Boundary Description: The boundaries of the district are shown on the attached map entitled "Downtown Historic District".

Significance: The Downtown Historic District in Salisbury, Maryland, is significant in the areas of architecture, commerce and government. Numerous commercial and public buildings which were constructed during the district's period of significance, 1878 to the 1930s, remain intact and in good condition. Architecture in the district conforms to the general stylistic conditions of the period, ranging from the 1878 Victorian Gothic Courthouse to the two Art Deco bank buildings on the Plaza. The district is characterized by Victorian, Classical Revival and vernacular commercial buildings. From the early 18th Century, Salisbury, by virtue of its location at the head of the Wicomico River served as the primary shipping point for agricultural products from the hinterland. The Pennsylvania Railroad provided a second means of transport in the 19th Century and connected Salisbury to nearby towns and cities, and Philadelphia. Concurrent with its development as a shipping center, the city expanded as a service center for the surrounding agrarian region. Eleven years after Wicomico County was created in 1867, the Courthouse was completed in Salisbury, the new county seat. The downtown became the center for municipal and county business and, following the construction of the Federal Building in 1926, several regional offices for federal agencies were established in the City as well. In summary, the district is the visual expression of the City's historical development, from the construction of warehouses for river-based enterprises, to the development of a self-supportive retail cluster, to the construction of law offices and key government buildings, and to the development of several small-scale industries.

History and Support: When the City of Salisbury was incorporated in 1732, the current downtown area was locally known as "Handy's Landing," a dock area. The presence of the Wicomico River and Humphrey's Lake, adjoining the river on the east, was a valuable asset and the docks became an important spot for local trade. According to City records five streets had been laid out by 1817: Dividing Street (dividing Somerset and Worcester Counties), Somerset and Worcester Road (connecting the two counties), Bridge Street, Back Street, and Church Street. Although no buildings survive from this early era, these streets remain, now known respectively as Division Street, Isabella Street, Main Street, Camden Street and Church Street.

In the mid-19th Century, the downtown area attained local and regional prominence. The dock area, whose growth was recognized by the designation of Dock Street in the 1830s, became an important transportation mode, and even as rail transport developed later in the century, the water transport business continued to prosper in Salisbury (~~to the present~~). Initially, farm and marine products were the primary cargoes, but by the 1840s, a number of flour, lumber and lime mills had developed in the area expanding the base of goods exported from Salisbury. Retail shops were constructed along Bridge Street (Main Street) between Division and Dock Streets, forming a corridor of densely-packed, two-story frame buildings. North of Church Street was Isabella Street which was the core of the residential area.

The 1860s and 1870s were years of tremendous change for the area. In 1860 a disastrous fire completely destroyed the City's commercial center. Buildings were rebuilt immediately following the previous pattern. In 1867, the creation of Wicomico County from portions of Worcester and Somerset Counties, and the selection of Salisbury as its county seat spurred another period of active growth. By 1878, the new County has raised \$25,000.00 for the construction of a courthouse and it was built at the corner of E. Main Street and Division Street.

The Sanborn Insurance Maps of 1885 show the area as a well-populated and thriving one, with residential and commercial buildings along Main Street. In 1886, however, another fire again destroyed all of the buildings in the downtown area with the exception of the Courthouse (~~see Photo 2~~). This time more fire-resistant construction materials, such as brick, stone and iron, were used in the rebuilding. By late 1887 the Wicomico Weekly News reported on several businesses reopening on Main Street including the L.W. Gunby Hardware Co, the Merchants Hotel, the Farmers and Merchants Bank, Ullman's Opera House, and about two dozen smaller businesses (~~see Photo 3~~). The Victorian Gothic-style City Hall was constructed in 1896. It housed the fire company on the first story and city offices on the second story.

In the 1910s, portions of Humphrey's Lake were reclaimed and the remainder of the lake was re-routed as a branch of the Wicomico River. Main Street was extended east beyond Division Street, and the construction of a row of buildings for law offices serving the Courthouse commenced. The erection of the seven-story Wicomico Hotel during this period reflects Salisbury's regional prominence. The Federal Building was erected on E. Main Street in 1926 and a wing was added to the Courthouse in 1936. During the 1920s and 1930s, the lots further east on Main Street were developed, primarily by the Larmar Corporation, for commercial and small-scale industrial enterprises including the shirt factory and the Red Star Bus Terminal.

Improvements in communication and transportation in the mid-20th century led to decentralization of commercial and residential activities. More specifically, two major U.S. highways, suburban housing developments and a shopping mall were constructed outside of the downtown area of Salisbury. In an attempt to compete with the mall, the downtown Plaza was created in the 1960s. The latest revitalization efforts for the downtown include the designation of a locally-zoned historic district and the establishment of a local historic district commission.

Prepared by: Ms. Kennedy Smith for the Downtown Historic District
Commission and the City of Salisbury

Edited by: Ms. Kim Kimlin, Maryland Historical Trust
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

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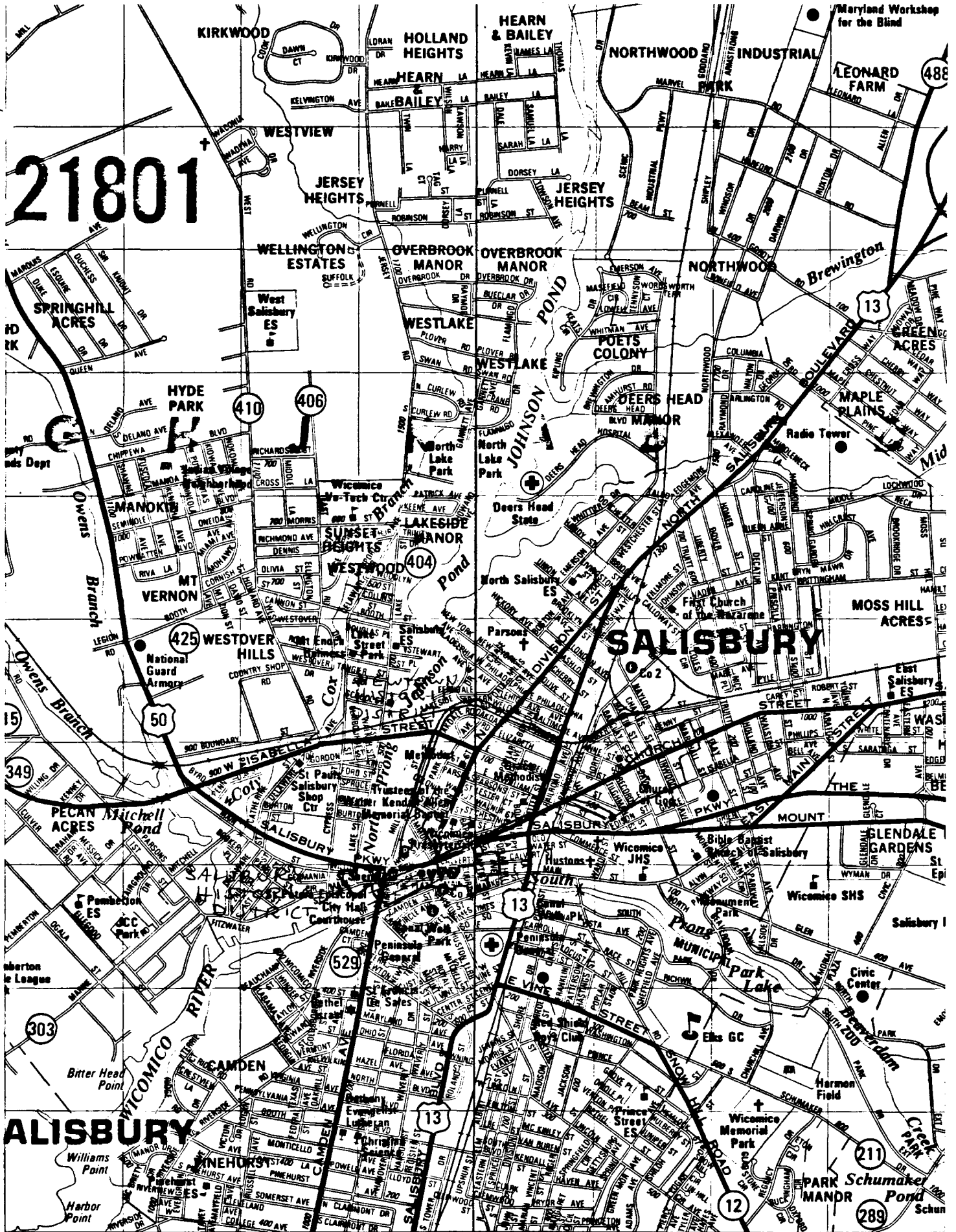
Walker, Albert E. The Wicomico News Historical and Industrial Edition. Salisbury, Maryland: Brewington Bros. Co., 1908.

Walsh, Richard, and William Fox. Maryland: A History, 1632-1974. Baltimore: Maryland Historical Society, 1974.

Wicomico County. Land Records.

Wicomico Weekly News.

21801



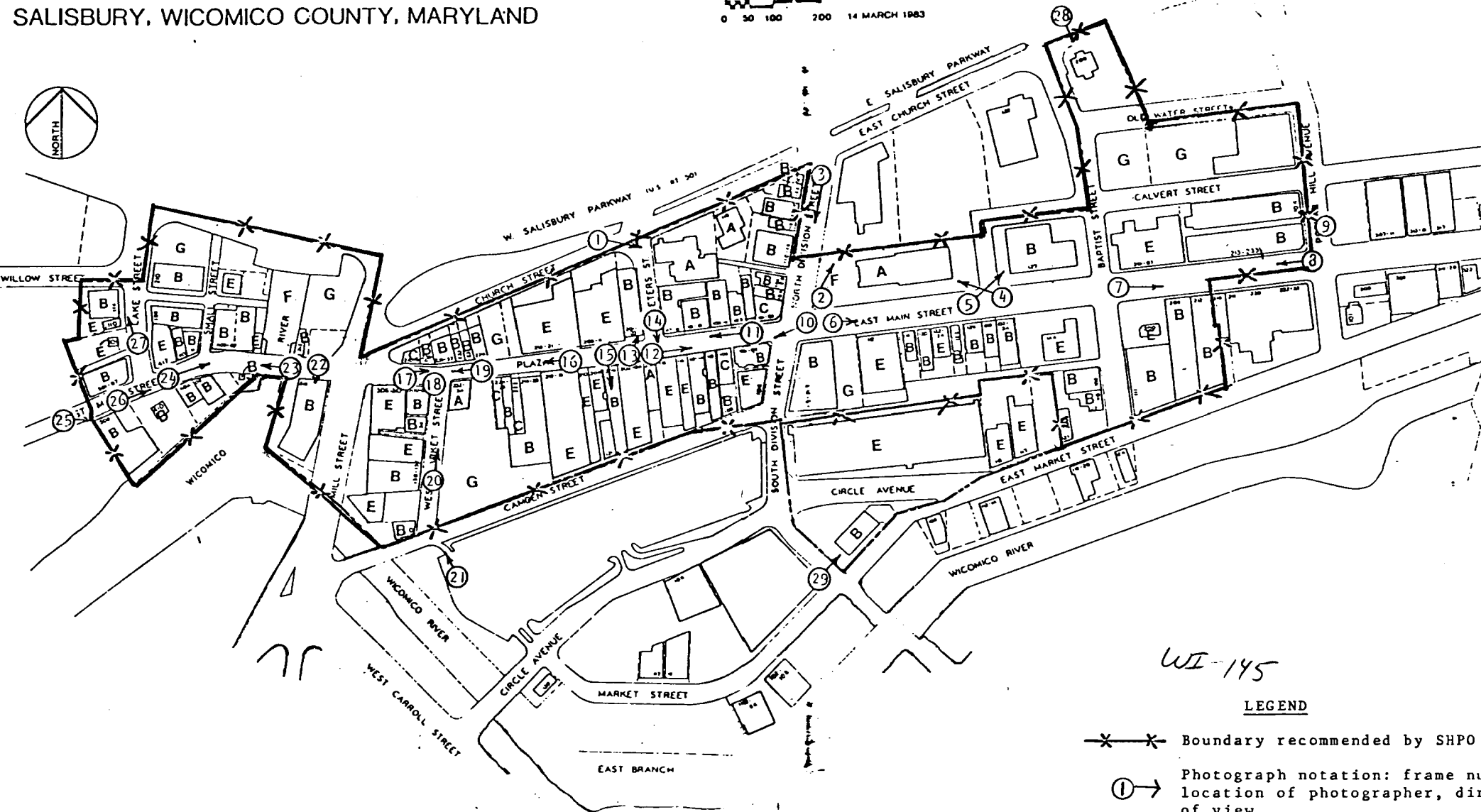
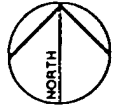
Salisbury

W1-145 Salisbury Historic District
 APC WICOMICO COUNTY STREET MAP

DOWNTOWN HISTORIC DISTRICT

SALISBURY, WICOMICO COUNTY, MARYLAND

0 50 100 200 14 MARCH 1983



WI-145

LEGEND

- *-x*-x Boundary recommended by SHPO
- ① → Photograph notation: frame number, location of photographer, direction of view
- A Coding system (see reverse)

75°37'30"
38°22'30"

CAMBRIDGE 31 MI.
VIENNA 15 MI.

447000m E

LAUREL 13 MI.
DELMAR 6 MI.

35'

ROYAL OAK 9.6 MI.
CATCHPENNY 5 MI.

4246000m N

4245

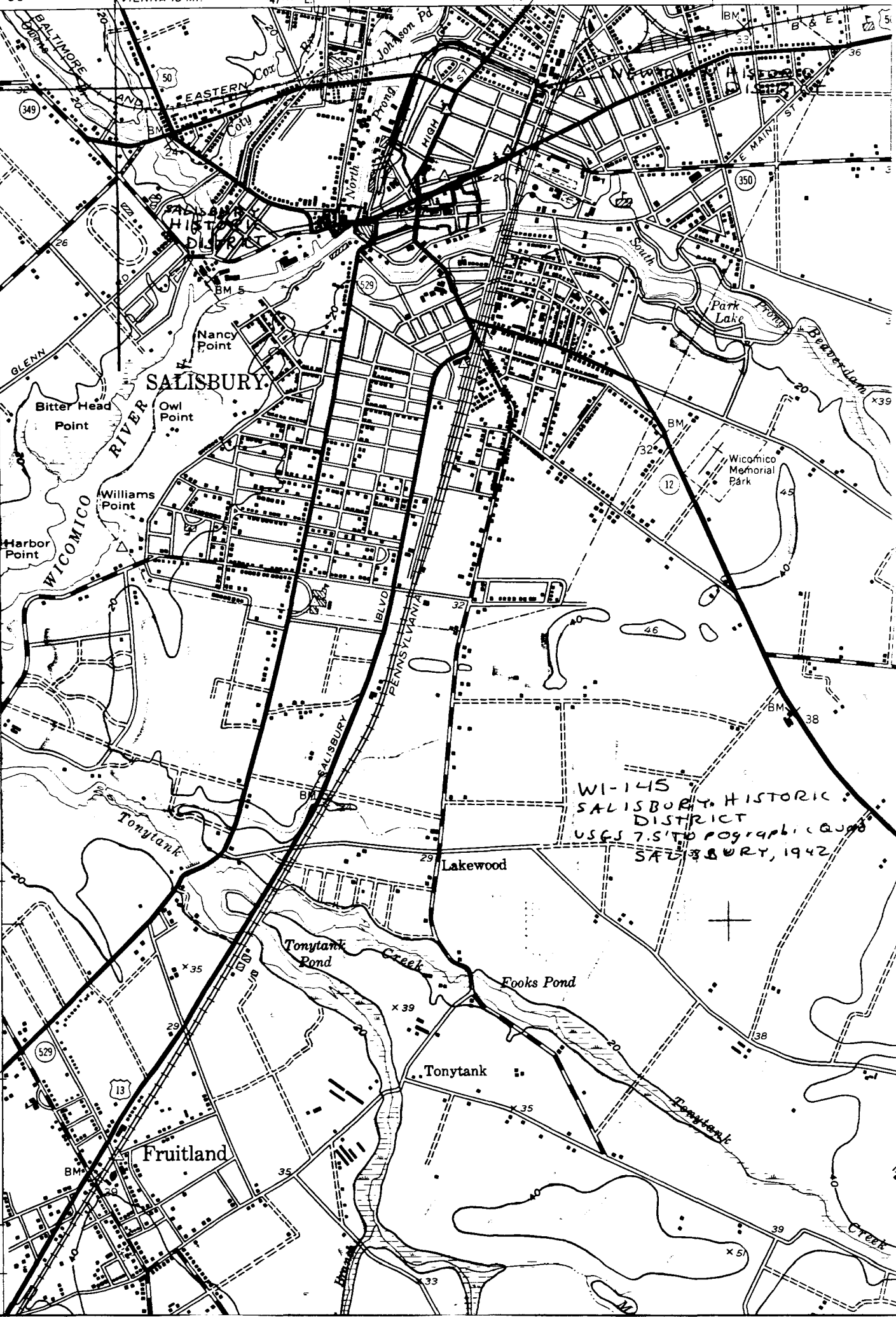
4244

4243

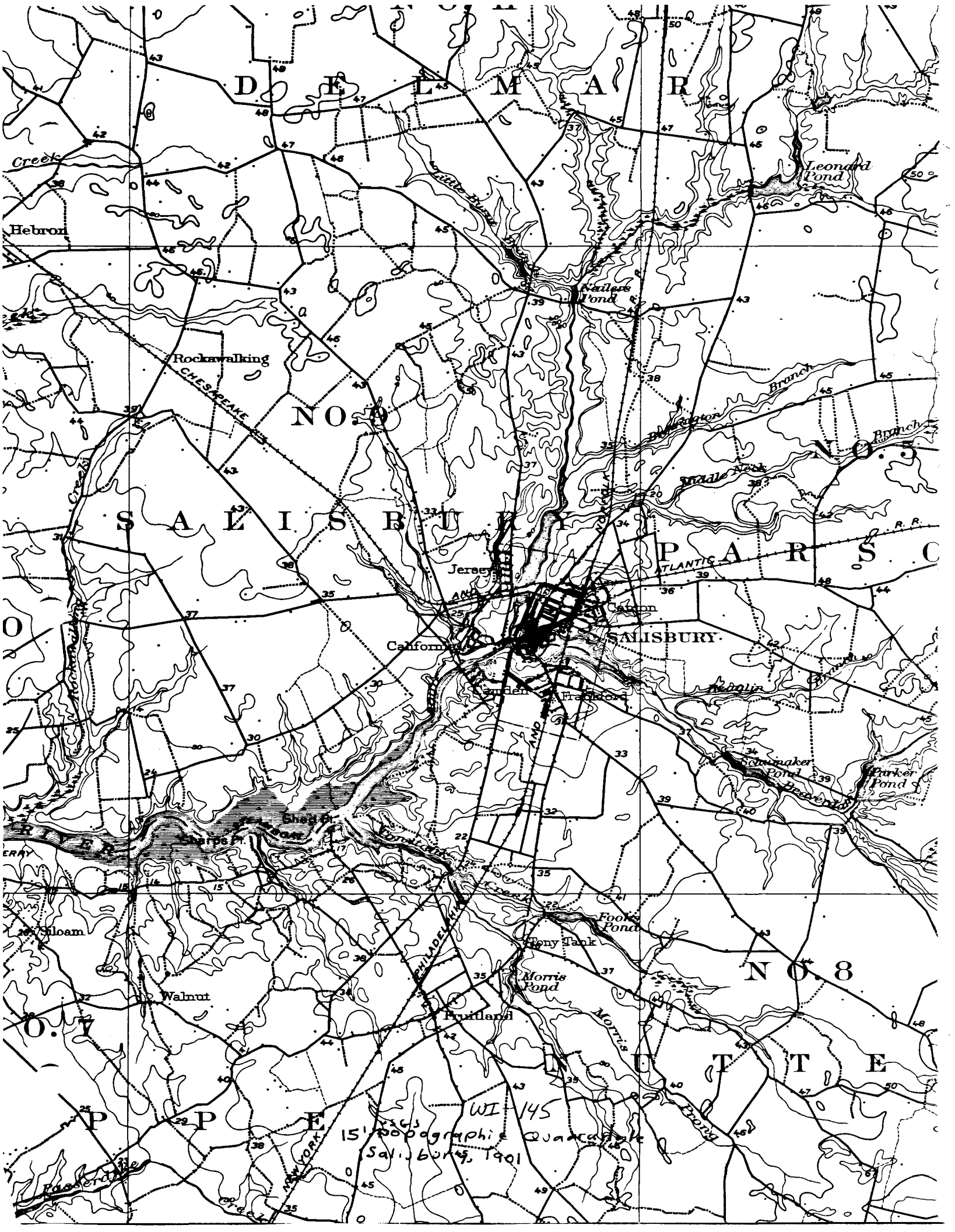
20'

PRINCESS ANNE 11 MI.
ALLEN 4.5 MI.

