

Salisbury Historic District Commission

AGENDA

Wednesday, September 24, 2025 at 7:00 pm

Government Office Building Room 301

- 1. 7:00 P.M. - CALL TO ORDER – Brenden Frederick, Chairman**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES – June 25, 2025 | July 23, 2025 | August 27, 2025**

PUBLIC INPUT – Public members are welcome to comment at this time, subject to a time allotment of two (2) minutes per person.

- 5. CONSENT DOCKET – To be determined at the meeting**
- 6. OLD BUSINESS – None**
- 7. NEW BUSINESS –**
 - **#25-18 - 302 N Division St - Alterations - Replacement of roof**
 - **#25-19 - 105 Oakdale Rd - Alterations - Replace Shutters and Approve Exterior Panels**
 - **#25-20* - 307 Newton - Alterations - Replace Front/Back Stairways with Concrete Blocks/Red Bricks**

*The structure has been deemed a contributing structure by the SHDC

*The structure has been deemed a non-contributing structure by the SHDC

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

Salisbury Historic District Commission

June 25, 2025

The Salisbury Historic District Commission met in regular session on Wednesday, June 25, 2025. The meeting took place at 125 N Division St, Room 301, with attendance as follows:

COMMISSION MEMBERS PRESENT

Brenden Frederick, Acting Chairman - Present
Matt Auchey, Vice Chairman – Present
Lynne Bratten - Present
Brad Phillips- Not present
Margaret Lawson- Present
Lisa Gingrich – Present (Virtual)

CITY OFFICIALS PRESENT

Reena Patel, City Attorney- Present
Betsy Jackson, City Planner- Present
Nicholas Voituic, Director of DID- Present
Jennifer Jean, Associate Planner- Present

1. **CALL TO ORDER** – **Mr. Brenden Frederick** called the meeting to order at 7 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The acting 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. Matt Auchey** motioned to approve the April 23, 2025 and May 28, 2025 Meeting Minutes. **Ms. Margaret Lawson** seconded the motion. The motion was brought to vote by Commissioners and both Meeting Minutes were approved.
4. **PUBLIC INPUT** – Members of the public are welcome to comment, subject to a time allotment of two (2) minutes per person.
5. **CONSENT DOCKET** – **None.**
6. **OLD BUSINESS** – **None.**
7. **NEW BUSINESS- Case #25-14 – 200 W Main St – Sign – Installation**

Discussion Summary:

- **Mr. Frederick** recused himself from this case due to his involvement with the project and appointed **Mr. Auchey** as Acting Chair.
- **Ms. Jennifer Jean** read the staff report to the Commission.
- **Mr. Ben Phillips**, representing Phillips Signs on behalf of the Richard A. Henson Foundation, presented a request to install a sign on the building's front facade. He noted the sign is needed for better visibility and wayfinding. The sign will include the building's name and address number at pedestrian level, with consistent styling except for a black address number on a white background.
- **Ms. Gingrich** motioned to classify the structure as contributing, citing the existence of a Wicomico County survey for the property. **Ms. Lawson** seconded the motion. Motion approved.
- **Mr. Auchey** clarified the sign should not damage the brick or diminish the building's historic integrity.

- **Ms. Gingrich** asked about the materials used in the existing signage.
 - **Mr. Phillips** confirmed it was formed plastic with a matte finish (Gemini product), installed in 2022 and still in good condition.
- **Mr. Phillips** inquired about obtaining a sign permit.
 - **Ms. Gingrich** confirmed that a permit would be required.

Public Comment: None

Motion and Vote:

- *Motion:* **Ms. Bratten** moved to approve the application as submitted.
- *Second:* **Ms. Gingrich** seconded the motion.
- *Vote:* **Mr. Auchey** called for a vote. The application was **approved as submitted**.

Case #25-13 – 115 S Division St – Alterations – Replace Windows

Discussion Summary:

- **Ms. Jennifer Jean** read the staff report.
- **Mr. Joey Gilkerson** appeared on behalf of Devreco LLC to request approval to replace 25 wooden windows with aluminum-clad double-hung wooden windows. A product sample was provided.
- **Ms. Lawson** asked whether the existing windows were rotten.
 - **Mr. Gilkerson** explained the frames were not rotten but had warped and lost functionality.
- **Mr. Auchey** asked if new windows would fit existing openings.
 - **Mr. Gilkerson** confirmed they would.

Public Comment: None

Motion and Vote:

- *Motion:* **Mr. Auchey** moved to approve the application as submitted.
- *Second:* **Ms. Lawson** seconded the motion.
- *Vote:* **Mr. Frederick** called for a vote. The application was **approved as submitted**.

Case #25-11 – Lots 1, 11, and 15 – New Construction – Salisbury Town Center Apartments

Discussion Summary

- **Ms. Gingrich** initially motioned not to proceed with the case under City Code 17.12.110.

- Legal counsel **Reena Patel** advised the Commission to proceed based on the case's merits, clarifying that its proceedings are independent and not in furtherance of the Planning Commission.
- **Mr. Frederick** emphasized that public comment must remain focused on relevant case matters.
- **Ms. Patel** addressed eligibility concerns and affirmed that the Commission must assume all seated members are valid unless ruled otherwise by the appointing body.
- **Ms. Gingrich** explained her reasons for not recusing herself, citing prior fair evaluations and criticizing the timing and nature of the challenge.
- **Mr. Nicholas Voitiuc** read the staff report and submitted **Exhibits A and B**.
 - **Mr. Auchey and Mr. Frederick** brought to the staff's attention on record, future staff reports should be upheld to the same quality as case #25-11. **Ms. Gingrich** furthers the role of the staff reports are to provide more information to the Commissioners.

Applicant Presentation:

- **Mr. Michael Sullivan**, as council representing Salisbury Town Center Apartments LLC, **Mr. Tony Kupersmith**, of McAllister, DeTar, Showalter & Walker, as legal counsel representing Salisbury Town Center Apartments LLC, **Ms. Wendy Ober** (via Zoom), as the project architect, and **Mr. Kevin Carney** (via Zoom), as one of the project principles, appeared before the Commission to seek **Project Plan approval** under the same conditions set in the prior approval (June 2023, Case #23-08), for the new construction of the Salisbury Town Center Apartments.
 - The Commission deemed the building as **non-contributing** as no prior construction has been built on the site.
- **Mr. Kupersmith** motioned to strike the **testimony regarding the Staff's findings, Exhibit A and B from the staff**.
- **Mr. Sullivan and Mr. Kupersmith** (counsel for Salisbury Town Center Apartments LLC), **Ms. Ober** (project architect), and **Mr. Carney** (project principal) appeared to present the case, seeking reapproval under prior conditions from Case #23-08.
- The Commission deemed the site non-contributing.
- **Mr. Kupersmith** moved to strike the staff findings (Exhibits A and B). The motion was denied; a letter regarding eligibility concerns was added as Exhibit C.
- **Mr. Kupersmith** stated that the 45-day review period had expired since the original submission (March 25, 2025), implying default approval. **Mr. Frederick** noted that this issue is a legal matter for the courts.
- **Ms. Ober** was sworn in by **Mr. Frederick** and presented the project, highlighting its design compatibility with the Historic District.
 - **Ms. Bratten** asked about the building's elevation. **Mr. Carney** confirmed it will be raised 2 feet above the floodplain.
 - **Ms. Bratten** noted inconsistencies in vinyl placement. **Ms. Ober** explained vinyl would primarily be high up but may extend lower in certain areas with design breaks. **Mr. Carney** added that high-quality vinyl would be used.

- **Ms. Bratten** and **Ms. Gingrich** inquired about the building's height. **Ms. Ober** stated she would provide the height in writing.
 - **Mr. Kupersmith** submitted **Ms. Ober's** presentation as Exhibit D.
- **Mr. Sullivan** stated the applicant is requesting reapproval of the massing, layout, and materials under the same conditions approved in May 2023, including limitations on vinyl (smooth finish, limited horizontal runs, commercial grade, and percentage limits). Future applications will cover elements like windows, doors, and railings.
- **Mr. Kupersmith** submitted the 2023 original application and staff findings as Exhibits E and F, and requested **Ms. Ober** explain the massing.
 - **Ms. Gingrich** asked about pink-highlighted areas. **Ms. Ober** explained they represent storefront-style amenities. **Ms. Bratten** confirmed no design changes since 2023.
- **Mr. Sullivan** reiterated that the project was previously reviewed by the City and the Commission in 2022, with incorporated feedback and no changes since 2023. He requested reapproval under the same conditions.
- **Mr. Auchey** noted that past approvals do not dictate the current decision.
- **Mr. Kupersmith** submitted the Staff Report on special density as Exhibit G.
- **Mr. Frederick** clarified the current review covers only massing, layout, and materials. Further elements will be reviewed separately.
 - **Ms. Gingrich** noted the approval expired and the case should be reviewed in full, not merely reaffirmed. **Mr. Frederick** agreed this is a new case but focused on the requested scope.
- **Ms. Gingrich, Mr. Sullivan, and Mr. Frederick** discussed a 2023 pre-meeting.
- **Ms. Gingrich** questioned the guidelines for new construction and the definition of "non-contributing." **Mr. Auchey** noted different standards apply than for contributing structures.
- **Ms. Gingrich** raised concerns about setting a precedent for vinyl use. **Mr. Frederick** confirmed precedent exists for vinyl in non-contributing, residential projects in other historic districts, but not downtown.
- **Ms. Gingrich and Ms. Bratten** expressed concerns about the project's scale, generic design, and potential lack of public access.
- **Ms. Gingrich** attempted to present exhibits to support her opinion on the compatibility of the project in the Downtown Historic District; however, **Mr. Sullivan, Mr. Kupersmith, and Mr. Frederick** objected.
- **Ms. Gingrich** raised concerns regarding the use of vinyl, referencing the findings and discussions from the Historic District Meeting held on this project in 2023.
- **Mr. Frederick** noted that vinyl remains under review and emphasized that It must meet design standards before receiving final approval.
- **Ms. Bratten** questioned why materials had not changed in two years.

