

Salisbury Historic District Commission

AGENDA

Wednesday, July 23, 2025 at 7:00 pm

Government Office Building Room 301

1. 7:00 P.M. - CALL TO ORDER – Brenden Frederick, Acting Chairman

2. ROLL CALL

3. APPROVAL OF MINUTES – June 25, 2025

PUBLIC INPUT – Public members are welcome to comment at this time, subject to a time allotment of two (2) minutes per person.

5. CONSENT DOCKET – To be determined at the meeting

6. OLD BUSINESS – None

7. NEW BUSINESS –

- **25-15 – 300 Newton St – Replace and Extend Fence**

Annual Meeting

1. CALL TO ORDER – Brenden Frederick, Acting Chairman

2. ROLL CALL

3. ELECTION OF OFFICERS

4. ADJOURN ANNUAL MEETING

*The structure has been deemed a contributing structure by the SHDC

*The structure has been deemed a non-contributing structure by the SHDC

Salisbury Historic District Commission
June 25, 2025

The Salisbury Historic District Commission met in regular session on Wednesday, June 25, 2025. The meeting took place at 125 N Division St, Room 301, with attendance as follows:

COMMISSION MEMBERS PRESENT

Brenden Frederick, Acting Chairman - Present
Matt Auchey, Vice Chairman – Present
Lynne Bratten - Present
Brad Phillips- Not present
Margaret Lawson- Present
Lisa Gingrich – Present (Virtual)

CITY OFFICIALS PRESENT

Reena Patel, City Attorney- Present
Betsy Jackson, City Planner- Present
Nicholas Voituic, Director of DID- Present
Jennifer Jean, Associate Planner- Present

1. **CALL TO ORDER** – **Mr. Brenden Frederick** called the meeting to order at 7 p.m.
2. **ROLL CALL** - Each member of the Commission introduced themselves for the record. The acting Chairman explained the procedure of the meeting to all applicants and administered the oath en masse to all persons intending to testify.
3. **APPROVAL OF MINUTES** – **Mr. Matt Auchey** motioned to approve the April 23, 2025 and May 28, 2025 Meeting Minutes. **Ms. Margaret Lawson** seconded the motion. The motion was brought to vote by Commissioners and both Meeting Minutes were approved.
4. **PUBLIC INPUT** – Members of the public are welcome to comment, subject to a time allotment of two (2) minutes per person.
5. **CONSENT DOCKET** – None.
6. **OLD BUSINESS** – None.
7. **NEW BUSINESS**- Case #25-14 – 200 W Main St – Sign – Installation

Discussion Summary:

- **Mr. Frederick** recused himself from this case due to his involvement with the project and appointed **Mr. Auchey** as Acting Chair.
- **Ms. Jennifer Jean** read the staff report to the Commission.
- **Mr. Ben Phillips**, representing Phillips Signs on behalf of the Richard A. Henson Foundation, presented a request to install a sign on the building's front facade. He noted the sign is needed for better visibility and wayfinding. The sign will include the building's name and address number at pedestrian level, with consistent styling except for a black address number on a white background.
- **Ms. Gingrich** motioned to classify the structure as contributing, citing the existence of a Wicomico County survey for the property. **Ms. Lawson** seconded the motion. Motion approved.
- **Mr. Auchey** clarified the sign should not damage the brick or diminish the building's historic integrity.

- **Ms. Gingrich** asked about the materials used in the existing signage.
 - **Mr. Phillips** confirmed it was formed plastic with a matte finish (Gemini product), installed in 2022 and still in good condition.
- **Mr. Phillips** inquired about obtaining a sign permit.
 - **Ms. Gingrich** confirmed that a permit would be required.

Public Comment: None

Motion and Vote:

- *Motion:* **Ms. Bratten** moved to approve the application as submitted.
- *Second:* **Ms. Gingrich** seconded the motion.
- *Vote:* **Mr. Auchey** called for a vote. The application was **approved as submitted**.

Case #25-13 – 115 S Division St – Alterations – Replace Windows

Discussion Summary:

- **Ms. Jennifer Jean** read the staff report.
- **Mr. Joey Gilkerson** appeared on behalf of Devreco LLC to request approval to replace 25 wooden windows with aluminum-clad double-hung wooden windows. A product sample was provided.
- **Ms. Lawson** asked whether the existing windows were rotten.
 - **Mr. Gilkerson** explained the frames were not rotten but had warped and lost functionality.
- **Mr. Auchey** asked if new windows would fit existing openings.
 - **Mr. Gilkerson** confirmed they would.

Public Comment: None

Motion and Vote:

- *Motion:* **Mr. Auchey** moved to approve the application as submitted.
- *Second:* **Ms. Lawson** seconded the motion.
- *Vote:* **Mr. Frederick** called for a vote. The application was **approved as submitted**.

Case #25-11 – Lots 1, 11, and 15 – New Construction – Salisbury Town Center Apartments

Discussion Summary

- **Ms. Gingrich** initially motioned not to proceed with the case under City Code 17.12.110.
- Legal counsel **Reena Patel** advised the Commission to proceed based on the case's merits, affirming the Commission's independence from the Planning Commission.

- **Mr. Frederick** emphasized that public comment must remain focused on relevant case matters.
- **Ms. Patel** addressed eligibility concerns and affirmed that the Commission must assume all seated members are valid unless ruled otherwise by the appointing body.
- **Ms. Gingrich** explained her reasons for not recusing herself, citing prior fair evaluations and criticizing the timing and nature of the challenge.
- **Mr. Nicholas Voituic** read the staff report and submitted **Exhibits A and B**.
 - **Mr. Auchey and Mr. Frederick** brought to the staff's attention on record, future staff reports should be upheld to the same quality as case #25-11. **Ms. Gingrich** furthers the role of the staff reports are to provide more information to the Commissioners.

Applicant Presentation:

- **Mr. Michael Sullivan**, as council representing Salisbury Town Center Apartments LLC, **Mr. Tony Kupersmith**, of McAllister, DeTar, Showalter & Walker, as legal counsel representing Salisbury Town Center Apartments LLC, **Ms. Wendy Ober** (via Zoom), as the project architect, and **Mr. Kevin Carney**, as one of the project principles, appeared before the Commission to seek **Project Plan approval** under the same conditions set in the prior approval (June 2023, Case #23-08), for the new construction of the Salisbury Town Center Apartments.
 - The Commission deemed the building as **non-contributing** as no prior construction has been built on the site.
- **Mr. Kupersmith** motioned to strike the **testimony regarding the Staff's findings, Exhibit A and B from the staff**.
- **Mr. Sullivan** and **Mr. Kupersmith** (counsel for Salisbury Town Center Apartments LLC), **Ms. Ober** (project architect), and **Mr. Carney** (project principal) appeared to present the case, seeking reapproval under prior conditions from Case #23-08.
- The Commission deemed the site non-contributing.
- **Mr. Kupersmith** moved to strike the staff findings (Exhibits A and B). The motion was denied; a letter regarding eligibility concerns was added as Exhibit C.
- **Mr. Kupersmith** stated that the 45-day review period had expired since the original submission (March 25, 2025), implying default approval. **Mr. Frederick** noted this issue is a legal matter for the courts.
- **Ms. Ober** was sworn in by **Mr. Frederick** and presented the project, highlighting its design compatibility with the Historic District.
 - **Ms. Bratten** asked about the building's elevation. **Mr. Carney** confirmed it will be raised 2 feet above the floodplain.
 - **Ms. Bratten** noted inconsistencies in vinyl placement. **Ms. Ober** explained vinyl would primarily be high up but may extend lower in certain areas with design breaks. **Mr. Carney** added that high-quality vinyl would be used.
 - **Ms. Bratten** and **Ms. Gingrich** inquired about the building's height. **Ms. Ober** stated she would provide the height in writing.
 - **Mr. Kupersmith** submitted **Ms. Ober's** presentation as Exhibit D.