PRINCESS ANNE 9 MI.
DEN 2.1 MI.



WI-145
 SALISBURY, HISTORIC DISTRICT
 USGS 7.5 TOPOGRAPHIC QUAD
 SFB SALISBURY, 1942



D E L M A R

Creek

Hebron

Leonard Pond

Kellers Pond

Rockwalking

CHESAPEAKE

NO

S A L I S B U R Y

NOVA SCOTIA

Jersey

Calton

SALISBURY

California

London

Frankford

Abolition

Schumaker Pond

Parker Pond

ERRY

Sloam

Walnut

O. T

Frankford

Morris Pond

NO 8

Frankford

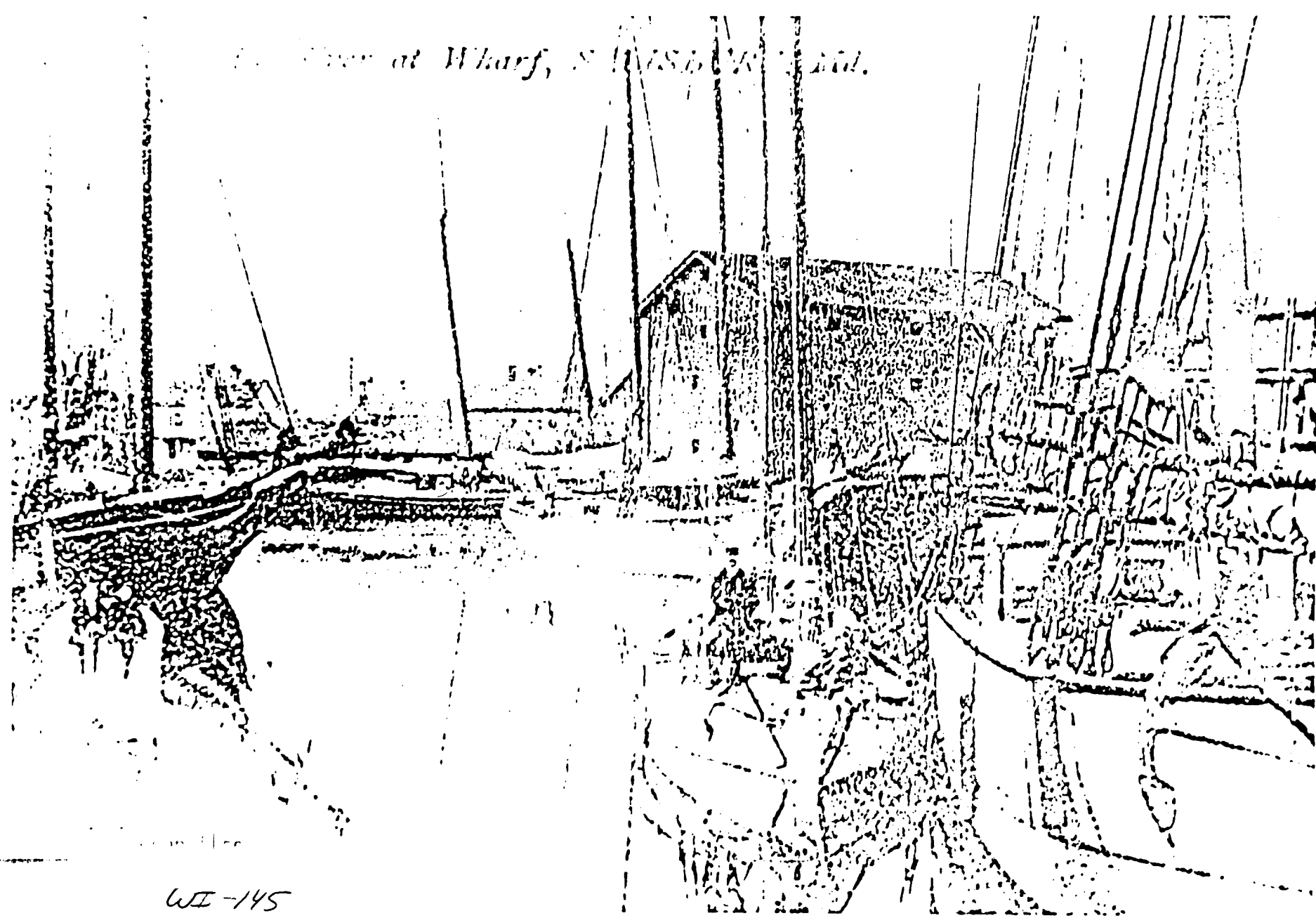
Morris Pond

Morris Pond

WI 145

15' topographic Quarantine
Salisbury, 1901

View at Wharf, S. 1856 W. 2nd.



WI-145

Photo A : Wicomico River, c. 1900



WI-145

Photo B: Main Street after



Photo C: Main Street in 1895

WI-145



PHOTO 3: Main Street, 1981.

WI-145



PHOTO 2: Main Street in 1895.

WI-145



PHOTO 4: Vernacular Victorian
storefront
(239-241 W. Main St.)

WI-145



PHOTO 5: 1910s law offices
(128-134 E. Main St.)

WI-145



PHOTO 6: Shirt Factory
(E. Main & Poplar Hill)

WI-145

WI-145



PHOTO 8: 200 W. Main St., 1981.



PHOTO 1: Main Street after
1886 fire

WI-145

View on Wicomico River at Wharf, SALISBURY, Md.

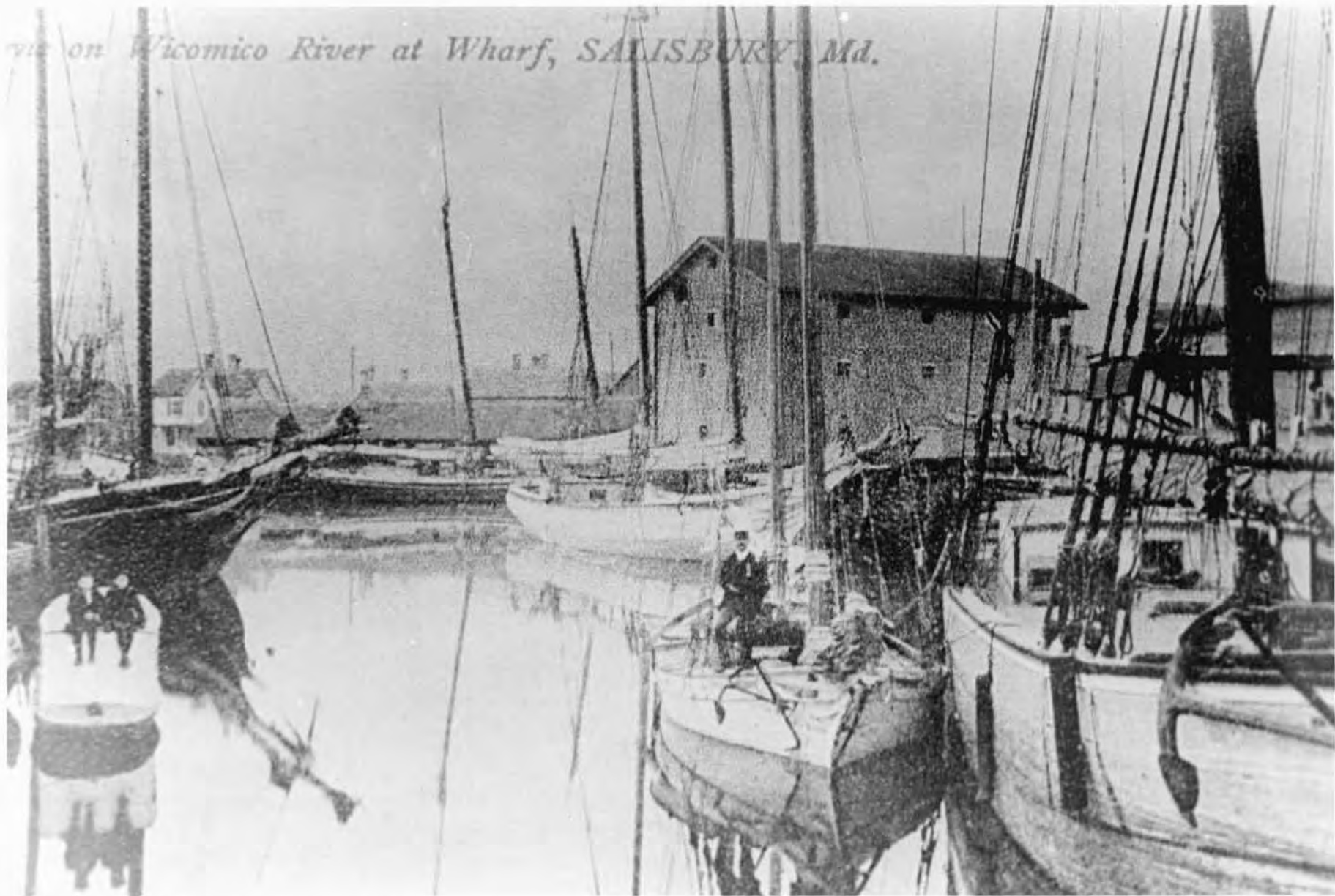


PHOTO 9: Wicomico River, c. 1900

WI-145



WI-145



PHOTO 7: 232-234 W. Main St.
(top: 1888
bottom: 1981)



PHOTO 10: Boulevard Theater

Real Property Data Search ()
 Search Result for WICOMICO COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 **Account Number -** 040358

Owner Information

Owner Name: STATE OF MARYLAND TO THE USE OF THE UNIVERSITY SYSTEM OF MARYLAND

Use: COMMERCIAL
Principal Residence: NO

Mailing Address: 1101 CAMDEN AVE
 SALISBURY MD 21801-

Deed Reference: /03937/ 00029

Location & Structure Information

Premises Address: 212 W MAIN ST
 SALISBURY 21801-0000

Legal Description: L- 17,278 SQ FT
 212 W MAIN ST
 SALISBURY UNIVERSITY
 SURVEY

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0107	0014	1060	21003.23	0000				2024		0016/ 0663

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1930	43,307 SF		17,278 SF	

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2024	07/01/2025
Land:	259,100	309,100		
Improvements	3,110,800	3,058,500		
Total:	3,369,900	3,367,600	3,367,600	3,367,600
Preferential Land:	0	0		

Transfer Information

Seller: SALISBURY UNIVERSITY FOUNDATION INC Type: NON-ARMS LENGTH OTHER	Date: 12/09/2015 Deed1: /03937/ 00029	Price: \$10 Deed2:
Seller: PLAZA GALLERY LIMITED LIABILITY CO Type: NON-ARMS LENGTH OTHER	Date: 11/30/2015 Deed1: /03933/ 00044	Price: \$0 Deed2:
Seller: GILLIS GILKERSON INC Type: NON-ARMS LENGTH OTHER	Date: 06/28/1995 Deed1: /01444/ 00222	Price: \$155,000 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Salisbury Historic District Commission

Hearing Notification

Hearing Date: August 28, 2024

Time: 7:00 pm

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

Case Number: #24-18

Commission Considering: Other – Wood Fence Installation

Owner's Name: Lucia G. Fuentes Scott

Applicant Name: Lucia G. Fuentes Scott

Agent/Contractor: N/A

Subject Property Address: 110 E William St.
Salisbury, MD 21801

Historic District: Newtown Historic District

Use Category: Residential

Chairman: Mr. Scott Saxman

HDC Staff contact: Jennifer Jean
Associate Planner
(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 _____ (date)

Date Submitted: July 22/2024

Case #: 24-18

Date Accepted as Complete: _____

Action Required By (45 days): _____

Subject Location: 110 East William St Salisbury MD

Owner Name: Lucia G. Fuentes Scott

Application by: Lucia G Fuentes Scott.

Owner Address: 110 E. WILLIAM ST SALISBURY MD

Applicant Address: 110 E. WILLIAM ST

Owner Phone: 410 845 0824

Applicant Phone: (410) 845 0824

Owner Email: luciasandoval@hotmail.es

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.

wood fence.

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

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

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

See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

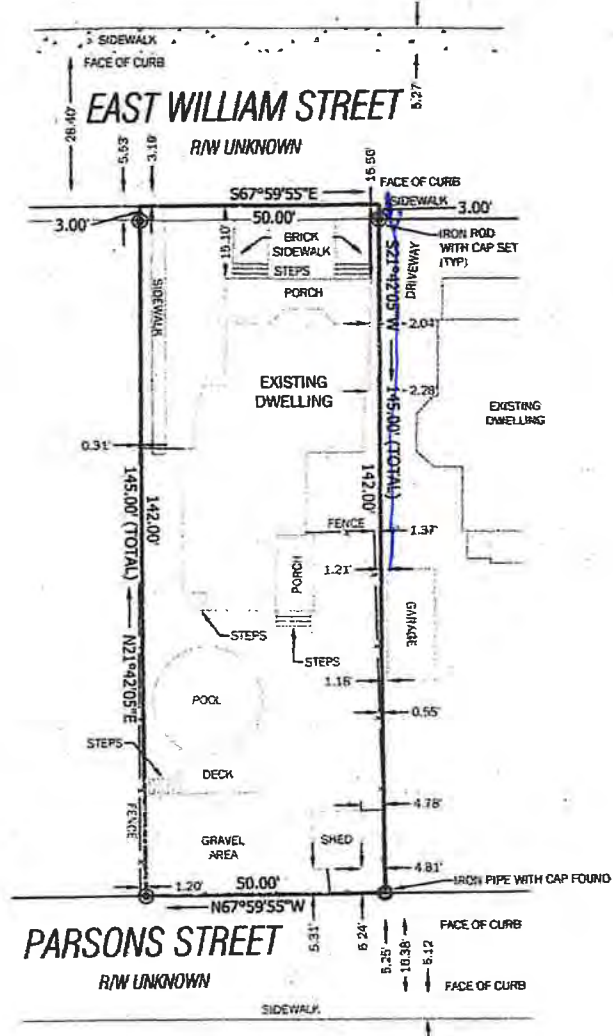
All required documents must be submitted to the City Planner, Department of Infrastructure and Development at least 30 days prior to the next public meeting. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled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

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

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on 08/28/2024 (date).

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

Applicant's Signature [Signature] Date 07/22/24



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 21264, RENEWAL DATE JULY 4, 2025.

Ronald D. Shupe
 RONALD D. SHUPE



NOTES:
 BOUNDARY LINES AS SHOWN HEREON ARE PER DEED REFERENCE 4121/35. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHT OF WAY THAT MAY BE REVEALED BY A THOROUGH TITLE SEARCH.

TITLE BOUNDARY SURVEY 110 E WILLIAM STREET, SALISBURY MARYLAND SUBDIVISION FOR: LUCIA G. FUENTES-SCOTT		
LOCATION PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND		
SCALE 1" = 30'	DATE 07/05/2023	TAX MAP 107
JOB NO. L8971-BOUNDARY	DRAWN BY S.S.A.	PARCEL 818

SURVEYING FORESTRY

PARKER & ASSOCIATES
 CIVIL ENGINEERING INC. SITE PLANNING

ESTABLISHED 1977
 415 PARKWAY, SALISBURY, MD 21801
 410-749-1023













Salisbury Historic District Commission

STAFF FINDINGS

Meeting of August 28, 2024

Case Number: #24-18

Commission Considering: Other –Wood fence installation

Owner Name: Lucia G. Fuentes Scott
Owners Address: 110 E. William St
Salisbury, MD 21801

Applicant Name: Lucia G. Fuentes Scott

Applicant's Address: 110 E. William St
Salisbury, MD 21801

Agent/Contractor: N/A

Subject Property Address: 110 E. William St
Salisbury, MD 21801

Historic District: Newtown Historic District

Use Category: Residential

Zoning Classification: R8 - Residential

Structure / Site Description:

Built Date: 1920

Enclosed Area: 2,792 sq. ft. (SDAT Real Property Database)

Lot Size: 6,958 sq. ft. (SDAT Real Property Database)

Number of Stories: 2

Contributing Structure: Contributing, 08/22/2012

Wicomico County Historic Survey on file: Yes; WI-153

Nearby Properties on County Survey: No

Properties included below but not limited to: ---

Explanation of Request: The applicant is seeking approval to install a fence

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Landscape and Setting

Guideline 34: Fences, Retaining Walls, and Gates

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 and make determinations on all applications to construct, alter, reconstruct, move or demolish a site or structure within a Historic District whenever “*exterior changes are involved which would affect the historic archeological, or architectural significance of a site or structure, any portion of which is visible or intended to be visible from a public way.*” In reviewing an application and plans, the Commission should consider review criteria, and may decide as to which of said Criteria are applicable.

Staff Findings Prepared By: Jennifer Jean
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: August 5, 2024

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.

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:	_____	_____
				Number of Contributing Resources previously listed in the Inventory	
				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-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*.

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Newtown Historic District
Continuation Sheet

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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.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

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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			

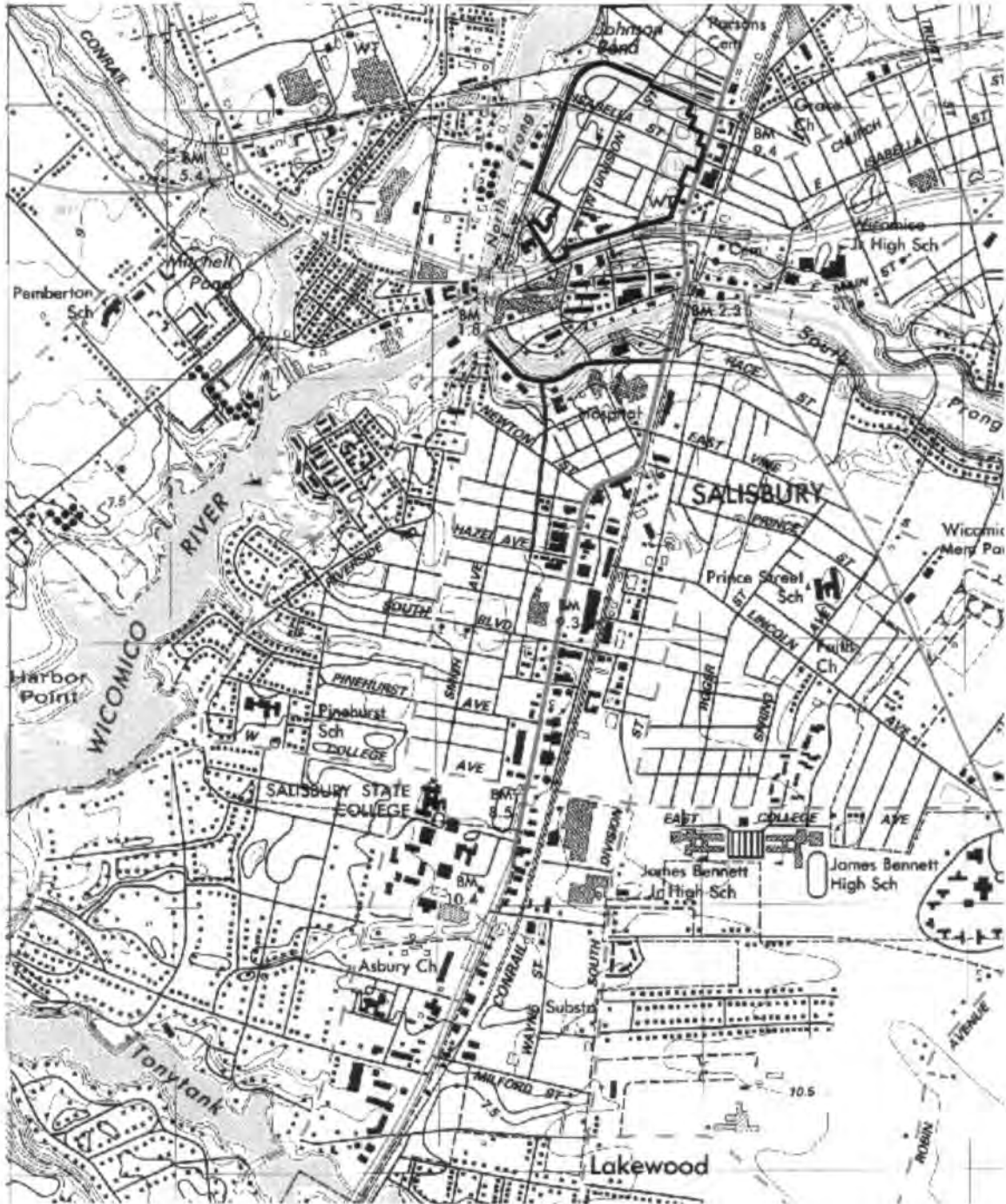
Contributing & Noncontributing Resources

