



Historic District Commission Meeting Agenda

Berlin Town Hall
10 William Street
Wednesday, July 1, 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; 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, 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

July 01, 2020– 5:30 PM

Berlin Town Hall – Council Chambers

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: June 3, 2020
4. Continuation of Case # 2020-07 – 19 South Main Street
5. Dolle's – 1 South Main Street Unit B – Requesting Signage
6. Comments from the Public
7. Comments from Staff
8. Comments from the Commissioners
9. Comments from the Chairman
10. 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 3rd, 2020

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

Chairman Carol Rose called for a motion to adopt the June 3rd, 2020 agenda. Mr. Norman Bunting made the motion to adopt the June 3rd, 2020 agenda. Mrs. Mary Moore seconded the motion and it was unanimously accepted by the commission. Chairman Carol Rose call for a motion to approve the minutes from the May 5th, 2020 meeting. Mr. Robert Poli made the motion to approve the minutes from the May 5th, 2020 meeting. Mr. Norman Bunting seconded the motion and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 2020-05 for 104 Pitts Street, the Blacksmith Restaurant. This case was a continuation from the May 20th meeting for roof materials for the deck and the pergola. The corrugated clear material that was proposed was passed around so the members could look at it. Mrs. Laura Stearns told the commission she had seen this material used at other restaurants and it always looked dirty and gets moldy. She asked Mr. Joe Pino if he would be replacing it if it started looking bad. Mrs. Mary Moore asked how the company suggests cleaning the material. Mr. Joe Pino stated it depends on where you're at and if you're near trees. He told the commission it could be power washed. Mr. Pino stated the material had a lot of strength to it. Mr. Pino stated more restaurants have gone to the clear. Mr. Robert Poli thought it was a good idea. He said he had asked Ms. Zegna how it would be shaded on hot days. She told him maybe with some rollout bamboo shade on top. Mr. Norman Bunting said he thought it maintained its look.

Chairman Carol Rose called for a motion for Case # 2020-05 a continuation for 104 Pitts Street. Mr. Norman Bunting made the motion to approve Case # 2020-05 for the corrugated roof to be placed on the pergola. Mr. Robert Poli seconded the motion and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 2020-06 for 507 South Main Street. Requesting an above ground pool, deck and shed which is in the rear of the home and can't be seen from the street. Chairman Carol Rose reminded the commission members that they had previously approved an addition to the rear of the home. Mrs. Laura Stearns thought it was great. Mr. Norman Bunting thought it was great but noted make sure you can't see it from the road. Mr. Robert Poli was okay with it. Mrs. Mary Moore stated it was okay. Mrs. Laura Stearns made the motion to approve Case # 2020-06 as presented. Mr. Norman Bunting seconded the motion and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 2020-07 for exterior renovations to a detached garage located at 19 South Main Street. Chairman Carol Rose stated she had a letter that she wanted to read into the minutes of the meeting from a neighbor. At this time no public is allowed in the

meetings due to Covid-19 pandemic. The letter was from a resident of Berlin, Mr. Reggie Mariner of 17 South Main Street. Chairman Carol Rose read his letter out loud during the meeting. This was the only letter received to be read during the meeting for this case. Mrs. Laura Stearns stated she agreed with the letter. She stated she had done renovations to her home also in the Historic District. Mr. Norman Bunting stated when you present to the Historic District Commission we ask for materials and samples of what you would be using to complete the project. He stated as it stands, they don't know what has been used there. He thought it would be hard to render a decision. He stated you have changed the look of the outside of the building. Would like to know what type of windows were used. Mr. Robert Poli stated he also agreed with what was said. He stated he has a carriage house on South Main in the Historic District. Mrs. Mary Moore asked if the realtor had disclosed that this was in the Historic District. Mr. Gauger explained when they purchased the home the garage was set up with one-bedroom apartment. The realtor said it was a rental. Mr. Gauger stated they wanted to retire here and when he went to sell his business learned it would take another year. He stated he had got his plans drawn up for the permit. He said he had not changed the footprint and was using board and batten siding and made it look much better.

