



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

June 06, 2018 – 5:30 PM

Berlin Town Hall – Council Chambers



1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: May 2nd, 2018
4. 101 William Street- Signage
5. 110 North Main Street- Exterior Windows 2nd floor
6. 15 Gay Street unit 102 – Signage
7. 1 South Main – Exterior changes to building
8. 111 Artisan's Way – New Signage
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
May 2, 2018

The meeting for the Historic District Commission was called to order by Chairman Carol Rose at 5:32PM. In attendance were Carol Rose, Mary Moore, Robert Poli, Norman Bunting and Laura Stearns. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Carol Rose began the meeting by welcoming the two new members to the board. Mr. Norman Bunting and the board's new alternate Mr. Allen Palmer. Chairman Rose then called for a motion to approve the agenda. Mr. Robert Poli made the motion to approve the May 2, 2018 agenda. Mrs. Mary Moore seconded the motion and it was unanimously accepted by the commission. Chairman Rose called for a motion to approve the minutes from the April 4th, 2018 meeting. Mr. Robert Poli made the motion to approve the minutes from the April 4th 2018 meeting. Mrs. Laura Stearns seconded the motion and it was unanimously accepted by the commission.

Chairman Rose called Case # 5-2-18-10 for 509 South Main Street. She asked the applicants to come forward. Mrs. Cynthia Betterson introduced her husband Mr. Anthony Betterson and Mr. Ernie Gerardi the property owner. Mrs. Betterson stated she wanted to explain to the commission the exterior changes that they wanted to do at 509 South Main Street also known as the Waverly. Mrs. Betterson had brought slides for a presentation for the commission. She wanted them to know a little about their life and what changes they wanted for the exterior of the Waverly House. She stated she works at Perdue, Senior Manager for product development and Mr. Betterson was in finance work for TD Bank. They live in Berlin, their children go to Stephen Decatur Middle and Stephen Decatur High school. Mrs. Betterson stated she had visited a spa in Wisconsin and loved that idea. From that experience she made that a dream of hers to have a spa. She stated it would be a full service spa that would use only natural or organic ingredients. The spa would be for both men and women. The services would range from manicures, pedicures, facials body wraps, barber services, a meditation space, and products to sale. She stated she had a degree in science and she develops oils. Customers could mix different oils for health reasons.

Mrs. Betterson stated that the property was on 3.84 acres. The house has five bedrooms with two masters. Looking to convert it to commercial space, would be adding ADA ramp and would be adding a parking lot. The parking lot would be hidden by arborvitaes and hedges you wouldn't see the parking lot. She stated they wanted to preserve the outside historically as well as the inside. Mrs. Betterson stated that the style of 509 South Main Street was very popular on the Eastern Shore and for that reason the house was on the registry. It has gables and the triangular roof that was very popular in the 19th century. She stated the property has been well preserved and very lucky to have something of that quality still standing in our own neighborhood and want to make sure it stays intact. They are not looking to change any of the architectural features, the columns will stay the same also the windows with the nine over six sash. The one change would be the ornamental burst that are pictured on the south west side. They were painted green would like to paint them back white again so they would match. They would

reposition them to be over the columns. Mr. Betterson stated that was the attraction to the Waverly for his wife to fulfill this lifelong dream of hers. He said they had done research on the home and they wanted to bring the home back to the original grandeur. The look and feel of the burst would have been in the 1800's they want to bring that back. They want to change to vinyl windows for energy efficiency and also longevity. They vinyl windows would last much longer than the current wood windows. They would be historically compatible six for the first floor and six over six on the second floor. They would match the look but the material will be different, much similar to what had been done to the historic Atlantic Hotel. Mr. Gerardi told the commission that the back windows have been done. The mullions would be the same, also replacing the rotten siding with hardie board siding. The hardie board would be the best option because when you paint it you can't tell the difference. Mr. Gerardi stated this would be only on the front. The sides have the vinyl siding that has been on the house for over fifteen years. The other aesthetic would be the landscaping that would have been used during the period. More like an English garden style. They want to have a lavender garden with some benches for people to sit. In the future looking to build out some walking paths because there is so much acreage and also add some garden beds so people can enjoy the property. Mrs. Laura Stearns asked what kind of signage they would incorporate on the property. Mrs. Betterson stated a 2x2 sign in front on a post closer to the street. Similar to what's at the Way Stead Inn and to be design by a local artist.

