

Salisbury Historic District Commission
August 28, 2024

The Salisbury Historic District Commission met for their Annual Meeting following the regular session on Wednesday, August 28, 2024. The meeting took place at 125 N Division St Room 301 with attendance as follows:

COMMISSION MEMBERS PRESENT

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

CITY OFFICIALS PRESENT

Peter Golba, City Attorney- Present
Betsy Jackson, Infrastructure & Development-

1. **CALL TO ORDER** – Mr. Scott Saxman, called the meeting to order at 7:55 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explains the procedure of the meeting and that the purpose of the meeting is to hold the annual election of the positions of Chair and Vice Chairman
3. **ELECTION** - Ms. Jackson, acting as the Secretary of the Commission, presided over the election.

Mr. Brad Phillips made a motion to nominate Scott Saxman for Chairman and Ms. Lynne Bratten seconded the motion. Mr. Brad Phillips made a motion to nominate Mr. Matthew Auchey for Vice Chairman and Ms. Lisa Gingrich seconded the motion.

There being no further nominations and only one nomination for each position a vote was called to elect Mr. Saxman as Chairman and Mr. Auchey as Vice-Chairman and they were elected unanimously.

4. **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.

Scott Saxman, Chairman

Date

Amanda Rodriquez, City Planner

Date

Salisbury Historic District Commission
August 28, 2024

The Salisbury Historic District Commission met in regular session on Wednesday, August 28, 2024. The meeting took place at 125 N Division St Room 301 with attendance as follows:

COMMISSION MEMBERS PRESENT

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

CITY OFFICIALS PRESENT

Peter Golba, 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.
3. **APPROVAL OF MINUTES** – Mr. Brenden Frederick made a motion to accept the minutes as written. Ms. Lynne Bratten seconded the motion and the motion carried unanimously. The minutes from July 24, 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**

- **#24-19** – 123 Broad St – New Construction – Parking Lot

Mr. Brenden Frederick made a motion to approve the consent docket. Ms. Lisa Gingrich seconded the motion and the motion carried.

5. **OLD BUSINESS** – None

6. **NEW BUSINESS-**

- **#24-17** – 212 W. Main St. – Alterations – Mr. Thomas Bounds brought his application for alterations to include a window replacement for the purpose of a take-out window and the replacement of a window with a door. The reason for the alterations is to accommodate Bury Tavern, a proposed pizza shop that will also serve lunch to go.

Mr. Saxman noted that the storefront has evolved over time, so it's not original and that the commission does try to provide flexibility. Mr. Phillips asked whether the masonry will be retained to be step to the proposed door. Mr. Bounds stated that it was dependent upon what the Permits department allowed him to do. He said he'd like for the door to only replace the window and to have the door swing out, but he may be required to inset the door. If he does have to inset the door then he'll also make it handicapped accessible. Right now, there is another handicapped accessible access. Ms. Bratten asked if the door to the lobby that is accessible would be locked. Mr. Bounds stated the lobby door would be locked when the businesses are closed. Having a new separate entrance to their business would allow them to stay open later without having liability for the rest of the building that is accessible from the lobby area. Ms. Gingrich asked if the door would be one big door replacing the double windows. Mr. Bounds confirmed. There was a brief discussion regarding whether a special permit would be required for a take-out window, but Mr. Bounds was not aware of one. Ms. Bratten asked if there was a way to preserve the

solid glass of the window while still having the take-out service, such as a cantilever window to help retain the symmetry. Mr. Bounds did not think there were any other options, but noted that eventually he would like to change all the windows so they open to the outside.

Mr. Phillips made a motion to approved the application as submitted. Mr. Frederick seconded the motion and the motion carried.

- **#24-18** – 110 E William St – Fence – Ms. Scott brought an application for a fence on the side boundary separating their property from the neighboring driveway.

Ms. Scott stated that the purpose of the fence was to prevent people from walking into their yard, prevent the dog from escaping and to protect her daughter. Mr. Sandoval stated that the original fence was chain link and was falling apart. They also had No Trespassing signs but they did not help.

Ms. Gingrich requested clarification regarding what section of fence was the subject of the application because there is a six (6) foot fence and a three (3) foot fence. Ms. Scott clarified that it was the three (3) foot fence.

Mr. Saxman asked what the fence would look like when it was finished. Mr. Sandoval said the fence would be made of two-inch pickets and painted white and they would also put a six (6) foot gate to close off the back yard which would also be made of wood and painted white.

Mr. Phillips stated that the six (6) foot fence should have come before the commission as well. Mr. Sandoval said that he was told the fence didn't need a permit. It was clarified for him that the commission is separate from the permitting process.

