



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

May 02, 2018– 5:30 PM

Berlin Town Hall – Council Chambers



1. Call to Order
2. Agenda Adoption
3. Approval of Minutes- April 4, 2018
4. 509 South Main Street- Restore exterior of home and upgrade the landscaping
5. 310 South Main Street- Removal of rear room & deck to construct new 16 x26 addition
6. 103 North Main Street- Requesting new signage
7. 12 Pitts Street - Requesting signage
8. 312 South Main Street- Roof repair new shingles
9. Comments from the Public
10. Comments from Staff
11. Comments from the Commissioners
12. Comments from the Chairman
13. 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
April 4, 2018

The meeting for the Historic District Commission was called to order by Chairman Carol Rose at 5:30PM. In attendance were Carol Rose, Robert Poli and Mary Moore. Absent from the meeting was Laura Stearns. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

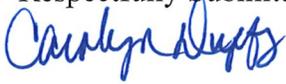
Chairman Carol Rose called for a motion to approve the April 4th, 2018 agenda. Mr. Robert Poli made the motion to approve the April 4th, 2018 agenda. Mrs. Mary Moore seconded the motion and it was unamously accepted by the commission. Chairman Rose then called for a motion to approve the minutes from the March 7th 2018 meeting. Mr. Robert Poli made the motion to approve the March 7, 2018 minutes. Mrs. Mary Moore seconded the motion and it was unamously accepted by the commission.

Chairman Rose called Case # 4-4-18-09. Mr. Joe Moore was present with the representative from Spicer Brothers Ms. Bonnie Burris. Ms. Bonnie Burris told the commission she was from Spicer Brothers and was asked to bring samples of the shingles they would be installing. She then presented the sample of the shingle and a decorative sample to the commission to look at. Mr. Moore stated that the area of the flat roof could not be seen from the front. They are putting architectural shingles on that roof which are much like what are on the house now. Mr. Engelhart asked were they the 50 year shingles. Ms. Burris replied yes. Chairman Rose asked if any of the commission members had any more questions. They replied they didn't. Chairman Rose called for a motion for Case #4-4-18-09. Mr. Robert Poli made the motion to approve Case #4-4-18-09. Mrs. Mary Moore seconded the motion and it was unamously accepted by the commission.

Chairman Rose stated she had made some corrections to some of the pages. Chairman Rose called Case # 4-4-18-08. Mrs. Ivy Wells came forward. Mrs. Moore asked where the signs would be placed on the properties. Mrs. Wells replied the location would be up to the property owners. Mrs. Wells stated if anyone wanted a sign she would ask them what they wanted on the sign. By handling the request for the signs in this manner they would be consistent in the way they looked. Mr. Robert Poli asked about the houses that were not on the list. Mrs. Wells stated she would be glad to order for whom ever wanted a sign. Mr. Poli asked if the houses requesting signs were on the registry. Mrs. Wells didn't know if they were or not. Mrs. Wells stated the cost of the each sign would be one hundred dollars. Mrs. Wells stated that Ms. Patricia Dinear had been working on this for years and years and it had never come to fruition and thought it was time that it happened. Mrs. Moore thought it was a good idea. Mr. Joseph Von Schilgen resident of 7 Bay Street, Berlin stated he lives in a home from the 1930's he asked how he could get on the registry for historic homes. Chairman Rose told him after the meeting she would talk to him about the registry. Mrs. Wells stated if he wanted a plaque she would order it him. Mr. Poli thought the plaque size was good. The plaque size would be 15 3/4x10. Chairman Rose called for a motion to approve. Mr. Robert Poli made the motion to approve Case#4-4-18- 08. Mrs. Mary Moore seconded the motion and it was unamously accepted by the commission. With their being no other comments from the public. Chairman Rose asked staff if there were

any comments. Mr. Engelhart wanted to introduce Mr. Allen Palmer, who was nominated for the new alternate and Mr. Norman Bunting would be the new member on the Historic Commission. He stated that Monday night they all would get sworn in. For those members that the terms had expired they would also be sworn in for another term. Chairman Rose commented on properties she thought needed more attention. With there being no other comments Chairman Rose called for a motion to adjourn. Mr. Robert Poli made the motion to adjourn. Mrs. Mary Moore seconded the motion meeting was adjourned at 5:49PM.