- **Mr. Sullivan** stated the applicant is requesting reapproval of the massing, layout, and materials under the same conditions approved in May 2023, including limitations on vinyl (smooth finish, limited horizontal runs, commercial grade, and percentage limits). Future applications will cover elements like windows, doors, and railings.
- **Mr. Kupersmith** submitted the 2023 original application and staff findings as Exhibits E and F, and requested **Ms. Ober** explain the massing.
 - **Ms. Gingrich** asked about pink-highlighted areas. **Ms. Ober** explained they represent storefront-style amenities. **Ms. Bratten** confirmed no design changes since 2023.
- **Mr. Sullivan** reiterated that the project was previously reviewed by the City and the Commission in 2022, with incorporated feedback and no changes since 2023. He requested reapproval under the same conditions.
- **Mr. Auchey** noted that past approvals do not dictate the current decision.
- **Mr. Kupersmith** submitted the Staff Report on special density as Exhibit G.
- **Mr. Frederick** clarified the current review covers only massing, layout, and materials. Further elements will be reviewed separately.
 - **Ms. Gingrich** noted the approval expired and the case should be reviewed in full, not merely reaffirmed. **Mr. Frederick** agreed this is a new case but focused on the requested scope.
- **Ms. Gingrich, Mr. Sullivan, and Mr. Frederick** discussed a 2023 pre-meeting.
- **Ms. Gingrich** questioned the guidelines for new construction and the definition of “non-contributing.” **Mr. Auchey** noted different standards apply than for contributing structures.
- **Ms. Gingrich** raised concerns about setting a precedent for vinyl use. **Mr. Frederick** confirmed precedent exists for vinyl in non-contributing, residential projects in other historic districts, but not downtown.
- **Ms. Gingrich and Ms. Bratten** expressed concerns about the project’s scale, generic design, and potential lack of public access.
- **Mr. Frederick** reiterated that vinyl remains under review. It must still meet design standards before final approval.
- **Ms. Bratten** questioned why materials had not changed in two years.

Motion and Vote:

Motion: **Mr. Auchey** moved to approve the application with the following conditions:

1. The massing is approved as submitted.
2. The organizational layout is approved as submitted.
3. The materials are approved as submitted except the vinyl. The vinyl is addressed in condition 4.

4. The vinyl is subject to further review when the Commission reviews windows, doors, and other items related to the project. In the future application, the vinyl shall be smooth and not embossed with a wood grain, the horizontal runs shall be limited to prevent running vertical joints so it is continuous to a reveal or another material, the amount of vinyl relative to other materials shall not exceed the percentage submitted, and the product shall be of a commercial grade.
 5. The parking garage materials were not reviewed by the Commission at this time. The parking garage shall require approval before construction
- **Second: Ms. Lawson** seconded the motion.

Public Comment - Members of the public are welcome to comment at this time, subject to a time allotment of two (2) minutes per person.

- **Mr. Eric Wolf** expressed concern about vinyl's durability and urged adherence to guidelines.
 - **Ms. Carolyn Wohlgemuth** cited the Historic Guidelines (p.12), raised fire safety concerns, and criticized vinyl and the project's potential impact on downtown charm. She emphasized the budget should not dictate materials.
 - **Mr. Nathan Cox** questioned the project's compatibility with downtown aesthetics, arguing the design would be better suited for another location.
-

Vote: **Mr. Frederick** called for a vote. The application was approved **as amended** via split vote (3-2):

- Aye: Brenden Frederick, Matt Auchey, Margaret Lawson
 - Nay: Lynne Bratten, Lisa Gingrich
-

Motion and Vote:

- Motion: **Mr. Auchey** moved to adjourn.
 - Second: **Ms. Lawson** seconded.
 - Vote: **Mr. Frederick** called for a vote.
-

Adjournment:

There being no further business, the meeting was adjourned following the vote.

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.

Brenden Frederick, Acting Chairman

Date

Jennifer Jean, Associate Planner

Date

Salisbury Historic District Commission

Hearing Notification

Hearing Date:	July 23, 2025
Time:	7:00 pm
Location:	Government Office Building 125 N. Division Street Salisbury, MD. 21804 Room 301
Case Number:	#25-15
Commission Considering: Owner's Name:	Other – Replace and extend fence Joel Olive
Applicant Name:	Joel Olive
Agent/Contractor:	N/A
Subject Property Address:	300 Newton St. Salisbury, MD 21801
Historic District:	Camden Historic District
Use Category:	Residential
Acting Chairman:	Brenden Frederick
HDC Staff contact:	Jennifer Jean Associate Planner (410) 548-3170

Salisbury Historic District Commission

125 N. Division Street
Room 304
Salisbury, MD 21801
(410) 548-3170/ fax (410) 548-3107

Permit Application

\$150 Fee Received _____ (date)

Date Submitted: 5/27/25

Date Accepted as Complete: _____

Subject Location: 300 Newton St. Salisbury 21801

Application by: Joel Olive

Applicant Address: 300 Newton St.

Applicant Phone: (410) 430-5114

Case #: #25-15

Action Required By (45 days): _____

Owner Name: Joel Olive

Owner Address: 300 Newton St.

Owner Phone: (410) 430-5114

Owner Email: jolive@mojossalisbury.com

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition Other 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.

Repairing current fence and extend fence around
Property.

