

Salisbury Historic District Commission

AGENDA

Wednesday, January 22, 2025 at 7:00 pm

Government Office Building Room 301

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

2. **ROLL CALL**

3. **APPROVAL OF MINUTES – December 18, 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 – #25-01 – 122 N Division St – Sign – Install sign**

6. **OLD BUSINESS – #24-24 – 310 Poplar Hill Ave – Alterations – Replacement of windows, front door, front porch flooring and add siding**

7. **NEW BUSINESS – None**

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

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

Salisbury Historic District Commission
December 18, 2024

The Salisbury Historic District Commission met in regular session on Wednesday, December 18, 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 – Present
Lynne Bratten - Present
Brad Phillips- Present
Margaret Lawson- Present
Brenden Frederick – Present
Lisa Gingrich – Present

CITY OFFICIALS PRESENT

Laura Hay, City Attorney- Present
Betsy Jackson, Infrastructure & Development- Present

1. **CALL TO ORDER** – Mr. Scott Saxman called the meeting to order at 7 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explained 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 of the regular meeting held on November 20, 2024. Ms. Lisa Gingrich seconded the motion and the motion carried (6-0). Mr. Saxman abstained due to not being present.
4. **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** – Mr. Matt Auchey made a motion to add application #24-26 to the consent docket due to the proposed signs being added to the existing signage band which is allowed in the guidelines. The motion was seconded by Mr. Frederick and the motion carried (6-0).
 - **#24-26** - 118 & 120 N. Division St – Signs – Mr. Frederick motioned to approve application #24-26. Ms. Gingrich seconded the motion and the motion carried. The application was approved unanimously (7-0).
6. **OLD BUSINESS** – None
7. **NEW BUSINESS-**
 - **#24-24** – 310 Poplar Hill Ave – Alterations – Mr. Jean Brissault brought his application to the Commission for alterations to replace the windows, front door, front porch flooring and add siding. During the course of testimony, it was determined that the application also included replacement of the porch columns, ceiling, and the roof as well. Staff findings were read into the record.

The structure had not yet been determined to be either contributing or non-contributing, so the Commission considered the structure. Based on the house being one of the oldest homes in the City of Salisbury and already being listed on the Maryland Inventory of Historic Properties, Mr. Auchey motioned to deem the structure contributing. Mr. Brad Phillips seconded the motion and the motion carried unanimously (7-0).

Since the roof replacement would be replacing asphalt shingles with asphalt shingles, that is considered in-kind and does not require approval from the Commission.

Mr. Phillips asked clarification that Mr. Brissault understands that the house is special and that in the historic district there are special rules that apply. Mr. Brissault confirmed that he understands and that

he wants to buy what the Commission wants him to purchase. He doesn't want to make the decision of what to buy by himself.

Mr. Auchey stated that for windows the guidelines allow wood, wood clad and composite. He added that if he were to go to a local hardware store he would likely be limited to wood and aluminum wood clad windows. They may need to be special ordered. The windows would also need to be 2 over 2 with the same shape, size and look. The rules don't allow vinyl.

Ms. Lynne Bratten confirmed with Mr. Brissault that he understands that vinyl is not a material that can be used per the guidelines and restated the options. Mr. Brissault said that he did not choose anything and it was clarified that to put in the application he had to provide materials so he took pictures of materials to include in the application but he wants a list of what materials to buy.

The Commission deliberated on whether the application should be considered a consultation but it was determined that the approval can include allowable options but that before he purchases the materials the Commission would like to confirm that they are allowable.

Mr. Auchey stated that the existing door is already a non-contributing fiberglass door of some kind, so that door can legally be replaced in kind. Ms. Bratten said she would like it conditioned that the door be a plain door more consistent with the neighborhood rather than the one included with the application. Mr. Saxman asked what was wrong with the existing door. Mr. Brissault stated that the door was not good. It was determined that the approval be conditioned to say that the door can be of any material but must be a 6-panel door. Mr. Saxman stated that the storm door can remain or replaced with the same type.

Mr. Auchey stated that the front porch flooring would need to be traditional tongue and groove or Azek-type material tongue and groove. Mr. Saxman stated that he does not recommend replacing the porch flooring with white pine tongue and groove like what is existing because it rots very quickly. He recommends a composite or Azek-type material, but that it must be tongue and groove. The composite materials will take more weathering.

Ms. Bratten asked if he was keeping the porch columns and the brackets. The Commission stated that they looked good, but Mr. Brissault stated that they were broken and he has to replace all of the porch. Mrs. Jackson showed the applicant a picture of the house to point out the columns and brackets.

Mr. Auchey asked where he would be purchasing replacement columns because they are not able to be purchased from Lowes or Home Depot. He stated that would need to be milled. Mr. Saxman stated that there are places that specialize in historic columns. Mr. Saxman and Mr. Auchey recommended trying to retain them, but the approval will have to condition that they be repaired or replaced in kind.

Mr. Saxman asked if the ceiling would also be replaced. Mr. Brissault said yes.

Mr. Phillips expressed a need to visit the site with the applicant to provide guidance because all of the details and elements of the porch make a difference. Mr. Phillips wants to know if it is within their power to consult in this way. Mr. Saxman recollected a previous experience where they did that, but consulted with legal regarding the time limits.

Ms. Laura Hay stated that with the applicants consent they could continue the application, but any site visits would need to be held as an on-site meeting with the same formality as regular meetings with a quorum and notification process. Another option would be to convert this application to an information session and then have him come back with a new application.

The applicant restated that he would like to have a list of what to buy, but Mr. Saxman explained that they can say what is acceptable and can be approved but they can't provide a shopping list. Mr. Phillips added that some things would need to be special ordered or made, such as the non-standard window.

Mr. Saxman stated that they would move on and talk about the siding. Mr. Auchey said that it would need to be replaced with cementitious siding to retain the wood look. Mr. Saxman stated that the siding looks very good, so he would actually repair, sand and repaint the siding. Vinyl siding cannot be approved.

Ms. Gingrich asked if it would be possible for one or two members to provide an on-site consultation without having a regular meeting. Mr. Saxman stated that they needed to be very careful that they are not almost providing architectural services. The Commission is part of the City of Salisbury and we tell them what is allowable and what is not but we can't tell them what to do. Ms. Hay stated that the Commission doesn't have the authority to tell him anything or do anything absent being together in a quorum. Ms. Hay stated that the better solution would be to identify the products he can use and work with staff to improve his application.

Ms. Bratten clarified for the applicant that he can start doing work on the inside of the house because the Commission is only concerned with the exterior of the home. She also stated that he can do the roof because that does not require their permission.

The Commission determined that they would like to continue the application with appropriate materials presented in January and that in January the applicant have an interpreter present to make sure that the applicant understands. The applicant agreed that he can be back next month but he wants to make sure that he does not have to keep coming back and forth.

Mr. Saxman stated that they would now go through the list of acceptable materials for each item.

- Windows – Mr. Frederick stated that they can be wood, aluminum clad wood, or fiberglass composite material and they must match the configuration and size of the windows as they exist today.
- Exterior Door – Mr. Frederick stated that the door must be a solid six panel door with no glass. Mr. Saxman stated that the material is not specific in this case. Mr. Frederick said the storm door can remain or be replaced with the same. The side windows and transom window must stay.
- Porch Floor – Mr. Frederick stated that the floor must be replaced with tongue and groove wood or composite tongue and groove and should match the width of the existing wood.
- Porch Framing – Mr. Frederick stated the structural porch framing should be salvaged and repainted or restored inclusive of the columns and brackets.
- Porch Ceiling – Mr. Frederick stated that the porch ceiling will have to be replaced in kind with beadboard panel.
- Fascia, Trim, and Copings – Mr. Frederick and Mr. Saxman stated should be wood or a composite material like Azek.
- Porch Roof – The geometry of the roof should stay the same to retain and restore the gable, but the shingle can go back with the in-kind asphalt shingle.
- Siding – Mr. Frederick stated that the siding would have to be replaced in kind with wood lap that matches the existing siding, he can be repaired and restored with in kind wood lap siding, or it can be removed and replaced with a cementitious siding with the same profile and painted on the smooth side. Mr. Saxman added that it cannot be overlaid on the existing siding because it will push out beyond the window trim.

Mr. Frederick stated that the Commission has now provided a list for the applicant to review, make selections and meet with us next months. He made a motion to continue the hearing next month. Matt Auchey made a second. Mr. Saxman asked if there were further discussion. Ms. Bratten requested an interpreter at the second meeting. Mr. Nick Voitiuc, Director of Infrastructure and Development, asked that brick chimneys and brick around the porch remain and be repaired. Mr. Saxman stated that this kind of work is in kind but it can be added to the minutes. There being no further comment, Mr. Saxman called for a vote and the case was determined to be continued (7-0).

- **#24-25** – 307 Park Ave. – Alterations – Mr. Joey Santos, Construction Manager for Pintail Construction, brought the application to the Commission for alterations to repair and replace porch flooring, railing, framing and pillars at 307 Park Avenue. The staff findings were read into the record.

The structure had not yet been determined to be either contributing or non-contributing, so the Commission considered the structure. Using the Contributing Structure Checklist (Exhibit A), it was determined that the structure is approximately 90% in tact with the original structure and that most of the features are contributing. Mr. Auchey made a motion to deem the structure contributing based on the findings of Exhibit A. Mr. Frederick seconded the motion and the motion carried (7-0).

Mr. Santos clarified that some of the paperwork incorrectly states that they are replacing the windows and siding and that they are only proposing to replace the rotting deck boards, railing, framing and pillars.

Mr. Saxman asked why they were replacing the columns with square rather than round. Mr. Santos stated that it was the preference of the family, they are easier to come by and there is an example of them across the street. Members of the Commission expressed that their preference is that the doric style of column be kept and it is important to the house.

Mr. Auchey asked if the railing is proposed to be replaced with vinyl. Mr. Santos stated that vinyl is what is proposed on the application. Mr. Auchey stated that on a contributing structure they cannot allow vinyl but that it could be replaced with wood. Mr. Santos asked if there would be an issue with the height if the Building Code required the railing to be higher than what is existing. Mr. Frederick stated that it would have to be a modern adjustment and to just keep the materials.

Mr. Auchey asked that anything under the porch that is exposed, like the face boards, be something synthetic like an Azek material. For the composite decking, are you using the proper width and tongue and groove? Mr. Santos stated that the standard 5.5 inch wide decking is a significant cost savings. However, the Commission stated that the flooring would need to be tongue and groove wood or a tongue and groove composite with approximately 3.5 in width. Mr. Auchey stated that the lattice needs to go back as wood unless it is already vinyl. It just needs to be replaced in kind. Mr. Saxman asked if the stairs were being replaced. Mr. Santos stated that he believes in the contract they are finishing out the stairs with the decking material, but he is not sure if they are in the contract.

Mr. Auchey made a motion to approve the application as amended with the following:

- The deck flooring is to be replaced with tongue and groove of wood or a composite such as AZEK with a face board. If the face board is a composite material, it should be a smooth finish (no woodgrain).
- Railing and lattice shall be replaced in-kind with wood with railing to the required height per the Building Code.
- Column replacements must match the existing column style

Mr. Frederick seconded the motion and the motion carried (7-0).

