



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

October 4, 2017 – 5:30 PM

Berlin Town Hall – Council Chambers

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: August 2, 2017
4. 104 N. Main Street – New Signage
5. 16 S. Main Street, unit E - New Signage
6. Comments from the Public
7. Comments from the Staff
8. Comments from the Commissioners
9. Comments from the Chairman
10. 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.

Town of Berlin
Historic District Commission
August 2, 2017

The meeting for the August 2, 2017 meeting was called to order by Chairman Carol Rose at 5:30PM. In attendance were Carol Rose, Betty Tustin, Mary Moore, Robert Poli and Laura Stearns. Staff present was Dave Engelhart Planning Director for the town.

Chairman Rose called for a motion to approve the agenda. Motion to approve the agenda was made by Betty Tustin. It was seconded by Robert Poli. Chairman Rose called for a motion to approve the minutes of June 7, 2017. Robert Poli made the motion to approve the minutes from June 7, 2017. Mary Moore seconded the motion and it was unanimously accepted by the commission.

First item on the agenda was the continuation of Case # 7-5-17-24. Ms. Rhonda Pilarski, Salon 16, 16 Broad Street. Discussions and exhibits ensued over a security light at the rear of the building, exterior recessed lighting in the soffits and goose neck lighting for illuminating the front signage. Robert Poli made the motion to approve. Laura Stearns seconded the motion and it was unanimously approved by the commission.

The second item discussed was the revised size of the front signage and the placement of 3 gooseneck lights to illuminate it. Laura Stearns made the motion to approve. Betty Tustin seconded the motion and it was unanimously accepted by the commission.

Case # 8-2-17-26, 11 South Main Street, Donaway Furniture Building, for roof replacement. Mr. Sean Fahey of Peninsula Roofing Company presenting. Mr. Fahey explained the nature of continuing leaks and patches over the last 25 years. He presented samples of the steel standing seam roof material. He was recommending green as the color. Robert Poli made the motion for approval. Mary Moore seconded the motion and it was unanimously accepted by the commission.

Case # 8-2-17-27, 20 North Main Street, Façade Improvements and window replacements. Eric Dove presenting. Discussion occurred over the plans to remove an AC unit, repair or replace gutters, caulk and repair woodwork and replace five windows with no muntin bars on the Broad Street Façade of the building. Robert Poli made the motion for approval. Mary Moore seconded the motion and it was unanimously accepted by the commission.

Case # 8-2-17-28 Berlin Arts & Entertainment District. Public Art wall murals and a bike rack and bench combination. Presenting for the Arts & Entertainment District Committee were Brian Robertson, Heather Layton, Robin Tomaselli and Ivy Wells. After discussion of Arts & Entertainment criteria for designation, locations for the murals were discussed. Commission members were in general agreement to approve the mural as presented. The motion was made by Robert Poli to approve the mural but notify the commission once the Arts & Entertainment committee had determined the exact locations in the Historic District. Betty Tustin seconded the motion and it was unanimously accepted by the commission.

The bike rack/ bench combination to be placed at the corner of Pitts and William Street were presented as being made from upcycled and reclaimed materials and would also double as a public art installation. Robert Poli made the motion to approve. Mary Moore seconded the motion and it was unanously accepted by the commission. Planter boxes which would also provide for 3 inch x 12 inch advertising shingle signs for the downtown merchants were discussed next. A prototype had been built and reviewed by the commission in front of Mrs. Tomaselli's store before the meeting. Mrs. Tomaselli also added that the concept was to help eliminate some of the 2 foot x 3 foot sidewalk signs throughout downtown. Mrs. Wells was recommending installation of the planter boxes at multiple locations along Main Street, and intersecting side streets. The flowers would be maintained by the town and the Welcome Center would provide watering equipment. Ms. Jan Poli explained her intentions to do the plantings as designs for all four seasons and maintain year round. The commission consensus was approval of the planter box prototype and design.

No motion being required, the commission moved to discuss a review of the Salisbury MD Historic District guidelines and recent repairs to 4 South Main Street and 112 North Main Street as unsatisfactory. Meeting Adjourned 6:38PM Motion made by Robert Poli. Seconded by Mary Moore.