Mrs. Laura Stearns stated it would be changing the residential to commercial. Chairman Rose expressed their task was to hear about the windows and the siding. Chairman Rose stated Mrs. Betterson did the landscaping as a courtesy. Mrs. Stearns asked would it be heard by the Board of Zoning. Planning Director Dave Engelhart told the commission that they would be heard by the Board of Zoning Appeals right after this meeting was over. Mr. Poli stated he had done research on the property and his concern was that you would be changing the preservation that was set by Maryland Historic Trust. Chairman Rose stated they are only looking at the windows and the siding. Mr. Poli stated you are going to rehabilitate the house as long as the style is maintained the windows may cost more but that is the true house. Discussion continued on divided light. Mr. Poli explained the commission needed to know what they were going to do. Mr. Gerardi stated the plan is to keep the outside the same and to repair it. Mr. Poli stated if any repairs are needed will they come back before the board. Mr. Gerardi stated as long as they replace with the same they don't have to come back. Chairman Rose stated that the same carpenter that built that house built the Taylor Museum and they know the nature of a historic home.

Mr. Norman Bunting stated it was hard for him to approve not knowing whether it's for a home or commercial. Mr. Engelhart stated you are approving the exterior. Mr. Engelhart stated the only change would be the ramp as far as the look. There is no change to the foot print of the house. They go before the Board of Zoning Appeals for a conditional use a onetime use to operate a business in a residential area. The Board of Appeals won't care what it looks like your board cares about the look. They would be approving the use. Mr. Betterson stated the goal is for the home to be restored and the ramp is required whether a home or business. Mrs. Mary Moore stated she had mixed emotions about the home. She stated she wanted them to do well and be successful. She asked if they could sustain with the services they were providing. Mrs.

Betterson stated she had done her research to make sure the business would be viable.
Discussion continued.

Mrs. Laura Stearns asked about the muntins should they be inside or out. Mr. Gerardi stated over half the windows have been replaced on the sides and the rear. At 509 there is a storm window that covers the window. From the front they look the same. Mr. Poli stated the muntins should be inside and out. Mr. Poli stated it would be nice to walk up to the house with authentic muntins. Chairman Rose asked if anyone wanted to comment on the windows or the siding. Mrs. Stearns stated she would like to see the muntins on the outside. Mr. Gerardi said he would explore it, none look very good. They are not tight they end up putting storm windows over them. He would look but only for the front. He stated the cost would be 6x the amount. Chairman Rose asked how many windows are in the front. Mr. Gerardi stated it has seven.

Chairman Rose called for a motion for Case # 5-2-18-10 on the siding that will be painted and the windows. Mr. Poli asked would this motion be made on the stipulation that you would look into the windows. Mr. Gerardi replied yes. Mr. Poli made the motion to approve Case # 5-2-18-10 for the siding that was presented to be colored white and the windows in the front to be replaced with windows of like simulated divided light with muntins on the outside and inside and between the glass for divided light. Mrs. Mary Moore seconded the motion.

Chairman Rose called Case # 5-2-18-11, 310 South Main Street requesting removal of rear room and deck to construct new 16x26 addition. Mr. Mike Hazard representing 310 South Main Street. Chairman asked if everyone had reviewed the application. Mrs. Moore asked if it was in the back she had driven by. She had no issues with it. Mr. Norman Bunting had no issues with it. Mr. Poli asked how many feet would it come out. Mr. Hazard stated about 8 feet. The vinyl is going to match what is there, the shingles will match once completed. The windows will be zero over zero no muntins to worry about.

Chairman Rose called for a motion for Case # 5-2-18-11. Mr. Poli made the motion to approve Case # 5-2-18-11. Mr. Norman Bunting seconded the motion and was unanimously accepted by the commission.