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			

WI-153
Newtown Historic District
Wicomico County
Salisbury Quadrangle





WI-153

West Side Park Avenue

Newtown Historic District

Wicomico Co. MD

Nicole Liepmann

3/4/04

MD SHPO

Facing South

#1 of 4



WI-153

South Side w. Salisbury Street

Newtown Historic District

Wicomico Co. MD

Nicole Diehlmann

3/4/04

MD SHPO

Facing East

#2 of 4



WI-153

Park Avenue (500 & 507)

Newtown Historic District

Wicomico County, MD

Nicole Diehlmann

3/4/04

mt. SPO

Facing East

#3 of 4



W1-153

SE Corner of Elizabeth & Division Streets

Newtown Historic District

Wicomico Co MD

Nicole Dehlmann

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-96} 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/AL/1900/SF/2/B/M

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

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

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

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

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

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

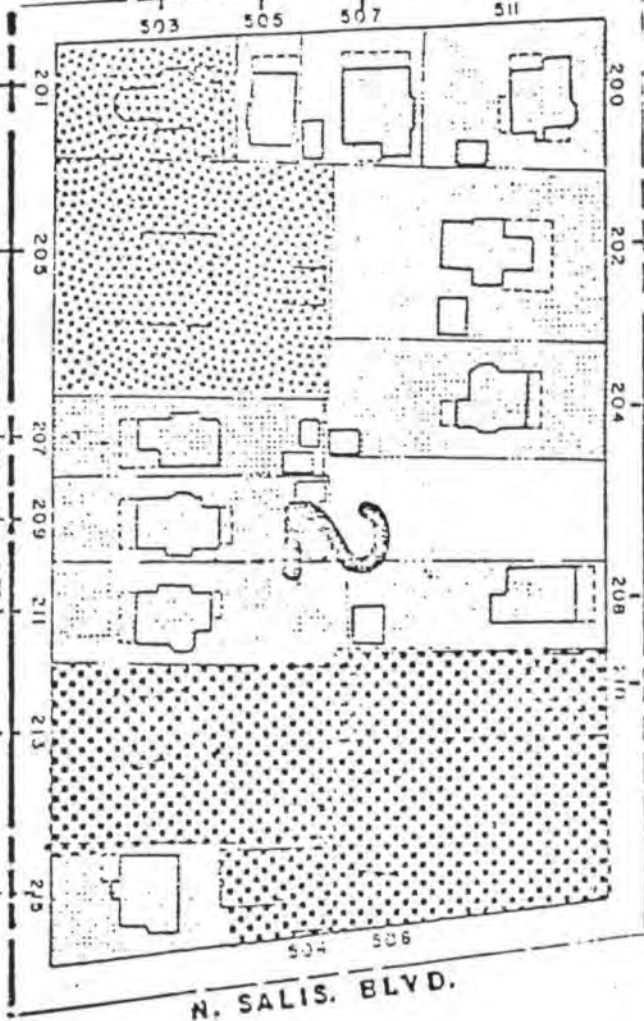
Empty Lot

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

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

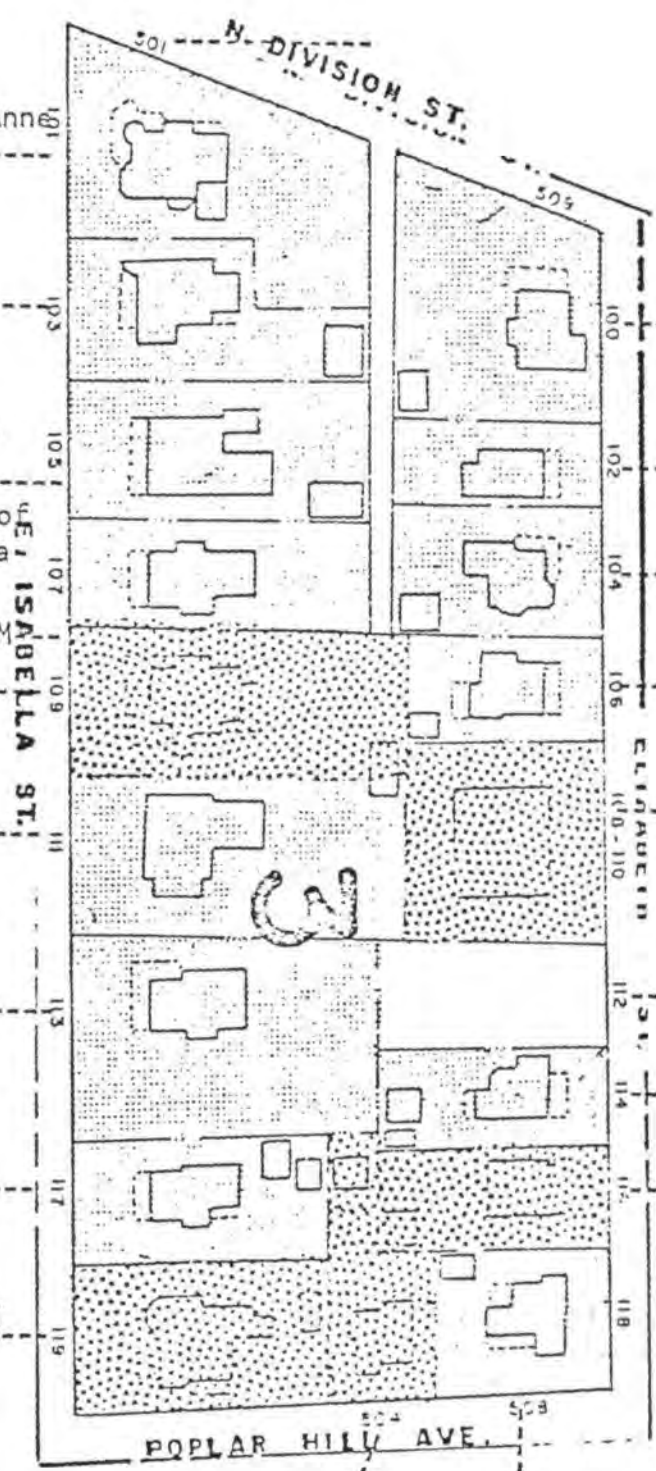
2S w/a/AL/Vict/1900/MF/2/A/M-----

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
ment: These apts. are
ly out of scale and rhy
with the block.

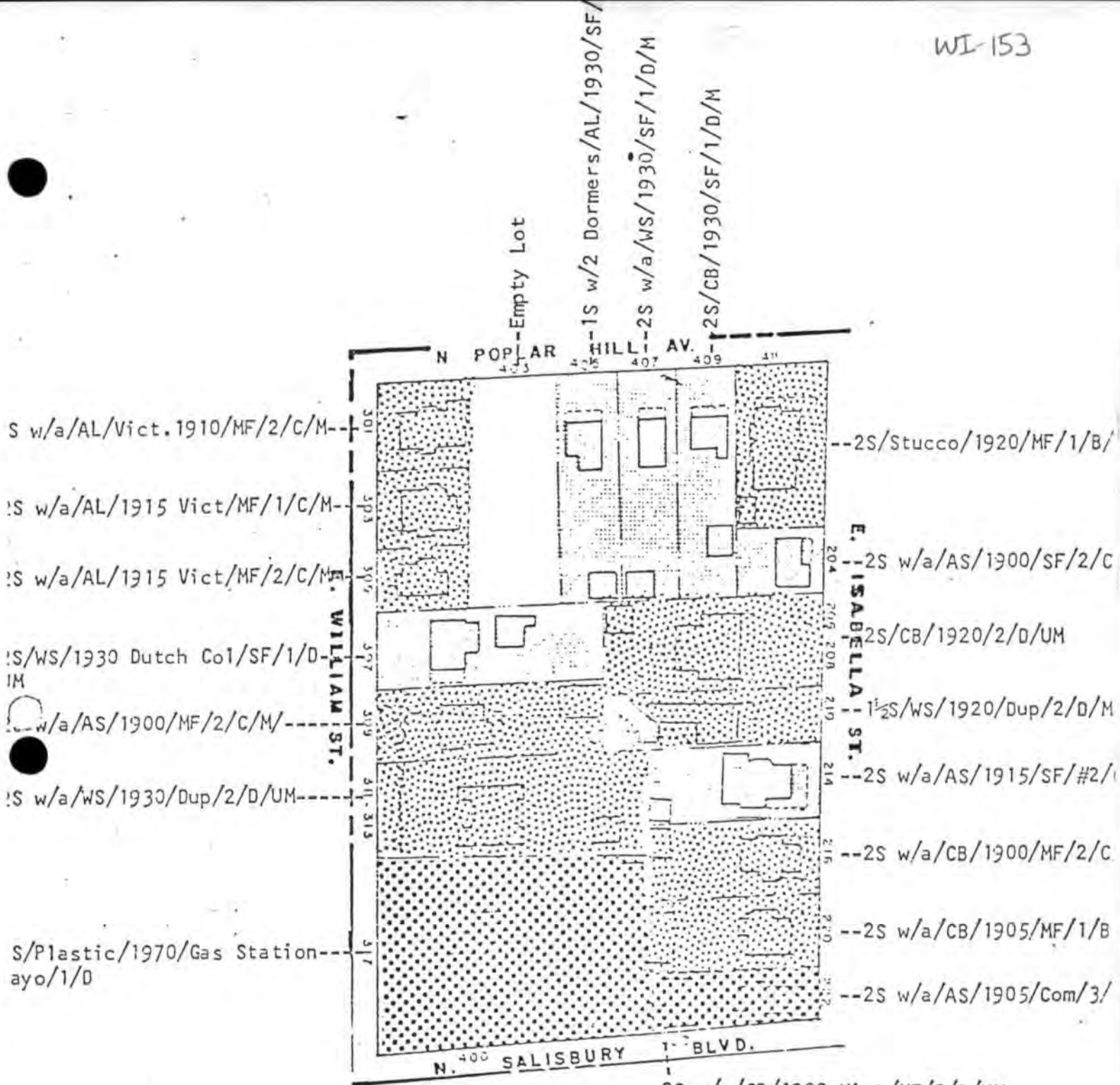
Empty lot

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/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/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/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 examp 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/

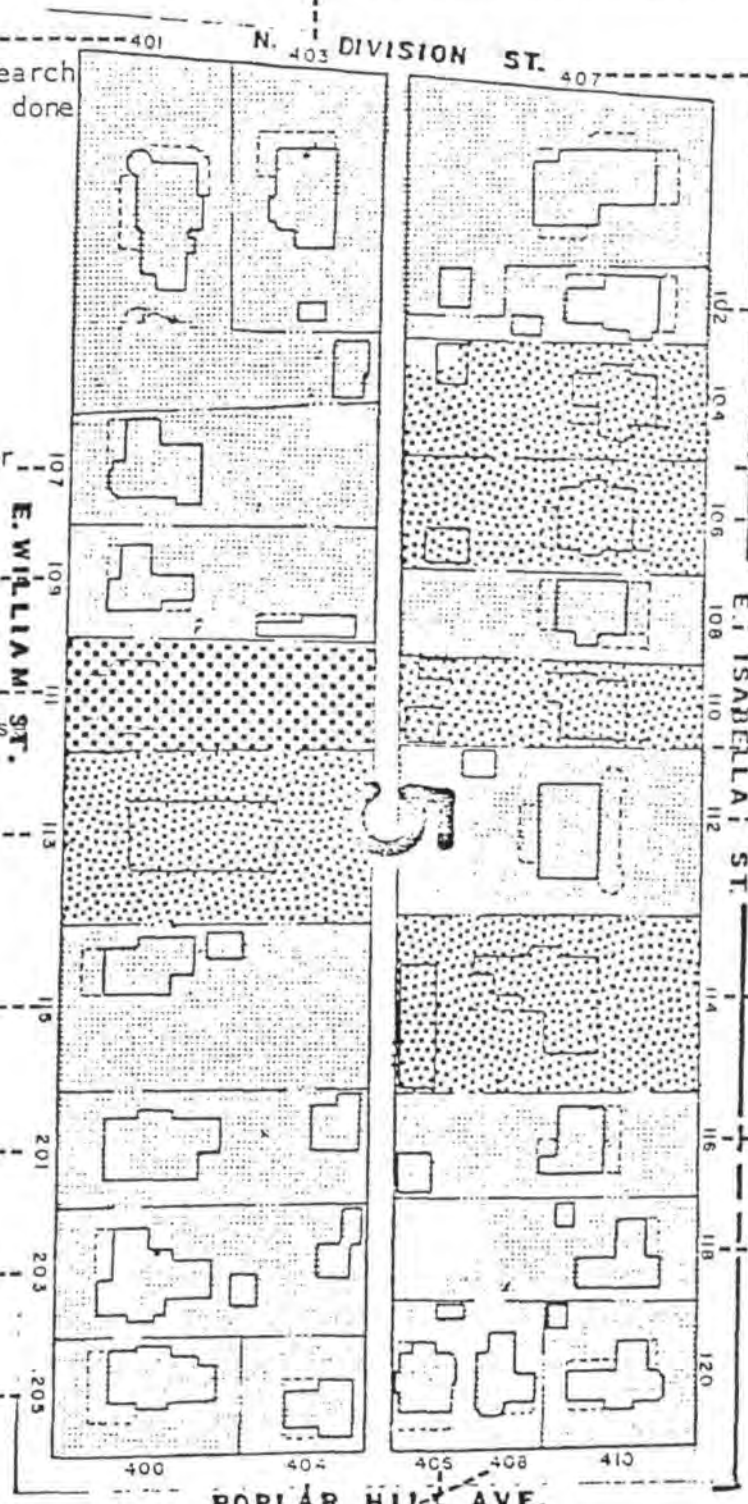
2S w/a/WS/1928/SF/1/

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

2S w/a/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
JM probably/ Eyebrows
over windows.

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

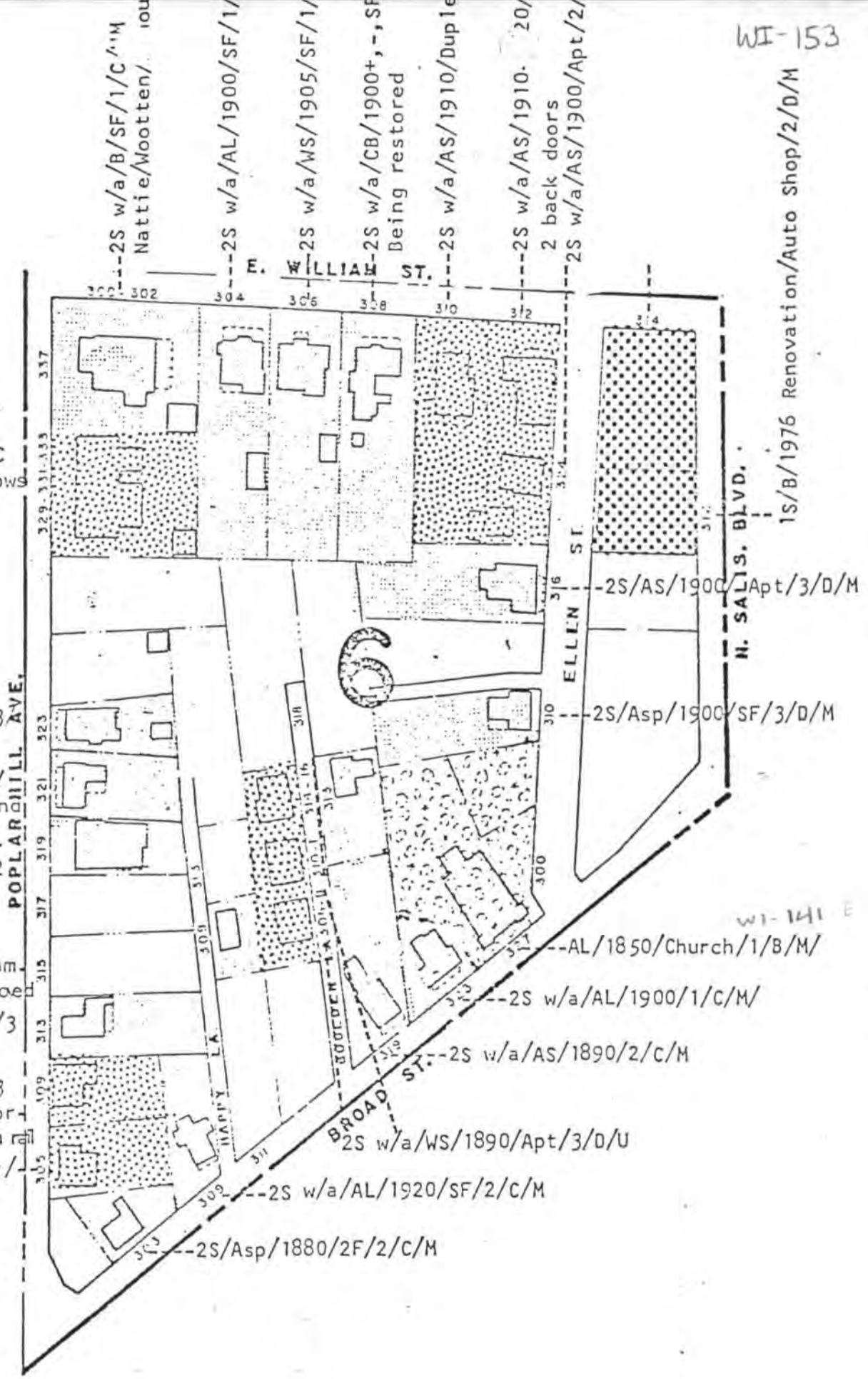
2S w/a/1900/SF/3/C/
4-nice center diam
shaped windows
2S/AS/upstairs win-
dows 2-2-1900?/SF/2
2/M

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

N. SALTS BLVD.

WI-141 E

3S/CB/1850/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/1950
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

