



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
November 2, 2022– 5:30 PM
Berlin Town Hall – Council Chambers**

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: October 5, 2022
4. 116 North Main Street requesting window replacement
5. Comments from the Public
6. Comments from the 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

Town of Berlin
Historic District Commission
October 5th, 2022

Chairman Norman Bunting called the October 5th, 2022, meeting to order at 5:32PM. Members present were Norman Bunting, John Holloway, Carol Rose, and Laura Stearns. Members not present were Mary Moore and Robert Robertson. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Norman Bunting called for a motion to adopt the October 5th, 2022, agenda. Mr. John Holloway made the motion to adopt the October 5th, 2022, agenda. Ms. Carol Rose seconded the motion, and it was unanimously accepted by the commission. Chairman Bunting called for a motion to approve the minutes from the September 7th, 2022, meeting. Mrs. Laura Stearns made the motion to approve the September 7th, 2022, minutes. Ms. Rose seconded the motion.

Chairman Bunting called for the applicant to come forward. Mr. Garrett Neeb stated he was representing Bay Four LLC for the property located at 201 William Street. He stated he was trying to apply so they could put a fence on the right side of the property. Ms. Rose asked would the hedges stay. Mr. Neeb stated they would know more once they get the survey done. He stated the rear would be the six feet and as it goes out to William Street it would taper down to 4 feet whatever the town codes allow, he stated. Ms. Rose asked was it going to start on William Street and go back. Ms. Rose asked about the hedge if they were pulling up the hedge. Mrs. Laura Stearns asked Mr. Neeb to explain the fence and how the boards were going to be placed. Mr. Neeb said he had treated post and the up-right boards would look just like the sample he had brought with him. He said they would be varying widths because they are cutting them from pilings that are six feet long. He stated as you get to the end of the boards you have less use of it. Mrs. Stearns asked would it all be vertical he replied yes.

Ms. Rose told Mr. Neeb that the guidelines for fences in the Historic District she had printed. She stated the fences should mirror the architecture of the property. Those type of boards you have are not for the historic district or the old homes. She asked had he thought about other options. She showed him different pictures of fences. Mr. Neeb said they were looking for privacy. Ms. Rose stated you would be able to see the fence from the back of the property. Mr. Neeb stated they would paint the boards a cream color to match the buildings. Chairman Bunting called on Mrs. Diane Savage and asked her opinion of the fence. Mrs. Savage stated it looked like a stockade fence and it didn't seem appropriate. She said its hard to have a privacy fence that is appropriate, but you have to stick to the code. Ms. Rose said instead of the privacy fence they would need to clean up the yard and she also stated she knew they were not there for that. Discussion on the hedge on the right side. Ms. Rose asked when he thought they would be finished painting. Mr. Neeb stated they are on the second side they have been removing vegetation off the house. Ms. Rose asked about the siding what happen to it plywood being on the house. Mrs. Stearns felt the fence was a little rustic and would not add to the look. Ms. Rose stated she would vote no to this. Chairman Bunting stated they put thought in it. Ms. Rose stated she didn't just want to say no wants him to be able to bring something else for them to look at. Mrs. Stearns replied or email it to Dave, and he could send it out. Planning Director

Dave Engelhart told them they needed to make a motion to table it. Because if you gave him a no, he couldn't bring it back until after a year has passed. So, you are giving him an alternative to come back. Ms. Carol Rose made the motion that on Case # 9-7-22-18 that they grant a continuance to Bay Four LLC. 201 William Street regarding the fence to bring back something more appropriate for the house. Mr. John Holloway seconded the motion, and it was unanimously accepted by the commission.

