



**Mayor & Council of Berlin**  
**10 William Street, Berlin, Maryland 21811**  
Phone 410-641-2770 Fax 410-641-2316  
[www.berlinmd.gov](http://www.berlinmd.gov)



**Town of Berlin Historic District Commission**  
**May 20, 2020– 5:30 PM**  
**Berlin Town Hall – Council Chambers**

- 1. Call to Order**
- 2. Agenda Adoption**
- 3. Approval of Minutes- March 4<sup>th</sup>, 2020**
- 4. Blacksmith- 104 Pitts Street requesting front Dining Deck & Pergola**
- 5. Comments from the Public**
- 6. Comments from the Staff**
- 7. Comments from the Commissioners**
- 8. Comments from the Chairman**
- 9. 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  
March 4<sup>th</sup>, 2020

The Historic District Commission meeting for March 4<sup>th</sup>, 2020 was called to order by Chairman Carol Rose at 5:34PM. Members present were Carol Rose, Norman Bunting, Laura Stearns and Robert Poli. Member absent was Mary Moore. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

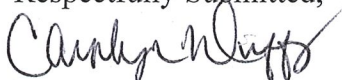
Chairman Carol Rose called for a motion to adopt the agenda for the March 4<sup>th</sup>, 2020 meeting. Mr. Robert Poli made the motion to approve the agenda. Mr. Norman Bunting seconded the motion and it was unanimously accepted by the commission. Chairman Carol Rose asked if there were any additions or corrections to the minutes of February 5<sup>th</sup>, 2020. She then called for a motion to approve the minutes from the February 5<sup>th</sup>, 2020 meeting. Mr. Robert Poli made the motion to approve the minutes from the February 5<sup>th</sup>, 2020 meeting. Mr. Norman Bunting seconded the motion and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 3-4-2020-03 15 William Street requesting signage. Ms. Christine Carpenter and Ms. Christina Mullaney came forward. Chairman Carol Rose asked if they were pleased with there location. They replied they were very pleased with the location. Mrs. Laura Stearns and Mr. Robert Poli both liked the sign. Mr. Norman Bunting asked if the sign would hang so you would be able to see it from either direction. Ms. Christine Carpenter replied yes. Chairman Carol Rose called for a motion for Case # 3-4-2020-03. Mr. Robert Poli made the motion to approve Case # 3-4-2020-03 for signage. Mrs. Laura Stearns seconded the motion and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 3-4-2020-04 for 3 South Main Mrs. Patti Backer. Chairman Carol Rose welcomed Mrs. Backer to Main Street. Chairman Carol Rose stated that Mrs. Backer was using the same sign that she had at her other location and the same brackets. Chairman Carol Rose asked if anyone had any questions for Mrs. Backer. They replied no. Chairman Carol Rose called for a motion to approve Case # 3-4-2020-04. Mrs. Laura Stearns made the motion to approve Case # 3-4-2020-04 as presented. Mr. Robert Poli seconded the motion and it was unanimously accepted by the commission.

Chairman Carol Rose asked if there were any comments from the public, staff or commission members. Chairman Carol Rose stated that Mr. Dave Engelhart and herself had been working on a few things around town. Discussion continued about different properties in town. With no other comments meeting was adjourned. Mr. Robert Poli made the motion to adjourn. Mr. Norman Bunting seconded the motion.

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: 5/6/2020 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: FRONT DINING DECK AND PEROLA

