

WI-643  
Esther and Alice Davis House  
Salisbury  
Private

c. 1898

Sisters Esther and Alice Davis occupied this house during the first quarter of the twentieth century after its construction around 1898. In February 1898 William J. Staton purchased the lot on "Park Street" for \$310 and sold the property seven months later to the Davis sisters for \$2,200. The substantial shift in the value of the lot indicates that a sizable improvement was made over the course of the seven-month Staton ownership, and the architectural features of the dwelling agree with this late nineteenth-century construction date. In the 1907 Salisbury City directory, the sisters are listed at this location, which is identified as 610 Park Street.

The Davis house is nearly identical to the William J. Ennis house on East William Street, which was built around 1896. Differing from most Victorian dwellings in the Newtown District, the Davis house design is based on a symmetrical plan with a center entrance. The most distinguishing features are the twin gables and extend from the hip roof on each side of a single-gable roofed dormer.

The Victorian house remained under the Davis sisters tenure until the 1920s. Alice Davis left her interest in the property to her sister Esther at her death in 1923. Esther Davis died intestate in 1929, and her nieces and nephews sold the Park Avenue house and lot to Richard H. Hodgson in 1931. The Davis sister's house was held by Richard H. Hodgson for forty years.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. WI-643

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

historic Esther and Alice Davis House  
 other \_\_\_\_\_

### 2. Location

street and number 312 Park Avenue \_\_\_ not for publication  
 city, town Salisbury vicinity \_\_\_\_\_  
 county Wicomico

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

name Richard Kuntz, et al.  
 street and number 9837 Hickoryhurst Drive telephone \_\_\_\_\_  
 city, town Salisbury state Maryland zip code 21236

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Clerk of Court liber 1282 folio 535  
 city, town Salisbury tax map 106 tax parcel 985 tax ID number 9-051384

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

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## 7. Description

Inventory No. WI-643

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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.

The Esther and Alice Davis house stands at 312 Park Avenue in the Newtown Historic District of Salisbury, Wicomico County, Maryland. The two-and-a-half story, three-bay by two-bay frame dwelling faces east with the principal roof oriented on a north/south axis. Built around 1898, the center hall frame house is supported on a raised brick foundation with a partially excavated cellar, and the exterior is clad with a combination of fishscale shingles and vinyl siding. The steeply pitched hip roof, extended by multiple gables, is covered with asphalt shingles.

The east (main) elevation is a symmetrical three-bay façade with a center entrance and flanking one-over-one sash windows. The front corners of the house are cut on a diagonal and are dominated by twin gables that extend from the hip roof. A replacement front door is topped by a two-light transom. A shed roofed front porch shelters the first floor. Replacement posts have been installed in front, whereas turned half posts remain against the house. The second story is defined by a symmetrical series of single-pane sash windows. Dominating the main elevation are the twin gables sheathed with fishscale shingles and trimmed with extended eaves and open soffits. The edge of the roof is finished with a decorated bargeboard that is supported at the bottom with corner brackets. The outside corners of each gable have Victorian spindlework that hangs from the soffit. Each gable is pierced by a four-pane attic window. Fixed between the twin gables is a gable roofed dormer fitted with a replacement window. The edge of the dormer roof is finished with a extended eave and decorated bargeboard. Interior brick stacks pierce the roofline.

The south side of the house has a single-story, hip roofed bay window that is lighted by a tripartite series of single-pane sash windows on its south face, and single one-over-one sash windows on each side. Otherwise the south wall is lighted by single-pane sash windows. Centered on the roof is a cross gable finished like the front gables with a fishscale shingled front pierced by a four-pane attic window. The edge of the cross gable roof is trimmed with a decorated bargeboard.

The north side is marked by pairs of one-over-one sash windows on each floor, and a cross gable is centered on the hip roof. The cross gable is finished like the other gables with a fishscale shingled front and a decorated bargeboard.

The interior was not seen.

# 8. Significance

Inventory No. WI-643

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

Specific dates	Architect/Builder
<b>Construction dates</b>	

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.)