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 6/25/25 (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 Joel Olive Date 5/27/25

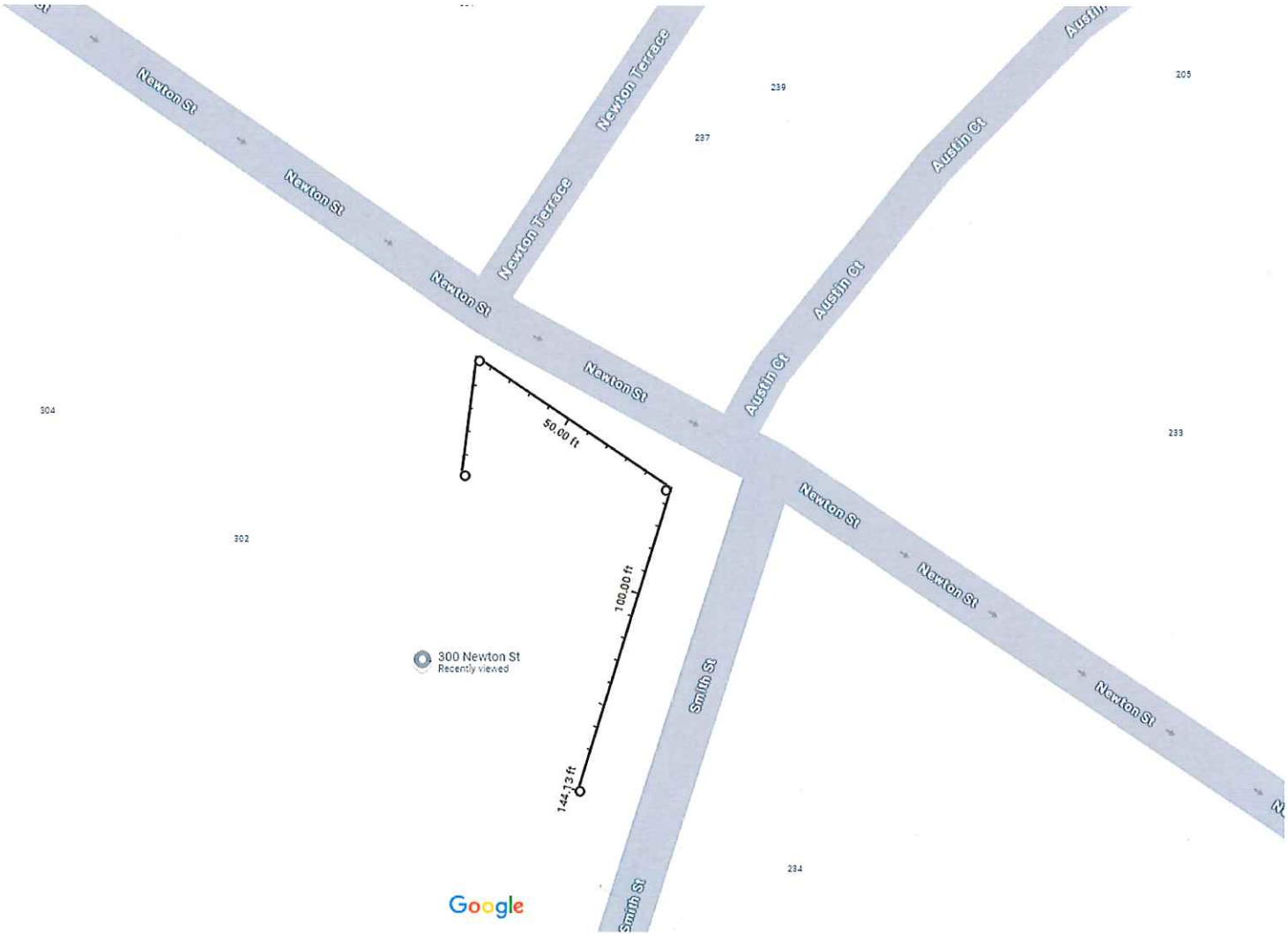
Application Processor (Date)

Secretary, S.H.D.C. (Date)



Fence outline

Newton Street Community Center

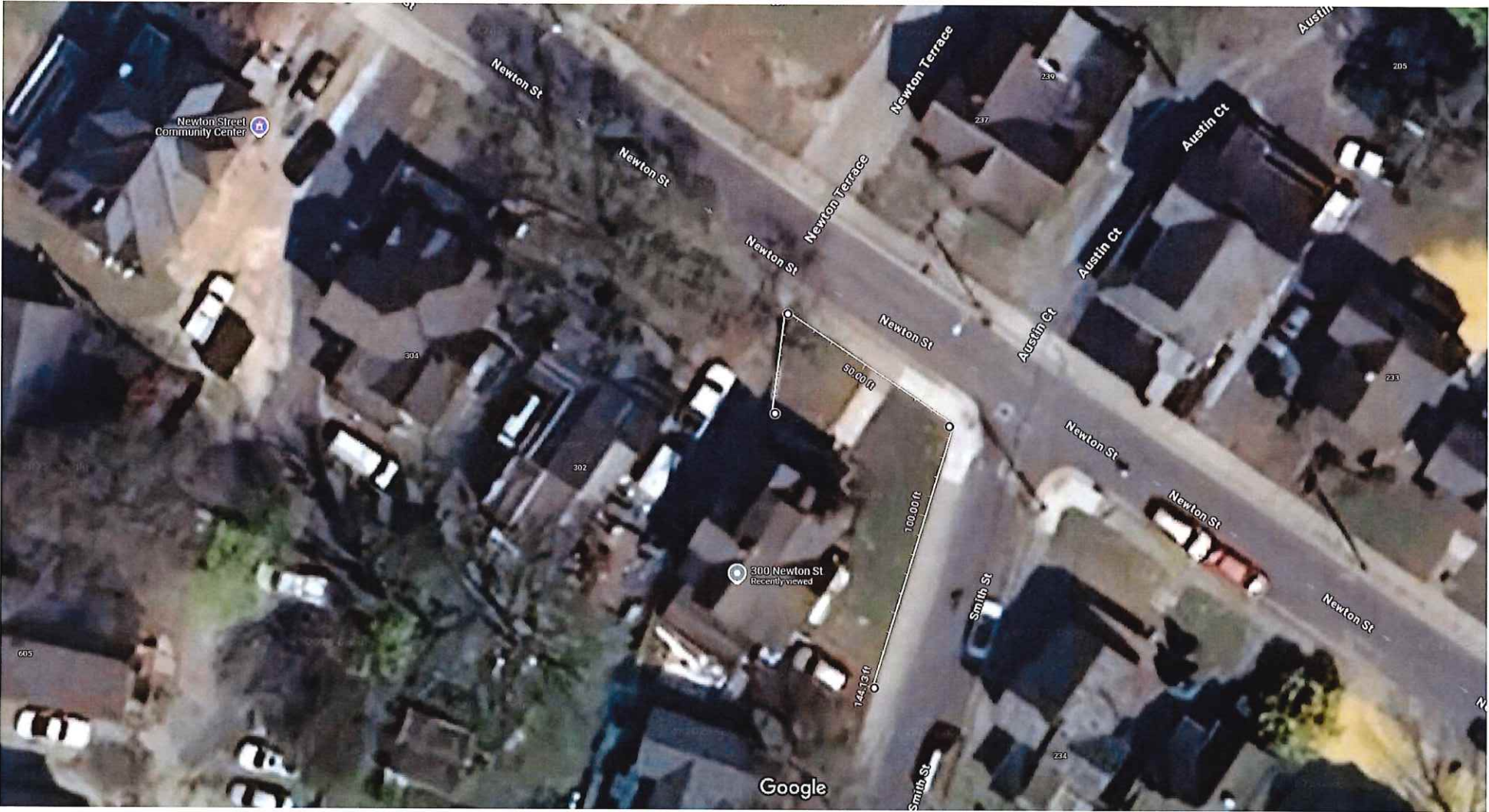


Measure distance
Total distance: 144.13 ft (43.93 m)