Chairman Carol Rose replied Mary's question was did the realtor tell you this house was in the Historic District? Mrs. Carol Ann Gauger stated they were not told the house was in the Historic District. Planning Director Dave Engelhart told the commission that the town does not have a code that requires the realtor to tell potential buyers that information. He stated you would think they would let their clients know. Mr. Engelhart stated he questioned the contractor and told him no kitchen was allowed. The contractor stated it would be in kind. So, when he explained what he was going to do he said he could proceed with the project. Mr. Engelhart stated he didn't know they wanted to use it for a dwelling unit. He stated he didn't know that the primary house was rented to a different tenant. Mr. Engelhart stated he didn't have all the information. The house was built in the 1900's and the rear garage later.

Mrs. Mary Moore stated she was very unhappy. She stated the realtor should have told them the house was in the Historic District. She stated this should never happen again and this was very unattractive. Mr. Gauger told the commission they were not finished with it yet and they could do whatever they wanted them to do. He stated they were very flexible. Chairman Carol Rose asked if anyone had any issues with the architectural shingles. No one objected. Mrs. Laura Stearns stated she would not tell them to take the shingles off. But if the commission had a chance from the beginning to make comments. Chairman Carol Rose asked about the board & batten. Mrs. Mary Moore stated it looked like a temporary rental. Mr. Robert Poli asked what needed to be done to finish the project. Mr. Poli suggested Mr. Gauger put together a design and come back with samples and a diagram to let them know what he wants to do. Chairman Carol Rose told the Gaugers that everyone on the board were willing to help them. Mrs. Laura Stearns stated in Mr. Engelhart's defense he was told it would be the same, but it is not. It has two windows and a door. The commission gave some suggestions to try to change the look of the garage. Mrs. Stearns told them the garage was very visible to the street. Mr. Poli gave them his number to call. Chairman Carol Rose requested a continuance till next month's meeting. Mr. Engelhart stated that the use and zoning was not in the commission's purview. Mr. Gauger asked if they could continue with the inside. Mr. Engelhart replied that is my purview. Mr. Engelhart stated they are looking at an accessory dwelling in that district that is not permitted.

Discussion continued about what they would do to the house. Chairman Carol Rose stated she would entertain a motion for a continuance till the next meeting. Mrs. Laura Stearns made the motion for the continuance at next months meeting. Mrs. Mary Moore seconded the motion and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 2020-08 12 Broad Street Mr. & Mrs. Bryan Brushmiller requesting walk-in freezer, outdoor seating, fence and signage. Chairman Carol Rose asked Mr. Brushmiller how he was going to shield the dumpster from being seen from Gay Street. Mr. Brushmiller told her there is nothing shielding them now. He replied he didn't know he was supposed to shield the dumpster and asked if they wanted it shielded how would they like him to do that. He stated the dumpster would go beside the walk-in cooler. He asked if a trellis and planting that would grow on the trellis be okay like clematis. Chairman Carol Rose stated the previous owner tried to make it look attractive. Mrs. Nicole Brushmiller replied they agreed. She stated on the closing in of the third side it would be the same fencing. Chairman Carol Rose thought they should paint it the same color. Mrs. Mary Moore thought they had done a good job at the beer garden. Mr. Brushmiller told the commission they take this very seriously and they live here. He said they could replicate the trellis with roses.

Mr. Norman Bunting told him he had a good imagination referencing the beer garden that Mr. Brushmiller owns. Mrs. Brushmiller stated they are trying to come together with others to share a dumpster. Chairman Carol Rose asked about the walk-in freezer. Mrs. Brushmiller stated they wanted to put vegetation, vines and potted plants on top of it. Mr. Brushmiller stated the idea is to use an acid look which would make it look like it's been there for a while. Mrs. Laura Stearns thought of a mural. Mr. Norman Bunting liked the idea of the mural. Mr. Robert Poli asked about the roof would it be a pergola type. Mr. Brushmiller stated per the Heath Department it would need a roof. Mr. Poli stated he was happy with the whole project. Mrs. Brushmiller stated it would be a tin roof to cover the bar and the patrons on the bar stools. Mr. Bunting told them if it could be seen from the street, they would have to see it. Mr. Norman told Bryan they would need to see the materials. They showed the corrugated material that was used for 104 Pitts Street. Mr. Brushmiller said slanted roof, fencing for the enclosure is the same, trellis on the side with vegetation and eight stools outside.