Chairman Rose called Case # 5-2-18-12, 103 North Main Street requesting new signage. Mr. Dana Gottlieb stated the sign would be going above the awning. Mr. Poli asked would it be going where the wine bar sign was. Mr. Gottlieb replied yes it would. Chairman called for a motion. Mrs. Laura Stearns made the motion to approve Case # 5-2-18-12 for the sign to be in the same spot as the previous wine bar sign. Mrs. Mary Moore seconded the motion and it was unanimously accepted by the commission.

Chairman Rose called Case # 5-2-18-13, 12 Pitts Street requesting signage. The applicant Mr. Michael Vadella was not present. Chairman Rose called for a motion to hear this case next month. Mr. Poli told the commission that the applicant's sign was already up. Chairman asked Mr. Engelhart about the material. He told her it was the composite wood that the machine carves out. Mr. Poli asked if he was okay with that. Mr. Engelhart stated that the picture would be white and black and the dot was a purple color. Mr. Poli thought it was okay. Chairman Rose called for a motion for Case # 5-2-18-13. Mr. Norman Bunting made the motion to approve Case # 5-2-18-13 for the signage. Mrs. Moore seconded the motion.

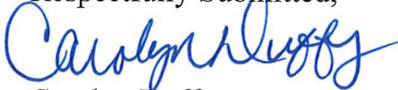
Chairman Rose called Case # 5-2-18-14 for 312 South Main Street requesting roof repair of new shingles. The representative from Five Star Construction was present for the applicant. He stated they would be tearing off the old shingles and replacing with new lifetime shingles. Chairman Rose stated the house was built around the 1930's. Mr. Poli thought it would be a good match with that type of shingle. Chairman Rose called for a motion. Mrs. Stearns made the motion to approve Case # 5-2-18-14 as presented. Mr. Norman Bunting seconded the motion and it was unanimously accepted by the commission.

Chairman Rose asked if there were any comments from the public or staff. Mr. Engelhart asked about the windows on the Waverly. He thought they should restate in the motion that the commission wants them to come back. Mr. Poli stated he would like for the Bettertons and Mr. Gerardi to come back. Mr. Engelhart said to see the window. As the motion stands right now you asked them to research it, not to come back and show you the window. Mr. Poli said he is trusting they will research and comply. Mr. Gerardi stated they would come back if no muntins were on the outside. The second item was Mrs. Stearns had approached him about the Atlantic Hotel they want to install some security cameras. The question is several cameras will be in the back parking lot area they are the small round ones. They want to put them on the porch under the awning to see the front door. Mr. Engelhart asked do you want an application for those security camera lights. Chairman Rose didn't think they needed an application and thought it was a wonderful idea. Mrs. Moore had no problem with it. Mr. Poli agreed. Mrs. Stearns stated you can't see it from the street.

Chairman Rose commented on 21 South Main Street where the grass had been cut. She asked about the ramp located 201 South Main Street. Mr. Engelhart stated they would be remodeling in the rear of the house but have not received any plans as of yet. Mrs. Moore commented on 21 South Main Street the house belonging to Mr. Groton. Mr. Engelhart explained it had to go thru probate and he would try to make contact with the owner. Chairman Rose asked about the freezer that had not been completely finished with the greenery at the Café at 17 Jefferson Street.

With no other comments Chairman Rose called for a motion to adjourn. Mr. Poli made the motion to adjourn the meeting. Mrs. Moore seconded the motion. Meeting adjourned at 6:28PM.

Respectfully Submitted,



Carolyn Duffy



Mayor & Council of Berlin

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



HISTORIC DISTRICT BUILDING PERMIT APPLICATION

Date Received: <u>5/18/18</u>	Property Address: <u>101 Williams Street</u>
Property Owner: _____	Phone: <u>410-430-0683</u>
Property Owner Address: _____	Email: <u>heidjohnson4@gmail.com</u>
Applicant: <u>Heidi Johnson</u>	Phone: _____
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Contractor	Email: _____
Address: <u>101 Williams Street</u> <u>Berlin, Md. 21811</u>	

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.