Map data ©2025 Google 20 ft



Fence outline



Map data ©2025, Map data ©2025 Google 20 ft

Measure distance
Total distance: 144.13 ft (43.93 m)













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Veranda
Chelsea 3 ft. H x 8 ft. W White Vinyl Fence Panel
★★★★★ (185) Questions & Answers (164)



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About This Product

The Veranda 33-9/15 in. x 91-3/4 in. White Vinyl 2-Rail Picket Fence Panel is made from vinyl for durability with a white finish for a handsome appearance. The panel features a low-maintenance design that never needs to be painted, scraped or stained. The fence panel is designed to lock pickets into place without the need for glue for stability and security.

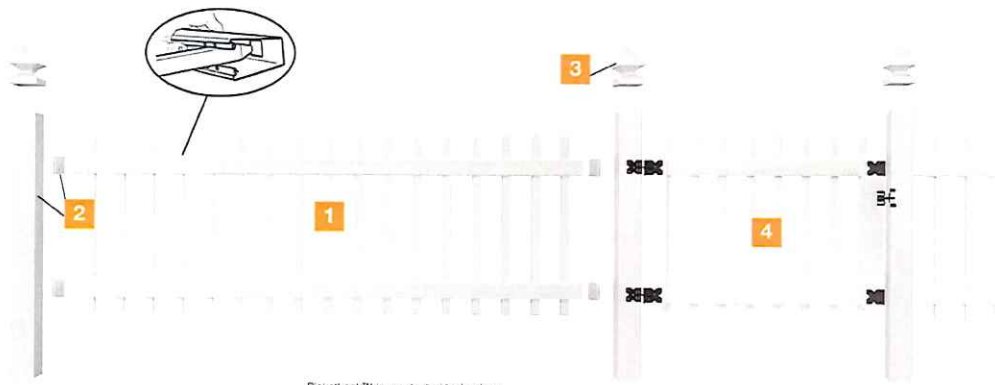
Highlights

- Made from vinyl for durability
- White finish adds a handsome appearance
- Low-maintenance design never needs to be painted, scraped or stained
- Designed to lock pickets into place without the need for glue
- Resists damage from sun, insects and water for long-lasting beauty
- Pre-assembled panel presents the same appearance on both sides
- Posts and accessories sold separately
- Shop other [Vinyl Fencing](#) to find the best option for your home!
- Note: Product may vary by store



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Spaced Picket Vinyl Fence
using bracket installation



PICKETLOCK

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Step 1: Choose your fence panel kit

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3ft x 8ft Chelsea Spaced Picket

Step 2: Select your post and brackets

2



4in x 4in - 6ft
Vinyl Post
Model # 195168



4in x 4in - 6ft
Hurricane Post
Model # 115996
*Recommended for areas
with high winds.*



Vinyl Fence Bracket
Kit (2-pack)*
Model # 116058

MIAMI-DADE COUNTY

*If needed

Material	Vinyl
Nominal panel thickness (in.)	1.5 in
Number of pickets for panels	17
Number of rails for panels	2
Panel Assembly	Assembled Panel
Panel Design	Spaced Picket
Panel Top Shape	Flat
Picket Top Style	Pointed
Product Weight (lb.)	14 lb

Warranty / Certifications

Manufacturer Warranty	See store for details
-----------------------	-----------------------

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Questions & Answers


164 Questions

Customer Reviews

4.5 out of 5 (185)

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WamBam Fence No-Dig Permanent 4 ft. x 6 ft. Nantucket Vinyl Picket Fence Panel with Post and Anchor Kit

★★★★★ (4.6 / 255)

\$129⁷⁷

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Top Rated




WamBam Fence 3 ft. x 6 ft. Newport Picket Fence W/Post and No-Dig Steel Pipe Anchor Kit

★★★★★ (4.6 / 215)

\$94⁰⁰

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Top Rated




WamBam Fence 3.5 ft. H x 6 ft. W Permanent All American Vinyl Picket Fence Panel Kit with No-Dig Anchor and Cap

★★★★★ (4.6 / 152)

\$95³⁸
Was \$105.99

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Top Rated



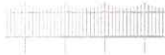
Zipity Outdoor Products 2.5 ft. x 4.7 ft. Madison No-Dig Vinyl Garden Picket Fence Panel Kit (2-Pack)

★★★★★ (4.5 / 339)

\$66¹⁶ /package

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Top Rated




Zipity Outdoor Products 42 in. H x 92 in. W Manchester Semi-Permanent Vinyl Fence Panel Kit (2-Pack)

★★★★★ (4.2 / 166)

\$120²³ /package

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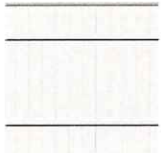


Zipity Outdoor Products 3 ft. H x 3.5 ft. W Baskenridge No-Dig Vinyl Garden Picket Fence Panel Kit (2-Pack)

★★★★★ (4.6 / 89)

\$49⁵⁵ /package

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Veranda 6 ft. H x 6 ft. W White Windham Vinyl Fence Panel

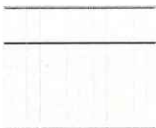
★★★★★ (4.1 / 425)

\$74⁹⁸

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Veranda 6 ft. H x 6 ft. W White Windham Vinyl Fence Panel

★★★★★ (4.1 / 425)

\$74⁹⁸

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Best Seller




Veranda Slidelock Bracket Kit (2-Pack) with Screws

★★★★★ (4.2 / 294)

\$5⁹⁷

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Veranda 4 in. x 4 in. x 6 ft. White Vinyl Square Fence Post

★★★★★ (4.7 / 600)

\$24⁹⁷

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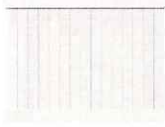
Veranda 4 in. x 4 in. White Pyramid Post Cap with Glue

★★★★★ (4.5 / 308)

\$3⁹⁸
Was \$4.49

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Best Seller

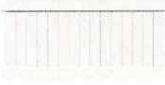


Veranda Linden 6 ft. H x 8 ft. W White Privacy Vinyl Fence Panel (Unassembled)

★★★★★ (4 / 140)

\$119⁴⁷

Add to Cart




Veranda Linden 4 ft. H x 8 ft. W White Privacy Vinyl Fence Panel (Unassembled)

★★★★★ (4.3 / 522)

\$161⁰⁰

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Veranda Linden 57.5 in. White Fast Pack Infills (15-Piece)

★★★★★ (4 / 6)

\$59⁹⁷

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Nominal panel height (ft.): 3.5 ft