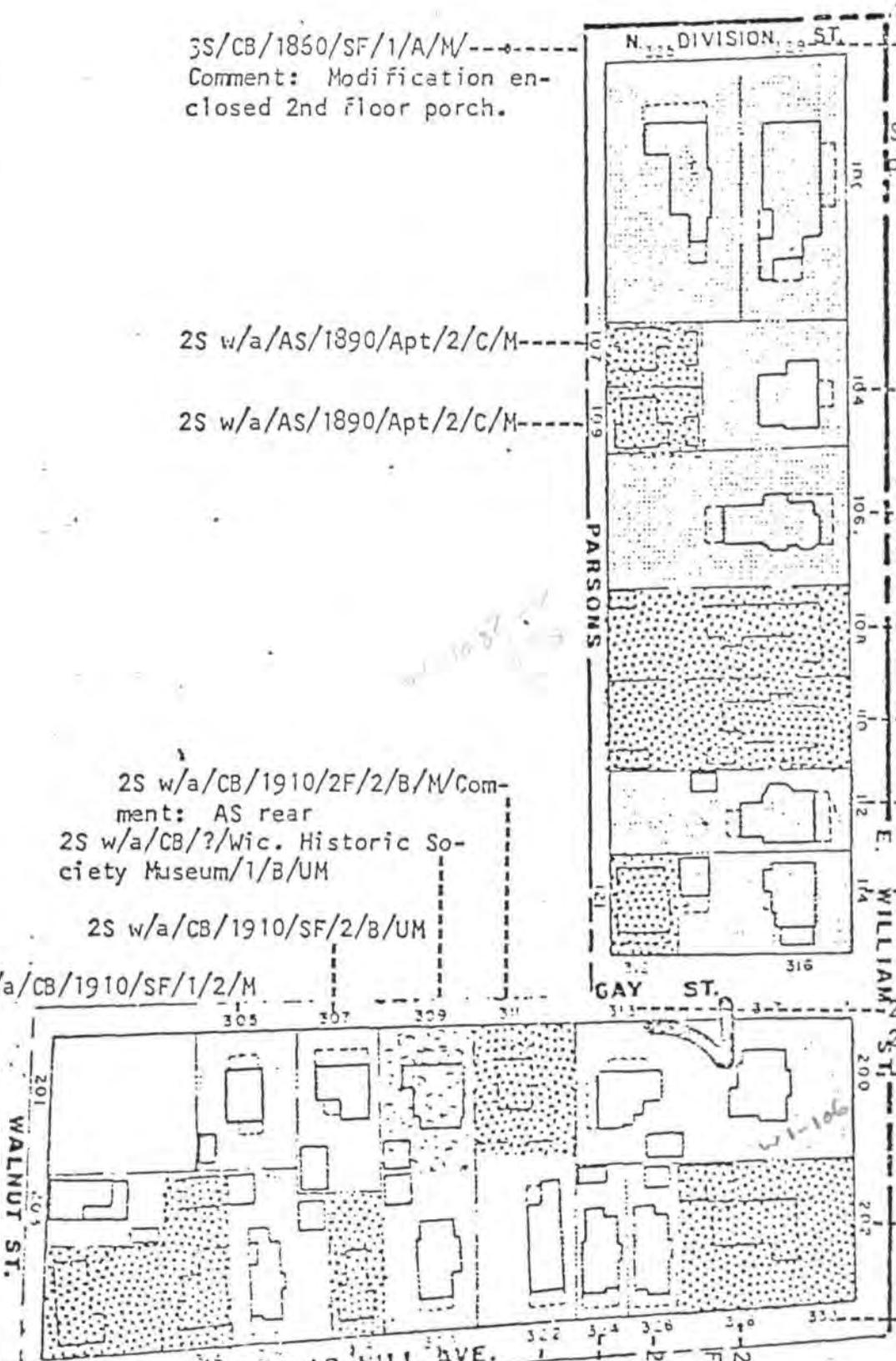
2S w/a/AS/191
2F/1/C/M

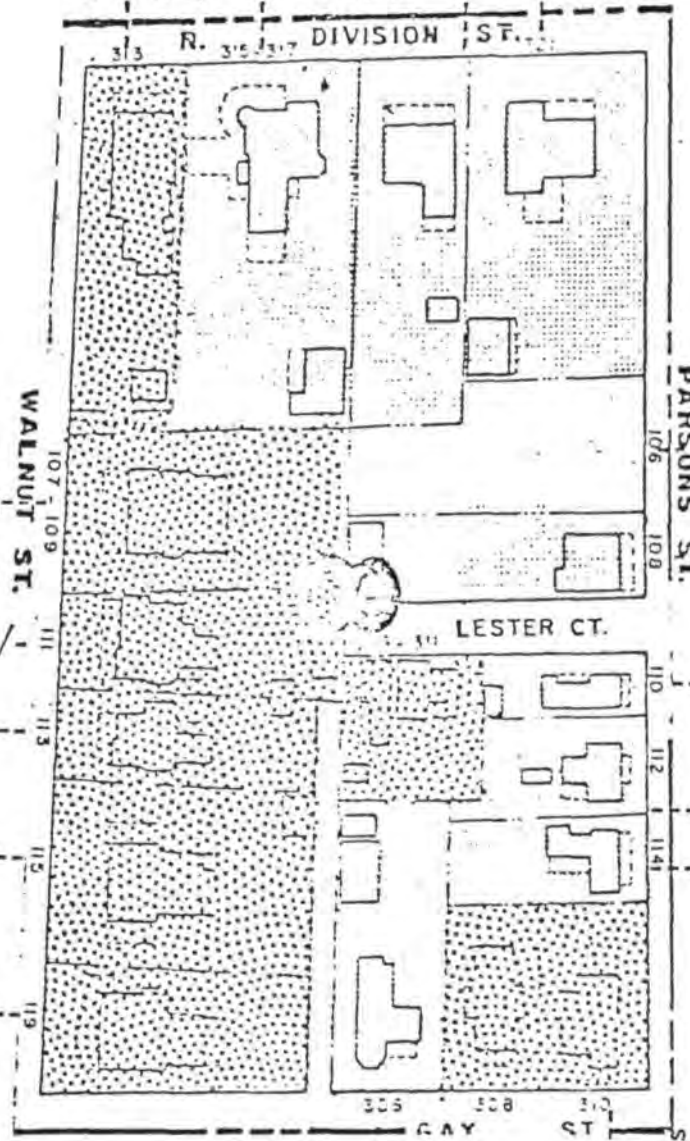
w/a/CB/1900-?/
rding.Home/1/B/
ment: Nice
trim.

2S w/a/CB/1900/
SF/2/B/UM/
2S w/a/Asp/1900
Dup/2/C/M
2S w/a/CD/1895/SF
2/B/UM/Comments:
Shingles porch rail
2S w/a/Asp/1900/
2F/2/C/M

2S w/a/AS/1900/SF/2
C/M
2S w/a/AS/1900/SF
A/C/M/Vict. Window
2S w/a/AS/1910/SF
2/C/M

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





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/T

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/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.

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 hi
 large garages in l

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

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

2S w/a/

POPULAR HILL AVE.

2S w/a/CB/1920's Col./SF/2/C/M

2S w/a/CB/1915/SF/3/C/M
Comment: House Deteriorating.

2S/CB-Slate/Col. Townhouse/Dup/2/B/M

2S w/a/AS+WS/1900±/Apt/2/B/M

2S w/a/AL/Vict. changed to Col. 1890 plus 1915 SF/1/C/U

2S w/a/AS+WS/1900+ Vict transitional/SF/1/B/M
Comments: Unusual garage

2S w/a/CB/1895±/Boarding house/1/B/M

II - 2S/CB/Date?/SF/3/D/M

III - 2S/CB/Date?/SF/3/D/M

108 - 2S w/a/AS/1892/Apts/1/B/M Comments: Possible location of Salisbury's Boy's Academy

107 - Empty Lot

WALNUT

CHESINUT ST.

N DIVISION

LI-110
2S w/a/slate roof/AS/1895/Apts/1/B/M

2S w/a/WS/1900/Apt & Office/1/B/M



Parking Church

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

Demolished

E. CHESTNUT ST.

POPLAR HILL AVE.

2S/AL/1395/Apt

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

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

6 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

6 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

6 w/a/WS/1905?/Apts/1/C/

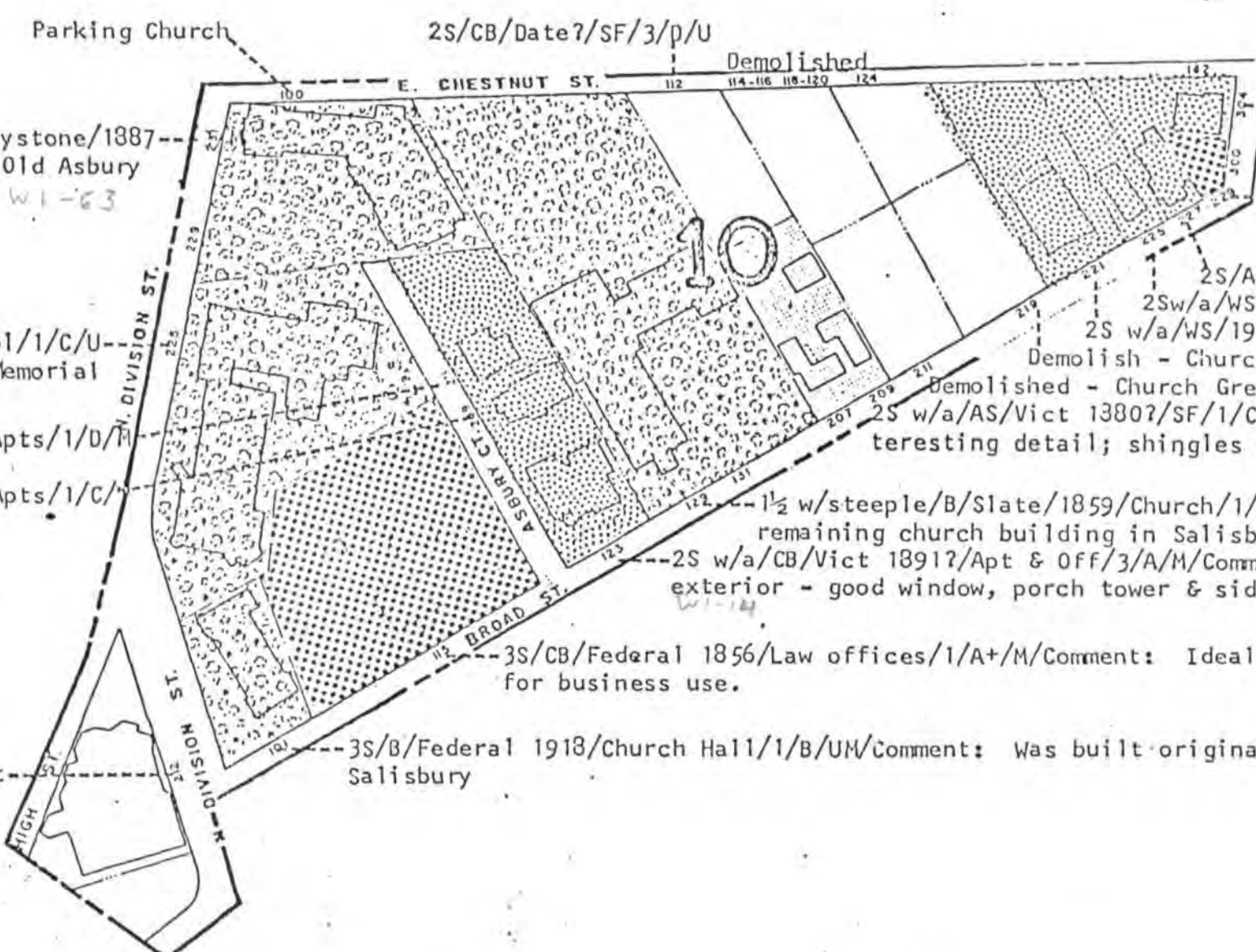
1/2 w/steeple/B/Slate/1859/Church/1/A/M/Comment: Old
remaining church building in Salisbury

2S w/a/CB/Vict 1891?/Apt & Off/3/A/M/Comment: Excellent V
exterior - good window, porch tower & side
WI-14

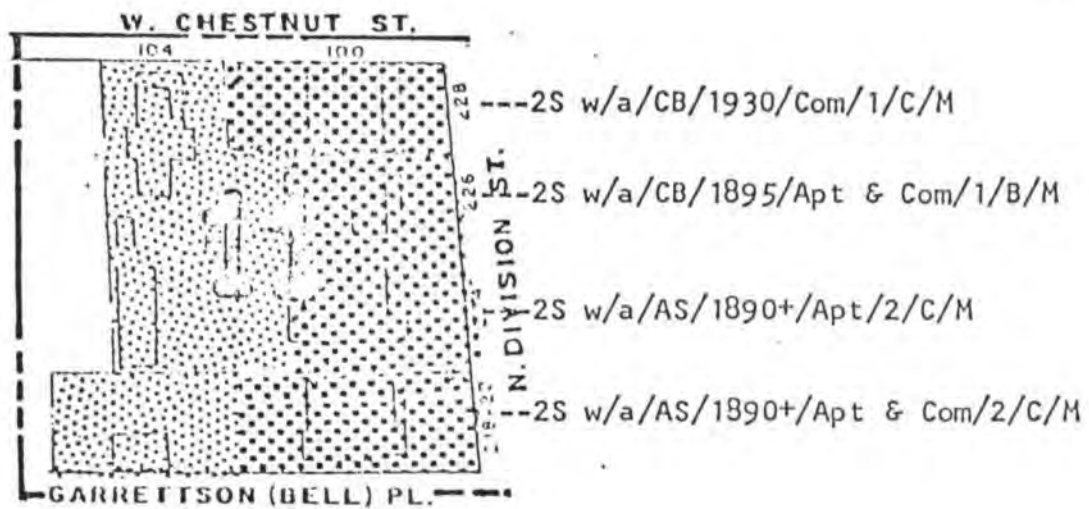
3S/CB/Federal 1856/Law offices/1/A+/M/Comment: Ideal example of resto
for business use.

Unity Methodist
Church WI-64

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



WI-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

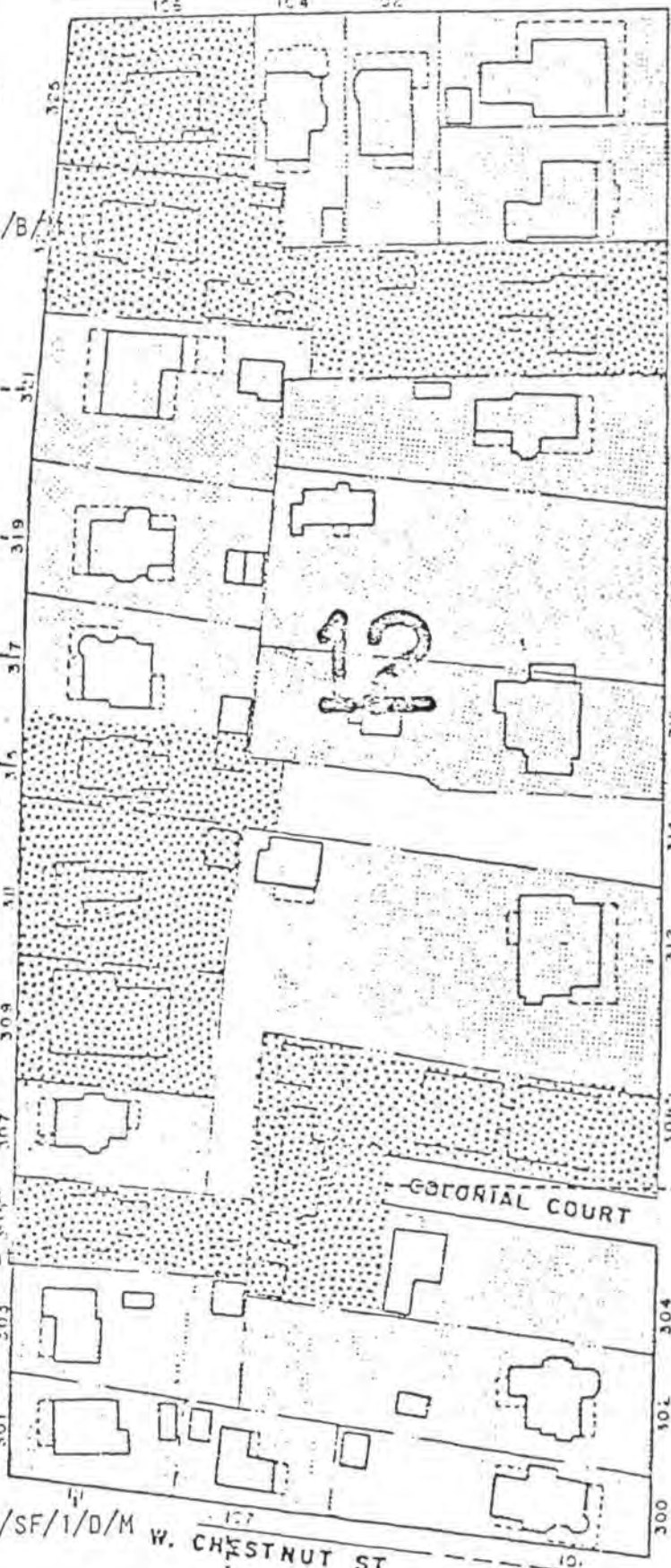
S w/a/AS/1900+/Apt/2/C/M
Comment: House needs pain
nd gutters ('76)

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 '7

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

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

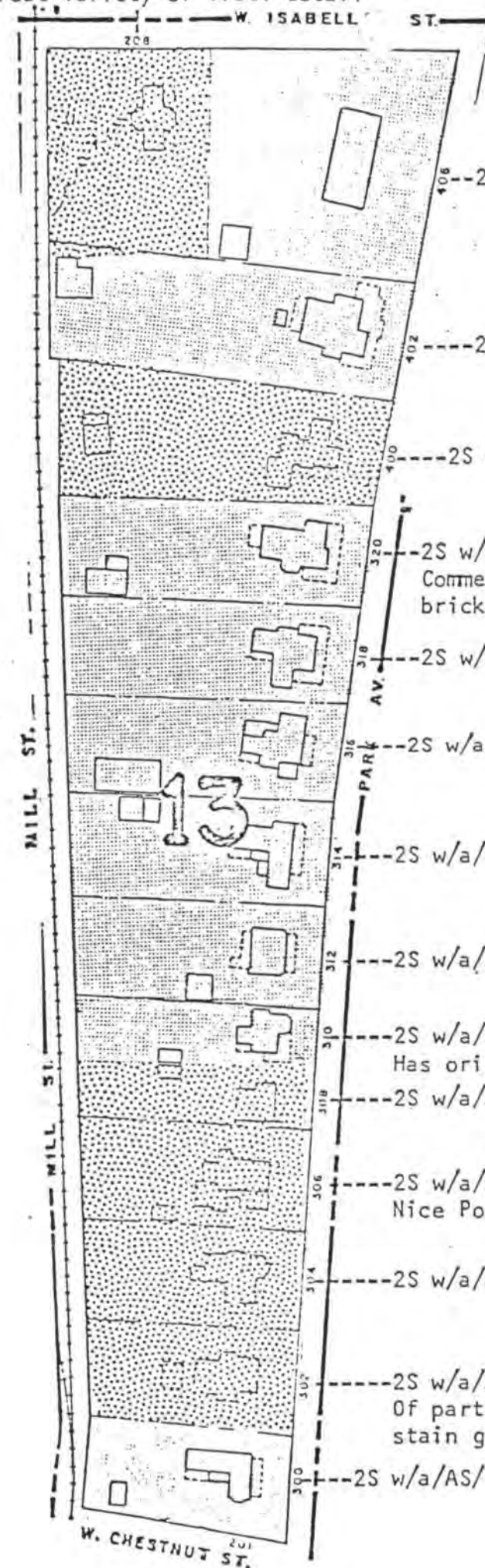
--1S w/a/CB/1890/SF/1/E

N. DIVISION

GEORGIAL COURT

a great variety of Vict. detail

WI-153



108--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/1891/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

100 -2S w/a/CB/1380/SF/1/B/
108 2S w/a/WS/1880/SF/1/
-Comment: House was
inally Clapboard, Por
added and made close
ground.
104 -2S w/a/AL/1900/SF/1/

M. DIVISION ST.
110 -2S w/a/AL/1385/Apt/1/A/M
406 -2S w/a/AS/1395/Com/1/A/M (Church House)
400 -2S w/steeples/Stone/1922/Bethesda Church