8. Adjourn the Meeting-

Ms. Gingrich made a motion to adjourn the meeting. Mr. Phillips 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: January 22, 2025

Time: 7:00 pm

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

Case Number: #24-24

Commission Considering: Alterations - Replacement of windows, front door, front porch flooring and add siding

Owner's Name: Jean Joubert Brissault & Dore Marie Rose

Applicant Name: Jean Joubert Brissault

Agent/Contractor: N/A

Subject Property Address: 310 Poplar Hill 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: 10-28-2024

Case #: 24-24

Date Accepted as Complete: _____

Action Required By (45 days): _____

Subject Location: 310 BOPLAR HILL AVE 21801

Application by: JEAN JEAN BRISSAUT

Owner Name: JEAN JEAN BRISSAUT

Applicant Address: 112 GLEN AVE SALISBURY MD 21804

Owner Address: 112 GLEN AVE SALISBURY MD 21804

Applicant Phone: 410-831-7598

Owner Phone: 410-831-7598

Owner Email: JEANBRISSAUT@GMAIL.COM

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

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

Replace windows, front door, front porch, flooring, and add siding

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

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

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

See Reverse Side for DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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 12-18-2024 (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: 10-28-2024

Application Processor (Date)

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



CITY OF SALISBURY
PUBLIC NOTICE

310



310

**CITY OF SALISBURY
PUBLIC NOTICE**

OFFICE OF THE CITY CLERK
349 Poplar Hill, Room 100
Salisbury, Maryland 21868
Phone: 410-739-1234
Fax: 410-739-1235
www.cityofsalisbury.org







205

FM-9571



Salisbury Historic District Commission

STAFF FINDINGS

Meeting of January 22, 2025

Case Number:	#24-24
Commission Considering:	Alterations – Replace windows, front door, front porch flooring and add siding
Owner Name:	Jean Joubert Brissault & Dore Marie Rose
Owners Address:	112 Glen Ave Salisbury, MD 21804
Applicant Name:	Jean Joubert Brissault
Applicant's Address:	same as owner
Agent/Contractor:	N/A
Subject Property Address:	310 Poplar Hill Ave Salisbury, MD 21801
Historic District:	Newtown Historic District
Use Category:	Residential
Zoning Classification:	R5 - Residential
Structure / Site Description:	
Built Date:	1916
Enclosed Area:	2,216 sq. ft. (SDAT Real Property Database)
Lot Size:	4,526 sq. ft. (SDAT Real Property Database)
Number of Stories:	2
Contributing Structure:	Yes
Wicomico County Historic Survey on file:	Yes; WI-640, John S Adkins House
Nearby Properties on County Survey:	Yes

Properties included below but not limited to:

- WI-153-1, House
- WI-575, Poplar Hill Ave Rowhouse Block
- WI 141, John Wesley Church (Charles H. Chipman Cultural Center)
- WI 434, John Wesley Church Parsonage

Explanation of Request: The applicant is seeking approval to replace windows, the front door, the front porch flooring, ceiling and siding, and restore porch columns. The applicant met with the Commission at the December 18, 2024 Hearing and has returned to present items selected for the replacements and discussed previously.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Guideline 1: Preserve Significant Historic Features

- 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 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.

Guideline 12: Preserve Historic Wood Siding

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

Guideline 13: Match Existing or Historic Siding

- a. Where full-scale siding replacement is necessary, match the historic or existing siding on the building. Keep the details (width of wood boards, shingle size, corner and seam details, etc.) consistent with the historic appearance.

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 20: Retain Historic Doors

- a. Maintain and repair historic doors and historic door hardware.
- b. Match new or replacement hardware to the original finish, type, and style.
- c. Avoid surface applied kick plates, closers, padlocks, security hardware and other elements that are not compatible with the original hardware.

GUIDELINES FOR RESIDENTIAL PROPERTIES

Guideline 51: Retain Historic Windows

- 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.

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, choose 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.

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: Jennifer Jean
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: January 9, 2025

WI-640

John S. Adkins 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-640
John S. Adkins House
Salisbury
Private

c. 1883

Defining the northwest corner of the intersection of Poplar Hill Avenue and Walnut Street is a two-and-a-half story, three-bay, cross-gabled frame house which has survived with a relatively intact exterior since its late nineteenth construction. Emblematic of a house type built in large numbers throughout Wicomico County after the Civil War, the single-pile main block has a center hall and rooms to each side. The steeply pitched cross gable roof is defined by a pointed arch window that refers to the influence of the nationally popular Gothic Revival. The main block is extended to the rear with a sizable two-story service wing, another hallmark of the post Civil War era when kitchens were commonly joined to the house instead of being detached.

The construction of this two-and-a-half story frame dwelling occurred during the ownership of John S. Adkins, who acquired this lot on Poplar Hill Avenue and Walnut Street for \$250 in October 1882. The transfer price indicates clearly that the lot was unimproved by any substantial structures. Seven years later, in September 1889, John S. Adkins and his wife Alice sold the house and lot to Thomas R. Layfield for \$1600, a sum that represents an improved lot at the time. During the first half of the twentieth century the house and corner lot were held by Annie B. Higgins and her descendants. The property was not sold out of the Higgins-McGrath family until 1958.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. WI-640

1. Name of Property (indicate preferred name)

historic John S. Adkins House

other _____

2. Location

street and number 310 Poplar Hill Avenue not for publication

city, town Salisbury vicinity _____

county Wicomico

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

name Ernest S. Price

street and number 31453 Old Ocean City Road telephone _____

city, town Salisbury state MD zip code 21804

4. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court liber 1633 folio 59

city, town Salisbury tax map 107 tax parcel 782 tax ID number 5-022975

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 type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<u>1</u> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	_____ sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	_____ structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	_____ objects
		<input type="checkbox"/> government	<input type="checkbox"/> unknown	<u>1</u> Total
		<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

7. Description

Inventory No. WI-640

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

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

The John S. Adkins house stands at 310 Poplar Hill Avenue in the Newtown Historic District of Salisbury, Wicomico County, Maryland. The house is located on the northwest corner of the intersection of Poplar Hill Avenue and Walnut Street. The dwelling faces east with the principal gable roof oriented on a north/south axis.

Built around 1883, the two-and-a-half story, three-bay, single-pile frame dwelling is supported on a low brick foundation and the exterior is clad with plain weatherboard siding. The steeply pitched gable roof is covered with asphalt shingles. Attached to the back of the main block is a two-story, three-bay service wing that appears to have been erected in two periods.

The east (main) façade is a symmetrical three-bay elevation with a center entrance and flanking two-over-two sash windows fitted with molded lintels. The front entrance is fitted with a heavily molded four-panel door with arched upper panels. The doorway is framed by a two-light transom and three-light sidelights. The adjacent windows are flanked by louvered shutters. Sheltering the first floor is a hip roofed porch featuring turned posts and decorative sawn corner brackets. A small cross gable is centered on the porch roof. The second story is lighted by three two-over-two sash windows and each opening is flanked by louvered shutters. The roof is defined by a center cross gable pierced by a pointed arch window. The edge of the roof is finished with an extended eave and enclosed soffit. Trimming the outside corners of the house are paneled pilasters that rise to the cornice.

The north gable end is marked by pairs of two-over-two sash windows that light the first and second floors, and each lintel has a slight crown molding. A pair of smaller two-over-two sash windows light the attic to either side of an interior end brick stack. The south gable end is finished in a similar fashion with an interior end stack and flanking two-over-two sash windows. The roof edge of each gable end is extended with returns at the base.

The rear (west) wall of the main block is largely covered by a two-story, three-bay service wing. The south side of the service wing has a paneled pilaster that rises between the second and third bay. The westernmost bay is topped by a cross gable pierced by a two-over-two sash window.

The west gable end wall of the service wing is defined by two-over-two sash windows on each floor. Attached to the north side of the kitchen wing is a two-story shed roofed porch.

The interior was not seen.

8. Significance

Inventory No. WI-640

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 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 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

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.)

Defining the northwest corner of the intersection of Poplar Hill Avenue and Walnut Street is a two-and-a-half story, three-bay, cross-gabled frame house which has survived with a relatively intact exterior since its late nineteenth-century construction. Emblematic of a house type built in large numbers throughout Wicomico County after the Civil War, the single-pile main block has a center hall and rooms to each side. The steeply pitched cross gable roof is defined by a pointed arch window that points to the influence of the nationally popular Gothic Revival. The main block is extended to the rear with a sizable two-story service wing, another hallmark of the post Civil War era when kitchens were commonly joined to the house instead of being detached.

The construction of this two-and-a-half story frame dwelling occurred during the ownership of John S. Adkins, who acquired this lot on Poplar Hill Avenue and Walnut Street for \$250 in October 1882.¹ The transfer price indicates clearly that the lot was unimproved by any substantial structures. Seven years later, in September 1889, John S. Adkins and his wife Alice sold the house and lot to Thomas R. Layfield for \$1600, a sum that represents an improved lot at the time.² During the first half of the twentieth century the house and lot were held by Annie B. Higgins and her descendants.³ The property was not sold out of the Higgins-McGrath family until 1958.⁴

¹ Wicomico County Land Record, SPT 5/155, 28 October 1882.

² Wicomico County Land Record, FMS 5/193, 2 September 1889.

³ Wicomico County Land Record, JTT 19/112, 23 January 1897;

⁴ Wicomico County Land Record, 448/34, 8 May 1958.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. WI-640

Name John S. Adkins House
Continuation Sheet

Number 8 Page 1

John S. Adkins House
310 Poplar Hill Avenue
Salisbury, Wicomico County, Maryland
Chain of title

Map 107, Parcel 782

1633/59 Buela W. Twilley
R. Dale Dashiell, Jr.

to

9/30/1998 Ernest N. Price

AJS 953/785 Buela W. Twilley

to

1/1/1981 Buela W. Twilley
R. Dale Dashiell, Jr.

JWTS 448/187 Conrad O. Long and wife, Naomi

to

5/14/1958 Buela W. Twilley

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. WI-640

Name John S. Adkins House
Continuation Sheet

Number 8 Page 2

448/34 J. Morris McGrath
Helen Higgins McGrath

to

5/8/1958 Conrad O. Long

JWTS 307/494 Anna Belle Farlow

to

10/20/1948 J. Morris McGrath

JWTS 307/493 Helen Higgins McGrath
J. Morris McGrath

to

10/19/1948 Anna Belle Farlow

JWTS 307/317 Ruth M. Dryden
Clarence W. Dryden of Queen County, New York

to

9/30/1940 Helen Higgins McGrath

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. WI-640

Name John S. Adkins House
Continuation Sheet

Number 8 Page 3

IDT 158/114

Annie B. Higgins
Leonard H. Higgins

to

3/6/1929

Ruth M. Higgins, previously Ruth M. Drdyen

JTT 19/112

Jay Williams, trustee

to

1/23/1897

Annie B. Higgins
Whereas Thomas R. Layfield and Ella Layfield on the 5 October
1893 issued a mortgage recorded JTT 13/85-87

FMS 5/193

John S. Adkins
Alice C. Adkins

to

9/2/1889

Thomas A. Layfield
\$1600

SPT 5/155

Levin D. Collier
Louisa Collier

to

10/28/1882

John S. Adkins
\$250

9. Major Bibliographical References

Inventory No. WI-640

Wicomico County Land Records, various volumes, Wicomico County Courthouse.