Respectfully Submitted,



Carolyn Duffy



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HISTORIC DISTRICT COMMISSION APPLICATION

Date: 04/12/2018 Subject Property Location: 509 South Main Street Berlin, MD 21811 Case #: 5-2-18-10
Property Owner Ernest Gerardi/Cynthia Betterson Owner Phone # (856) 874-6442
Owner Address 6106 South Point Road Berlin, MD 21811 Owner Email: cynthia@bettersonconsulting.com
Agent/Contractor: n/a Agent Phone# _____

Work Involves: Alterations New Construction Addition Demolition Sign Other

DESCRIPTION OF WORK PROPOSED:

509 South Main Street is a historic property located in Berlin, MD. Formally known as the Waverly, it was built in 1842. The intent of this project is to restore the exterior of the home and upgrade the landscaping to return the home to its original period look. The interior of the home will include some period relevant designs to support a full service, all natural day spa.

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 5-2-18 5:30pm (date).

Applicant Signature Cynthia Betterson Date 4/13/18

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)



The Lavender Spa AT WAVERLY

Dear Neighbor

THE LAVENDER SPA AT WAVERLY – 509 SOUTH MAIN STREET

We are writing to introduce The Lavender Spa At Waverly and ourselves, Cynthia & Anthony Betterson, residents of Berlin, Maryland. We are looking to open an all-natural, Aveda concept, salon and spa at the Waverly House, located at 509 South Main Street in Berlin.

We are scheduled to present this project for a special exception for conditional use on May 2nd at the Board of Zoning Appeals Meeting. The meeting takes place at 10 Williams Street in Berlin at 6:30 pm.

Should you have any queries or concerns, please contact us at 410-390-3586, otherwise please attend the meeting to get more details regarding the proposed revitalization to the neighborhood.

The Lavender Spa at The Waverly will be a full-service salon and spa that offers services that only use natural and organic products. The four key benefits of our company here in Berlin will be:

- Holistic Spa Services in The Historic District
- Salon & Spa Services for Both Men and Women
- Access to Aveda – A Recognizable, Natural, Sustainable Brand
- Community Partnership to Continue Revitalization of Historic Berlin

It is the intention of the project to renovate the facade of the home to match its historic design. This includes rehabilitation of the elegant transitional style dwelling which displays characteristics of both Federal and Greek Revival styles. The overall property will be enhanced with landscaping that matches the style of these periods. Non visible parking will be added to support this low traffic business.

Once again, please do not hesitate to contact us at any time if you have any concerns.

