

Salisbury Historic District Commission

AGENDA

Wednesday, April 7, 2021 at 7:00 pm

Zoom Videoconference

1. 7:00 P.M. - CALL TO ORDER – Scott Saxman, Chairman
2. ROLL CALL
3. APPROVAL OF MINUTES – *February 24, 2021*
4. CONSENT DOCKET- None
5. NEW BUSINESS –
 - #21-06 – 501 W. Main St- Back porch addition
 - #21-07- 709 Camden Ave- Fencing and gutter replacement
6. OLD BUSINESS – None

***this indicates that the structure has been deemed a contributing structure by the SHDC**

Topic: Historic District Commission

Time: Apr 7, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83851952944?pwd=UU9EU0tTSGlFRVE3QTQ4cWJHQXgyQT09>

Meeting ID: 838 5195 2944

Passcode: 619925

One tap mobile

+13017158592,,83851952944# US (Washington DC)

+13126266799,,83851952944# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 838 5195 2944

Find your local number: <https://us02web.zoom.us/u/kc8Oovf3DJ>

*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 10-508(a).*

Salisbury Historic District Commission
February 24, 2021

The Salisbury Historic District Commission met in regular session on Wednesday, February 24, 2021. The meeting took place on a zoom video conference with attendance as follows:

COMMISSION MEMBERS PRESENT

Scott Saxman, Chairman – Present
Matt Auchey, Vice Chairman – Not Present
Brad Phillips – Present
Brenden Frederick – Present
Jane Messenger – Present
Jillian Burns- Present

CITY OFFICIALS PRESENT

Pete Golba, City Attorney – Present
Anne Roane, Infrastructure & Development - Present
Jessica Budd, Infrastructure & Development- Present
Amanda Pollock, Infrastructure & Development- Present

1. **CALL TO ORDER** – Mr. Scott Saxman, Chairman, called the meeting to order at 7:00 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The Chairman explains the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – Approved meeting minutes for January 27, 2021. Mr. Brad Phillips makes motion to approve minutes as submitted. Mr. Brenden Frederick seconds the motion. The Commission votes unanimously to approve the minutes as submitted.
4. **CONSENT DOCKET** – None
5. **NEW BUSINESS** –
 - **#21-05 – 617 Oak Hill Ave- Roofing and Siding Replacement**
After discussion on whether the property is contributing or not, Mr. Saxman deems the property as non-contributing. Mr. Brenden Frederick makes a motion to deem the property non-contributing. Mr. Phillips seconds the motion. The Commission votes unanimously to deem the property non-contributing. Mr. Patrick Angell presents the project to the commission. The owner has bought the property and would like to improve the property. Their intent is to fix the roof and replace the siding with a different color but came material for both. Mr. Saxman assures them that they don't have to be approved for in-kind replacements and that the commission does not make decisions based on the color. So, they would not need to be approved since it's an in-kind replacement. Mr. Angell explains further the owner would also like to see if he can completely remove the front window of the house on first floor since it's a bedroom and would be a security concern to keep it. The owner would also like to move the front door over 15 inches and put a side light by it. Lastly, he would like to replace the columns with square columns since they are dry rotted. Mr. Scott verifies the changes to the application and confirms the applicant would like to be considered for approval for the front window removal, moving the door and adding a side light and changing the columns. Mrs. Messenger states the window removal would be a drastic change and raises a red flag for her. Mr. Brad Philips would like to see the window stay to keep the presentation of the house like the rest of the houses on the street. Mr. Frederick agrees he would like to see the window stay but wouldn't be opposed to the owner taking out the side window. He doesn't see the columns as a significant alteration and is ok with the side light as well. The applicant would agree with the board but has to go with what the owner decides. Mr. Frederick makes a motion to amend the application since the roofing and siding replacement is in-kind it does not have to be approved. Mr. Frederick makes a motion to approve the following: change swing of the door or replace the door and side light, replace columns with square columns, and the side window can be removed but not the front window as proposed. The applicant agrees with the changes. Mrs. Jillian Burns seconds the motion. The commission votes unanimously to approve the case as amended.

6. OLD BUSINESS – OPEN DISCUSSION

- **100 E Main St- Antenna approval on top of building**
 - Mr. Saxman states he was informed by Anne that Brett Davis showed her plans of how he wanted to install antennas on the top of his building and wanted to see if he needed approval. Anne doesn't recall asking Scott. Mr. Saxman states based on the plans he showed that was not what was installed. Scott states the district doesn't normally dictate approval of removal satellite structures but, since this is very visible from the outside façade of the building he is questioning whether it should have come before the commission or not. Mr. Saxman believes they should have to come before the historic district because this could have been intentionally or unintentionally placed on a historic building. Mrs. Messenger states that they should have to come and explain what has happened.
- **The Ross Project- Nick Simpson**
 - Mr. Saxman states he is concerned about the progress of the project and would like some further insight. Mr. Nick Simpson states they are still moving forward on the project and are waiting for approval for tax credits. He also states that the corona virus has not been on there side and has impacted their strategy on finishing the project as intended. They do still plan to come before the historic district again to seek approval since they have taken so long to complete the project and there COA has expired. He states he expects a little bit of a holding pattern for the next couple of months till the tax credits come back. He does not see them changing the overall plan of the building but there may be minor changes. He states there meeting for approval for the tax credits went well today and hopes for a good outcome. He would like to be very clear they do have a loan for the work on the property and confirms this project will be completed regardless. Mr. Saxman asks Amanda Pollack if there anyway the historic district can require bonding in a case like this where the building is demolished already. Mrs. Amanda Pollack assures him the City has done some research and would look further into it but has not found any cases like this. Mr. Simpson states he has a significant investment in this property. He assures them there will be progress this year and they will be coming back for approval. He assures the commission the façades are well protected and will not be ruined.

7. Adjourn the meeting- Mrs. Jillian Burns makes a motion to adjourn the meeting. Mrs. Messenger seconds the motion. The Commission votes unanimously to adjourn the meeting.

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.

Scott Saxman, Chairman

Date

Anne Roane, Secretary

Date

Salisbury Historic District Commission

Hearing Notification

Hearing Date: April 7, 2021

Time: 7:00 pm

Location: Zoom Video Conference

Case Number: #21-06

Commission Considering: Deck Installation

Owner's Name: **John Orth**

Applicant Name: Mad Hatters Cafe
Applicant's Address: 501 W Main St
Salisbury, MD 21801

Agent/Contractor: Not Indicated

Subject Property Address: 501 W. Main Street

Historic District: Downtown Historic District

Use Category: Commercial

Chairman: Mr. Scott Saxman

HDC Staff contact: Jessica Budd
Engineering Tech III
(410) 548-3170

Salisbury Historic District Commission

125 N. Division Street
Room 202
Salisbury, MD 21801
(410) 548-3170/ fax (410) 548-3107

Permit Application
\$25 Fee Received 3/8/21 (date)
ck# 1164

Date Submitted : 3/8/21

Case #: 21-06

Date Accepted as Complete : 3/8/21

Action Required By (45 days): 4/22/21

Subject Location: 501 W Main Street

Owner Name: John Orth

Application by: Mad Hatter Cafe

Owner Address: _____

Applicant Address: 501 W Main Street

Owner Phone: 410-603-6531

Applicant Phone: 443-669-7021

Work Involves: Alterations New Construction Addition Other _____
 Demolition Sign Awning Estimated Cost \$2000.00

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.

We would like permission to add a removable deck for outside dining to the rear of 501 W Main Street.

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 4/7/21 (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: [Signature] Date: 3/8/21

Remarks: _____

Jessica Budd 3/10/21
Application Processor (Date)

Anne Roane 3/10/21
Secretary, S.H.D.C. (Date)

- A. The completed application form.
- B. The application fee of \$25. 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 202, Salisbury, MD.