3.5 ft

Nominal panel width (ft.): 8.01 ft

8.01 ft

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Top Rated											
											
3-1/2 ft. x 8 ft. Pressure-Treated Pine Spaced French Gothic Fence Panel	4 in. x 4 in. x 8 ft. #2 Ground Contact Pressure-Treated Southern Yellow Pine Timber	SAKRETE 50 lb. Fast Set Concrete Mix	2 in. x 4 in. x 8 ft. 2 Ground Contact Pressure-Treated Southern Yellow Pine Lumber	Everbilt Black Decorative Gate Hinge and Latch Set	Outdoor Essentials 6 ft. H x 8 ft. W Pressure-Treated Pine Dog-Ear Fence Panel						
★★★★☆ (4.2 / 166)	★★★★★ (4.4 / 3486)	★★★★★ (4.6 / 1627)	★★★★☆ (4.1 / 2090)	★★★★☆ (4.1 / 442)	★★★★☆ (4.1 / 1217)						
\$49 ⁹⁸	\$12 ⁷⁸	\$6 ⁸⁶	\$5 ⁰⁸	\$19 ⁹³	\$79 ⁹⁸						
	Buy 65 or more \$11.50	Buy 55 or more \$6.17	Buy 100 or more \$4.57								

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Subtotal: **\$174⁶¹**

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Questions & Answers

37 Questions

Questions & Answers

37 Questions

Customer Reviews

4.2 out of 5 ★★★★★ (166)

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Vigoro 37.1 in. H x 45.35 in. W Cedar Garden Fence Panel

★★★★★ (4.3 / 102)

\$57⁹⁸

Outdoor Essentials 3-1/2 ft. x 6 ft. Western Red Cedar French Gothic Fence Panel Kit

★★★★★ (3.7 / 74)

\$59⁸⁶

Outdoor Essentials 6 ft. H x 8 ft. W Pressure-Treated Pine Dog-Ear Fence Panel

★★★★★ (4.1 / 1217)

\$79⁹⁸

Outdoor Essentials 3-1/2 ft. x 8 ft. Western Red Cedar Privacy French Gothic Fence Panel Kit

★★★★★ (4 / 62)

\$96⁴⁰

Zippity Outdoor Products Newberry Dig Free Wood Fence Kit, 48 in. by 32 in. (2-panels)

★★★★★ (4.6 / 20)

\$121⁶⁷

Outdoor Essentials 3-1/2 ft. x 8 ft. Western Red Cedar Privacy Flat Top Fence Panel Kit

★★★★★ (3.4 / 69)

\$80⁴⁰ /package

Outdoor Essentials 3-1/2 ft. x 8 ft. Western Red Cedar Spaced Picket Flat Top Fence Panel Kit

★★★★★ (3.4 / 23)

\$116⁵⁸ /package

Salisbury Historic District Commission

STAFF FINDINGS

Meeting of July 23, 2025

Case Number:	#25-15
Commission Considering:	Other – Replace and extend fence
Owner Name:	Joel Olive
Owners' Address:	300 Newton St Salisbury, MD 21801
Applicant Name:	Joel Olive
Applicant's Address:	same as owner
Agent/Contractor:	N/A
Subject Property Address:	Same as owner
Historic District:	Camden Historic District
Use Category:	Residential
Zoning Classification:	R8 - Residential
Structure / Site Description:	
Built Date:	1890
Enclosed Area:	2,088 sq. ft. (SDAT Real Property Database)
Lot Size:	4,817 sq. ft. (SDAT Real Property Database)
Number of Stories:	unknown
Contributing Structure:	Not Determined
Wicomico County Historic Survey on file:	Yes; WI-552, Camden Historic District
Nearby Properties on County Survey:	Yes

Properties included below, but not limited to:

- WI-513, William W. Mitchell House
- WI-515, Elihu Pusey House

Explanation of Request: The applicant is seeking approval to replace the existing fence and extend it to the front and side yards.

Areas of Historic Guidelines to be considered:

UNIVERSAL GUIDELINES

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 are complementary to the property and do 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 complements the surrounding architecture may also be appropriate.
- c) Designs for new fences must be complementary to the surrounding architecture and must comply with the 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.

17.04.160 Vision obstructions at intersections.

- A. As an aid to freer, safe movement of vehicles at and near street intersections and in order to promote more adequate protection of the safety of children, pedestrians, operators of vehicles and property:
1. There shall be limitations on the height of fences, walls, gateways, ornamental structures, hedges, shrubbery and other fixtures, construction and planting in all districts where front yards are required on corner lots;
 2. Such barriers to clear unobstructed vision at corners of intersecting streets shall be limited to a height of not over two and one-half (2½) feet above the established elevation of the nearest curb for a distance of thirty-five (35) feet along both the front and side lot lines, measured from the point of intersection of said intersecting lot lines;
 3. Within the isosceles triangle formed as required in subsection (A)(2) of this section by connecting the ends of the respective thirty-five-foot distances, all the fixtures, construction, hedges, shrubbery and other plantings shall be limited to a height not over two and one-half (2½) feet above the elevation of the curb level at said intersecting streets;
 4. Within the triangle, the ground elevation of such front yards shall not exceed two and one-half (2½) feet above established curb elevation at said intersecting streets;
 5. Parking is prohibited within the triangle.
- B. This section does not apply to the central business district.
- (Prior code § 150-176)

17.04.190 Fences and retaining walls.

- A. Fences in all residential districts in rear and side yards shall be limited to six feet in height.
- B. Fences in all zoning districts that are located within the front yard setback shall be limited to four feet in height.
- C. No front yard in any zoning district shall have a retaining wall within the front yard setback higher than four feet above the ground level of the adjoining yards. If a fence is to be used on top of the wall, the combination of the fence and the retaining wall shall not exceed a total of eight feet in height above the ground level of the adjoining yards.
- D. Fences enclosing outside storage yards shall be not less than six feet nor more than eight feet in height and shall be solid board, metal, masonry or wire fences with slats to obscure view of the storage material.
- E. Fences or retaining walls in any zoning districts on corner lots shall comply with Section 17.04.160, Vision obstructions at intersection.
- F. Fences in industrial districts enclosing storage yards that do not adjoin or face public streets or highways or residential districts may be enclosed with fencing that does not obscure view of the yard.
- G. For protection of property or to ensure public safety in any district where hazardous materials are stored, fences may be eight feet high, except in the required front yard setback.

(Ord. 1599 § 6, 1995: prior code § 150-179)

Staff Comment:

The applicant proposes to install either a 3-foot-high vinyl fence or a 3½-foot-high pressure-treated pine fence along the front and side yards of the property. However, according to the Historic District Design Guidelines and the City of Salisbury Zoning Code, a lower wooden fence would be more appropriate to preserve the historic streetscape. Additionally, for corner lots, visibility requirements limit the height of fences to no more than 2½ feet above curb elevation within a 35-foot distance along both front and side lot lines from the intersection. Within the resulting visibility triangle, all barriers must remain below this 2½-foot height to maintain clear sight lines.