Ms. Bratten asked which side of the fence would have the pickets. It was determined that the commission could not require to the applicant to put the pickets on the side facing the neighboring property, but that they think the City code requires it.

Mr. Phillips made a motion to approve the application as submitted with the amendment of adding a gate matching the six (6) foot fence of pressure treated wood painted white. Mr. Frederick seconded the motion and the motion carried.

- **#24-20** – 308 Park Ave – Alterations – Mr. Washburn brought his application for alterations to include the replacement of all the windows in the house with vinyl windows and to replace the existing wood front door with a new front door or to possibly cover the wood with aluminum.

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 thirteen (13) contributing features, three (3) non-contributing features, and six (6) features that were not applicable due to the structure not having these features. The checklist was entered into the record as Exhibit 1. Mr. Frederick made a motion to determine the structure to be contributing. Ms. Lisa Gingrich seconded the motion and the motion carried unanimously.

Mr. Washburn stated that the reason for the replacement of the windows was that the existing windows are as old as the house, some of them broken, and he'd like to have energy efficient windows. The reason for replacing the door is that the current door is a wooden door that was actually an interior door. Mr. Phillips said he would like to see it replaced with another wooden door. Mr. Washburn would prefer a fiber glass door. Mr. Frederick agreed that the materials are the important part and would like to see a simple wooden door. Mr. Washburn said he was agreeable to a simple wooden door.

Mr. Scott stated that vinyl windows are not recommended for historical properties because they are generally not the right proportion and change the façade. For this house vinyl windows are particularly

problematic because almost all the wooden windows are intact. Mr. Frederick agreed and added that vinyl windows don't have the same longevity of wood windows and most vinyl windows don't retain any architectural style. It is also hard to replace custom built windows because each one was done by hand. He recommended interior storm windows. Ms. Gingrich asked if the windows were planned to stay true to size. Mr. Washburn confirmed that his plan was to order windows with a custom size.

It was determined that the application should be tabled for further information from the applicant regarding the windows.

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: October 23, 2024

Time: 7:00 pm

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

Case Number: #24-21

Commission Considering: Alterations – Replacement of roof shingles, siding, porch decking and windows

Owner's Name: Flowers & Pharmacy LLC

Applicant Name: Zaheer Ahmed

Agent/Contractor: N/A

Subject Property Address: 307 Newton Street
Salisbury, MD 21801

Historic District: Camden Historic District

Use Category: Residential

Chairman: Mr. Scott Saxman

HDC Staff contact: Betsy Jackson
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: 8-30-24

Case #: 24-21

Date Accepted as Complete: _____

Action Required By (45 days): _____

Subject Location: 307 NEWTON STREET

Owner Name: _____

Application by: ZAHFER AHMED

Owner Address: _____

Applicant Address: 400 FOREST DR. FRUITLAND, MD 21826

Owner Phone: _____

Applicant Phone: 410-430-5530

Owner Email: _____

Work Involves: Alterations New Construction Addition Other _____
 Demolition Sign Awning Estimated Cost 25,000

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.

REPLACE EXISTING ROOF SHINGLES, INSTALL VINYL SIDING, REPLACE PORCH, REPLACE WINDOWS

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 _____ (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 8-30-24





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PRODUCT SELECTION - WINDOWS NEW CONSTRUCTION

3800 Series Flat Frame



- 3/4" Warm-Edge Insulated Glass
- Superior PG-50 Structural Rating
- Structural Mullion for Commercial Applications
- Modern, Flat Facade
- Integral J-Channel
- Lifetime, Non-ProRated Warranty

Styles:
 • Single Hung • Picture
 • Slider • Combination

3900 Series Brickmould



- 3/4" Warm-Edge Insulated Glass
- Superior PG-50 Structural Rating
- Structural Mullion for Commercial Applications
- Timeless, Brickmould Facade
- Integral J-Channel
- Lifetime, Non-ProRated Warranty

Styles:
 • Single Hung • Picture
 • Slider • Combination

5800 Series Flat Frame



- 3/4" Warm-Edge Insulated Glass
- 3 13/16" Flat Frame w/True Sloped Sill
- Modern, Flat Facade
- Integral J-Channel
- PG-50 Optional
- Lifetime, Non-ProRated Warranty

Styles:
 • Double Hung • Picture
 • Slider • Combination

5900 Series Brickmould



- 3/4" Warm-Edge Insulated Glass
- 3 13/16" Brickmould Frame w/True Sloped Sill
- Timeless, Brickmould Facade
- Integral J-Channel
- PG-50 Optional
- Lifetime, Non-ProRated Warranty

