



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

www.berlinmd.gov

Town of Berlin Historic District Commission

December 2, 2015 – 5:30 PM

Berlin Town Hall – Council Chambers



1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: October 7, 2015
4. Jenny Sheppard- Case # 2015-2-15-21, 408 South Main- Renovation
5. Comments from the Public
6. Comments from Staff
7. Comments from the Commissioners
8. Comments from the Chairman
9. Adjournment

Any persons having questions about the above-referenced meeting or any persons needing special accommodations should contact Dave Engelhart at 410-641-4143. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland or 1-800-735-2258 outside Maryland.



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HISTORIC DISTRICT COMMISSION APPLICATION

Date: 11/12/15 Subject Property Location: 408 S Main St Case #: 12-2-15-21
 Property Owner: HUD Bids Salisbury LLC Owner Phone #: 443 783 0299
 Owner Address: 10150 Queens Circle Owner Email: Jennysoldit@aol.com
 Agent/Contractor: Ocean City MD / HUD Bids Agent Phone#: _____

Work Involves: Alterations New Construction Addition Demolition Sign Other

DESCRIPTION OF WORK PROPOSED:
<u>rehab existing house</u>
<u>add front porch and rear addition</u>

DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

All required documents must be submitted to the Planning Department prior to at least three (3) weeks prior to the next regularly scheduled hearing. 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. The Berlin Historic District Commission Rules and Regulations are available for review in the Town of Berlin Planning Department.

The following items, if applicable, must be provided to Town Staff in order for the proposal to be considered:

1. Site plan.
2. Scaled drawings of plans and/or elevations of the proposal, or in the alternative, a scale model.
3. Color photographs of the existing structure, the area to be altered and close-ups of architectural details.
4. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
5. All photographs shall be printed on 8½ x 11 paper or provided in digital format, and shall be labeled with a description of the contents of the photographs.
6. Samples of materials or copies of manufacturers product literature.

The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for 12-2-15 (date).

Applicant Signature: [Signature] Date: 11/13/15

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)



