



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
July 11, 2018– 5:30 PM
Berlin Town Hall – Council Chambers**

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: June 6, 2018
4. 201 William Street- Requesting to install a fence and to build a free standing porch in rear.
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.

Town of Berlin
Historic District Commission
June 6, 2018

The meeting for the Historic District Commission was called to order by Chairman Carol Rose at 5:33PM. In attendance were Carol Rose, Mary Moore, Robert Poli, Laura Stearns and Norman Bunting. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Carol Rose called for a motion to adopt the agenda. Mr. Norman Bunting made the motion to adopt the agenda. Mrs. Mary Moore seconded the motion and it was unanimously accepted by the commission. Chairman Carol Rose then called for a motion to approve the minutes for the May 2nd 2018 meeting. Mr. Robert Poli requested a few corrections to be made to the May 2nd 2018 minutes. Mrs. Laura Stearns made the motion to approve the minutes with the corrections that were made. Mr. Norman Bunting seconded the motion.

Chairman Carol Rose called Case # 6-6-18-15 for 101 William Street, Mrs. Heidi Johnson requesting to add more signage. Mrs. Johnson stated they had expanded to the next unit where the Bee's Knees was located. She stated prior to this the building was a gas station, there was an opening in between the businesses which they have now opened to have access to the deli. They have added seating for the deli and done some interior renovations. She stated when a customer pulls up to the market they will see signage just for the Butcher Shop, and she wants the signs to reflect what is really inside. Mrs. Johnson stated they wanted to do barbecue because there was no one in town that has that. Then she described the different types of meats such as briskets that would be used for the barbecue. The customers would be able to come to the market buy a container to take home or either sit down and eat. She stated they wanted to move the signage with the lights over the front door. In that spot she would place new signage stating Deli and Barbecue. The side that faces Pitts Street would have Main Street Sweets signage. Mrs. Laura Stearns stated since it has been two businesses there she was ok with the signage because they as a business want people to know what they have. Mr. Robert Poli told the applicant that he liked her store. Mr. Poli stated he would rather see the signs on the building, rather than the sandwich boards. He stated he had no problem with the signs or the size as long as it was in accordance with the size of the building. Mr. Poli stated he liked that they had brought the Main Street Sweets sign over and liked the picnic tables and thought that it looked like an extension of Main Street. Mr. Norman Bunting asked about the signage. Mrs. Johnson told him if you are looking at the double doors at the front of the building it would have the original sign J & M Meat Market with the lights. To the right of that she would have Butcher Shop located over the double windows where she has her meat hanging. She stated it will all match. On the corner where the dumpster sits it would be Main Street Sweets. Mrs. Mary Moore told the applicant she loved what they had done. She loved the lettering it was so easy to read and traditional it lets the people know what you are. Mrs. Moore told the applicant that it was a wonderful addition. Mr. Poli asked if she was still going to light the pylon sign. Mrs. Johnson replied yes.

Chairman Rose called for a motion for Case # 6-6-18-15. Mr. Robert Poli made the motion to approve Case # 6-6-18-15 #1 moving the existing sign to the center, #2 two 4x5 signs on each side of the main sign. Leaving the Main Street Sweet Sign in the location that it is in, also the

picnic tables. Mr. Norman Bunting seconded the motion and it was unanimously accepted by the commission.

Chairman Rose called Case # 6-6-18-16 Mr. Sonny Nguyen. Mr. Nguyen brought a window to show the commission members what he wanted to replace the old windows with. Mr. Nguyen told the commission the windows were all wood with the vinyl on the outside. Mary told Mr. Nguyen it was nice that he had went with Andersen windows. Mr. Norman Bunting had no issues with windows. Mr. Robert Poli told him it was a long process and to keep at it. He stated he loved what he was doing with the building. Chairman Rose called for a motion for Case # 6-6-18-16. Mr. Norman Bunting made the motion to approve Case # 6-6-18-16 for the Andersen windows. Mr. Robert Poli seconded the motion.