Three new signs

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 Heidi Johnson

<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>5/18/18</u>	Initials <u>CO</u>	HDC Meeting <u>6/6/18</u>	Case # <u>6/6/18-15</u>
HDC Approval (signature)			

(Signs will be 4' X 5', black background w/white lettering and white trim)

**Butcher
Shop**

Placed on the front side,
right of main sign

**Main
Street
Sweets**

Placed on the front side,
left of main sign

**Deli
BBQ**

Placed on the left side
of the building



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HISTORIC DISTRICT BUILDING PERMIT APPLICATION

Date Received: <u>5/22/18</u>	Property Address: <u>110-112 - main St Berlin</u>
Property Owner: <u>Sonny Nguyen</u>	Phone: <u>(410) 726-8571</u>
Property Owner Address: <u>12623 whispering willow</u> <u>Ocean City MD 21892</u>	Email: <u>sonnynguyen@yahoo.com</u>
Applicant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Contractor	Phone: _____
Address: _____	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 type="checkbox"/> Sign	<input type="checkbox"/> Awning	

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up stair window "6"

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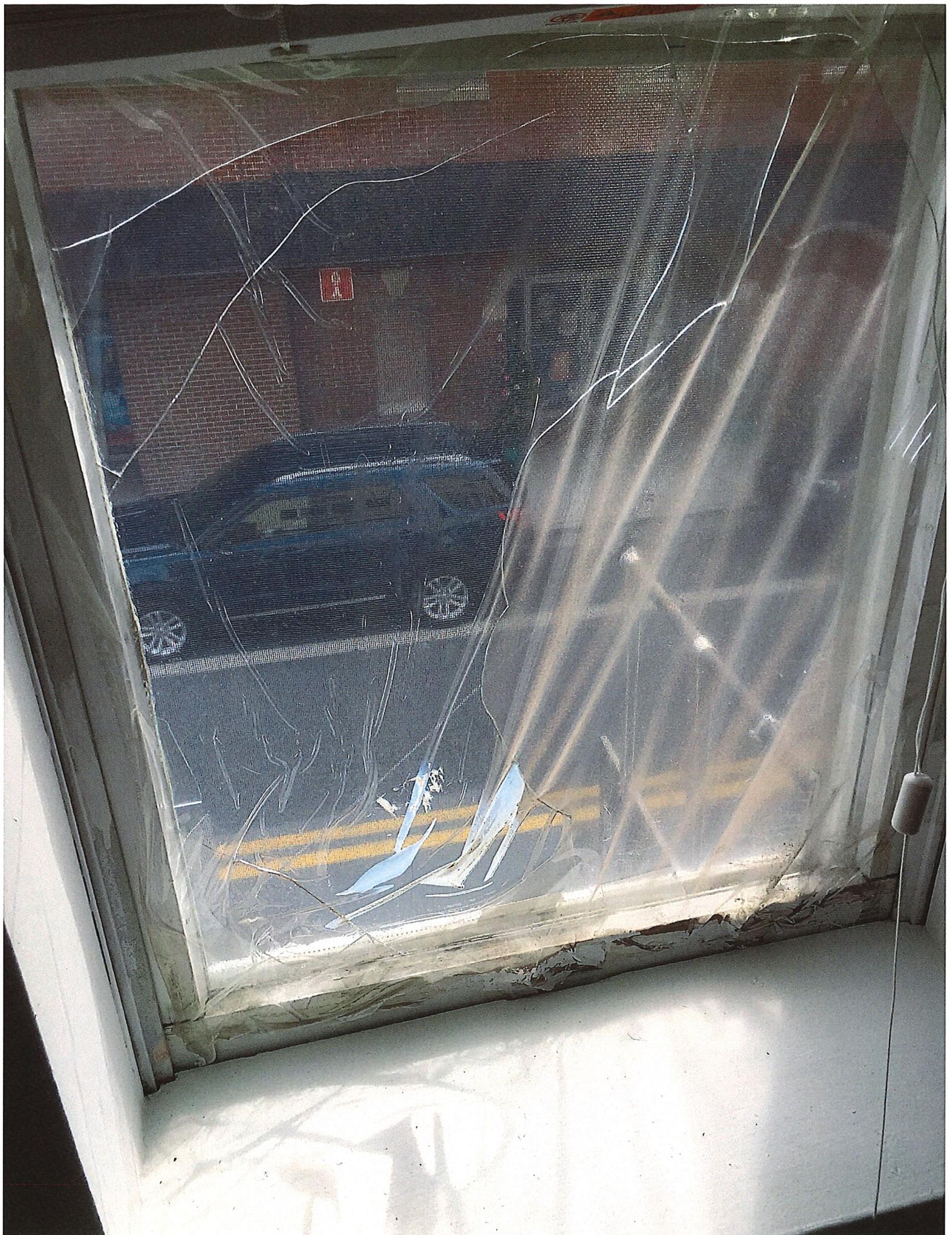
Applicant/Agent Signature [Signature]