### 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

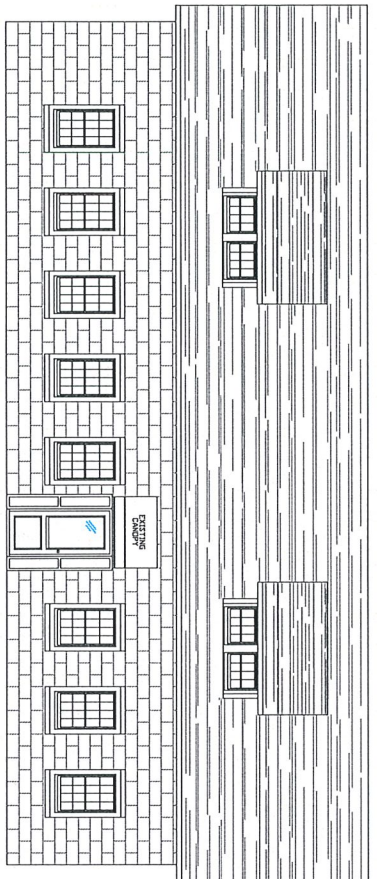
Date

5-6-20

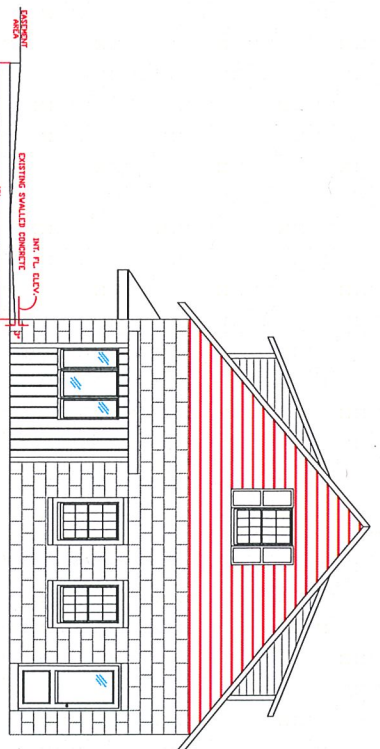
APPROVED:

Historic District Commission Chair (Date)

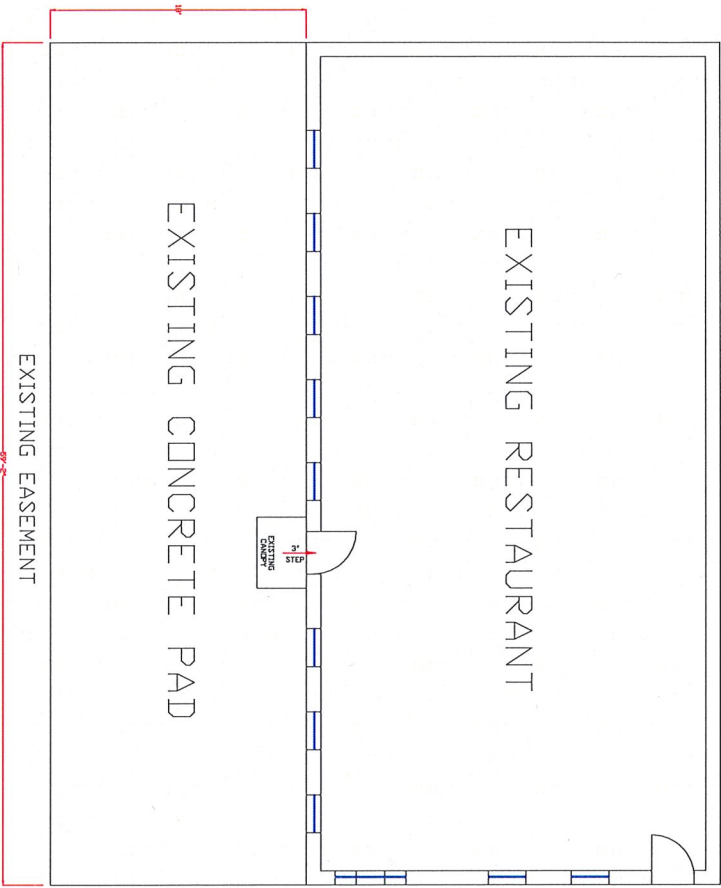
Planning Director (Date)



EXISTING EAST SIDE ELEVATION



EXISTING NORTH SIDE ELEV.



EXISTING SIDEWALK

EXISTING PART, SITE PLAN

ATLANTIC ARCHITECTURAL

DESIGNING/DRAFTING/CONSTRUCTION  
443-614-7826

BLACKSMITH RESTAURANT - BERLIN MD.