Chairman Rose called Case # 6-6-18-17 Ms. Brenda Malone. Chairman Rose asked Mr. Patrick Vorsteg the building owner if he wanted to come up with her. Chairman Rose welcomed Ms. Malone as a new business owner. Chairman Rose stated the lettering that you want on the windows are uniform like what's in town. Mrs. Moore thought she may want to make the lettering a little bigger. Ms. Malone stated the lettering was 2x4 they didn't want to cover the window. Mrs. Moore asked would there be a sign over the door. Chairman Rose stated in the packet she wants the sign on the side of the building. Mrs. Moore stated she didn't like it. Mr. Vorsteg stated the pictures are not showing the awning. There is an awning across the front of the building. Chairman Rose stated when she had spoken to Mr. Vorsteg about the sign she would prefer to have the sign over the door. For two reasons the uniformity and the building is so beautiful. She stated if it was approved, Mr. Vorsteg would be the one to install it. Mrs. Moore thought it was out of proportion. She thought it was not in keeping with the building. She also asked about the landscaping, would there be any landscaping next to the building. Mr. Vorsteg stated there is next to nothing for landscaping don't have the room only enough to travel through. Mrs. Moore thought the sign was not in proportion, not to scale and the color was not right. More discussion continued. Mr. Norman Bunting asked about the size of the sign 72 x 33 a pine sign. He liked the idea of the sign there. Mr. Poli thought the name Simple Pleasure would peak the interest of people. Mr. Poli suggested a hanging sign just for visibility. Mrs. Stearns thought if it was a Mahogany it would have contrast that would catch people's eye. Mr. Engelhart asked Ms. Malone was this sign from her other business. Mr. Poli found nothing wrong with her sign, he stated they are trying to help with suggestions to get people down the street. Mrs. Ivy Wells, Economic Development Director told the commission that she has a way finding sign that would bring people down the street.

Chairman Rose called for a motion. Mr. Poli made the motion to approve Case # 6-6-18-17 the window signs and the 72 x33' sign for the side of the building as described in the application. Mrs. Stearns seconded the motion.

Chairman Rose called Case # 6-6-18-18, 1 South Main Street, Michael Queen. Chairman Rose stated she had went over to speak with Mr. Queen about his plans. Mrs. Stearns said she also had spoken to Mr. Queen. She stated that Mike wanted it to look like the yarn store front and the drawings look better then she had thought. Mrs. Moore thought it had the 50's look to it. Mr. Queen told them it was going to be all hand crafted. Mr. Poli asked the about the entrances

and asked if the doors and steps would be staying. He told Mr. Queen what he was doing would not affect the historic nature of the building. He told Mr. Queen he had something he wanted to present to him, the history of the building. Mr. Queen told them the patio he would come back and get that approved. He told the commission he was going to cut out the existing window and would rebuild it with wood. He stated it would have a raised panel and two windows that would slide, once they are closed he said it would look much like the town. Mrs. Moore asked what he wanted to go in there. Mr. Queen stated if someone wanted to have a juice stand or a snowball stand or funnel cakes. Just whatever they want to do he does not want to run it. He stated he would rent it to someone that wants to utilize the back and serve something. Chairman Rose called for a motion. Mr. Norman Bunting made the motion to approve Case # 6-6-18-18 for the front façade and the window in the back. Mrs. Moore seconded the motion and it was unamously accepted by the commission.

Chairman Rose called Case # 6-6-18-19, 111 Artisans Way, requesting new signage. Mrs. Andrea Cannon told the commission they were dropping the By Salvage off their sign and making house bigger and changing the color. The black background would be white and they are going with a gray tone to match the building. No comments from Mr. Poli, Mrs. Stearns or Mr. Bunting. Chairman Rose called for a motion. Mrs. Stearns made the motion to approve Case # 6-6-18-19 as shown. Mr. Robert Poli seconded the motion.