Mrs. Stearns told Mrs. Savage she was glad she had come to the meeting, and she valued her opinion. Mrs. Savage stated she cares about Berlin. Mr. Engelhart told her she was always welcome to come to the meetings. Mrs. Savage stated they should bring the code every time they come. Ms. Rose explained to her she had taken it to the Realty Association so they could tell people they are buying in the historic district. Mrs. Stearns stated it has been a learning process for them. Mr. John Holloway told Mrs. Savage her coming to the last meeting helped him. Chairman Bunting asked about the minutes from the Globe for cooler to be shielded from view. Mr. Engelhart stated he had sent them to him. More discussion on the Town trying to get a grant. With nothing else, Chairman Bunting called for a motion to adjourn. Ms. Carol Rose made Motion to adjourn. Mr. John Holloway seconded the motion. Meeting adjourned 6:40PM

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Carolyn Duffy".

Carolyn Duffy



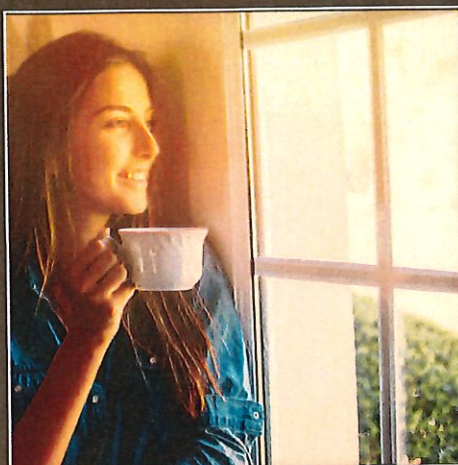
P L A T I N U M

VINYL WINDOW SERIES

HIGH - PERFORMANCE

Quality vinyl windows & doors that pass the test

OUR PROMISE



For over 95 years, Ideal has engineered and manufactured quality window and door products. What began as a one-man storefront operation has become a major force in the window industry and a supplier of choice. Since we manufacture most of our own products, it's easy to honor your investment with one of the best warranties in the industry. All of our windows have a Limited Lifetime Warranty and *glass breakage; one of the strongest warranties in the industry. We cover everything from the frame and sash to hardware and screens; it's our way of saying "Thank You". Being respected as a leader in the industry, there is no hidden cost to receive this protection. In fact, you're able to transfer this warranty to the next homeowner.

*Note: Only applicable on windows purchased with a package containing foam filling.

So relax - we've got you covered.

WHY VINYL



Over the past 20 years, modern PVC vinyl has been found to perform positively in terms of product durability, energy efficiency, and insulation value. PVC is a highly recyclable material; more than one billion pounds are recycled annually. Our goal is to continue to develop products using less energy while saving consumers money and making the environment a healthier place to live.

All our windows feature fusion-welded PVC vinyl frames and sashes. Vinyl is also a great insulator, superior in its resistance to heat transfer, cutting down on your heating and cooling costs throughout the year. Vinyl also withstands harsh weather and resists scratching, never peeling or cracking. Your new windows and doors will continue to look new for years to come.



DOUBLE HUNG

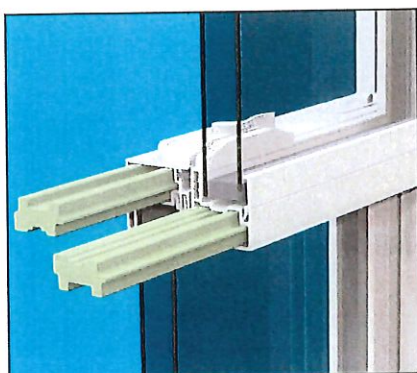
With superior quality and craftsmanship, our double hung windows are designed to emulate the beauty of a traditional wood window without the care and maintenance.

Each sash effortlessly and easily slides open allowing you to let the outdoors in. Best of all, both sashes tilt-in for safe and easy cleaning within the home.

Whether used individually, in multiples, or combined with picture windows, our double hung windows are sure to complement your home for years to come.



Optional grids are placed between the glass for easy cleaning.