Styles:
 • Double Hung • Picture
 • Slider • Combination

REPLACEMENT 7400 Series

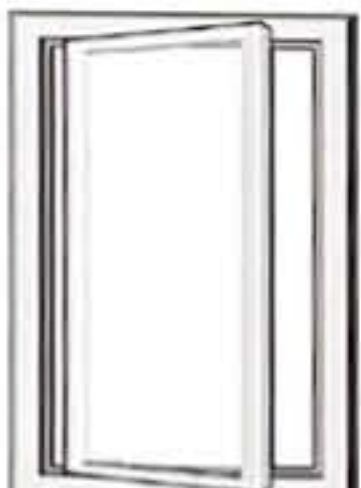


- 3/4" Warm-Edge Insulated Glass
- Commercial Grade Constant Force Balances
- Watertight Full Capture Sill W/No Weep Holes
- Continuous Head & Sill for Twins & Triples
- Optional Locking Half Screen
- Lifetime, Non-ProRated Warranty

Styles:
 • Double Hung • Picture
 • Slider • Combination

NEW CONSTRUCTION OR REPLACEMENT

6000 Series



- 3/4" Warm-Edge Insulated Glass
- Single Lever Multi-Point Locking System
- Superior DP-50 Structural Rating
- Opens to a Full 90 Degrees
- Blinds Between-the-Glass Available
- Lifetime, Non-ProRated Warranty

Styles:
 • Casement • Picture
 • Slider • Combination



FLAT CASING



- Exterior Casing Available as
 - Bullnose (with or without backrest)
 - Picture Frame (with or without backrest)
- Available in White, Bronze and Exterior Coating Colors

Styles:
 • Casement • Picture
 • Slider • Double Hung
 • Combination • Single Hung

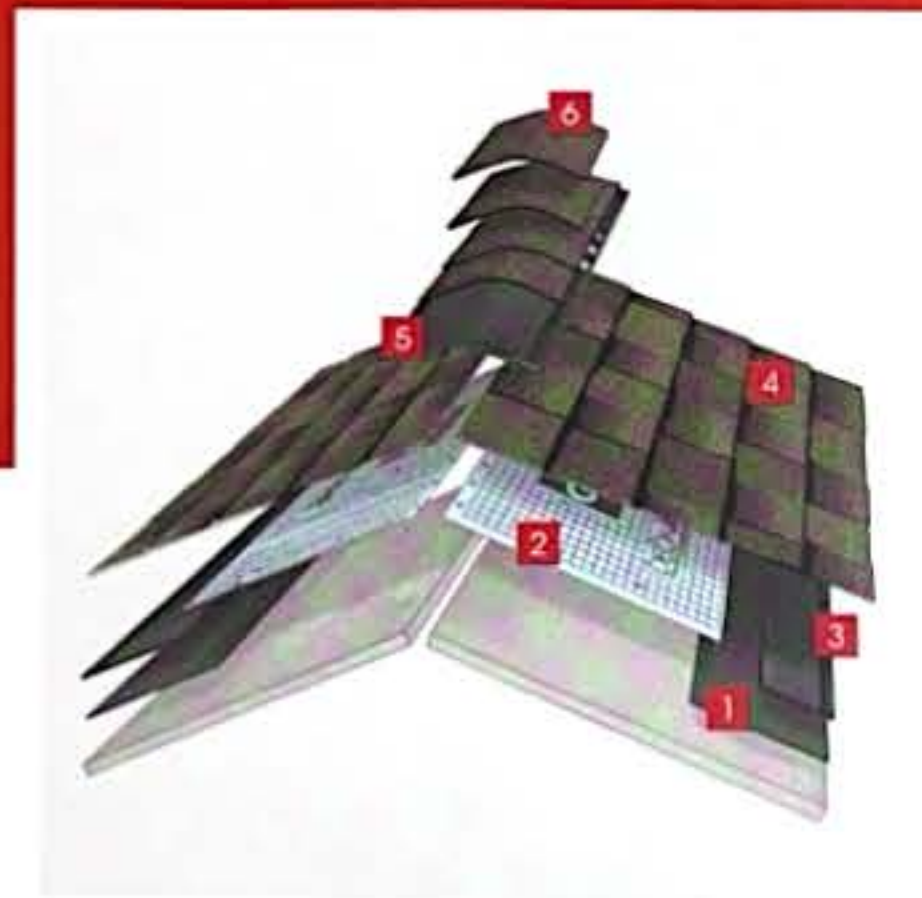
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Helps shield the roof deck from moisture infiltration



Lifetime Shingles*
Beauty and protect for years to come



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The finishing touch that helps defend against leaks at the hips and ridges



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* Lifetime refers to the length of warranty coverage provided and is limited to the original individual owner(s) of a single family detached residence (or eligible second owner(s)) and the premises where the qualifying GAF products are installed. For other building structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and any 3 qualifying GAF Accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LTS for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingles & Accessories Limited Warranty.