Motion and Vote:

Motion: Mr. Auchey moved to approve the application with the following conditions:

1. The massing is approved as submitted.
 2. The organizational layout is approved as submitted.
 3. The materials are approved as submitted except the vinyl. The vinyl is addressed in condition 4.
 4. The vinyl is subject to further review when the Commission reviews windows, doors, and other items related to the project. In the future application, the vinyl shall be smooth and not embossed with a wood grain, the horizontal runs shall be limited to prevent running vertical joints so it is continuous to a reveal or another material, the amount of vinyl relative to other materials shall not exceed the percentage submitted, and the product shall be of a commercial grade.
 5. The parking garage materials were not reviewed by the Commission at this time. The parking garage shall require approval before construction
- **Second: Ms. Lawson** seconded the motion.

Public Comment - Members of the public are welcome to comment at this time, subject to a time allotment of two (2) minutes per person.

- **Mr. Eric Wolf** expressed concern about vinyl's durability and urged adherence to guidelines.
 - **Ms. Carolyn Wohlgemuth** cited the Historic Guidelines (p.12), raised fire safety concerns, and criticized vinyl and the project's potential impact on downtown charm. She emphasized the budget should not dictate materials.
 - **Mr. Nathan Cox** questioned the project's compatibility with downtown aesthetics, arguing the design would be better suited for another location.
-

Vote: Mr. Frederick called for a vote. The application was approved **as amended** via split vote (3-2):

- Aye: Brenden Frederick, Matt Auchey, Margaret Lawson
 - Nay: Lynne Bratten, Lisa Gingrich
-

Motion and Vote:

- Motion: **Mr. Auchey** moved to adjourn.
- Second: **Ms. Lawson** seconded.
- Vote: **Mr. Frederick** called for a vote.

Adjournment:

There being no further business, the meeting was adjourned following the vote.

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.
Department.

Brenden Frederick, Acting Chairman

Date

Jennifer Jean, Associate Planner

Date

Salisbury Historic District Commission

July 23, 2025

The Salisbury Historic District Commission met in regular session on Wednesday, **July 23, 2025**. The meeting took place at 125 N Division St, Room 301, with attendance as follows:

COMMISSIONERS

Acting Chairman – Lisa Gingrich – *Present*
Vice Chairman – Matt Auchey – *NP*
Commissioner – Lynne Bratten – *Present*
Commissioner – Brad Philips – *Present (Virtual)*
Commissioner – Margaret Lawson – *NP*
Commissioner – Brenden Frederick – *P(V)*

CITY OFFICIALS

City Attorney – Laura Ryan – *Present*
Associate Planner – Jennifer Jean – *Present*
Associate Planner – Will Canner – *Present*

1. **CALL TO ORDER** – **Ms. Lisa Gingrich** called the meeting to order at 7 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Acting Chairman explained the meeting procedure to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – **Ms. Gingrich** proposed three amendments to the June 25, 2025, Meeting Minutes. The commissioners present agreed; however, due to a lack of quorum, the minutes were not approved.
4. **PUBLIC INPUT** – Members of the public are welcome to comment, subject to a time allotment of two (2) minutes per person.
5. **CONSENT DOCKET** – **None.**
6. **OLD BUSINESS** – **None.**
7. **NEW BUSINESS- Case #25-15 – 300 Newton St – Replace and Extend Fence**

Discussion Summary:

- **Ms. Jennifer Jean** read the staff report, recommending a lower wooden fence instead of the proposed 3-ft vinyl or 3.5-ft pressure-treated pine, noting that the proposal exceeded the zoning code's recommended height.
- **Mr. Brad Philips** stated that the property had not yet been determined to be contributing; however, the Commission deemed the structure contributing.
- **Mr. Joel Olive**, property owner, presented a request to replace and extend the existing fence.
- The Commission approved a wood fence design with the condition that it be constructed at the city-mandated 2.5-foot height for corner visibility. The fence will match the existing picket fence

style, be painted white, and exclude vinyl materials, which are not permitted in the historic district.

- **Public Comment:** None

Motion and Vote:

- *Motion:* **Mr. Philips** moved to approve the wooden fence.
- *Second:* **Ms. Lynne Bratten** seconded the motion.
- *Vote:* **Ms. Gingrich** called for a vote. The application was **approved as** submitted.

Public Comment- Members of the public are welcome to comment at this time, subject to a time allotment of two (2) minutes per person.

Additional comments were made, postponing the Commission's annual meeting to August due to missing members. Additionally, the meeting will discuss the future leadership of the commission.

Motion and Vote:

- **Motion to adjourn:** **Ms. Gingrich**
- **Second:** **Mr. Philips**
- **Vote:** **Ms. Gingrich** called for a vote.

Adjournment:

There being no further business, the meeting was adjourned following the vote.

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.

Brenden Frederick, Acting Chairman

Date

Jennifer Jean, Associate Planner

Date

Salisbury Historic District Commission

August 27, 2025

The Salisbury Historic District Commission met in regular session on Wednesday, **August 27, 2025**. The meeting took place at 125 N Division St, Room 301, with attendance as follows:

COMMISSIONERS

Acting Chairman – Brenden Frederick – *Present*
Vice Chairman – Matt Auchey – *Present (Virtual)*
Commissioner – Lynne Bratten – *Present*
Commissioner – Margaret Lawson – *Present*
Commissioner – Lisa Gingrich – *Present*
Commissioner – Brad Philips – *Not Present*

CITY OFFICIALS

City Attorney – Laura Ryan – *Present*
Associate Planner – Will Canner – *Present*
City Planner – Betsey Jackson – *Present*
Associate Planner – Jennifer Jean – *Present*
Associate Planner – Zach White – *Present*
Director of DID – Nicholas Voitiuc – *Present*

1. **CALL TO ORDER** – **Mr. Brenden Frederick** called the meeting to order at 7 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Acting Chairman explained the meeting procedure to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** –Due to a lack of quorum, the minutes were not approved. **Ms. Ryan** and **Mr. Frederick** made note that the June meeting minutes were not present on the agenda, so they will be pushed until the September hearing.
4. **PUBLIC INPUT** – Members of the public are welcome to comment, subject to a time allotment of two (2) minutes per person.
5. **CONSENT DOCKET** – **None.**
6. **OLD BUSINESS** – **None.**
7. **NEW BUSINESS- Case #25-17 – 116 Elizabeth St. – Replace South and West shingles**

Discussion Summary:

- **Mr. Will Canner** read the staff report, recommending approval based on the slate already being replaced
- **Ms. Anastacia Thomasian**, property owner, presented a request to replace the shingles on the West and South sides of the house
- The Commission approved the proposed Shingle replacement as submitted.

Public Comment- Members of the public are welcome to comment at this time, subject to a time allotment of two (2) minutes per person.

Public Comment: None

Motion and Vote:

- *Motion:* **Mr. Matt Auchey** moved to approve the shingles.
- *Second:* **Ms. Lynne Bratten** seconded the motion.
- *Vote:* **Mr. Frederick** called for a vote. The application was **approved as** submitted.

Adjournment:

There being no further business, the meeting was adjourned following the vote.

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.

Brenden Frederick, Acting Chairman

Date

Will Canner, Associate Planner

Date

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	September 24, 2025
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#25-18
Commission Considering:	Alterations – Roof Replacement
Owner's Name:	Underbite Properties
Applicant Name:	Blair Carey
Agent/Contractor:	N/A
Subject Property Address:	302 N Division St. Salisbury, MD 21801
Historic District:	Newtown Historic District
Use Category:	Residential
Chairman:	Mr. Brenden Frederick
HDC Staff contact:	Will Canner 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: 8/20/25

Date Accepted as Complete: 8/26/25

Subject Location: 302 N Division St

Application by: Blair Carey

Applicant Address: 118 N Division St Salisbury MD

Applicant Phone: 443 783 6835

Case #: 25-18

Action Required By (45 days): _____

Owner Name: Underbrite Properties

Owner Address: " "

Owner Phone: " "

Owner Email: sales.rbrhomes@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.

Roof has a massive hole. Would like to do tear off and install new plywood and shingles to roof. Roof is so/sa shingles and slate. For slate areas I would like to install the composite slate material similar to what was used on the courthouse. I'll provide samples. The remaining exterior am trying to preserve. Sandblast gold paint around windows and making necessary repairs.

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 Blair Carey Date 8/20/25

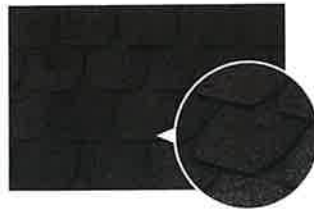
- A. The completed application form.
- B. The application fee of \$150. Checks can be made out to the City of Salisbury.
- C. Site plan, if applicable.
- D. Scaled and measured detailed drawings, including, but not limited to, plans and elevations of the proposed alterations or improvement, or in the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



DESIGNER SLATE: ESTATE SERIES



Colonial Estate



Hampton Estate



Sonoma Estate



Woodland Estate



DESIGNER SLATE: AMERICAN BLENDS



Classic Slate – Black



Black



Gray



Colonial



Sonoma



Hampton

Premium Synthetic Roofing Shingles

with a Class 4 Hail Warranty



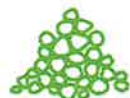
Ultra-dimensional
premium appearance



Tough singlepiece construction



Resistant to cracking and fading
(with warranted coverage)



No granules to fall off



Class 4 hail impact resistant
(with warranted coverage)
FM4473 and UL2218 approved



Class A fire rated



150-mph wind rated
(with a 130-mph wind warranty)



No asphalt to become
brittle

10 SHINGLES
PER BUNDLE

60 SHINGLES
PER SQUARE

6.1" EXPOSURE

6 NAILS PER
SHINGLE



Beautiful Roofing with Superior Performance



Black



Gray

Premium Synthetic Roofing Shingles

with a Class 4 Hail Warranty



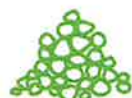
Ultra-dimensional
premium appearance



Tough singlepiece construction



Resistant to cracking and fading
(with warranted coverage)