There were no comments from the public. Mr. Engelhart asked about the next meeting date that fell on the 4th of July. Chairman Rose agreed to the following week of the 11th at 5:30PM. Mrs. Moore said he had spoken to Russell Deshields and Judge Groton stated they are getting through the court process. Getting it ready to make saleable. With no other items Chairman Rose called for a motion to adjourn. Mr. Poli made to adjourn. 6:15PM

Respectfully Submitted,



Carolyn Duffy



Mayor & Council of Berlin

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HISTORIC DISTRICT COMMISSION APPLICATION

Date: 06/05/2018 Subject Property Location: 201 William Street Case #: 7-11-18-20

Property Owner Bay Four, LLC Owner Phone # (443) 880-4567

Owner Address 11341 Sinepuxent Road / Berlin, MD 21811 Owner Email: marinerfamilytrust@gmail.com

Agent/Contractor: Same as Owner Agent Phone# _____

Work Involves: Alterations New Construction Addition Demolition Sign Other

DESCRIPTION OF WORK PROPOSED:
Install New Fence Around Pitts House
Build Free-Standing Porch in Rear of Pitts House

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 7/11/18 (date). 5:30 PM

Applicant Signature [Signature], Property Manager Date 6/5/18

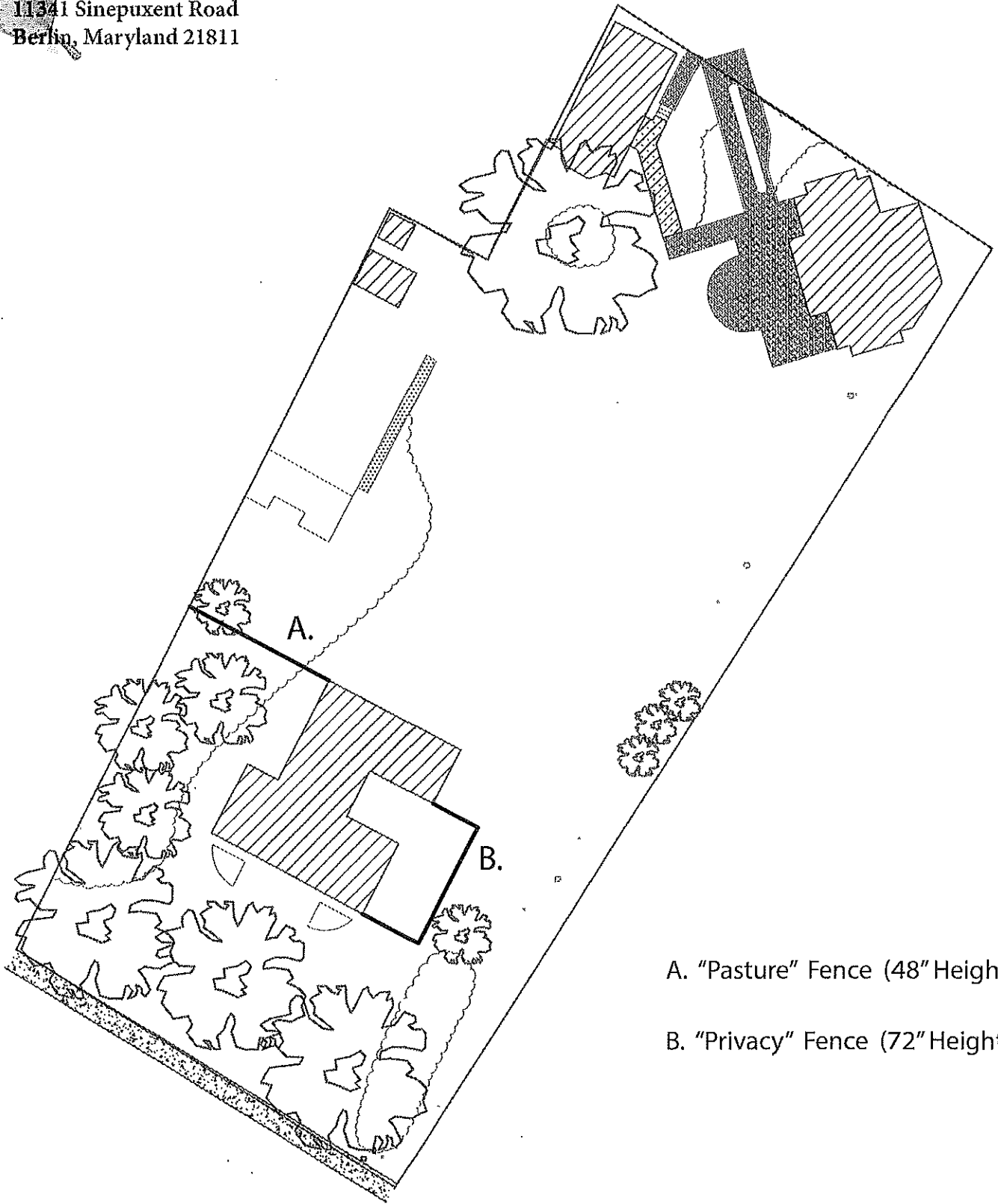
APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