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WOLF SERENITY™ DECKING

FEATURES

- Available in both square edge and grooved boards
- Premium ASA **COLORWATCH100**® Technology provides industry-leading color retention
- Moisture, mold and mildew resistance make it ideal for coastal applications
- Authentic color and texture of real wood
- Resists rotting, delaminating, spitting and cracking
- Strong and durable, yet very lightweight
- Easy to install using traditional and hidden fastening systems
- Reversible 1" x 5 1/2" deck boards available in 12', 16' and 20' lengths as well as 1/2" x 11 1/2" x 12' rmbboards
- ICC Code Compliant - ESR-2824



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MainStreet™

MainStreet siding offers consistent quality, good looks and is the ideal choice for homeowners looking for value with the benefits of a premium panel.

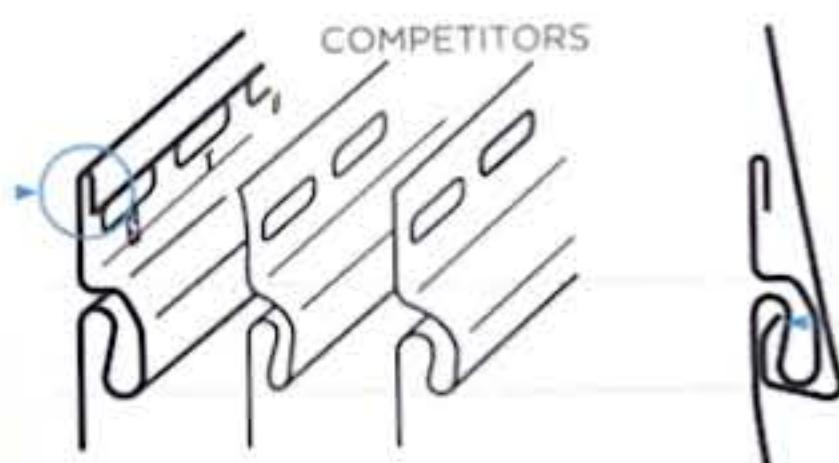


- Many classic styles.
- Natural woodgrain or brushed appearance.
- RigidForm™ 170 technology and DuraLock® post-formed lock design.
- STUDfinder™ Installation System for optimum siding performance.
- A wide variety of low-gloss colors.
- .042" thickness.
- Virtually maintenance free, never needs painting.
- Class 1(A) fire rating.
- Lifetime limited warranty.

RigidForm™ Technology

RigidForm 170 (rolled-over nail hem) technology stiffens siding for a straighter-on-the-wall appearance and has been tested* to withstand wind load pressures up to 170 mph.

*Product adheres to ASTM D5679 standards for capable wind speed ratings based on standard windload design pressure ratings. For the most current ratings, please reference www.certaintee.com.



The angular locking leg creates a positive, snap-fit installation, allowing for necessary expansion and contraction.

DuraLock® features an oversized, rigid tear-drop shape which is substantially larger than many competitors' locks, helping to provide secure installation.

- Triple 3" Brushed Clapboard in desert tan
- Double 4" Woodgrain Clapboard in cypress
- Double 5" Woodgrain Clapboard in pacific blue
- Double 4" Woodgrain Dutchlap in snow
- Double 5" Woodgrain Dutchlap in natural clay
- Single 8" Woodgrain Clapboard in colonial white
- Single 6-1/2" Brushed Beaded in granite gray



On Cover

Siding: MainStreet Double 4" Clapboard in flagstone and Cedar Impressions Double 7" Perfection Shingles in sterling gray.
Trim: Vinyl Carpentry® & Restoration Millwork™



SAINT-GOSVART



309



305

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of September 25, 2024

Case Number: #24-21

Commission Considering: Alterations – Replacement of Shingles, Siding, Windows & Porch Decking

Owner Name: Flowers & Pharmacy LLC
Owners Address: 400 Forest Drive
Fruitland MD 21826