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 and make determinations on all applications to construct, alter, reconstruct, move or demolish a site or structure within a Historic District whenever *“exterior changes are involved which would affect the historic archeological, or architectural significance of a site or structure, any portion of which is visible or intended to be visible from a public way.”* In reviewing an application and plans, the Commission should consider review criteria, and may decide as to which of said Criteria are applicable.

Staff Findings Prepared By: Jennifer Jean
Infrastructure and Development
125 N Division Street, Suite 304
Salisbury, MD 21801
(410) 548-3170
Date: July 11, 2025

WI-552

Camden Historic District (a.k.a. Newton)

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
NR-ELIGIBILITY REVIEW FORM**

NR Eligible: yes ☒
no ☐

Property Name: Camden Historic District (aka Newton) Inventory Number: WI-552

Address: _____ City: Salisbury Zip Code: _____

County: Wicomico USGS Topographic Map: Salisbury Quad

Owner: _____

Tax Parcel Number: _____ Tax Map Number: _____ Tax Account ID Number: _____

Project: _____ Agency: _____

Site visit by MHT Staff: ☐ no ☒ yes Name: Andrew Lewis/Michael Day Date: 03/23/01

Eligibility recommended ☒ Eligibility not recommended ☐

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

Is the property located within a historic district? ☐ no ☐ yes Name of district: _____

Is district listed? ☐ no ☐ yes Determined eligible? ☐ no ☐ yes District Inventory Number: WI-552

Documentation on the property/district is presented in:

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

The Camden Historic District (aka the Newton-Camden Historic District) is a local historic district composed of homes of a wide variety of architectural styles. According to information contained in the Wicomico survey files, the district was determined eligible by "Lukenbach & Andreve" on April 17, 1986, but no copy of the DOE form could be found. Nevertheless, the district contains numerous homes with a great deal of integrity and the earlier determination of eligibility still appears valid. Architectural styles represented within the district include Colonial Revival, Queen Anne and other Victorian styles. The City of Salisbury specifically identifies some of the homes in the area to be of "great historical value to the community". These homes include "the Humphrey House, Red Gables and the house known as "Cricket Box"". The City Ordinance establishing the district also included the following findings:

- Camden Avenue was once the main highway connecting Salisbury with Princess Anne to the south crossing the 18th Century Mill Dam at Tony Tank and Allen. It continued through the heart of Salisbury running northward to the Delaware towns.
- The Camden area was the location of the first known sanitary sewer installed in 1887 to serve the L.W. Gunby and William P. Jackson homes on Camden Avenue.
- After the fire of 1886, City Board of Commissioners established a series of ordinances which included maintaining sidewalks in front of properties and establishing the rights of way of various streets. Among the first streets subject to improvement of widening and straightening in 1887 under this law was Camden Street, now Camden Avenue.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input type="checkbox"/>
Criteria: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input checked="" 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
Comments: _____	
<u>Andrew Lewis</u> Reviewer, Office of Preservation Services	<u>05/02/01</u> Date
<u>[Signature]</u> Reviewer, NR program	<u>5/2/01</u> Date

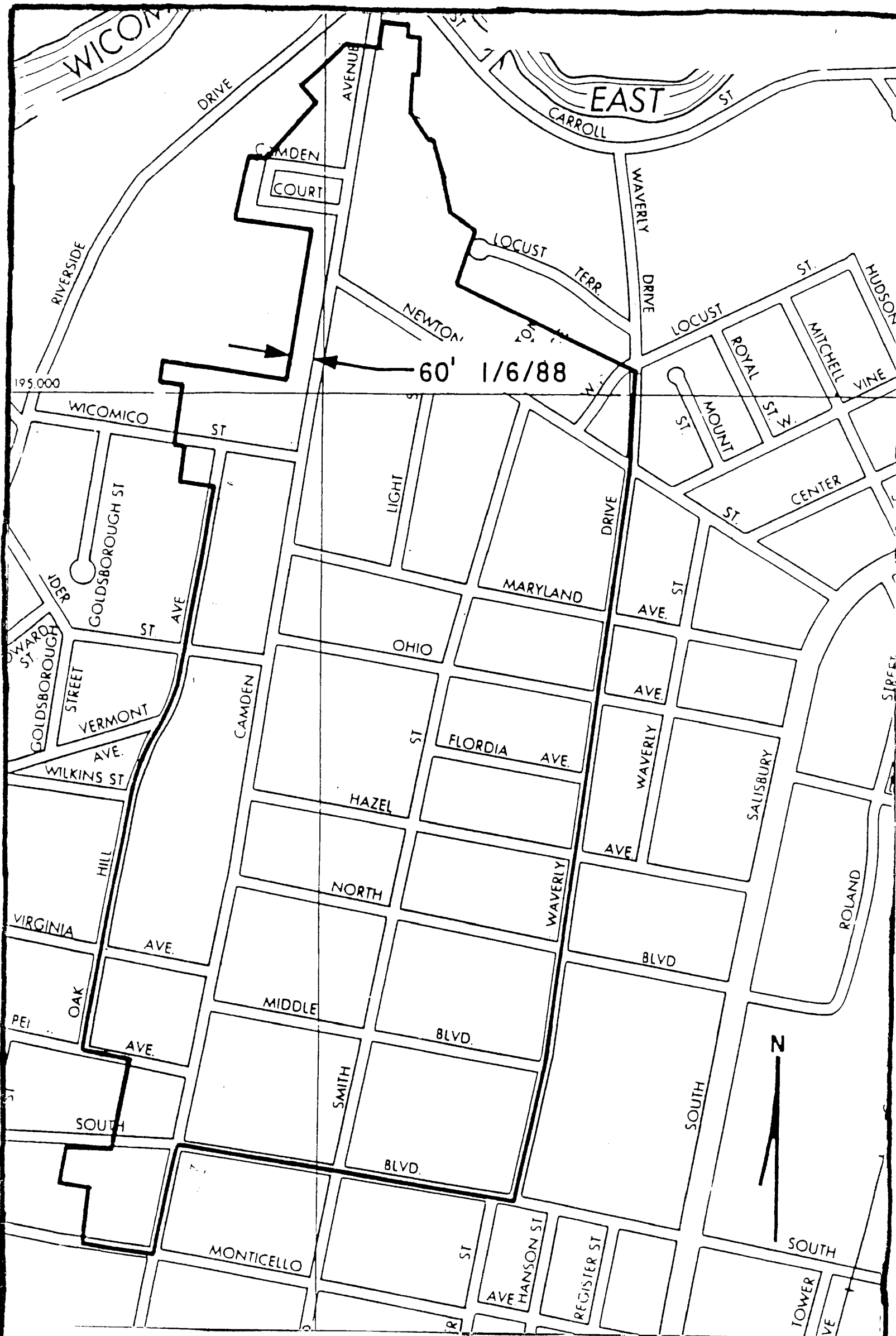
**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Camden Historic District (WI-552)
Continuation Sheet No. 1