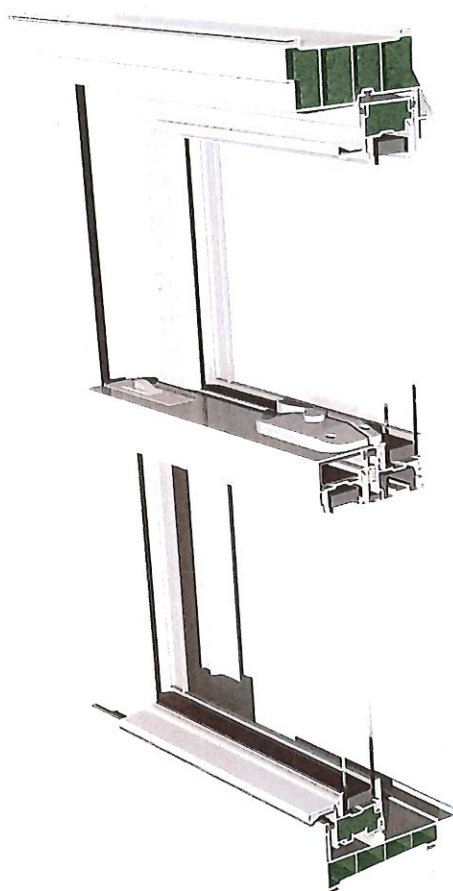


I-Beam reinforcement is found in all the lock and keeper rails. This thermally efficient reinforcement, designed to replace metal reinforcements, was developed using a proprietary engineered PVC composite. The composite reinforcement provides additional insulation and structural integrity to deliver a product with superior thermal and structural performance.

Optional EZ Turn and Tilt locks utilize steel reinforcements in lock and keeper rail.

DOUBLE HUNG

Our double hung windows provide beauty and comfort with features and options that can fit any of your window needs. Keeping you not only comfortable with excellent energy efficiency characteristics, they will also keep you smiling with all the great features provided.



FEATURES

- Fusion welded, heavy duty multi-chambered frame and sashes provide long lasting strength and durability. Both the frame and sashes can be foam filled for additional energy efficiency.
- Night latches, when engaged, will limit the sash opening while still allowing for ventilation.
- Teflon® coated stainless steel constant force balance system ensures smooth, easy and maintenance-free operation on all double hungs.
- Advanced, triple-fin weather stripping wraps and seals the sash perimeter for an industry leading **.02 air infiltration rating**.
- Sleek and strong lift rails feature a beautiful and comfortable design making it easy to open and close the sashes.
- Warm-edge spacer system reduces condensation while enhancing thermal efficiency.



Shadow Grooved Welds provide a clean and finished look



Stylish Locks provide air-tightness and security



OPTIONAL EZ TURN & TILT LOCK



Eliminating the need for tilt latches, this one simple operation controls the unlocking and tilting of the double hung window.



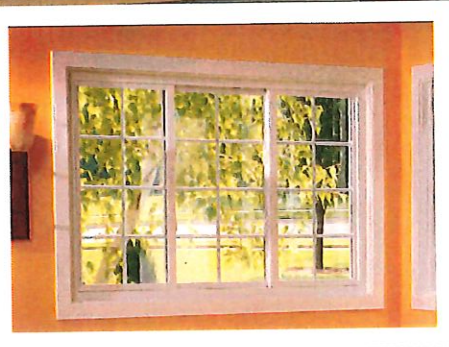
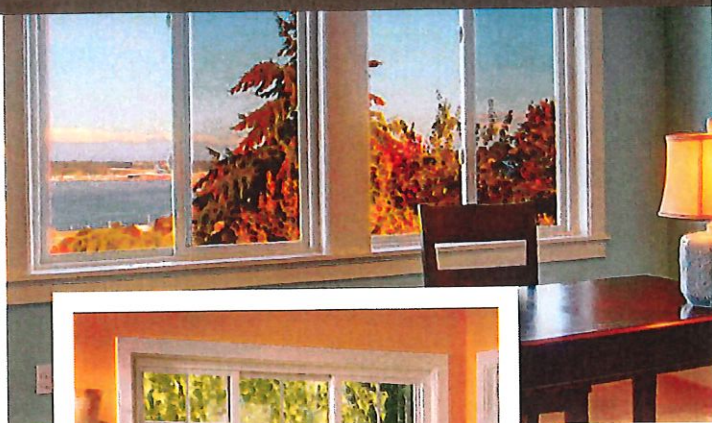
Printing limitations prevent exact color duplication.