Sisters Esther and Alice Davis occupied this house during the first quarter of the twentieth century after its construction around 1898. In February 1898 William J. Staton purchased the lot on “Park Street” for \$310 and sold the property seven months later to the Davis sisters for \$2,200.<sup>1</sup> The substantial shift in the value of the lot indicates that a sizable improvement was made over the course of seven months, and the architectural features of the extant house agree with this late nineteenth-century construction date. In the 1907 Salisbury City directory, the sisters are listed at this location, which is identified as 610 Park Street.

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<sup>1</sup> Wicomico County Land Records, JTT 22/29, 14 February 1898; JTT 22/403, 27 September 1898.

<sup>2</sup> Wicomico County Land Record, JWTS 180/215, 9 December 1931.

<sup>3</sup> Wicomico County Land Record, JWTS 734/108, 30 April 1971.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. WI-643

Name Esther and Alice Davis House

### Continuation Sheet

Number 8 Page 1

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Esther and Alice Davis House  
312 Park Avenue  
Salisbury, Wicomico County, Maryland  
Chain of title

Map 106, Parcel 985

1282/535 William Thomas Whitehead  
Margaret Ellen Whitehead

to

3/2/1992 Richard Kuntz  
Angelina Kuntz  
Tonya Lee Kuntz

AJS 1029/414 J. Parker Conner  
Susan C. Conner  
Parker J. Conner, Jr.

to

2/5/1985 William Thomas Whitehead  
Margaret Ellen Whitehead

AJS 927/737 Frederick W. Greenawalt  
Yvonne A. Greenawalt

to

9/13/1979 J. Parker Conner  
Susan C. Conner  
J. Parker Conner, Jr.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. WI-643

Name Esther and Alice Davis House  
**Continuation Sheet**

Number 8 Page 2

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AJS 843/249

Neil R. LeCompte  
Dorsey C. LeCompte

to

9/16/1975

Frederick W. Greenawalt

JWTS 734/108

Mercantile Safe-Deposit, Personal Estate of  
Richard H. Hodgson

to

4/30/1971

Neil R. LeCompte  
Dorsey C. LeCompte

JWTS 180/215

Nannie P. Brown, et al.  
(Esther P. Geelhardt, Eleanor P. Dutoit, and Edwin D. Pusey)

to

12/9/1931

Richard H. Hodgson

Estate No. 782

Esther A. Davis

Died 5/27/1929  
Intestate

to nieces and nephews

Nannie P. Brown  
Esther P. Geelhardt  
Eleanor P. Dutoit  
Edwin D. Pusey

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. WI-643

Name Esther and Alice Davis House

### Continuation Sheet

Number 8 Page 3

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Will Book  
JWD 5/480  
Written  
8/29/1910  
Proved  
8/22/1923

M. Alice Davis

to

Esther A. Davis

JTT 22/403

William J. Staton  
Martha A. Staton

to

9/27/1898

Esther A. Davis  
M. Alice Davis  
\$2,200 Lot No. 1 of Division Four of the Gordon H. Toadvine  
land

JTT 22/29

Ronie E. and Stephen A. Murrell

to

2/14/1898

William J. Staton  
\$310

Salisbury City Directory, 1907, Esther Davis,  
M. Alice Davis, 610 Park Street

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## 9. Major Bibliographical References

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Inventory No. WI-643

Salisbury City Directory, 1907, transcribed and printed by the Family Tree Bookshop, 1998.

Sanborn Insurance Maps, various issues, 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 13.947 square feet

Acreage of historical setting 13.947 square feet

Quadrangle name \_\_\_\_\_

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	11/24/2001
street & number	P. O. Box 5	telephone	410-651-1094
city or town	Westover	state	Maryland 21871