- The town's first development laws were enacted in 1892 and involved the Camden area. Only structures of brick, stone or iron with slate roofs or other non-combustible materials were permitted.
- Salisbury's first row homes were constructed in the area now known as Camden Court.
- The first planned residential development in Salisbury was centered around what is now North, South and Middle Boulevards in 1908.
- The 1909, L. W. Gunby, a resident of Camden, and Salisbury Auto Company opened the first automotive sales and service facility on Camden Avenue.
- In 1910, Frank W. Baysinger provided the City of Salisbury with its first taxi service from his garage on Camden Avenue.
- In 1890, the Jackson family constructed one of the most elegant homes built in the Camden area. This stylish example of architecture was beyond the scope of anything previously built in the City. Due to lack of regulations protecting such an architectural legacy, the home was demolished.
- The Newton Jackson home on the corner of Camden and Newton Street remains as a historic reminder of the City's past.
- The Gunby home at 507 Camden Avenue, built about 1830 and renovated in the 1880's, was the home of the founder of the William B. Tilghman Fertilizer Company.
- The Humphreys house located at 722 Camden Avenue was originally constructed between 1904 and 1906 and was once owned by Jesse D. Price, former member of the Maryland State Senate, who also served in the U.S. House of Representatives.
- The late Lee Johnson, a master mason and contractor, built one of the earliest examples of the innovative "Bungalow" Style of house located next to the Lutheran Church at South Boulevard. This example of a fine house was torn down because of a lack of control over the demolition of buildings in the area.
- On the northeast corner of Newton and Camden, a residence now used as an office by an accountant has been declared one of the oldest residences in Salisbury and shown on 1877 maps.
- The applicants have provided detailed documentation on the preliminary classification of ten historic structures in the area including such homes as "Red Gables" and "Humphreys House" to name only two.

Prepared by: Andrew Lewis

Date Prepared: 05/02/01



Newton-Camden Historic District

WI - 552



**MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM**

NR Eligible: yes X
no _____

Property Name: Camden Historic District (aka Ne Inventory Number: WI-552

Address: _____ City: Salisbury Zip Code: _____

County: Wicomico USGS Topographic Map: Salisbury

Owner: _____

Tax Parcel #: _____ Tax parcel Map Number: _____ Tax Account ID Number: _____

Project: _____ Agency: _____

Site visit by MHT staff X no _____ yes Name: Andrew Lewis/ Date: 03/23/2001

Eligibility recommended X Eligibility not recommended _____

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

Is the property located within a historic district? _____ no _____ yes Name of District: _____

Is district listed? _____ no _____ yes District Inventory Number: _____

Documentation on the property/district is presented in:

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

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Prepared by: C. Andrew Lewis Date Prepared: 05/02/2001

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X Eligibility not recommended _____

Criteria X A X B X C _____ D Considerations _____ A _____ B _____ C _____ D _____ E _____ F _____ G _____ None

MHT Comments:

C. Andrew Lewis

May 02, 2001

Reviewer, Office of Preservation Services

Date

Peter Kurtze

May 02, 2001

Reviewer, NR Program

Date

NR-ELIGIBILITY REVIEW FORM

- Camden Historic District (aka Newton)

Page 2

1. Camden Avenue was once the main highway connecting Salisbury with Princess Anne to the south crossing the 18th Century Mill Dam at Tony Tank and Allen. It continued through the heart of Salisbury running northward to the Delaware towns.

2. The Camden area was the location of the first known sanitary sewer installed in 1887 to serve the L.W. Gunby and William P. Jackson homes on Camden Avenue.

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Prepared by: C. Andrew Lewis Date Prepared: 05/02/2001

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X Eligibility not recommended

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

MHT Comments:

C. Andrew Lewis

May 02, 2001

Reviewer, Office of Preservation Services

Date

Peter Kurtze

May 02, 2001

Reviewer, NR Program

Date

Camden Historic District (aka Newton)

Page 3

12 The Humphreys house located at 722 Camden Avenue was originally constructed between 1904 and 1906 and was once owned by Jesse D. Price, former member of the Maryland State Senate, who also served in the U.S. House of Representatives.