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

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

1S w/a/WS/1925/SF/1/D/U

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

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

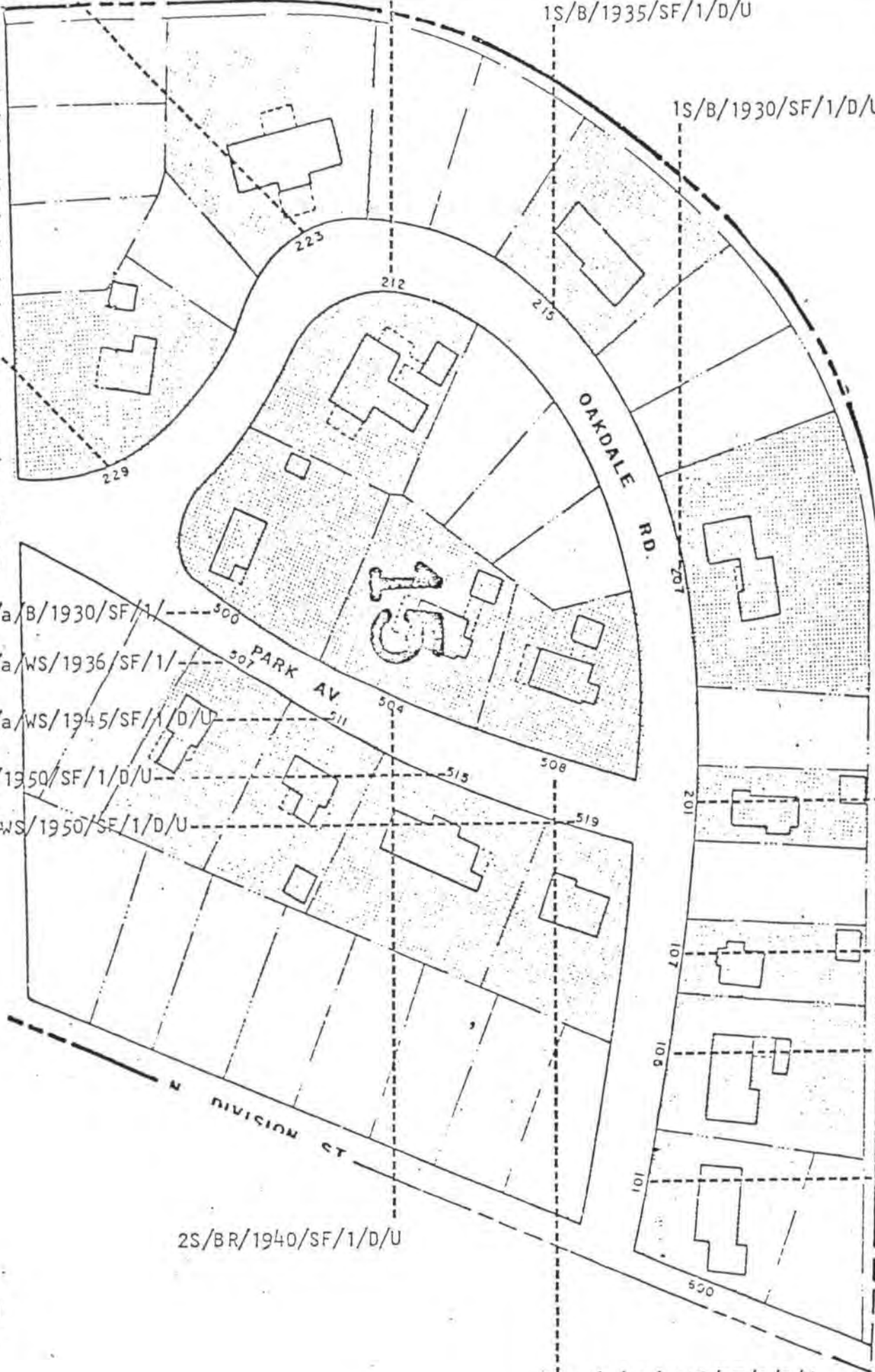
2S w/a/CB/1950/SF/1/D/M

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

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

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

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

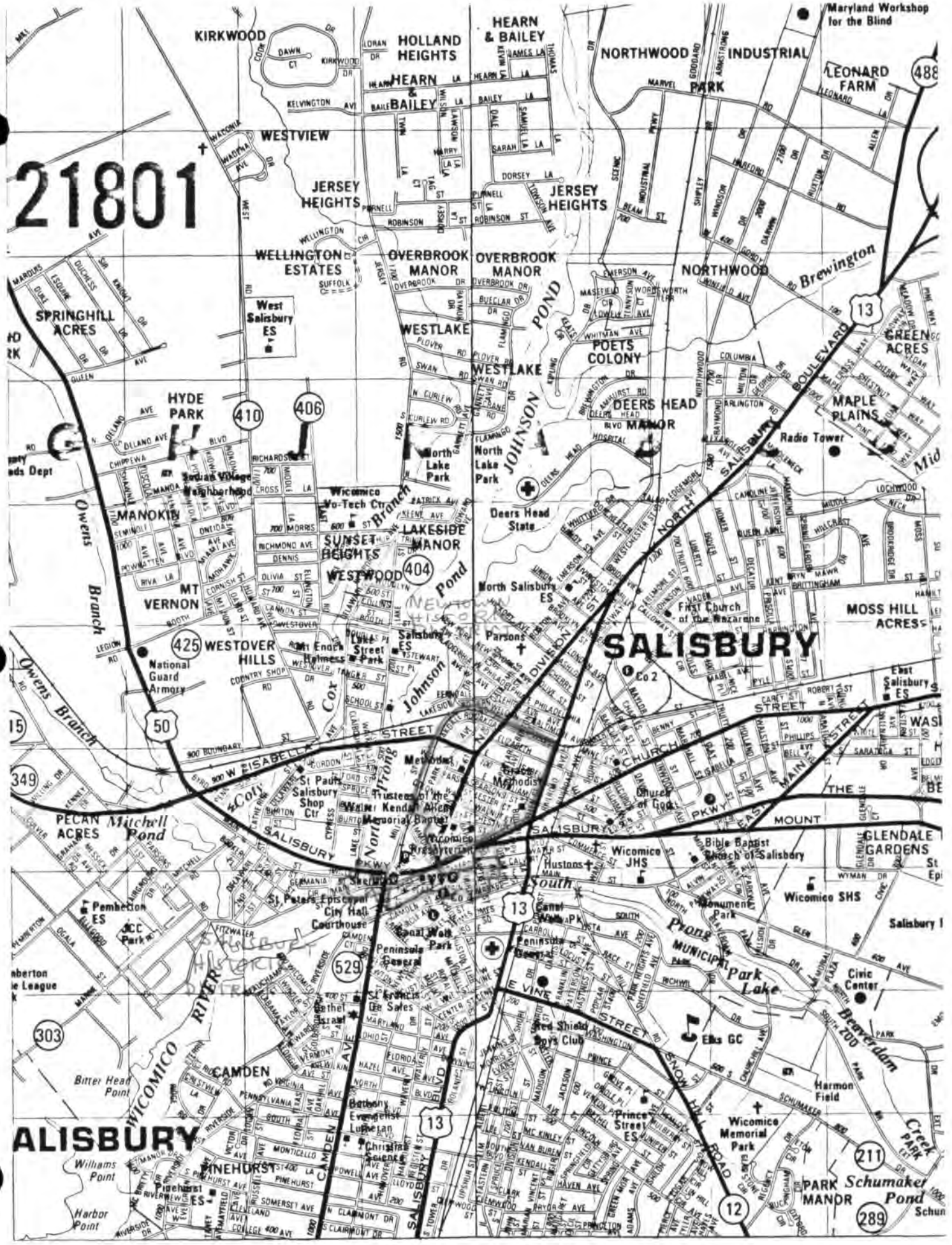




1/24/83

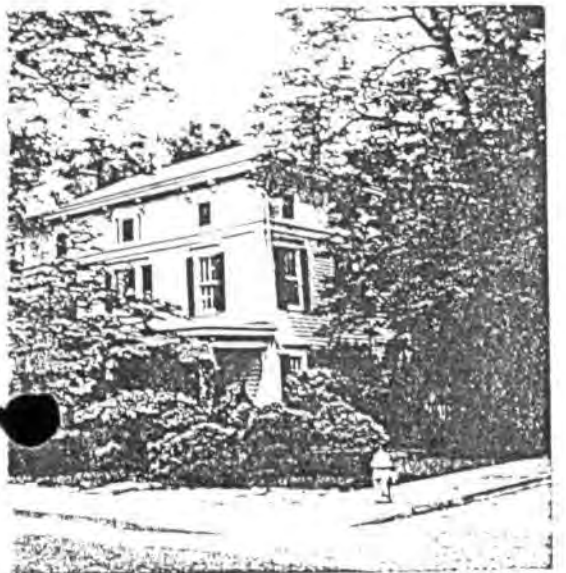
10 71 83

21801



ALISBURY

W1-153 Newtown Historic District



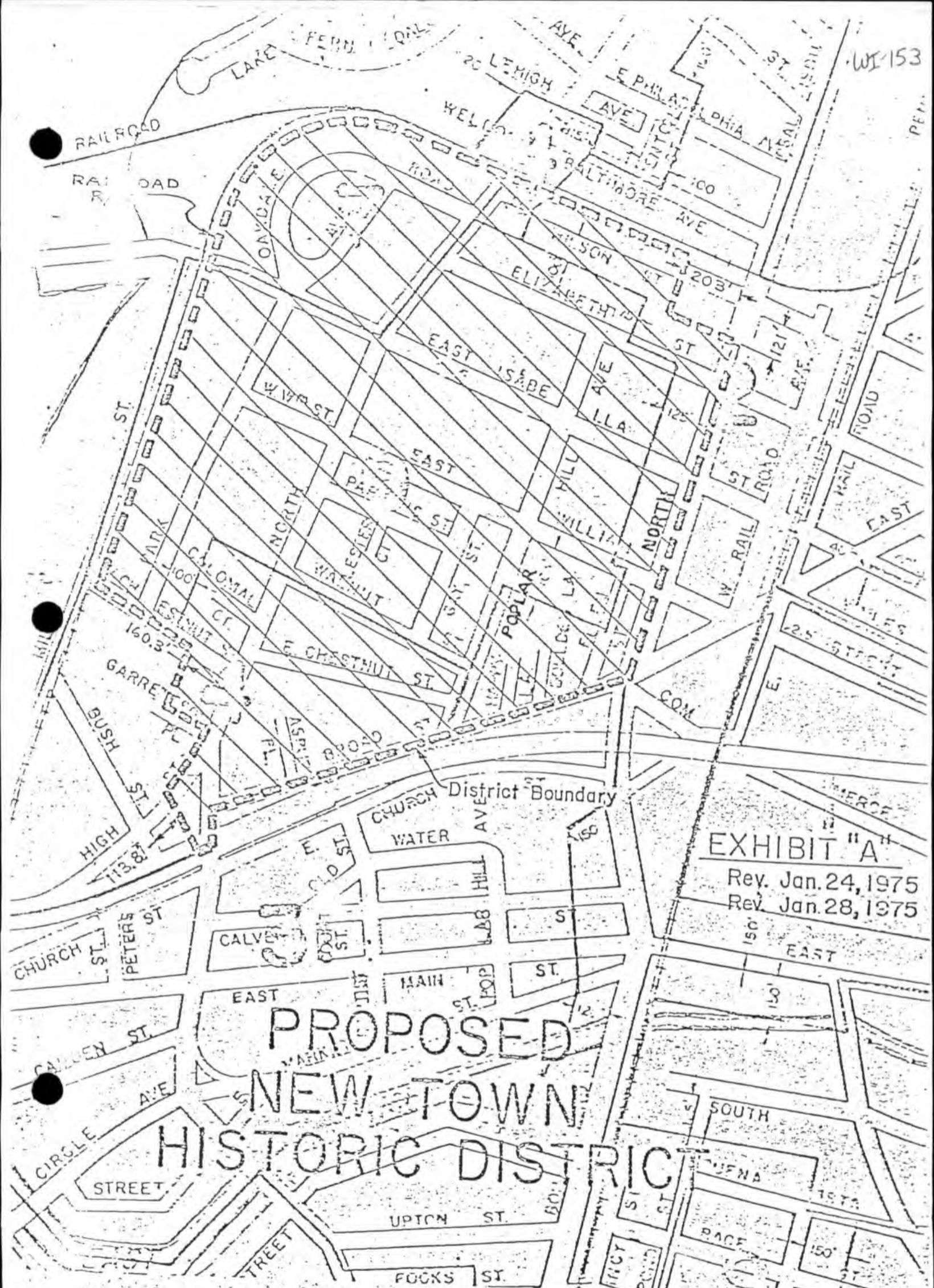


EXHIBIT "A"
 Rev. Jan. 24, 1975
 Rev. Jan. 28, 1975

**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,

Real Property Data Search ()
 Search Result for WICOMICO COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 **Account Number -** 009049

Owner Information

Owner Name: FUENTES-SCOTT LUCIA G **Use:** RESIDENTIAL
Mailing Address: 110 E WILLIAM ST **Principal Residence:** YES
 SALISBURY MD 21801- **Deed Reference:** /04121/ 00035

Location & Structure Information

Premises Address: 110 E WILLIAM ST **Legal Description:** 6,958 SQFT
 SALISBURY 21801-0000 110 E WILLIAM ST
 CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0003	0818	5030164.23	0000				2025	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920	2,792 SF		6,958 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	SIDING/	3	3 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2024	07/01/2025
Land:	17,400	17,400		
Improvements	119,000	119,000		
Total:	136,400	136,400	136,400	
Preferential Land:	0			

Transfer Information

Seller: MCNEIL RODERICK C IV	Date: 02/02/2017	Price: \$90,000
Type: ARMS LENGTH IMPROVED	Deed1: /04121/ 00035	Deed2:
Seller: SMMR INC	Date: 01/13/2006	Price: \$155,000
Type: ARMS LENGTH IMPROVED	Deed1: /02539/ 00253	Deed2:
Seller: ZIRPEL, H WERNER	Date: 10/18/2001	Price: \$80,000
Type: ARMS LENGTH IMPROVED	Deed1: /01861/ 00518	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
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:**

Salisbury Historic District Commission

Hearing Notification

Hearing Date: August 28, 2024

Time: 7:00 pm

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

Case Number: #24-20

Commission Considering: Alterations – Replace windows with vinyl windows, and front door replacement

Owner’s Name: James Washburn

Applicant Name: Washburn Properties, LLC

Agent/Contractor: N/A

Subject Property Address: 308 Park Ave
Salisbury, MD 21801

Historic District: Newtown Historic District

Use Category: Residential

Chairman: Mr. Scott Saxman

HDC Staff contact: Jennifer Jean
Associate Planner
(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 _____ (date)

Date Submitted: _____

Date Accepted as Complete: _____

Subject Location: 308 Park Avenue
Application by: Washburn Properties LLC
Applicant Address: 323 Parker Rd Sal Md
Applicant Phone: 410 251 8000

Case #: 24-20
Action Required By (45 days): _____

Owner Name: James Washburn
Owner Address: 323 Parker Rd
Owner Phone: 410 251 8000
Owner Email: tuckeritbeer@comcast.net

Work Involves: Alterations New Construction Addition Other New windows
 Demolition Sign Awning Estimated Cost \$15,000.00

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

Vinyl windows in whole house. They will be white with same crosses as old windows have. New front door (36") see pictures. Possibly cover wood with aluminum.

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

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

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

See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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

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

I, or my authorized representative, will appear at the meeting of the Salisbury Historic District Commission on _____ (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 James Washburn Date 7/24/24

Application Processor (Date)

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

SALE \$440.00

2

Steel & Fiberglass
Color Options
FEATHER RIVER
DOORS

Feather River
DOORS

Feather River
DOORS

Lower Retainer Arm At All Times

SMOOTH FIBERGLASS
FIBRA DE VIDRIO LISO

SMOOTH FIBERGLASS
FIBRA DE VIDRIO LISO

SMOOTH FIBERGLASS
FIBRA DE VIDRIO LISO

Feather River
SMOOTH FIBERGLASS
FIBRA DE VIDRIO LISO

15

1841
QTY: 4
COMPLETE
Z: 8998 8600-2

PRO SERIES

REPLACEMENT

Unique style frame
stronger performance

Energy efficient
Low-E glass provides
year-round comfort

Tilt-in sash makes
cleaning easy

Durable and
low maintenance



VINYL

American Craftsman
by Ply Gem

WARRANTY / INFORMATION

The following information is for informational purposes only and does not constitute a warranty. For complete details, please refer to the warranty document included with your window.

WARRANTY COVERAGE

A. WORKMANSHIP / APPEARANCE

B. MATERIALS / APPEARANCE

C. ENERGY EFFICIENCY

D. GLASS

E. FINISHES

F. MECHANICAL PARTS

G. OPERATING HARDWARE

H. WEAR SURFACES

I. OTHER

70 PRO SERIES

DOUBLE HUNG

GRILLES

REPLACEMENT

1000040549

REGULAR SIZE
36 x 46

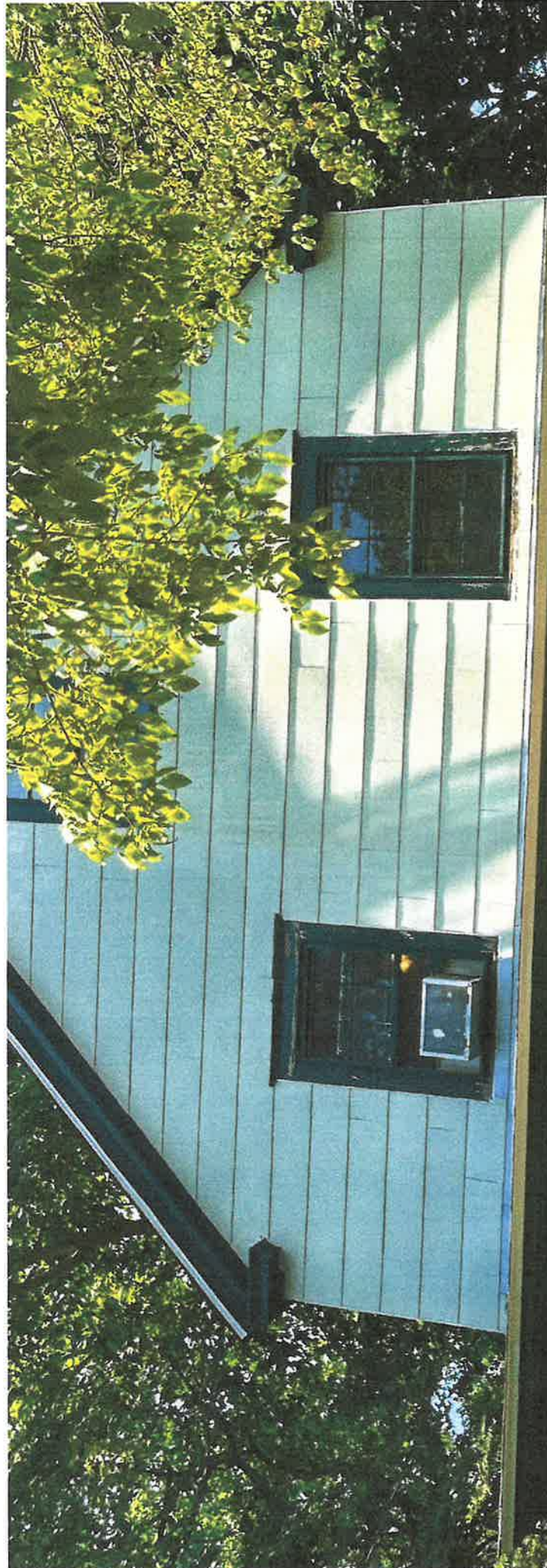
UNIT DIMENSION
36 3/4" x 45 1/4"