501

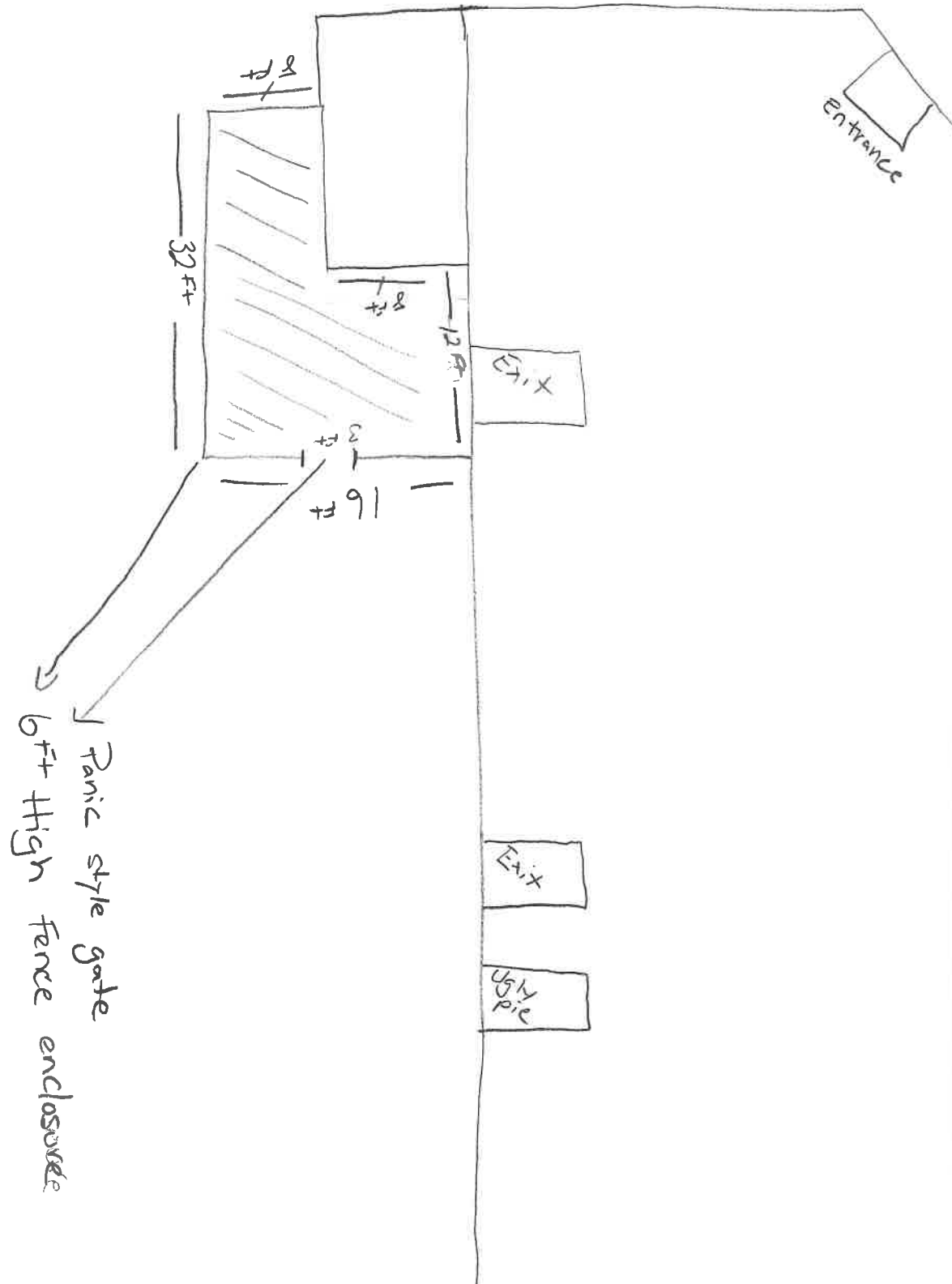
NO SMOKING
NO OPEN FLAMES
NO HOT WORK

MAD HATTER CAFE
COME TASTE THE MAGIC!
FOLLOW US!
443-736-3165

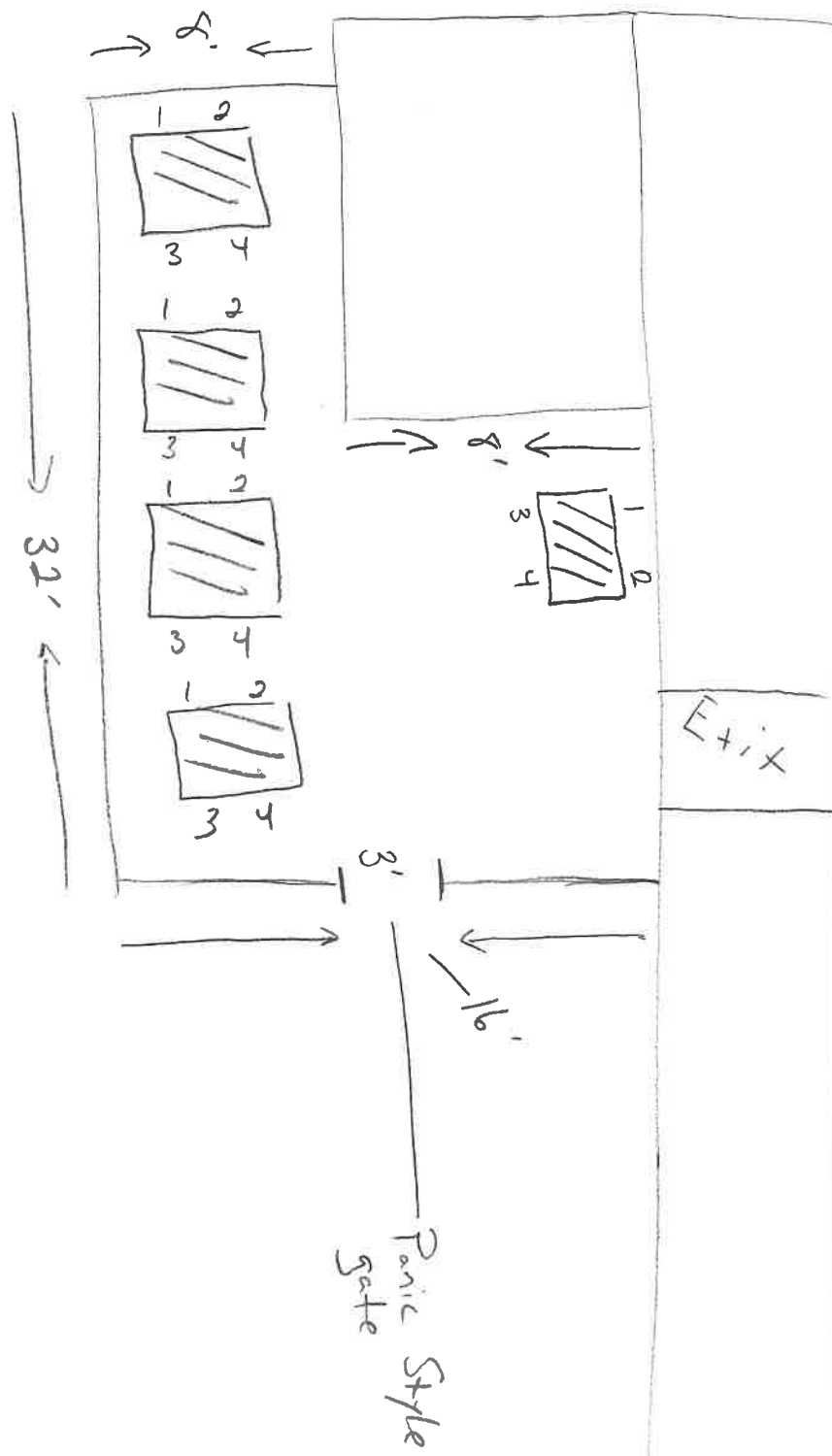
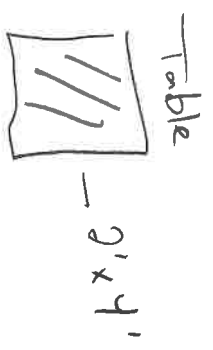




Deck addition on
back side of
501 W Main St,
Salisbury MO 21801



501 W Main Street





Approved Fencing For 5/26/2010
Case # 1018

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: April 7, 2021

Case Number:	21-06
Commission Considering:	Porch Addition
Owner's Name:	John Orth
Applicant Name:	Mad Hatters Cafe
Agent/Contractor:	Not Indicated
Subject Property Address:	501 W. Main Street
Historic District:	Downtown Historic District
Use Category:	Commercial
Zoning Classification:	Central Business District
Structure / Site Description:	
Built Date:	1927
Enclosed Area:	5,044 sq. ft.
Lot Size:	7,788 sq. ft.
Number of Stories:	Not indicated on SDAT
Contributing Structure:	Contributing on 5/26/10
Wicomico County Historic Survey on file:	Yes, see attached
Nearby Properties on County Survey:	No

Relevant Historic, Archeological and Architectural Features of the Surrounding Area:

The property in question is located within the Downtown Historic District. The majority of buildings located in this District on East Main St., West Main St., North Division St., South Division St. and Camden St. are constructed of brick and mortar. The Salisbury Historic District Commission approved exterior lighting installation under awnings at 100 North Division St. this year and sign and lighting installation at 113 West Main St. in 2014. The majority of structures in this District are typically two and three story brick and stone buildings purposed for commercial use and range in age from 50 years to 130 years old. Most of the buildings were built in the 1920's with and a hand full built in the late 1880's. There's a mix of architectural styles including Renaissance Revival and Victorian but no prevalence to any specific style.

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve a request to install a removable deck in the back of building for outdoor seating.

Areas of Historic Guidelines to be considered:

Guideline 32: General Landscaping

- a. New decks, patios, swimming pools, and playground equipment requiring a permanent foundation should be situated in the rear of properties rather than at the front elevation. Where appropriate, these additions should be screened from view with landscaping or vegetation. Additions of this type require a COA.
- b. Historic landscaping features should be maintained and preserved as any other historic feature on the property. The removal of historic landscaping features, including front lawns, hedge rows, and mature trees should be avoided.

Best Choice:

Maintain existing historic landscape features including lawns, patios, and planting arrangements.

Good Alternative:

Design new patios and planting arrangements to complement the existing historic features of the property.

Not Appropriate:

Replacing a lawn with gravel or synthetic landscaping materials such as Astroturf, or installing artificial plants and/or flowers for the sake of convenience.

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 all applications to construct, alter, reconstruct, move or demolish any structure within a Historic District whenever the exterior appearance of such structure is affected, and to approve or reject said application. In reviewing an application and plans, the Commission should give consideration to review criteria, and may make a determination as to which of said Criteria are applicable.

Staff Findings Prepared By: Jessica Budd
Infrastructure and Development
125 N Division St Room 202
Salisbury, MD 21801
(410) 548-3170
Date: 1/13/2021

Real Property Data Search

Search Result for WICOMICO COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 049444

Owner Information

Owner Name:	SIMSON DANA & JOHN ORTH	Use:	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	P O BOX 200	Deed Reference:	01629/ 00690
	UPPER FAIRMOUNT MD 21867		

Location & Structure Information

Premises Address:	501 W MAIN ST SALISBURY 21801-0000	Legal Description:	PAR 1 7,788SQ FT 501-03-05-507 W MAIN ST FRANKLIN HOTEL SUBD
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0106	0016	3273	10003.23	0000			PAR 1	2021	Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1927	5,044 SF		7,788 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RETAIL STORE	/	C2			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2020	07/01/2021
Land:	31,100	61,100		
Improvements	204,800	334,800		
Total:	235,900	395,900	235,900	289,233
Preferential Land:	0	0		

Transfer Information

Seller: SIMSON, DANA & JOHN ORTH	Date: 05/05/2000	Price: \$70,000
Type: NON-ARMS LENGTH OTHER	Deed1: 01629/ 00690	Deed2:
Seller: SALISBURY, CITY OF	Date: 09/18/1998	Price: \$70,000
Type: NON-ARMS LENGTH OTHER	Deed1: 01629/ 00690	Deed2:
Seller: CHURCH, EARL C & GLADYS D	Date: 11/30/1988	Price: \$350,000
Type: ARMS LENGTH IMPROVED	Deed1: 01164/ 00858	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
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:

WI-145

Salisbury Historic District

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

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes no

Property Name: Salisbury Historic District Inventory Number: WI-145
Address: _____ City: Salisbury Zip Code: _____
County: Wicomico USGS Topographic Map: Salisbury
Owner: _____ Is the property being evaluated a district? yes
Tax Parcel Number: _____ Tax Map Number: _____ Tax Account ID Number: _____
Project: Section 106 Agency: HUD/CD
Site visit by MHT staff: no yes Name: _____ Date: _____
Is the property is located within a historic district? yes no

If the property is within a district District Inventory Number: _____
NR-listed district yes Eligible district yes Name of District: _____
Preparer's Recommendation: Contributing resource yes no Non-contributing but eligible in another context yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible yes no

Criteria: A B C D Considerations: A B C D E F G None

Documentation on the property/district is presented in:
federal files

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

Prepared by: P. Fennell HUD/CD Date Prepared: 05/26/1983

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
MHT Comments	
Reviewer, Office of Preservation Services	Date
<u>Carla Burzyk (keeper)</u>	<u>June 02, 1983</u>
Reviewer, NR Program	Date

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic SALISBURY HISTORIC DISTRICT

and/or common

2. Location

street & number Multiple Streets ___ not for publication

city, town Salisbury ___ vicinity of congressional district

state Maryland county Wicomico

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" 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 checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" 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 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 Multiple Owners

street & number telephone no.:

city, town Salisbury state and zip code Maryland

5. Location of Legal Description

courthouse, registry of deeds, etc. Wicomico County Courthouse liber

street & number folio

city, town Salisbury state Maryland

6. Representation in Existing Historical Surveys

title

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Survey No. WI-145

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.