No granules to fall off



Class 4 hail impact resistant
(with warranted coverage)
FM4473 and UL2218 approved



Class A fire rated



150-mph wind rated
(with a 130-mph wind warranty)



No asphalt to become
brittle

10 SHINGLES
PER BUNDLE

60 SHINGLES
PER SQUARE

6.1" EXPOSURE

6 NAILS PER
SHINGLE



EXCLUSIVE 5-YEAR HAIL COVERAGE

Beautiful Roofing with Superior Performance



Colonial
Estate



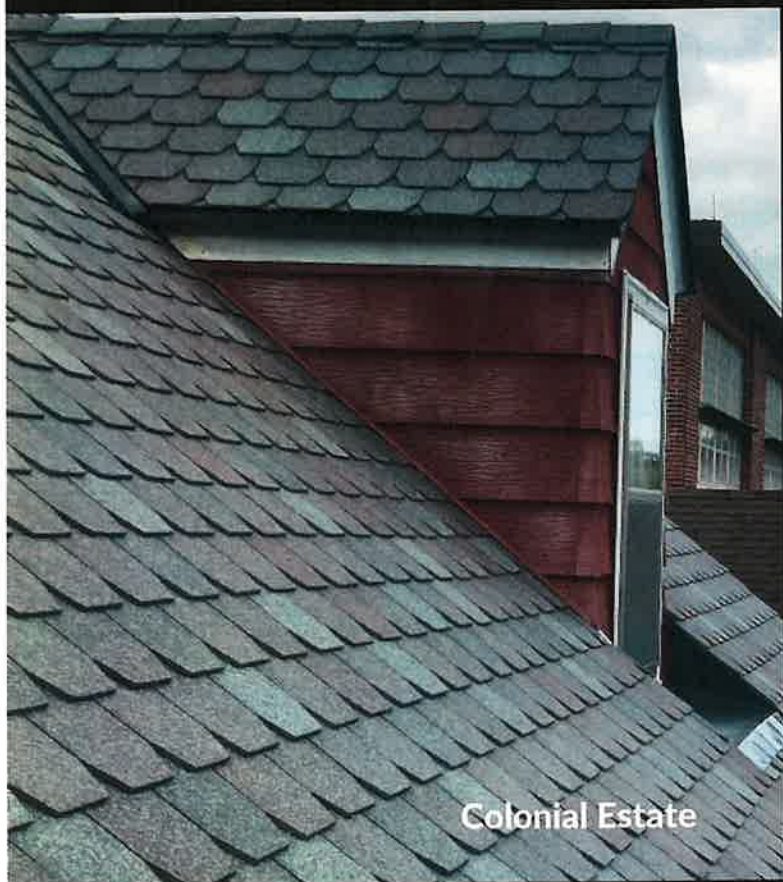
Sonoma
Estate



Hampton
Estate



Woodland
Estate



Colonial Estate



Woodland Estate



Sonoma Estate



Hampton Estate







SUNBELT
RENTALS

1-800-667-9328



SUNBELT
RENTALS

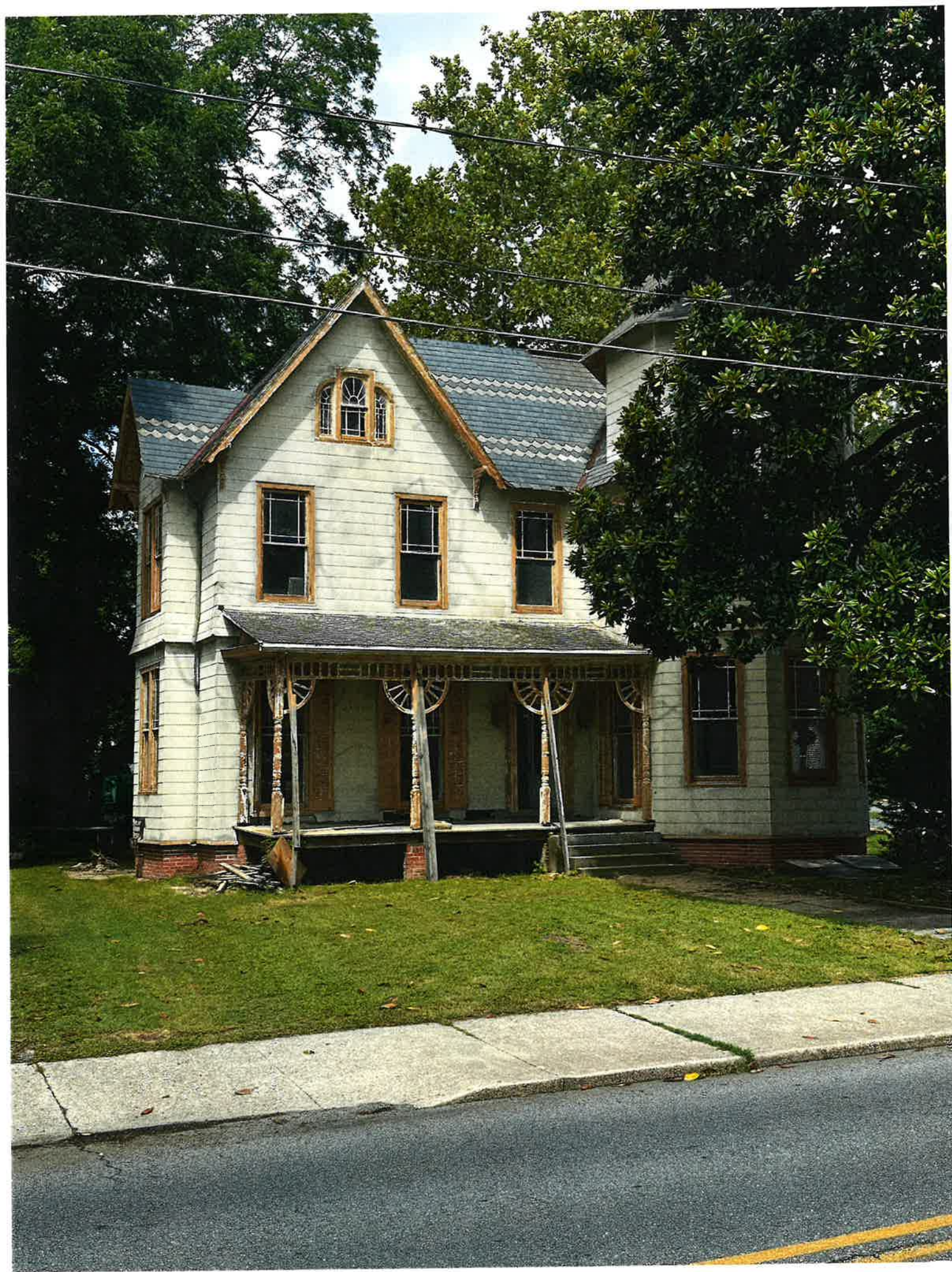
1-800-667-9328

SUNBELT RENTALS

46063













300 N Division St



Southside of 300 N Division St



300 N Division St



*P.O. Box 676
Berlin, MD 21811
Office: 410-289-1115*

Name RBR Homes/Blair Carry

Phone# 443-783-6835

Email sales.rbrhomes@gmail.com

Address 302 N Division St, Salisbury, MD 21801

To whom it may concern:

After inspection of the roof at the above address it is our professional opinion that all the metal flashings are in very poor condition and need to be replaced. In order to replace the metal flashings, the large majority of slate will have to be removed. Moreover, there are areas of wood rot that has to be repaired.

It is our professional opinion that this roof needs to be replaced rather than repaired.

If you have any questions, please do not hesitate to contact us.

Office: 410-289-1115

Cell (Ron): 443-244-1552

Email: chesapeakeroofting@yahoo.com







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Salisbury Historic District Commission

STAFF FINDINGS

Meeting of September 24, 2025

Case Number:	#25-18
Commission Considering:	Alterations – Replacement of roof
Owner Name:	Underbite Properties
Owners Address:	118 N Division St. Salisbury, MD 21801
Applicant Name:	Blair Carey
Applicant's Address:	same as owner
Agent/Contractor:	N/A
Subject Property Address:	302 N Division St. Salisbury, MD 21801
Historic District:	Newtown Historic District
Use Category:	Residential
Zoning Classification:	R8 - Residential
Structure / Site Description:	
Built Date:	1882
Enclosed Area:	3,279 sq. ft. (SDAT Real Property Database)
Lot Size:	8,201 sq. ft. (SDAT Real Property Database)
Number of Stories:	2 1/2
Contributing Structure:	Not Determined
Wicomico County Historic Survey on file:	Yes, WI- 426 Asbury Methodist Episcopal Parsonage
Nearby Properties on County Survey:	Yes

Properties included below but not limited to:

- WI-363, Theodore Parsons House, 106 Colonial Ct.
- WI-524, Daniel J Whealton House, 312 N. Division St.
- WI-21, Wicomico Presbyterian Church, Broad St. & Poplar Hill Ave.
- WI-63, Faith Community Church, N. Division St. & Chestnut St.
- WI-645, Albert Smith House, 300 Park Ave.
- WI-644, John D. Williams House 302 Park Ave.

Explanation of Request: The applicant is seeking approval for a full roof replacement. Applicant states there is a massive hole and would like to do a tear and installation of plywood and shingles to roof. Roof is 50/50 shingles and slate. For the Slate portion they would install a composite black slate material similar to what is being used at the courthouse. The asphalt shingles would be changed to rustic black shingles. The accent would be changed to sonoma or woodland accent estate.

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
- c. 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 24: Roofing Material

In-kind replacement of roofing materials is always preferable to replacement with a new material; however, this is not always feasible. Standing seam metal in copper, tin, or terne coated steel are traditional materials which can be replaced with new versions provided that they are flat and of a uniform color and texture. Asphalt, asphalt shingles, and mineral fiber slate may be appropriate substitutes for many traditional materials.

- 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.