BAY FOUR, LLC

11341 Sinepuxent Road
Berlin, Maryland 21811



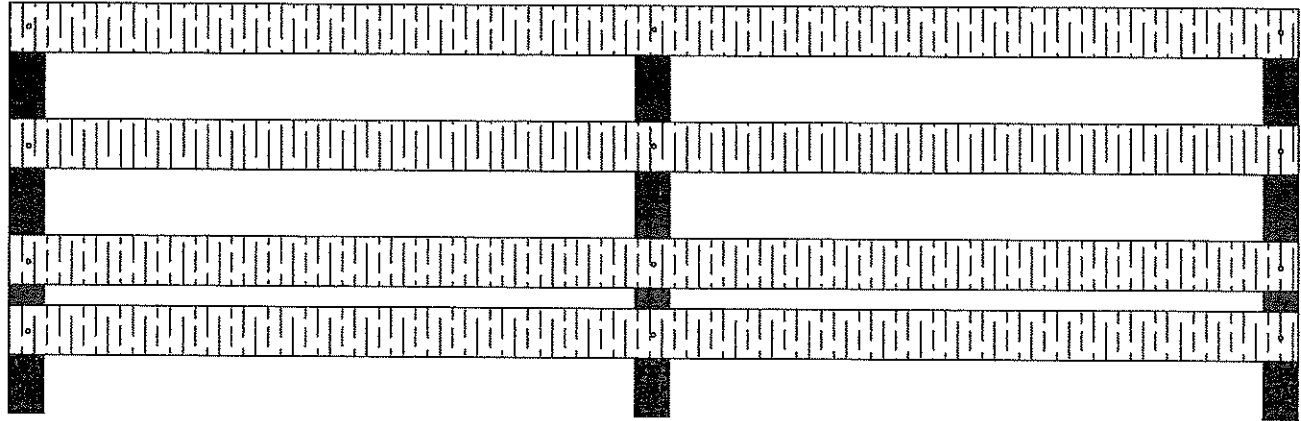
A. "Pasture" Fence (48" Height)