8. Significance

Survey No. WI-145

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 type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

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.

Downtown Historic District
City of Salisbury
Wicomico County, Maryland

Location: The Downtown Historic District in Salisbury, Maryland is located south of U.S. Route 50 and north of the East Branch of the Wicomico River. It includes the following street addresses:

- | | |
|-----------------------------|----------------------------|
| 100-509 W. Main Street | 100-block W. Lake Street |
| 100-218 E. Main Street | 105,221 Camden Street |
| 100-block S. Baptist Street | 200 E. Church Street |
| 200 Poplar Hill Avenue | 121 E. Market Street |
| 100-block W. Market Street | 104-126 N. Division Street |
| 201 Small Street | 100-block W. Church Street |

Representation in Existing Surveys: All properties are included in the locally-executed "Downtown Historic District Survey" prepared for the Downtown Historic District Commission.

Description: The district is located north of the East Branch of the Wicomico River. Portions of the southeastern quadrant of the district were once part of Humphrey's Lake which was reclaimed early in this century. The district is centered along Main Street (running east-west) and Division Street (running north-south), with smaller streets (Lake, Small, Mill, West Market, St. Peter's, Baptist, and Poplar Hill) intersecting Main Street.

Architectural density is high in the district, especially on West Main Street, with most of the buildings bordering directly onto the sidewalk and sharing bearing walls with neighboring buildings. On Main Street west of the river are several buildings, including a large warehouse, that front onto both Main Street and the Wicomico River. The segment of Main Street between West Market and Division Streets was closed to vehicular traffic, paved with brick, and landscaped in the mid-1960s. This segment is known as the "Plaza," and is flanked by tightly-packed commercial buildings. Three segments of buildings on East Main Street (the 100-block and 200-block on the south side, and the 200-block on the north side) are continuous units, later in date, but similar in scale, density, setback, and building materials to the older buildings on the Plaza. The 100-block on the north side of E. Main Street, however, has two large government buildings, the Wicomico County Courthouse and the Federal Building, which are set back from the street and relatively monumental in massing.

A major factor contributing to the district's cohesiveness is its physical orientation around Main Street and Division Street. Most of the buildings front onto Main Street and are one block in depth, with rear entrances on Camden, Church, and E. Market Streets.

The areas beyond these secondary streets lack cohesiveness and visual order. Along West Main Street are numerous two and three story vernacular commercial and Victorian commercial buildings. Several warehouses are located on the west side of the district and front onto both W. Main Street and the Wicomico River. Storefronts have been added to the street facades of several of the warehouses. The row of two and three story buildings on the south side of E. Main Street dates from the first quarter of the 20th Century. These classically-detailed buildings continue to serve their historic role as offices for lawyers and other professionals. Anchoring the east end of the district are two vernacular commercial buildings dating from the same early 20th Century period. These are the former shirt factory, which has been converted to retail use, and the former Red Star bus terminal. Brief descriptions of the most notable buildings in the district follow:

- 1). Wicomico County Courthouse E. Main St. and N. Division St.
Photos 2 and 4
1878; three-story Victorian Gothic, red brick with mousetooth beltcourses between Tudor-arched windows; bell tower, slate roof and front porch. Large 1936 brick addition at rear with concrete classical detailing;
- 2). Thomas R. Young Music Co. W. Main St. and W. Market St.
Photos 18 and 19
1887; three-story Victorian commercial, red-brick upper facade above ground floor granite piers framing large display windows with painted oak base panels and sashes. Upper floor windows are capped with limestone segmental arches. Elaborate corner entrance and roofline cornice;
- 3). "Old Synagogue Building" W. Main St. and W. Market St.
Photos 19 and 20
1892; two-story Victorian Gothic, red-brick with limestone beltcourses between elaborate pointed-arch, second story windows. Corner entrance is capped with a projecting turret; restoration of first story currently underway;
- 4). G & K Warehouse 318 W. Main St.
Photo 22
1889; three-story vernacular warehouse fronting onto both Main Street and the Wicomico River. Third story was added c. 1900. Six bays of segmental-arched windows stretch across the Main St. facade;
- 5). Bridge Control Tower W. Main St. and Wicomico River
Photo 23
1927; two-story Classical Revival tower with engaged corner pilasters resting on granite plinths. Copper roof is trimmed with a delicate dentil molding;

- 6). Wicomico Hotel Main St. and Division St.
Photo 3
c. 1915; seven-story Classical Revival brick hotel converted to offices with first-story storefronts. Engaged limestone pilasters separate the bays on the first story and support a limestone cornice above the storefronts. Seventh floor is elaborately trimmed with a limestone beltcourse, window surrounds and a large bracket-supported cornice. Prominent location, imposing size;
- 7). Old City Hall 110 W. Church St.
1893; two-story Victorian Gothic brick building with large, limestone-trimmed windows, steep slate roof, assymetrical massing, and an imposing bell tower capped with pointed turret;
- 8). St. Peter's Episcopal Church St. Peter's St. and W. Church St.
Photo 1
1887, 1923; brown brick basilica with Romanesque and Italianate detailing. Central sanctuary is flanked by buttressing side-aisles and pierced with large stained-glass clerestory windows. Entrance is provided by an adjoining belfry which extends above the roofline of the sanctuary. The church was modeled after the design of the Church of the Annunciation in Philadelphia. The congregation has worshipped at this corner site since 1768;
- 9). Maryland National Bank 200 W. Main St.
Photo 14
1929; two-story Art Deco bank with limestone facing, engaged corner pilasters, and a central opening with lotus-motif metal grille over glass within a frame of dark scagliola. Geometric ornamentation in shallow relief;
- 10). Shirt Factory E. Main St. and Poplar Hill Avenue
Photos 8 and 9
c. 1930; two-story commercial vernacular factory building with stucco-faced, first-story facade and red brick upper wall finish. Stretching 250 feet along E. Main Street, the building is divided into bays by brick piers;
- 11). Hayman's Pharmacy 501-507 W. Main Street
Photo 26
1930; two-story brick commercial vernacular structure fronting onto both W. Main Street and Lake Street, with an imposing corner entrance, flat surface detailing, and brick cornice;

Intrusions in the district include buildings that have suffered a severe loss of integrity through alteration and buildings that were built after the period of significance. Also intrusive is the non-historic open space, including the brick plaza in front of the Courthouse, vacant lots and parking lots.

Nearly all of the Plaza buildings have been altered on the first story with modern storefronts and signage. The buildings on West Main Street west of the Plaza are, with only two exceptions, original in appearance; however, these buildings have not been maintained as well as those on the Plaza and E. Main Street. The buildings east of the Plaza, generally retain their integrity and are in good condition. Several buildings in the district have recently been rehabilitated including the following: the former shirt factory on E. Main Street, which has been converted to a retail outlet center, Kuhn's Jeweler's (107 W. Main Street), the A.F. & A.M. Lodge (110 Division Street), 229 W. Main Street, and the City Hall Museum and Cultural Center (110 E. Church Street). A number of other rehabilitation projects are currently underway or proposed.

Boundary Justification: The Downtown Historic District is bounded by U.S. Route 301 on the north, modern development and parking lots on the east and south, and vacant lots and a residential area on the west.

Verbal Boundary Description: The boundaries of the district are shown on the attached map entitled "Downtown Historic District".

Significance: The Downtown Historic District in Salisbury, Maryland, is significant in the areas of architecture, commerce and government. Numerous commercial and public buildings which were constructed during the district's period of significance, 1878 to the 1930s, remain intact and in good condition. Architecture in the district conforms to the general stylistic conditions of the period, ranging from the 1878 Victorian Gothic Courthouse to the two Art Deco bank buildings on the Plaza. The district is characterized by Victorian, Classical Revival and vernacular commercial buildings. From the early 18th Century, Salisbury, by virtue of its location at the head of the Wicomico River served as the primary shipping point for agricultural products from the hinterland. The Pennsylvania Railroad provided a second means of transport in the 19th Century and connected Salisbury to nearby towns and cities, and Philadelphia. Concurrent with its development as a shipping center, the city expanded as a service center for the surrounding agrarian region. Eleven years after Wicomico County was created in 1867, the Courthouse was completed in Salisbury, the new county seat. The downtown became the center for municipal and county business and, following the construction of the Federal Building in 1926, several regional offices for federal agencies were established in the City as well. In summary, the district is the visual expression of the City's historical development, from the construction of warehouses for river-based enterprises, to the development of a self-supportive retail cluster, to the construction of law offices and key government buildings, and to the development of several small-scale industries.

History and Support: When the City of Salisbury was incorporated in 1732, the current downtown area was locally known as "Handy's Landing," a dock area. The presence of the Wicomico River and Humphrey's Lake, adjoining the river on the east, was a valuable asset and the docks became an important spot for local trade. According to City records five streets had been laid out by 1817: Dividing Street (dividing Somerset and Worcester Counties), Somerset and Worcester Road (connecting the two counties), Bridge Street, Back Street, and Church Street. Although no buildings survive from this early era, these streets remain, now known respectively as Division Street, Isabella Street, Main Street, Camden Street and Church Street.

In the mid-19th Century, the downtown area attained local and regional prominence. The dock area, whose growth was recognized by the designation of Dock Street in the 1830s, became an important transportation mode, and even as rail transport developed later in the century, the water transport business continued to prosper in Salisbury (~~to the present~~). Initially, farm and marine products were the primary cargoes, but by the 1840s, a number of flour, lumber and lime mills had developed in the area expanding the base of goods exported from Salisbury. Retail shops were constructed along Bridge Street (Main Street) between Division and Dock Streets, forming a corridor of densely-packed, two-story frame buildings. North of Church Street was Isabella Street which was the core of the residential area.