Best Choice: Replace a slate roof with new or salvaged slate. Good

Alternative: Replace a slate roof with new synthetic slate shingles which mimic the texture and pattern of the historic slate roof.

Not Appropriate: Replacing a slate roof with a new standing seam metal roof.

GUIDELINES FOR RESIDENTIAL PROPERTIES

Guideline 60: Roof Shape and Slope

- a. Preserve the historic shape and slope of the roof of the main house as well as historic outbuildings like garages and carriage houses.
- b. Roof shapes on additions and outbuildings, including large sheds and garages, should be consistent with the architectural style of the main building. For example, a house with a hipped roof would likely have a garage with a hipped roof. A gable-roofed building would typically have additions with gable or shed roofs.
- c. On new buildings, roof shapes should be consistent with those found in the surrounding area. Nearly every type of domestic roof type is present within the Newtown and Camden Historic Districts. The new design should be harmonious with the adjacent properties.

STAFF COMMENT:

Staff finds the proposal for a full replacement consistent with the guidelines. Documentation provided by the applicant confirms that internal structural damage to the roof is severe and that repair is infeasible. The use of slate for the replacement is preferred, however synthetic slate shingles that mimic the texture, pattern and color of the existing slate roof are an acceptable alternative in the guidelines.

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: Will Canner
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: September 12, 2025

WI-426

Asbury Methodist Episcopal Parsonage

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-426
Old Asbury M. E. Church Parsonage
Salisbury
Private

c. 1890

Concurrent with the construction of the new Asbury church in 1887-88 was the financing of a new parsonage across the street. The Asbury church parsonage, erected around 1890, is characteristic of late nineteenth-century domestic design with its asymmetrical elevations defined by projecting towers or gabled pavilions. One of the most distinctive architectural elements is the front porch with its spindle brackets and gallery that enriches the turned posts. Small corner brackets also mark the lower corners of the extended eaves that encircle the patterned slate roof. Currently covered with asbestos siding, the house was probably sheathed originally with a mixture of fishscale shingles and horizontal weatherboards. Colored glass was used throughout the house in the upper sash of most windows.

The Asbury congregation owned this North Division Street property since November 1849 when it was acquired from Noah and Elizabeth Rider, however the deed indicates that it was already known at that time as the "parsonage lot." For \$800 Noah and Elizabeth Rider conveyed part of "Pemberton's Good Will" to the "Stewards of the M. E. Church in and for Salisbury Circuit," which included Benjamin J. Jones, Samuel B. D. Jones, Josephus Humphreys, Hugh Jackson, Noah Rider and William Harris." The property remained in the hands of the Methodist Episcopal Church, known as Asbury after 1872, until the mid 1960s.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Old Asbury M. E. Parsonage

MHT INVENTORY NUMBER: WI-426

MARYLAND COMPREHENSIVE PLAN DATA

1. Historic Period Theme(s):
Architecture
Religion
2. Geographic Orientation: Eastern Shore
3. Chronological/Development Period(s): Industrial/Urban Dominance
1870-1930
4. Resource Type(s):
Former Parsonage

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Asbury Methodist Episcopal Parsonage

and/or common

2. Location

street & number 302 North Division Street ☐ not for publication

city, town Salisbury ☐ vicinity of congressional district First

state Maryland county Wicomico

3. Classification

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

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

name Allen North Smith

street & number 302 North Division Street telephone no.:

city, town Salisbury state and zip code MD 21801

5. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court Map 107, P. 955
liber 945

street & number Wicomico County Courthouse folio 760

city, town Salisbury state MD 21801

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. WI-426

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.

The former Asbury M. E. parsonage is located at 302 North Division Street across the street from the former Asbury M. E. Church. The two-and-a-half story, tee-shaped frame dwelling faces east with the principal gable roof oriented on a north/south axis.

Built around 1890, the two-and-a-half story, tee-shaped frame dwelling rests on a raised brick foundation with a partial cellar. The exterior is clad with asbestos shingles, and the steeply pitched roof is covered with slate. Attached to northeast corner of the house is a three-story octagonal tower. A two-story service wing extends to the rear.

The east (main) facade is an asymmetrical elevation with a centrally located entrance flanked on the north by the three-story octagonal tower. The entrance bay, sheltered by a shed roofed porch, is flanked on the south by a two-bay section of front wall that is topped by a cross gable. The front door has been replaced, but a 1970 photograph of the dwelling shows a double-door entrance. The first floor window openings are filled with double-hung sash that have colored glass perimeter panes in the upper sash. Each window is flanked by louvered shutters. Sheltering the first floor is a shed roof porch supported on turned posts and enriched with spindle eave decoration. The porch posts have a wagon-wheel type bracket and a turned spindle handrail. The second floor of the main block is lighted by three windows with colored glass perimeter panes in the upper sash. Piercing the cross gable is a tripartite window with small colored glass panes. The eave of the cross gable is extended, and the lower corners have small bracket supports. The octagonal tower is lighted on three floors by single-pane sash windows with the upper sash enriched with colored glass perimeter panes. The tower roof has an extended eave with exposed rafter ends. Rising off-center through the roof is a brick chimney stack finished with a corbelled caps.

The south side of the house is defined by a two-story projecting pavilion. Paired windows light the first and second floors. Each upper sash window has colored glass perimeter panes. The extended eave of the gable roof has bracket supports in the lower corners.

On the north side of the house there is a two-story, five-sided bay window. Single pane sash windows light the bay, and each upper sash has colored glass perimeter panes. The gable roof has extended eaves with brackets supports under the lower corners. An round arched colored glass window pierces the gable end.

The two-story, two-bay service wing has an interior end brick stove chimney. The north wall is defined by an asymmetrical fenestration with a diamond window piercing the first floor. Attached to the back of the main block is a two-story shed roofed addition.

The interior was not seen.

8. Significance

Survey No. WI-426

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

Specific dates

Builder/Architect

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

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

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

Concurrent with the construction of the new Asbury church in 1887-88 was the financing of a new parsonage across the street. The Asbury church parsonage, erected around 1890, is characteristic of late nineteenth-century domestic design with its asymmetrical elevations defined by projecting towers or gabled pavilions. One of the most distinctive architectural elements is the front porch with its spindle brackets and gallery that enriches the turned posts. Small corner brackets also mark the lower corners of the extended eaves that encircle the patterned slate roof. Currently covered with asbestos siding, the house was probably sheathed originally with a mixture of fishscale shingles and horizontal weatherboards. Colored glass was used throughout the house in the upper sash of most windows.

The Asbury congregation owned this North Division Street property since November 1849 when it was acquired from Noah and Elizabeth Rider,¹ however the deed indicates that it was already known at that time as the "parsonage lot." For \$800 Noah and Elizabeth Rider conveyed part of "Pemberton's Good Will" to the "Stewards of the M. E. Church in and for Salisbury Circuit," which included Benjamin J. Jones, Samuel B. D. Jones, Josephus Humphreys, Hugh Jackson, Noah Rider and William Harris." The property remained in the hands of the Methodist Episcopal Church, known as Asbury after 1872, until the mid 1960s.²

¹ Somerset County Land Record, WP 5/204, November 2, 1849.

² Wicomico County Land Record, JWTS 654/460, August 28, 1967.

9. Major Bibliographical References

Survey No. WI-426

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

--	--	--	--	--	--	--	--	--	--

Zone Easting NorthingB

--	--	--	--	--	--	--	--	--	--

Zone Easting NorthingC

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

E

--	--	--	--	--	--	--	--	--	--

F

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G

--	--	--	--	--	--	--	--	--	--

H

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Verbal boundary description and justification _____

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

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Paul B. Touart, Architectural Historian

organization Private Consultant

date 3/20/99

street & number P. O. Box 5

telephone 410-651-1094

city or town Westover

state Maryland 21871

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

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

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7000

WI-426
Old Asbury M. E. Church Parsonage
302 North Division Street
Salisbury, Wicomico County, Maryland
Chain of title

