



# 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

September 04, 2019 – 5:30 PM

Berlin Town Hall – Council Chambers

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: August 7, 2019
4. 303 South Main Street - Requesting a porch addition at rear of house
5. 112 Artisans Way – New Signage
6. 15 William Street – Façade Renovations
7. Comments from the Public
8. Comments from Staff
9. Comments from the Commissioners
10. Comments from the Chairman
11. Adjournment

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*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 7, 2019

The meeting was called to order by Chairman Carol Rose at 5:30 PM. Members present were Carol Rose, Dr. Robert Poli, Norman Bunting, Laura Stearns, and alternate Allen Palmer. Staff was represented by Planning Director Dave Engelhart.

Chairman Carol Rose called for a motion to adopt the agenda. Dr. Robert Poli made the motion to adopt the August 7, 2019 agenda, it was seconded by Mr. Norman Bunting, and unanimously accepted by the Commission. Chairman Carol Rose then called for a motion to approve the minutes of the June 26, 2019 meeting. Mr. Norman Bunting made the motion to approve the June 26, 2019 minutes, the motion was seconded by Mrs. Laura Stearns and unanimously accepted by the Commission.

Chairman Carol Rose called the first applicant of the evening, Ms. Michelle Krempa of Beach Memories at 106 North Main Street, Case No. 8-7-19-15, for under canopy signage. Discussion of the nature of Ms. Krempa's jewelry business, classes to be available, and the sign material ensued. The design and colors were agreeable to all Commission members. Mr. Norman Bunting made the motion to approve the sign, it was seconded by Dr. Robert Poli, and unanimously approved by the Commission.

Chairman Carol Rose called the next case on the agenda, Sean and Tiffany Lackner, of Dream Weavers, 4 South Main Street, Case No. 8-7-19-16, for signage. Discussion of the design of the hand painted sign and the wood picture framing to surround it ensued. Mrs. Laura Stearns made the motion to approve the design and picture framing, it was seconded by Dr. Robert Poli, and unanimously approved by the Commission.

Chairman Carol Rose called the third case applicant, Ms. Brenda Malone, of Life's Simple Pleasures, of 10 South Main Street, Case No. 8-7-19-17, for an under canopy sign. Discussion included the wood material for the sign, and Mrs. Laura Stearns questioned the clearance of the sign over the sidewalk. Mrs. Stearns made the motion to approve, it was seconded by Dr. Robert Poli, and unanimously approved by the Commission.

Chairman Carol Rose called the fourth case applicant, Mrs. Heidi Johnson, for J&M Meat Market, 101 William Street, Case No. 8-7-19-19, seeking to repurpose an existing sign on the building with different verbiage, but the same lettering, size, and color as before. After brief discussion, Dr. Robert Poli made the motion to approve, it was seconded by Mr. Norman Bunting, and unanimously approved by the Commission.

Chairman Rose called the fifth case applicant, Mr. Bryan Brushmiller, of Viking Tree, 114 North Main Street, for signage to be painted on the brick façade of the building. The Commission all approved of the design, and Mr. Norman Bunting made the motion to approve the design, it was seconded by Dr. Robert Poli, and unanimously approved by the Commission.

Chairman Carol Rose called the sixth case applicant Mr. Ernest Gerardi, Case No. 8-7-19-20, for approval of the design of a mixed use three story building consisting of retail space(s) on the first floor and three two story apartments above, to be constructed at 2 Stevenson Lane. The Commission discussed their overall satisfaction with the architectural look of the building and Mr. Gerardi explained the exterior building materials to be utilized. His intention is to install black iron railings on the balconies on the front façade and wood railings on the rear. The first floor windows and trim will be similar to the treatment on his building at Di Febo's on Main street with architectural store front glazing and Azek panel treatments below. Salt treated porch and railing posts will be boxed with Azek white trim also. The vinyl siding is to be "Cypress" color clapboard pattern with the gable ends of the building having cedar shake look and band board accents to break up the look. Window units will be white vinyl with vertical muntin bars. Mr. Palmer inquired on the decking material, and it is to be gray vinyl on decking and stair treads. Roof shingle is to be 50 year gray architectural shingles. Dr. Robert Poli inquired why the gable ends showed no windows on the drawing, Mr. Gerardi said he may still install windows on the east side of the building. Dr. Robert Poli made the motion to approve, it was seconded by Mr. Norman Bunting, and unanimously approved by the Commission.