The 1860s and 1870s were years of tremendous change for the area. In 1860 a disastrous fire completely destroyed the City's commercial center. Buildings were rebuilt immediately following the previous pattern. In 1867, the creation of Wicomico County from portions of Worcester and Somerset Counties, and the selection of Salisbury as its county seat spurred another period of active growth. By 1878, the new County has raised \$25,000.00 for the construction of a courthouse and it was built at the corner of E. Main Street and Division Street.

The Sanborn Insurance Maps of 1885 show the area as a well-populated and thriving one, with residential and commercial buildings along Main Street. In 1886, however, another fire again destroyed all of the buildings in the downtown area with the exception of the Courthouse (~~see Photo 2~~). This time more fire-resistant construction materials, such as brick, stone and iron, were used in the rebuilding. By late 1887 the Wicomico Weekly News reported on several businesses reopening on Main Street including the L.W. Gunby Hardware Co, the Merchants Hotel, the Farmers and Merchants Bank, Ullman's Opera House, and about two dozen smaller businesses (~~see Photo 3~~). The Victorian Gothic-style City Hall was constructed in 1896. It housed the fire company on the first story and city offices on the second story.

In the 1910s, portions of Humphrey's Lake were reclaimed and the remainder of the lake was re-routed as a branch of the Wicomico River. Main Street was extended east beyond Division Street, and the construction of a row of buildings for law offices serving the Courthouse commenced. The erection of the seven-story Wicomico Hotel during this period reflects Salisbury's regional prominence. The Federal Building was erected on E. Main Street in 1926 and a wing was added to the Courthouse in 1936. During the 1920s and 1930s, the lots further east on Main Street were developed, primarily by the Larmar Corporation, for commercial and small-scale industrial enterprises including the shirt factory and the Red Star Bus Terminal.

Improvements in communication and transportation in the mid-20th century led to decentralization of commercial and residential activities. More specifically, two major U.S. highways, suburban housing developments and a shopping mall were constructed outside of the downtown area of Salisbury. In an attempt to compete with the mall, the downtown Plaza was created in the 1960s. The latest revitalization efforts for the downtown include the designation of a locally-zoned historic district and the establishment of a local historic district commission.

Prepared by: Ms. Kennedy Smith for the Downtown Historic District
Commission and the City of Salisbury

Edited by: Ms. Kim Kimlin, Maryland Historical Trust
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

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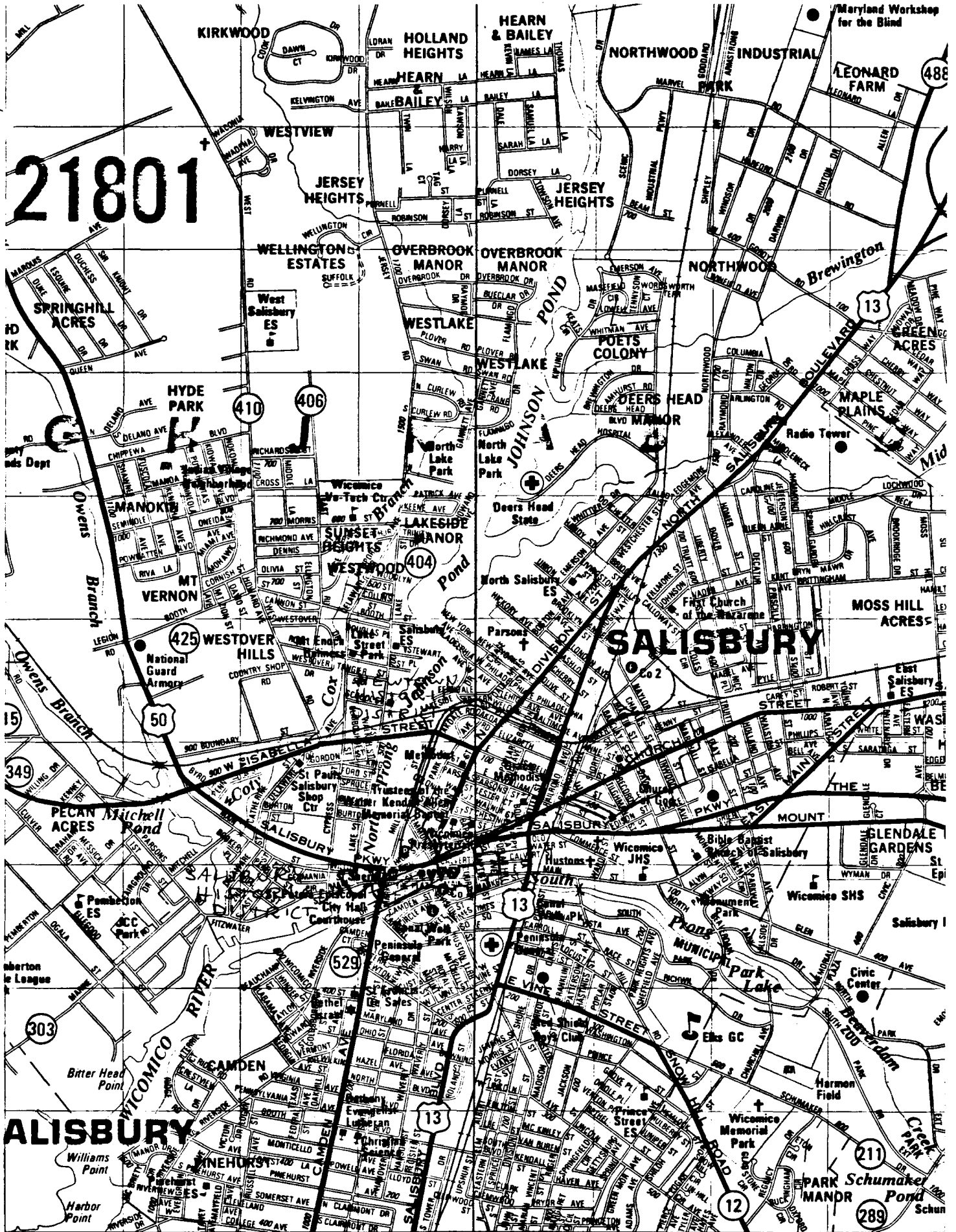
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21801

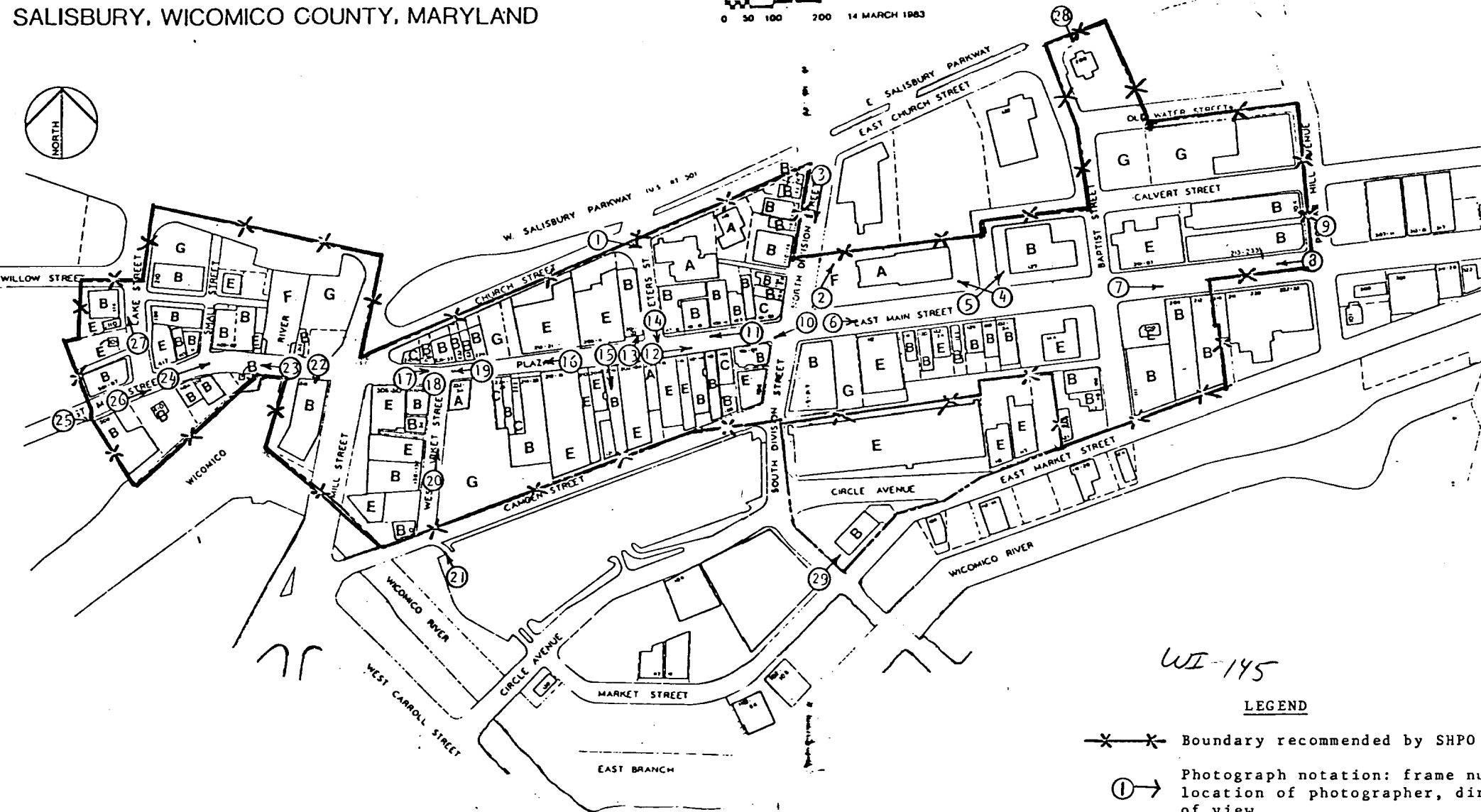
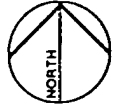


W1-145 Salisbury Historic District
 APC WICOMICO COUNTY STREET MAP

DOWNTOWN HISTORIC DISTRICT



SALISBURY, WICOMICO COUNTY, MARYLAND

0 50 100 200 14 MARCH 1983



WI-145

LEGEND

-  Boundary recommended by SHPO
-  Photograph notation: frame number, location of photographer, direction of view
- A Coding system (see reverse)

75°37'30"
38°22'30"

CAMBRIDGE 31 MI.
VIENNA 15 MI.