All Rooms / Exterior Photos



Willow Homes LLC
Design-Build Firms



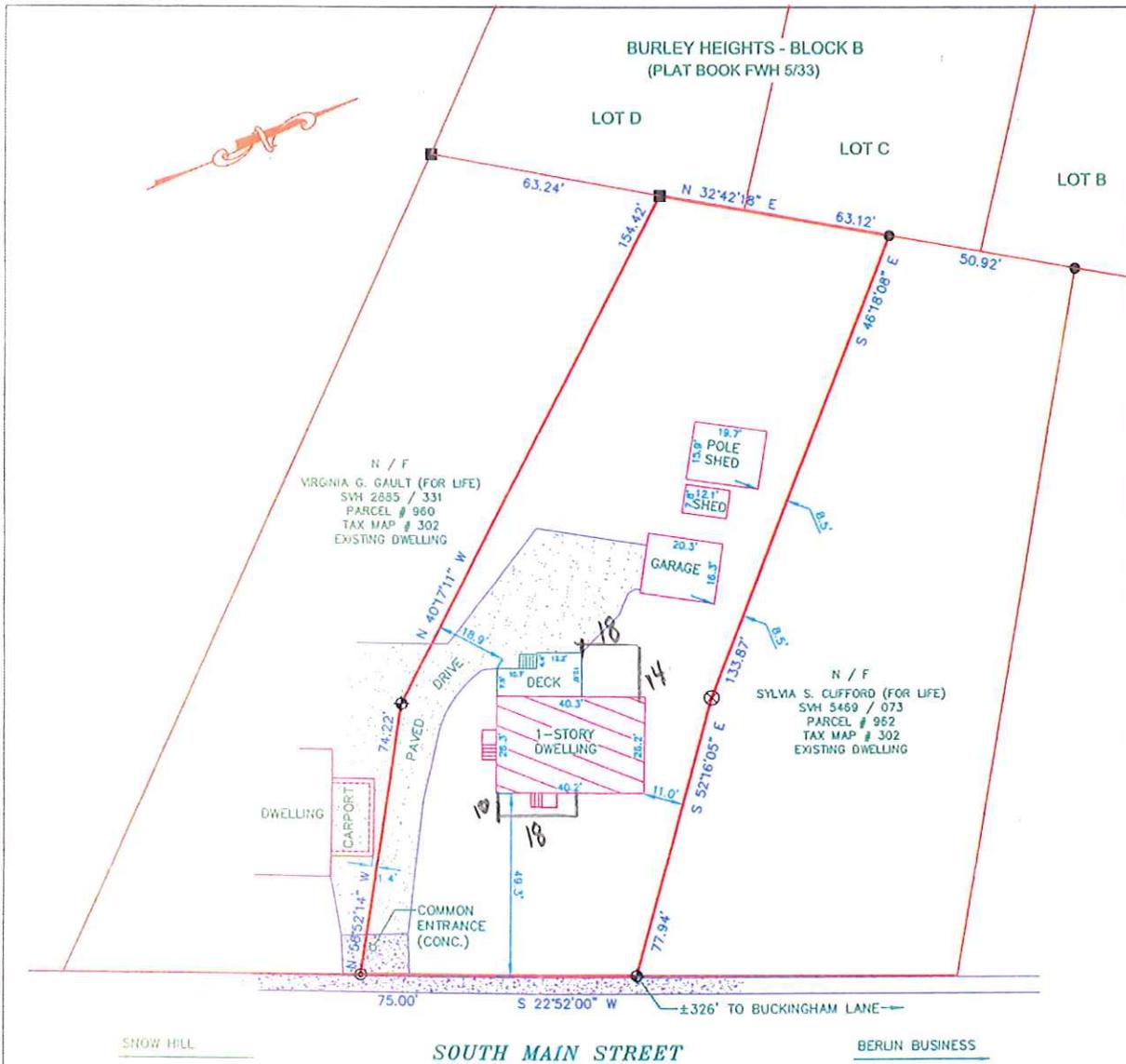
- not actual colors
- no stone

Hartman House

The AFTER view of the front of this total renovation in Homewood, AL. We completely demolished the front porch and rebuilt on the existing footprint with an elevation that fit the time period of the original home. (late 30's and 40's).

Photo by Chris Luker www.lukerphotography.com

URL <http://www.gowillowhomes.com>



AREA OF SURVEY = ± 15,803 SQ. FT.
= ± 0.363 ACRES

THIS PROPERTY IS SITUATED WITHIN FLOOD HAZARD ZONE X AS SHOWN ON FIRM MAP # 240141-0001-8, DATED 09/18/1986.

LEGEND:

- DENOTES IRON PIPE, FOUND
- DENOTES CONCRETE MONUMENT, FOUND
- ⊗ DENOTES IRON AXLE, FOUND
- ⊕ DENOTES REBAR W/ LEB. CAP, SET
- DENOTES DRILL HOLE, SET

OWNER:

DOUGLAS A. BRUCE ESTATE

DEED REFERENCE:

RHO 2532 / 386
PARCEL # 961
TAX MAP # 302
ACCOUNT #03-028453

PROPERTY ZONED: R-1

MIN. FRONT YARD 25'
MIN. REAR YARD 35'
MIN. SIDE YARD 10'
TOTAL SIDE YARD 25'

L. E. Bunting 12/16/13
L. E. BUNTING, JR. DATE:

I CERTIFY THAT THE SURVEY SHOWN HEREON IS AN ACCURATE TRANSIT-TAPE SURVEY, AND THERE ARE NO ENCROACHMENTS ACROSS THE PROPERTY LINES OTHER THAN THOSE SHOWN.