Planning Director Dave Engelhart asked if what they were proposing was acceptable to the commission. Mr. Poli said he didn't see an issue with it because you have a parking lot across the street. Chairman Carol Rose asked Mr. Brushmiller about the material for the roof he stated the clear corrugated is what they want to use. The fence they would stain. Discussion on the vegetation for the trellis. Chairman Carol Rose said the sign was beautiful. Planning Director Dave Engelhart asked about the signage would it lay flat on the wall. Mr. Brushmiller stated they wanted to use the lettering with a vertical globe. Mr. Brushmiller stated the sign will remain on Broad Street. Mrs. Mary Moore thanked the Brushmiller's for what they were doing.

Chairman Carol Rose called for a motion for Case #2020-08 for 12 Broad Street. Mr. Robert Poli made the motion to approve Case # 2020-08 with the walk-in freezer, outdoor seating, fence and signage with the addition of the roof over the pergola and material. Mr. Norman Bunting seconded the motion and it was unanimously accepted by the commission.

Chairman Carol Rose called the applicant Case # 2020-09 The Heart of Berlin. Chairman Carol Rose asked Mr. Keith Fisher to give the presentation. Chairman Carol Rose introduced Mr. Chris Davis and Frank Willing to the commission members. Mr. Keith Fisher wanted to begin the presentation by introducing Mr. Chris Davis and Frank Willing. Mr. Davis stated he and Mr. Frank Willing had done projects together before. He and Mr. Jack Burbage had discussed the project and that's when he brought in Mr. Frank Willing. He told the commission that Berlin had done a great job on branding the town. They felt confident about the project and wanted to pursue it. They have been working on it for a few weeks and it had evolved quickly. He stated he thought this building was the heart of Berlin. He said they have not bought the building, but it was under contract. Mr. Frank Willing thanked the commission for having them. He gave a little background on themselves. He stated this has been something he has wanted to do for a long time. He stated what they will propose the town will be very proud of.

Mr. Keith Fisher told the commission that Mr. Frank Willing had done the renovations to Calvin B. Taylor Bank here in town. They also did work on PNC when the vehicle ran into the side of the Bank. Mr. Keith Fisher stated they want to recreate the store fronts remove the awnings. He would like to recreate the raised panels on the store fronts. Trying to raise the interest and appeal to quality tenants for the town of Berlin. They would clean the brick up and repoint it try to maintain what life the building has. They have a lot of work on top. Mrs. Stearns asked would the building still say "Powell" he replied yes. Mr. Fisher stated any monumental bricks and dates would stay on the buildings any corner stones. Mrs. Mary Moore stated she was pleased with what she has seen. Mr. Robert Poli stated he would eventually like to see the neighboring properties follow suit. He stated to them to try to keep the window design and maintain the cornices and the building design. He gave them history stating that three fires devastated the town and the town is about one hundred years old. Mr. Fisher asked him are you talking about the big plate glass windows. He replied yes and the divided light in the glass. Chairman Carol Rose said on Pitts Street. Mr. Fisher said the idea is to take the stucco off the building and to bring back as much of the brick as they can. In the studies they have done their will be some issues with it some of the brick is gone to a certain extent. In this façade they are going to have to go with the flow. The goal is to be as transparent as they can, he said not going to promise something they can't keep. He stated they are creating an elevation that they want to follow Main Street. He stated Main Street has its own feel and, on this street, you want to create a destination that would make someone want to go down that street. That was idea behind the tower look. They will bring the window look back in and the cornices. He stated they would like to keep the look that is in the brick work as much as they can. On the right side is the worst the parapet has deteriorated. He stated a lot of the work up top would be challenging. The white band just matches Taylor Bank. The tenant will want a sign, not here for that but felt this would be a point of destination. The shape of the sign is like the Welcome to Berlin sign. The idea was to try to pull these things together and connect what was familiar he stated.

