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 indentified 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street and number 312 Park Avenue __ not for publication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
__ district
_x_ building(s)
__ structure
__ site
___ object

Ownership
__ public
_x_ private
_____ both

Current Function
__ agriculture
__ commerce/trade
__ defense
_x_ domestic
___ education
_____ funerary
_____ government
__ health care
__ industry
_____ landscape
_____ recreation/culture
_____ religion
_____ social
___ transportation
__ work in progress
__ unknown
___ vacant/not in use
__ other:

Resource Count

Contributing	Noncontributing	
1	____	buildings
____	____	sites
_____	_____	structures
_____	_____	objects
1	_____	Total

Number of Contributing Resources previously listed in the Inventory

_____

7. Description

Inventory No. WI-643

Condition

___ excellent ___ deteriorated
x__ 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 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		
__ 1600-1699	__ agriculture	__ economics	__ health/medicine	__ performing arts
__ 1700-1799	__ archeology	__ education	__ industry	__ philosophy
x 1800-1899	x 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:

Specific dates **Architect/Builder**

Construction dates

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 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.[1] 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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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.[2] The Davis sister's house was held by Richard H. Hodgson for forty years.[3]

[1] Wicomico County Land Records, JTT 22/29, 14 February 1898; JTT 22/403, 27 September 1898.
[2] Wicomico County Land Record, JWTS 180/215, 9 December 1931.
[3] Wicomico County Land Record, JWTS 734/108, 30 April 1971.

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.

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

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

9. Major Bibliographical References

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.

10. Geographical Data

Acreage of surveyed property 13,947 square feet
Acreage of historical setting 13,947 square feet
Quadrangle name
Quadrangle scale: 1:24,000

Verbal boundary description and justification

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

11. Form Prepared by

name/title	Paul B. Touart, Architectural Historian		
organization	Private Consultant	date	11/24/2001
street & number	P. O. Box 5	telephone	410-651-1094
city or town	Westover	state	Maryland 21871

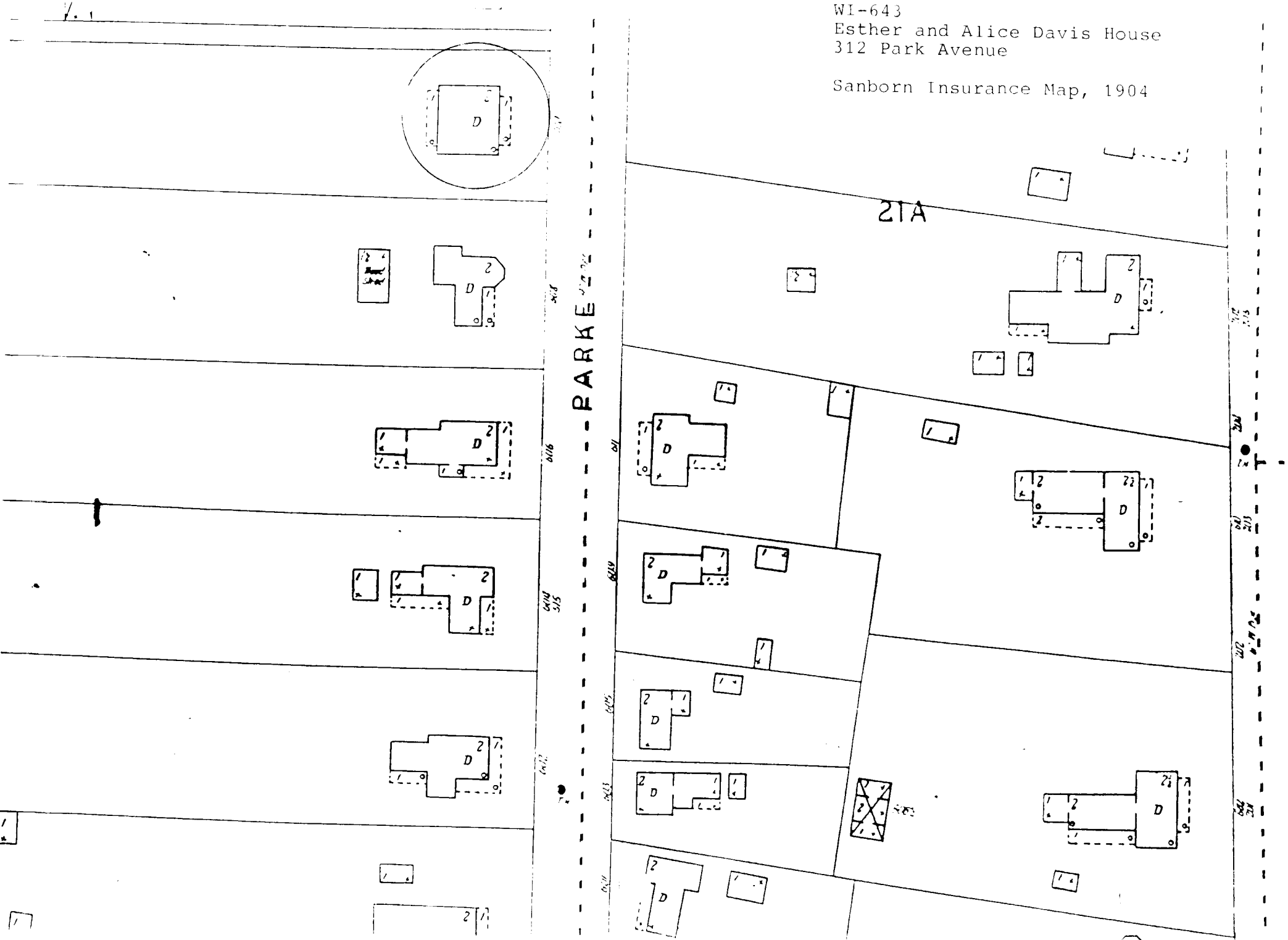
The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

