

WI-633  
Cooper Avenue Tenant House Row  
Salisbury  
Private

c. 1926

South Salisbury east of the railroad right-of-way developed on the acreage of William F. Allen, who had a large section of his farm divided into building lots in 1905. Within a few years a variety of modest sized Victorian dwellings were erected along principal streets such as Lincoln Avenue, also known formerly as part of the Snow Hill Road. The area contained a mixture of owner-occupied and speculative built housing such as rental units for workers in nearby industrial and commercial enterprises. With the freight transportation provided by way of the railroad, a number of processing and/or manufacturing plants located along its right-of-way.

By 1930 the area was improved by scores of houses as well as a string of manufacturing plants along the railroad. One of the main north/south roads was Cooper Avenue, named after Caleb C. and Mary A. Cooper who purchased a section of the Allen property in 1909. In November 1925 the Coopers sold a series of lots on the corner of Cooper Avenue and Kendall Street to Richard H. Hodgson, who financed construction of a series of identical two-story, gable-front frame rental units that remain standing along what is now known as Eastern Shore Drive. Built with minimal attention to architectural style, these two-story, one-bay by two-bay units were designed on a modest scale for workers in nearby manufacturing plants. According to the 1931 Sanborn Insurance map a principal nearby employer was the Tri-State Poultry Cooperative, located on the south side of Lee Street.

Supported on poured concrete foundations, the two-story gable front units were initially assembled with weatherboard sided walls and six-over-six sash windows that lighted the first and second floor rooms. Small gable roofed hoods supported on stick brackets still shelter the front door. Attached to the back of each house is a single-story kitchen wing.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. WI-633

## 1. Name of Property (indicate preferred name)

historic Hodgson Tenant House Row  
 other Cooper Avenue Tenant House Row

## 2. Location

street and number 833-839 Eastern Shore Drive  not for publication  
 city, town Salisbury vicinity  
 county Wicomico

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

name Various owners  
 street and number \_\_\_\_\_ telephone \_\_\_\_\_  
 city, town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court liber folio  
 city, town Salisbury tax map tax parcel tax ID number

## 5. Primary Location of Additional Data

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

## 6. Classification

Category	Ownership	Current Function	Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<u>4</u> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	_____ sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	_____ structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	_____ objects
		<input type="checkbox"/> government	<input type="checkbox"/> unknown	<u>4</u> Total
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> industry	<input type="checkbox"/> other:	

**Number of Contributing Resources  
previously listed in the Inventory**  
 \_\_\_\_\_

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## 7. Description

Inventory No. WI-633

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### Condition

excellent       deteriorated  
 good             ruins  
 fair               altered

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

Historically identified as the Cooper Avenue tenant house row, a series of four two-story, gable-front frame dwellings are located at 833-839 Eastern Shore Drive in the southern commercial area of Salisbury, Wicomico County, Maryland. The houses face west with the gable roofs oriented on an east/west axis.

Built around 1926, the two-story, one-bay by two-bay dwellings are supported on poured concrete foundations, and the exteriors are clad with asphalt shingles. The medium pitched roofs are covered with asphalt shingles as well. Attached to the back of each main block is a single-story, one-room plan kitchen wing.

The west (main) elevation of each unit is defined by a single door opening on the first floor, which is sheltered by a gable-roofed hood supported by stick brackets. In each case the front door has been replaced. The second floor is lighted by a single-pane sash window, and in one instance a six-over-six sash survives intact. The gable end is flush and the edge of the roof is finished with a plain bargeboard. Piercing the roofline is a single flue brick stack.

The north and south side elevations are marked by single-pane sash windows. The base of the roof is trimmed with a plain boxed cornice.

The east side of the main block is largely covered by a single-story gable roofed kitchen.

## 8. Significance

Inventory No. WI-633

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

Specific dates

Architect/Builder

Construction dates

Evaluation for:

National Register

Maryland Register

not evaluated

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

South Salisbury east of the railroad right-of-way developed on the acreage of William F. Allen, who had a large section of his farm divided into building lots in 1905.<sup>1</sup> Within a few years a variety of modest sized Victorian dwellings were erected along principal streets such as Lincoln Avenue, also known formerly as part of the Snow Hill Road. The area contained a mixture of owner-occupied and speculative built housing as rentals for workers in nearby industrial and commercial enterprises. With the freight access provided by way of the railroad, a number of processing and manufacturing plants located along its right-of-way.