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Date Rec'd <u>5/22/18</u>	Initials <u>OD</u>	HDC Meeting <u>6/6/18</u>	Case # <u>6/6/18-16</u>
HDC Approval (signature)			









Mayor & Council of Berlin

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HISTORIC DISTRICT COMMISSION APPLICATION

Date: 5.10.18 Subject Property Location: 15 Gray Street unit 102 Case #: 6/6/18-17

Property Owner: Patrick Vorsteg Owner Phone #: 410 375 1035

Owner Address: 11205 Tammy Terrace Bethesda Owner Email: pvorsteg@aol.com

Agent/Contractor: Priscilla Malone - Life's Simple Pleasures Agent Phone#: 410 202 8989

Work Involves: Alterations New Construction Addition Demolition Sign Other

DESCRIPTION OF WORK PROPOSED: Install custom 34x72" wooden sign with raised acrylic lettering on the side of building approximately 6ft above grade.

Install vinyl lettering on front and back door and front picture window.

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 6-6-18 (date).

Applicant Signature: [Signature] Date: 15 May 2018

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

Town of Berlin
Historic Commission
June 6, 2018

Property: 15 Gay Street
Owner: Vorsteg Enterprises
Tenant: Life's Simple Pleasures

Proposal:

Tenant proposes to attach a 72"x33" stained and varnished pine sign with raised acrylic lettering to the end of the above described property. The length of the building is 44'. Thereby the proposed sign fits well within the size requirement of 1.5 sq ft per linear foot of building space and believes that the proposed sign fits the aesthetics of the historic district.

Additionally the aforementioned tenant would like consideration of applying outdoor 8 year vinyl signage to the front windows of the above property that identify the business.

Attached:
Application
Concept photos front windows
Concept photos building signage

72"X33" PINE SIGN WITH ACRYLIC LETTERS



15 GAY STREET

2'X4' OUTDOOR VINYL STOREFRONT LETTERING 15 GAY STREET





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HISTORIC DISTRICT BUILDING PERMIT APPLICATION

Date Received: <u>5/15/18</u>	Property Address: <u>1 S. Main St</u>
Property Owner: <u>Michael Queen / N. Main St 11C</u>	Phone: _____
Property Owner Address: <u>10263 Broken Sound Blvd Ocean City Md 21842</u>	Email: _____
Applicant: <u>Michael Queen</u>	Phone: _____
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Contractor	Email: _____
Address: _____	

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

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① New Entrance facade between two buildings