B. "Privacy" Fence (72" Height)

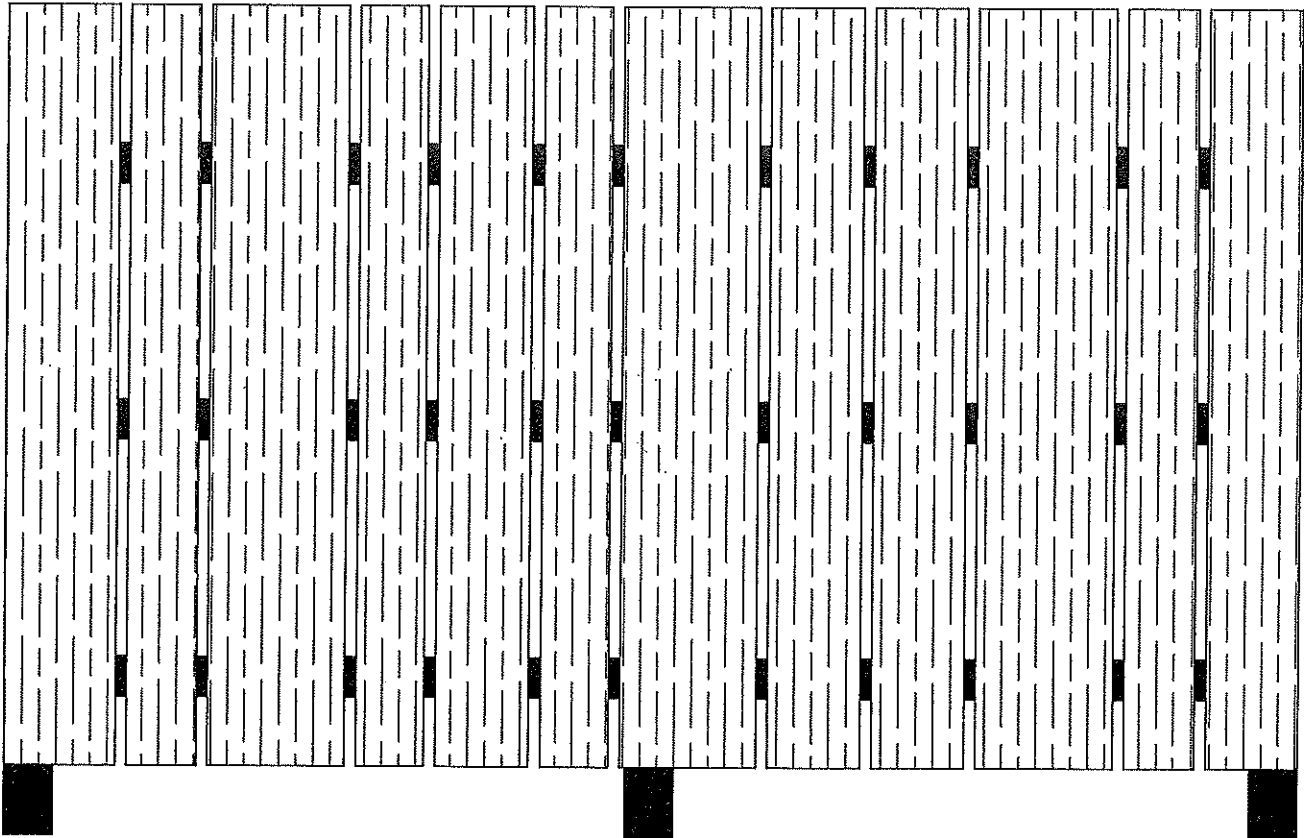
201 William Street

Proposed Fence Locations

A. "Pasture" Fence (48" Height)

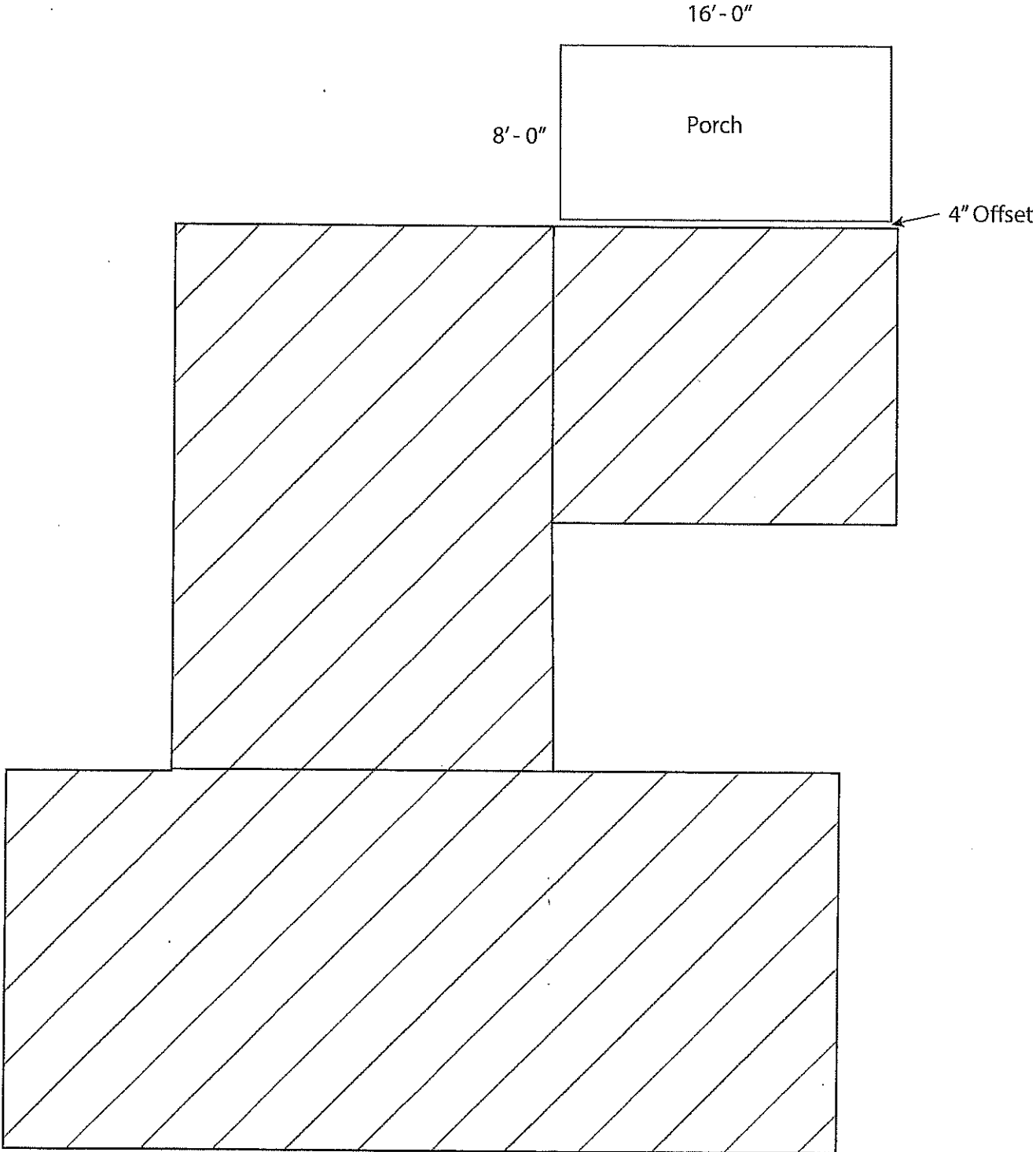


B. "Privacy" Fence (72" Height)



