



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
January 02, 2019 – 5:30 PM
Berlin Town Hall – Council Chambers**

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes – December 5, 2018
4. 101 South Main Street – Repair of Porch / Replacing of Roof
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
December 5, 2018

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

Chairman Carol Rose called for a motion to approve the agenda for the December 5th, 2018 meeting. Dr. Robert Poli made the motion to approve the December 5th, 2018 agenda. Mrs. Mary Moore seconded the motion and it was unanimously accepted by the commission. Chairman Carol Rose called for a motion to approve the minutes from the November 7th, 2018 meeting. Mr. Norman Bunting made the motion to approve the November 7th, 2018 minutes. Mrs. Mary Moore seconded the motion and it was unanimously accepted by the commission.

Chairman Carol Rose stated that three of the cases before them tonight were for single family homes located in the Historic District. Chairman Rose asked that each applicant on the agenda understand what they want so the commission can make an informed decision and the applicant knows what the commission has voted for per their request. Chairman Rose stated they want to work with the applicants when they come in the best way possible. She felt if they have invested in a home in the Historic District they cared about the town and their homes and would work with the commission to try to maintain the integrity of the properties. Chairman Rose stated all the homes that are on the agenda are important to the district.

Chairman Rose called Case #12-5-18-33 417 South Main Street. Mr. Beckstead came forward. Chairman Rose stated she had a question for him about a barn that was on the property and it was on the registry. Mr. Beckstead stated it is still on the property. Chairman asked will this be another shed placed there. He replied yes. She then asked Mrs. Laura Stearns if she had any questions or comments. Mrs. Stearns stated you would not be able to see this from the road. She thought it was a tasteful building. Dr. Robert Poli stated he was fine with the building. But wanted to ask about the other structure if he was keeping it. Mr. Beckstead replied he would be keeping it and he and his wife loved it. Mr. Norman Bunting & Mrs. Mary Moore had no comments. Chairman Rose then asked if anyone in the audience wanted to comment on this case before they voted. No one responded. Chairman Rose then called for a motion. Mr. Norman Bunting made the motion to approve Case # 12-5-18-33 as submitted. Mrs. Mary Moore seconded the motion and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 12-5-18-34 for 507 South Main Street. Chairman Rose told Mr. Steve Diaz that they had received the pictures he had sent. She asked if he had any more details other than what he had already shared with the commission. Mr. Diaz stated that the contractor would have more details once they get through this part. Mrs. Mary Moore thought it would be a nice addition to the neighborhood. Mr. Diaz stated they would be removing the deck an adding the addition with an A-frame style roof. The addition would be the entire back of the house. Chairman Rose asked if his house had white vinyl siding on it now. Mr. Diaz replied yes it does and they would be matching it. Planning Director Dave Engelhart told Mrs. Mary Moore

he had send out the pictures by email. Mrs. Moore had not seen the pictures. Mr. Engelhart stated that Mr. Norman Buntings email had bounced back twice so he had printed him a copy. Mr. Engelhart told them these were pictures of a job the contractor had finished, and it was showing the same shape of the addition Mr. Diaz was requesting. He stated it's shown here in a beige siding, but Mr. Diaz is using white siding. Mrs. Moore asked about the width of the lots. Mr. Engelhart replied they are about 50 feet wide. Mr. Norman Bunting thought it was great. Mrs. Moore thought it was wonderful to have young people building in town. Dr. Robert Poli thought it was great and it was not taking away from the house. Chairman Rose called for a motion. Mrs. Laura Stearns made the motion to approve Case # 12-5-18-35 as presented. Dr. Robert Poli seconded the motion and it was unanimously accepted by the commission. Mrs. Diaz asked the commission about cutting their bushes more so trimming them. The commission replied they could cut what they wanted too. Mr. Poli asked if they knew the history of their house, he then gave them copies of what he had collected.

Chairman Carol Rose called Case # 12-5-18-35 for 24 North Main Street, Taylor Bank requesting new signage. Mr. Jamey Covington from Selby Signs was present along with Ms. Tori Grumman from Taylor Bank. Chairman Rose asked if they were just putting up signs where the original was located. Dr. Robert Poli asked who created the logo for the sign. Ms. Tori Grumman stated she was the Marketing Manager for the Bank. Mrs. Mary Moore asked when the bank opened in Berlin. Ms. Grumman stated in the 1890's. Mrs. Laura Stearns thought the old sign represented the town. She thought the new sign was contemporary signage on an old building. Mrs. Moore thought it should be more of a tradition look to represent the town. Chairman Rose called for a motion. Dr. Robert Poli made the motion to approve Case # 12-5-18-35 for signage. Mr. Norman Bunting seconded the motion. It was a 3/2 vote for the signage. Chairman Carol Rose, Mr. Norman Bunting and Dr. Poli voted for the signage. Opposed were Mary Moore and Laura Stearns.