By 1930 the area had been improved by hundreds of houses as well as a string of manufacturing plants along the railroad. One of the main north/south roads was Cooper Avenue, named after Caleb C. and Mary A. Cooper who owned purchased a large section of the Allen property in 1909.<sup>2</sup> In November 1925 the Coopers sold a series of lots on the corner of Cooper Avenue and Kendall Street to Richard H. Hodgson, who financed construction of the series of identical two-story, gable-front frame rental units that remain standing along what is now known as Eastern Shore Drive. Built with minimal attention to architectural style, these two-story, one-bay by two-bay units were built on a modest scale for workers in nearby manufacturing plants. According to the 1931 Sanborn Insurance map a principal nearby employer was the Tri-State Poultry Cooperative, located on the south side of Lee Street.<sup>3</sup>

Supported on poured concrete foundations, the two-story gable front units were built with weatherboard sided walls and six-over-six sash windows that lighted the first and second story rooms. Small gable roofed hoods supported on stick brackets shelter the front door. Attached to the back of the each house is a single-story kitchen wing.

<sup>1</sup> Wicomico County Land Record, EAT 43/531, 4 March 1905, plat of the William F. Allen lots made by Peter Shockley, S.W.C.

<sup>2</sup> Wicomico County Land Record, EAT 65/466, 13 October 1909.

<sup>3</sup> Sanborn Insurance Map, 1931, microfilm at the Nabb Research Center for Delmarva History and Culture.

**Maryland Historical Trust**  
**Maryland Inventory of**  
**Historic Properties Form**

Inventory No. WI-633

Name Cooper Avenue Tenant House Row  
**Continuation Sheet**

Number 8 Page 1

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Cooper Avenue Tenant House Row  
833-839 Eastern Shore Drive  
Salisbury, Wicomico County, Maryland  
Chain of title

Map 115, Parcels 2153, 2185, 2173, 2172

862/735 William J. Willing and Elsie B. Willing

to

9/23/1976 Harry B. Smith and Mabel M. Smith

JWS 232/178 Upshur W. Morris and Mary Crew Morris

to

1/6/1941 William J. Willing and Elsie B. Willing  
Lot No. 3....and being Lots Nos. 164, 163, 162, 161 on a plat of the William  
F. Allen lots made by Peter Shockley, S.W.C., 3/4/1905, EAT 43/531

IDT 216/489 Richard H. Hodgson, et al. Joseph L. Bailey

to

4/29/1939 Upshur W. Morris

**Maryland Historical Trust**  
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Name Cooper Avenue Tenant House Row  
**Continuation Sheet**

Number 8 Page 2

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JCK 140/568

Mary A. Cooper and Caleb C. Cooper

to

11/24/1925

Richard H. Hodgson

EAT 65/406

Willie C. Carey and Sadie L. Carey

to

10/13/1909

Mary A. Cooper  
Item Two

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## 9. Major Bibliographical References

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Inventory No. WI-633

Sanborn Insurance Map, 1931, microfilm at the Nabb Research Center for Delmarva History and Culture.  
Wicomico County Land Records, various volumes, Wicomico County Courthouse.

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## 10. Geographical Data

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Acreage of surveyed property 1 acre  
Acreage of historical setting 1 acre  
Quadrangle name Salisbury, Maryland                      Quadrangle scale: 1:24,000

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### Verbal boundary description and justification