10. Geographical Data

Acreage of surveyed property 4,526 square feet
Acreage of historical setting 4,526 square feet
Quadrangle name _____

Quadrangle scale: 1:24,000

Verbal boundary description and justification

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

11. Form Prepared by

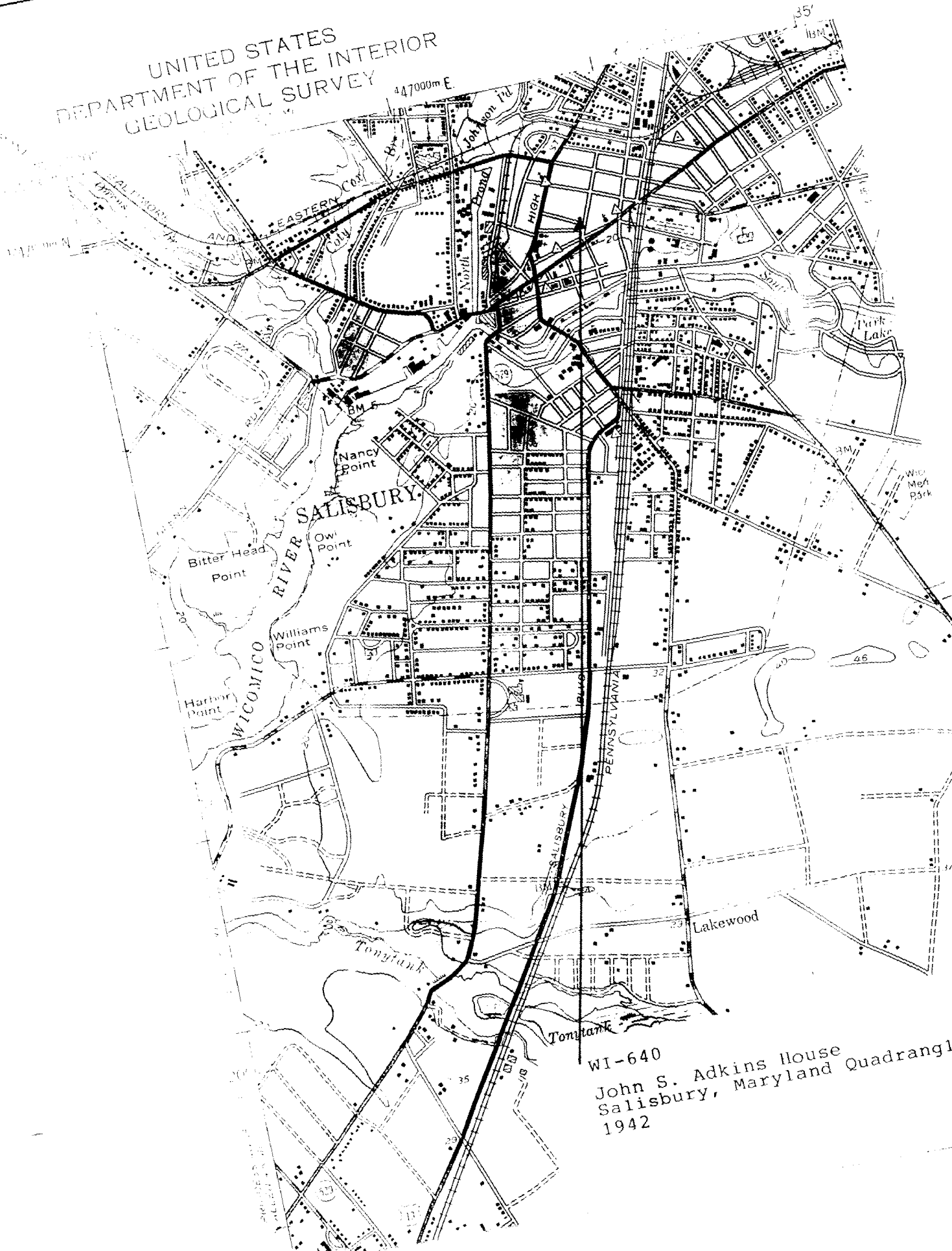
name/title	Paul B. Touart, Architectural Historian		
organization	Private Consultant	date	11/14/2001
street & number	P. O. Box 5	telephone	410-651-1094
city or town	Westover	state	Maryland 21871

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 21032-2023
410-514-7600

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



WI-640
John S. Adkins House
Salisbury, Maryland Quadrangle
1942



W1-640

JOHN S. ADKINS HOUSE
SPRINGBURY, WICOMICO CO., M.D.
NORTHEAST ELEVATION

11/01, PAUL TOWNSEND, PHOTOGRAPHER
NEG./M.D. HISTORICAL TRUST

2 of 2



W1-640

JOHN S. ADKINS HOUSE
SAVSBURY, MICHIGAN CO., MD.
SOUTHEAST ELEVATION

11/01, PAUL TOWNSEND, PHOTOGRAPHER

NEED 1 MD HISTORICAL TRUST

1 OF 2

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 **Account Number -** 022975

Owner Information

Owner Name:	BRISSAULT JEAN JOUBERT DORE MARIE ROSE	Use:	RESIDENTIAL
Mailing Address:	112 GLEN AVE SALISBURY MD 21804-	Principal Residence:	NO
		Deed Reference:	/05436/ 00444

Location & Structure Information

Premises Address:	310 POPLAR HILL AVE SALISBURY 21801-0000	Legal Description:	4,526 SQFT 310 POPLAR HILL AVE CITY OF SALIS
--------------------------	---------------------------------------------	---------------------------	----------------------------------------------------

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0009	0782	5030164.23	0000				2025	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1916	2,216 SF		4,526 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	FRAME/	3	2 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:	15,000	15,000		
Improvements	67,100	67,100		
Total:	82,100	82,100	82,100	
Preferential Land:	0			

Transfer Information

Seller: CSMC 2020-RPL2 TRUST Type: NON-ARMS LENGTH OTHER	Date: 08/30/2024 Deed1: /05436/ 00444	Price: \$89,900 Deed2:
Seller: CAMPER CHARLOTTE G Type: NON-ARMS LENGTH OTHER	Date: 07/30/2024 Deed1: /05422/ 00449	Price: \$115,000 Deed2:
Seller: HOMECOMINGS FINANCIAL NETWORK INC Type: ARMS LENGTH IMPROVED	Date: 03/13/2003 Deed1: /02035/ 00231	Price: \$67,410 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: January 22, 2025

Time: 7:00 pm

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

Case Number: #25-01

Commission Considering: Sign – Install hanging signs

Owner's Name: Berkshire Hathaway

Applicant Name: Selby Sign Co./ Jamie Covington

Agent/Contractor: Selby Sign Co.

Subject Property Address: 122 N Division 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

207 W. Main St., Suite 102
Salisbury, MD 21801
(410) 341-9550 / fax (410) 341-3682

Permit Application

\$25 Fee Received _____ (date)

Date Submitted to NSCC: _____

Date Accepted as Complete by NSCC: _____

Subject Location: 122 W. Division St

Application by: Selby Sign Co. / Jennie Coughlin

Applicant Address: P.O. Box 127 / Pocomoke MD

Applicant Phone: 410.735.9405 21851

Case #: 25-01

Action Required By (45 days): _____

Owner Name: Berkshire Attorneys

Owner Address: 565 Benfield Rd

Owner Phone: Severna Park, MD 21146
410.384.9862

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.

Furnish & install (2) DF Hanging Signs on existing scroll brackets
(3'x3' - 9 square feet each) on front & back of building. Furnish
& install (1) 2'x2' SF SIGN ON WALL -- see attached
for details

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 Director, Dept. of Neighborhood Services & Code Compliance 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 Neighborhood Services & Code Compliance 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: [Signature] Agent Selby Sign Date 12.9.24

Remarks: _____

Application Processor (Date)

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

CITY OF SALISBURY

Department of Infrastructure & Development
125 N. Division St., Rm. #202
Salisbury, MD 21801
Ph: 410-548-3130 Fax: 410-548-3107
www.salisbury.md

Sign Permit #: _____

SIGN PERMIT APPLICATION

PROJECT INFORMATION

Application Date: 12.9.24 Est. Cost of Construction: \$ 3,525.00

Project Address: 122 N. Division St
Salisbury, MD

Type of Sign: Wall Ground Pole/Pylon Roof Directional Other: _____

Brief description of sign & what it's advertising: Berkshire Hathaway

of Faces: 2 - DF (2) 3' x 3' Width: (1) 2' Height: 2' Total Sq. Ft.: → 2 SIGNS - 9 sq ft each
1 SIGNS - 4 sq ft

Height Above Grade: - Setback From Curb: -

Type of Illumination: Internal External N/A Sign Material: Acum.

Time Limit of Sign: Permanent Sign Temporary Sign (# of days _____)

PROPERTY OWNER INFORMATION

Name of Property Owner(s): Suzannah Sells LLC 122 N Division St. 1000000

Mailing Address: 4154 Nicholas Mews

City: Salisbury State: MD Zip: 21804

SIGN CONTRACTOR INFORMATION

Contractor's Name: Selby Sign Co. License #: _____

Mailing Address: P.O. Box 127 Business Phone: () 443.735.9405

City: Pocomoke State: MD Zip: 21851

(Permit Fee - \$1.50 x total sq. ft of sign + \$50.00)

A drawing/sketch or photograph of the sign(s) must be submitted with permit application. If in Historic District, approval must also be received prior to application. A separate application must be submitted for EACH sign

Applicant's Name: Suzannah Cain Phone: (410) 430 2118

Applicant's Email: Sue@cain.teamofoc.com Date: 12.9.24

Office Use Only

Permit Fee: \$ _____ Ck # _____

Approved By: _____

Zoning Administrator

Required Approvals Date/Initials

- | | |
|-----------------------------------------|-------|
| <input type="checkbox"/> Planning Comm. | _____ |
| <input type="checkbox"/> Historic | _____ |
| <input type="checkbox"/> Zoning | _____ |
| <input type="checkbox"/> BOZA | _____ |



POCOMOKE CITY, MD
 THIS DESIGN IS THE
 PROPERTY OF
 SELBY SIGN CO.
 ALL RIGHTS TO ITS USE
 AND REPRODUCTION
 ARE RESERVED BY
 SELBY SIGN CO.