DESIGNER: VITAK  
CND: BLACKSMITH/DVG

BLACKSMITH RESTAURANT  
DATE: APRIL 26, 2020  
REV: APRIL 26, 2020  
SCALE: 1/4" = 1'-0"

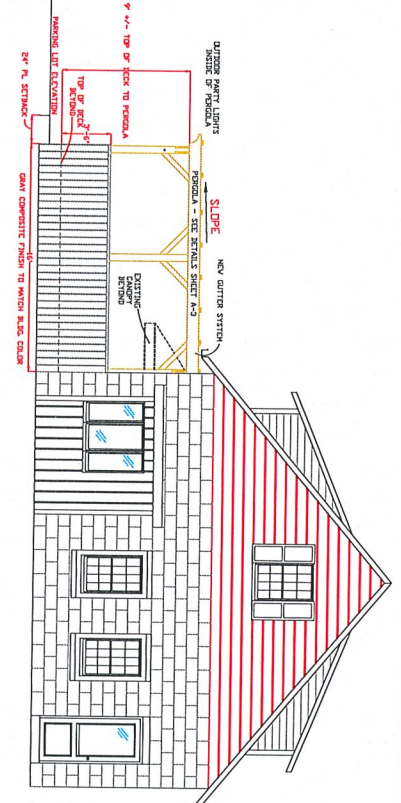
EXISTING PLAN/ELEV.  
A-1





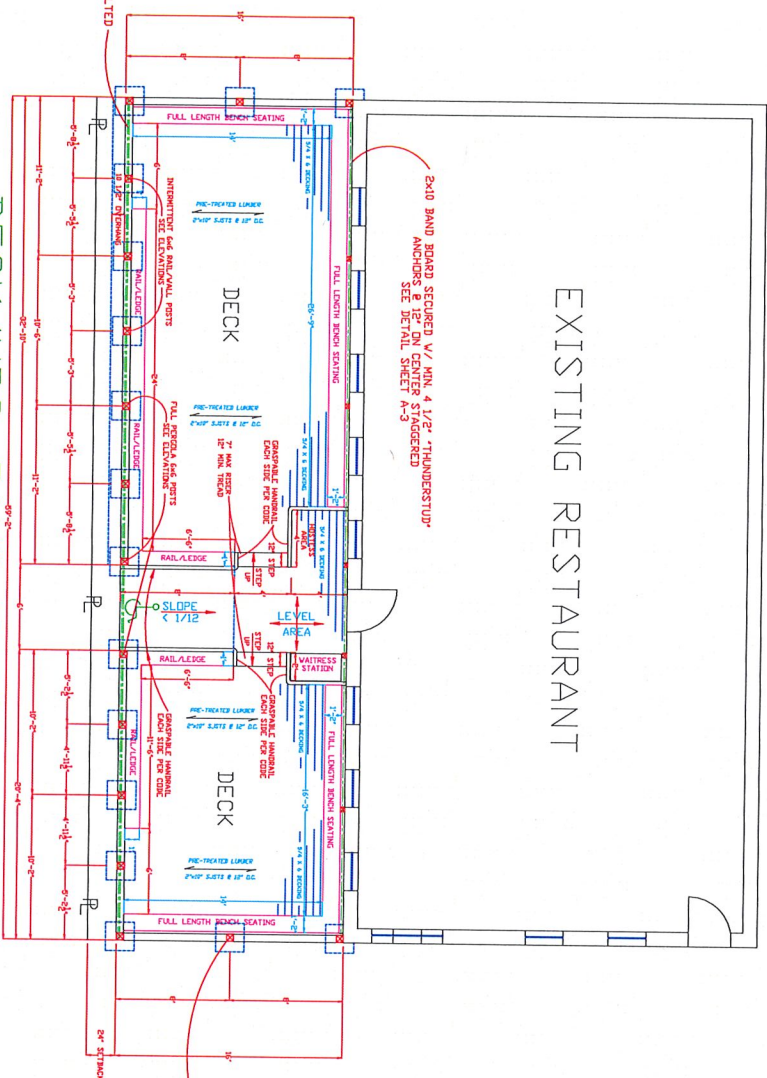
PROPOSED EAST SIDE ELEV.