SLIDER

When space is limited, the slider is a great addition to any room. Narrow sightlines provide a larger viewing area and give your home an elegant, natural look. The track system with composite rollers allows the sash to glide smoothly, making the window effortless to open and close. A fully welded, multi-chambered frame and sash provide superior strength and durability, with an enhanced thermal performance. The stylish exterior beveled frame design adds elegance and curbside appeal to your home's exterior.



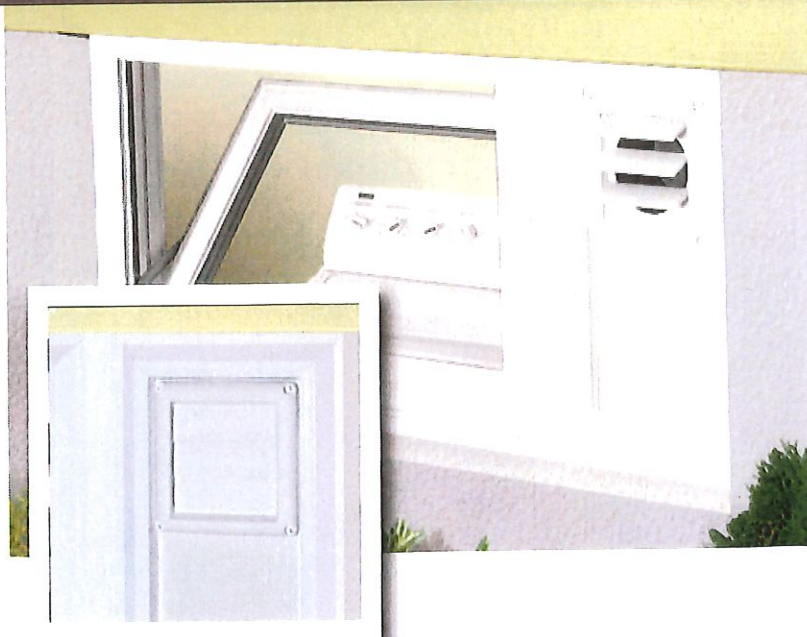
Precision bearing tandem rollers for a smooth and quiet operation



Our sliders are available in two and three life configurations.

BASEMENT HOPPER

Tilting inward, our basement hopper provides both light and ventilation in many hard to accommodate areas in your home. The stainless steel hinges provide durability while the sash tilts inward with easy turn and tilt locks. Designed to keep insects, rodents, and cold air outside of the home, the optional dryer vent provides added protection from the weather and minimizes wall damage during installation.



Optional Dryer Vent Available

CASEMENT & AWNING

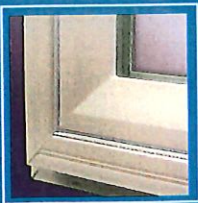


The perfect combination of elegance and performance, casement windows provide sophisticated elegance that complements styles from contemporary to traditional. Clean profiles add charm and style while fusion-welded frames provide strength and durability. These windows can be hinged on either side so the sash opens outward to the left or right in a swinging motion.

Awning windows are perfect for openings where additional protection is required from the weather. Structural and air leakage performance ratings exceed the DP-50 coastal requirements. Sashes open easily with a fold-down crank handle and offer a clear view of the outdoors while providing maximum ventilation.