BAY FOUR, LLC
11341 Sinepuxent Road
Berlin, Maryland 21811

201 William Street
Rear Porch Plan



William Street

BAY FOUR, LLC

11341 Sinepuxent Road
Berlin, Maryland 21811

201 William Street

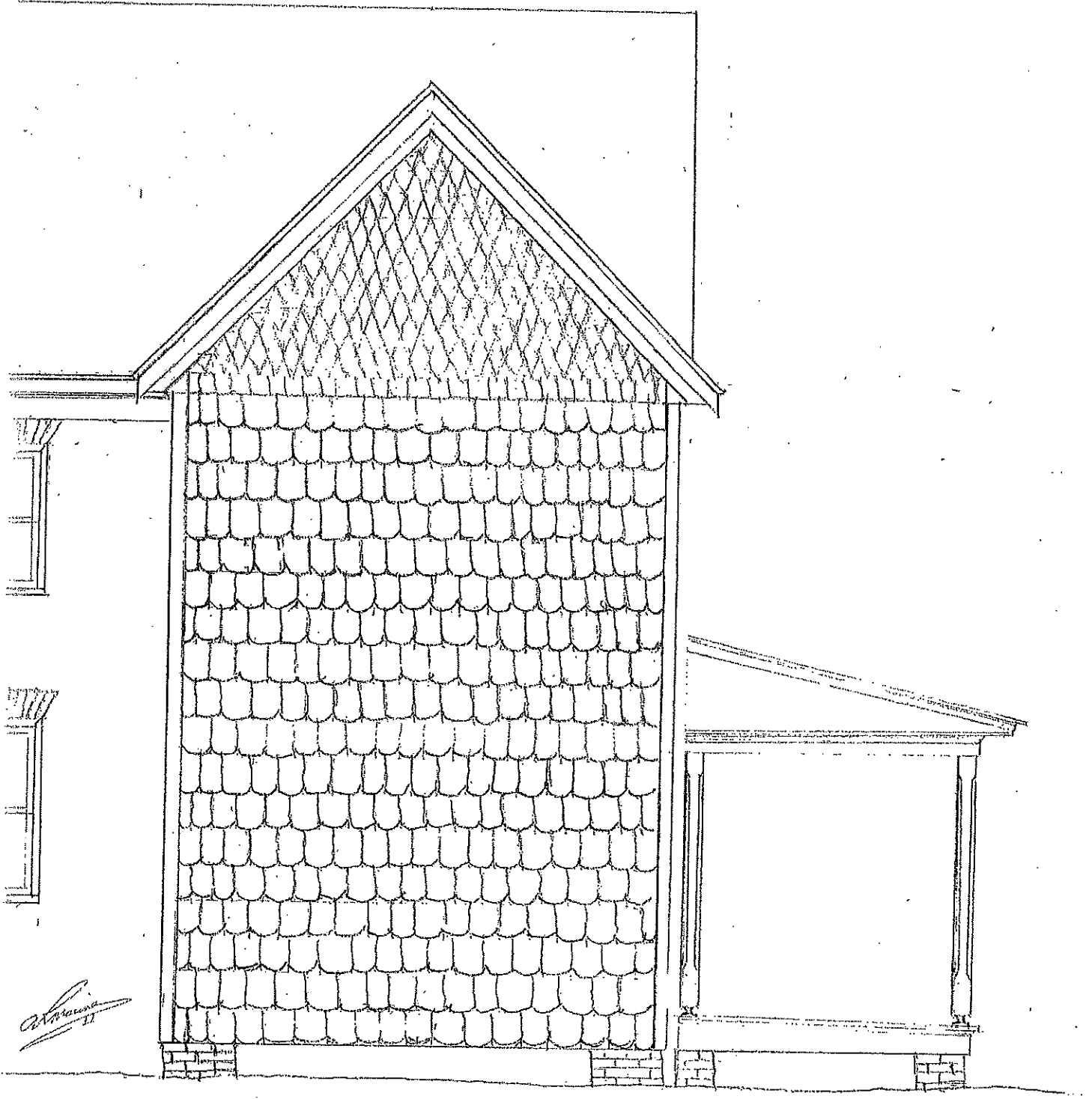
Rear Porch Elevation



BAY FOUR, LLC

11341 Sinepuxent Road
Berlin, Maryland 21811

201 William Street
Rear Porch Section



↑
Porch to be Free-Standing
(4" separation from house)