447000m E

LAUREL 15 MI.
DELMAR 6 MI.

35'

ROYAL OAK 9.6 MI.
CATCHPENNY 5 MI.

4246000m N

4245

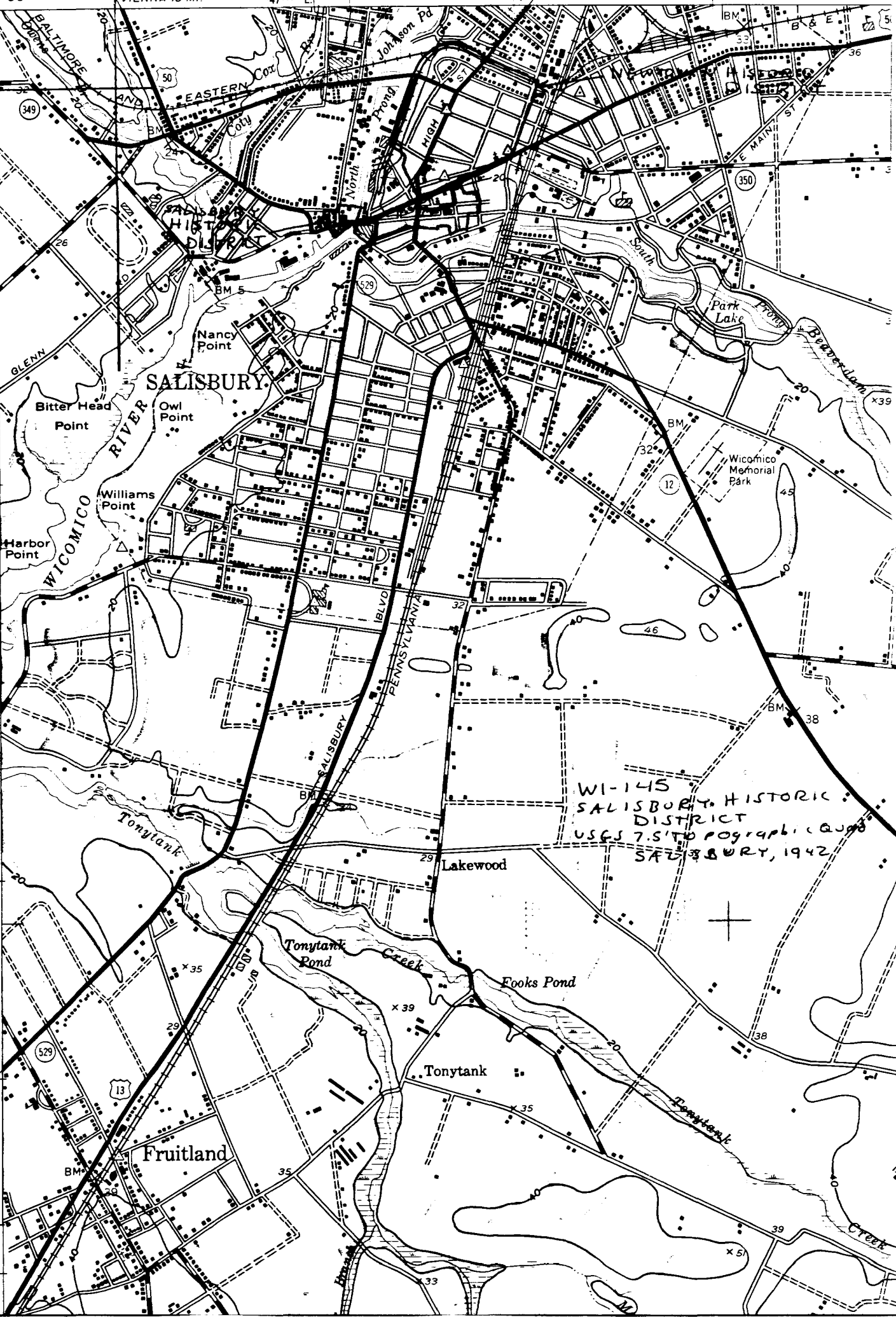
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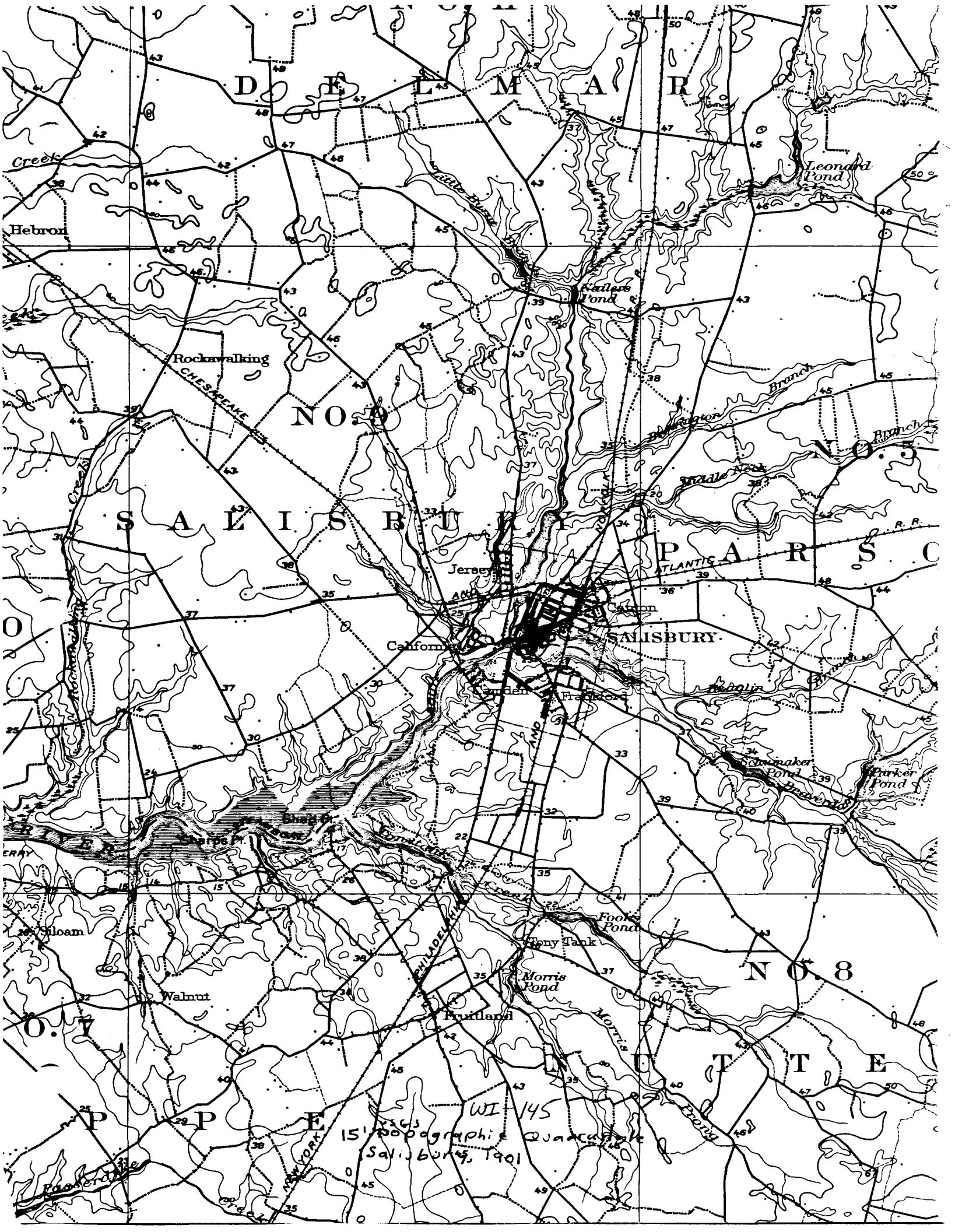
20'

PRINCESS ANNE 11 MI.
ALLEN 4.5 MI.

PRINCESS ANNE 9 MI.
DEN 2.1 MI.