CLIENT
 Berkshire Hathaway

LOCATION

SCALE

DESIGNER
 B JEFFRA

DATE
 10/29/24

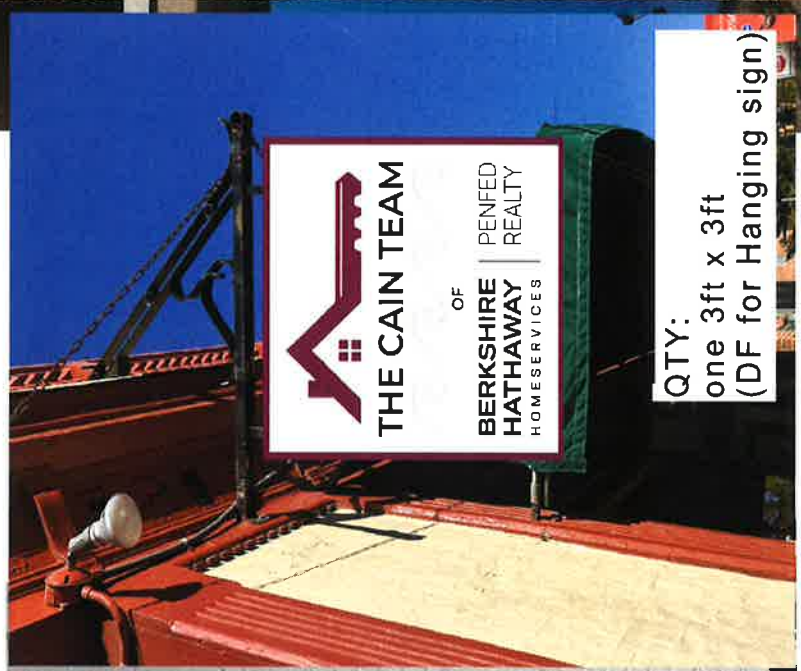
SKETCH #
 24-1970

CLIENT APPROVAL

ACM prints
 with raised
 alum retainers



QTY:
 one 3ft x 3ft
 (DF for Hanging sign)



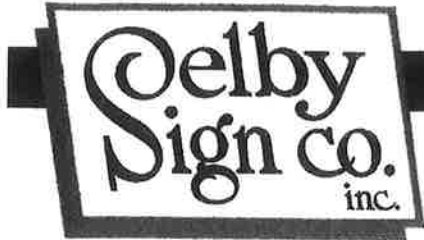
QTY:
 one 3ft x 3ft
 (DF for Hanging sign)



2ft x 2ft

(SF wall sign)

CONTRACT



A Sign of Excellence Since 1952

2138 BYPASS ROAD · P.O. BOX 127 · POCOMOKE CITY · MARYLAND 21851
410-957-1541 · 410-742-0095 · FAX 410-957-1074

SUBMITTED TO:
Kimberly Startt
BERKSHIRE HATHAWAY HOMESERVICES
565 Benfield Road
Severna Park MD 21146

PHONE: 410.384.9862
DATE: 10.30.24
kimberly.pounsberry@penfedrealty.com

SALESMAN: Jamie Covington

If BILLING ADDRESS different
From above, correct below:

CONTRACT #: 24271

JOB NAME AND LOCATION:
Berkshire Hathaway/The Cain Team
113 N Division St, Salisbury MD

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATE TO:

Furnish and install (2) double-faced, non-illuminated hanging signs, (2) single-faced, non-illuminated wall signs, and vinyl on (1) door per sketches and the following specifications:

NOTE: All sizes listed in this Contract and/or on sketches are approximate.

(2) 3'X3' D/F HANGING SIGNS

CONSTRUCTION: SIZE: 3' x 3
White ACM background with digitally-printed copy. Signs supported with square tube aluminum frames and secured with raised aluminum retainers.
COPY/COLORS: As shown on sketch

INSTALLATION: Signs will be hung from exiting brackets.

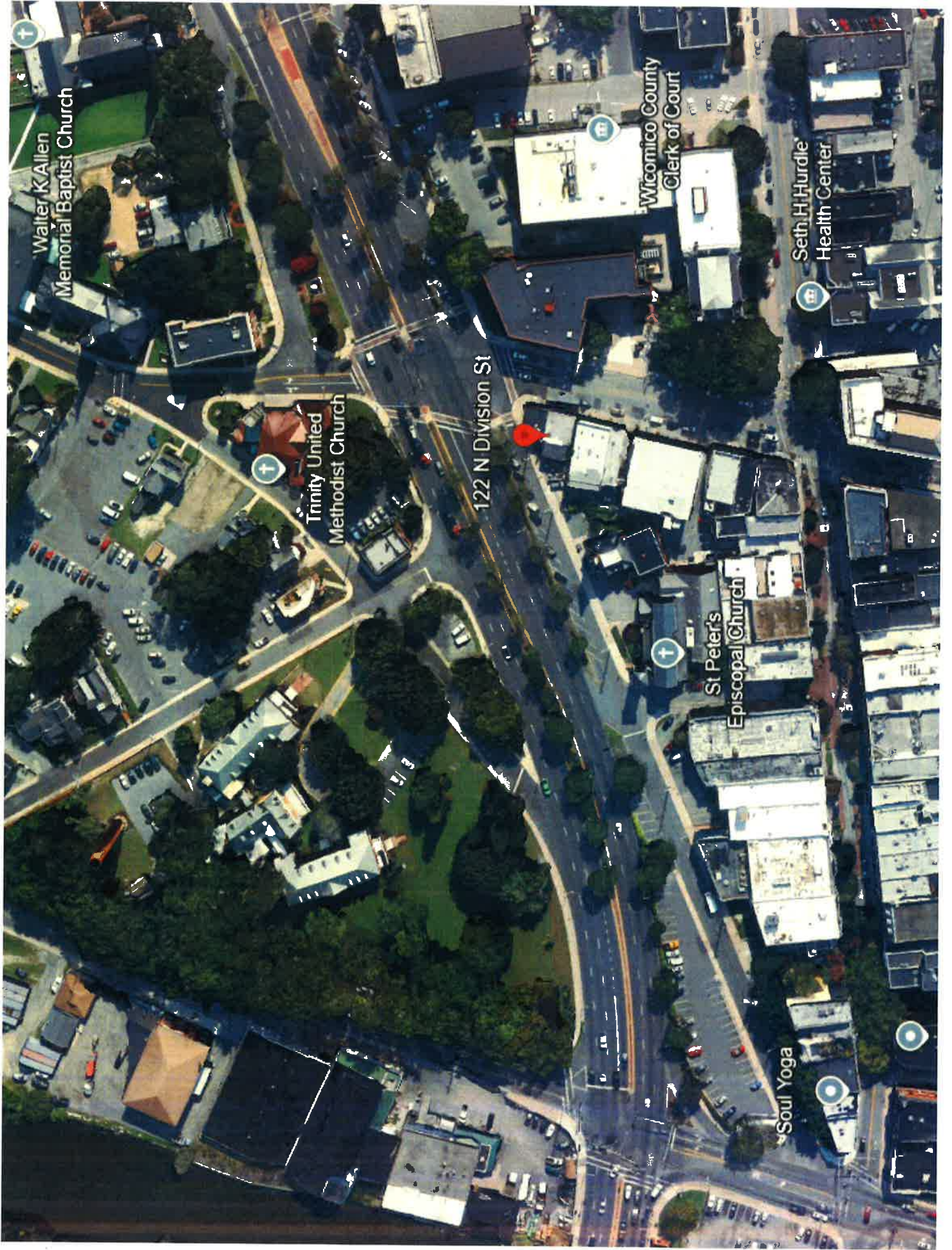
(1) 2'X2' S/F WALL SIGN AND

CONSTRUCTION: As hanging signs.
COPY/COLORS: As shown on sketch

INSTALLATION: 2' x 2' sign will be installed on exterior wall with placement as shown on sketch.

WARRANTY: One (1) year warranty on workmanship and materials. Acts of God and/or vandalism excluded.





