

Salisbury Historic District Commission

Hearing Notification

Date: October 27, 2021

Time: 7:00 pm

Location: Zoom Videoconference Call

Case Number: #21-24

Commission Considering: **Fence**

Owner's Name: George Campbell

Applicant Name: George Campbell
Applicant's Address: 8403 Greenwood Rd
Greenwood, DE 19950

Agent/Contractor: None Indicated

Subject Property Address: 204 Elizabeth Street

Historic District: Newtown

Use Category: Residential

Zoning Classification: General Commercial

Chairman: Scott Saxman, Chairman

HDC Staff contact: Jessica Budd
Associate Planner I
(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
\$50 Fee Received 9.29.21 (date)

Date Submitted: 9.22.21
Date Accepted as Complete: 9.30.21
Subject Location: 204 Elizabeth St., 21801
Application by: George Campbell
Applicant Address: 8403 Greenwood Rd, 19950
Applicant Phone: 302.841.0886

Case #: 21-24
Action Required By (45 days): 11/24/21
Owner Name: George Campbell
Owner Address: 8403 Greenwood Rd, 19950
Owner Phone: 302.841.0886
Owner Email: grcampbellconstruction@gmail.com

Work Involves: Alterations New Construction Addition Other R/R fence
 Demolition Sign Awning Estimated Cost _____

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.
Existing fence taken down when we received a notification of yard overgrowth. Site Survey was done and we want to reinstall fence in sections. Wooden 6' privacy fence in rear to start. Followed by sides.

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 October 27, 2021 (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.

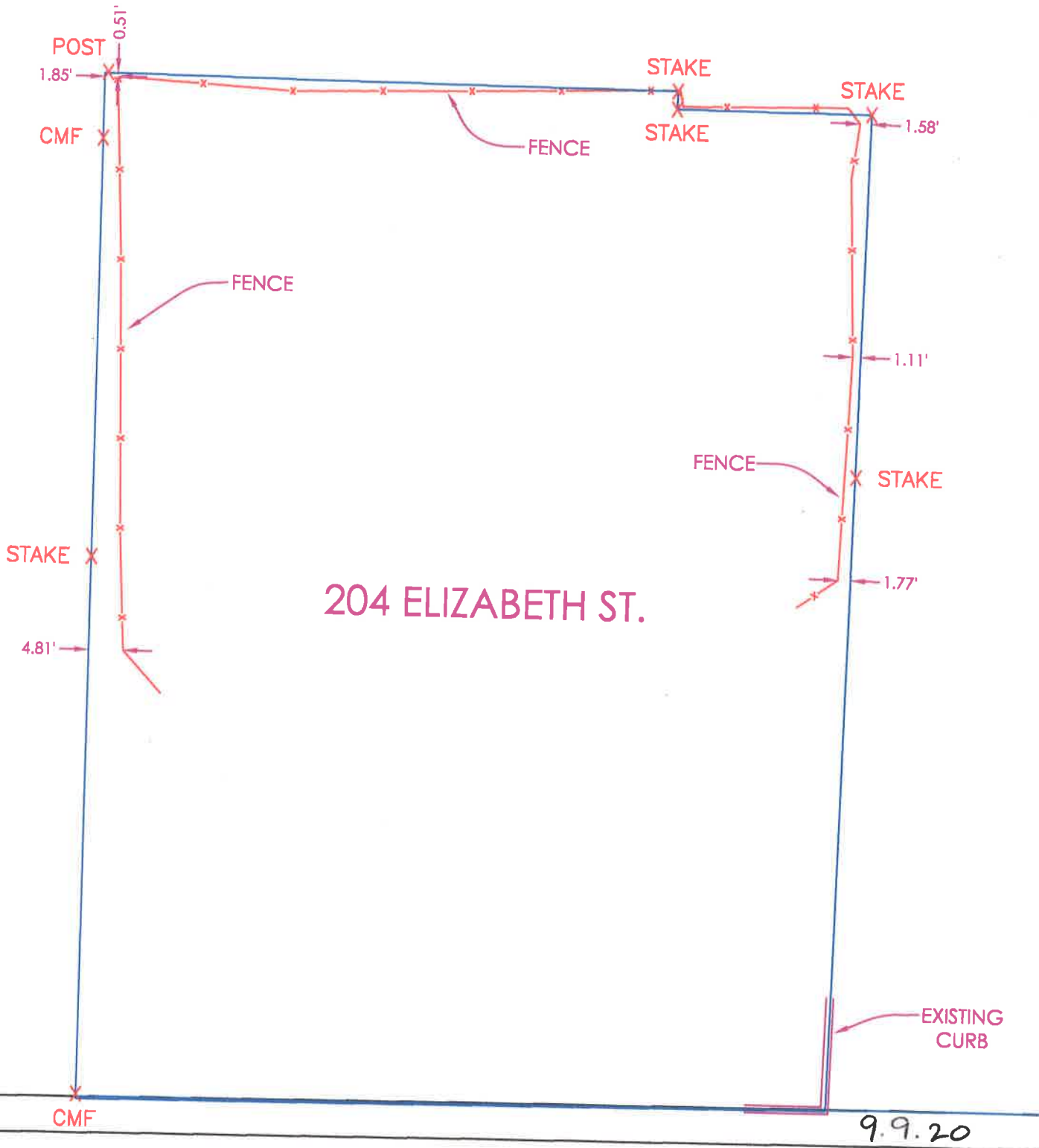
Applicant's Signature George Campbell
Application Processor (Date) [Signature]