Yours faithfully,

Cynthia Betterson

Cynthia & Anthony Betterson

The Lavender Spa At Waverly Owners

A Win For Berlin

Cynthia & Anthony Betterson



The Lavender Spa

AT WAVERLY

Historical View

Waverly – 509 S Main Street



Present Day

Waverly – 509 S Main Street



West Frontal View



Southwest Front/Side View



North Porch View



North Side View



The Lavender Spa

AT WAVERLY

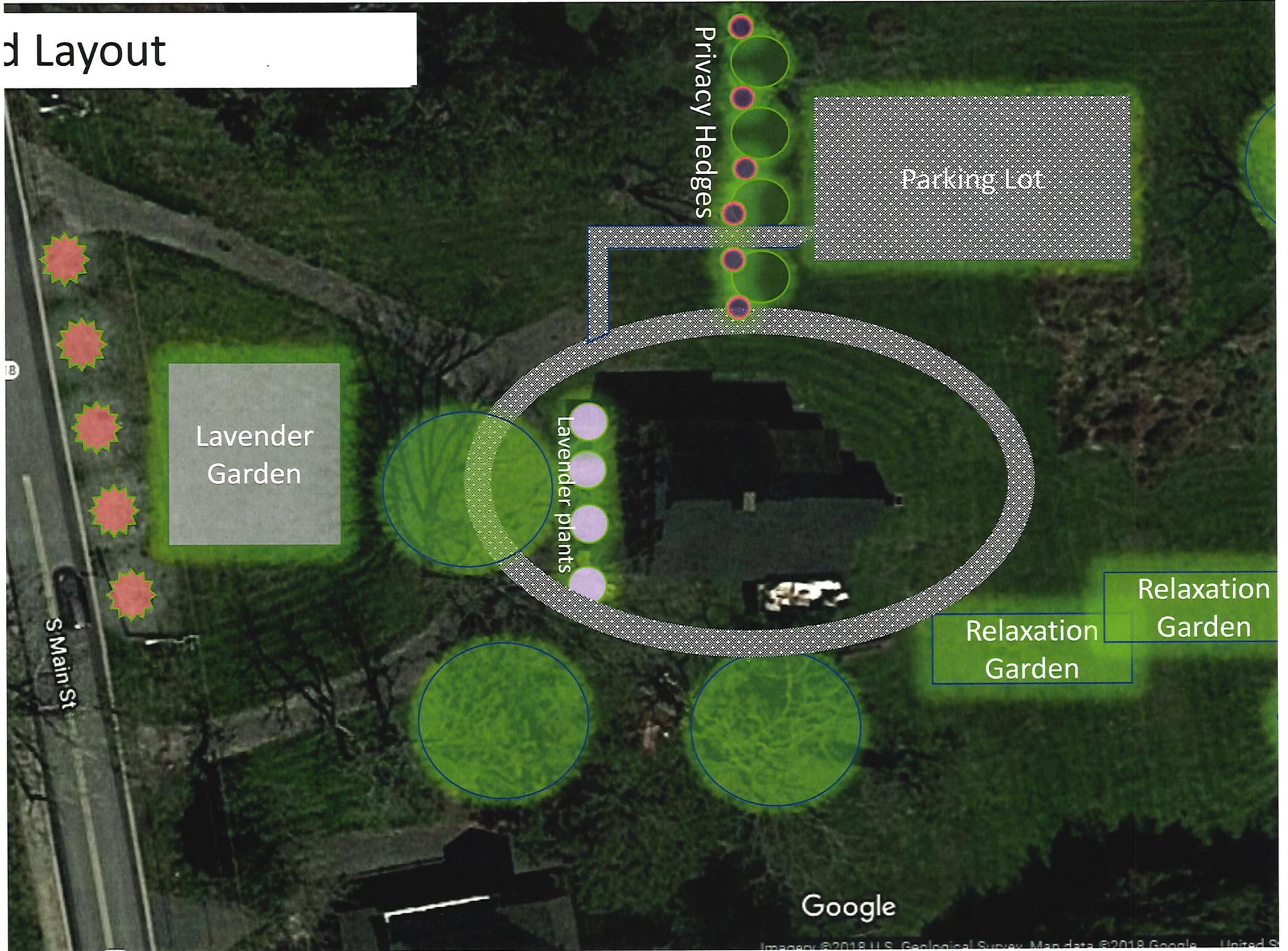
Landscape Inspiration

Proposed Site Plan & Artistic Rendering



Landscape Inspiration: English Garden, Lavender Hedges, Walking Paths

d Layout









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Berlin, MD 21811
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HISTORIC DISTRICT BUILDING PERMIT APPLICATION

| | |
|---|--|
| Date Received: <u>4-16-18</u> | Property Address: <u>310 South Main Street</u> |
| Property Owner: <u>William B Instagram Mary Davis</u> | Phone: <u>410-251-3747</u> |
| Property Owner Address: <u>310 South Main Street</u> | Email: <u>MBHAZARD@Comcast.net</u> |
| Applicant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Contractor | Phone: <u>410-251-3747</u> |
| Address: _____ | Email: <u>MBHAZARD@Comcast.net</u> |

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

Rename Existing Rear Room & Deck And Construct
16X26 ADDITION, Kitchen, Bath, Laundry

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.