Walter K Allen
Memorial Baptist Church

Trinity United
Methodist Church

122 N Division St

Wicomico County
Clerk of Court

Seth H Hurdle
Health Center

St Peter's
Episcopal Church

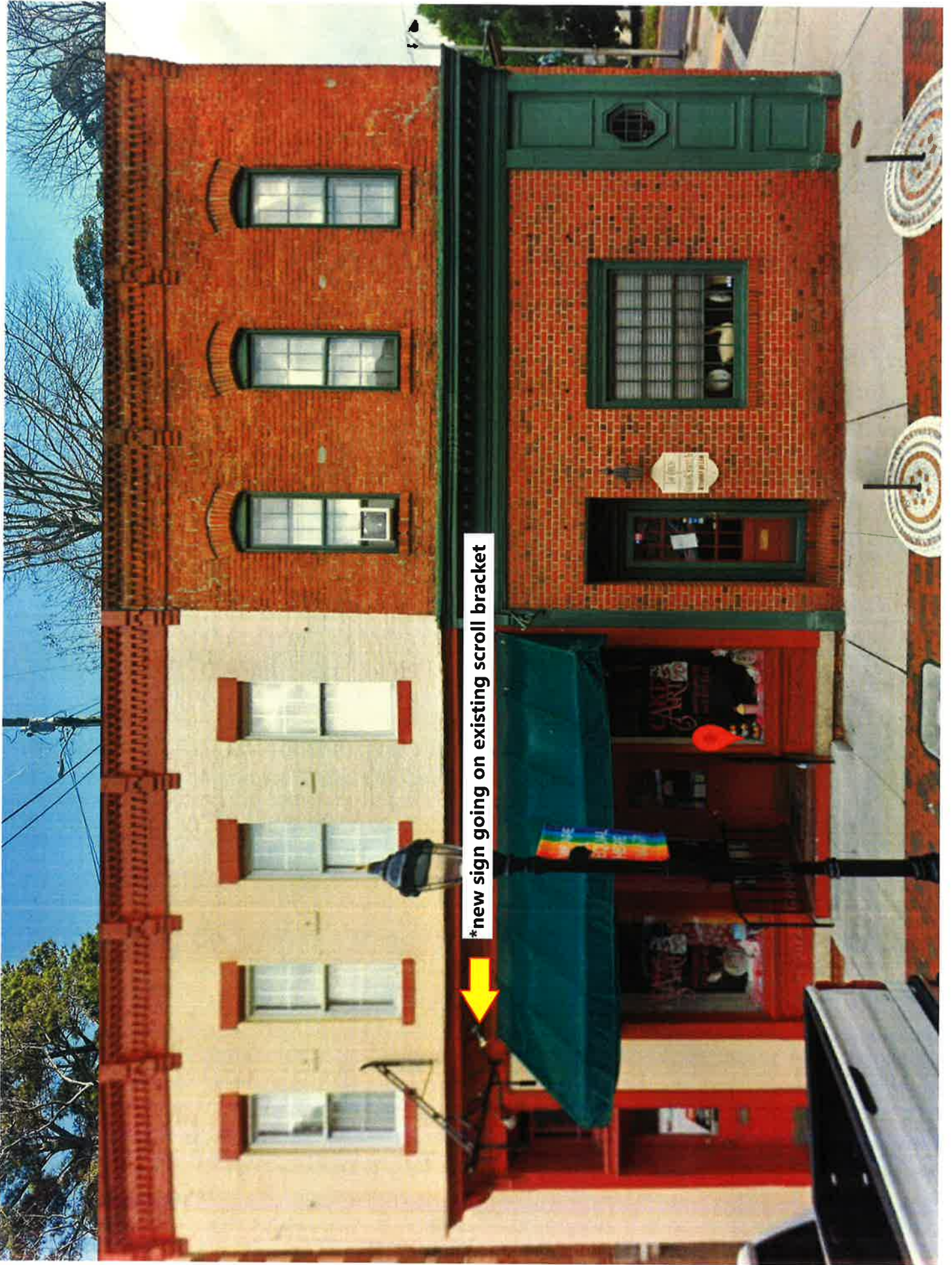
Soul Yoga

DIVISION ST SIDE



* new sign going on existing scroll bracket

* 2' x 2' wall location



*new sign going on existing scroll bracket



*** New sign on existing scroll bracket**



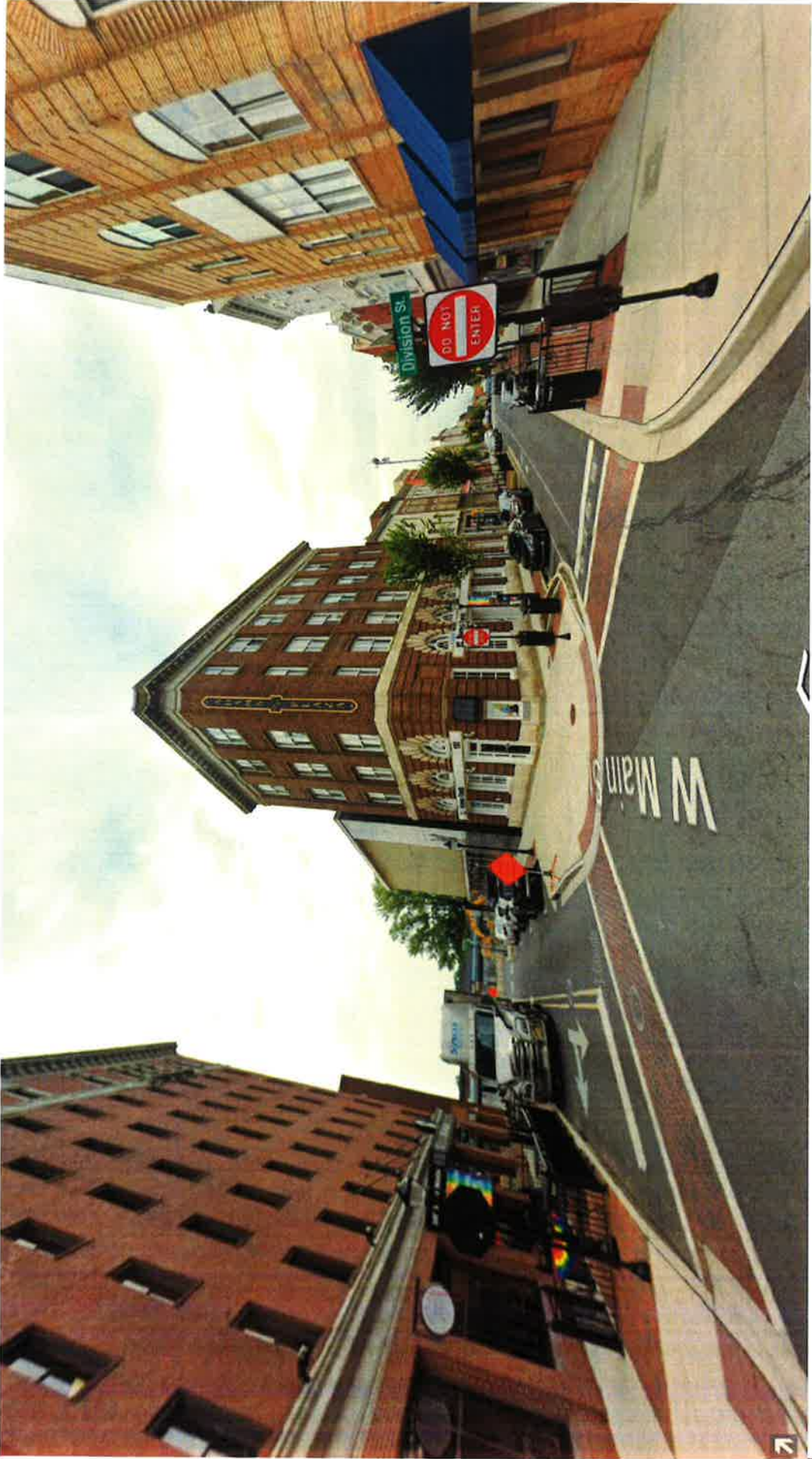
Church st side of building



***Division st building fascades**



*** Division St side of building**



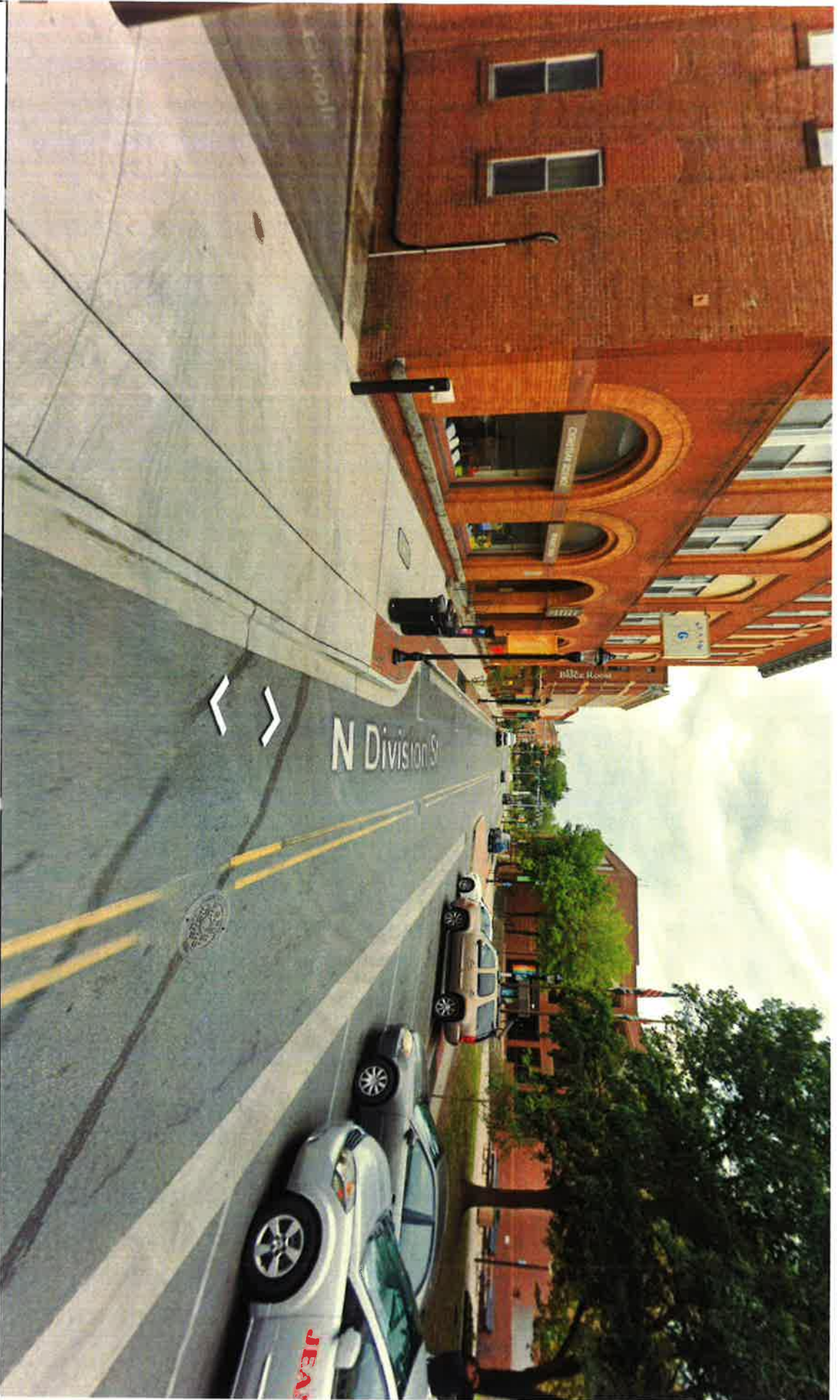
***Division st building facades**



***Division st building fascades**



***Division st building fascades**

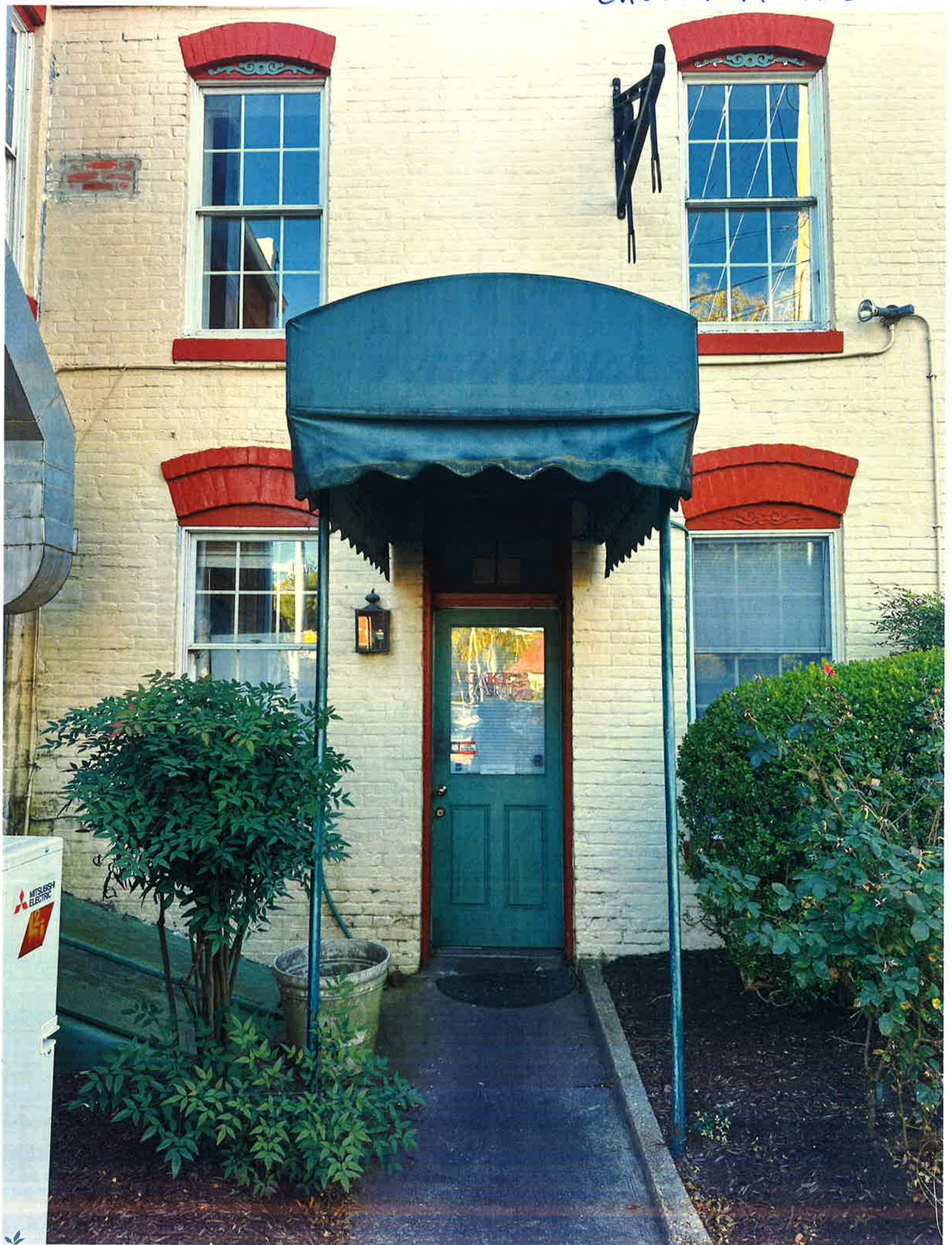


***Division st building fascades**

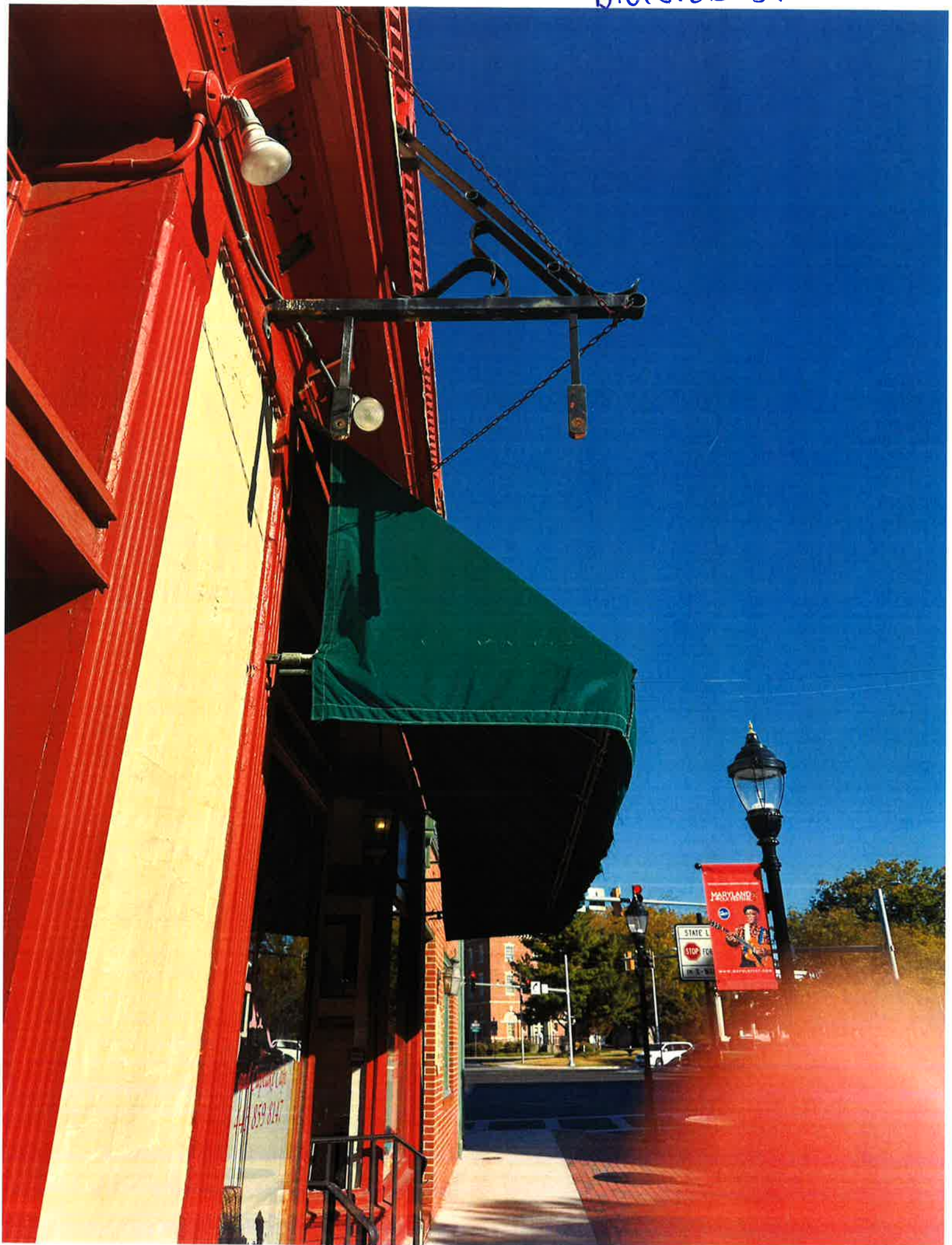


***Division st building fascades**

CHURCH ST. SIDE



DIVISION ST



859-8147

DIVISION ST



120A

MailCoast

AVA

GEOR

410 54

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of January 22, 2025

Case Number:	#25-01
Commission Considering:	Sign – Install hanging sign
Owner Name:	Devreco, LLC
Owners Address:	150 W Market St Ste. 101 Salisbury, MD 21801
Applicant Name:	Berkshire Hathaway
Applicant's Address:	565 Benfield Rd Severna Park, MD 21146
Agent/Contractor:	Selby Signs Co./ Jamie Covington
Subject Property Address:	122 N Division St Salisbury, MD 21801
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	CBD – Central Business District
Structure / Site Description:	
Built Date:	1900
Enclosed Area:	3,090 sq. ft. (SDAT Real Property Database)
Lot Size:	2,188 sq. ft. (SDAT Real Property Database)
Number of Stories:	Unknown
Contributing Structure:	Not Determined
Wicomico County Historic Survey on file:	Yes; WI-145
Nearby Properties on County Survey:	Yes

Properties included below but not limited to:

- WI-269, Jay Williams Law Office, 116 N. Division St
- WI-75, Mason Temple (Wicomico Lodge No.91), 114 N. Division St
- WI-74, Old Salisbury City Hall and Firehouse (Police Department), 100 W. Church St.

Explanation of Request: The applicant is seeking approval to install a hanging sign on the existing scroll brackets.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Guideline 45: Sign Placement