COLOR
Color
Interior
Exterior

GLASS TYPE
Low-E
Pilot

SCREEN
INCLUDES

WHITE / WHITE
Blanco / Blanco

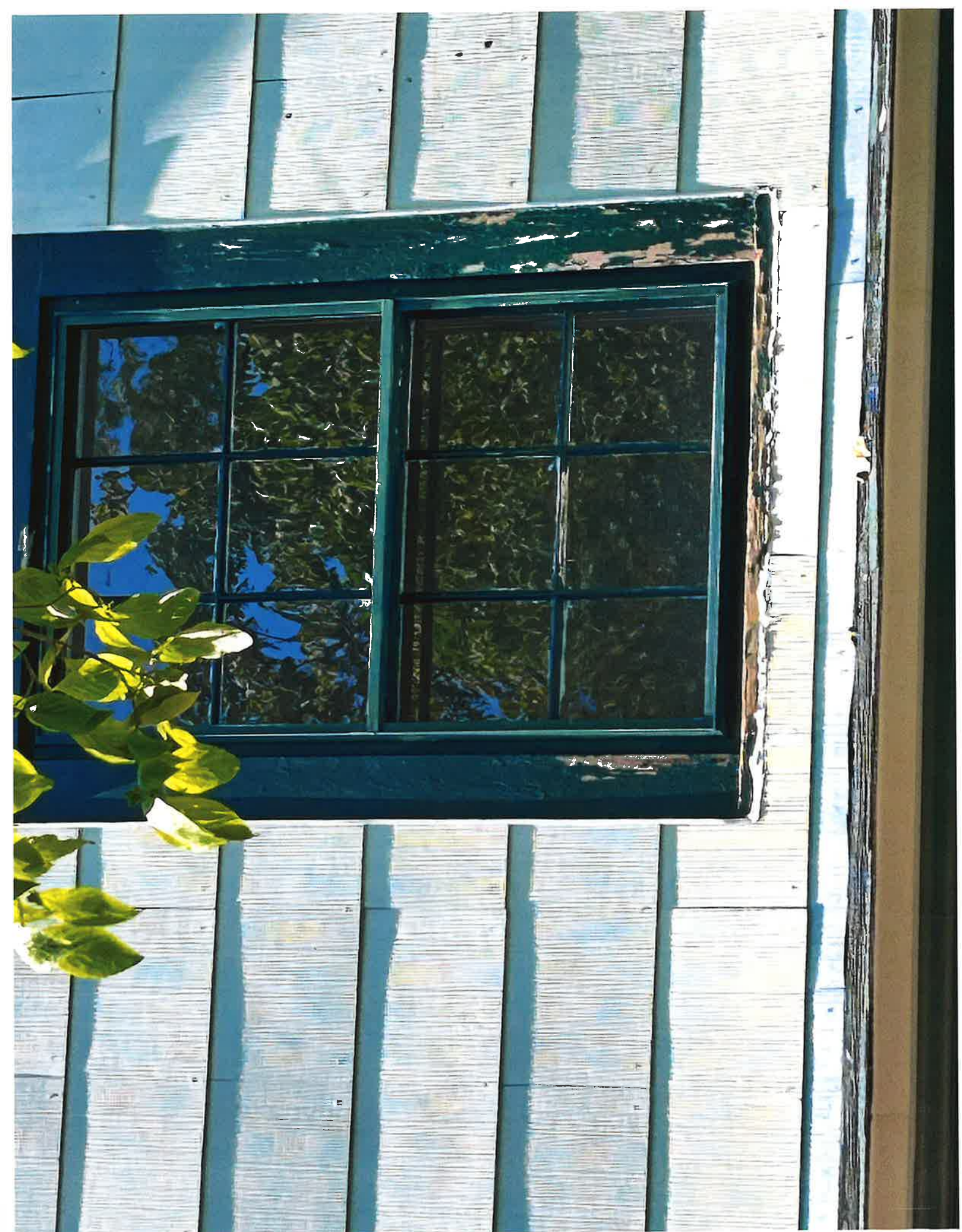




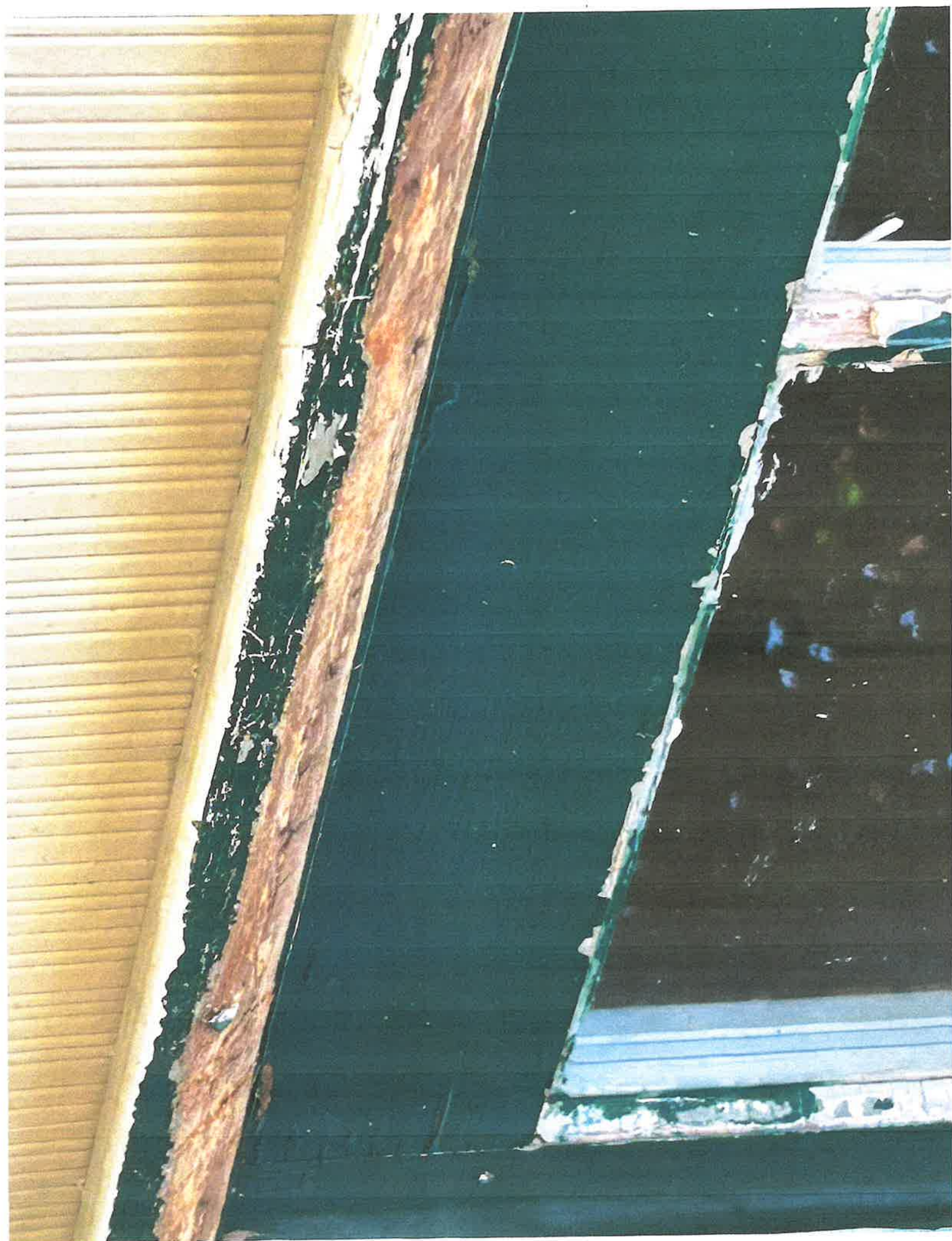




































Salisbury Historic District Commission

STAFF FINDINGS

Meeting of August 28, 2024

Case Number:	#24-20
Commission Considering:	Alterations – Install Vinyl Windows, and New Front Door
Owner Name:	James Washburn
Owners Address:	323 Parker Road Salisbury, MD 21804
Applicant Name:	Washburn Properties, LLC
Applicant's Address:	323 Parker Road Salisbury, MD 21804
Agent/Contractor:	N/A
Subject Property Address:	308 Park Ave. Salisbury, MD 21801
Historic District:	Newtown Historic District
Use Category:	Residential
Zoning Classification:	R8 - Residential
Structure / Site Description:	
Built Date:	1925
Enclosed Area:	1,424 sq. ft. (SDAT Real Property Database)
Lot Size:	7,650 sq. ft. (SDAT Real Property Database)

Number of Stories:	2
Contributing Structure:	Undetermined
Wicomico County Historic Survey on file:	Yes; WI-153
Nearby Properties on County Survey:	No
Properties included below but not limited to:	---

Explanation of Request: The applicant is seeking approval to replace existing windows with vinyl windows, and replace the front door.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Doors

Guideline 22: New Door Openings

- a. New openings in historic walls are generally discouraged.
- b. Where new door openings are necessary, placement on a non-visible façade is encouraged.
- c. Where a new door opening is required on the main elevation, they should be integrated with the overall fenestration pattern to compliment the building.

Windows

Guideline 17: Retain Historic Windows

- a. Maintain or restore the historic shape, size, alignment, pattern, and details of existing historic windows, particularly those in upper stories of commercial properties
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked, if your budget allows.

GUIDELINES FOR RESIDENTIAL PROPERTIES

Windows

Guideline 51: Replacement Windows for Residential Properties

- a. Where window replacement is necessary, the new window should match the historic window in size, type, glazing pattern, and profile.
- b. The number of window panes and the approximate muntin and mullion profile should match the historic window.
- c. Removable, snap-in, or “between the glass” muntins are not historically appropriate.
- d. Maintain the historic window opening size and surrounding trim.
- e. Do not alter the size of the historic window opening to accommodate larger or smaller windows.
- f. Do not remove or cover surrounding trim, including wood and masonry details.
- g. Maintain the window type. For example, do not replace double-hung windows with new casement windows, or replace casement windows with fixed windows.

Doors

Guideline 53: Replacing Residential Doors

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

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 and make determinations on all applications to construct, alter, reconstruct, move or demolish a site or structure within a Historic District whenever “*exterior changes are involved which would affect the historic archeological, or architectural significance of a site or structure, any portion of which is visible or intended to be visible from a public way.*” In reviewing an application and plans, the Commission should consider review criteria, and may decide as to which of said Criteria are applicable.

Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: August 5, 2024

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 no Listed: yes no
 Site visit by MHT Staff 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.

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:	_____	_____
				Number of Contributing Resources previously listed in the Inventory	
				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-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.

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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*.

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Newtown Historic District
Continuation Sheet

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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.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."

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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.

Office.
 S. F. TOADYNER, Clerk of the Court.
 L. F. HUMPHREYS, Deputy Clerk.
 WILLIAM BUCKENHARD, Register of Wills.
 W. H. CATHELL, Commissioner.
 JAMES GILLIES, Judge of Orphans' Court.
 RICHARD P. DABNEY, Commissioner.
 RAY'S S. FOGAR, Commissioner.

Attorneys at Law.
 LEMUEL MALONE, Attorney at Law.
 S. STAPLEY TOADYNER, " "
 J. A. FARMOR, " "
 THOMAS HUMPHREYS, " "

Carrriage and Blacksmiths.
 Y. B. FERRIS, Blacksmith and Carriage-maker.
 All work promptly and neatly done. Shop on Spring Hill Ave.
 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. LEE & S. BRAMAN, Dealers in Cloth-
 ing, Gunpowder, Stationery, &c. No. 42 Main St.
 B. L. HILLS AND SON, Wholesale and Retail
 Dealers in Groceries, Provisions, Stationery, Clothing,
 Toys, Wood and Willow-ware, Fishing Tackle,
 Cigars and Monthly Eggs, Canned, &c. No. 72
 Main Street.

J. T. BAYMAN, Dealer in Groceries, Tobacco,
 Stationery and General Merchandise. No. 34 Main
 Street.

Milliner.
 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 THAYER, Proprietor of the "Palmetto Ho-
 tel," one of the "Admiral Hotel," "Queen City."

Lumber Dealers.

A. C. SMITH AND CO., Wholesale Dealers in
 Lumber, Shingles, Sash, Doors, Blinds and Build-
 ing Materials. Salisbury, Md.
 B. HUMPHREYS, Manufacturer of, and Wholesale
 and Retail Dealer in Lumber, Shingles, sash,
 Board Sash, House-carpenter, Sashwork, Job
 Lumber suitable for Veneer, Bannock, Oak, Walnut,
 Oak and Cherry Lumber, Sashwork, Serrail Posts,
 Posts, Planks, Post Rails, Floor Joists, Shims,
 Handles, Springs, Whips, Flanges, Turnings of
 all kinds and styles of Wood and Lumber Specialty.
 Wood worked from July 1st to October 1st. Also
 Manufacturer of Wood, Metal and Lead Work. Wil-
 son's Falls Mill, No. 1 Mill Street, Salisbury, Md.

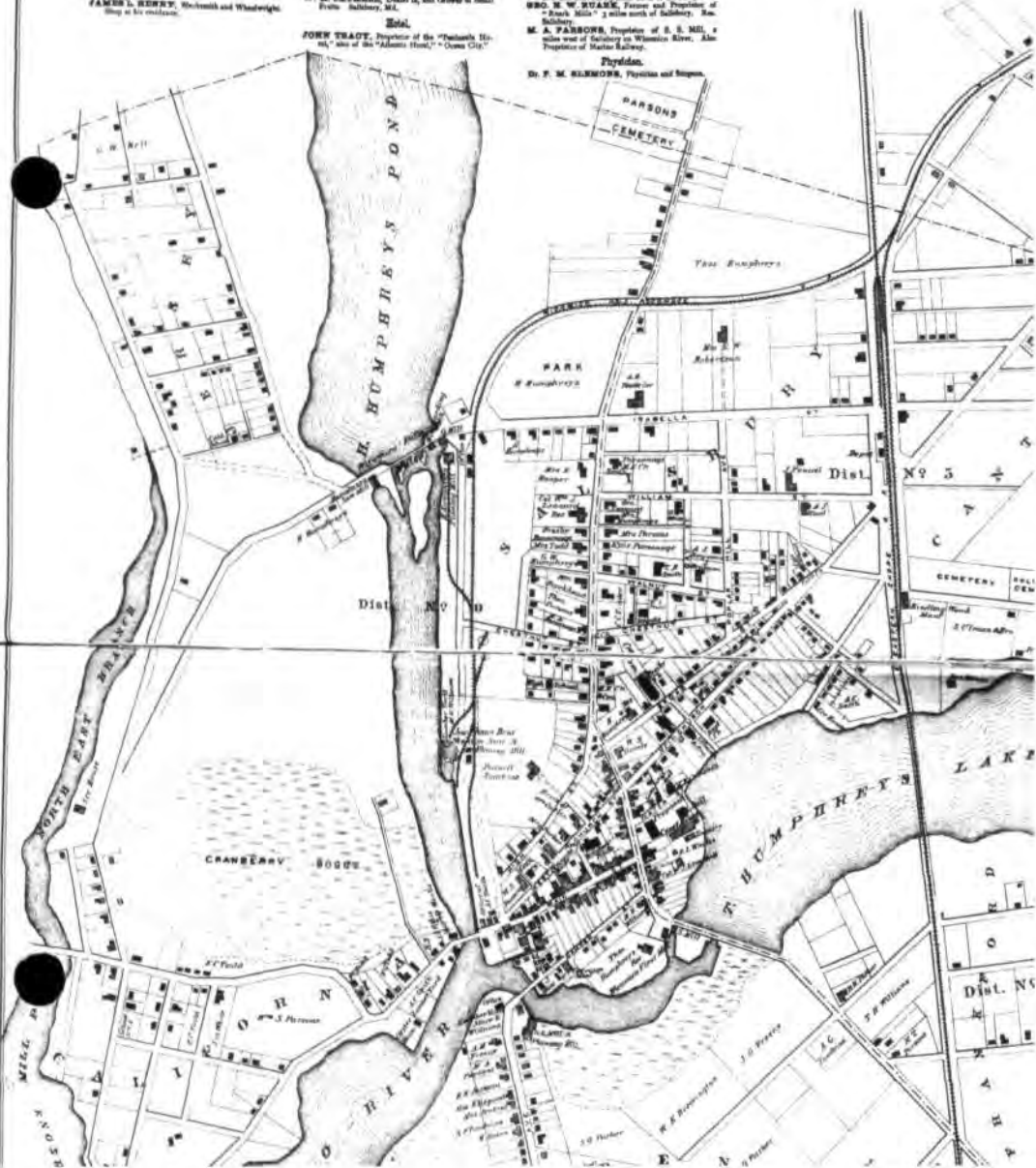
Mills.
 GEO. W. LEONARD, Farmer and Proprietor of
 Two and One Half Mills. Situated on Mill Creek
 north of Salisbury.
 JOHN WILLIAMS, Farmer and Proprietor of
 One and One Half Mills. Situated on Mill Creek
 north of Salisbury.
 GEO. W. HUANG, Farmer and Proprietor of
 "Peach Mill," 2 miles north of Salisbury. Run
 by water.

Physicians.
 M. A. FARMOR, Proprietor of S. S. Mill, 2
 miles west of Salisbury on Wicomico River. Also
 Proprietor of Harbor Railway.

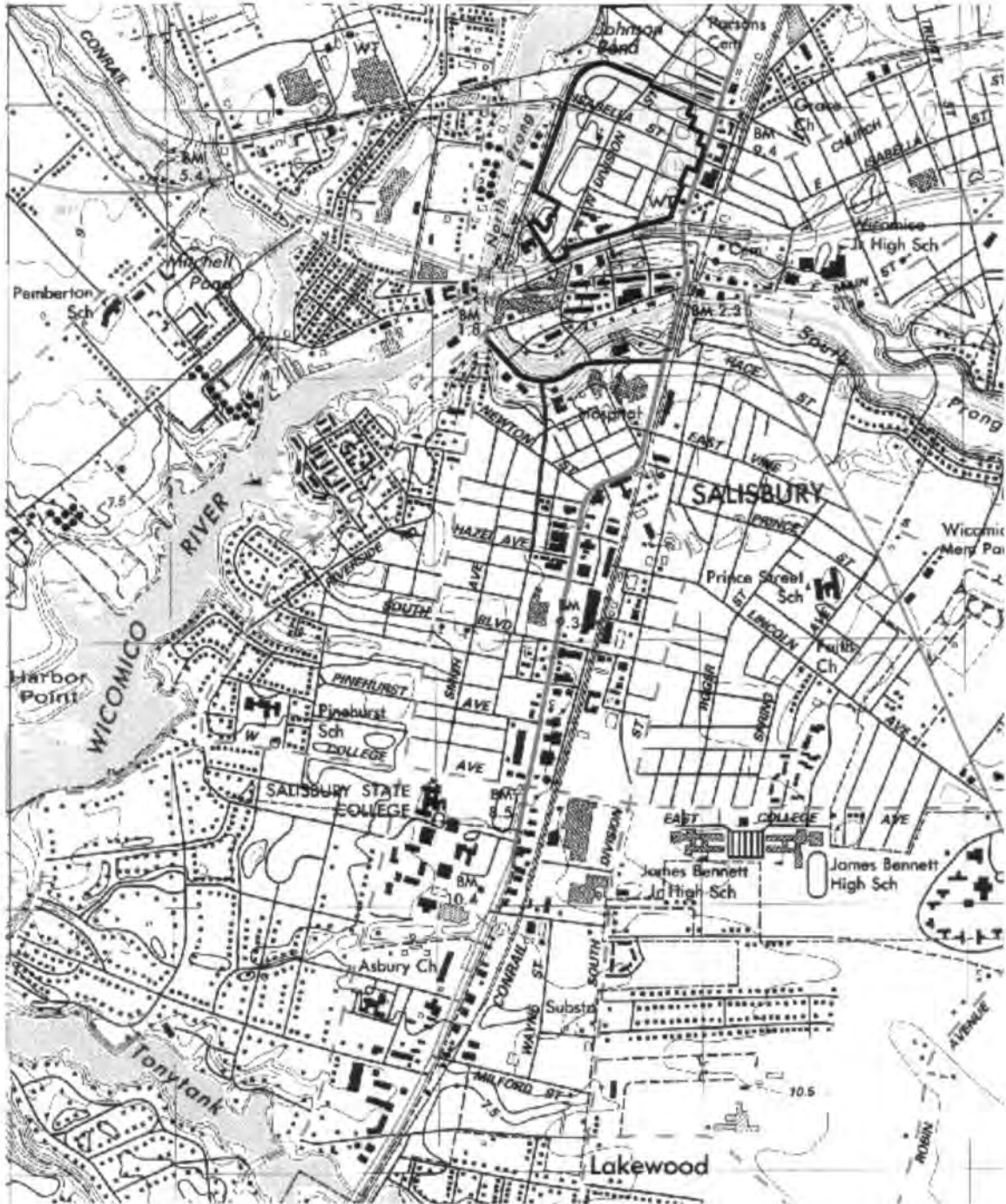
Dr. F. M. SLEMONS, Physician and Surgeon.

