WI-633 c. 1926
Cooper Avenue Tenant House Row
Salisbury
Private

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street and number: 833-839 Eastern Shore Drive — __ not for publication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
__ 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	
4	____	buildings
____	____	sites
_____	_____	structures
_____	_____	objects
4	____	Total

Number of Contributing Resources previously listed in the Inventory

_____

7. Description

Inventory No. Wi-633

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.

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		
__ 1600-1699	__ agriculture	__ economics	__ health/medicine	__ performing arts
__ 1700-1799	__ archeology	__ education	__ industry	__ philosophy
__ 1800-1899	architecture	__ engineering	__ invention	__ politics/government
1900-1999	__ art	entertainment/	__ landscape architecture	religion
__ 2000-	__ commerce	recreation	__ law	__ science
	__ communications	__ ethnic heritage	__ literature	__ social history
	__ community planning	__ exploration/	__ maritime history	__ transportation
	__ conservation	settlement	__ 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.)

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.[1] 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.[2] 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.[3]

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.

[1] Wicomico County Land Record, EAT 43/531, 4 March 1905, plat of the William F. Allen lots made by Peter Shockley, S.W.C.
[2] Wicomico County Land Record, EAT 65/466, 13 October 1909.
[3] 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

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

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

9. Major Bibliographical References

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.

10. Geographical Data

Acreage of surveyed property	1 acre		
Acreage of historical setting	1 acre		
Quadrangle name	Salisbury, Maryland	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.

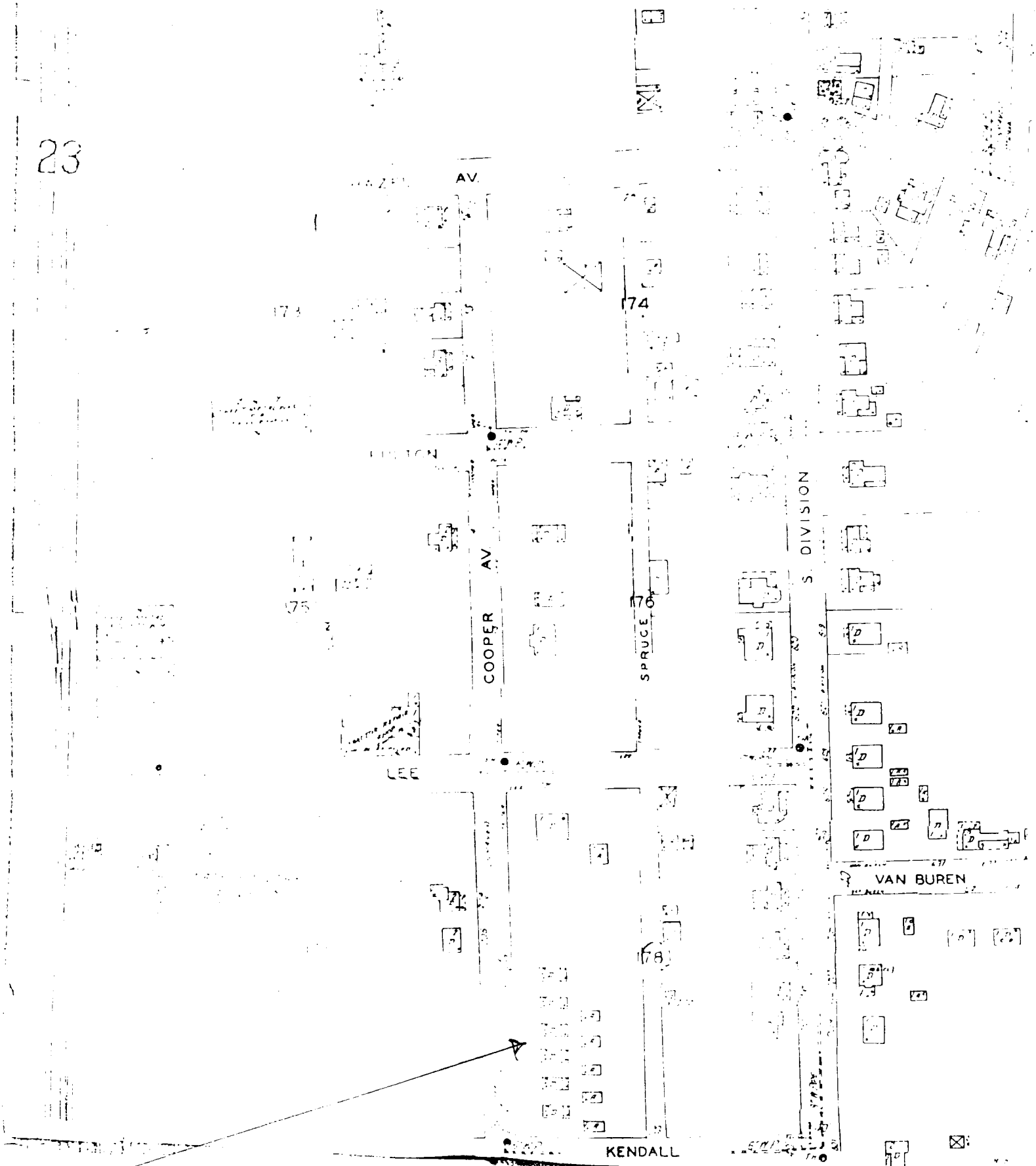
11. Form Prepared by

name/title	Paul B. Touart, Architectural Historian		
organization	Private Consultant	date	11/7/2001
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.