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

- a. Signs must not obscure or hide significant historic features or details. This includes windows, cornices, and architectural trim.
- b. Projecting signs must be located no less than eight feet above the sidewalk.
- c. Signs should be mounted to historic masonry buildings through the mortar joint, rather than through masonry units wherever possible.
- d. Non-permanent painted or adhesive signs (for example, vinyl cling signs) may be installed on the interior of storefront windows or on the upper story windows of multi-story commercial buildings.
- e. Signs shall not be placed above the roof-line of any building in the Downtown Historic District, as per the zoning ordinance.
- f. Awning signs are permitted.

Evaluation Criteria:

Pursuant to Section 17.52.040 A & B of the Salisbury Zoning Code, it is the duty of the Historic District Commission to review 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: January 10, 2025

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

Carla Burzyk (keeper)

Reviewer, NR Program

Date

June 02, 1983

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: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D and/or Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input type="checkbox"/> local	

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

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

BIBLIOGRAPHY

City of Salisbury. Tax Assessment Records, 1902 - 1979.

City of Salisbury. Records of Building Permits Issued, 1949-1972.

Mullin-Kille Salisbury, Maryland City Directory, 1949, 1957, 1959, 1961.

Salisbury Advertiser.

Salisbury, Maryland City Directory and Commercial Guide for 1907. Salisbury, Maryland: The Salisbury Advertiser, 1907.

Sanborn Map Co. Maps of Salisbury, Maryland, 1886, 1888, 1895, 1901, 1907, 1931, 1946. Pelham, NY: Sanborn Map Co.

Thurston, Walter. Prominent Businessmen of Salisbury, Maryland. Salisbury, Maryland: 1935.

Truitt, Charles J. Historic Salisbury, Maryland. Salisbury, Maryland: 1932.

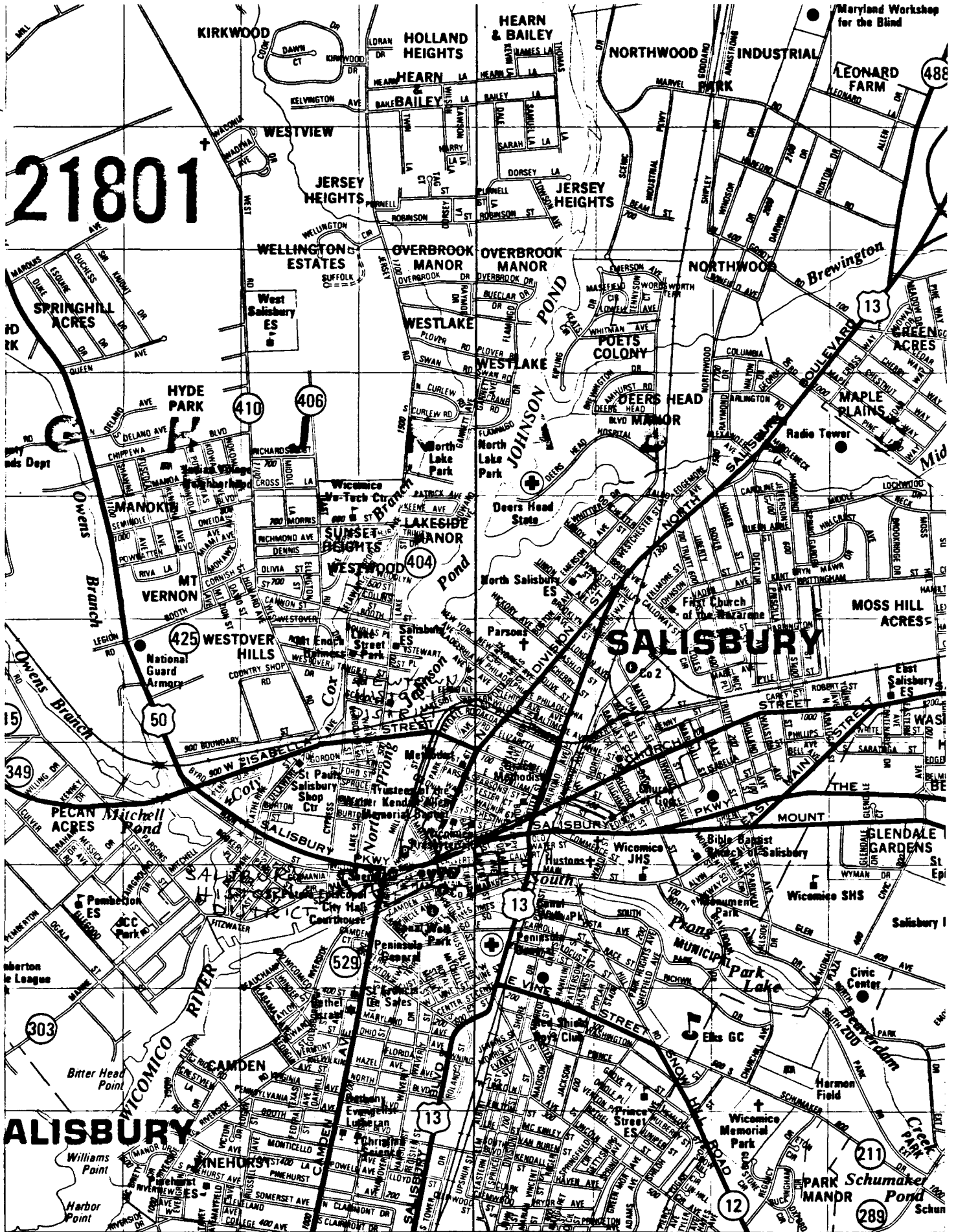
Walker, Albert E. The Wicomico News Historical and Industrial Edition. Salisbury, Maryland: Brewington Bros. Co., 1908.