SALISBURY

WICOMICO CO.
 Dist. N^o 95 & 8



WI-153
Newtown Historic District
Wicomico County
Salisbury Quadrangle





WI-153

West Side Park Avenue

Newtown Historic District

Wicomico Co. MD

Nicole Liebsmann

3/4/04

MD SHPO

Facing South

#1 of 4



SPEED
LIMIT
25

PAVE

WI-153

South Side w/ Sabel Street

Newtown Historic District

Wicomico Co. MD

Nicole Diehlmann

3/4/04

MD SHPO

Facing East

#2 of 4



WI-153

Park Avenue (500 & 507)

Newtown Historic District

Wicomico County, MD

Nicole Diehlmann

3/4/04

mt. 5000

Facing East

#3 of 4



W1-153

SE Corner of Elizabeth & Division Streets

Newtown Historic District

Wicomico Co MD

Nicole Dehlmann

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/
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/AL/1900/SF/2/B/M

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

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

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

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

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

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

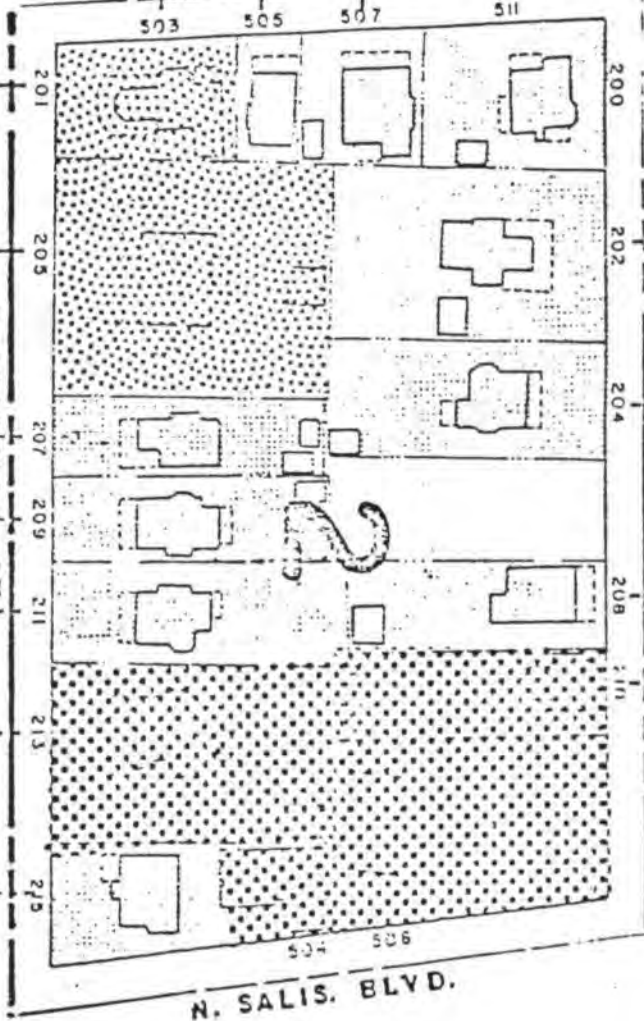
Empty Lot

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

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

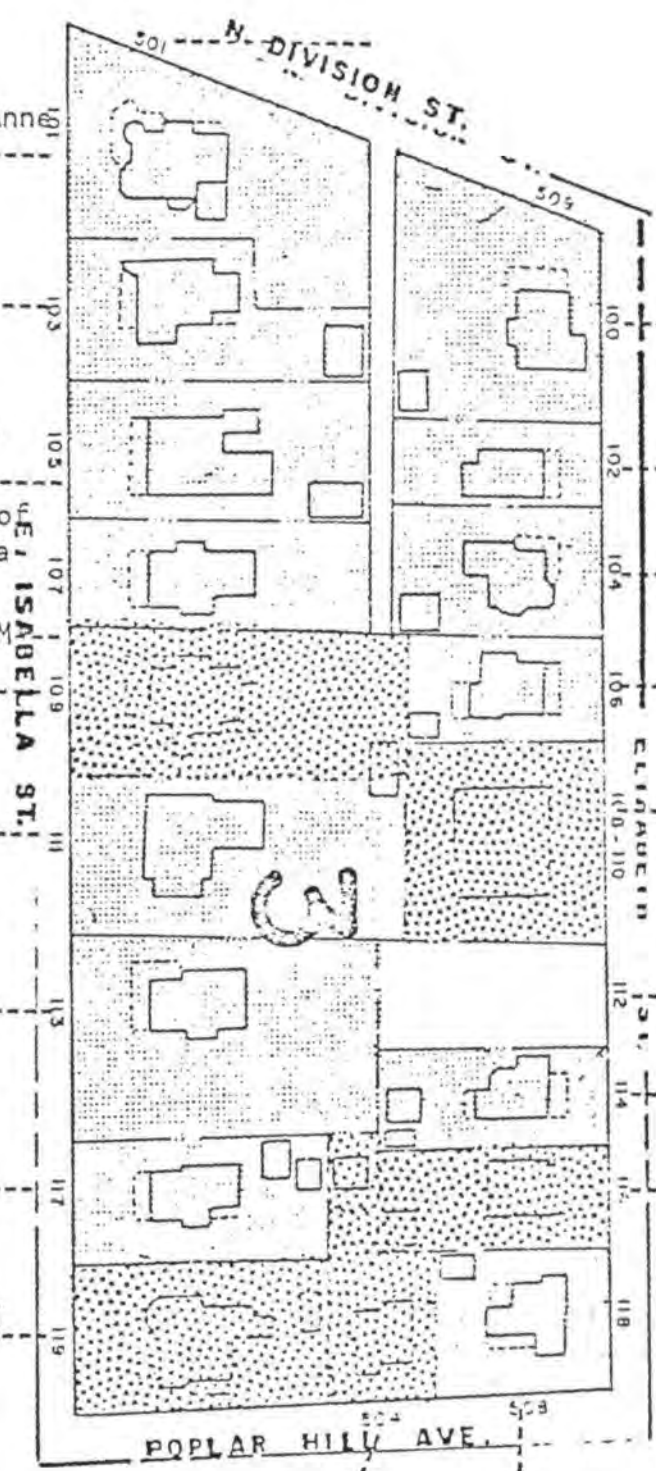
2S w/a/AL/Vict/1900/MF/2/A/M-----

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
ment: These apts. are
ly out of scale and rhy
with the block.

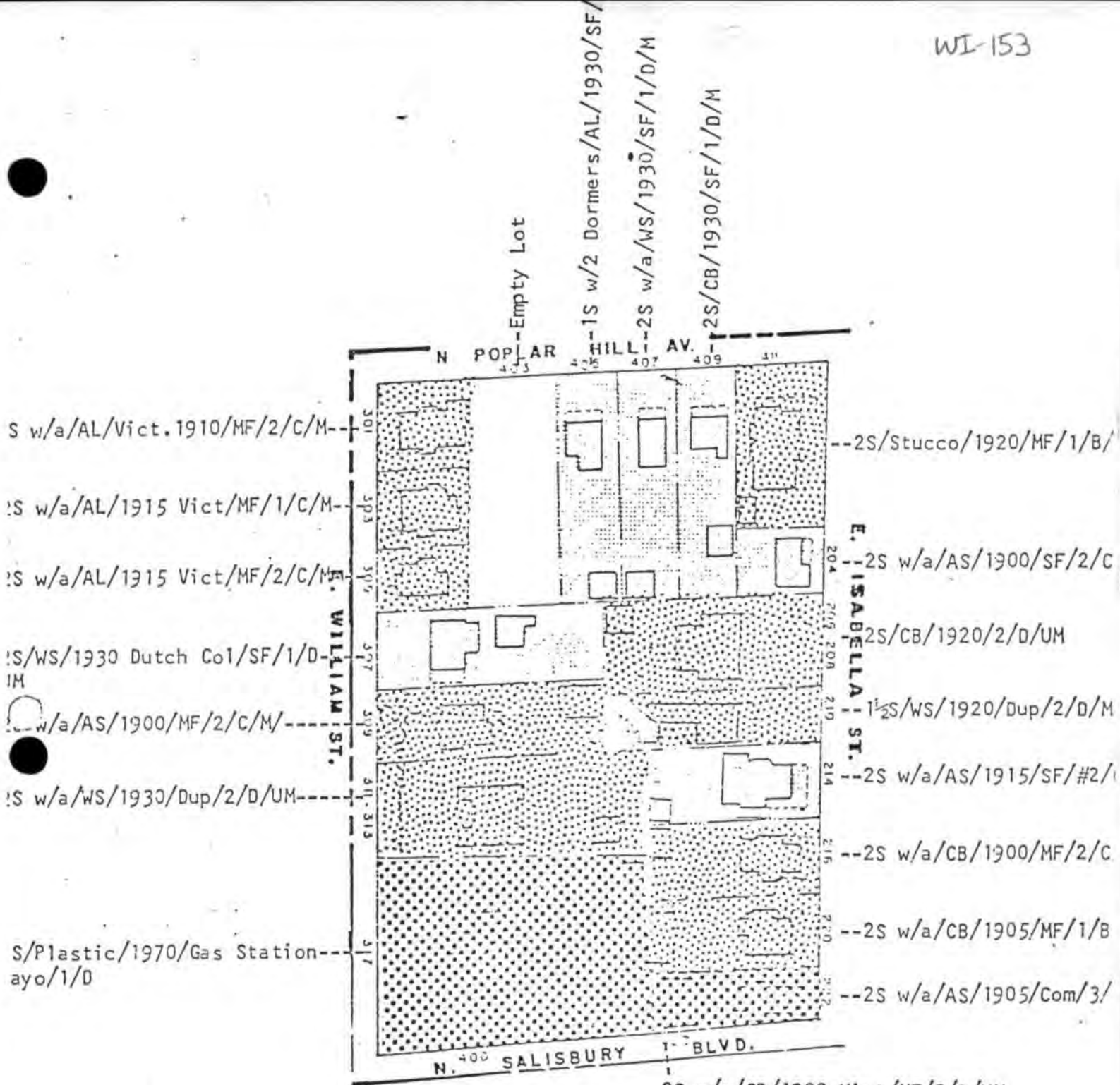
Empty lot

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

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

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

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

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

S 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/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/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/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 examp 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/

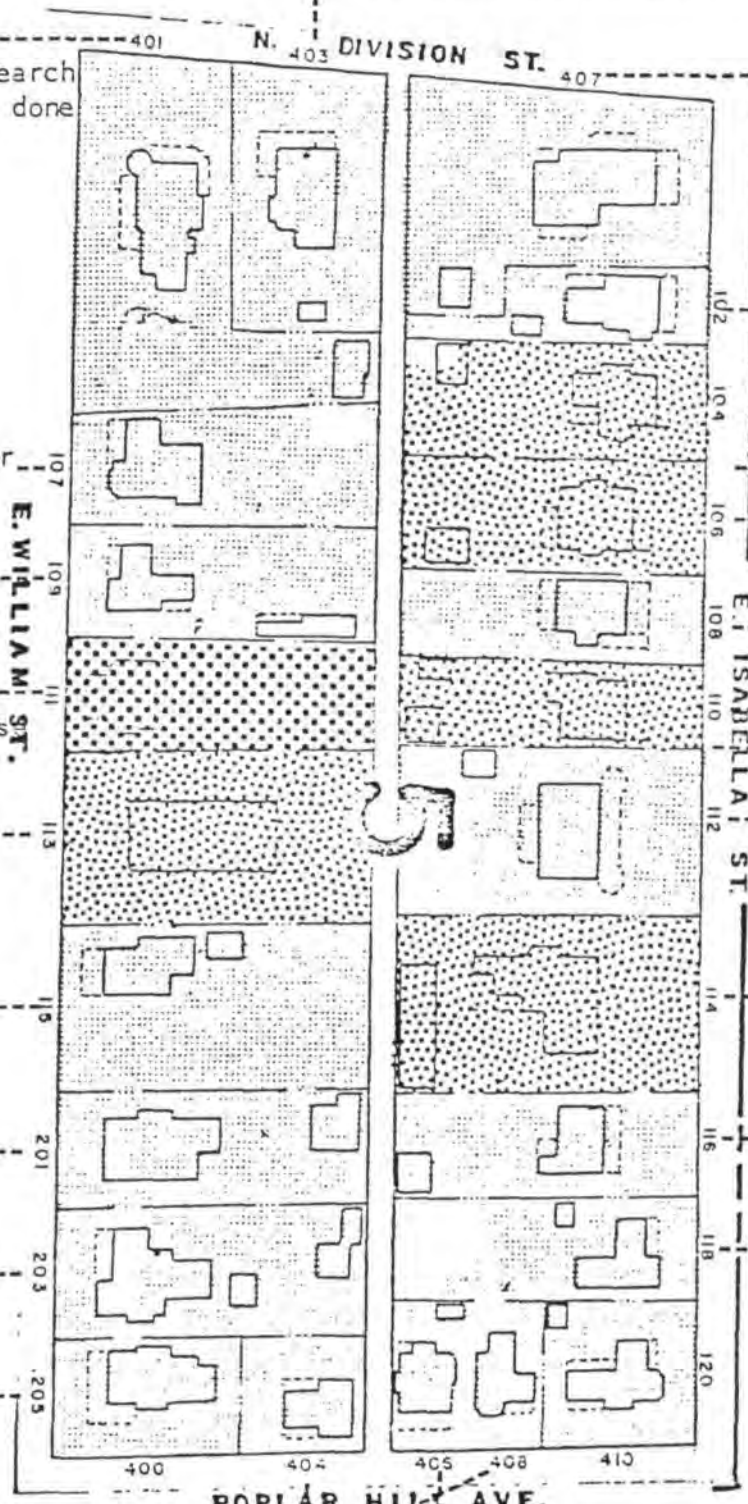
2S w/a/WS/1928/SF/1/

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

2S w/a/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
JM probably/ Eyebrows
over windows.

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

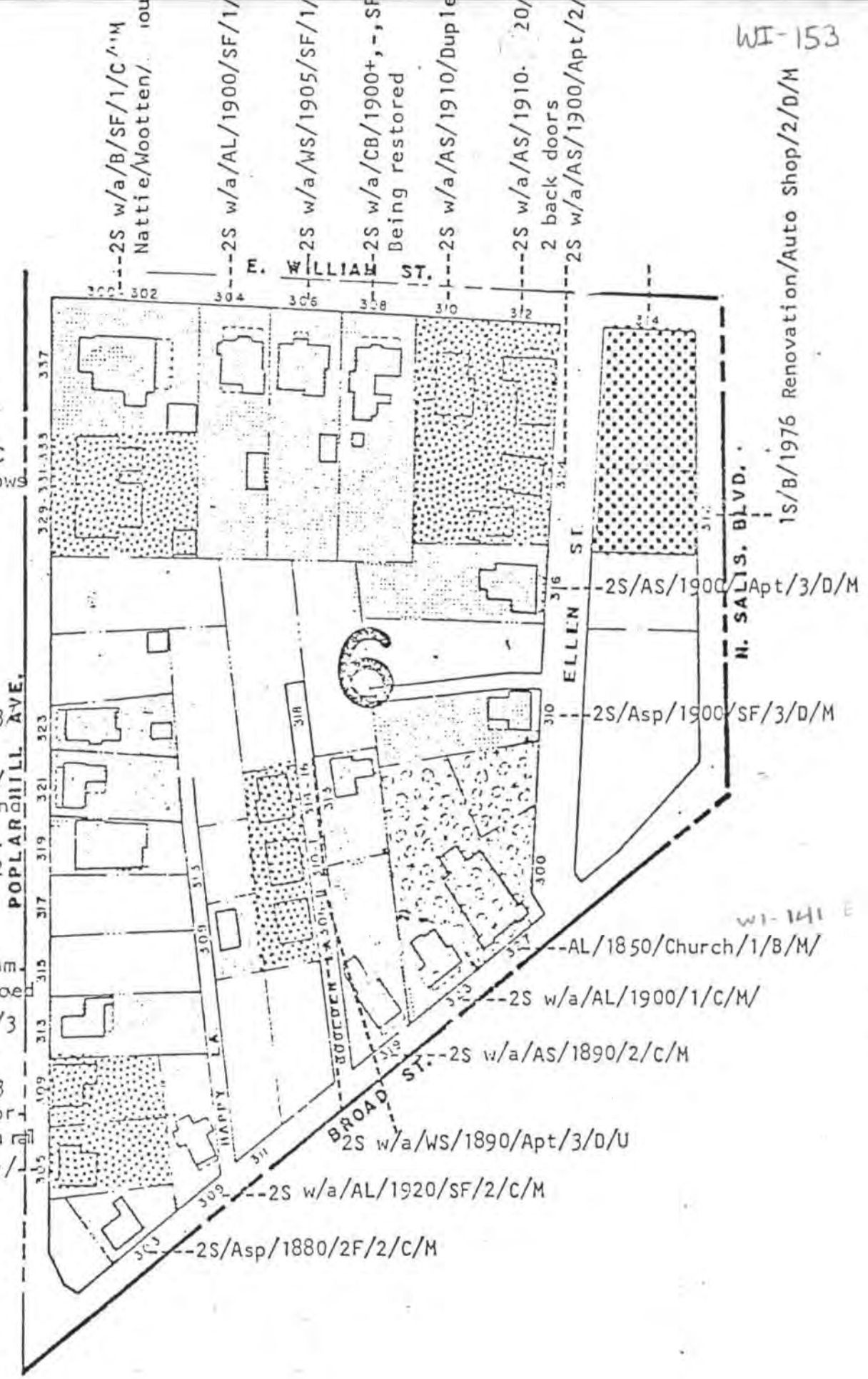
2S w/a/1900/SF/3/C/
4-nice center diam
shaped windows
2S/AS/upstairs win-
dows 2-2-1900?/SF/2
2/M

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



2S w/a/B/SF/1/C/M
Nattie/Wooten/

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

2S w/a/WS/1905/SF/1/

2S w/a/CB/1900+, - , SF
Being restored

2S w/a/AS/1910/Duple

2S w/a/AS/1910. 20/
2 back doors

2S w/a/AS/1900/Apt/2/

N. SALTS BLVD.

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/1850/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/1950
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/CB/1900/
SF/2/B/UM/
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/UM/Comments:
Shingles porch rail

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

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

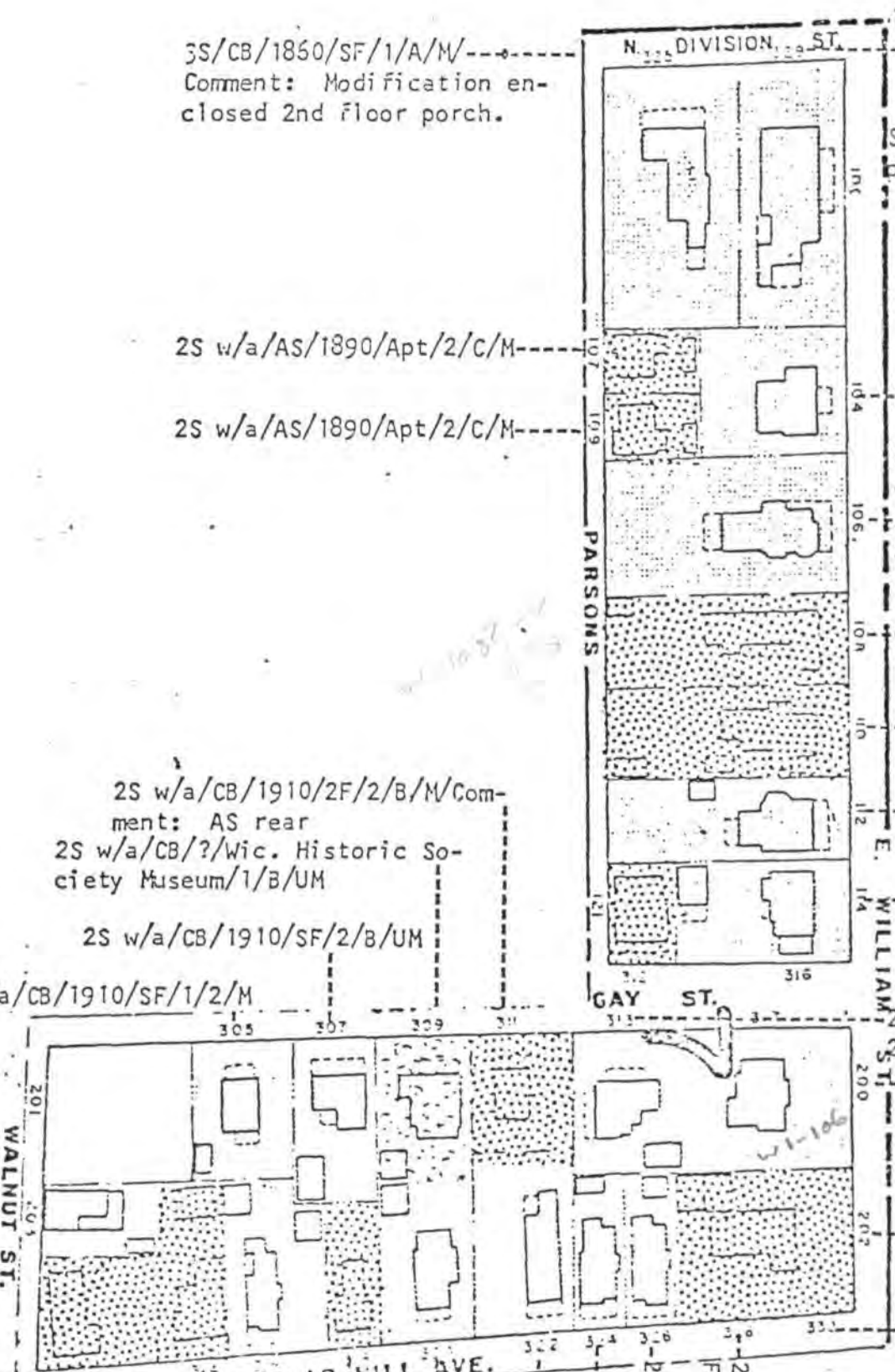
2S w/a/AS/1910/SF
2/C/M

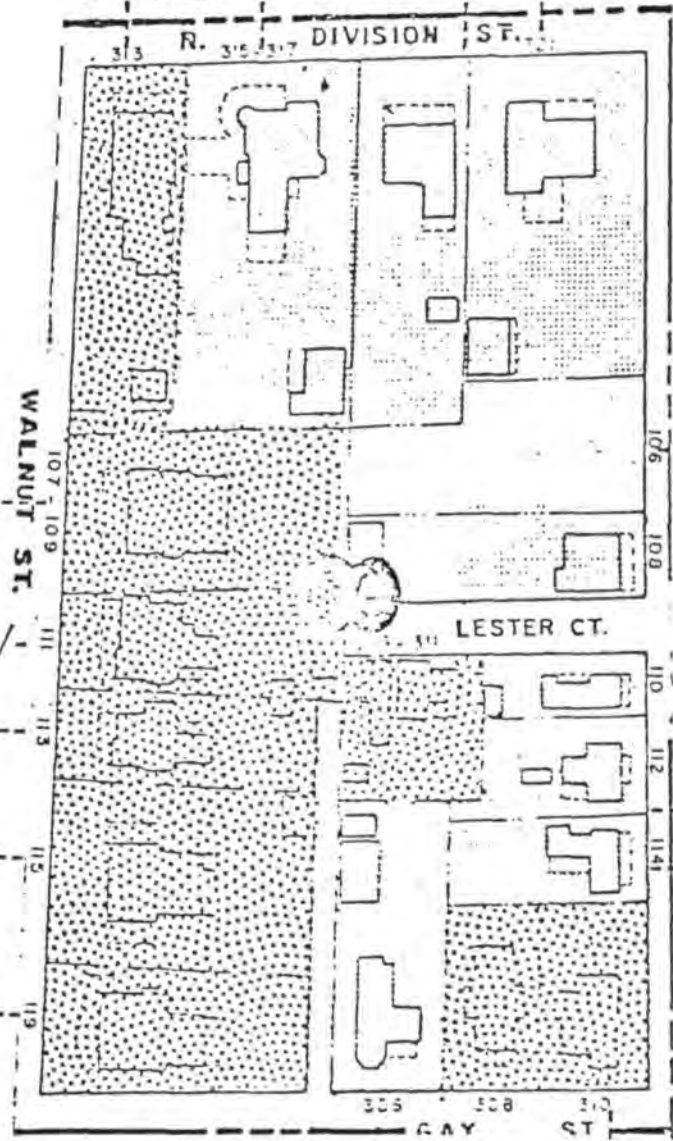
2S w/a/AS/1900/SF/2
C/M

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

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

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





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/T

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/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.