Map 107, Parcel 955

945/760 Allen North Smith
 Mary Jeanne Smith

to

8/1/1980 Allen North Smith

AJS 827/454 Everett James Wilcox
 Pamela H. Wilcox

to

9/3/1974 Allen North Smith

JWTS 794/474 Richard H. Smith, Jr.
 Janet T. Smith

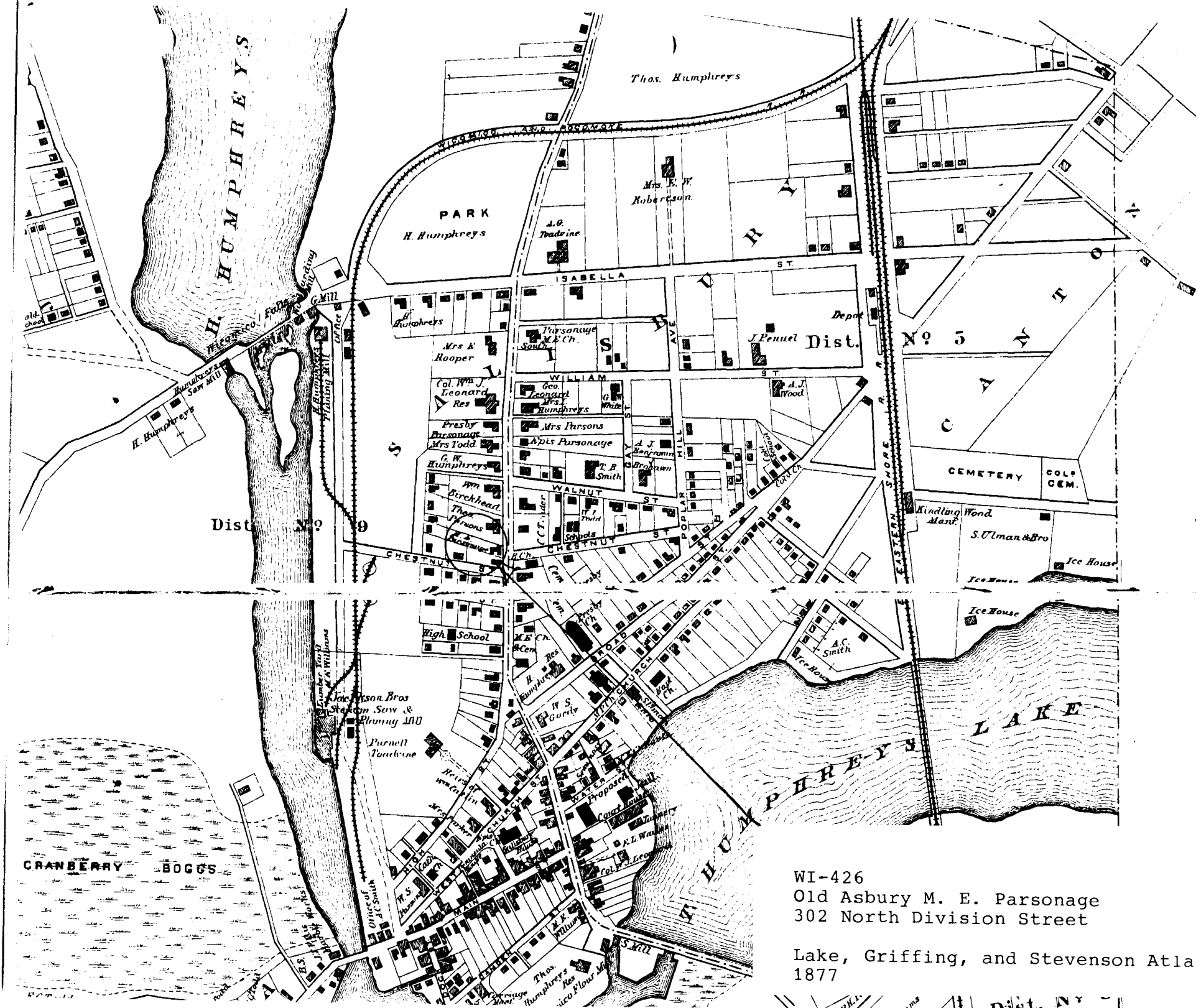
to

6/28/1973 Everett James Wilcox

772/38 Dermott A. O'Neill
 Patricia C. O'Neill

to

9/15/1972 Richard H. Smith, Jr.
 Janet T. Smith



WI-426

Old Asbury M. E. Parsonage
302 North Division Street

Lake, Griffing, and Stevenson Atlas
1877

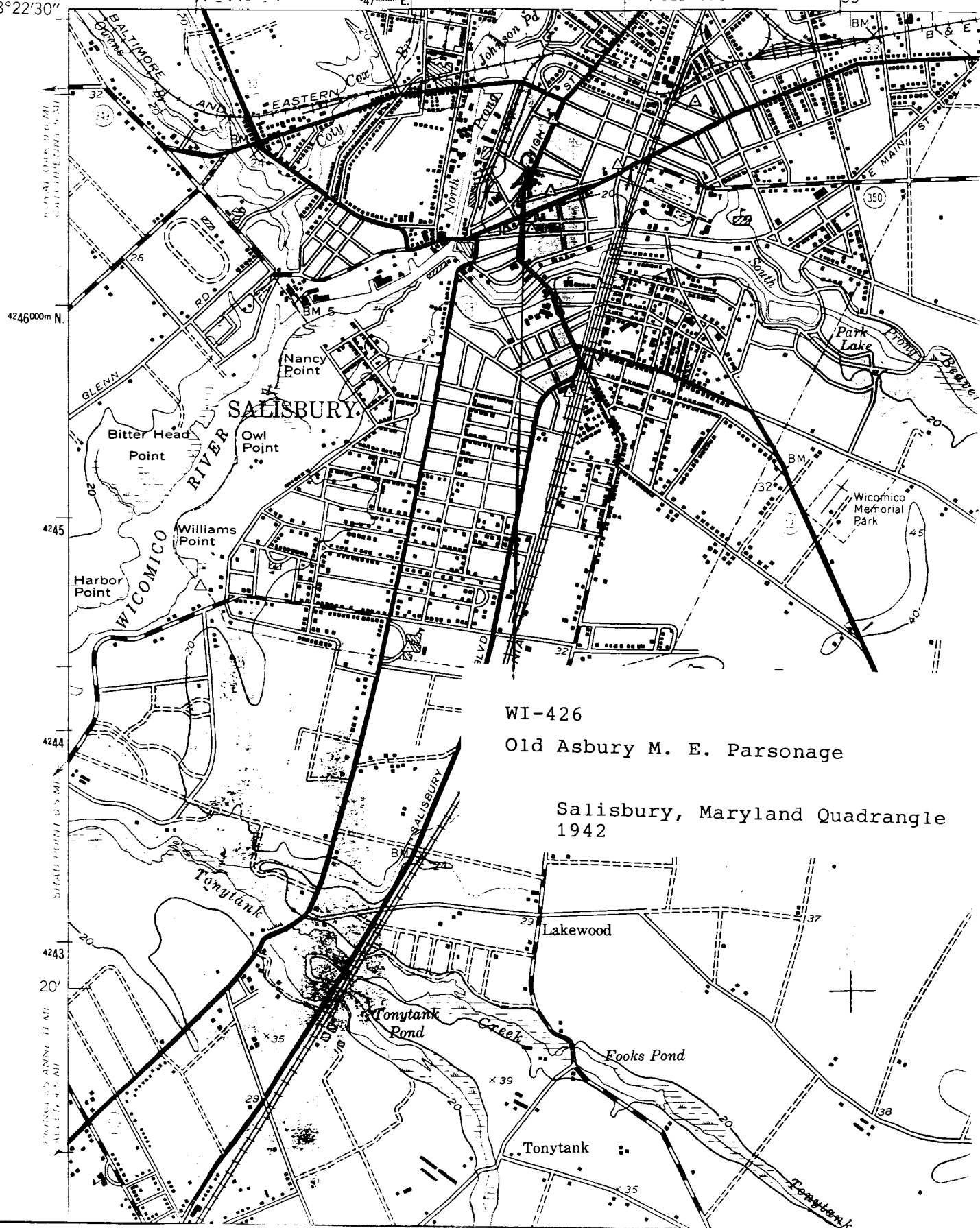
5860' NW
(HEBRON)

DAVID DGE 31 M
/ ENVA 15 M

447000m F

- 4. 22 13 14
 - 22 14 15 16

35





View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:District - 09 Account Identifier - 056785

Owner Information

Owner Name:UNDERBITE PROPERRTIES LLC

Use:RESIDENTIAL

Mailing Address:118 N DIVISION ST STE 303
SALISBURY MD 21801-

Principal Residence:NO

Deed Reference:/05574/ 00440

Location & Structure Information

Premises Address:302 N DIVISION ST
SALISBURY 21801-0000

Legal Description:BL 4 L 26-8,201 SQFT
302 N DIVISION ST
CITY OF SALISBURY

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0008	0955	9030380.23	0000		4	26	2025	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1882	3,279 SF		8,201 SF	

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	18,700	18,700		
Improvements	95,000	119,000		
Total:	113,700	137,700	121,700	129,700
Preferential Land:	0	0		

Transfer Information

Seller: JM PRESERVATION PROPERTIES LLC

Type: ARMS LENGTH IMPROVED

Date: 07/21/2025

Deed1: /05574/ 00440

Price: \$105,000

Deed2:

Seller: WHITE AND WHITE HOME SOLUTIONS LLC

Type: NON-ARMS LENGTH OTHER

Date: 08/23/2019

Deed1: /04515/ 00007

Price: \$10

Deed2:

Seller: BANK OF AMERICA N A

Type: NON-ARMS LENGTH OTHER

Date: 03/07/2016

Deed1: /03971/ 00315

Price: \$14,500

Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	September 24, 2025
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#25-19
Commission Considering:	Alterations – Replace Shutters and Approve Exterior Panel
Owner's Name:	Melvin R. Seldon Sr.
Applicant Name:	Same as owner
Agent/Contractor:	N/A
Subject Property Address:	105 Oakdale Rd. Salisbury, MD 21801
Historic District:	Newtown Historic District
Use Category:	Residential
Chairman:	Mr. Brenden Frederick
HDC Staff contact:	Will Canner 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: 8/22/25

Case #: 25-19

Date Accepted as Complete: 8/26/25

Action Required By (45 days): _____

Subject Location: 105 Oakdale Rd Salisbury

Owner Name: Melvin R. Seldon Sr.

Application by: Melvin R. Seldon Sr.

Owner Address: 225 Oakdale Rd

Applicant Address: 225 Oakdale Rd Salisbury

Owner Phone: 410 543 4341

Applicant Phone: 410 543 4341

Owner Email: MelSelsR28@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.

1) Replace rotted wood shutters on the front of the property, with white vinyl shutters. The wood shutters was removed in June 2025. Replace Original white vinyl shutters on the west and east side of property. 2) Approve exterior panel under 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 9-24-2025 (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 Melvin R. Seldon Sr.