Applicant Name: Zaheer Ahmed

Applicant's Address: 400 Forest Drive
Fruitland MD 21826

Agent/Contractor: N/A

Subject Property Address: 307 Newton St
Salisbury, MD 21801

Historic District: Camden Historic District

Use Category: Residential

Zoning Classification: R10 - Residential

Structure / Site Description:

Built Date: 1860

Enclosed Area: 1,406 sq. ft. (SDAT Real Property Database)

Lot Size: 6,840 sq. ft. (SDAT Real Property Database)

Number of Stories: 2

Contributing Structure: Undetermined

Wicomico County Historic Survey on file: Yes; WI-514
John T Taylor Jr House

Nearby Properties on County Survey: Yes

Properties included below but not limited to:

- WI-515, Elihu Pusey House, 306 Newton St

Explanation of Request: The applicant is seeking approval to replace the asphalt shingles with new shingles, to replace the windows with vinyl windows, to replace the siding with vinyl siding and to replace the porch decking.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

General Guidelines

Guideline 1: Preserve Significant Historic Features

Each style of architecture has a distinctive set of details which contribute to the overall character of the building.

- a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics, such as roof form and fenestration patterns; as well as small-scale features like moldings, brackets, columns, and other examples of skilled craftsmanship. A reasonable effort should be made to retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc.
- b. Materials and additions which were installed at a later date than the original building construction which may have since gained significance should be retained.

Guideline 2: Repair Rather than Replace

- a. Repair existing historic features wherever possible.
- b. Use appropriate, approved technical procedures for cleaning, refinishing, and repairing historic materials. Make sure your contractor has experience with appropriate techniques.

Guideline 3: Restore Significant Historic Features

- a. Whenever feasible, historic materials and details should be restored.
- b. Inappropriate coverings, such as vinyl siding applied over historic wood siding, should be removed and the underlying material repaired or replaced with siding which mimics the appearance of the historic material as closely as possible.
- c. Non-historic alterations should be removed to restore the historic appearance. This may include re-opening infilled windows or replacing inappropriate vinyl porch posts with new turned wood posts to recreate the porch's historic

- appearance. Such changes should be supported by physical evidence, historic photographs or other documentary evidence. Where no evidence of the appearance of the original feature exists, a simple design consistent with the scale and massing of the building and surrounding area is generally preferred.
- d. Historic alterations that have achieved significance in their own right should be retained.

Guideline 4: Make Sensitive Replacements

- a. If replacement is required, replace as little historic material as possible with matching, compatible replacement materials.
- b. Replacement parts should match the original as closely as possible in size, shape, detailing, and material

Siding

Guideline 13: Match Existing or Historic Siding

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

Guideline 14: Synthetic Siding

The use of new synthetic siding may be approved on a case by case basis if one or more of the following conditions are met.

- a. Historic decorative details should not be removed or covered by synthetic siding. These details include but are not limited to cornices, window hoods, moldings, eaves, decorative shingles, and trim.
- b. Synthetic siding may not be applied over historically uncovered masonry walls.

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.

Roofing and Chimneys

Guideline 24: Roofing Material

- a. Retain and repair the historic roof material when feasible.
- b. Where replacement is necessary, match the historic materials as closely as possible in terms of material, size, color, and pattern.
- c. Requests for substitute roofing materials will be reviewed on a case-by-case basis.
- d. When asphalt shingles are used to replace wood or slate, heavy weight architectural shingles which provide depth and variation, and which match the shape of the historic materials, are preferred.
- e. Roofing materials on additions should match or mimic the material on the main body of the historic building.
- f. Roofing materials on new construction should be consistent with the prevalent roofing material on surrounding buildings.
- g. Repair of isolated sections of a roof must match the existing tiles in material composition, style, size and color.

GUIDELINES FOR RESIDENTIAL PROPERTIES

Residential Facades

Guideline 50: Residential Building Ornamentation

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

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

Porches, Porticoes, and Balconies

Guideline 55: Restore Historic Porch Features

- a. Maintain the historic porch or stoop when feasible. Keep wooden surfaces painted and keep up with general maintenance.
- b. If repair or rehabilitation is necessary, keep as much of the historic materials in place as possible. Maintain the porch's design, proportion, and ornament to the greatest extent possible.
- c. Replace missing porch posts and railings where necessary. Match the size, shape, profile, proportion, and spacing to the original features.
- d. Use of synthetic replacement materials may be allowed if the new material closely approximates the size, scale, texture, and overall appearance of the historic feature.