Chairman Carol Rose called Case # 12-5-18-36 requesting replacement windows and to repair the side porch at 21 South Main Street. Mr. Bryan Brushmiller came forward he told the commission he had brought a sample window and paint samples. Chairman Rose stated the commission could only suggest on the color samples. Also present was Mr. Russ Kutschinski from Window World. Mr. Kutschinski told the commission that Window World had done work in the Historic District in Cambridge. He stated the windows would have the diamond shape muntins. Mr. Kutschinski told the commission that every window would have the identical look to what's there now. The only change would be the porch area where there was once screen would now have windows. Mr. Kutschinski told the commission Window World manufactures their own windows. They can make anything he stated. Mr. Engelhart asked about the grids. He told the commission the grids would match everything in the house. He stated he had taken pictures of the whole house. The windows with the diamond shape the grid is in the middle, because they are more efficient that way. He said they do windows to match whatever is needed. Dr. Poli stated he had no issue with the modernizing of windows for heating and cooling a home. He stated they would need muntin's on the interior and exterior. They need to maintain the Historic look. Mrs. Moore stated the diamond shape windows make the appearance of the house. Mr. Kutashinski stated they will have the grids and he has placed the order. Mr. Norman Bunting asked Mr. Brushmiller did he want to replace all the windows. Mr. Brushmiller stated looking to make it look like 1905.

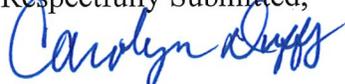
Chairman Rose asked about the porch. Mr. Brushmiller stated the porch needs to be redone. They are going to enclose with glass and take out the screen making it part of the kitchen opening it up. He said it would look like the house on North Main Street. Mr. Engelhart asked if they would be double hung windows on the porch. Mr. Kutschinski stated the bottom windows would have no grid. Mr. Poli wanted to clarify the windows. Windows 1 thru 11 would be double hung windows, 12 would be an awning window, 13 thru 15 double hung, 16 & 17 double hung, 18 a fixed window, 19 solid window with the mullions on the outside, second floor 20 thru 23 double hung windows, 24 thru 34 double hung, 35 & 36 fixed window diamond grid, 37 double hung, 38 fixed diamond grid. The attic 39 fixed diamond grid, 40 double hung diamond grid, 41 fixed diamond grids, 42 fixed, 43 double hung diamond grid top half like on the front, 44 fixed. Dr. Poli stated any window with the diamond shape would have to have the mullions on the outside.

Chairman Rose called for a motion on Case # 12-5-18-36. Dr. Robert Poli made the motion to approve Case # 12-5-18-36 showing the corrections on exhibits A & B with clarification. With the clarifications that any windows that require wood work have the muntin's be inside and outside with the grid in between. Change of porch to be included as part of the kitchen design. Mr. Norman Bunting seconded the motion and it was unanimously accepted by the commission. Chairman Rose expressed to the applicants that if they have any changes other than what was approved at this meeting they would need to come back to get it approved. Mr. Brushmiller told the commission the color he chose for the house was like an Emerald from Sherman William's historic exterior and would be keeping the white trim more of an off white.

Chairman Rose asked if there were any comments from the public. Mrs. Robin Yates owner of 120 North Main Street where the Creamery is located told the commission that she is looking to do something with her building in a little while. Mrs. Yates stated she had come to the meeting because she wanted to hear the stipulations on windows. She stated she agreed with them about the windows and the muntin's and thought it was great that young people were appreciating the historic district and what it represents. Thought it was nice they were educating the people on their properties and stated she had learned a lot just by sitting in on the meeting. The commission members thanked her for her comments. Mrs. Mary Moore told her they all come from different points of view but the same interest in Berlin. They are trying to make sure it looks nice, trying to be good stewards.

With no other comments from staff, commissioners or chairman the meeting was adjourned. Mr. Norman Bunting made the motion to adjourn. Mrs. Mary Moore seconded the motion.
Adjourned 6:27PM

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>12/18/18</u>	Property Address: <u>101 SOUTH MAIN ST</u>
Property Owner: <u>MARK HARRIS</u>	Phone: <u>443-472-6392</u>
Property Owner Address: <u>101 S. MAIN ST.</u>	Email: <u>m.a.harris@gmail.com</u>
Applicant: <input checked="" 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 checked="" type="checkbox"/> Other: <u>REPAIRS to EXISTING</u>
<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.

REPLACE EXISTING GREEN 3-TAB WITH GREEN ARCHITECTURAL ROOFING.
REPAIR EXISTING PORCH INCLUDING: REPLACE BRICK FOOTING WITH NEW BRICK
FACED FOOTER, REPLACE 2-STORY STRUCTURE WITH NEW. — See attached —

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 Mark A. Harris

<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 checked="" 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>12/18/18</u>	Initials <u>CD</u>	HDC Meeting <u>1/2/19</u>	Case # <u>1-2-19-01</u>
HDC Approval (signature)			

Work Proposal 101 S Main St

Remove Existing 2-story structure, while maintaining the roofline, replace the sub structure on both stories of the front porch where damage has occurred including replacing existing brick footings. Existing 2-story structure is not original to the house at 101 s Main st. Some elements are missing from similar period porches. It is our goal to replace the structure while returning to the style that is more period to the Kenwood's original construction. Including added arched varregated valence as per the Burley Cottage and the return of the railing style to a more conventional square railing in wood which is a change from its current Chippendale style that would have been done in the 40's. Deck structure will be made with new treated material and the flooring will be done in a new (old look) tongue and groove vinyl decking product from Aeratis (TM). Trim to be completed in new pvc composites to simulate a painted wood look. Additionally we would like to return the soffit dental moldings to the porch as per the original home. Finally repairs to the upper 2nd floor center window/door exit, replacing broken glazings and adding arch to the screen door as is appropriate.



101 South Main St



CAUTION

CAUTION

CAUTION

CAUTION

CAUTION

CAUTION

CAUTION

CAUTION

CAUTION



101

CUIDADO CAUTION CUIDADO CAUTION CUIDADO CAUTION





101



208 North Main St