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 hi
 large garages in l

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/1395/Apt

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

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

6 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

6 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

6 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

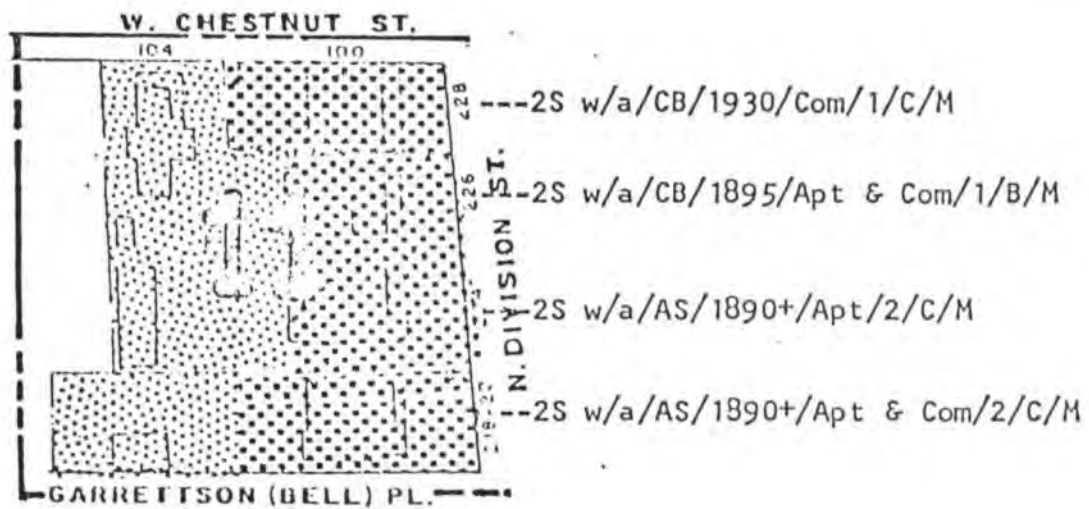
2S w/a/CB/Vict 1891?/Apt & Off/3/A/M/Comment: Excellent V
exterior - good window, porch tower & side
WI-14

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

Unity Methodist
Church WI-64

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

WI-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 '7

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

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

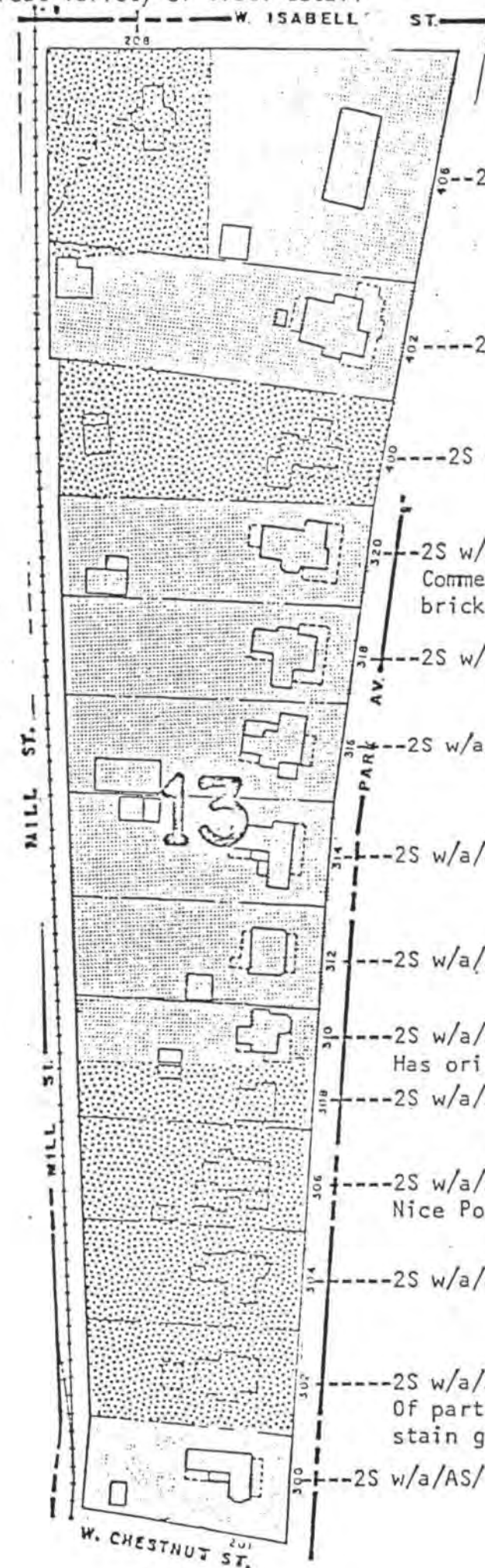
--1S w/a/CB/1890/SF/1/E

PARK AVE.

N. DIVISION

a great variety of Vict. detail

WI-153



108--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/1891/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

100 -2S w/a/CB/1380/SF/1/B/
100a 2S w/a/WS/1880/SF/1/
Comment: House was
inally Clapboard, Por
added and made close
ground.
104 -2S w/a/AL/1900/SF/1/

M. DIVISION ST.
100 -2S w/a/AL/1385/Apt/1/A/M
100a
100b
100c
100d
100e
100f
100g
100h
100i
100j
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W. WILLIAM ST.

W. ISABELLA ST.

M. DIVISION ST.

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

1S w/a/WS/1925/SF/1/D/U

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

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

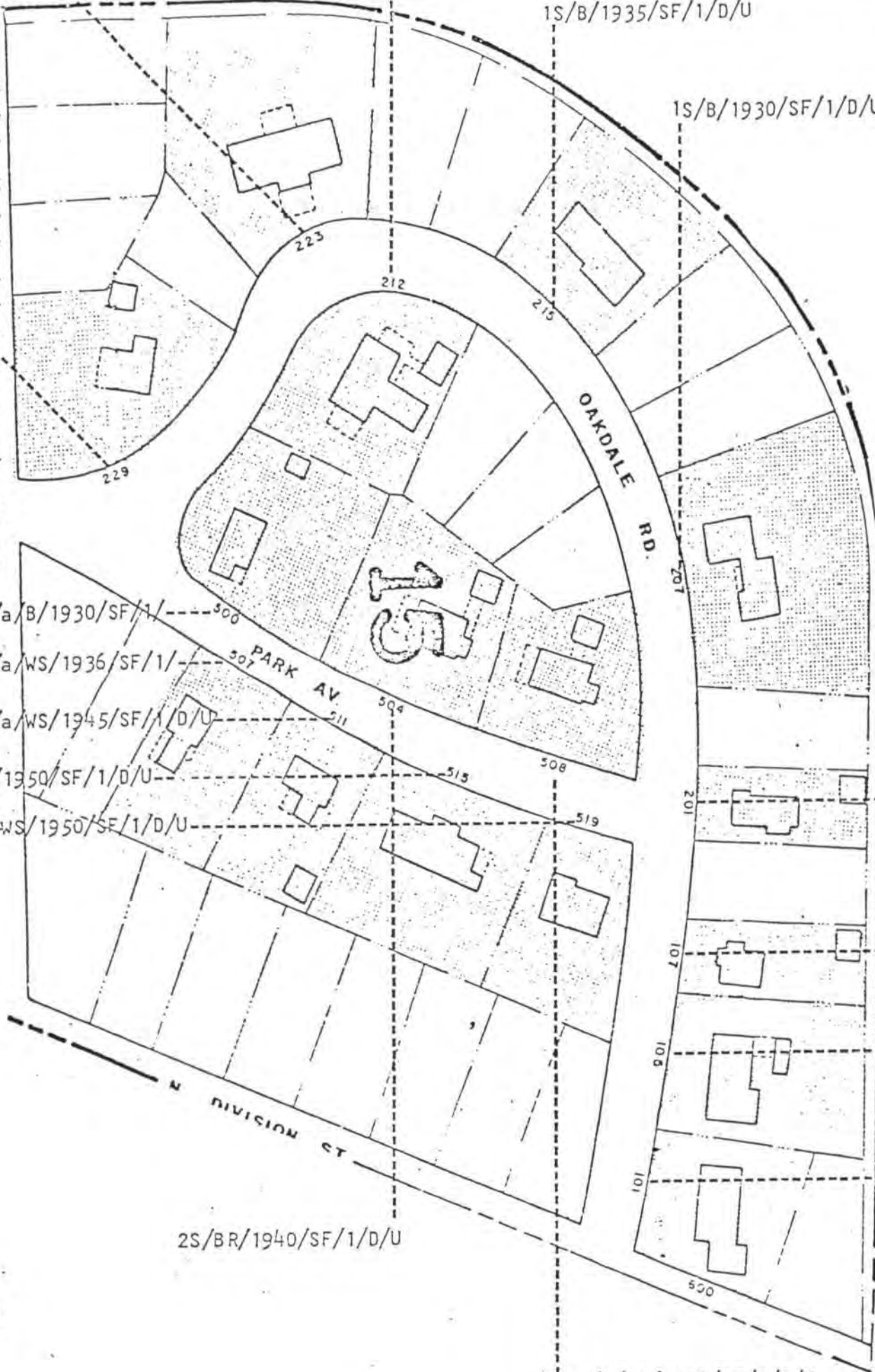
2S w/a/CB/1950/SF/1/D/M

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

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

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

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





Newtown
Historic District

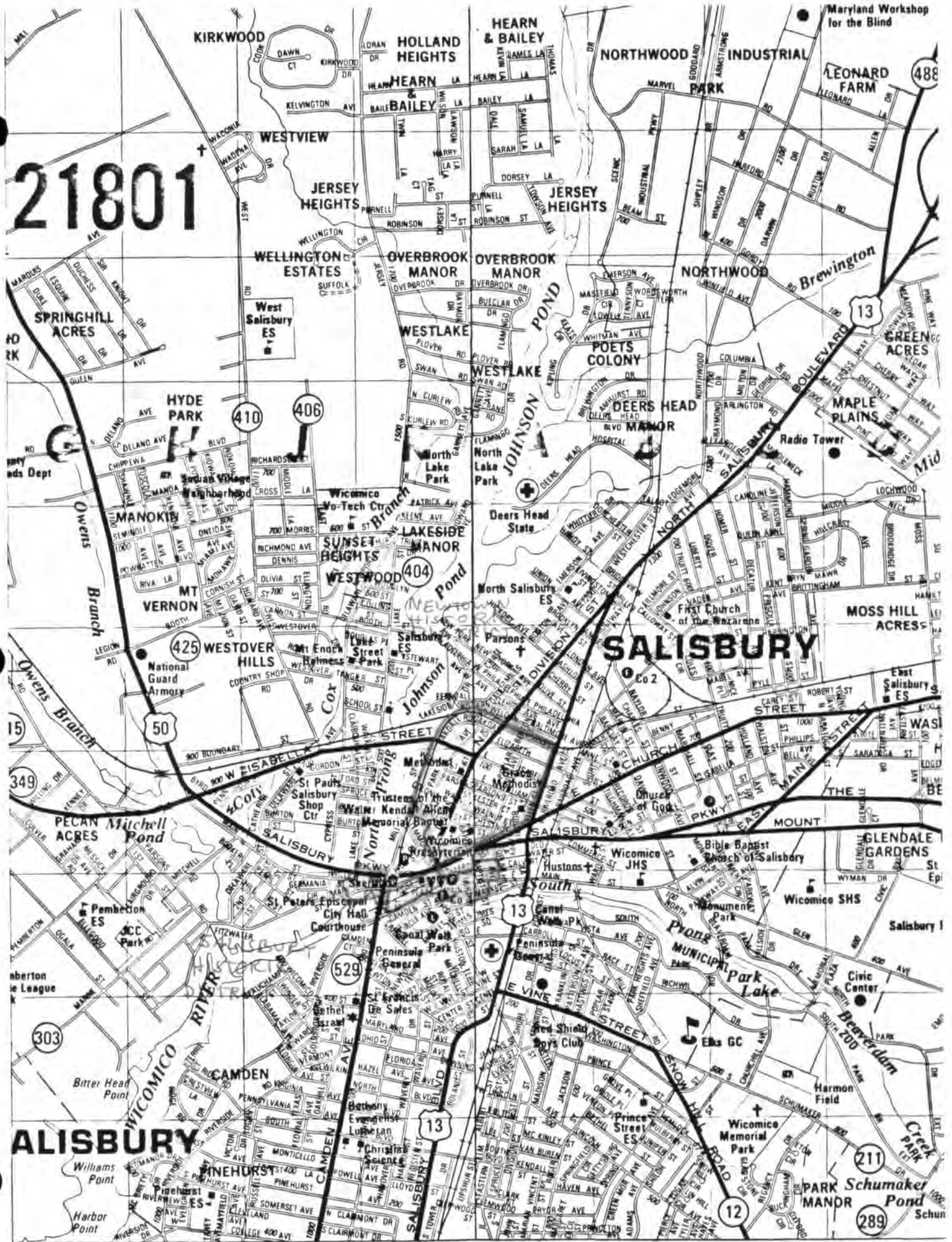
WI-153

Seabury-Wicomico County Planning & Zoning Commission

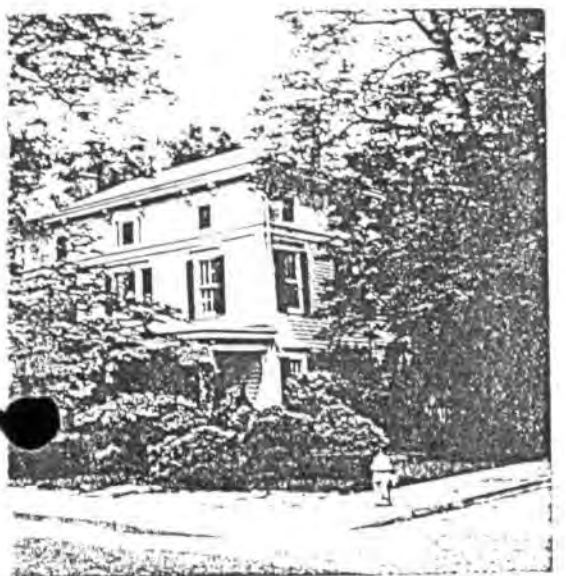
1/22/83

10 71 83

21801



W1-153 Newtown Historic District



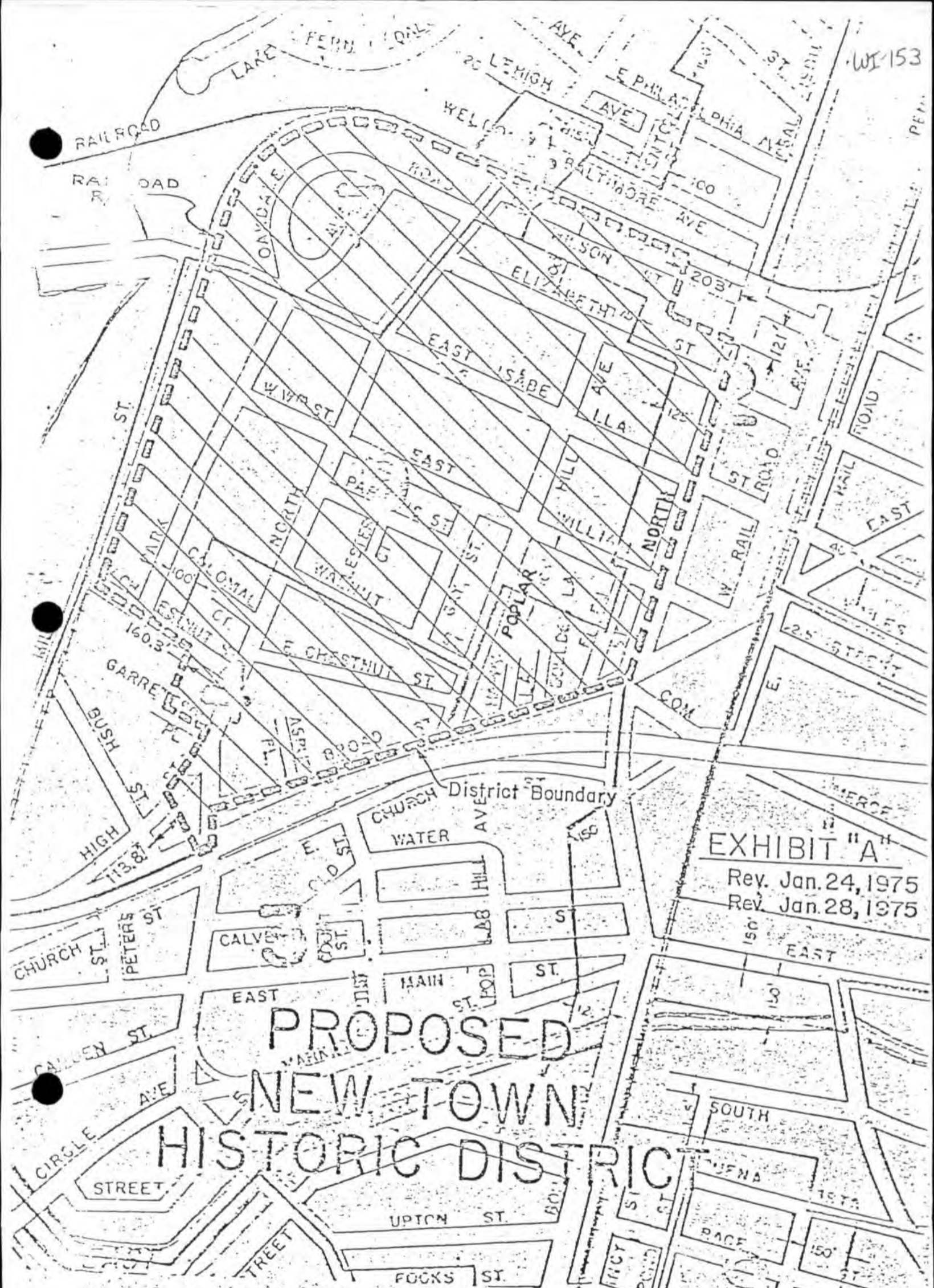


EXHIBIT "A"
 Rev. Jan. 24, 1975
 Rev. Jan. 28, 1975

**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,

Real Property Data Search ()
 Search Result for WICOMICO COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 041818

Owner Information

Owner Name:	WASHBURN PROPERTIES LLC	Use:	RESIDENTIAL
Mailing Address:	4901 RAVENWOOD RD VIENNA MD 21869-	Principal Residence:	NO
		Deed Reference:	/03724/ 00038

Location & Structure Information

Premises Address:	308 PARK AVE SALISBURY 21801-0000	Legal Description:	BL-2 L-5 7,650 SQFT 308 PARK AVE CITY OF SALIS
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0106	0012	0987	9030380.23	0000		2	5	2025	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1925	1,424 SF		7,650 SF	

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2024	07/01/2025
Land:	18,100	18,100		
Improvements	58,500	58,500		
Total:	76,600	76,600	76,600	
Preferential Land:	0			

Transfer Information

Seller: HEBRON SAVINGS BANK	Date: 06/27/2014	Price: \$100,000
Type: ARMS LENGTH MULTIPLE	Deed1: /03724/ 00038	Deed2:
Seller: TRUITT ROBERT G JR	Date: 02/25/2014	Price: \$71,432
Type: NON-ARMS LENGTH OTHER	Deed1: /03681/ 00392	Deed2:
Seller: TRUITT, ROBERT G JR & PHYLLIS P	Date: 10/22/1993	Price: \$0
Type: ARMS LENGTH MULTIPLE	Deed1: /01360/ 00594	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
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:**