Guideline 56: Replacement Porches

- a. If porch replacement is necessary in whole or in part, reconstruct it to match the historic porch in size, scale, and overall design. Where possible, detail and ornamentation should be replicated.
- b. Use the same or similar materials wherever feasible.
- c. Avoid applying decorative elements that are not appropriate to the style of the dwelling. Whenever possible, choose accurate details based on historic photographs or similar properties of the same period and style.

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: Betsy Jackson
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: September 10, 2024



CITY OF SALISBURY
PUBLIC NOTICE

WI-514

John T. Taylor, Jr. House

Architectural Survey File

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

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

All material is property of the Maryland Historical Trust.

Last Updated: 08-29-2003

WI-514
John T. Taylor, Jr. House
Salisbury
Private

c. 1884

A pair of identical Victorian frame dwellings stand along the north side of Newton Street and were erected during the ownership of John T. Taylor, Jr., who acquired the lots in January 1884. The late nineteenth-century architectural features coincide with this transfer, which was valued at the time at \$124. The ell-shaped main block is not unusual for the time when asymmetrical design ruled popular architectural taste. However, the continuation of the west sloping roof to incorporate the front porch is unusual in Salisbury, as is the grill-like screen that stretches between the turned posts and ends in a C-shaped curve. The eyebrow shaped window on the long sloping roof is another distinctive feature, especially on a mid-sized dwelling such as this. In the Newtown neighborhood eyebrow windows are found on several expensive Queen Anne houses, such as the Frederick A. Grier, Sr. house (WI-266), but rarely on smaller dwellings.

Taylor family ownership of this property lasted until the late 1950s, when the title was transferred to the John B. Parsons-Salisbury Home for the Aged.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. W I-514

1. Name of Property (indicate preferred name)

historic John T. Taylor, Jr. House

other _____

2. Location

street and number 307 Newton Street not for publication _____

city, town Salisbury vicinity _____

county Wicomico

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

name John Wayne Marshall

street and number 307 Newton Street telephone _____

city, town Salisbury state MD zip code 21801

4. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court tax map and parcel Map 111, P. 143

city, town Salisbury, Maryland liber 1490 folio 380

5. Primary Location of Additional Data

- Contributing Resource in National Register District
 Contributing Resource in Local Historic District
 Determined Eligible for the National Register/Maryland Register
 Determined Ineligible for the National Register/Maryland Register
 Recorded by HABS/HAER
 Historic Structure Report or Research Report at MHT
 Other: _____

6. Classification

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

Name John T. Taylor, Jr. House
Continuation Sheet

Number 7 Page 1

7. Description

Condition

	excellent	deteriorated
<u>x</u>	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 John T. Taylor, Jr. house stands at 307 Newton Street in the Camden Historic District of Salisbury, Wicomico County, Maryland. The two-story asymmetrically planned frame house faces south with the principal gable oriented on a north/south axis.

Built around 1884, the two-story, ell-shaped frame house is supported on a continuous, stuccoed brick foundation and the exterior is clad with asbestos shingles. The steeply pitched gable roofs are covered with asphalt shingles. Standing next door at 305 Newton Street is a second house built on the same plan.

The south (main) elevation is an asymmetrical two-bay facade with a gable-front leg of the ell-plan facing the street. The gable end wall is pierced by a pair of four-over-four sash windows on the first floor and a pair of two-over-two sash windows on the second floor. The windows are framed by plain surrounds. The top of the second story is marked by a heavy cornice, which separates the second floor from the gable end. The gable is pierced by a single one-over-one sash window. The edge of the roof is finished with an extended eave. The roofline of the forward facing leg extends westward in a continuous slope to cover a single story turned post porch distinguished by an unusual grilled lattice. Fixed in the center of the long sloping roof is an eyebrow window fitted with three panes. The porch shelters two entrances and a four-over-four sash window that lights the front parlor. A small two-over-two sash window pierces the street side facade of the porch. Rising through the center of the front ell is a brick stove chimney.

The west gable end of the cross wing is defined by pairs of two-over-two sash windows on the first and second floors, and a single one-over-one sash window pierces the gable end. Rising through the center of the rear cross wing is an interior brick stove chimney. The east side of the house is detailed in much the same fashion with two-over-two sash windows lighting the first and second stories. An extended eave finishes the edge of the roof.

The interior was not seen.

Name John T. Taylor, Jr. House
Continuation Sheet

Number 8 Page 1

8. Significance

Period	Areas of Significance	Check and justify below		
1600-1699	agriculture	economics	health/medicine	performing arts
1700-1799	archeology	education	industry	philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	engineering	invention	politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	entertainment/ recreation	landscape architecture	religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	ethnic heritage	law	science
	<input type="checkbox"/> communications	exploration/ settlement	literature	social history
	<input type="checkbox"/> community planning		maritime history	transportation
	<input type="checkbox"/> conservation		military	other:

Significance dates

Architect

Specific dates

Builder

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form – see manual.)