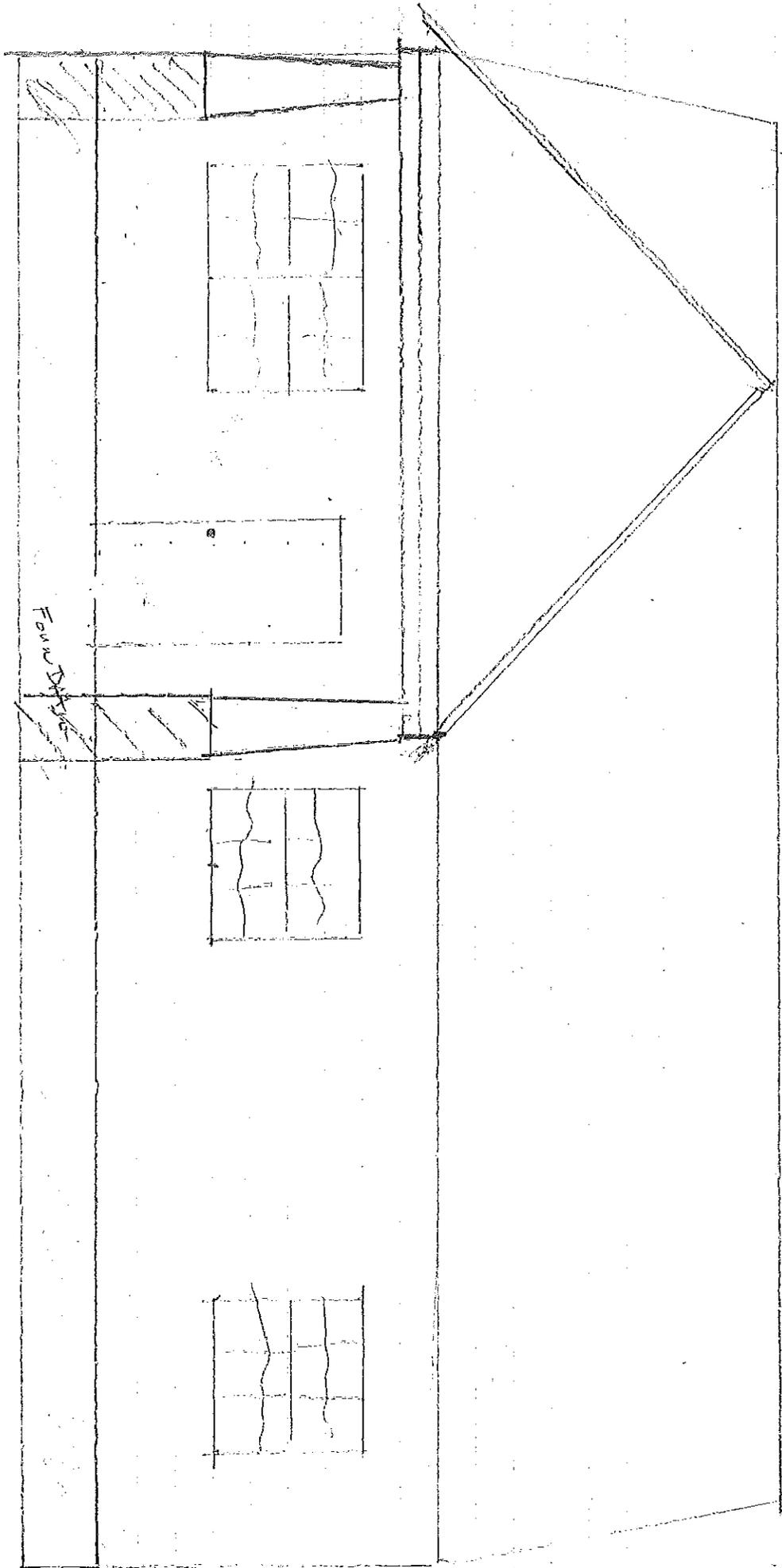


L. E. Bunting Surveys, Inc.
MARYLAND & VIRGINIA
LAND SURVEYING
24 BROAD STREET
BERLIN, MARYLAND 21811
410-641-3313



PLAT OF SURVEY
#408 SOUTH MAIN STREET
PARCEL 961, TAX MAP 302
TOWN OF BERLIN
THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 30' DATE: 12/16/13
JOB NO. 9276/13



Four 1/2 x 1/2

100 x 16
Living Room

126 x 21 Kitchen

EXISTING DECK

3/0 opening

5'0 Sliding

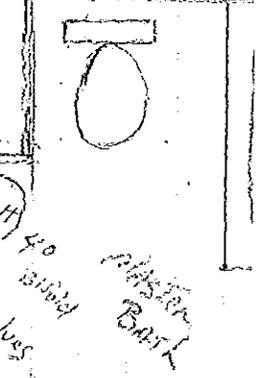
2/8 Electric
Box

10' x 12'
Bed Room

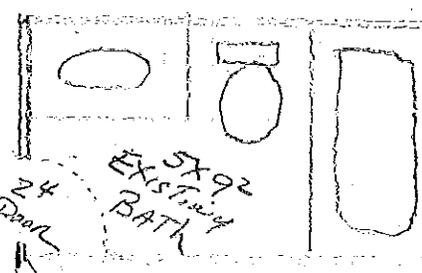
3/0 opening

UTILTY ROOM

HWT



40 Island
Shelves
MASTER BATH



5' x 9'2
EXISTING
BATH

2'4 Door

2'0 Door

CLASH

2'4 Door

10' x 12'6
Bed Room

126 x 126
MASTER Bedroom

7' x 9
Sitting Room

7' x 7
WALKIN CLO

2'6 Door

3'0

1' x 4'

2'0 FT

EST \$4 104
New \$17 25
Total 129