Chris Davis's thought was how to make Pitts Street like Main Street but to rebrand it. That's why they raised the walls and signage. They want to take away the white brick and are open to ideas. Mr. Norman Bunting stated everything you are doing is great. He said when he looks at it, it looks too modern for him. Mrs. Mary Moore said it doesn't look historic. You may have bricks that fall apart, Chris said the guys want to do all brick. They want to save as much brick as possible. Mrs. Moore said she understood they don't know what they are getting in to because

of the brick. Chris stated what they are building would have sprinkler system updates from the codes and a cost to get this ready for tenants and people upstairs. Mr. Robert Poli stated he went through the guidelines because he wanted to be on the same page to help make his decision. He read the guidelines to them. He discussed the significance of the Commercial District. He read the purpose of the Historic District Commission and Considerations. He read the standards of rehabilitation. He stated the information could be found on Maryland Historic Trust. Mr. Poli thought the roof lines should remain the same.

Mr. Keith Fisher stated that the work to be done to the building was major. They must look at how to make the building rentable. Mrs. Laura Stearns stated she thought the building looked like Barnes & Noble. Mr. Fisher replied if the brick was there you wouldn't think that. He said the team would agree to bring the wall down some. Mrs. Stearns said the picture reflects how the town is today she stated she was concerned about the feel of people that might come to town. She stated the town is about the history and the charm of Berlin. She didn't like the tower look and wants it to remain with the old time feel. She asked if they could make it more victorian and charming. Mr. Fisher suggested they make an alignment of what is there and maintain the three levels. Chairman Carol Rose stated if it was all brick it would be fine. Mr. Fisher stated if they can take the height down due to the condition of the building. Planning Director Dave Engelhart stated the building is not structurally sound, so something must be done. Chairman Carol Rose read comments from several citizens in town that felt the design didn't reflect Berlin and was not unique to represent Berlin.

Mr. Frank Willing stated again to the commission members it's not a tower. He stated he had his mason on top on the building and he said he could save about 50% of the brick that's with putting a façade up there. He said he didn't know if it was possible to have all brick. He said he believed they could make the brick. Mr. Poli stated he didn't want the roof line to change. Mr. Frank Willing said it has to change because it is compromised. Mr. Chris Davis said they have a tenant that would come to the commission for signage. Mr. Frank Willing stated the building has had water damage for years. Mr. Fisher stated you can't put a metal cap on the building. Mrs. Moore thought it was a nice complement to Berlin. Chairman Carol Rose said she looked it. Mrs. Stearns didn't like the area where the sign would be located.

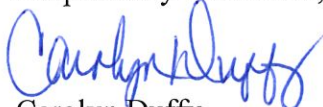
At this point Mr. Chris Davis stated they would not be coming back for another meeting. They need a decision. Mr. Keith Fisher said they are on a time limited schedule. Mr. Chris Davis stated they would brick it all where the white band is. If they can't it would be stucco. Planning Director Dave Engelhart stated the fascia and the band was how much they have too. Mr. Chris Davis stated it may seem flashy to you because it looks white but it's not white it's creamy color. Mr. Fisher said the white is gone and brick is there. He stated 24 inches is what they came in with will try to bring it down a foot in height. Chairman Carol Rose stated if a foot can't be done safely then the two foot would have to stand.

Mr. Fisher reiterated what they wanted (1) remove the white, (2) remove the corner element add more detail (3) reduce the area for signage (4) reduce element one foot in height if it can be done safely (5) Signage (6) use as much brick as possible (7) add windows with muntins for divided light.