② Remodel drive thru windows w/ facade

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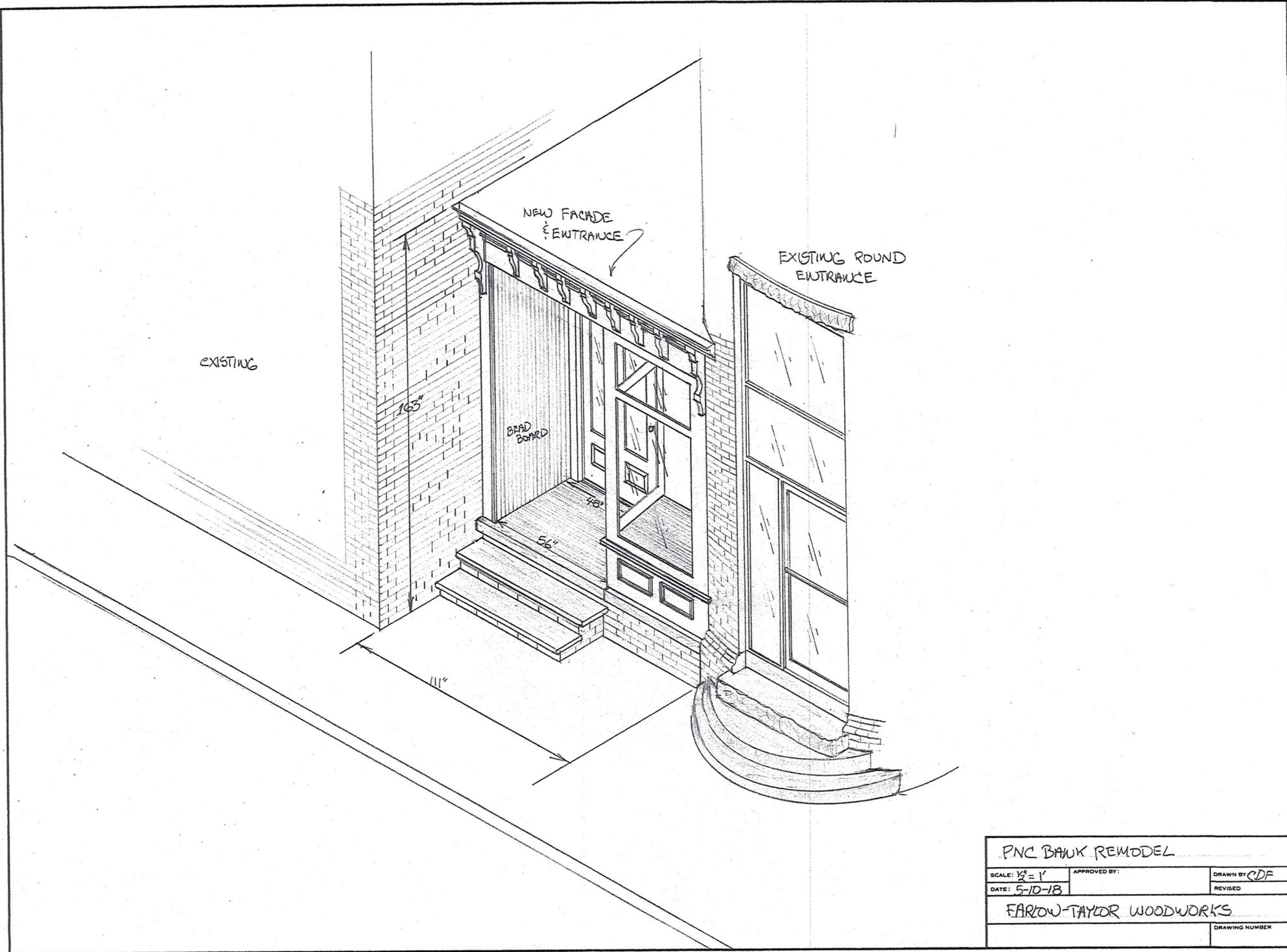
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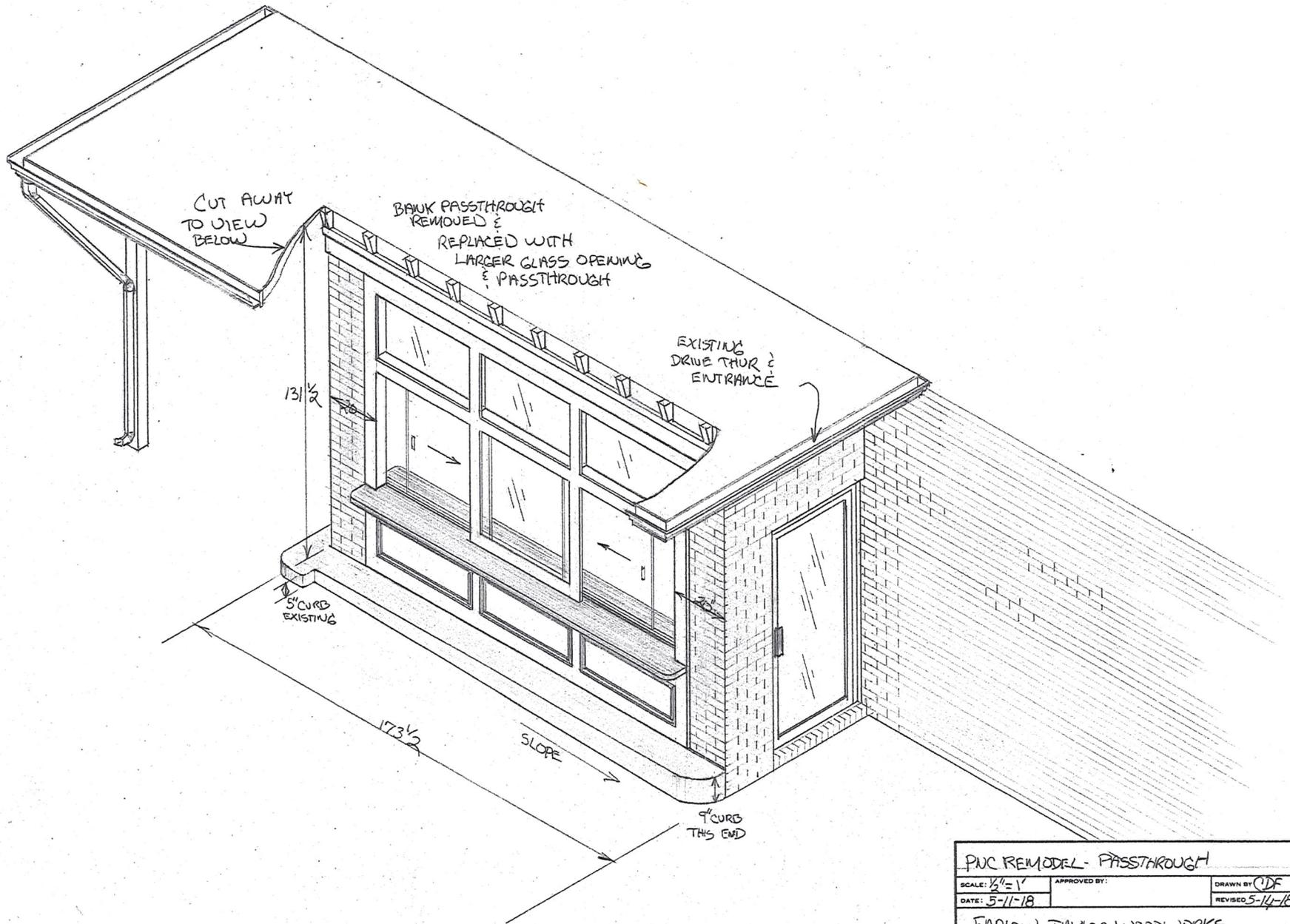
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HDC Approval (signature)			



PNC BANK REMODEL		
SCALE: 1/2" = 1'	APPROVED BY:	DRAWN BY: CDF
DATE: 5-10-18		REVISED
FARLOW-TAYLOR WOODWORKS		
		DRAWING NUMBER





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Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov

received
5/17/18



HISTORIC DISTRICT COMMISSION APPLICATION

Date: 5-10-18 Subject Property Location: 111 Artisan's Way Case #: 6/6/18-19
 Property Owner: Bay Four, LLC Owner Phone #: 443-880-4567
 Owner Address: 11341 Sinepuxent Rd. Owner Email: garrettneeb@gmail.com
 Agent/Contractor: First State Signs Agent Phone#: 302-744-9990
 Work Involves: Alterations New Construction Addition Demolition Sign Other

DESCRIPTION OF WORK PROPOSED:

change sign on building - same size, same material
 only change is color and wording

DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for 6/6/18 (date).

Applicant Signature Andrea Canon Date 5-10-18

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

HOUSE

FURNISHINGS & DECOR