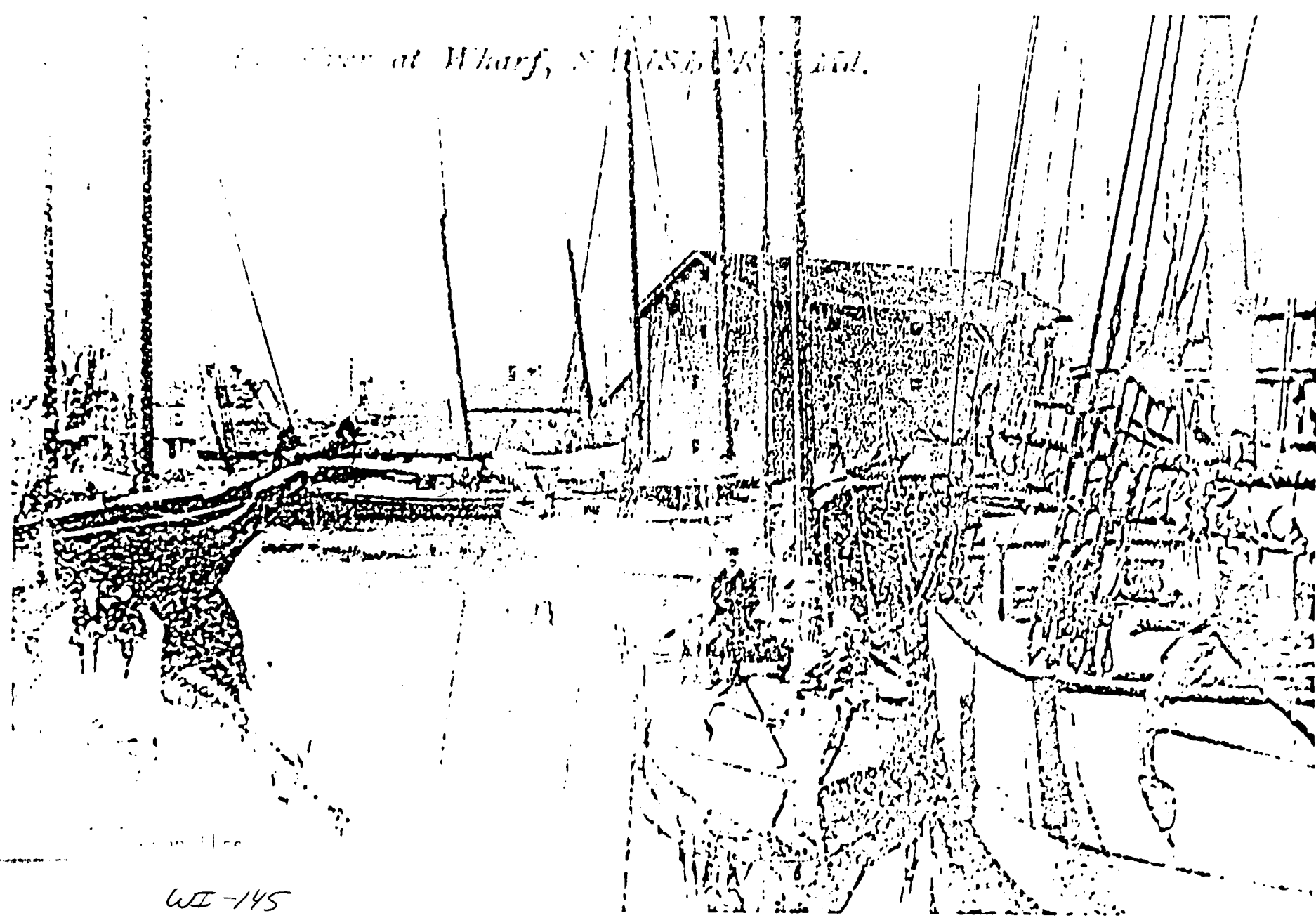


WI-145
SALISBURY, HISTORIC DISTRICT
USGS 7.5 TOPOGRAPHIC QUAD
SFB SALISBURY, 1942



WI 145
15' topographic quadrangle
Salisbury, 1901

View at Wharf, S. 1856 W. 2nd.



WI-145

Photo A : Wicomico River, c. 1900



WI-145

Photo B: Main Street after

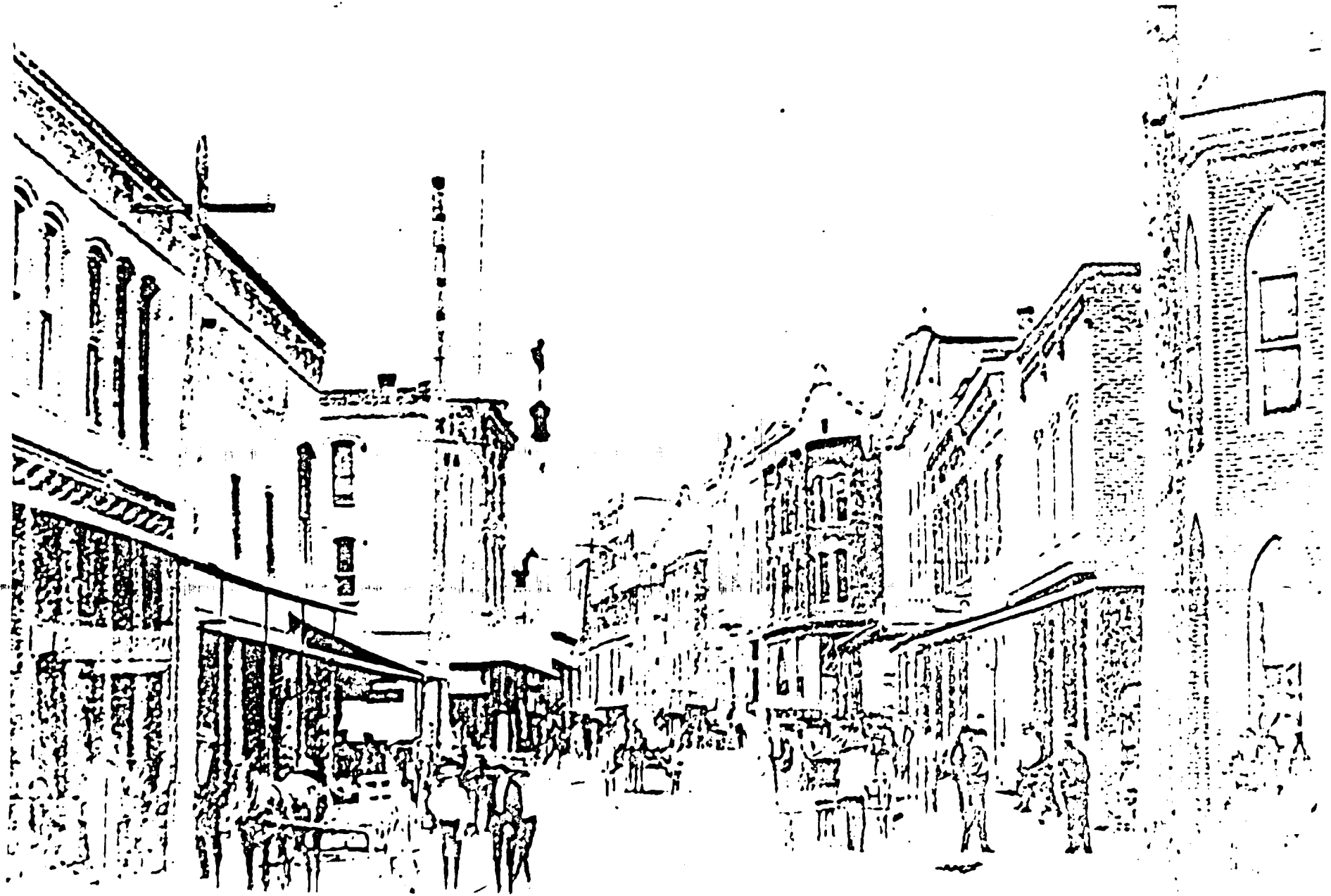


Photo C: Main Street in 1895

WI-145



PHOTO 3: Main Street, 1981.

WI-145



PHOTO 2: Main Street in 1895.

WI-145



PHOTO 4: Vernacular Victorian
storefront
(239-241 W. Main St.)

WI-145



PHOTO 5: 1910s law offices
(128-134 E. Main St.)

WI-145



PHOTO 6: Shirt Factory
(E. Main & Poplar Hill)

WI-145

WI-145



PHOTO 8: 200 W. Main St., 1981.



PHOTO 1: Main Street after
1886 fire

WI-145

View on Wicomico River at Wharf, SALISBURY, Md.

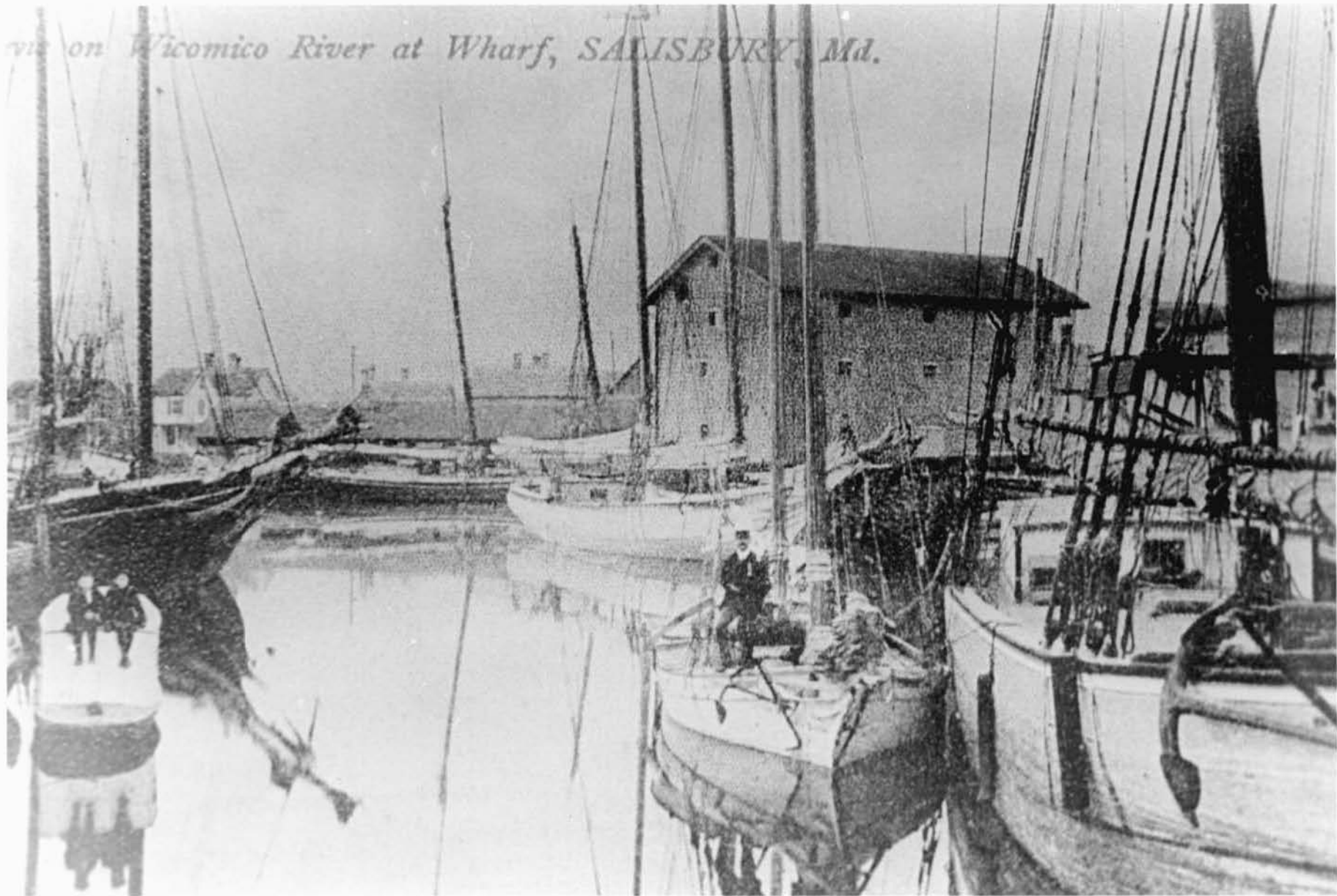


PHOTO 9: Wicomico River, c. 1900

WI-145



WI-145

PHOTO 7: 232-234 W. Main St.
(top: 1888
bottom: 1981)



PHOTO 10: Boulevard Theater

Salisbury Historic District Commission

Hearing Notification

Hearing Date: April 7, 2021

Time: 7:00 pm

Location: Zoom Video Conference

Case Number: #21-07

Commission Considering: Gutters and Fencing Replacement

Owner's Name: Casey and Patrick Benzin

Applicant Name: Casey and Patrick Benzin

Agent/Contractor: Not Indicated on the Application

Subject Property Address: 709 Camden Avenue

Historic District: Camden Historic District

Use Category: Residential

Chairman: Mr. Scott Saxman

HDC Staff contact: Anne Roane
City Planner
(410) 548-3170

Salisbury Historic District Commission

125 N. Division Street
Room 202
Salisbury, MD 21801
(410) 548-3170/ fax (410) 548-3107

Permit Application
\$25 Fee Received 3/10/21 (date)
CK# 1228

Date Submitted: 3/12/21

Case #: 21-07

Date Accepted as Complete: 3/12/21

Action Required By (45 days): 4/26/21

Subject Location: 709 Camden Ave.
Application by: Casey & Patrick Benzin
Applicant Address: 709 Camden Ave
Applicant Phone: 443-614-8556

Owner Name: Casey & Patrick Benzin
Owner Address: 709 Camden Ave
Owner Phone: 443-614-8556

Work Involves: Alterations New Construction Addition Other Demolition Sign Awning Estimated Cost #21-25k

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.