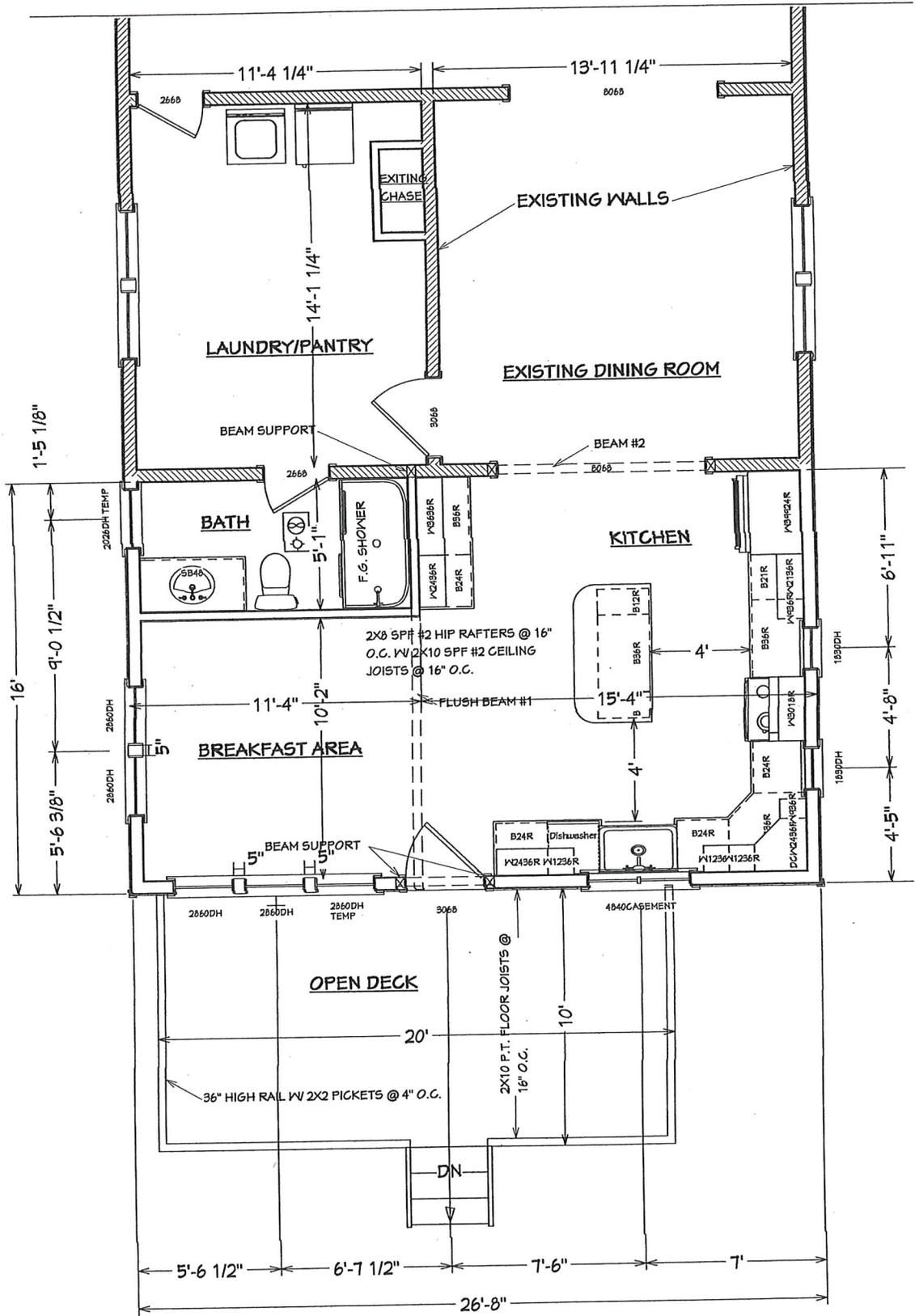
Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regularly scheduled meeting. If an application is denied, the same application cannot be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

| |
|---|
| <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>4/16/18</u> | Initials <u>CO</u> | HDC Meeting <u>5/2/18</u> | Case # <u>5-2-18-11</u> |
| HDC Approval (signature) _____ | | | |



ADDITION FLOOR PLAN
 SCALE 1/4" = 1'-0"

may 21st @ 5:30 70 copie

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www.berlinmd.gov



HISTORIC DISTRICT BUILDING PERMIT APPLICATION

| | |
|---|---|
| Date Received: <u>4/16/18</u> | Property Address: <u>103 N Main Street</u> |
| Property Owner: <u>N. Main Str LLC</u> | Phone: <u>443 523 0427</u> |
| Property Owner Address: <u>7317 Worcester Hwy Newark MD 21841</u> | Email: <u>onwhatgroundsberlin@gmail.com</u> |
| Applicant: <u>On What Grounds</u> | Phone: <u>443 513 3198</u> |
| <input type="checkbox"/> Owner <input checked="" 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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outside hanging sign made of wood core and cut steel