Date 8-22-2025

Application Processor (Date)

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

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



front view of property



Vinyl shutter remove from East side of property



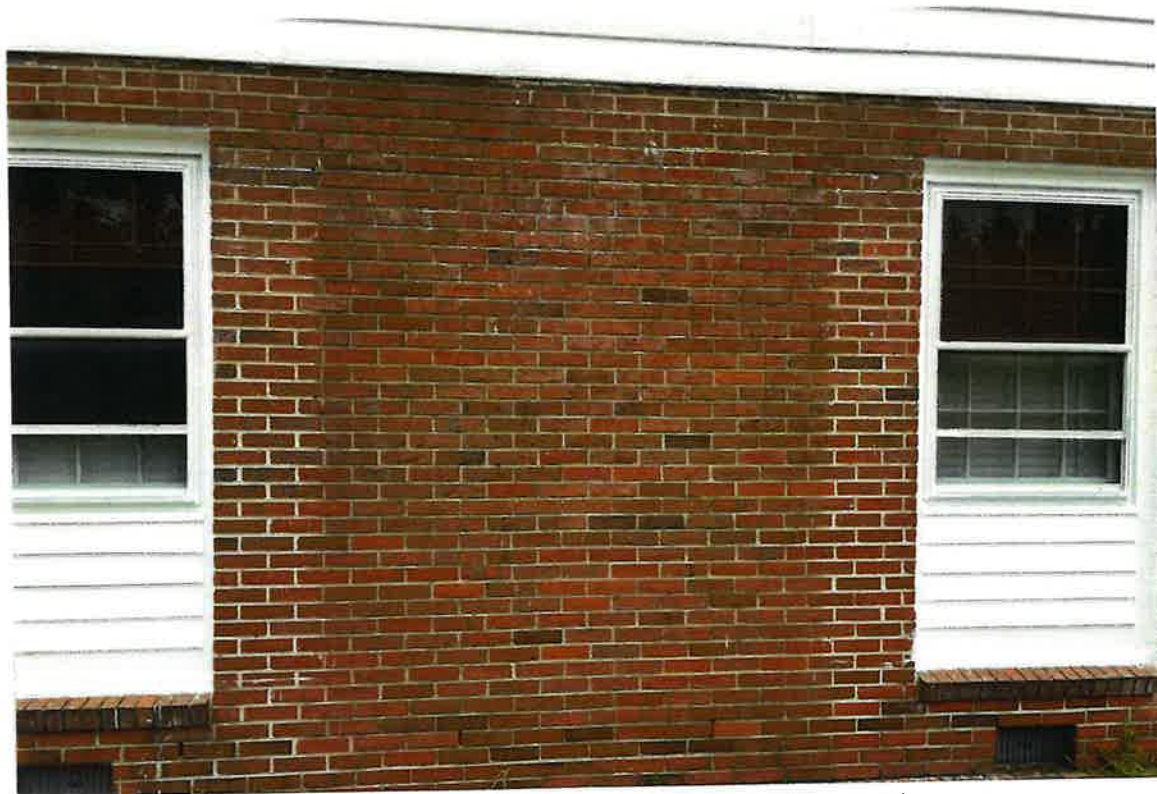
Original View of Property



Property on right



Property on left



East side of property



West side of property

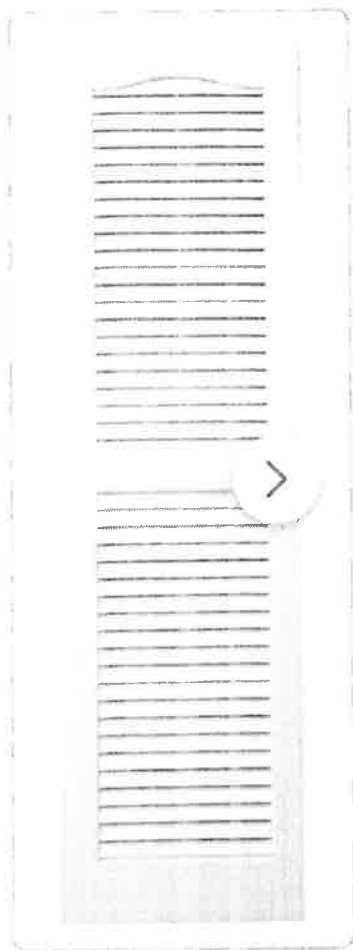
[← Back](#)

 Cart (4) | \$206.20

14.5-in W x 80.5-in H White Paintable Louver (1-Pack)

Item #2491316 | Model #VBL15X81WH

Shop Alpha  (392)



Manufacturer Color/Finish:

White

\$51.55

Fulfilled
By ALPHA
SYSTEMS
LLC



Black



Bordeaux



Brown



Blue



Cranberry



Chocolate



Green



Gray



Indigo
Blue



Pine



[← Back](#)

× Full Specifications

Color/Finish Family	White
Manufacturer Color/Finish	White
Type	Louvered
Actual Height (Inches)	80.5
Actual Width (Inches)	14.5
Common Shutter Height (Inches)	81
Common Shutter Width (Inches)	15
Common Size (W x H)	15-in x 81-in
Thickness (Inches)	1
Weight (lbs.)	11.5
Faux Wood Detailing	Yes
Hardware Included	Yes
Lowe's Exclusive	No
Material	Vinyl
Paintable/Stainable	Paintable
Quantity	1
Shape	Rectangle
Usage	Decorative

- 2-Pack
UV sta
mainte
polyme
resists
crackin
- Detaile
finish v
for rea
appea
- Color-r
mount

[← Back](#)

× Full Specifications

Actual Height (Inches)	80.5
Actual Width (Inches)	14.5
Common Shutter Height (Inches)	81
Common Shutter Width (Inches)	15
Common Size (W x H)	15-in x 81-in
Thickness (Inches)	1
Weight (lbs.)	11.5

Faux Wood Detailing Yes

Hardware Included Yes

Lowe's Exclusive No

Material Vinyl

Paintable/Stainable Paintable

Quantity 1

Shape Rectangle

Usage Decorative

CA Residents: Prop 65 Warning(s) No

Warranty Limited lifetime

UNSPSC 30151800

- 2-Pack
UV sta
mainte
polym
resists
cracki
- Detaile
finish v
for rea
appea
- Color-r
mount

[← Back](#)

× Description

Alpha shutters, with their solid wood look, wide color selection, and incomparable performance, are an ideal way to add elegance and charm to any home exterior. From curb appeal to backyard views, our shutters will complete your home beautifully.

- 2-Pack, color-through, UV stable, durable, maintenance-free co-polymer material, resists fading, rot, cracking and peeling
- Detailed woodgrain finish with router edge for real wood appearance
- Color-matched mounting hardware included for quick and easy installation on any siding or masonry material
- Limited lifetime warranty
- Wider and heavier shutter than other brands
- Don't forget shutters for the back of your house where you spend most of your time
- Painting instructions available
- Packaged per pair

- 2-Pack
UV sta
mainte
polyme
resists
crackin
- Detaile
finish v
for rea
appea
- Color-r
mount
include
easy in
siding
materi

[Instructions/Assembly](#)[Installation Manual](#)[Warranty Guide](#)

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of September 24, 2025

Case Number:	#25-19
Commission Considering:	Alteration - Replace Shutters and Approve Exterior Panels
Owner Name:	Melvin R. Seldon Sr.
Owners Address:	225 Oakdale Rd. Salisbury, MD 21801
Applicant Name:	Melvin R. Seldon Sr.
Applicant's Address:	same as owner
Agent/Contractor:	N/A
Subject Property Address:	105 Oakdale Rd. Salisbury, MD 21801
Historic District:	Newtown Historic District
Use Category:	Residential
Zoning Classification:	R10 – Residential
Structure / Site Description:	
Built Date:	1963
Enclosed Area:	1,648 sq. ft. (SDAT Real Property Database)
Lot Size:	10,650 sq. ft. (SDAT Real Property Database)
Number of Stories:	1
Contributing Structure:	Not Determined
Wicomico County Historic Survey on file:	No
Nearby Properties on County Survey:	Yes

Properties included below but not limited to:

- WI-595, Samuel F. M. Adkins, 107 Oakdale Rd
- WI-596, Alfred T. Truitt House, 201 Oakdale Rd
- WI-361, Charles Bethke House, 601 N. Division St

Explanation of Request: The applicant is seeking to replace the wood shutters on the front windows with white vinyl shutters due to the wood rotting and to also get approval for the replaced panel under the front windows. The applicant is also seeking approval to replace the white vinyl shutters on the west and east sides of the house.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

Guideline 17: Retain Historic Windows

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

Guideline 18: New Window Openings and Infill

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

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

Guideline 19: Shutters

- a. Shutters should not be added unless it can be documented that they were an original feature of the building or were a common element on buildings of the same style and type.
- b. Shutters must be appropriate to the size and scale of the window opening. They should be large enough to cover the entire window when closed, but should not cover any part of the surrounding wall.
- c. Shutters must be of a style appropriate to the architectural details of the building to which they are applied.
- d. Vinyl shutters are not typically appropriate on contributing buildings within the historic district.

GUIDELINES FOR RESIDENTIAL PROPERTIES

Guideline 49: Façade Configuration

As described in Section 3's Architectural Style Guide, there are several building types associated with American residential architecture. These forms are often the most recognizable character defining feature. The building's overall form, as well as the facade's order and arrangement must be maintained.

- a. Maintain the historic compositional principles of historic dwellings. Maintain large scale building elements such as the roof shape, order of bays, and symmetry or asymmetry.
- b. Maintain the general historic layout of the façade, including the window and door pattern of the house. Avoid adding or removing openings on the front façade of the dwelling.
- c. Maintain stylistic ornamentation. Avoid removing or replacing hallmark architectural features, such as trim and other woodwork.

Best Choice:

Maintain the existing historic façade configuration.

Restore the historic configuration of an altered dwelling based on physical evidence or historic photos of missing or changed features.

Good Alternative:

Alter the layout of historic dwelling to accommodate changing needs while maintaining as much of the original fabric and configuration as possible by locating as many alterations as possible in the rear of the property.

Make improvements to an altered dwelling by updating, but not necessarily restoring, missing or badly altered features. Use contemporary materials that are compatible and designed to harmonize with the building and surrounding area.

Not Appropriate:

Radically change the facade's configuration by infilling windows and creating new openings, adding inappropriate additions, or covering ornamental details. Further compromise an altered dwelling by obliterating remaining features, including the building's form.

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.

Best Choice:

Repair damaged historic details, or replace them in kind.

Good Alternative:

Replace damaged historic details with new materials that mimic the historic ones as closely as possible.

Not Appropriate:

Removing sound historic fabric, such as wood shingle, in favor of “maintenance free” modern replacements like vinyl siding. (Beware that in most cases, “maintenance free” equates to a shorter lifespan, requiring replacement much sooner than traditional materials.)