A pair of identical Victorian frame dwellings stand along the north side of Newton Street and were erected during the ownership of John T. Taylor, Jr., who acquired the lot in January 1884.¹ The late nineteenth-century architectural features coincide with this transfer, which was valued at the time at \$124. The ell-shaped main block is not unusual for the time when asymmetrical design ruled popular architectural taste. However, the continuation of the west sloping roof to incorporate the front porch is unusual in Salisbury, as is the grill-like screen that stretches between the turned posts and ends in C-shaped curve. The eyebrow shaped window on the long sloping roof is another distinctive feature, especially on a mid-sized dwelling such as this. In the Newtown neighborhood eyebrow windows are found several expensive Queen Anne houses, such as the Frederick A. Grier, Sr. house (WI-266), but rarely on smaller houses.

Taylor family ownership of this property lasted until the late 1950s, when the title was transferred to the John B. Parsons-Salisbury Home for the Aged.²

¹ Wicomico County Land Record, SPT 6/129, 5 January 1884.

² Wicomico County Land Record, JWTS 468/101, 22 February 1959.

9. Major Bibliographical References

WI-514

10. Geographical Data

Acreage of project area

Acreage surveyed 1/4 acre

Quadrangle name Salisbury, Maryland

Quadrangle scale 1:24,000

Verbal boundary description and justification

The historic boundary of this property is coincidental with the current metes and bounds of the lot.

11. Form Prepared by

name/title Paul B. Touart, Architectural Historian

organization Private Consultant

street & number P. O. Box 5

date 9/27/00

city or town Westover, Maryland 21871

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032
410-514-7600

WI-514
John T. Taylor, Jr. House
307 Newton Street
Salisbury, Wicomico County, Maryland
Chain of title

Map 111, Parcel 143

1490/380 Tarr's Rentals, Inc.

to

5/30/1996 John Wayne Marshall
29.75' on Newton, 227.5' depth

AJS 984/786 Martha E. Stephens

to

2/9/1983 Tarr's Rentals, Inc.

JWTS 546/451 Fred W. Small
Evelyn M. Small

to

7/3/1962 Cletius Stephens
Martha E. Stephens

JWTS 489/356 John B. Parsons-Salisbury Home for the Aged

to

12/3/1959 Fred W. Small
Evelyn M. Small

WI-514

Page 2

John T. Taylor, Jr. House
307 Newton Street
Salisbury, Wicomico County, Maryland
Chain of title continued

JWTS 468/101

Sarah Virginia Taylor, et al. (Sina Taylor Dickerson)

to

2/22/1959

John B. Parsons-Salisbury Home for the Aged

JWS 261/220

James T. Taylor, et al. (Irene T. Bulger, Sarah Taylor Larrick,
John Thomas Taylor III, Lola Sands Taylor)