Respectfully Submitted,


Dave Engelhart



Mayor & Council of Berlin

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Berlin, MD 21811
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HISTORIC DISTRICT BUILDING PERMIT APPLICATION

Date Received: <u>9/15/17</u>	Property Address: <u>104 Main St.</u>
Property Owner: <u>Ernie Gerardi</u>	Phone: <u>302.381.2464</u>
Property Owner Address: <u>104 E. Main St Berlin, MD 21811</u>	Email: <u>difebos@aol.com</u>
Applicant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Contractor	Phone: _____
Address: <u>104 Main St. Berlin, MD 21811</u>	Email: _____

Type of Work:			
<input type="checkbox"/> Alterations	<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Sign	<input type="checkbox"/> Awning	_____

DESCRIPTION OF WORK PROPOSED (Please be specific) Attach addition sheet if necessary. 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.

SCRAPE & Change the name on the window sign as well as the hanging outdoors over head sign from Seculi to DiFebos

All required documents must be submitted to the Planning Director at least 21 days prior to the next meeting of the Historic District Commission. See below for documents required to be filed with application.

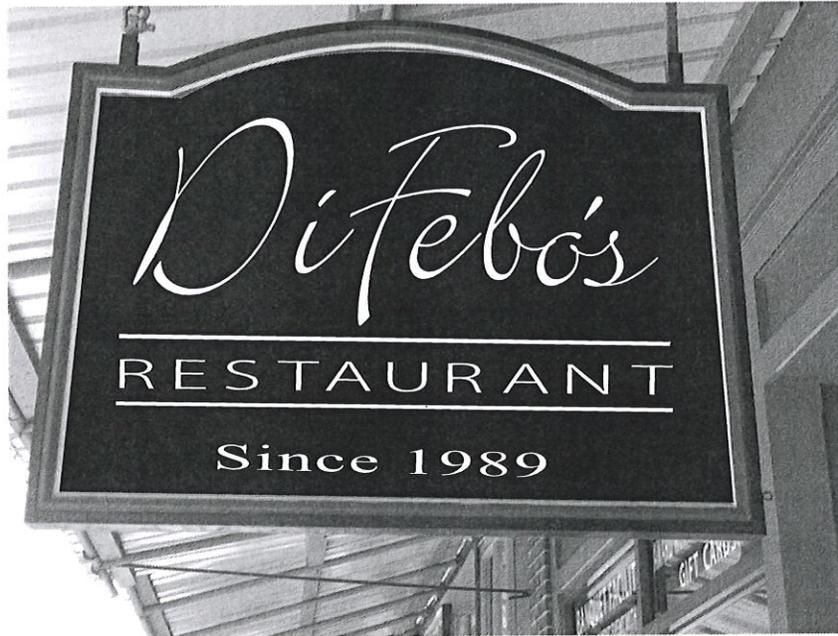
Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regularly scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action.

I hereby certify that the owner of the subject premises has been fully informed of the alterations and that said owner is in full agreement with this application

Applicant/Agent Signature Lisa O. Orlas

<input type="checkbox"/> Site Plan, if applicable
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> For a proposed new structure, photographs* of the subject site and all buildings in the immediate vicinity.
<input type="checkbox"/> Samples of materials or copies of manufacturers product literature.
*Photographs shall be printed or mounted on 8 1/2 X 11 paper or cardboard, and labeled

Date Rec'd <u>9/15/17</u>	Initials <u>CO</u>	HDC Meeting <u>10-4-17</u>	Case # <u>10-4-17-28</u>
HDC Approval (signature)			



DiFebo's

RESTAURANT

A NEIGHBORHOOD
ITALIAN
GRILLE



Mayor & Council of Berlin

10 William Street
Berlin, MD 21811
410-641-2770
www.berlinmd.gov



HISTORIC DISTRICT BUILDING PERMIT APPLICATION

Date Received: <u>9/21/17</u>	Property Address: <u>105 PURNELL AVE 16 S. MAIN UNIT E.</u>
Property Owner: <u>DANA HELMUTH</u>	Phone: <u>443 614 2256</u>
Property Owner Address: <u>105 PURNELL AVE BERLIN, MD 21811</u>	Email: <u>DANA HELMUTH@GMAIL.COM</u>
Applicant: <u>DANA HELMUTH</u>	Phone: _____
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Contractor	Email: _____
Address: _____	

Type of Work:			
<input type="checkbox"/> Alterations	<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Sign	<input type="checkbox"/> Awning	_____

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MALOGANE 20x30 SIGN WITH WHITE LETTERS, ATTACHED TO WHITE POLE SUPPORT, FROM PRE-EXISTING SIGN

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Date Rec'd <u>9/21/17</u>	Initials <u>CD</u>	HDC Meeting <u>10/4/17</u>	Case # <u>10-4-17-29</u>
HDC Approval (signature) _____			

Earl's



Studio

09.21.2017