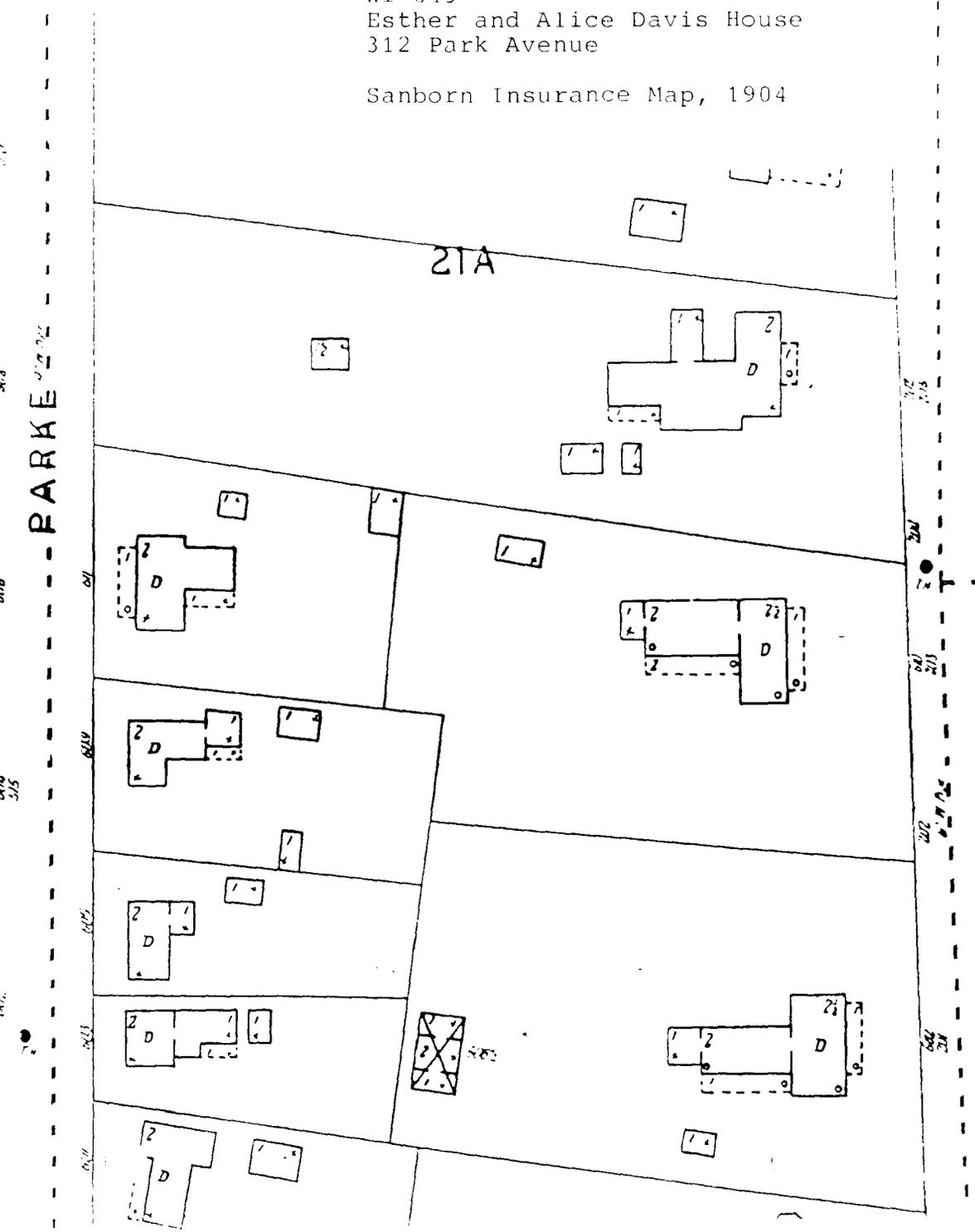
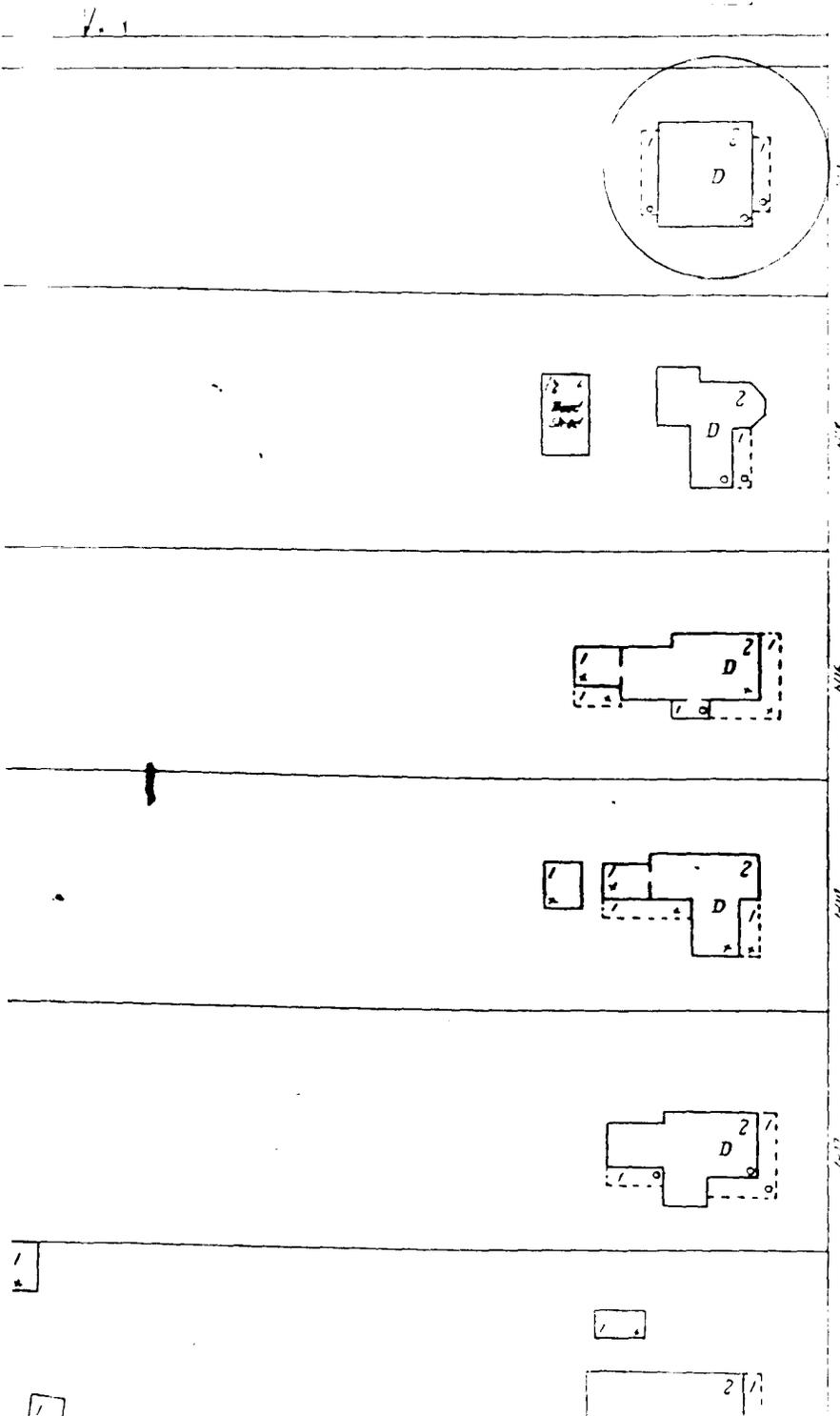
The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