to

6/15/1944

Sarah Virginia Taylor
Sina Taylor Dickerson

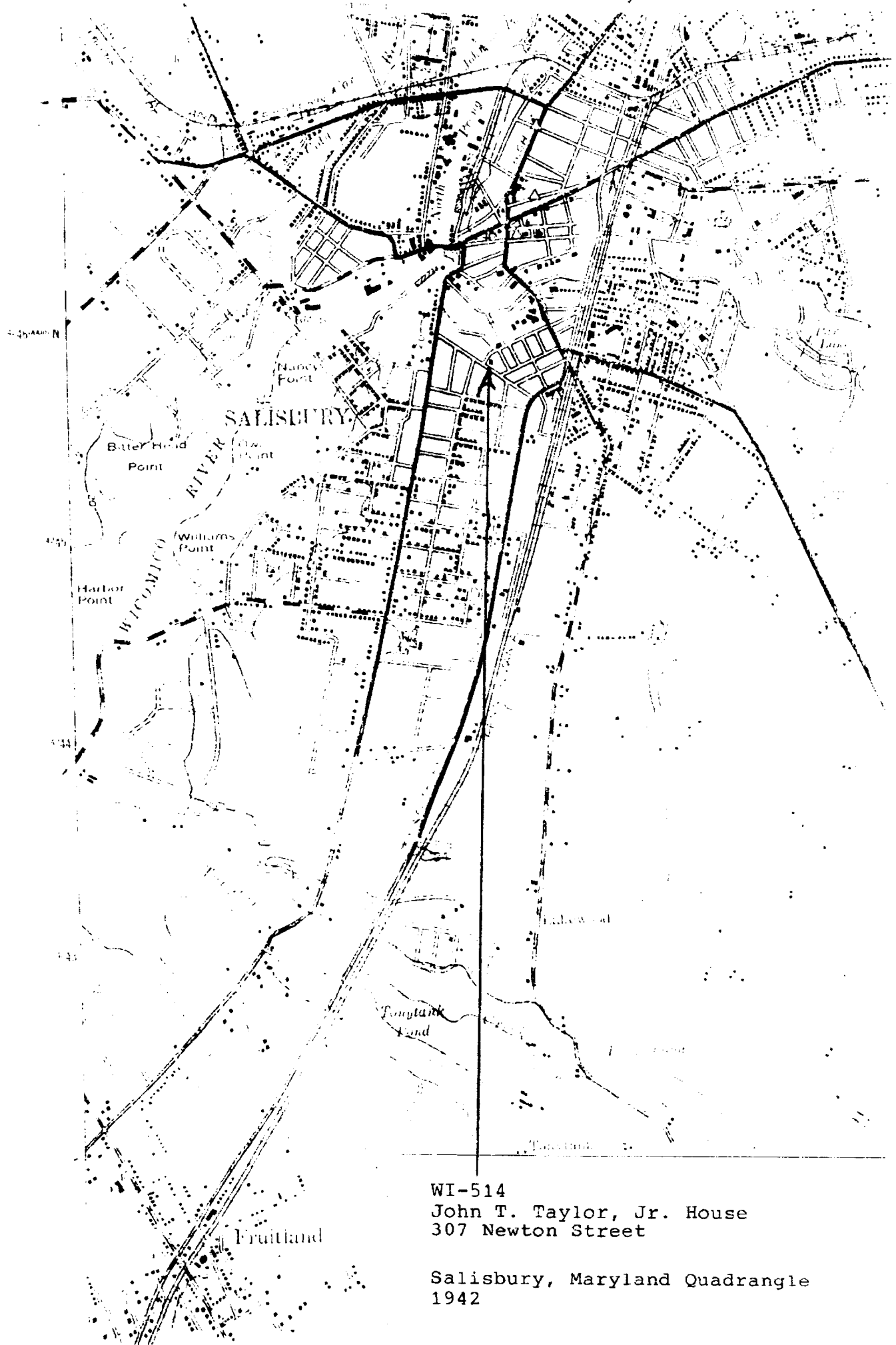
SPT 6/129

Henry S. Brewington, et al. (Edwina C. Brewington, Levin W.
Dorman and Alice Dorman)

to

1/5/1884

John T. Taylor, Jr.
\$124.00 ...being one half of the lot formerly purchased by
Brewington and Dorman of Elihu E. Jackson, and
Granville R. Rider, Executor of William H. Rider,
deceased and John H. White



WI-514
John T. Taylor, Jr. House
307 Newton Street

Salisbury, Maryland Quadrangle
1942



W1-3-4

John T. Taylor, Jr., House

Springfield, Merced County, Cal.

Southeast - elevation

7100 Paris Tower, Paris, Cal.

NEG. PAID 5/11/41

1 0 1 1

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 13 Account Number - 045461

Owner Information

Owner Name: FLOWERS & PHARMACY LLC **Use:** RESIDENTIAL
Mailing Address: 400 FOREST DR **Principal Residence:** NO
 FRUITLAND MD 21826- **Deed Reference:** /05423/ 00338

Location & Structure Information

Premises Address: 307 NEWTON ST **Legal Description:** 6,840 SQ FT
 SALISBURY 21801-0000 307 NEWTON ST
 CITY OF SALISBURY

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0010	0143	13030702.23	0000				2025	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1860	1,406 SF		6,840 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	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:	15,000	15,000		
Improvements	28,400	28,400		
Total:	43,400	43,400	43,400	
Preferential Land:	0			

Transfer Information

Seller: MARSHALL JOHN W	Date: 07/31/2024	Price: \$35,000
Type: NON-ARMS LENGTH OTHER	Deed1: /05423/ 00338	Deed2:
Seller: TARR'S RENTALS, INC.	Date: 06/03/1996	Price: \$30,000
Type: ARMS LENGTH IMPROVED	Deed1: /01490/ 00380	Deed2:
Seller: STEPHENS, CLETIUS & MARTHA E	Date: 02/09/1983	Price: \$11,000
Type: ARMS LENGTH IMPROVED	Deed1: /00984/ 00786	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:**