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

Wicomico County. Land Records.

Wicomico Weekly News.

21801



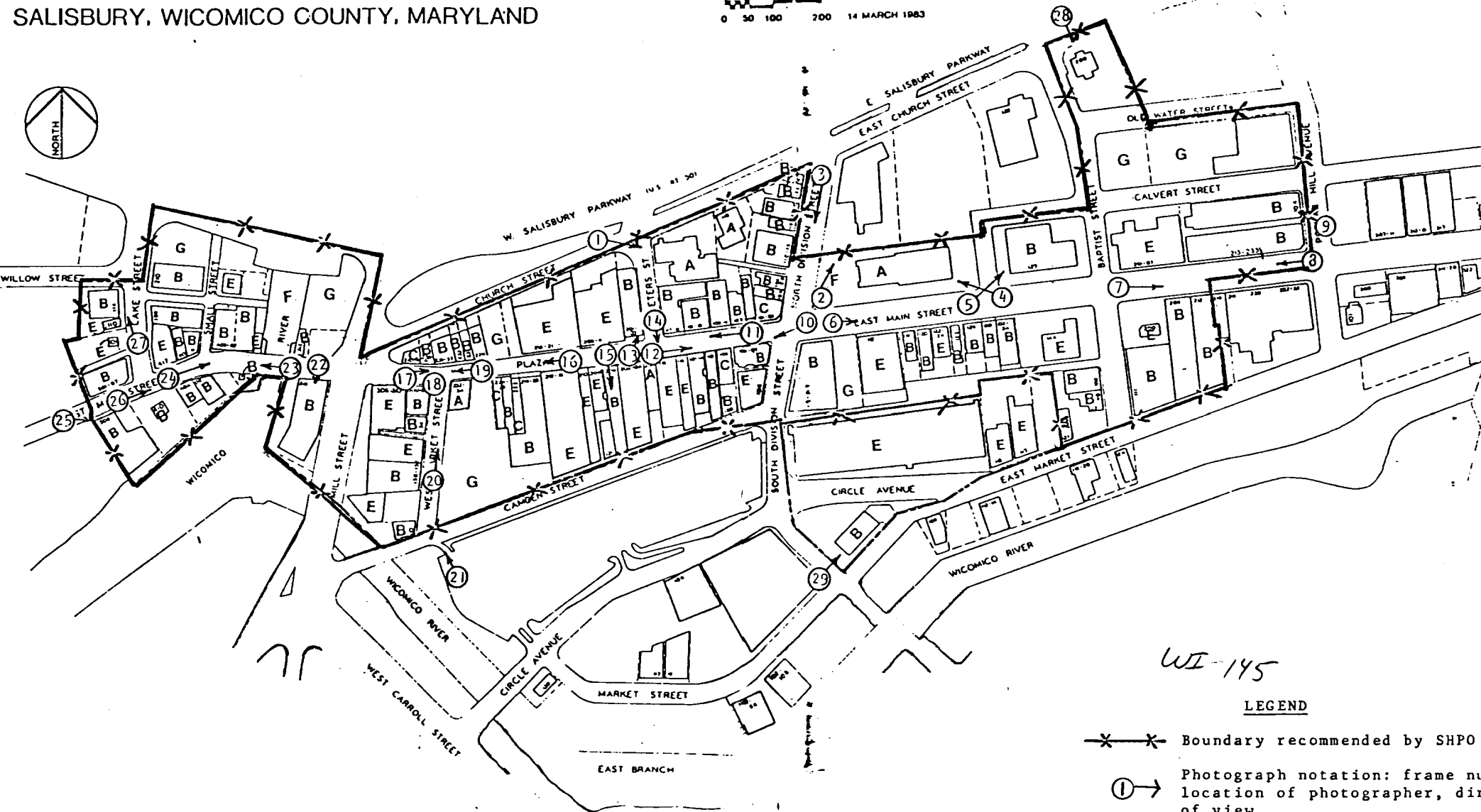
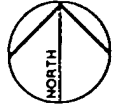
SALISBURY

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 15 MI.
DELMAR 6 MI.

35'

ROYAL OAK 9.6 MI.
CATCHPENNY 5 MI.

4246000m N.

4245

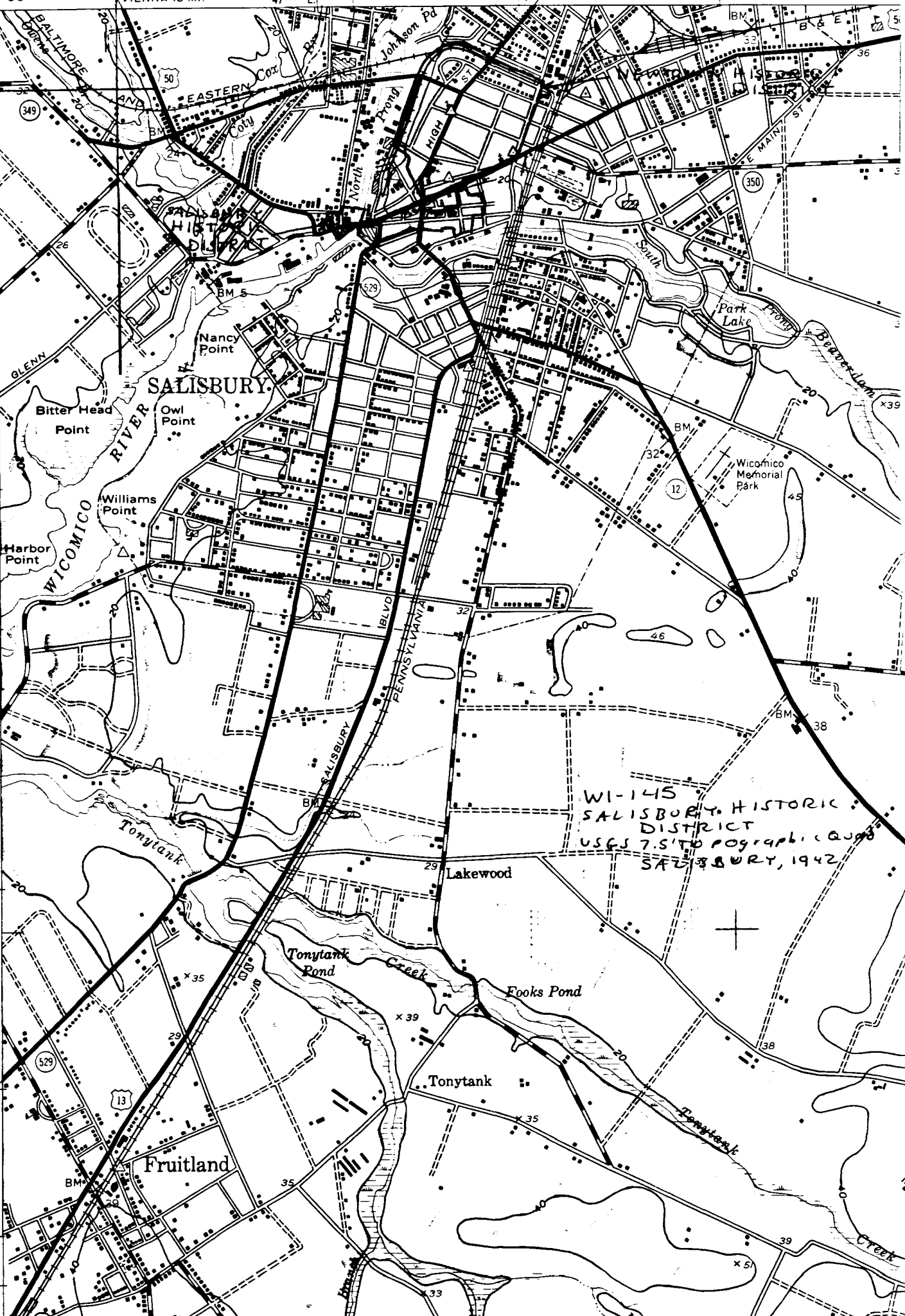
4244

4243

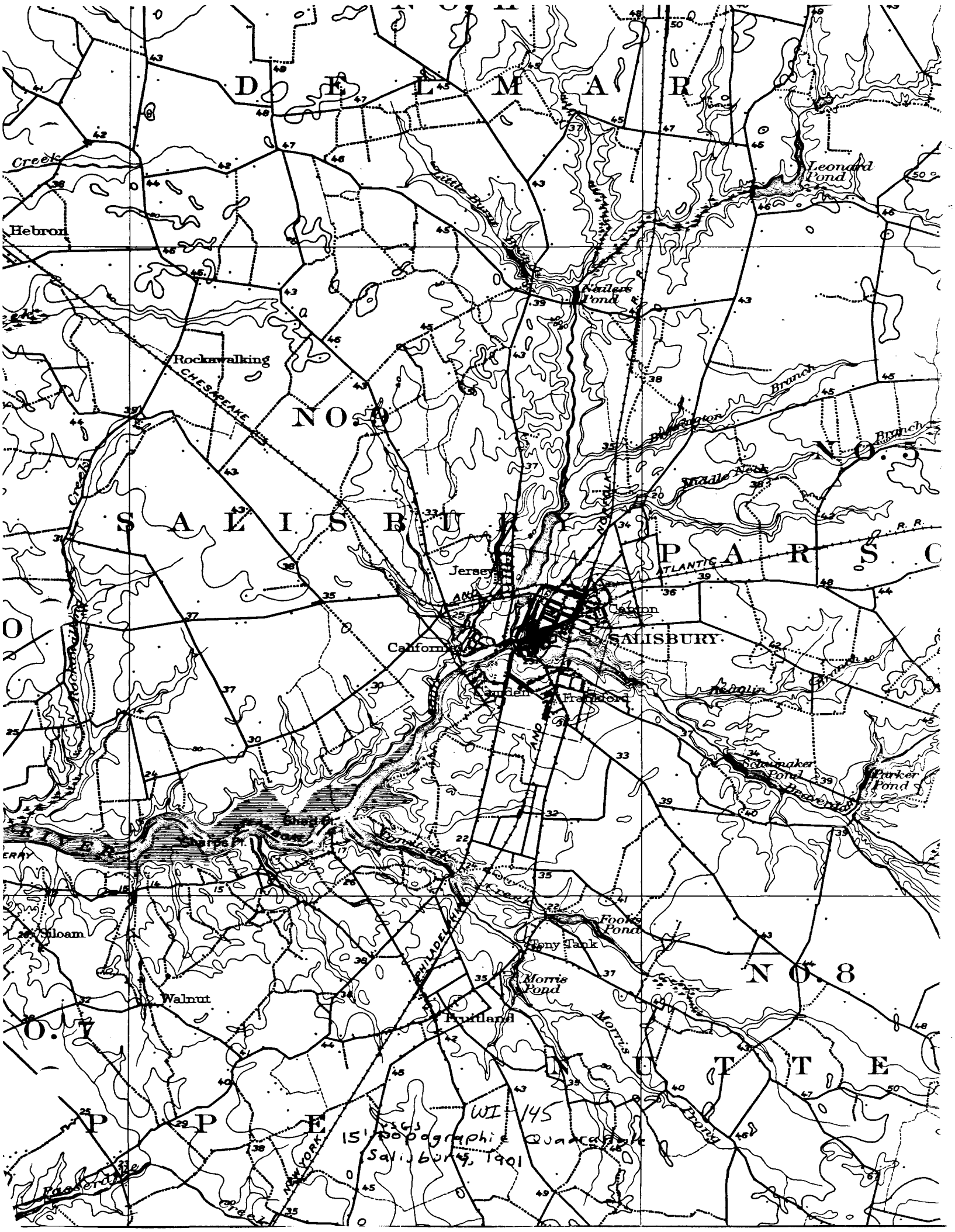
20'