Available in both horizontal and vertical designs, awning windows are offered in combinations of both fixed and operable units, allowing for optimum functionality and style.



Beveled exterior frame makes a stylish design statement.



Single-lever multi-point locking system provides security and an unmatched DP-60 Structural Performance Rating when ordered with double strength glass.



Depending on the height, two, three or four keepers align the sash up against the frame tightly, ensuring security and a weather-tight seal.

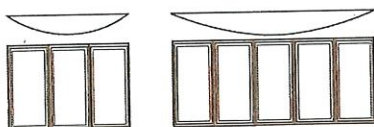


Stylish, fold-down handles offer a contemporary look with less interference with window treatments.

BAY AND BOW

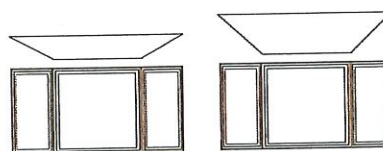


No matter what your individual style may be, bay and bow windows instantly add a focal point with panoramic views to any room. These windows provide energy efficiency as well as elegance to your home. Choose from a variety of combinations and styles that add light as well as the appearance of more space.



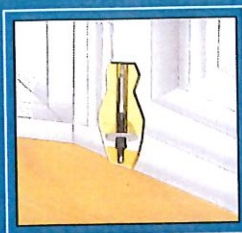
BOW WINDOWS

Three or more windows joined together to form a graceful curve. Choose your own combination of fixed and operating units.

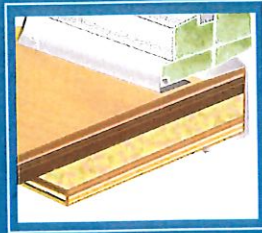


BAY WINDOWS

Typically a fixed window in the center joined together with your choice of venting windows on each side.



Factory Installed Cable Support System



Optional Maxx-Bay® TK Insulated Seatboard

All of our bays and bows are crafted using furniture-grade unfinished birch veneer. Head and seat boards can be finished to match almost any interior.



OPTIONS

COLORS



Woodgrain colors offer a linen exterior. All exterior colors offer a linen interior.
Printing limitations prevent exact color duplication. See your Ideal Window supplier for actual color samples.

GRID OPTIONS

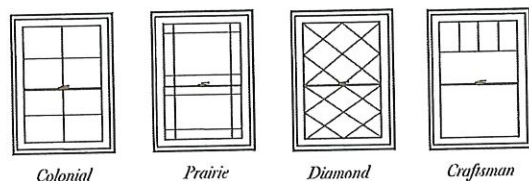


Available in contour or flat, grids are placed between two panes of insulated glass, making cleaning a snap.



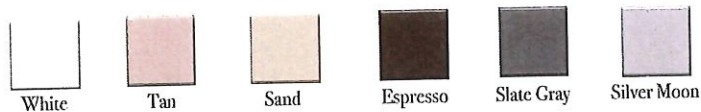
SDL grids are mounted to the exterior surface of the glass providing a classic look.

OPTIONAL GRID PATTERNS



One-touch operation

BLINDS BETWEEN THE GLASS



Blinds are available in patio doors and select window styles. Please contact your Ideal Window supplier.

WOOD WINDOW OPENING CONTROL DEVICE



Factory-applied Window Opening Control Devices limit the window's net clear opening to 4" or less.



ULTRAVUE

The UltraVue invisible insect screen provides better airflow, more clarity, and insect protection.



FLEXSCREEN

Utilizes a PVC coated, flexible spring steel frame that requires no attachment hardware. This makes installation and removal a one person job.

Available only with double hung custom exterior painted windows.

PATIO DOORS



Gain a picture perfect view to your yard, deck or patio with the modern look of our Victorian patio door. Designed for smooth, light-touch operation, these doors are engineered for high-traffic use and are reinforced for added strength and security.