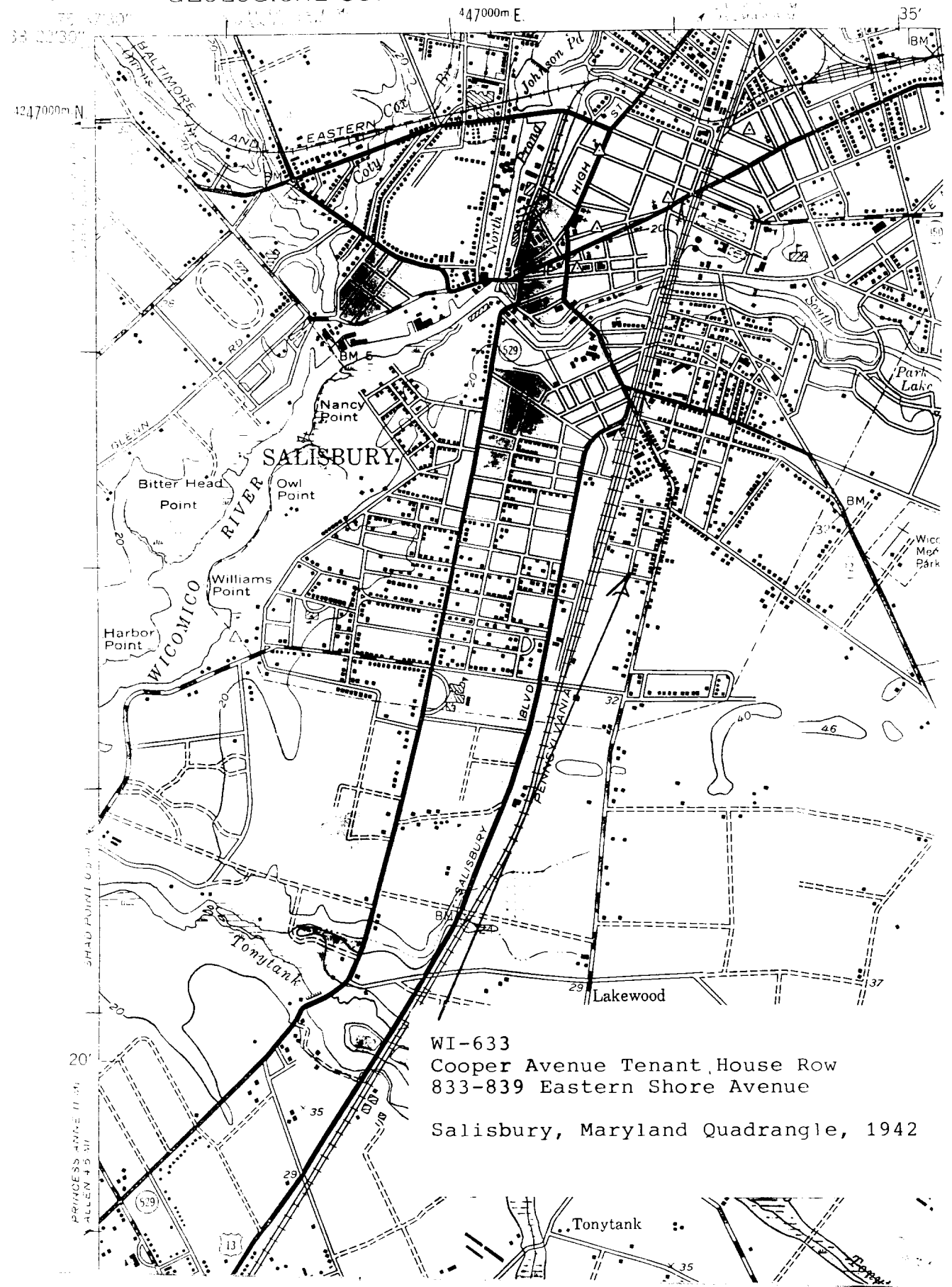
return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



WI-633
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

YIELD
ON GREEN

WI-633

COOPER AVENUE TENANT HOUSES

SALISBURY, WICOMICO CO., MD.

SOUTHWEST ELEVATION

10/01, PAUL TOWART, PHOTOGRAPHER

NEL / MD HISTORICAL TRUST

1 OF 2

WI-633

COOPER AVENUE TENANT HOUSES

SALISBURY, WICOMICO CO., MD

SOUTHWEST ELEVATION

10/01, PAUL TOUART, PHOTOGRAPHER

NEG./MD HISTORICAL TRUST

2 OF 2