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

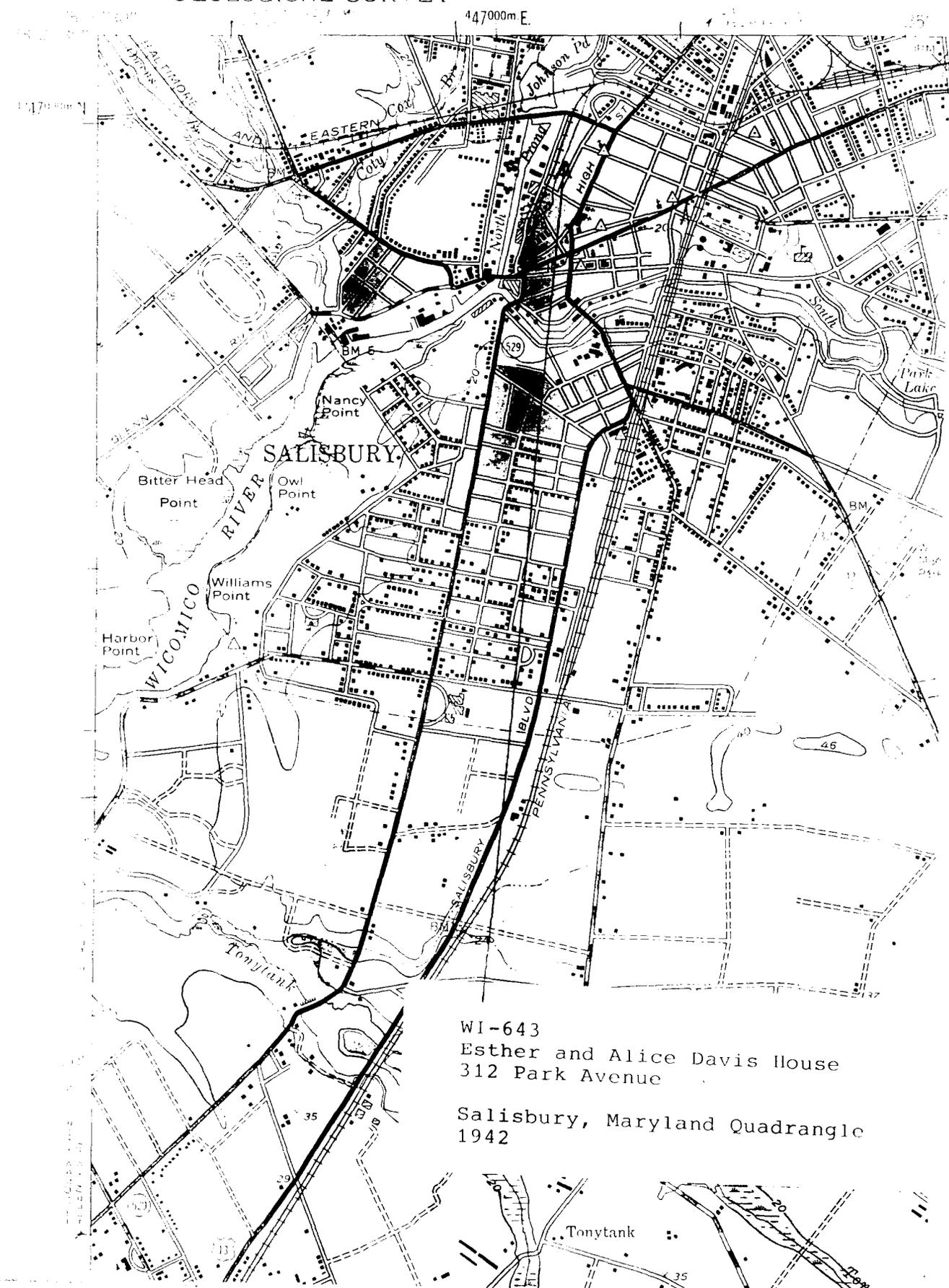
return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

WI-643  
Esther and Alice Davis House  
312 Park Avenue

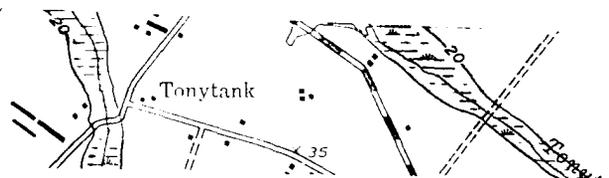
Sanborn Insurance Map, 1904



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY



WI-643  
Esther and Alice Davis House  
312 Park Avenue  
Salisbury, Maryland Quadrangle  
1942





W1-643

ESTHER AND ALICE DAVIS HOUSE  
SOLISBURY, WICOMICO Co., MD.

EAST ELEVATION

11/01, PAUL TOWNENT, PHOTOGRAPHER

NATH. HISTORICAL TRUST

1 OF 2



WI-643

ESTHER AND ALICE DAVIS HOUSE  
SALISBURY, WILMOT CO., MD.

NORTHEAST ELEVATION

11/01, PAUL TOWNE, ARCHITECT

MD. HISTORICAL TRUSS

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