All vinyl core and exterior



STANDARD MULTI-POINT LOCK

Superior multi-point locking system comes standard on all doors. Our multi-point locking system bolts the door into the frame and locks at two points at the turn of a key, giving a high level of security.

COLOR OPTIONS

SOLID



White

EXTERIOR COLORS



Sahara Brown



Bronze



Clay

All exterior colors offer a white interior.
Custom colors available.

OPTIONS



Foot Lock



Guardian Top Lock



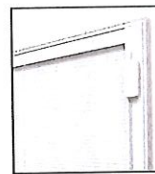
Folding Security Bar



Pet Screen



Flat or Contour Grids



Blinds Between The Glass

HARDWARE OPTIONS



STANDARD ELITE HANDLE

Two-Tone color hardware options available.



White



Black



Brass



Satin Nickel

OPTIONAL EURO STYLE LOCKSETS

Upgrade to this Euro style lock with several color options to choose from.
Two-Tone color hardware options available.



White



Black Nickel



Black



Choosing the right glass for your windows is an important decision. No matter where you live, our windows offer options just right for your climate.

As an ENERGY STAR® partner, Ideal uses the latest advances in window and glass technology to maximize the performance and efficiency of your new windows. With an exclusive line of energy-saving features, our windows can help your home stay warmer in the winter and cooler in the summer while dramatically reducing your energy costs.

ENERGY SAVING FEATURES

LOWE GLASS

Designed to efficiently and transparently reflect heat, this glass helps keep your home warmer in the winter and cooler in the summer.



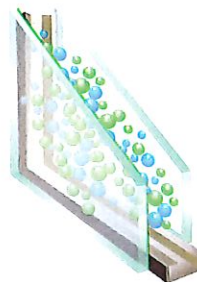
TRIPLE PANE GLASS

Three panes of glass means six surfaces of window pane. This in turn means more surfaces for low-e coatings that can keep the thermal energy produced indoors where it belongs - and not heating up the air outside your home! There are also insulation benefits to triple pane glass windows because of the two internal filled spaces rather than just one as in dual pane. These spaces are filled with air, argon or krypton and work to stop heat transfer, as well as cutting down on noise.



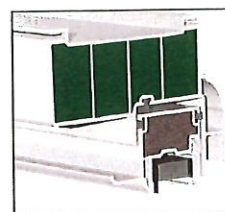
ARGON GAS


Argon Gas, 190% more dense than air, slows down the movement of the air within the airspace, reducing the transfer of heat to cold for improved energy efficiency. Similar to Argon gas, Krypton gas is three times heavier and provides superior thermal efficiency.



FOAM FILLED FRAMES

Foam filled frames can increase the insulating value of the window's frame and sash by up to 30%. This translates into a 3-8% improvement in the window's overall U-Value, enhancing condensation resistance and improving frame rigidity.



 Ideal Window Mfg. Platinum Window IAP-M-25-00166-00001 Vinyl Foam Filled Frame and Sash Energy ELITE Package	
ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P) 0.27	Solar Heat Gain Coefficient 0.22
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance 0.48	Air Leakage (U.S./I-P) ≤ 0.3

THE TRUTH IS IN THE NUMBERS.

U-FACTOR

U-Factor ratings generally range from .20 to 1.20. The lower the U-Factor, the less energy you will use to heat your home.

VISIBLE TRANSMITTANCE

Visible Transmittance (VT), measures the amount of light that enters through your windows. The higher the visible light transmission, the more light you get through your windows.

SOLAR HEAT GAIN COEFFICIENT

A lower Solar Heat Gain Coefficient (SHGC), means less solar radiation passing through your window. The lower the Solar Heat Gain Coefficient rating means your home will remain cooler during the summer months.