Date 9.23.21
Brian Soper 10/12/2021
Secretary, S.H.D.C. (Date)









9.9.20

ELIZABETH STREET





KING

KING







Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: October 27, 2021

Case Number: #21-24

Commission Considering: Fence

Owner's Name: George Campbell

Owner's Address: 204 Elizabeth Street

Applicant Name: George Campbell

Applicant's Address: 8403 Greenwood Road
Greenwood, DE 19950

Agent/Contractor: **None Indicated**

Subject Property Address: 204 Elizabeth Street
Salisbury, MD 21801

Historic District: Newtown Historic District

Use Category: Residential

Zoning Classification: General Commercial

Structure / Site Description:

Built Date: 1925

Enclosed Area: 2,464 sq ft

Lot Size: 7,700 sq ft

Number of Stories: 2

Contributing Structure: TBD

Wicomico County Historic Survey on file: No

Nearby Properties on County Survey: Yes

➤ 511 Poplar Hill Avenue

Morris-Holloway House

➤ 205 E. Isabella Street

Thomas H. Tilghman House

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

The Newtown Historic District is a mid-19th to early-20th century unplanned residential community located just north of U.S. Route 50 in the City of Salisbury. Most structures within the area are in residential use with the exception of a few churches on the southern end and some commercial space along Route 13. Structures in Newtown are large in scale and placed fairly close together. They are typically frame, two-and-a-half stories in height and three to five bays wide. Most structures have full length or wraparound porches. The structures represent an eclectic mix of mid-19th to early-20th century building types and styles including four squares, Greek Revival, Queen Anne, Shingle style, and Colonial Revival buildings. The neighborhood maintains integrity of location, design, setting, materials, association and feeling.

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

House #	Street Name	Hearing Date	Contributing	Non-Contributing
104	Elizabeth St	9/24/2014	X	
114	Elizabeth St	9/23/2015	X	
116	Elizabeth St	2/12/2019	X	
117	Elizabeth St	7/28/2010	X	

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to install a fence in backyard.

Areas of Historic Guidelines to be considered:

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: October 7,2021

Real Property Data Search

Search Result for WICOMICO COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 05 Account Number - 50924

Owner Information

Owner Name:	CAMPBELL JR GEORGE CAMPBELL ERICA	Use:	RESIDENTIAL RD
Mailing Address:	8403 GREENWOOD RD GREENWOOD DE 19950-	Principal Residence:	
		Deed Reference:	04459/ 00058

Location & Structure Information

Premises Address:	204 ELIZABETH ST SALISBURY 21801-0000	Legal Description:	7,700 SQFT 204 ELIZABETH ST CITY OF SALIS
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plot No:
0104	0021	0623	5030164.23	0000				2022	
									Plot Ref: 898/ 834

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1925	2,464 SF		7,700 SF	

Stories	Basement	Type	Exterior Siding	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT		4	1 full/ 1 half		

Value Information

	Base Value	Value	Phase-In Assessments
		As of 01/01/2019	As of 07/01/2021
Land:	18,200	18,200	
Improvements	85,300	86,300	
Total:	104,500	104,500	104,500
Preferential Land:	0		
			As of 07/01/2022

Transfer Information

Seller: BRAMBLE EMERSON T JR	Date: 04/17/2019	Price: \$129,900
Type: ARMS LENGTH MULTIPLE	Deed1: 04459/ 00058	Deed2:
Seller: BRAMBLE EMERSON T JR	Date: 09/04/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: 03824/ 00531	Deed2:
Seller: CYRAN, JOSEPH S & PATRICIA Y	Date: 04/26/1994	Price: \$72,000
Type: ARMS LENGTH IMPROVED	Deed1: 01389/ 00106	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	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:**