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

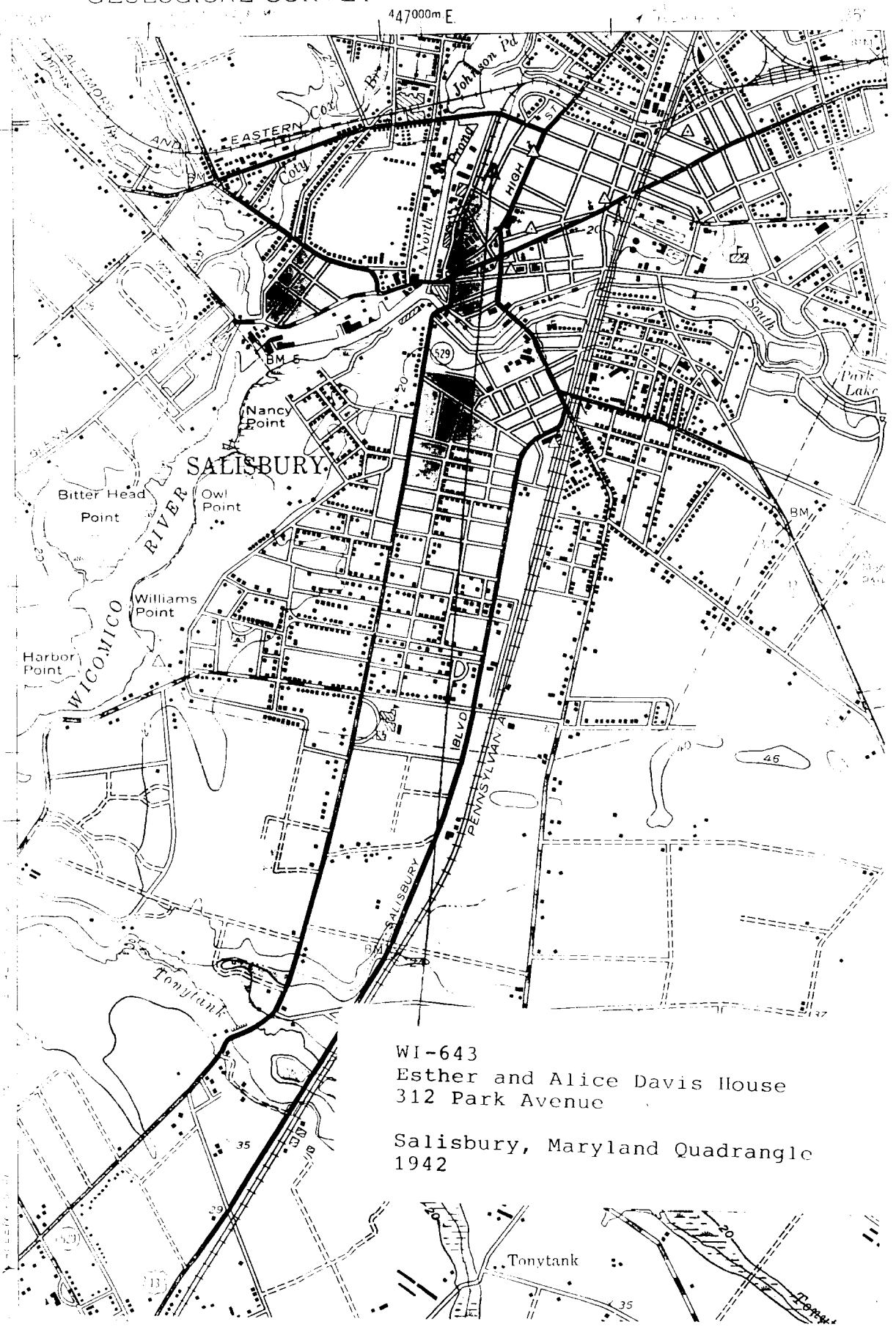
return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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

WI-643

ESTHER AND ALICE DAVIS HOUSE

SALISBURY, NICOMICO CO., MD.

EAST ELEVATION

11/01, PAUL TOWART, PHOTOGRAPHER

NEG. /MD. HISTORICAL TRUST

1 OF 2

WI-643

ESTHER AND ALICE DAVIS HOUSE

SALISBURY, WICOMICO CO., MD.

NORTHEAST ELEVATION

11/01, PAUL TOUALE, PHOTOGRAPHER

NEG/MD. HISTORICAL TRUST

2 OF 2