AIR LEAKAGE

Every residence experiences some level of air infiltration as a result of air pressure differences between the inside and outside of the home. Keeping air leakage to a minimum is essential for attaining energy efficiency. Structurally strong, tight windows ensure lower heating bills and fewer drafts. To pass the air leakage test and achieve NFRC certification, the window must meet the requirements of a 0.3 rating or better. In accordance with NFRC all labels will read less than or equal to 0.3. Our Platinum double hung has an actual air leakage rating of **0.02!**

ENERGY SAVING PACKAGES THERMAL PERFORMANCE COMPARISON

PACKAGE	Double Hung U-Factor / SHGC	Dbl Slider U-Factor / SHGC	Casement U-Factor / SHGC	Picture U-Factor / SHGC
Energy Smart	0.29 / 0.28	0.29 / 0.28	0.27 / 0.24	0.28 / 0.30
Energy Green	0.27 / 0.28	0.27 / 0.28	0.26 / 0.24	0.27 / 0.29
Energy Elite	0.27 / 0.22	0.27 / 0.22	0.26 / 0.19	0.27 / 0.23
R5	0.21 / 0.21	0.21 / 0.21	0.21 / 0.21	0.20 / 0.25

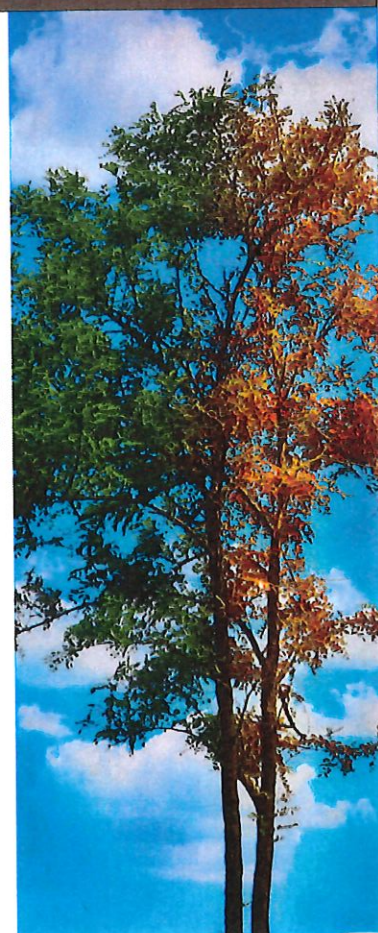
Total Unit calculations are derived from computer simulations that are then verified by 3rd party testing in accordance with NFRC 100-04. Total unit performance is based on windows without grids.

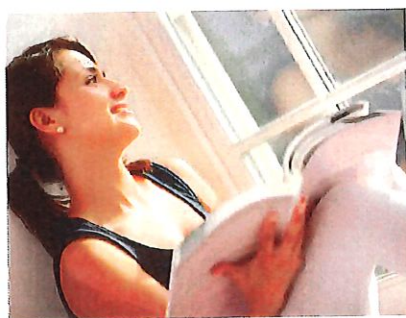
ENERGY SMART: Dual pane 7/8" single strength I.G. with softcoat LowE, Argon Gas, and Ultra Intercept Spacer.

ENERGY GREEN: Dual pane, 7/8" double strength I.G. with LowE, Argon Gas, Foam Filled Frame and Sashes and an Ultra Intercept Spacer.

ENERGY ELITE: Dual pane, 7/8" single strength I.G. with Triple Silver LowE, Argon Gas, Foam Filled Frame and Sashes and Ultra Intercept Spacer.

R5: Triple pane 7/8" single strength I.G. with two surfaces of softcoat LowE, Argon Gas, Foam Filled Frame and Sashes, and Tin Plated Intercept® Spacer.





Add beauty, comfort, and style to your home.

P L A T I N U M

VINYL WINDOW SERIES

A division of Ideal Window Mfg.



Ideal Window has been making quality windows and doors in the United States for over 95 years.

Ideal Window Mfg.
100 West 7th Street • Bayonne, NJ 07002
Tel: 800-631-3400 • Fax: 800-758-7528

www.platinumvinylwindows.com

9/21 - 2.25M