Cutters replacement - 6" K-style aluminum white
Add Fence - front yard - 4ft aluminum black
Backyard - 6ft vinyl white

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 4/7/21 (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: CB Benzin Date: 3/12/21

Jessica Budd 3/18/21
Application Processor (Date)

Anne Roane 3/18/21
Secretary, S.H.D.C. (Date)

709 Camden Ave



bright MLS



brighi MLS

707 Camden



Driveway shared with 707 in need of repair



711 Camden



View from 707 into 709 Camden backyard where proposed privacy fence would be; intention is to clean up bramble and tree limbs





Bare wood and peeling paint.



Bare wood and peeling paint.



Bare wood and peeling paint.



Vinyl trim not installed properly.



Vinyl trim not installed properly.



Vinyl trim not installed properly.



5. Exterior Trim Conditions

Materials: Vinyl • Wood

Observations:

- Noted bare wood and peeling paint on much of the exterior trim. Because of the age of the home it is likely that some of the paint is lead based, which has health risk if swallowed or breath in. When scraping or sanding wood that has been coated with lead-based paint, it is recommended that the proper safety equipment be used (dust mask or respirator, safety glasses, etc).



6. Gutter Condition

Materials: Aluminum • Galvanized Metal

Observations:

- Noted an elbow is not installed on the downspout at the left rear corner. Elbows divert water away from the foundation and help prevent soil erosion. Installing 4 to 6 feet of extensions on all of the downspouts, will move water farther away from the foundation, help keep the crawlspace dry and prevent erosion of the soil.
- Noted some of the downspouts are too close to the ground. When the downspouts are too low they are prone to becoming clogged with leaves, debris and grass clippings which can restrict the flow of water.
- Noted a few locations where the gutters are considerably damaged. Recommend further evaluation by a qualified licensed professional contractor.
- Noted several locations where the gutters and downspouts are considerably rusted.
- Noted several locations where the gutters are not adequately secured to the roof. Recommend further evaluation by a qualified licensed professional contractor.



Damaged gutters.



Damaged gutters.



Gutters and downspouts are considerably rusted.



Gutters and downspouts are considerably rusted.



Gutters are not adequately secured to the roof.



Gutters are not adequately secured to the roof.



Gutters are not adequately secured to the roof.



Elbow not installed.



Too close to the ground.



7. Walkway Conditions

Materials: Brick • Concrete Pavers

Observations:

- Noted some of the bricks at the rear walkway have settled, causing the bricks next to them to be slightly higher, which creates a trip hazard.
- Noted several pavers along the rear walkway have settled, which causes the pavers next to them to be higher and creates trip hazards.



Trip hazards.



Trip Hazards.



8. Step Condition

Observations:

- Noted the front steps are five risers high and have safety railing on one side only. It is recommended that any steps over three risers high have safety railing with vertical balusters spaced no more than 4 inches apart, on both sides.
- Noted "nail popping" at several locations on the rear steps. This creates a situation in which the nail head is not flush with the wood surface. These become trip hazards when they are on the floor or steps and can cause an injury when located on the railing cap. Resetting the nails will make them flush with the deck material and reduce the potential for injury.
- Noted bare wood at the rear steps, landing and railing. Recommend applying a good quality stain or sealer with "UV Inhibitors," to prevent deterioration of the wood.

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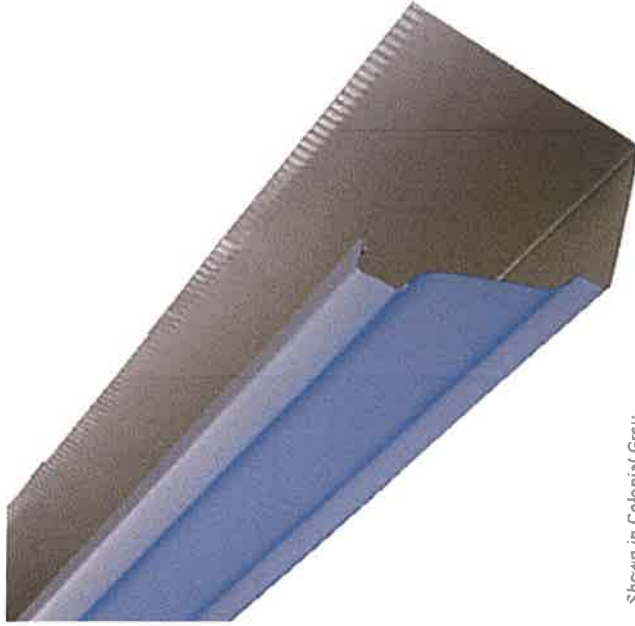
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- 6" K Style Aluminum Gutters**
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Gutter Alum .027 6" K Style Painted 10 Feet



Shown in Colonial Grey

6" K Style .027 Painted Aluminum Gutter - 10 Foot Section

- Made from .027" aluminum.
- Available in 24 colors. See Color Chart
- Baked on enamel finish. 20-year finish warranty.
- Ideal for residential & commercial roofs
- Each section is 10 feet in length.
- Also available in heavier .032 Aluminum
- Protective crate is a onetime charge of \$50 (up to 24 pieces)
- All gutter and pipe must ship by freight in protective crates..

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Price: \$36.00

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**Ships by freight only in a protective crate.*

Suggested Price \$ 79.00

Price: \$69.00

Aluminum Gutter Colors

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Front yard gate

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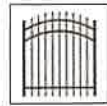
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This Ironcraft Fences 833675 Orleans Aluminum Fence Arched Gate provides an elegant and attractive solution to complete your aluminum fencing needs with its classic wrought iron look. It has pressed point pickets on the top and exposed pickets on the bottom that provide a more secure enclosure. The metal driveway gate includes two gate hinges, one self-latching gravity latch, and required mounting hardware. It is also compatible with the 4 ft. tall Orleans fence panels. The 6 ft. tall Orleans end/gate post is required for installation (sold separately).

- Comes pre-assembled for a quick and easy installation
- Two gate hinges, one self-latching gravity latch, and the required mounting hardware are included for convenience
- Pressed point pickets on the top and exposed pickets on the bottom offer a more secure enclosure
- Size: 4 ft. x 4 ft.
- This black aluminum fence gate works with the 4 ft. tall Orleans fence panels
- Please note the 6 ft. Orleans end/gate post is required for installation (sold separately)
- Get a sophisticated and stylish solution to complete your aluminum fencing needs with the classic wrought iron look of this residential driveway gate
- The compatible posts (end/gate model 833611, corner model 833609, line model 833607), panel (model 833601), and additional gates (models 833665, 833667, 833669, 833675, 833677, 833685) are all sold separately
- Refer to the Orleans fence line for corresponding accessories and parts

Specifications

Specification	Description
Brand	Ironcraft Fences
Product Weight	15 lb.
Product Length	4 ft.
Warranty	Limited Lifetime
Country of Origin	Imported
Design	Orleans Arched Three Rail Gate
Finish	Powder Coated
Hardware Included	Latch, Hinges, and Screws
Leaf Height	4 ft.
Material	Aluminum
Post Height	6 ft.
Post Width	2 in.
Product Height	4 ft.
Thickness	2 in.
Manufacturer Part Number	833675

Reviews

Reviews



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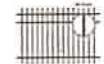
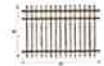
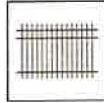
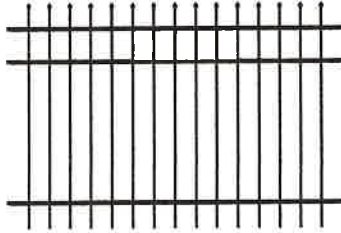
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Front yard fence



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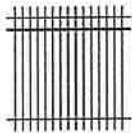
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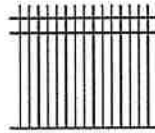
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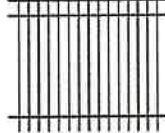
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Ironcraft Fences Orleans Aluminum



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Ironcraft Fences Orleans Aluminum



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Ironcraft Fences Berkshire



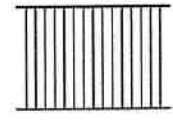
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Ironcraft Fences Berkshire



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Ironcraft Fences Orleans Aluminum



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Ironcraft Fences Eastham

Show More (6)

Product Details

The Ironcraft Fences 833601 Orleans Aluminum Fence Panel provides an attractive solution to complete your aluminum fencing needs with its classic wrought iron look. This aluminum fence panel features a racking design which allows the fence to be installed on inclines, making it a versatile solution. It is powder-coated for added durability and protection. This aluminum fence panel is compatible with 6 ft. H Orleans fence posts. Please refer to Orleans fence line for matching accessories and parts needed for installation.