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

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## 11. Form Prepared by

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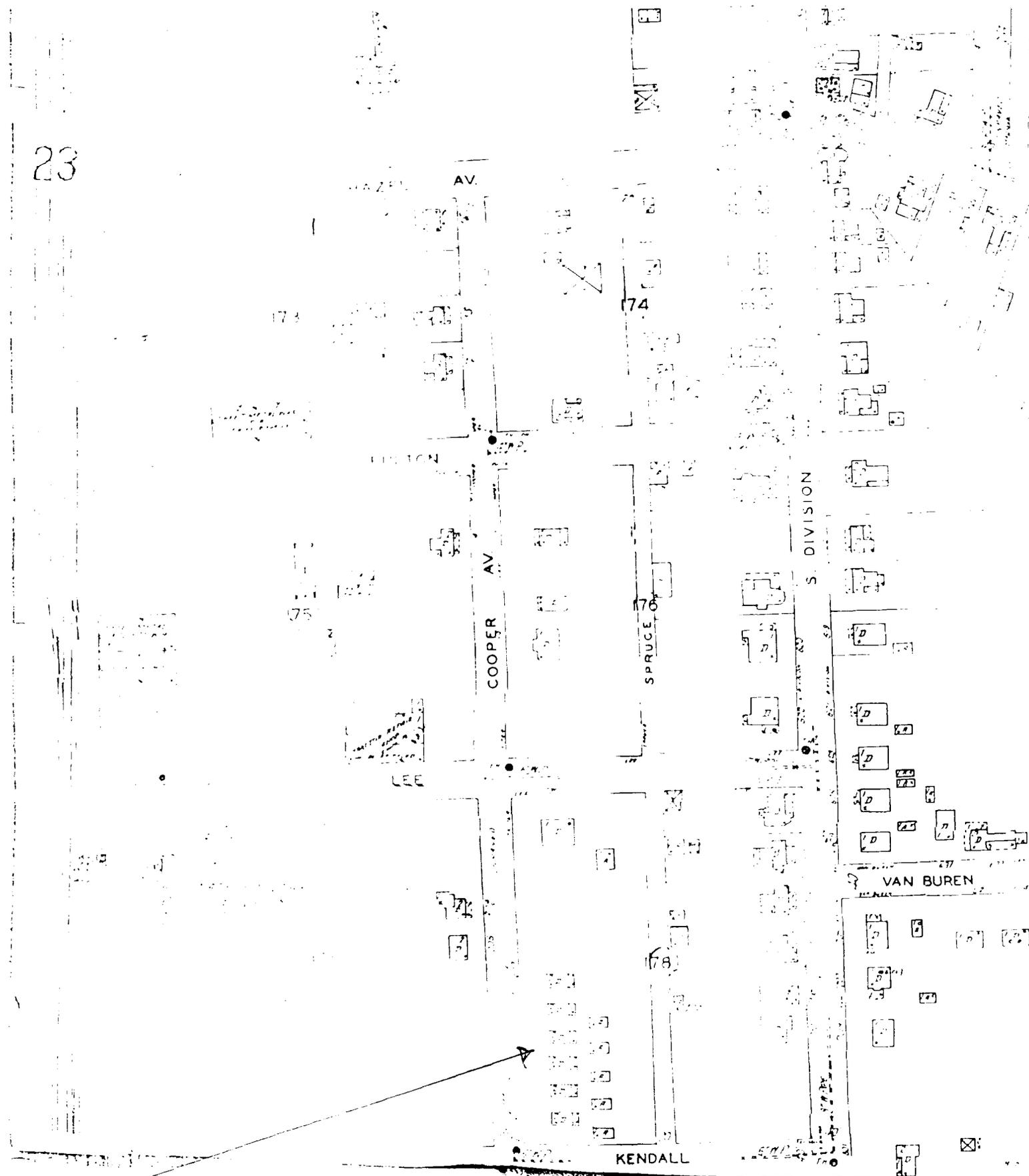
name/title	Paul B. Touart, Architectural Historian		
organization	Private Consultant	date	11/7/2001
street & number	P. O. Box 5	telephone	410-651-1094
city or town	Westover	state	Maryland 21871

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

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

return to:                      Maryland Historical Trust  
  DHCD/DHCP  
  100 Community Place  
  Crownsville, MD 21032-2023  
  410-514-7600