SCALE 1/4" = 1'-0"



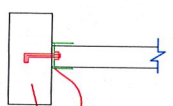
PROPOSED NORTH SIDE ELEV.

SCALE 1/4" = 1'-0"



DECK/HDC, RAMP ENTRY PLAN

SCALE 1/4" = 1'-0"



POST ANCHOR DETAIL

SCALE 3/4" = 1'-0"

SIMPSON ANCHOR SECURED V/ 3/4" MIN. 1/2" BOLT OR THUNDERSTUD 24"x24"x12" THICK 2500PSI CONCRETE FOOTING SET 18" BELOW GRADE

SEE POST ANCHOR DETAIL ABOVE

BLACKSMITH RESTAURANT - BERLIN MD.

DESIGNER: GEORGE VITAK  
CND: BLACKSMITH

DATE: APRIL 26, 2020  
REV: APRIL 27, 2020  
SCALE: AS NOTED

PLANELEVS

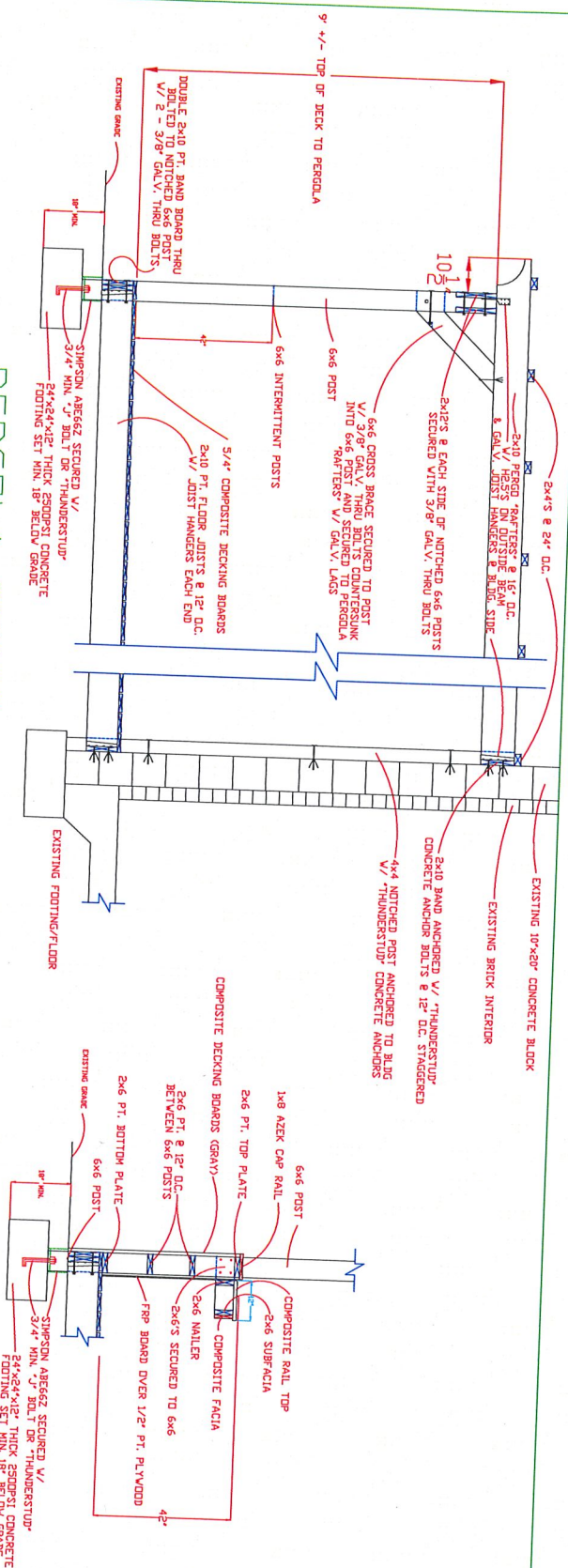
A-2

ATLANTIC ARCHITECTURAL

DESIGNING/DRAFTING/CONSTRUCTION  
443-614-7826