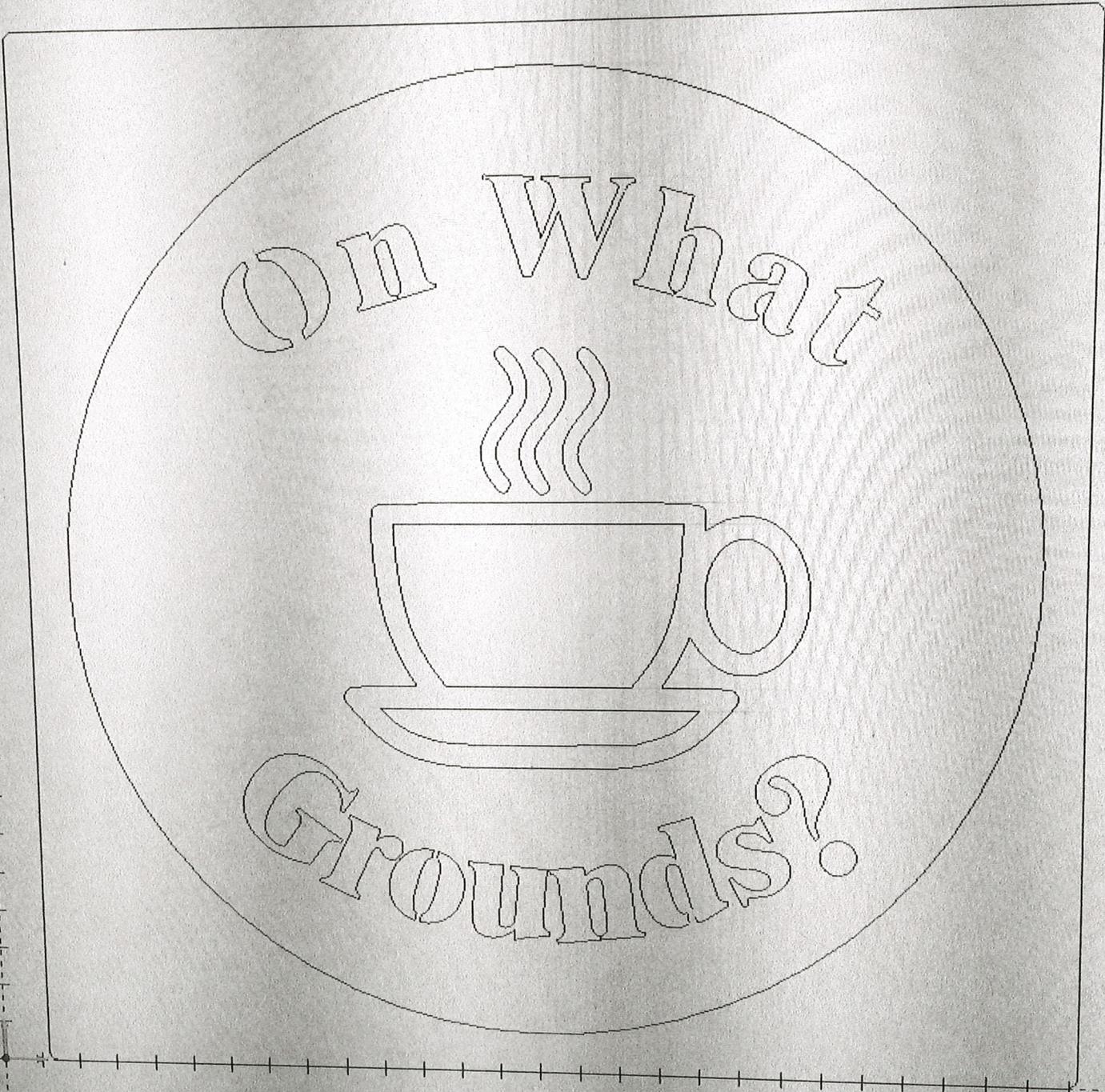
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Applicant/Agent Signature [Signature]

| |
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| | | | |
|---------------------------|--------------------|---------------------------|-------------------------|
| Date Rec'd <u>4/16/18</u> | Initials <u>CO</u> | HDC Meeting <u>5-2-18</u> | Case # <u>5-2-18-12</u> |
| HDC Approval (signature) | | | |