There being no further comments from the public, press, or staff, Dr. Robert Poli made the motion to adjourn, it was seconded by Mr. Norman Bunting, and the meeting was adjourned at 6:10 PM.

Respectfully submitted,



Dave Engelhart, Planning Director



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## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 8-19-19 Subject Property Location: 303 S. MAIN ST Case #: 9-4-19-20

Property Owner: JOE & PAT PLYPCZUK Owner Phone # 410-641-0096

Owner Address: 303 S. MAIN ST Owner Email: \_\_\_\_\_

Agent/Contractor: LAUER BUILDERS Agent Phone# 443-880-0216

Work Involves:  Alterations  New Construction  Addition  Demolition  Sign  Other

### DESCRIPTION OF WORK PROPOSED:

Adding a porch to the back of existing 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.

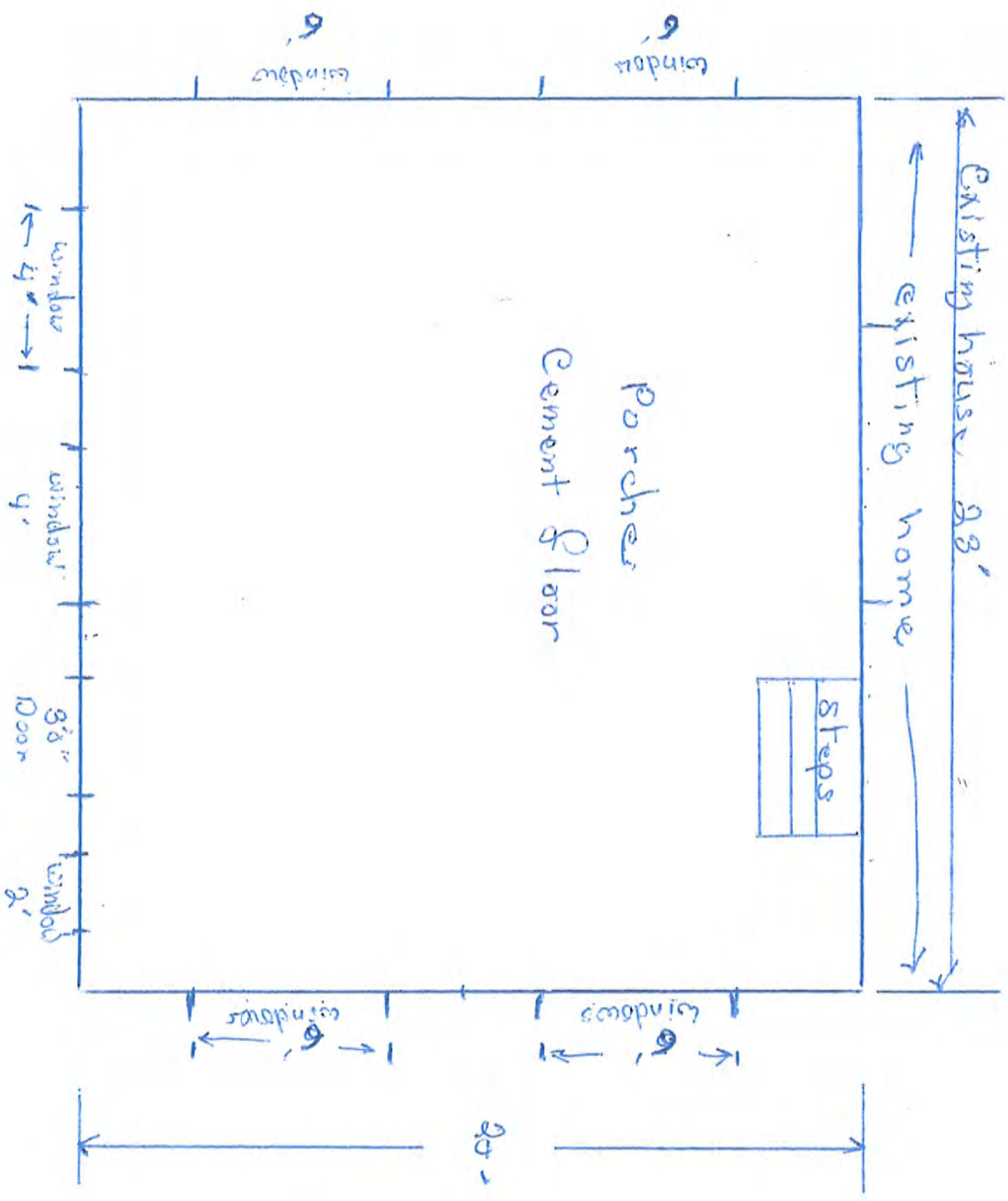
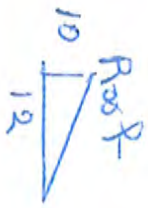
The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for 9/4/19 5:30 pm (date).

Applicant Signature Joe Plypczuk Date 8/19/19

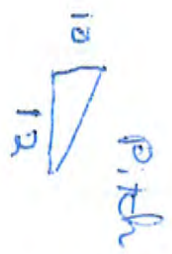
APPROVED:

\_\_\_\_\_  
Historic District Commission Chair (Date)

\_\_\_\_\_  
Planning Director (Date)



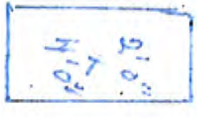
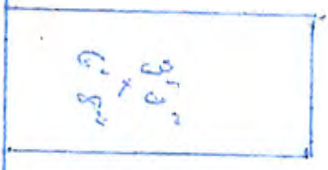
East View



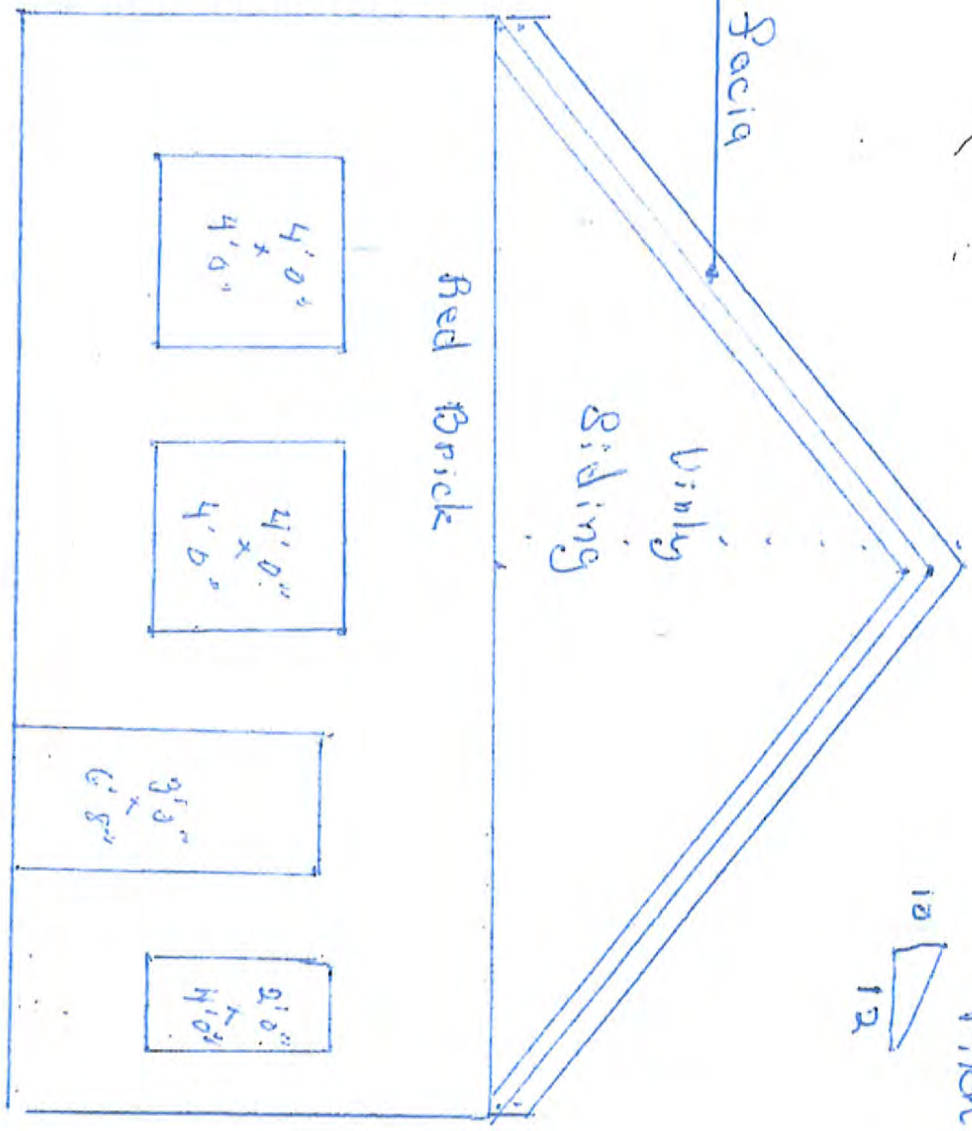
Aluminum Fascia

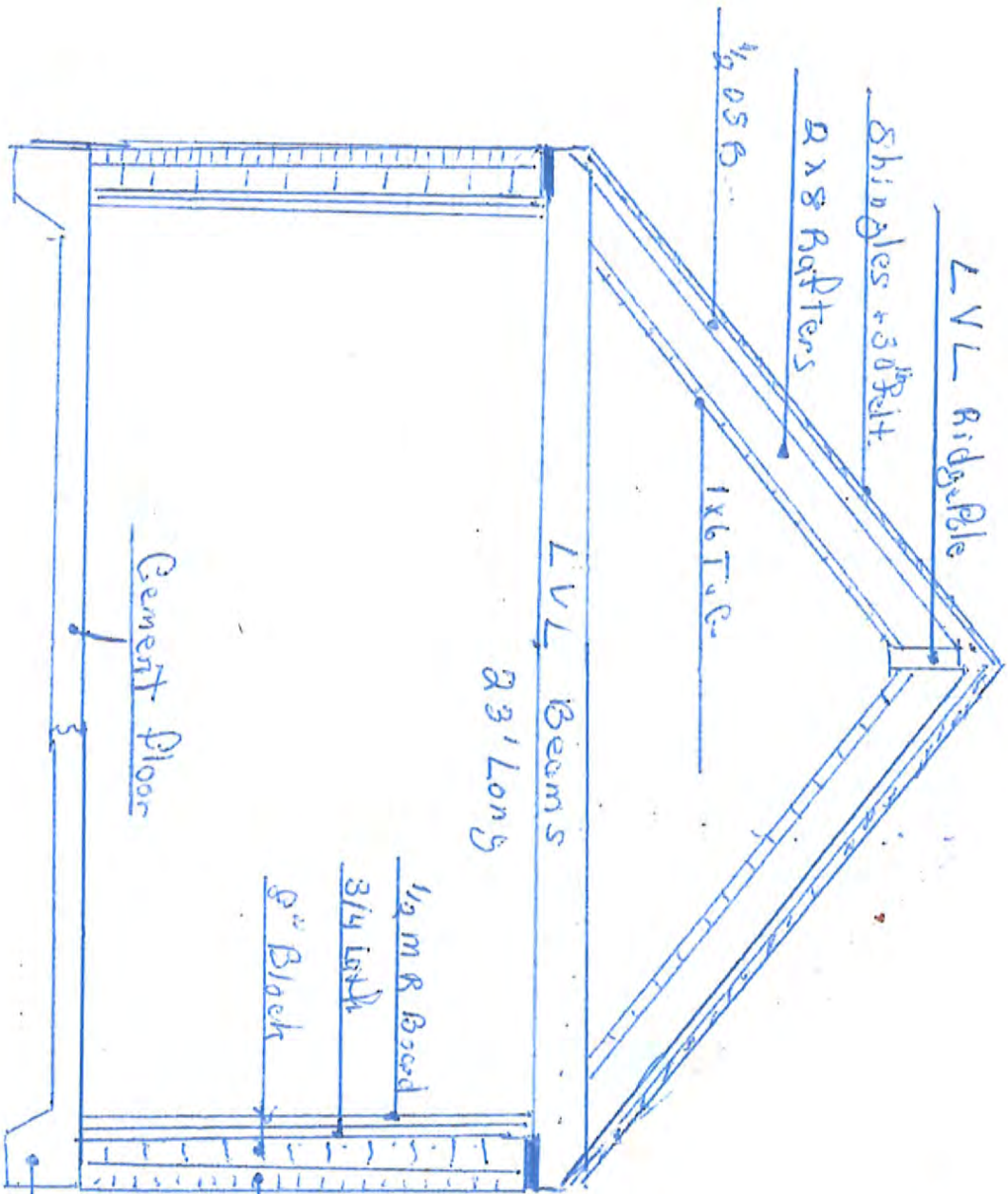
Vinyl Siding

Red Brick



25' wide





LVL Ridge Beam

Shingles + 3/8" Bit.

2x8 Rafters

1/2 OSB

1x6 T&G

LVL Beams

2x3' Long

Cement Floor

1/2 M & B Board

3/4 Lath

8" Block

Rafters on 16"  $\phi$

2x12 ST Plate

Red Brick

Paper

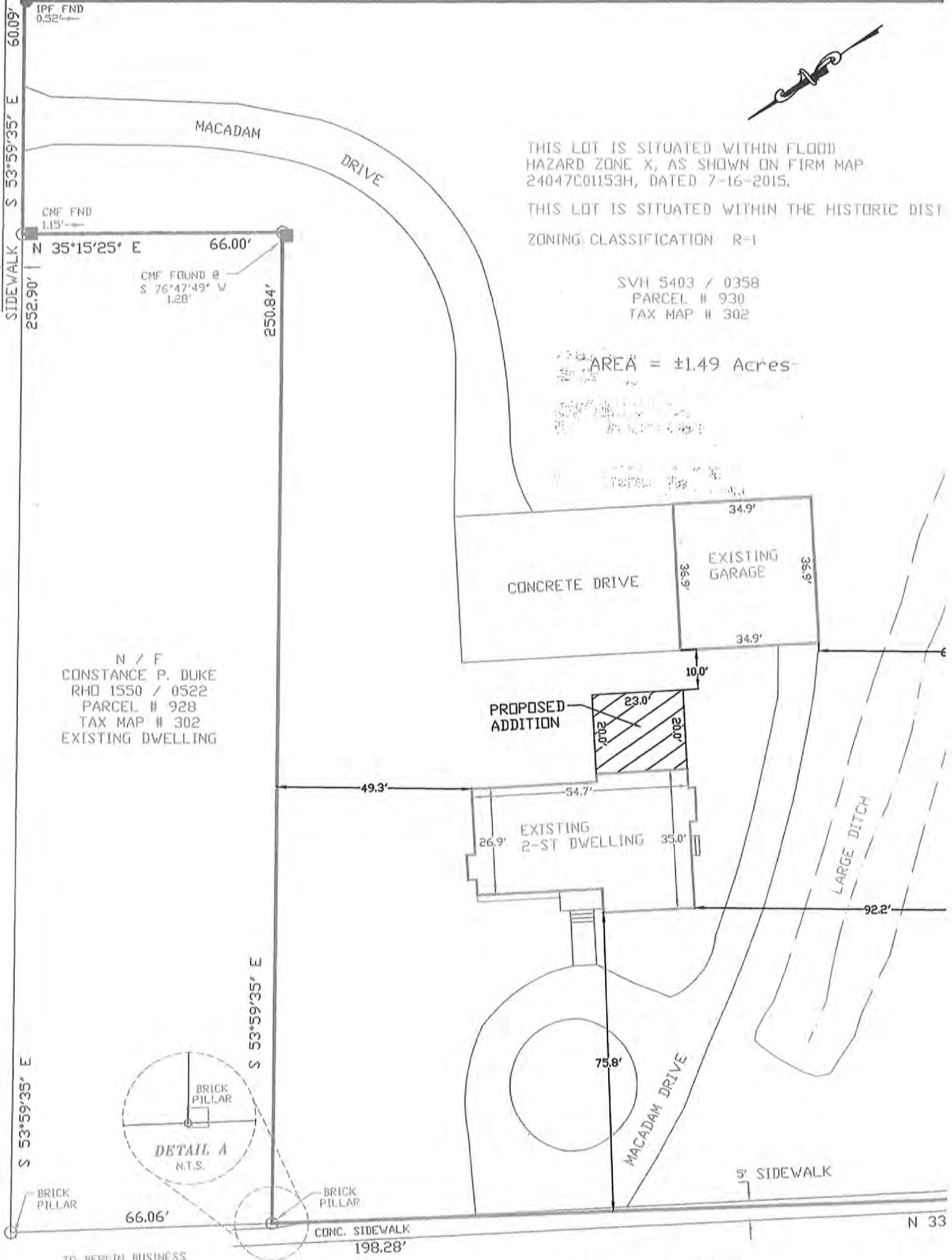


THIS LOT IS SITUATED WITHIN FLOOD HAZARD ZONE X, AS SHOWN ON FIRM MAP 24047C01153H, DATED 7-16-2015.

THIS LOT IS SITUATED WITHIN THE HISTORIC DISTRICT ZONING CLASSIFICATION R-1

SVH 5403 / 0358  
PARCEL # 930  
TAX MAP # 302

AREA = ±1.49 Acres



SIDEWALK S 53°59'35" E 60.09'  
IPF FND 0.52'  
252.90'

CMF FND 1.15'  
N 35°15'25" E 66.00'  
CMF FOUND @ S 76°47'49" W 1.28'

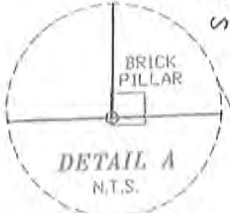
N / F  
CONSTANCE P. DUKE  
RHD 1550 / 0522  
PARCEL # 928  
TAX MAP # 302  
EXISTING DWELLING

CONCRETE DRIVE  
EXISTING GARAGE

PROPOSED ADDITION

EXISTING 2-ST DWELLING

LARGE DITCH



S 53°59'35" E  
BRICK PILLAR  
66.06'  
CONC. SIDEWALK 198.28'  
TO BERLIN BUSINESS

S. MAIN STREET

N 33





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## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 8/16/19 Subject Property Location: \_\_\_\_\_ Case #: 9-4-19-21

Property Owner Erin Bilenki Owner Phone # 4104308403

Owner Address 11A Artisans Way Owner Email: eebilenki@gmail.com

Agent/Contractor: \_\_\_\_\_ Agent Phone# \_\_\_\_\_

Work Involves:  Alterations  New Construction  Addition  Demolition  Sign  Other

DESCRIPTION OF WORK PROPOSED:
<u>Sign for new business</u>

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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 5:30 PM 9/4/19 (date).

Applicant Signature [Signature] Date 8/16/19

APPROVED:

\_\_\_\_\_  
Historic District Commission Chair (Date)

\_\_\_\_\_  
Planning Director (Date)



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## HISTORIC DISTRICT COMMISSION APPLICATION

Date: August 16, 2019 Subject Property Location: 15 Williams Street Case #: 9-4-19-22  
Property Owner: John H. Burbage, Jr. Owner Phone #: (410) 213-1900  
Owner Address: 9919 Stephen Decatur Highway Owner Email: spielstick@bwdc.com  
Agent/Contractor: Samantha Pielstick Agent Phone#: (573) 723-0146

Work Involves:  Alterations  New Construction  Addition  Demolition  Sign  Other

DESCRIPTION OF WORK PROPOSED:  
Please see attached.


### 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.

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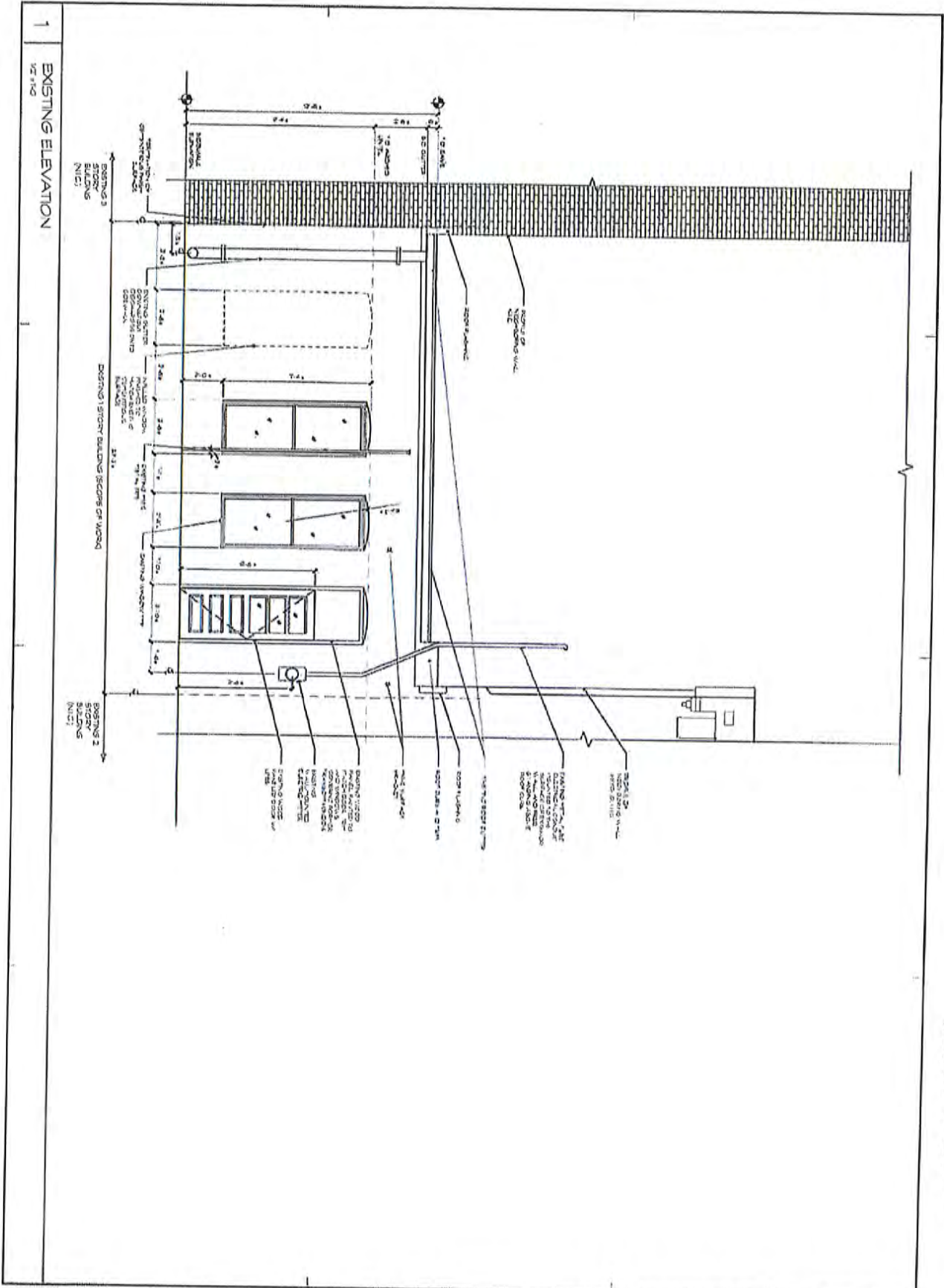
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6. Samples of materials or copies of manufacturers product literature.

The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for September 4, 2019 (date).

Applicant Signature [Signature] Date August 16, 2019  
APPROVED: \_\_\_\_\_

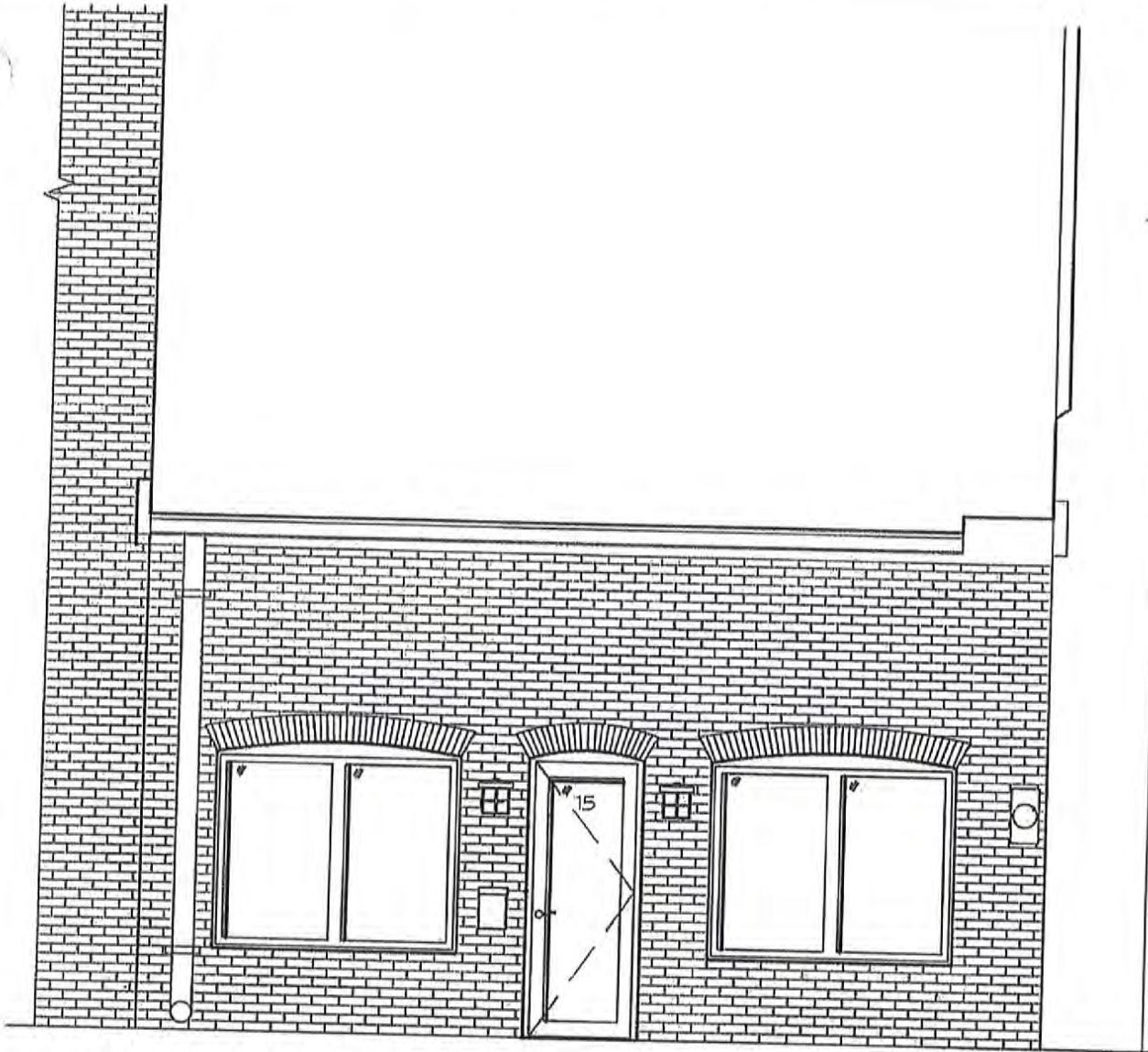
Historic District Commission Chair (Date) \_\_\_\_\_

Planning Director (Date) \_\_\_\_\_



RECEIVED JUL 22 2019

1 1/2" = 1'-0" <b>EXISTING ELEVATION</b>	EXISTING 3 STORY BUILDING (SCOPES OF WORK) EXISTING 3 STORY BUILDING (NIC) EXISTING 3 STORY BUILDING (NIC)	RENOVATION FOR: <b>15 WILLIAMS STREET</b> BERLIN, MARYLAND	GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS 1500 W. FREDERICK STREET ANNAPOLIS, MD 21403 www.gmbinc.com	REVISION NO. _____ DATE _____
				SHEET NO. <b>A2.0</b>



**B** PROPOSED ELEVATION 2  
 1/4" = 1'-0"

DRAWN BY: DLT

CHECKED BY: MHH

JOB NO.: 190119

SCALE: AS NOTED

DATE: 7-18-2019

**GMB**

GEORGE, MILES & BUHR, LLC  
 ARCHITECTS & ENGINEERS  
 SALISBURY · BALTIMORE · SEAFORD  
[www.gmbnet.com](http://www.gmbnet.com)

15 WILLIAMS STREET

BERLIN, MARYLAND

**SK-1**

DRAWING NO.