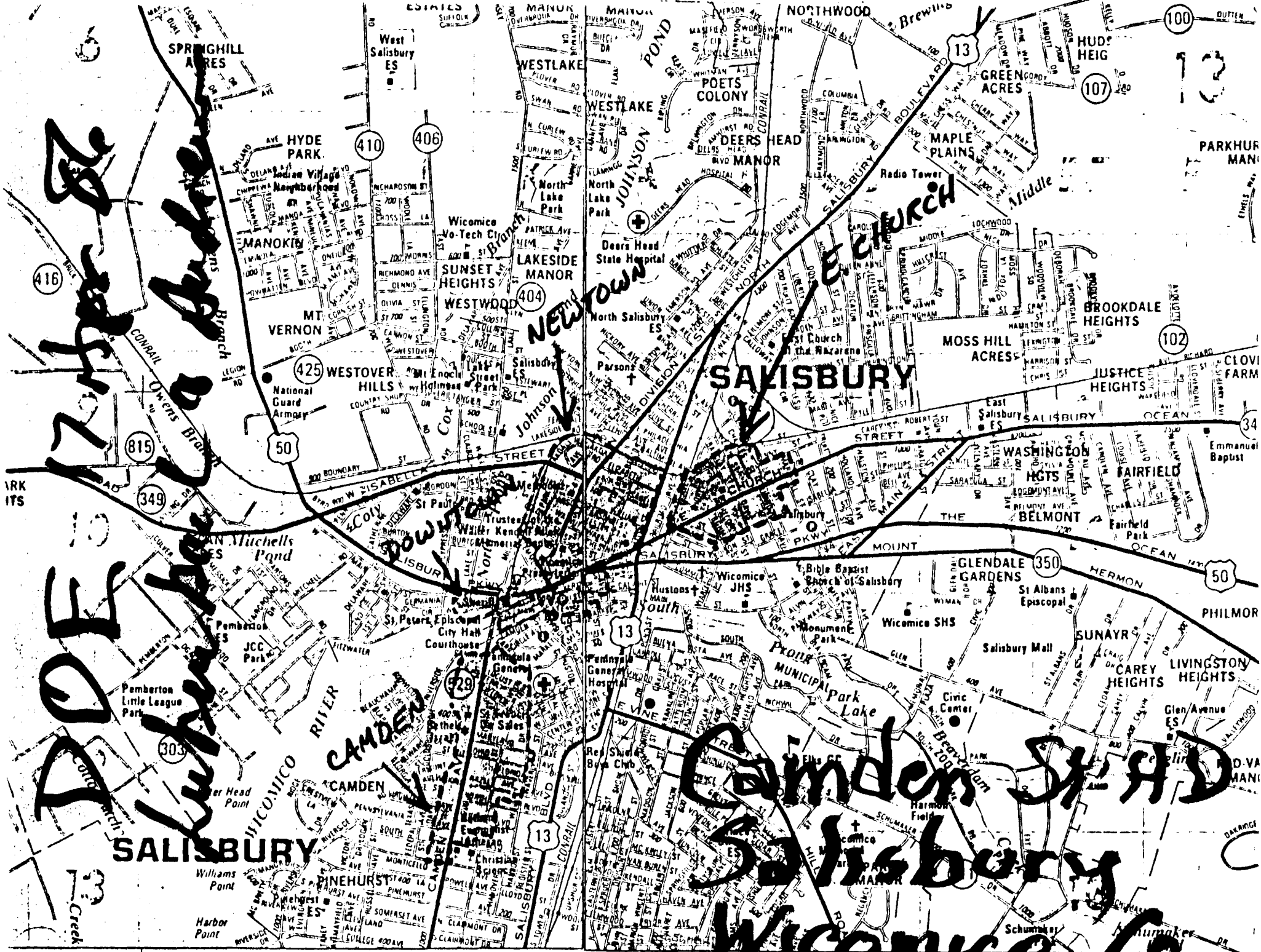
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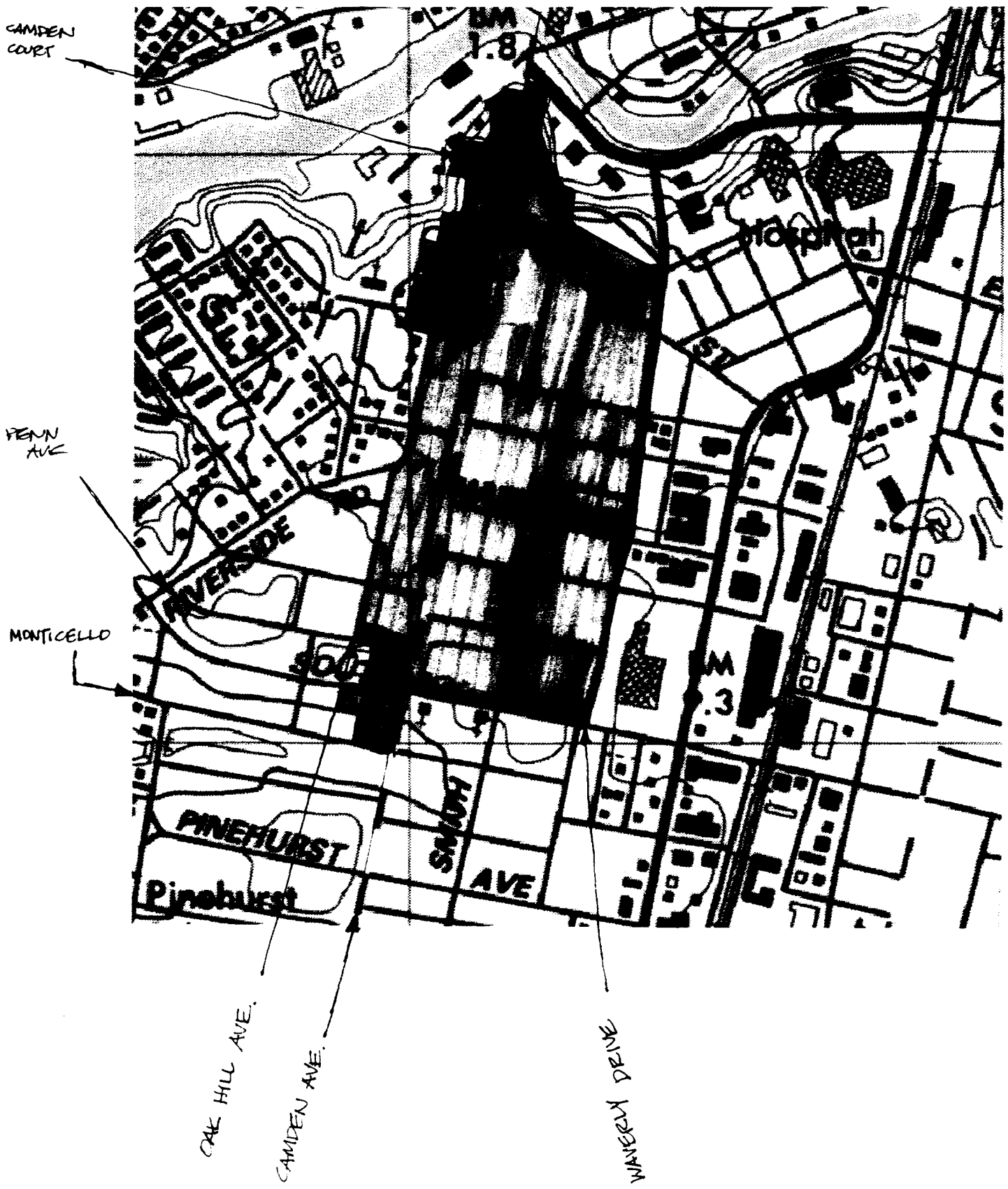
15 The applicants have provided detailed documentation on the preliminary classification of ten historic structures in the area including such homes as "Red Gables" and "Humphreys House" to name only two.

WI-552

Camden Historic District
Salisbury, Md.



CAMDEN HISTORIC DISTRICT (AKA NEWTON)
SALISBURY, WICCOMICO COUNTY, MD
WT. - 552



Real Property Data Search ()

Search Result for WICOMICO COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 13 Account Identifier - 045941

Owner Information

Owner Name:

OLIVE JOEL V

Use:

APARTMENTS

Principal Residence:

NO

Mailing Address:

300 NEWTON ST
SALISBURY MD 21801-5448

Deed Reference:

/03023/ 00037

Location & Structure Information

Premises Address:

300 NEWTON ST
SALISBURY 21801-0000

Legal Description:

4,817 SQ FT
300 NEWTON ST
CITY OF SALISBURY

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0010	0242	10001.23	0000				2025	
Town: SALISBURY									Plat Ref:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1890	2,088 SF		4,817 SF	

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
	MULTIPLE RESIDENCE/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2025	As of 07/01/2024	As of 07/01/2025
Land:	28,900	28,900		
Improvements	83,300	106,900		
Total:	112,200	135,800	112,200	120,067
Preferential Land:	0	0		

Transfer Information

Seller: BAKER, DALE & JULIE	Date: 03/25/2009	Price: \$135,000
Type: ARMS LENGTH IMPROVED	Deed1: /03023/ 00037	Deed2:
Seller: MCCAULEY, JAMES	Date: 12/05/2006	Price: \$111,000
Type: ARMS LENGTH IMPROVED	Deed1: /02709/ 00215	Deed2:
Seller: SPINNAKER INVESTMENTS LLC	Date: 12/15/2005	Price: \$94,000
Type: ARMS LENGTH IMPROVED	Deed1: /02524/ 00120	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
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: