



## Historic District Commission Meeting Agenda

Berlin Town Hall  
10 William Street  
Wednesday, June 3, 2020  
5:30 PM

SPECIAL NOTICE: Until further notice public attendance at Town meetings is prohibited due to gathering-size restrictions. Meetings will be streamed live on Facebook during this time. Your patience and understanding as we work to meet the restrictions on gathering size, while still conducting Town business is truly appreciated.

- Written questions will be accepted until 12:00 PM/NOON on the day of the meeting. Submit to:
  - Email: [dengelhart@berlinmd.gov](mailto:dengelhart@berlinmd.gov); please use Meeting Questions as your subject
  - Fax to: 410-641-2316
  - Mail to: Berlin Planning Department, Attn: Meeting Questions, 10 Williams St., Berlin, MD 21811. Mail should be posted no later close of business on the Friday before the meeting to help ensure delivery.
  - Drop off in one of the two drop boxes at Town Hall – one is at the rear of the building behind the stair tower, and the other is at the corner of Bay and Williams Street on the building.

**To access the Meeting via live stream on Facebook, please click on the blue Facebook icon at the top of any page on the Town website, [www.berlinmd.gov](http://www.berlinmd.gov), or type @berlinmd in the Facebook search bar.**

**No response will be given to questions and comments submitted via Facebook during a regular meeting.**

**PUBLIC HEARINGS:** If a public hearing is scheduled, questions will also be taken via Facebook during the Public Hearing portion of that meeting. A staff member will monitor the questions for duplicates, language and appropriateness to the Public Hearing topic. Depending on the volume of questions, we may not be able address everyone.

**Responses will be given out loud via the live stream; they WILL NOT be responded to via the comments on Facebook.**



# 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 03, 2020 – 5:30 PM

Berlin Town Hall – Council Chambers



1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: May 5<sup>th</sup>, 2020
4. 104 Pitts Street – Continuation of Case # 2020-05 for roof material
5. 507 South Main Street- Requesting an above ground pool / deck & shed
6. 19 South Main Street – Exterior Renovations to detached garage
7. 12 Broad Street- Requesting walk-in freezer, outdoor seating, fence & signage
8. The Heart of Berlin LLC. – Renovations to Main Street, Pitts & William St.
9. Comments from the Public
10. Comments from Staff
11. Comments from the Commissioners
12. Comments from the Chairman
13. 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  
May 20<sup>th</sup>, 2020

The Historic District Commission was called to order by Chairman Carol Rose at 5:36PM. In attendance were Carol Rose, Laura Stearns, Robert Poli, Norman Bunting and Mary Moore. Staff present were Planning Director Dave Engelhart, Administrative Services Director Mary Bohlen and Permit Coordinator Carolyn Duffy.

Chairman Carol Rose thanked the Administrative Services Director Ms. Mary Bohlen for attending the meeting. Chairman Carol Rose called for a motion to approve the agenda. Mr. Robert Poli made the motion to approve the May 20<sup>th</sup>, 2020 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 March 4<sup>th</sup>, 2020 meeting. Mr. Norman Bunting made the motion to approve the March 4<sup>th</sup>, 2020 minutes. Mrs. Laura Stearns seconded the motion and it was unanimously accepted by the commission.

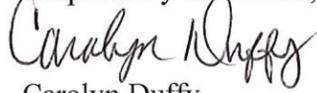
Chairman Carol Rose called Case # 2020-05 property of 104 Pitts Street known as The Blacksmith Restaurant. Ms. Justine Zegna Owner and Mr. Joe Pino Contractor were also present. Chairman Carol Rose thanked them for the packet they had presented for the commission members to review. Chairman Carol Rose stated they should do their presentation first. Mr. Joe Pino stated where you see the existing concrete pad is where the deck would be placed. He stated the size of the deck would be 59'.2 x 15 feet. The deck would be made of composite board. He stated they would build a Pergola on top of the deck. They would also be putting on corrugated roofing to get the water off the deck. This would allow for outdoor seating no matter what the weather. Mr. Pino stated between the post he would be putting black iron railings. He thought that would be attractive. He stated there would be a handicap ramp going to the door, also adding lighting for the entrance along with lights along the deck.

Mr. Pino stated the purpose is to give additional seating due to the Covid-19 pandemic. Mrs. Mary Moore asked about how much seating would you have outside. Ms. Justin Zegna stated about 40 seats would be added. She thought if they continued with the six-foot social distancing, they could have 10 normal size tables. She also thought they could have a standing area for people waiting. Mrs. Laura Stearns asked about the Pergola, what color would it be. Mr. Pino stated it would be wooden. Mrs. Mary Moore liked the look of the railing and the decking. Mr. Robert Poli asked what were the elevations of the deck. Mr. Pino stated it would be 42 inches. Discussion continued about the elevations and using band board around the bottom. The decking would be gray. Mr. Pino stated a lot of thought had gone into this and trying to keep within what is in town. Mr. Poli stated the deck must be aerated. Mr. Pino said where the band board is the decking is spaced. He stated there is a gully that will keep the water away from the building. Ms. Justin Zegna stated she thought it would be good for the town and more inviting to the guests that come to town. Chairman Carol Rose asked about the fence could they stain it. Ms. Zegna told the commission you must wait a little while with salt treated wood. They would be staining or painting it. Ms. Zegna stated the lighting was a big part of this, lights on the top and down the walkway and above the canopy. Mr. Norman Bunting asked about the ramp going to the doorway. Ms. Zegna thought with the lighting it would much better people would be able

to see when leaving the building or entering. Planning Director Dave Engelhart asked about the corrugated roofing or would it be open. He stated it was not shown on the plans. Mss. Zegna stated the canvas would cost more. Mr. Poli said they could do the roll out shade and when it's not needed roll it back. Mr. Engelhart stated they are showing the pitch with open 2x10. He suggested to the commission to make a motion to continue this application until the next meeting. Mr. Pino said the deck would take at least 30 days to complete. Chairman Rose said they would do a continuation with this application just for the roof materials. Chairman Carol Rose stated she would entertain a motion for Case # 2020-05 for 104 Pitts Street to approve plans as submitted except for a continuation on the roof material. Mr. Robert Poli made the motion to approve Case # 2020-05 as presented today with the deck plan and continuation for the roof design. Mr. Norman Bunting seconded the motion and it was unanimously accepted by the commission.

Chairman Carol Rose asked if there were any comments from staff. Planning Director Dave Engelhart stated the June 3<sup>rd</sup> meeting would be a long meeting. We have four different cases that night. He went over with the commission members what was on the upcoming agenda for that night. With their being no comments from the commissioners Chairman Carol Rose called for a motion to adjourn. Mrs. Laura Stearns made the motion to adjourn. Mr. Robert Poli seconded the motion. Meeting adjourned at 6:1PM.

Respectfully Submitted,

  
Carolyn Duffy



# Mayor & Council of Berlin

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



## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 5/6/2020 Subject Property Location: BLACKSMITH REST. 104 PITTS STREET Case #: 2020-05  
Property Owner: JUSTINE ZEGNA Owner Phone #: 302-542-5434  
Owner Address: 102 WASHINGTON ST BERLIN Owner Email: justinezegna@gmail.com  
Agent/Contractor: UNITED RESTORATION Agent Phone#: 410-726-4965

Work Involves:  Alterations  New Construction  Addition  Demolition  Sign  Other

DESCRIPTION OF WORK PROPOSED: <u>FRONT DINING DECK AND PEROLA</u>

### 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 MAY 20, 2020 (date).

5:30 PM - MAYOR & COUNCIL CHAMBERS

Applicant Signature

Date 5-6-20

APPROVED:

Historic District Commission Chair (Date)

→ WITH CONTINUATION FOR ROOF MATERIAL ON 6/3/2020 MEETING  
David A. Engerhart - 5/20/2020  
Planning Director (Date)





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## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 5/21/2020 Subject Property Location: 507 S Main St. Case #: 2020-06

Property Owner: Berkeign + Steven Diaz Owner Phone #: 410-430-49210

Owner Address: 507 S Main St. Owner Email: Bdiazappraisals@gmail.com

Agent/Contractor: Dover Pools, Et. Williamson. Agent Phone#: 410-443-614-4657

Work Involves:  Alterations  New Construction  Addition  Demolition  Sign  Other

### DESCRIPTION OF WORK PROPOSED:

Installation of above ground pool surrounded by gated deck and shed.

### DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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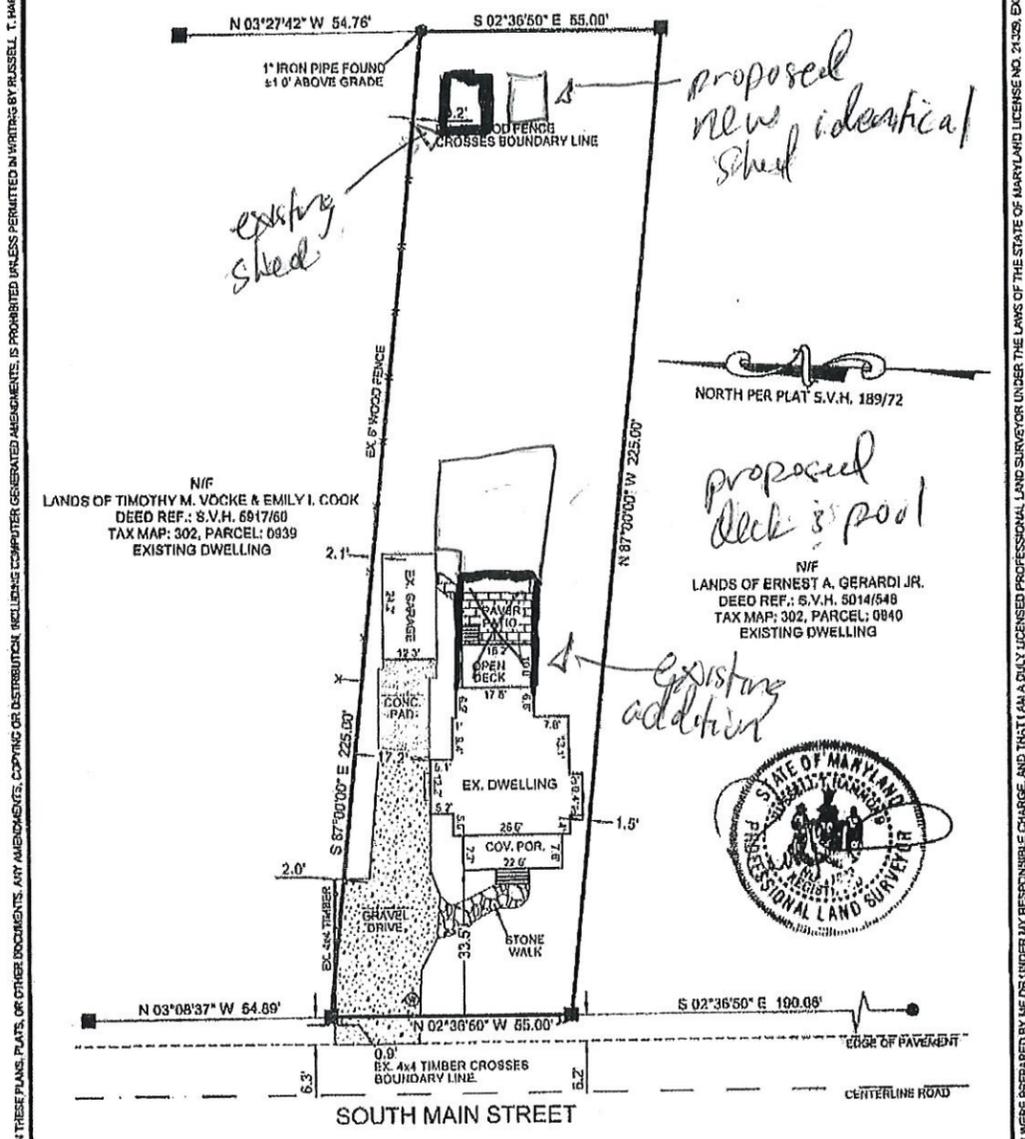
The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for June 3rd 2020 (date).

Applicant Signature: [Signature] Date: 5/21/2020

APPROVED:  
\_\_\_\_\_  
Historic District Commission Chair (Date)      Planning Director (Date)

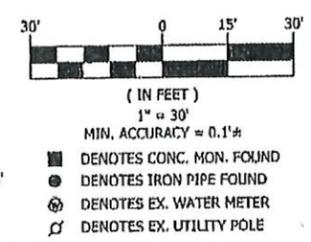
NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

NOTE: A PERPETUAL EASEMENT AND RIGHT OF WAY, TO BE USED FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND RECONSTRUCTION OF AN UNDERGROUND WATER MAIN TO BE LOCATED WITHIN A FIVE FOOT STRIP BORDERING UPON THE EASTERLY EDGE OF THE PAVED PORTION OF SOUTH MAIN STREET, IN THE TOWN OF BERLIN, AS PRESENTLY PAVED. (SAID EASEMENT PER DEED RECORDED IN LIBER 434, PAGE 692)



**BOUNDARY SURVEY WITH LOCATION OF IMPROVEMENTS**  
**LANDS OF GEORGE AND DENISE STEPHANOS**  
**THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND**  
**TOWN OF BERLIN**

**GENERAL NOTES:**  
 ADDRESS: 507 SOUTH MAIN STREET  
 TAX MAP: 302, PARCEL: 0939  
 DEED REF.: S.V.H. 4382/460  
 PLAT REF.: S.V.H. 189/72  
 LOT AREA: 12,316 S.F. ±  
 EX. ZONING: R-1  
 ZONING SETBACKS:  
 FRONT: 25' OR 50' FROM C/L R.O.W.  
 REAR: 35', SIDES: 10' MIN., TOTAL = 25'  
 FLOOD ZONE: X  
 PER FIRM NO. 240141 0153 H  
 DATED JULY 16, 2015



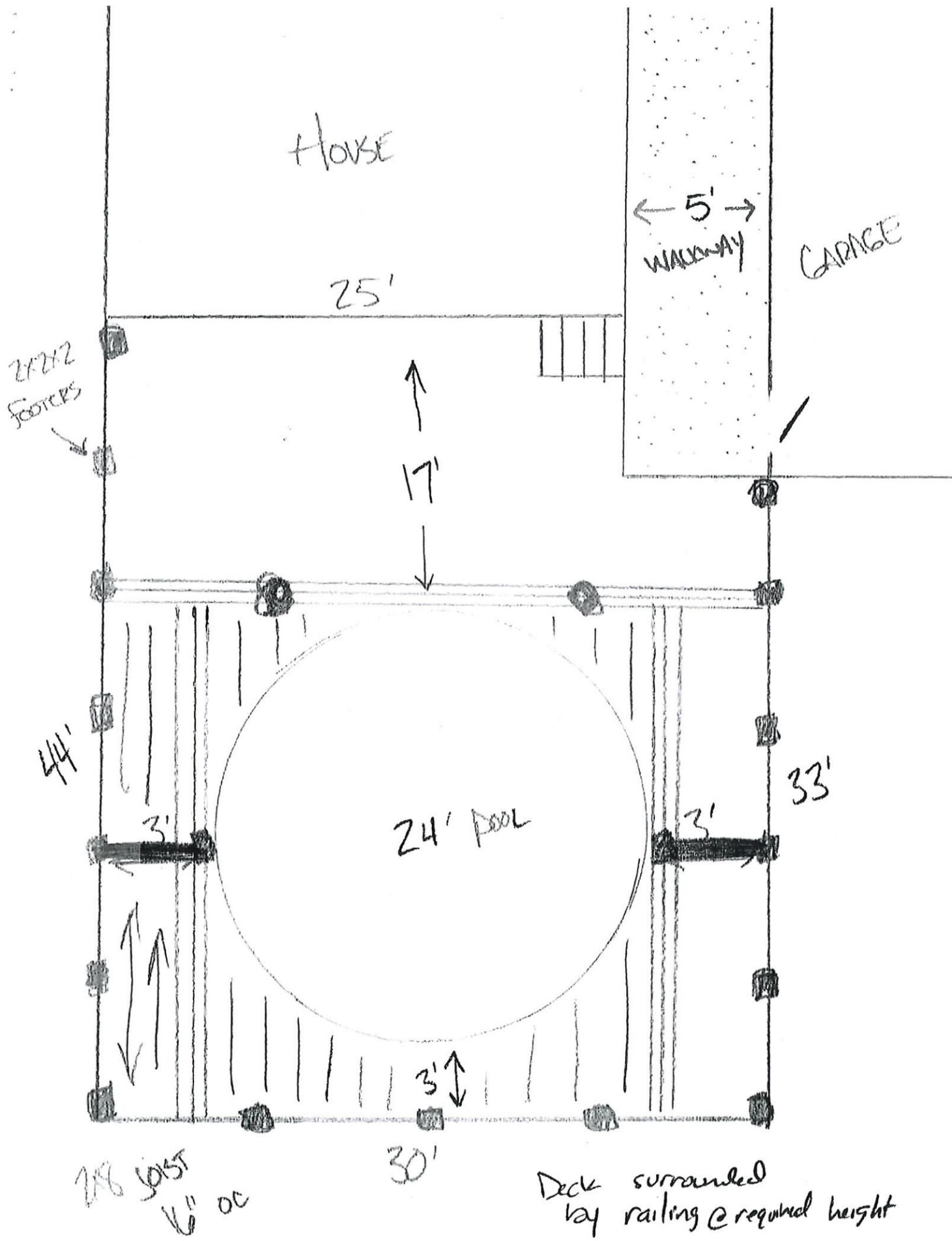
**RUSSELL T. HAMMOND**  
*Surveying, L.L.C.*  
 SURVEYING - LAND PLANNING  
 10310 Hotel Road Bishopville, MD 21813  
 (410) 352-5674 - (410) 726-8076

DRAWN BY: R. SAVAGE  
 FILE NO.: 2018-2217  
 DATE: 10/01/2018

RUSSELL T. HAMMOND SURVEYING, L.L.C. RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS, PLATS, OR OTHER DOCUMENTS. ANY AMENDMENTS, COPIES OR DISTRIBUTION, INCLUDING COMPUTER GENERATED AMENDMENTS, IS PROHIBITED UNLESS PERMITTED IN WRITING BY RUSSELL T. HAMMOND SURVEYING, L.L.C.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 2109. EXPIRATION DATE 10/20/25







# Mayor & Council of Berlin

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## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 5/27/20 Subject Property Location: 195. MAIN Case #: 2020-07  
Property Owner: DANIEL GAGGER Owner Phone # 410 236 8703  
Owner Address: 201 SPENCERS WAY 21093 Owner Email: DAELT1.DG@GMAIL.COM  
Agent/Contractor: KEVIN MCCARTHY Agent Phone# 443 506 2555

Work Involves:  Alterations  New Construction  Addition  Demolition  Sign  Other

DESCRIPTION OF WORK PROPOSED:
<u>RE MODEL AN EXISTING 1 BR GARAGE/GUEST HOUSE</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 JUNE 3<sup>RD</sup> (date), 5.30 PM

Applicant Signature

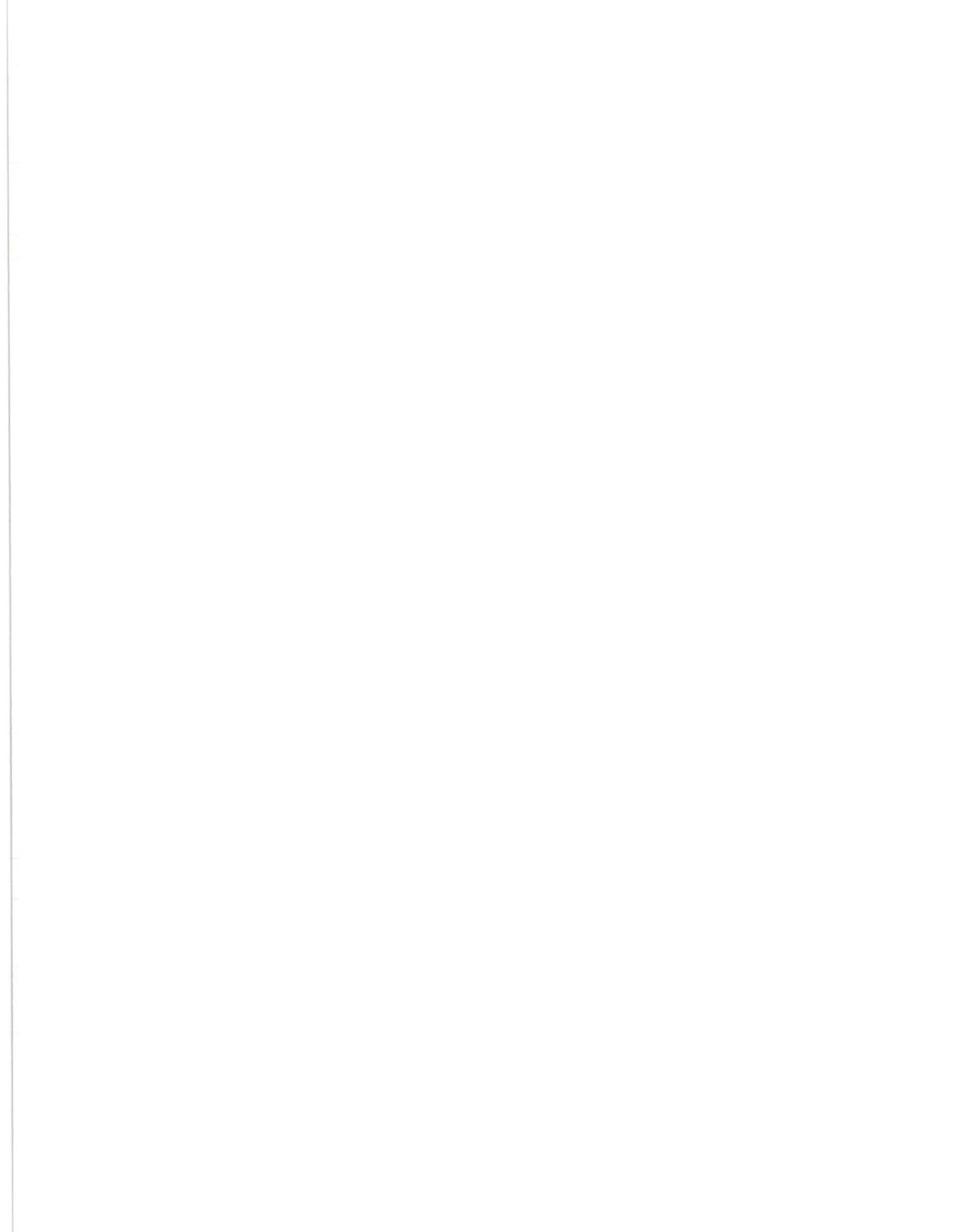
Date

5/27/20

APPROVED:

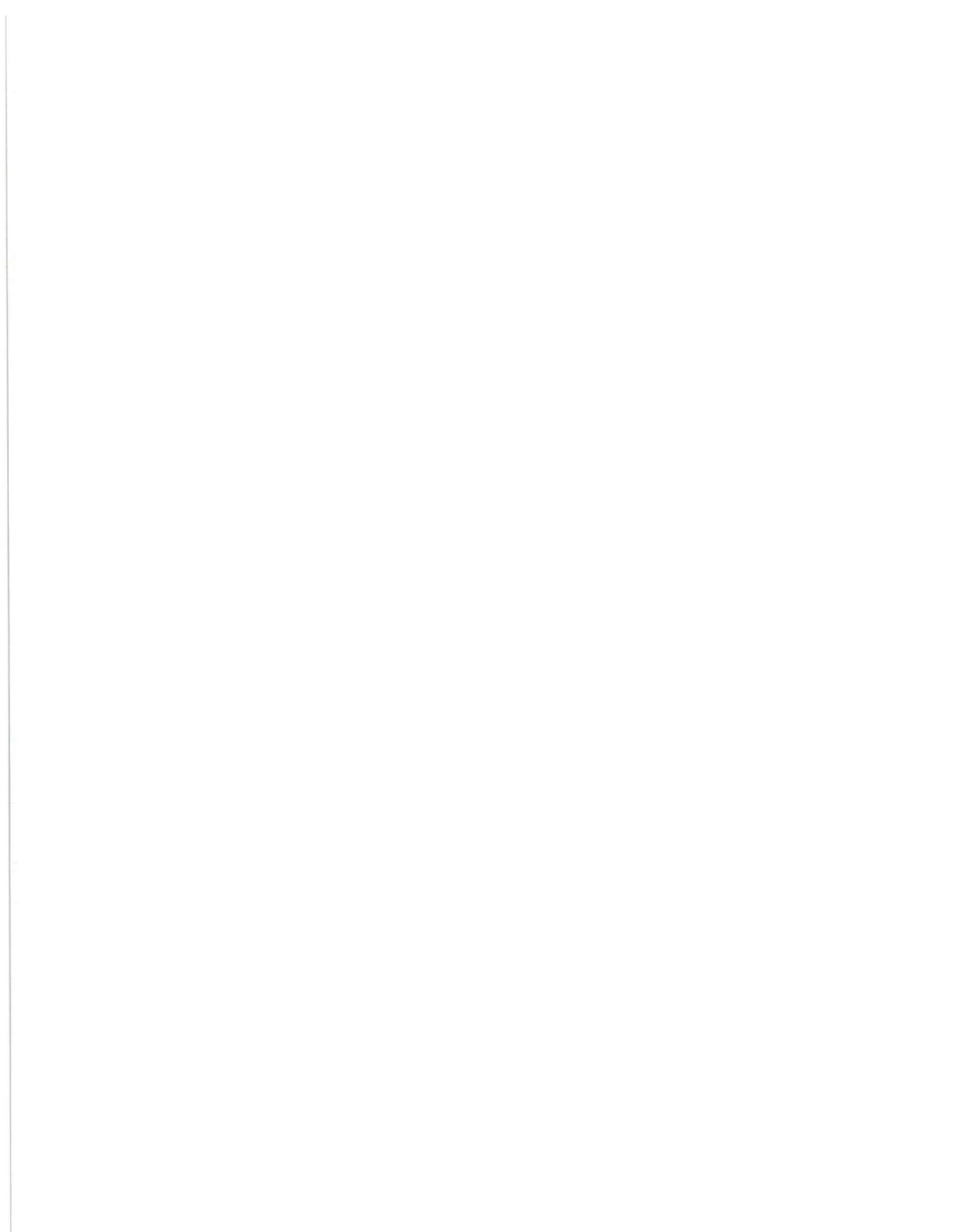
Historic District Commission Chair (Date)

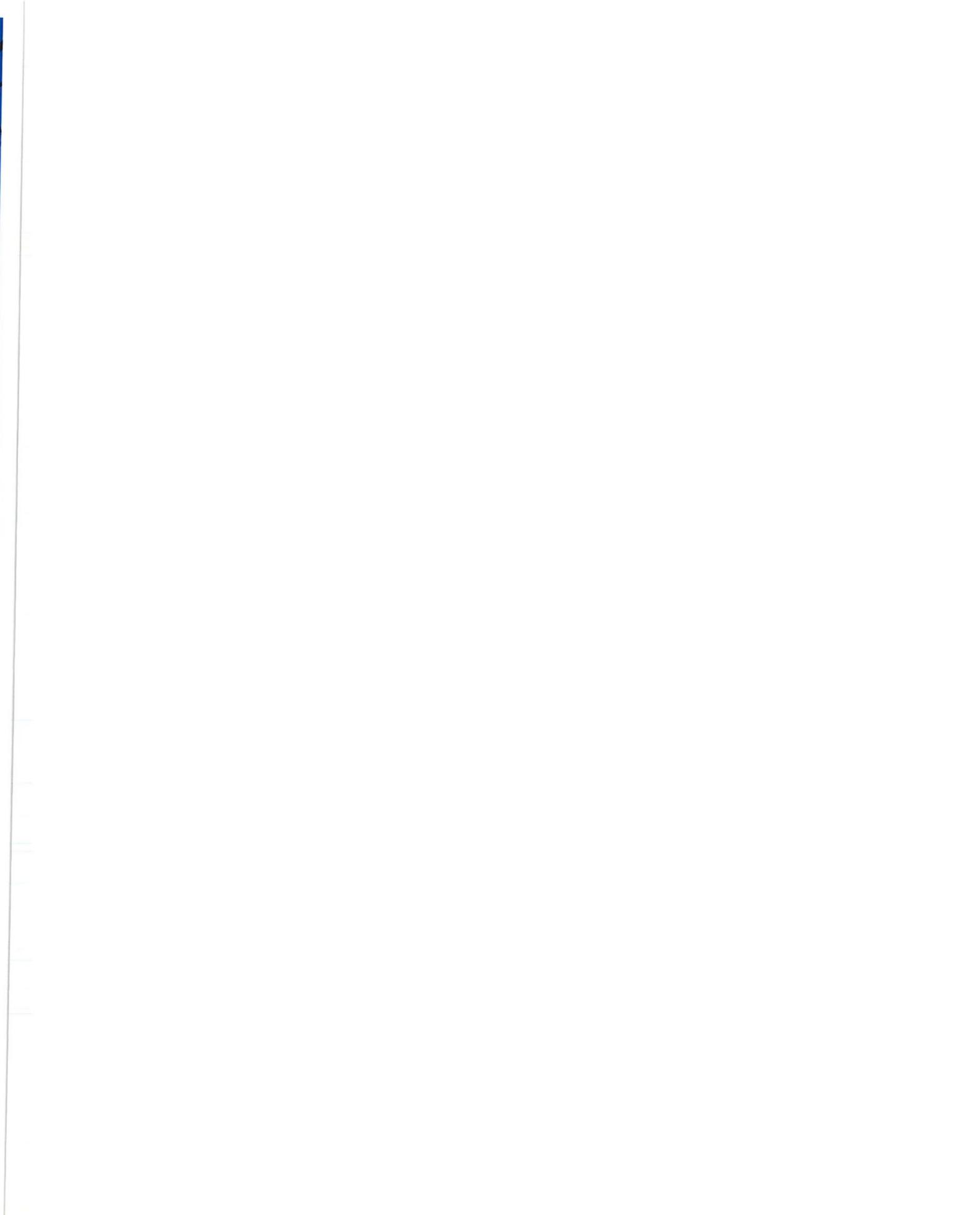
Planning Director (Date)















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## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 5-19-20 Subject Property Location: 12 Broad St Case #: 2020-08

Property Owner Burley Holdings Tenant - Burley Cafe Owner Phone # Tenant - 443 944 7856

Property Owner Address 10016 Old Ocean City Blvd Owner Email: nbrushmiller@gmail.com

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

Work Involves:  Alterations  New Construction  Addition  Demolition  Sign  Other

### DESCRIPTION OF WORK PROPOSED:

- 6 ft fence on side of Gay st to enclose area for outdoor casual seating
- Walk-in cooling unit placed outside w/in enclosed area
- Replace former Globe sign in like kind & quality

### DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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Applicant Signature [Signature] Date 5-19-20

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

As included in our plans submitted to the Planning and Zoning department, we are requesting the following:

- 6ft high wooden fence to enclose the outdoor area
- Placement of walk-in cooler on existing concrete pad. The cooler will be hidden by the wooden fence with the exception of the mechanical cooling unit located on top
- Large lighted sign to be hung on front of building

**Details:**

Fence: We would like open air seating options outside. To adhere to liquor board regulations, any outdoor seating with alcohol consumption requires an enclosed area to monitor and secure beverages are consumed only by patrons and they cannot leave the premise with open containers. With this we are proposing to add a 6ft high wooden fence on the side adjacent to Gay Street that matches the present fence on the other two sides. The fence will have an emergency gate for patrons and a larger gate for product delivery from suppliers.

Walk-in placement: In addition to our intent to expose the historic natural brick and beamed ceilings of the Globe, we have also opened up the kitchen area. In doing so we have placed the walk-in cooling units outside on a pre-existing concrete pad where the shed used to be. This allows for more space in the kitchen and also more room for patrons in the entry way

Outdoor seating: Option for summer casual seating. Would not be seen from street view.

Sign: Would like to replicate the prior signage in like size and kind that was removed from front of building to continue the historic theater replication with light-up sign and marquis.

Current outdoor space has 6 ft wooden fence around portion of the perimeter, parking, and multiple dumpsters



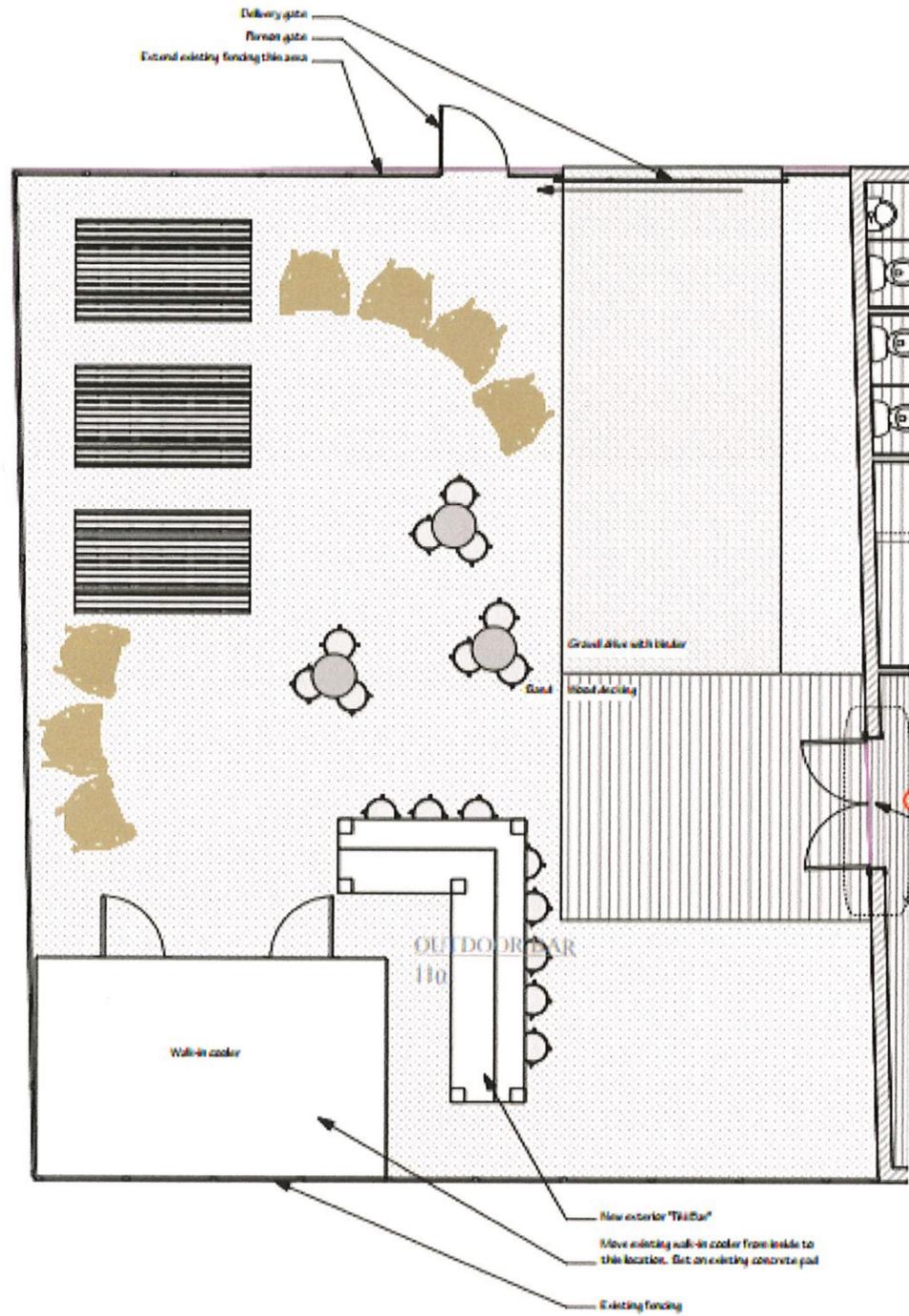
Side area where small dumpster will be placed





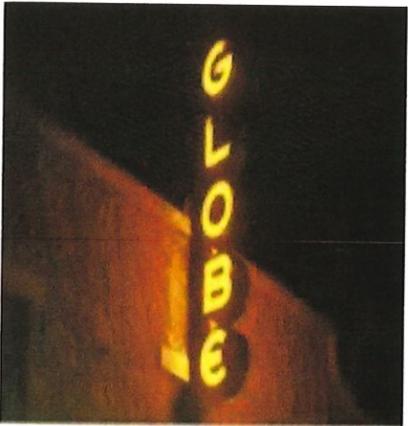
Prior marquis and light up sign replicating theater look

Proposed Enclosed Outdoor Area





The Globe official Logo for sign above marquis



Soft yellow lighting representative of natural gas lighting like we had in our lamp posts.



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## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 05/12/2020 Subject Property Location: <sup>7,11,13,15,17,&19 Main Street</sup>  
<sub>10 William St and 10,12,14,16 Pitt Street</sub> Case #: 2020-09

Property Owner The Heart of Berlin LLC Owner Phone # (410) 430-1193

Owner Address 100 Marvel Rd Salisbury, Md 21801 Owner Email: Frank.Willing@pauldavis.com AND Chris@naicoastal.com

Agent/Contractor: Paul Davis Restoration Agent Phone# (410) 430-1193

Work Involves  Alterations  New Construction  Addition  Demolition  Sign  Other

DESCRIPTION OF WORK PROPOSED:  
Updates to the Main Street facade to include removal of existing awning and addition of new metal awning supported by tie rods. Ground level shall receive a refreshed facade. William and Pitt facades shall have existing stucco finish and awning removed. Ground level shall receive additional storefronts and material upgrades. Upper level will attempt to have existing brick exposed and vinyl windows installed where necessary. Refer to renderings for additional clarifications.

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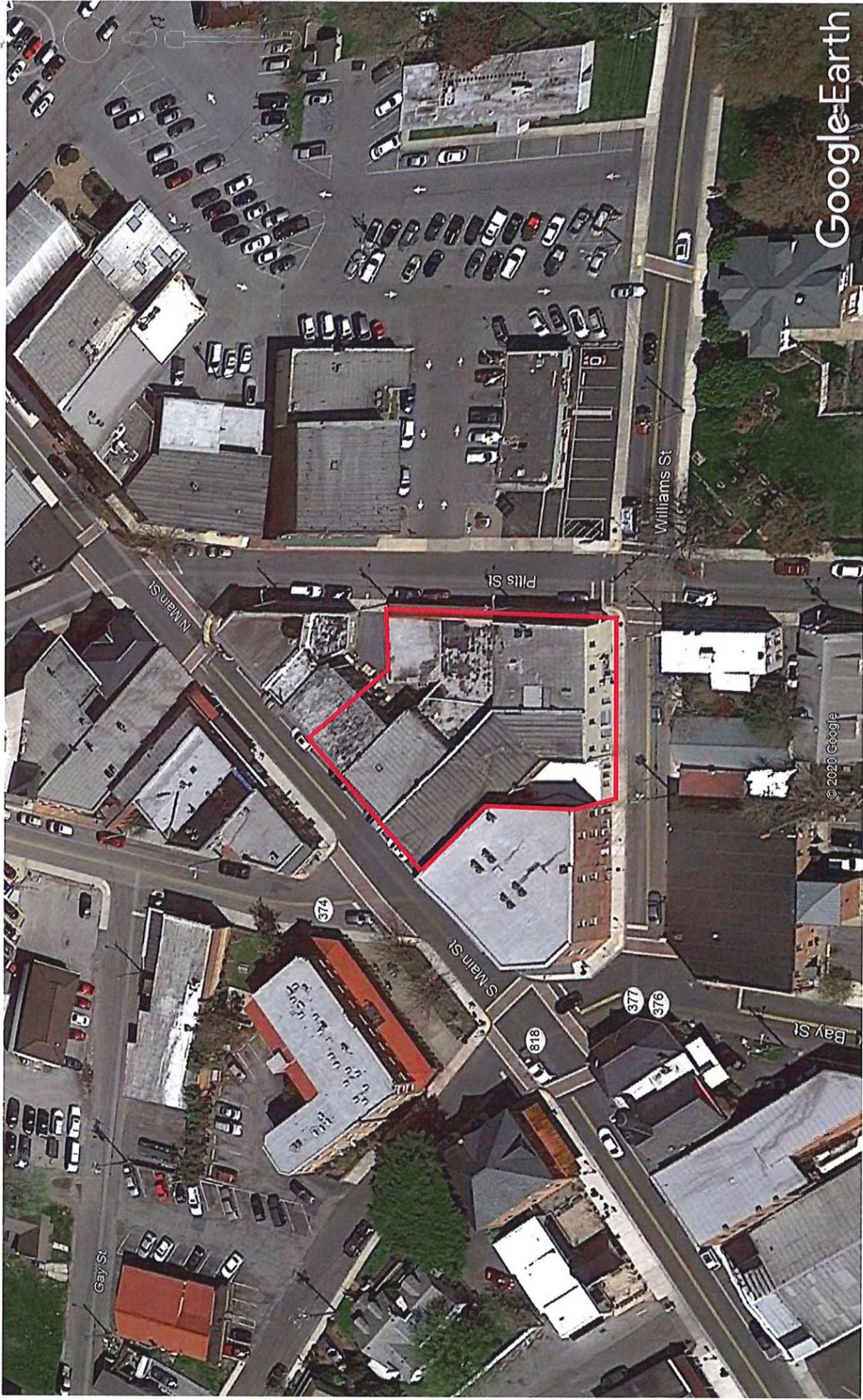
The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for June 3, 2020 (TBD) (date).

Applicant Signature Frank W. Willing Date 5/13/2020

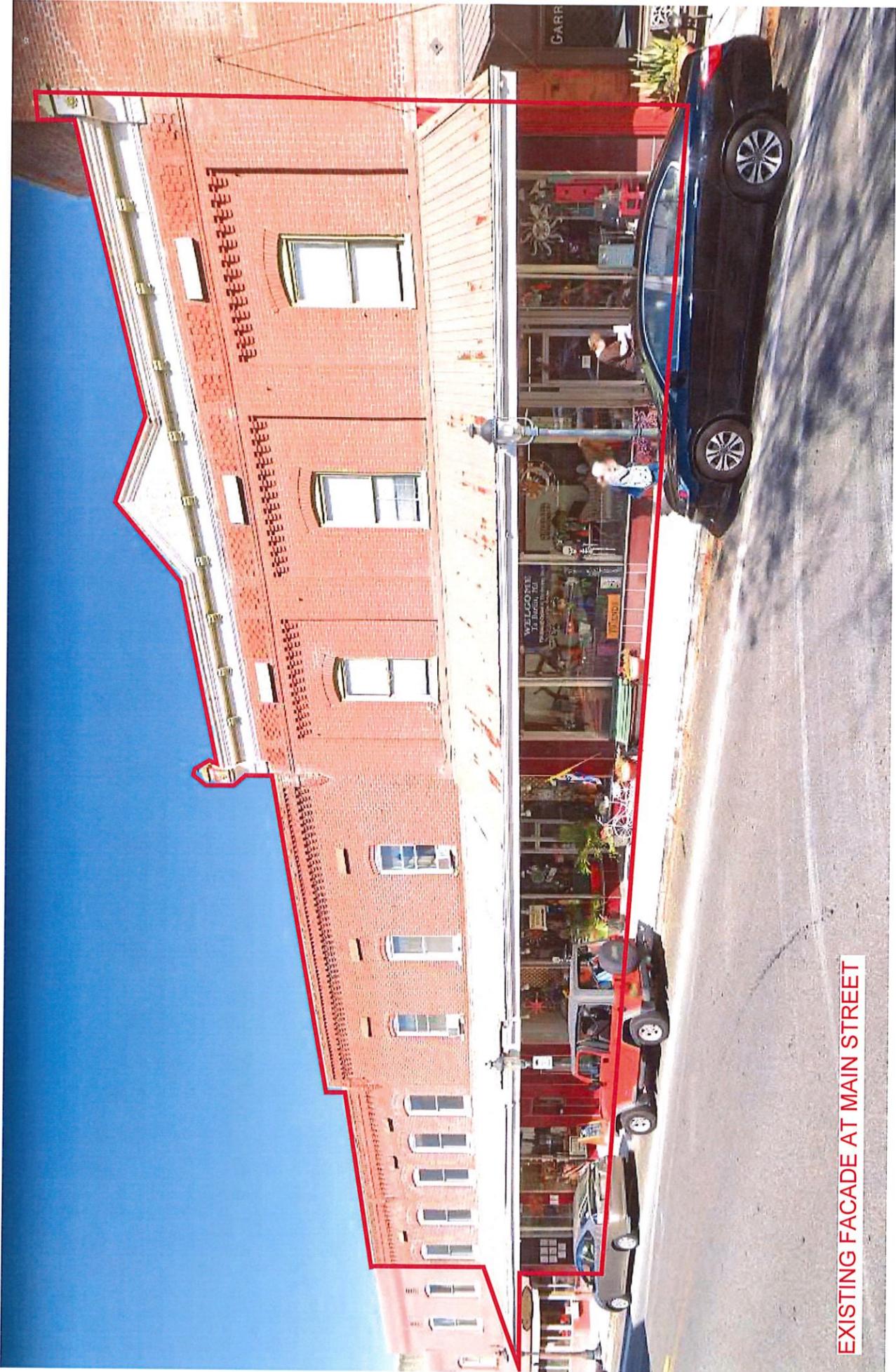
APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)



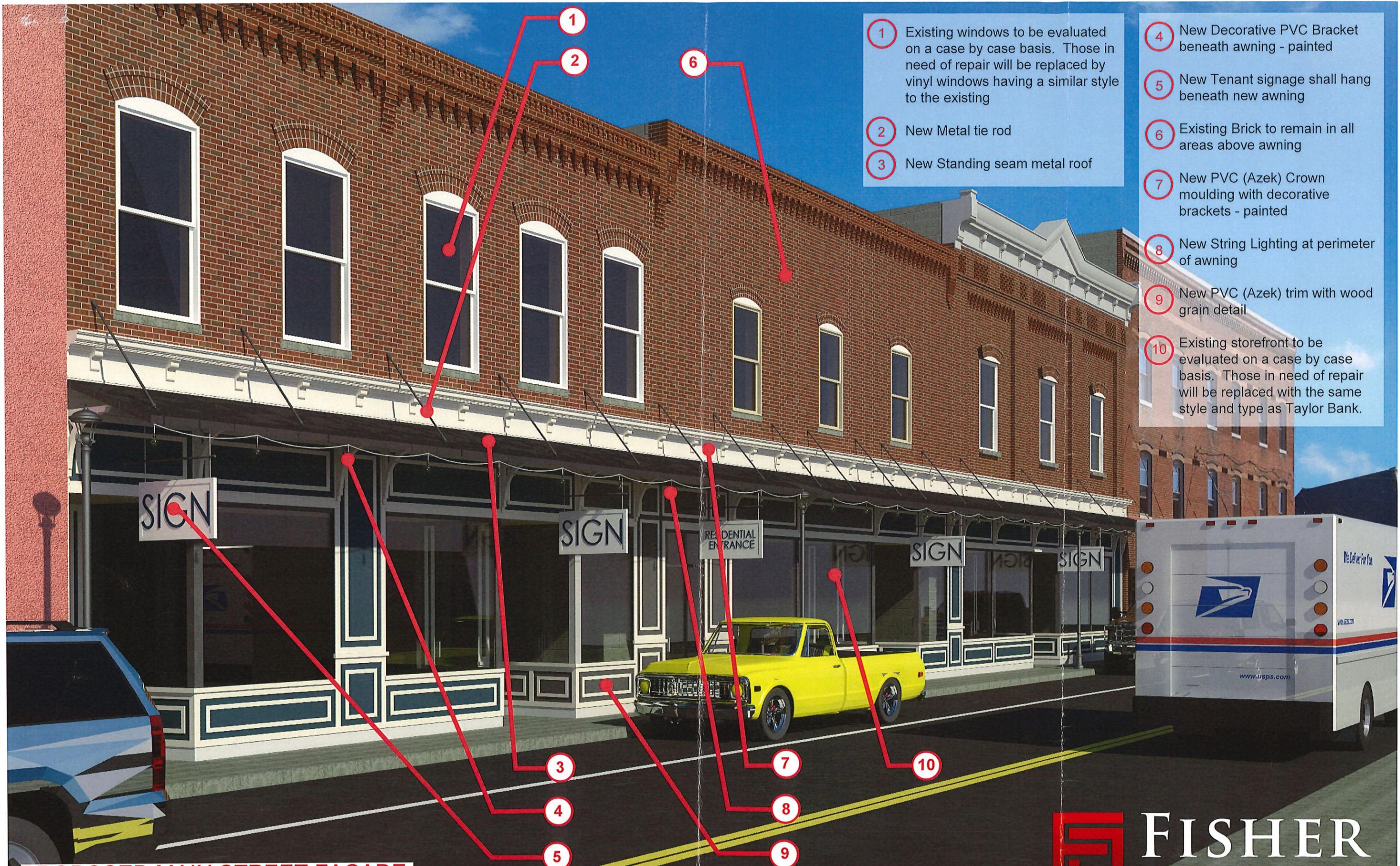
Google-Earth



EXISTING FACADE AT MAIN STREET



PROPOSED MAIN STREET FACADE

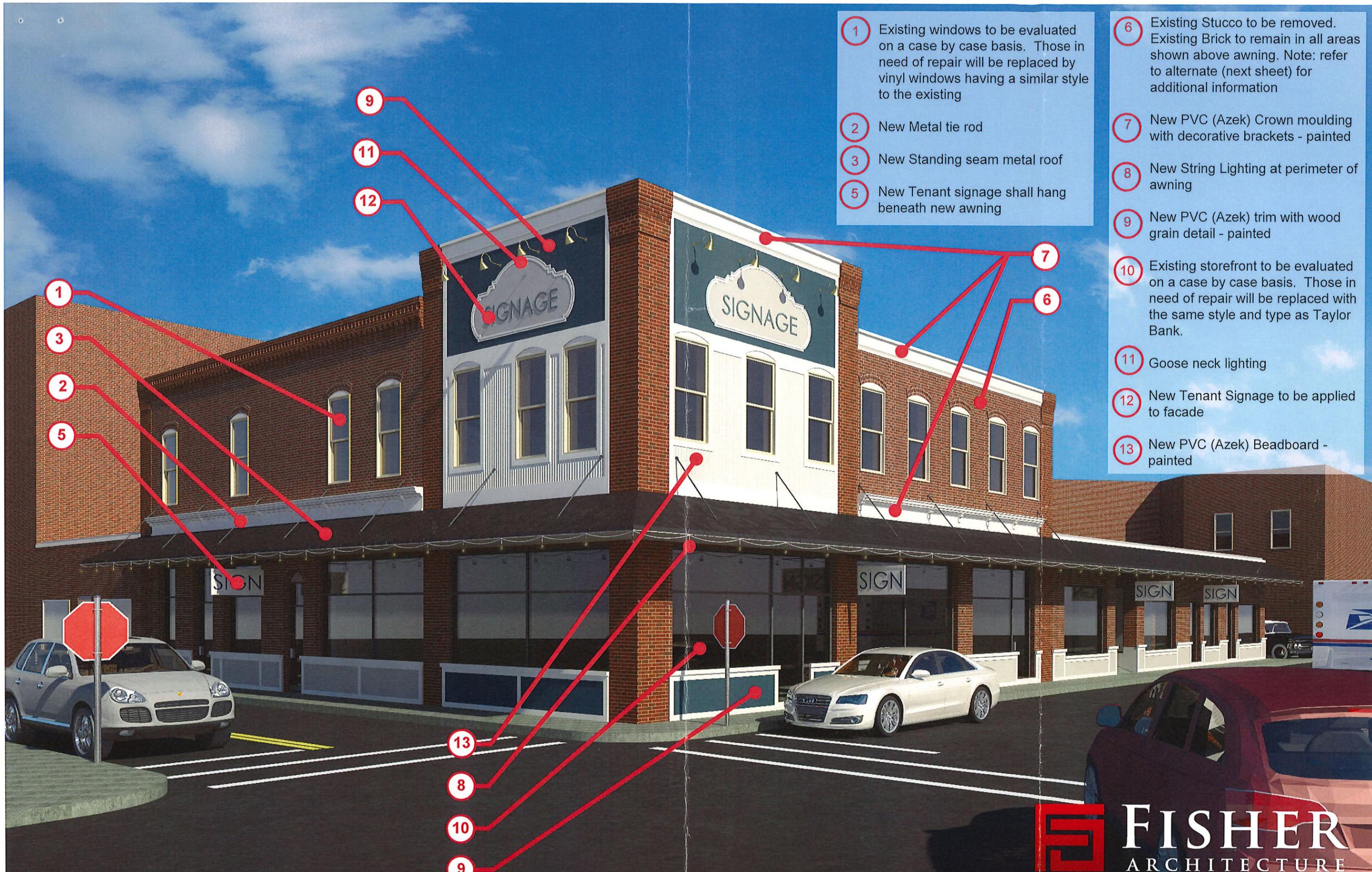


- 1 Existing windows to be evaluated on a case by case basis. Those in need of repair will be replaced by vinyl windows having a similar style to the existing
- 2 New Metal tie rod
- 3 New Standing seam metal roof

- 4 New Decorative PVC Bracket beneath awning - painted
- 5 New Tenant signage shall hang beneath new awning
- 6 Existing Brick to remain in all areas above awning
- 7 New PVC (Azek) Crown moulding with decorative brackets - painted
- 8 New String Lighting at perimeter of awning
- 9 New PVC (Azek) trim with wood grain detail
- 10 Existing storefront to be evaluated on a case by case basis. Those in need of repair will be replaced with the same style and type as Taylor Bank.

PROPOSED MAIN STREET FACADE





- 1 Existing windows to be evaluated on a case by case basis. Those in need of repair will be replaced by vinyl windows having a similar style to the existing
- 2 New Metal tie rod
- 3 New Standing seam metal roof
- 5 New Tenant signage shall hang beneath new awning

- 6 Existing Stucco to be removed. Existing Brick to remain in all areas shown above awning. Note: refer to alternate (next sheet) for additional information
- 7 New PVC (Azek) Crown moulding with decorative brackets - painted
- 8 New String Lighting at perimeter of awning
- 9 New PVC (Azek) trim with wood grain detail - painted
- 10 Existing storefront to be evaluated on a case by case basis. Those in need of repair will be replaced with the same style and type as Taylor Bank.
- 11 Goose neck lighting
- 12 New Tenant Signage to be applied to facade
- 13 New PVC (Azek) Beadboard - painted