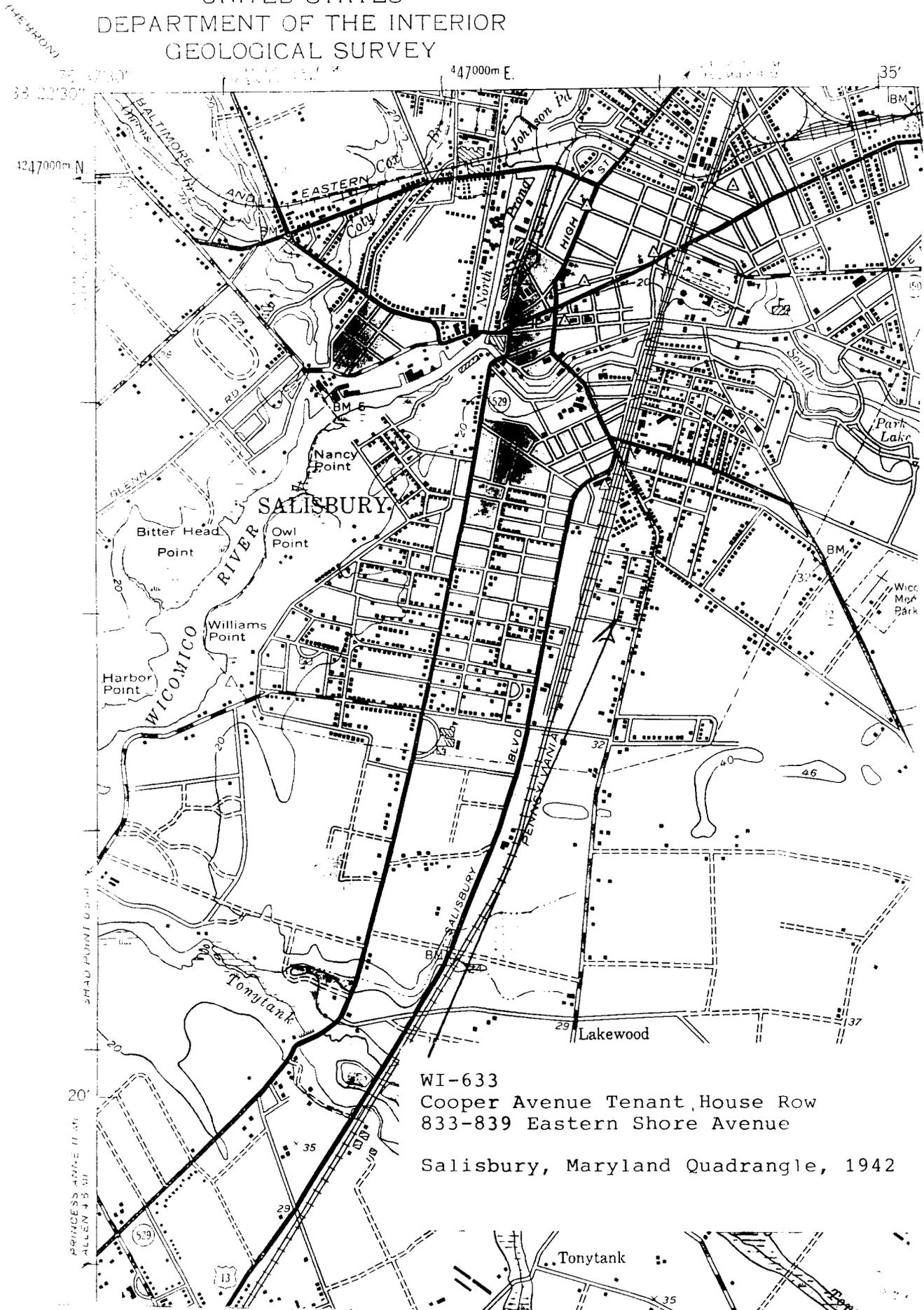
23



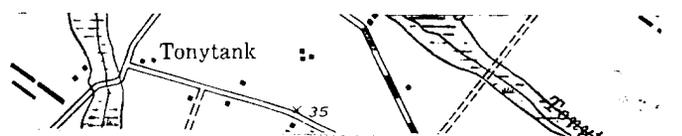
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Cooper Avenue Tenant House Row  
833-839 Eastern Shore Drive

Sanborn Insurance Map, 1931

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY



WI-633  
Cooper Avenue Tenant House Row  
833-839 Eastern Shore Avenue  
Salisbury, Maryland Quadrangle, 1942





W1-693

COOPER AVENUE TOWANT HOUSES  
SALISBURY, WILMOT CO., MD.

SOUTHWEST ELEVATION

10/01, PAUL TOWANT, PITUITARY ADENOMA

DEC. 1 M.D. HISTORICAL TRUST

1 OF 2



W1-633

COOPER AVENUE TENANT HOUSES

SALISBURY, WILMOTICO CO., MD.

SOUTHWEST ELEVATION

10/11, PAUL TOWNSEND, PHOTOGRAPHER

OVER / DID 1 HISTORICAL TOURS

2 OF 2