- Powder-coated finish helps prevent chipping and rust, and stand the test of time and weather
- Pressed point picket top, 3-rail Orleans design has 15 pickets
- Pickets are spaced approximately 3.85 in. (3-13/16 in.) apart
- Versatile panel comes pre-assembled for convenience and easy installation
- Racking feature allows panel to adjust to accommodate slopes and inclines, so fence can be installed on a variety of terrain, panel racks up to 22 degree (26

- Compatible posts (end/gate model 833611, corner model 833609, line model 833607), gates (models 833665, 833667, 833669, 833675, 833677, 833685), and additional panels (model 833601) are sold separately

Specifications

Specification	Description
Brand	Ironcraft Fences
Product Weight	11.15 lb.
Product Length	6 ft.
Warranty	Limited Lifetime
Additional Item(s) Included	None
Animal Compatibility	N/A
Compatibility	IronCraft Fences
Country of Origin	Made in USA
Finish	Powder Coated
Material	Aluminum
Package Quantity	1
Product Height	4 ft.
Product Width	6 ft.
Manufacturer Part Number	833601

Reviews

Reviews



Be the first to review this product

Questions & Answers

Questions

[ASK A PRODUCT QUESTION](#)

Sgtmfitz13 · 3 days ago

1
answer

I will need a double gate to accommodate my boat. How would I accomplish this?

Customer Support Jennifer · 2 days ago

This aluminum fence panel features a racking design which allows the fence to be installed on inclines, making it a versatile solution. It is powder-coated for added durability and protection. For set up information, please contact the manufacture directly at 1 (888)-662-1788.

Helpful? Yes · 0 No · 1 Report

Documents

pdf Ironcraft Fences 833601 Manual 1

Backyard Fence



Freedom 6X6 All American N-Do gear Panel WH

Item #3159352 Model #73048534

- Pre-Assembled panel is lightweight and ready to install
- Coordinating items include: 5x5 post (search model # 73013947), gothic post top (search model # 73003094), decorative rail bracket kit (search model # 73013962), vinyl fence cement (search model # 73002172); sold separately
- To make a gate, purchase the gate framing kit in white (search model # 73013824)

slider closed

OVERVIEW

- Pre-Assembled panel is lightweight and ready to install
- Coordinating items include: 5x5 post (search model # 73013947), gothic post top (search model # 73003094), decorative rail bracket kit (search model # 73013962), vinyl fence cement (search model # 73002172); sold separately
- To make a gate, purchase the gate framing kit in white (search model # 73013824)
- 1-in boards with 5/16-in spacing
- No-sag truss system with rails permanently attached to boards
- Panels can be installed to step over terrain
- Also available in sand color
- Heavy-duty, low maintenance vinyl construction
- Transferable limited lifetime warranty; made in the USA

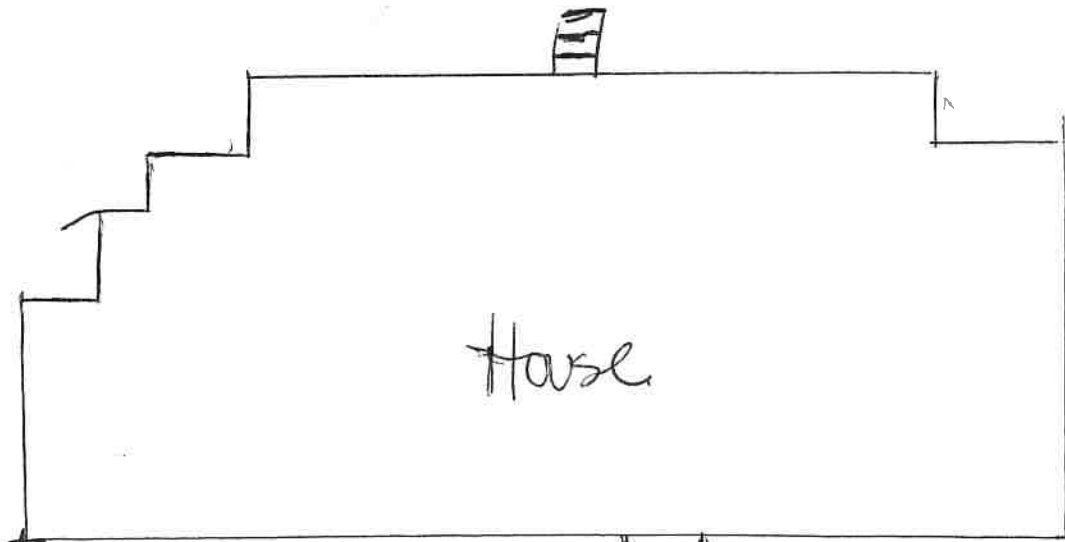
SPECIFICATIONS

Color/Finish Family	All American Dogear
White	Assembly
Actual Width (Feet)	Assembled
5.68	Actual Picket Width (Inches)
Actual Picket Thickness (Inches)	1
1	Actual Height (Feet)
Actual End Picket Width (Inches)	5.83
1	Actual End Picket Thickness (Inches)
Warranty	1
Transferrable limited lifetime	Weight (lbs.)
Type	1
Fence panel	Series Name
Primary Recommended Use	Freedom
Privacy	Primary Material
Post and Accessories Included	Vinyl
Manufacturer Color/Finish	Package Quantity
White	1
Ground Contact	Lowe's Exclusive
Fence Top Style	Finish
Dog ear	N/A
Double Nailed	Fence Style
N/A	N/A
Common Panel Height (Feet)	Common Panel Width (Feet)
6	6
Collection Name	

Neighbors Fence
6'

6' Vinyl White Fence

6' Vinyl White Fence



House

Fence

Drive

Fence



WALK

ORLEANS
48" tall Aluminum Fence

Fence

Fence

Sidewalk

Auto

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: April 7, 2021

Case Number: 21-07

Commission Considering: Gutters and Fence Replacement

Owner's Name: Casey and Patrick Benzin
Owner's Address: 709 Camden Ave
Salisbury, MD 21804

Applicant Name: Casey and Patrick Benzin

Agent/Contractor: Not Indicated on the Application

Subject Property Address: 709 Camden Ave

Historic District: Camden Historic District

Use Category: Residential

Zoning Classification: **R-10**

Structure / Site Description:
Built Date: 1900
Enclosed Area: **2,488 sq. ft.**
Lot Size: 17,760 sq. ft.
Number of Stories: 2

Contributing Structure: TBD

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes
Including but not limited to:

- 700 Camden Avenue
- 710 Camden Avenue
- 716 Camden Avenue

Relevant Historic, Archeological and Architectural Significant Features of the Surrounding Area:

The property in question is located within the Camden Historic District. Several houses located in this District on Camden Ave., Wicomico St., Light St., Maryland Ave., and Newton St. A majority of the houses were built in the early 1900’s and the 1920’s. Architectural styles represented within this district include Colonial Revival, Queen Anne and other Victorian styles.

Neighboring Properties which have been deemed Contributing/Non-Contributing:

House #	Street Name	Hearing Date	Contributing	Non-Contributing
700	Camden Avenue	7/25/2018	X	
616	Camden Avenue	2/24/16	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission to approve installation of new Gutters and a new fence in the front and rear of house.

Areas of Historic Guidelines to be considered:

Guideline 27: Gutters and Downspouts

- a. Replace damaged gutters and downspouts in-kind wherever possible. The system should be similar to the historic system. Replacement materials may be permitted; however, the size and profile of the replacement should match the historic feature as closely as possible.
- b. New gutters and downspouts should match the existing historic drainage features found elsewhere on the building. New gutters and downspouts must not obscure important architectural details, such as cornice lines.
- c. Downspouts should also always run vertically; orienting downspouts diagonally across roof planes and walls is strongly discouraged.

Guideline 34: Fences, Retaining Walls, and Gates

Fences, walls, and gates define property boundaries and also provide privacy and security. Retaining walls are used to maintain and stabilize topography. The majority of fences in Salisbury’s residential historic districts are low and open. Wood picket fences are common, and some wrought iron fences are also found within the districts. Retaining walls are typically low and constructed of brick. Historic fences and walls are integral components of the overall property and should be maintained and preserved as character defining landscape features. New fences and walls should reflect and complement the style and materials of the predominant building on the lot and respect the overall architectural character of the streetscape. Property owners looking to install a new fence must follow the requirements outlined in Salisbury’s zoning code, which has certain height limitations depending on the location of the new fence.

When selecting designs for a new fence, you are encouraged to choose a pattern or design that does not detract from the character of the historic building. It is often best to err on the side of simplicity. In most cases, a simple picket fence is the most appropriate choice. Modern synthetic materials, such as vinyl and steel fences, may be appropriate on modern, non-contributing properties within the district provided that the scale and appearance is complimentary to the property and does not detract from the overall streetscape.

- a. Maintain and preserve existing historic fences.
- b. When replacement is necessary, in-kind replacements are the first choice. A simple fence in a style that compliments the surrounding architecture may also be appropriate.
- c. Designs for new fences must be complimentary to the surrounding architecture, and must comply with existing zoning code.
- d. Automatic security gates may be permitted, provided they are properly located and comply with existing zoning requirements. They must be appropriate to the design of any existing fence or the style of the historic building.

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 all applications to construct, alter, reconstruct, move or demolish any structure within a Historic District whenever the exterior appearance of such structure is affected, and to approve or reject said application. In reviewing an application and plans, the Commission should give consideration to review criteria, and may make a determination as to which of said Criteria are applicable.

Staff Findings Prepared By: Jessica Budd
Infrastructure and Development
125 N Division Street, Suite 202
Salisbury, MD 21801
(410) 548-3170
Date: March 18, 2021

Real Property Data Search

Search Result for WICOMICO COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture:** None**Account Identifier:** District - 13 Account Number - 050295

Owner Information

Owner Name:	WESSEL WILLIAM RICHARD	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	709 CAMDEN AVE SALISBURY MD 21801-	Deed Reference:	/04416/ 00161

Location & Structure Information

Premises Address:	709 CAMDEN AVE SALISBURY 21801-0000	Legal Description:	17,760 SQFT 709 CAMDEN AVE CITY OF SALISBURY
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0016	0310	13030702.23	0000				2019	
									Plat Ref:

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	2,488 SF		17,760 SF	

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

Value Information

	Base Value	Value	Phase-in Assessments	
			As of	As of
Land:	16,500	16,500	07/01/2020	07/01/2021
Improvements	53,800	54,900		
Total:	70,300	71,400	71,033	71,400
Preferential Land:	0	0		

Transfer Information

Seller: WHITE THOMAS R JR & DIETLAND F	Date: 12/21/2018	Price: \$85,000
Type: ARMS LENGTH IMPROVED	Deed1: /04416/ 00161	Deed2:

Seller: WHITE, THOMAS R JR & CHARLOTTE P	Date: 04/25/1979	Price: \$0
Type: ARMS LENGTH MULTIPLE	Deed1: /00919/ 00067	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		07/01/2020	07/01/2021
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: Approved 05/14/2019

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**