PRINCESS ANNE 11 MI.
ALLEN 4.5 MI.

PRINCESS ANNE 9 MI.
DEN 2.1 MI.

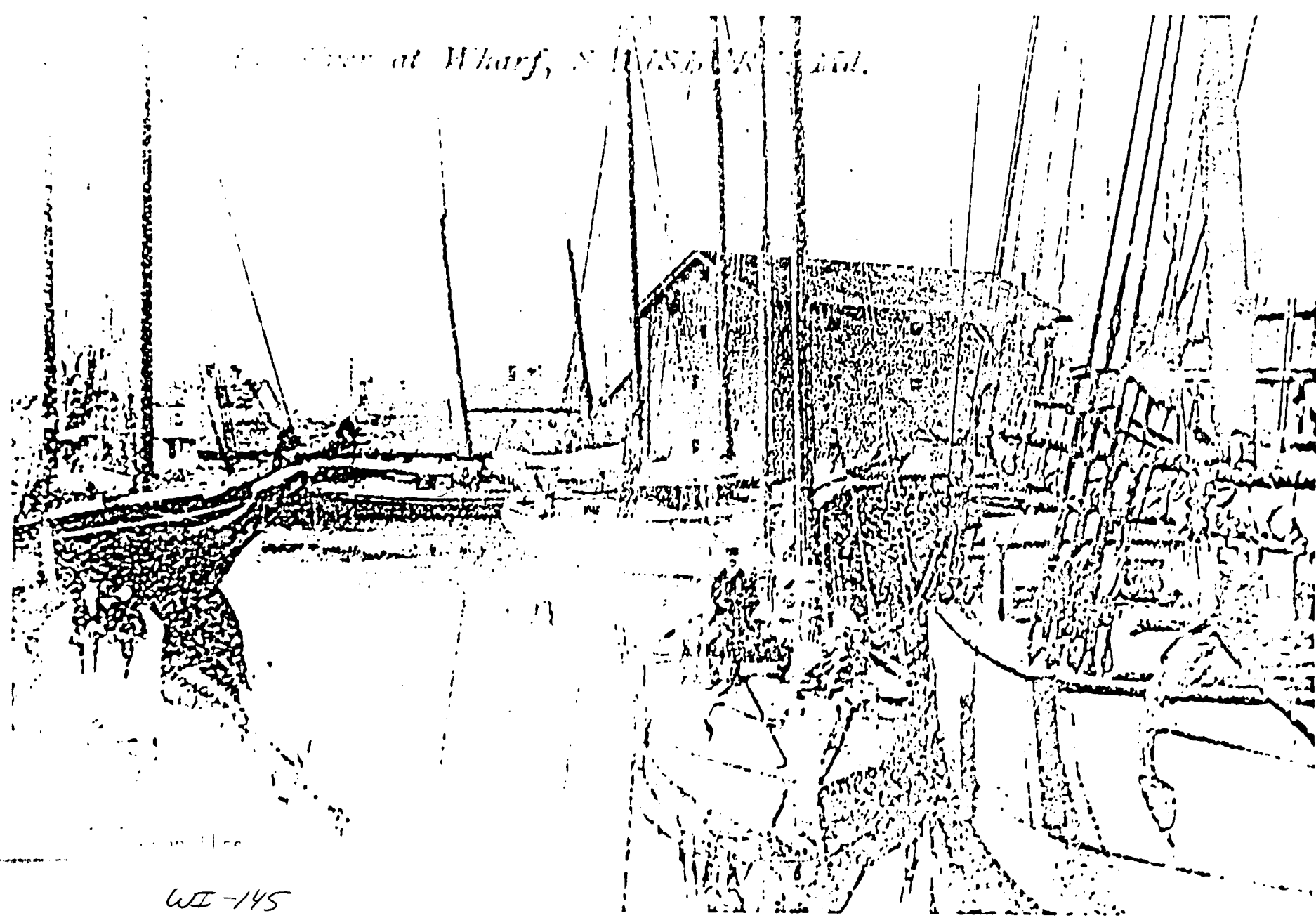


WI-145
SALISBURY, HISTORIC DISTRICT
USGS 7.5 TOPOGRAPHIC QUAD
SFB SALISBURY, 1942



WI 145
15' topographic quadrangle
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.

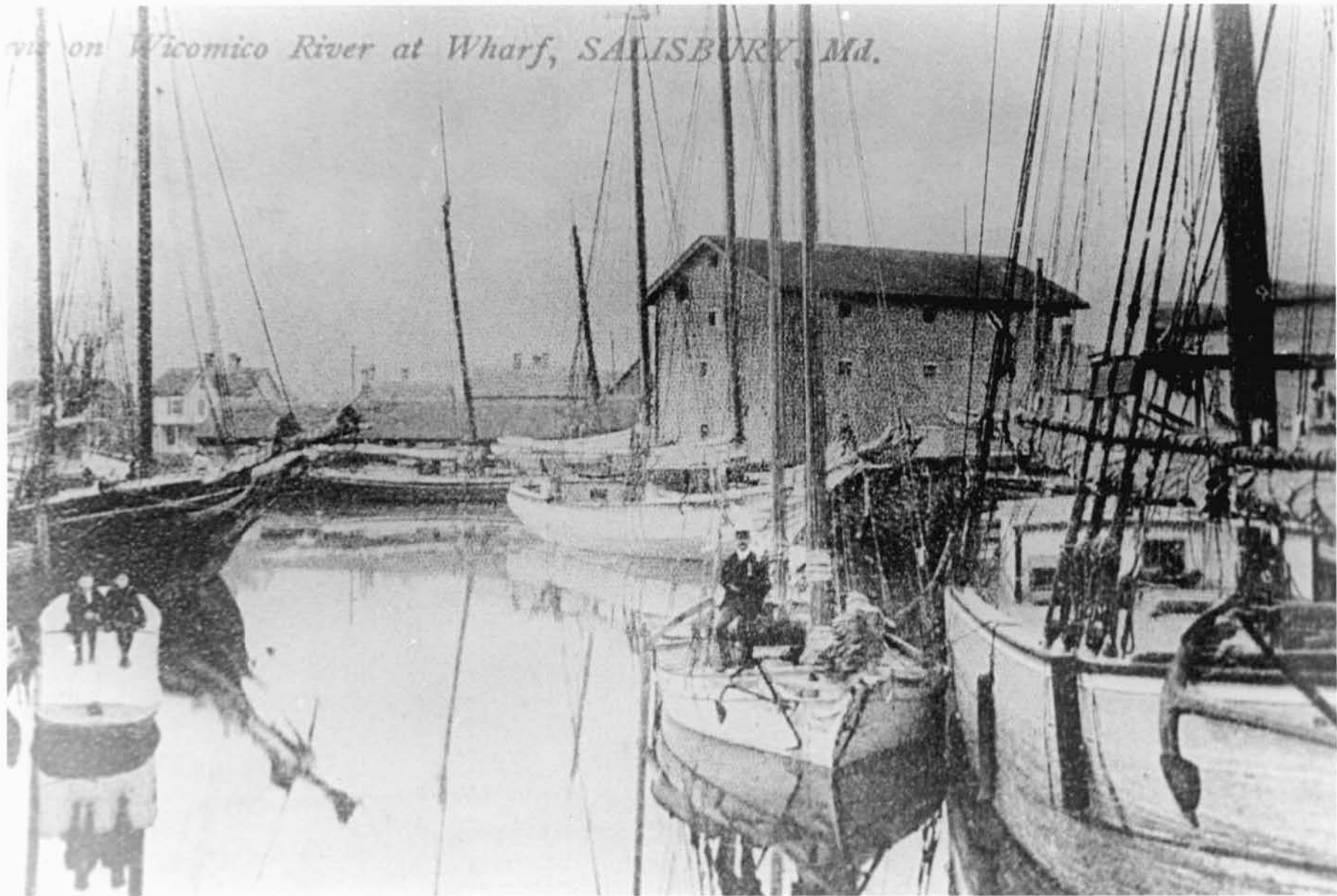


PHOTO 9: Wicomico River, c. 1900

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 - 047492

Owner Information

Owner Name: DEVRECO LLC **Use:** COMMERCIAL
Mailing Address: 150 W MARKET ST **Principal Residence:** NO
 STE 101 **Deed Reference:** /05251/ 00339
 SALISBURY MD 21801-

Location & Structure Information

Premises Address: 122 N DIVISION ST **Legal Description:** BL-1 L-12 2,188 SQFT
 SALISBURY 21801-0000 122 - 124 N DIVISION ST
 CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0014	1035	21003.23	0000		1	12	2024	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	3,090 SF		2,188 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	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:	32,800	43,700		
Improvements	183,500	219,200		
Total:	216,300	262,900	231,833	247,367
Preferential Land:	0	0		

Transfer Information

Seller: STROTT GEORGE G JR & CONSTANCE H Type: ARMS LENGTH MULTIPLE	Date: 05/12/2023 Deed1: /05251/ 00339	Price: \$400,000 Deed2:
Seller: RICHARDSON, DON E & DONNA I T/E& Type: NON-ARMS LENGTH OTHER	Date: 03/20/1997 Deed1: /01534/ 00383	Price: \$0 Deed2:
Seller: BLUE CROSS & BLUE SHIELD OF MD INC Type: ARMS LENGTH IMPROVED	Date: 01/25/1996 Deed1: /01470/ 00718	Price: \$145,000 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:**