Chairman Carol Rose called for a motion. Mr. Robert Poli made the motion to approve the Renovation to Main Street, Pitts Street and William Street with the following conditions or stipulations (1) remove the white, (2) remove the corner element add more detail (3) reduce the area for signage (4) reduce element one foot in height if it can be done safely (5) Signage (6) use as much brick as possible (7) add windows with muntins for divided light. Mr. Norman Bunting seconded the motion and it was unanimously accepted by the commission.

With no other comments from the public, staff, commissioners or chairman meeting was adjourned. Chairman Carol Rose called for a motion. Mrs. Laura Stearns made the motion to adjourn. Mr. Norman Bunting seconded the motion. 8:51PM

Respectfully Submitted,


Carolyn Duffy



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

www.berlinmd.gov



HISTORIC DISTRICT COMMISSION APPLICATION

Date: 5/27/20 Subject Property Location: 195. MAIN Case #: 2020-07
Property Owner: DANIEL GACIGER 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:

RE MODEL AN EXISTING 1 BR GARAGE/GUEST 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 8 1/2 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 JUNE 3RD (date).

5.30 PM

Applicant Signature

Date

5/27/20

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

CONTINUED TO JULY 1ST, 2020 MEETING











Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

www.berlinmd.gov



HISTORIC DISTRICT COMMISSION APPLICATION

Date: 6/19/20 Subject Property Location: 1 S. MAIN STREET UNIT "B" Case #: 7-1-20-10
Property Owner: ANNA DOLLE BUSHNELL Owner Phone #: 443-614-9638
Owner Address: 6415 HERITAGE RD - BERLIN, MD 21811 Owner Email: anna.bushnell@dolles.com
Agent/Contractor: PHILLIPS SIGN CO Agent Phone #: 302-619-3550
Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Demolition ☒ Sign ☐ Other

DESCRIPTION OF WORK PROPOSED:

INSTALLATION OF EXTERIOR SIGN FOR DOLLES CANDYLAND
AS PER SUBMITTED DRAWINGS

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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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 7-1-2020 5:30pm (date).

Applicant Signature

Anna Dolle Bushnell for Anna Dolle Bushnell Date: 6/19/20.

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

linda@phillipssigns.biz

2/28/2020 11:57 AM

Hanging sign for Dolle's Candyland, Berlin

To annabushnell@dolles.com Copy gary@phillipssigns.biz

Good Afternoon Anna,
Here is the layout for the circular hanging sign for "Dolle's Candyland" in Berlin.
This is a very nicely made bracket, and heavy duty, too.
Hope this helps with the review board.
Have a great weekend!!!

Linda Porro (Designer)

Phillips Signs Inc

20874 Sussex Highway

Seaford, DE 19973

Ph. 302-629-3550

Fax 302-628-9082

www.phillipssigns.biz



-
- Dolle's---hanging sign for Berlin---2-28-20--LP.jpg (542 KB)
 - image003.jpg (5 KB)

WALL OF BUILDING

39-1/2" BRACKET



30"

30"

(1) HANGING DOUBLE-FACED ROUTED KOMACEL SIGN
PAINTED: GREEN (TBD)
BRACKET WILL BE BLACK
ATTACHED TO EXTERIOR BRICK WALL

FOR BERLIN

SCALE: 1-1/2"=1'-0" DATE: 2-28-2020 SALES CONTACT: GARY SPENCE

DESIGNER: LINDA PORRO PROOF# 1 PHONE: (302) 629-3550



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☐

APPROVED AS SUBMITTED

☐

REVISE & RESUBMIT

SIGNED:

DATE:

IF APPLICABLE, THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

IF APPROVED, PLEASE SIGN & FAX BACK TO 302-628-9082

MAIN CUSTOMER FOLDER: DOLLE'S

SUB FOLDER: DOLLE'S---BERLIN

FII F NAME: DOLLE'S---CIRCULAR HANGING SIGN DOLLE'S CANDY LAND---BERLIN---2-28-20-1 P