STAFF COMMENT:

Staff recommends the proposal as submitted be denied unless it is determined to be a non-contributing structure. The Code states that:

2. Unless the plans would seriously impair the historic, archeological, or architectural significance of the surrounding site or structure, the historic district commission may not strictly judge plans:

- a. For a site or structure of little historic, archeological, or architectural significance; or*
- b. Involving new construction.*

Page 66 of the Design Guidelines use this property as an example of “minimal traditional” architecture in the City of Salisbury. Vinyl shutters are not “typically appropriate” for a contributing structure. The change of the panels to a different design is inconsistent with the guidelines for contributing structures. If the shutters on the east and west facades of the house were originally vinyl, replacing with vinyl would be “in-kind,” however it seems unlikely that vinyl shutters would have been on the home originally and the guidelines advise against adding shutters where there were none historically.

For these reasons, if the structure is deemed contributing it is recommended that the panel be returned or replaced with their original configuration if possible, the shutters on the front façade be replaced with wood, and suggested that the vinyl shutters on the east and west façade be replaced with wood or not replaced.

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: Will Canner
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: September 12, 2025

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:District - 09 Account Identifier - 040161

Owner Information

Owner Name:SELDON MELVIN R SR
SELDON ALEXINIA B

Use:RESIDENTIAL
Principal Residence:YES

Mailing Address:225 OAKDALE RD
SALISBURY MD 21801-

Deed Reference:/04614/ 00039

Location & Structure Information

Premises Address:105 OAKDALE RD
SALISBURY 21801-0000

Legal Description:10,650 SQFT
105 OAKDALE RD
CITY OF SALIS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0015	0913	9030372.23	0000				2025	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1963	1,648 SF		10,650 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	BRICK/	3	1 full/ 1 half	1 Carport	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	29,600	29,600		
Improvements	82,600	100,800		
Total:	112,200	130,400	118,267	124,333
Preferential Land:	0	0		

Transfer Information

Seller: KIEF ELEANOR JEAN
Type: ARMS LENGTH IMPROVED

Date: 03/30/2020
Deed1: /04614/ 00039

Price: \$145,000
Deed2:

Seller: KIRCHMIER THOMAS M & RUTH M
Type: ARMS LENGTH IMPROVED

Date: 04/03/2013
Deed1: /03560/ 00072

Price: \$114,500
Deed2:

Seller: BAADTE, GERALD J ETAL
Type: ARMS LENGTH IMPROVED

Date: 09/24/1990
Deed1: /01230/ 00689

Price: \$78,000
Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	September 24, 2025
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#25-20
Commission Considering:	Alterations – Replace Front/Back Stairways with Concrete Blocks/Red Bricks
Owner's Name:	Flowers and Pharmacy LLC
Applicant Name:	Zaheer Ahmed
Agent/Contractor:	N/A
Subject Property Address:	307 Newton St. Salisbury, MD 21801
Historic District:	Camden Historic District
Use Category:	Residential
Chairman:	Mr. Brenden Frederick
HDC Staff contact:	Will Canner 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: 8-22-2025
Date Accepted as Complete: 8/27/25
Subject Location: 307 Newton Street
Application by: Zaheer Ahmed
Applicant Address: 400 Forest Drive Fruitland MD
Applicant Phone: 410-430-5530 21826

Case #: 25-20
Action Required By (45 days): _____
Owner Name: FLOWERS AND PHARMACY LLC
Owner Address: 400 FOREST DR. FRUITLAND MD
Owner Phone: 410-430-5530 21826
Owner Email: ZahedAhmed@Comcast.net

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.

Concrete blocks grey in color and Red Bricks

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 Zaheer Ahmed Date 8-22-2025

Application Processor (Date)

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

The following is stated by Zaheer Ahmed :

The existing front and the back stairs of 307 Newton Street are constructed with wood and the condition of both the stairs is not very good. The wood is rotting and it is not very safe for the residents who will be living there in future. Therefore it is very much required to reconstruct both the back and the front stairs . I will like to construct the stairs with Concrete Blocks and the Bricks of which the pictures and the specifications are attached to this email so that both the stairs are safe for the residents of the property in future.

The Front would use the red bricks.

The Back would use the grey bricks.



307

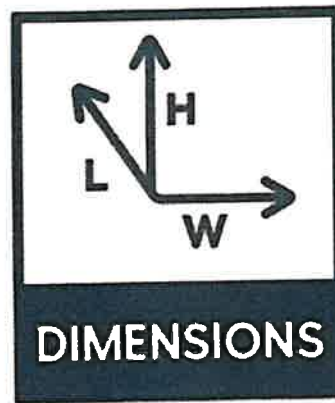
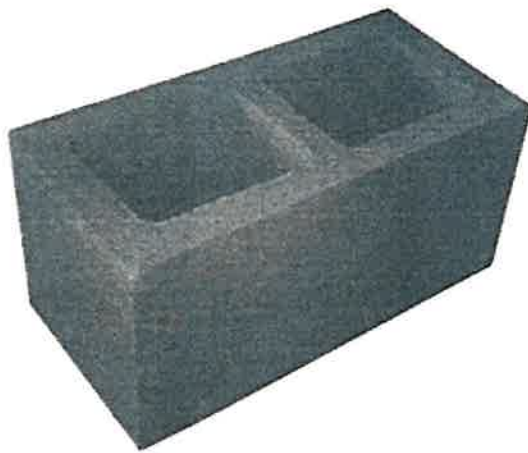
Newton St.