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HISTORIC DISTRICT COMMISSION APPLICATION

Date: 4-16-18 Subject Property Location: 12 PITTS ST. Case #: 5-2-18-13
 Property Owner: MICHAEL VADELLA Owner Phone #: 443-235-2799
 Owner Address: 12 PITTS ST. Owner Email: michaelvadella@yahoo.com
 Agent/Contractor: _____ Agent Phone#: _____

Work Involves: Alterations New Construction Addition Demolition Sign Other

DESCRIPTION OF WORK PROPOSED:

| |
|--|
| <u>A BUSINESS SIGN MOUNTED ABOVE THE FRONT WINDOW/DOOR OF 12 PITTS ST.</u> |
| |
| |
| |

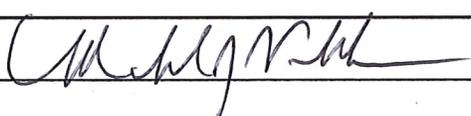
DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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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 _____ (date).

Applicant Signature  Date 4/16/18

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

TJ SIGNS & Designs

443 735 2489

OCEAN CITY, MD

Customer Name: Mike V

Company: Burley Florist

Street:

City:

State:

Country:

Phone:

Fax:

Zip:

Job Number: 7896879

Order Taken By:

Order Number:

Order Date:

Delivery Date:

Term...

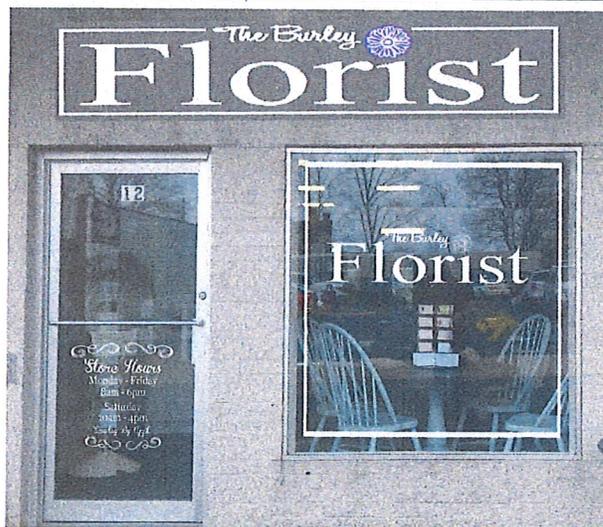
Shipping:

File Name: FLORIST.FS

Price: 800.00

E-mail address:

Description: 2' by 8' MDO 1/2 SIGN BOARD / HIGH PERF VINYL / EXTERIOR LAGS BOLTS FOR INSTALLATION / HIGH PERF VINYL OUTSIDE WINDOW GRAPHICS
Comments: 100 DEPOSIT PAID BALANCE 700.00





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HISTORIC DISTRICT BUILDING PERMIT APPLICATION

| | |
|---|---|
| Date Received: <u>4/23/18</u> | Property Address: <u>312 S. Main St</u> |
| Property Owner: <u>Susan, Earl, Wanda Conley</u> | Phone: _____ |
| Property Owner Address: <u>312 South Main St</u> | Email: _____ |
| Applicant: <u>Five Star Construction Inc</u> | Phone: _____ |
| <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Contractor | Email: _____ |
| Address: _____ | |

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

Remove existing shingles, install plywood Gaf Shingles
Color: ShakeWood HD Timberline

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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 Robert Coffel 443-880-4842

| |
|---|
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| | | | |
|---------------------------|--------------------|---------------------------|-------------------------|
| Date Rec'd <u>4/23/18</u> | Initials <u>CO</u> | HDC Meeting <u>5-2-18</u> | Case # <u>5-2-18-14</u> |
| HDC Approval (signature) | | | |