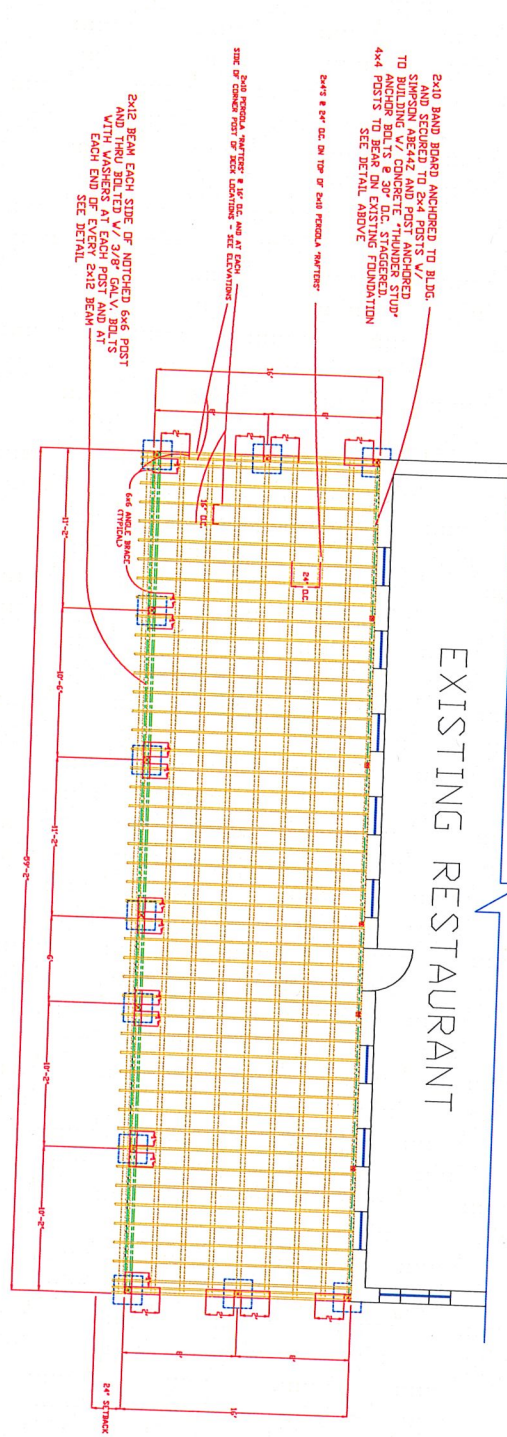
BLACKSMITH RESTAURANT

DATE: APRIL 26, 2020  
REV: APRIL 27, 2020  
SCALE: AS NOTED



**PERGOLA DETAIL**  
 SCALE: 3/4"=1'-0"  
 DESIGNED FOR 126 MPH WIND LOAD

**EXTERIOR WALL/RAIL DETAIL**  
 SCALE: 3/4"=1'-0"



**PERGOLA PLAN**  
 SCALE: 1/4" = 1'-0"

**ATLANTIC ARCHITECTURAL**  
 DESIGNING/DRAFTING/CONSTRUCTION  
 443-614-7826

**BLACKSMITH RESTAURANT - BERLIN, MD.**

DESIGNED: VITAK  
 CAD: INDOX  
 ARCHITECT: BLACKSMITH

BLACKSMITH RESTAURANT  
 DATE: APRIL 29, 2020  
 REV: APRIL 29, 2020  
 REV: APRIL 29, 2020  
 SCALE: AS NOTED

**PERGOLA / DETAILS**

**A-3**