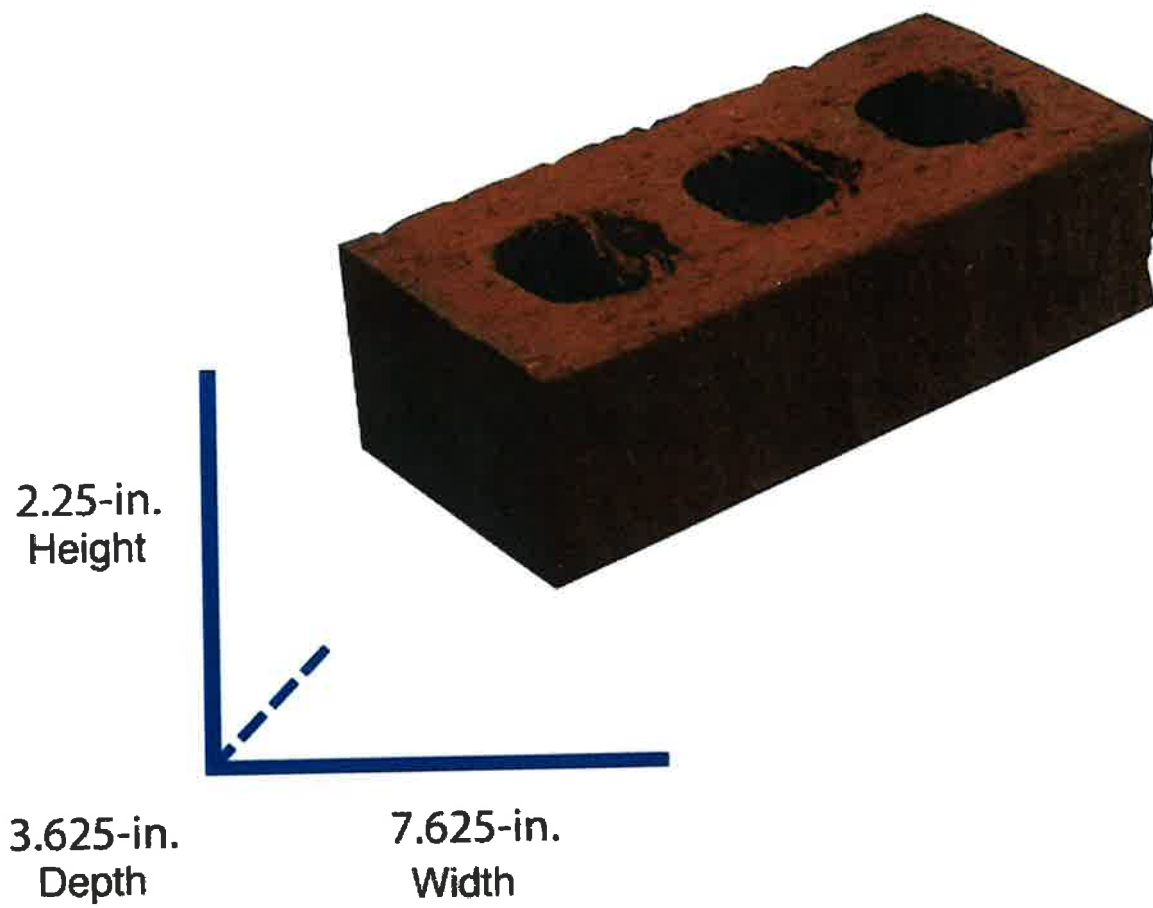
7.625-in H

7.625-in W

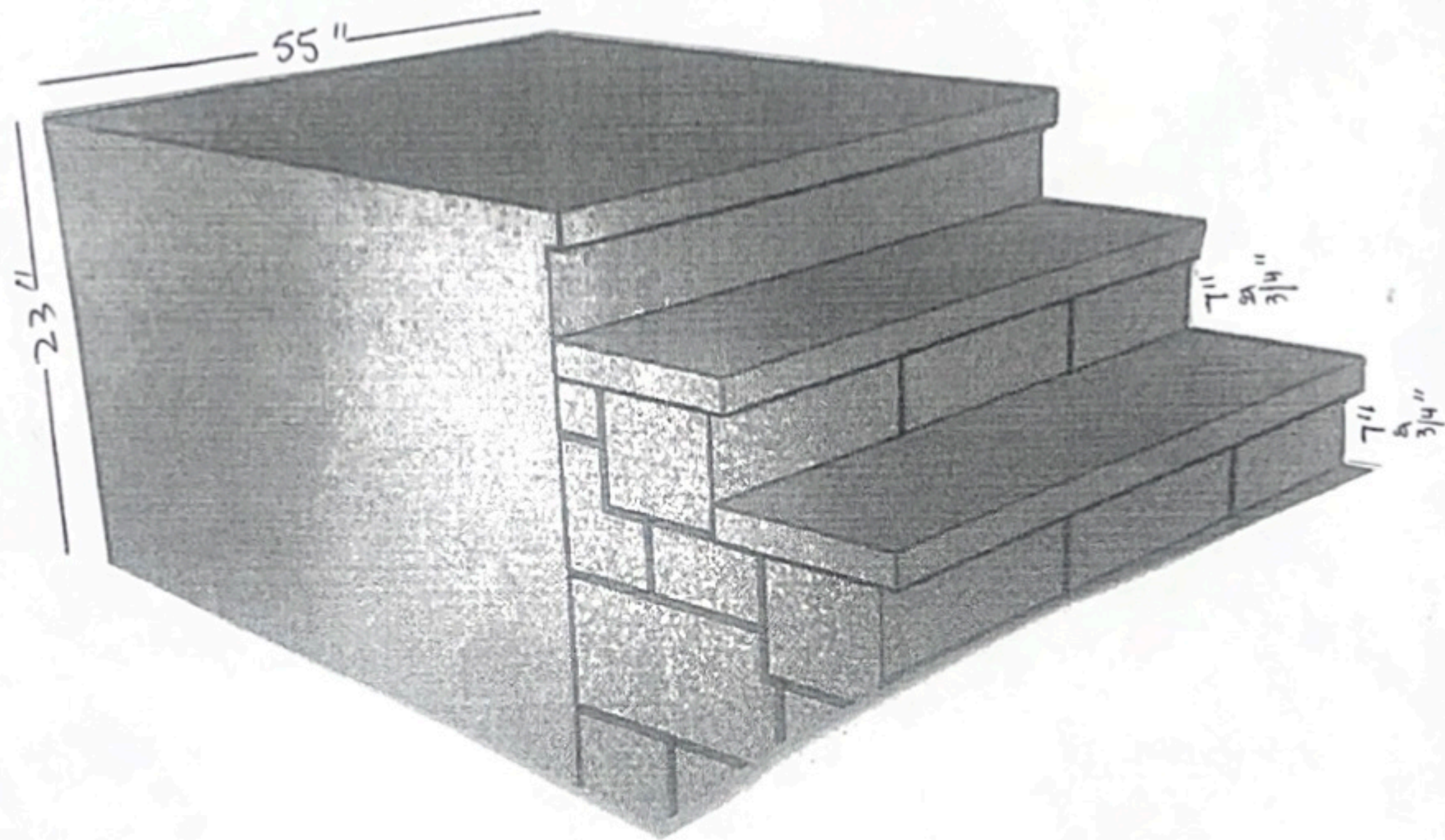
15.625-in L

Bestseller

100k+ bought last week







307 NEWTON STREET BACK STEPS

307 NEWTON STREET FRONT STAIRS

63"

32 1/2"



8" 8" 8" 8"

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of September 24, 2025

Case Number:	#25-20
Commission Considering:	Alterations – Replace Front/Back Stairways with Concrete Blocks/Red Bricks
Owner Name:	Flowers and Pharmacy LLC
Owners Address:	400 Forest Dr. Fruitland, MD 21826
Applicant Name:	Zaheer Ahmed
Applicant's Address:	same as owner
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:	Contributing
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
- WI-486, Jackson Duplex, 312-314 Newton St
- WI-552-2, House, 317 Newton St
- WI-520, Mary Jackson Marvel House, 319 Newton St

Explanation of Request: The applicant is seeking approval for the front and back stairway to be replaced. Both of the stairways are originally made with wood that is rotting. The front stairway replacement would be replaced with red bricks. The back stairway would be replaced with concrete blocks.

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
- c. historic materials. Make sure your contractor has experience with appropriate techniques.

Some cleaning methods and repair techniques can cause damage to historic building fabric and actually contribute to their deterioration over time. This hastens the need for replacement and results in increased costs. The gentlest methods available should generally be used, particularly when it comes to cleaning masonry surfaces.

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.

GUIDELINES FOR RESIDENTIAL PROPERTIES

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.

STAFF COMMENT:

Staff recommends revising the proposal to use wood for both the front and rear stairways to align with Guidelines 55 and 56, which treat stairs as integral porch features. While brick is an allowable substitute per Appendix B, the original stairs were wood and replacement should match when feasible. The rear stairway, though not visible from the street, would also benefit from material consistency.

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: Will Canner
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: September 12, 2025

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
<u>x</u> 1800-1899	<u>x</u> architecture	engineering	invention	politics/government
1900-1999	art	entertainment/ recreation	landscape architecture	religion
2000-	commerce	ethnic heritage	law	science
	communications	exploration/ settlement	literature	social history
	community planning		maritime history	transportation
	conservation		military	other:

Significance dates	Architect
Specific dates	Builder

Evaluation for:

National Register

 Maryland Register

x 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

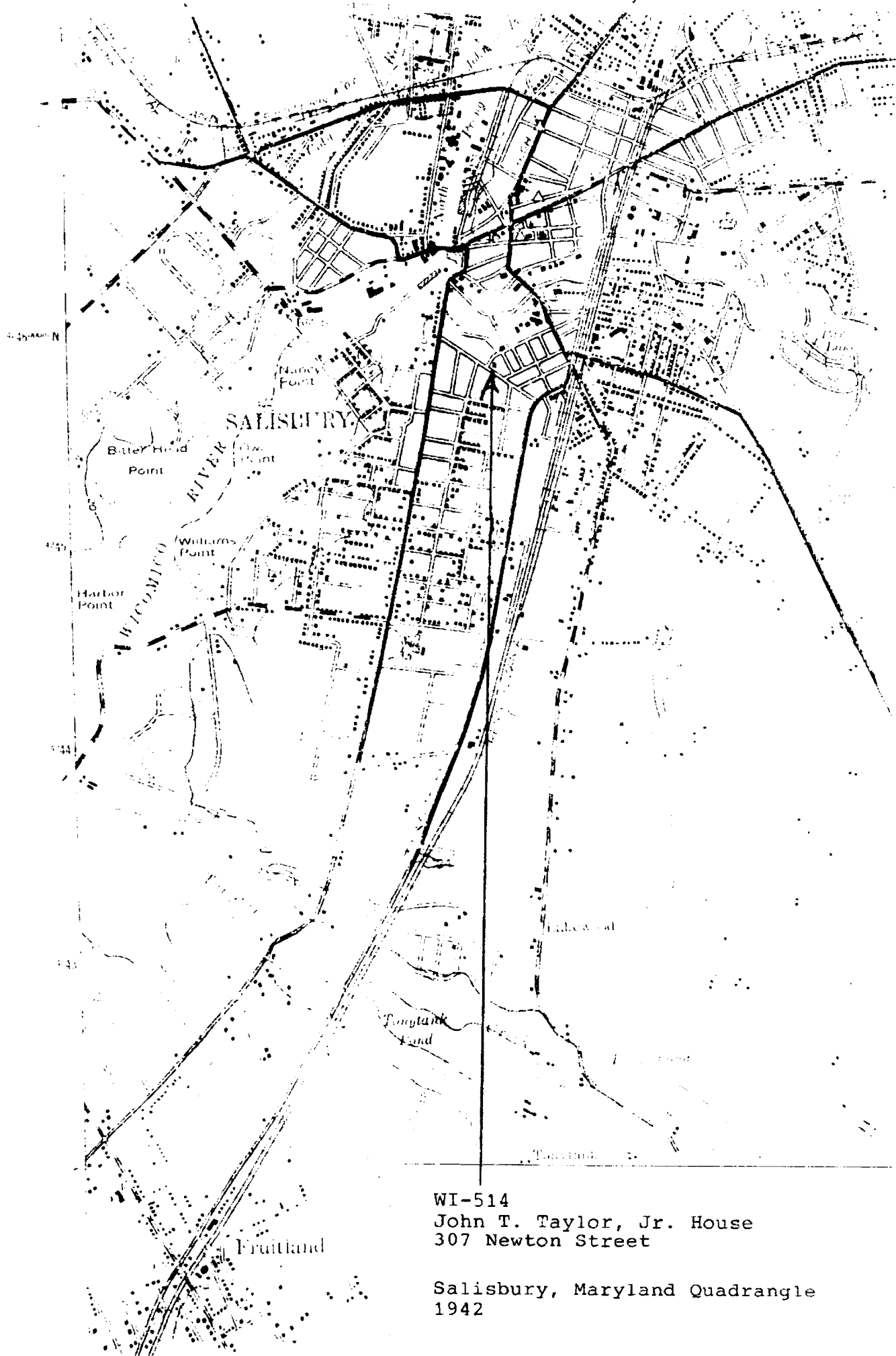
SPT 6/129

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
Savannah, Georgia County, Ga.

Southeast - 214-12-101

2100 Pine Tower, Pine Ridge, S.C.

NEG / M2 51121

1 0 1 1

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:District - 13 Account Identifier - 045461

Owner Information

Owner Name:FLOWERS & PHARMACY LLC

Use:RESIDENTIAL

Mailing Address:400 FOREST DR
FRUITLAND MD 21826-

Principal Residence:NO

Deed Reference:/05423/ 00338

Location & Structure Information

Premises Address:307 NEWTON ST
SALISBURY 21801-0000

Legal Description:6,840 SQ FT
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
		01/01/2025	07/01/2025	07/01/2026
Land:	15,000	18,300		
Improvements	28,400	47,000		
Total:	43,400	65,300	50,700	58,000
Preferential Land:	0	0		

Transfer Information

Seller: MARSHALL JOHN W

Type: NON-ARMS LENGTH OTHER

Date: 07/31/2024

Deed1: /05423/ 00338

Price: \$35,000

Deed2:

Seller: TARR'S RENTALS, INC.

Type: ARMS LENGTH IMPROVED

Date: 06/03/1996

Deed1: /01490/ 00380

Price: \$30,000

Deed2:

Seller: STEPHENS, CLETIUS & MARTHA E

Type: ARMS LENGTH IMPROVED

Date: 02/09/1983

Deed1: /00984/ 00786

Price: \$11,000

Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
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: