



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
October 5th, 2022– 5:30 PM
Berlin Town Hall – Council Chambers**

- 1. Call to Order**
- 2. Agenda Adoption**
- 3. Approval of Minutes: September 7th, 2022**
- 4. 201 William Street requesting to put up a fence**
- 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
September 7, 2022

Chairman Norman Bunting called the September 7th, 2022, meeting to order at 5:34PM. Members present were Norman Bunting, John Holloway, Mary Moore, Brian Robertson, and Laura Stearns. Member absent was Carol Rose. Staff Present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Norman Bunting called for a motion to adopt the September 7th, 2022, agenda. Mr. John Holloway made the motion to adopt the September 7th, 2022, agenda. Mrs. Mary Moore seconded the motion, and it was unanimously accepted by the commission. Chairman Bunting called for a motion to approve the minutes from the August 3rd, 2022, meeting. Mrs. Laura Stearns made the motion to approve the August 3rd, 2022, minutes. Mr. John Holloway seconded the motion, and it was unanimously accepted by the commission.

Chairman Bunting called the first case on the agenda for the evening which was 204 South Main Street, Case #9-7-22-17. Mrs. Ball and Mr. Joe Hill came forward. Chairman Bunting asked them to explain what they wanted to do. Mr. Hill stated the owners wanted to take the existing porch off and extend the porch across the front of the house. Mr. Hill stated the sketch elevations were on the front page of drawing. The second page shows the existing front porch and what they want to do to replace it. He stated the lines show how they would balance it out. Mr. Hill stated no change to the rear of the house. The right side has no changes the left side with lines show the proposed and the existing of the window placement. The color print shows light gray siding and white corner boards which are up to you. Chairman Bunting stated at the last meeting they approved a lot of structure things on the side. This is about the request for the porch to be enlarged.

Mrs. Laura Stearns stated she was excited about this and thought it looked amazing. When she first saw it, she thought it looked beautiful with the porch across the front. Then she thought there is not a lot of these gems left in Berlin. Her thought was it did change the original look of the house. Personally, she thought they should not change the look of the house, the historic district is so small afraid of changing the character of the whole house. Mrs. Mary Moore spoke of the Paul Touart book she also thought the drawings looked good. She then read a paragraph from the book that stated the house was from the 1840's and that it distinguished the town. She stated that said a lot for her. Mr. John Holloway agreed he thought it should be kept with the original look. Chairman Bunting passed out pages of what he got off the historical trust that mention the small porch and the windows. He said he looked for older pictures of the home with the small porch. It also talked about the windows and the second-floor windows. He told the applicants that the picture they presented looked great, but they must look at the historic footprint of the home. They must maintain the character of an historic home and retain the porch as it is. Mr. Brian Robertson also thought it should remain as original as possible.

Mr. Hill stated that he didn't know if it was the original porch and that it was so poorly done. The columns have no bases and the arches come too far down. If you look at Burley Cottage, you can see how the arches look compared to what's here. He stated he had also looked but

couldn't find a copy of where the porches went across the front. He did say if he was allowed to do it, he would pay attention to the details. He stated he does not know why the windows are off-centered, the door is not centered either. Mr. Hill stated by placing the columns it would take away from the off centered door. Planning Director Dave Engelhart replied in the chairman's report it said more recent vintage describing the porch. The previous owners did a renovation in 1956.

Chairman Bunting stated that Mrs. Diane Savage family owned the house, and he wanted her to comment on the house. Mrs. Diane Savage read a statement she had prepared she stated the porch was not new the floor was new. Her family owned the house for 58 years. She said it was a lot of moisture. Mrs. Savage stated in order to be in keeping with Berlin the exterior of house has to remain the same. The house next door was called the Cantwell house. She stated she was a preservationist. The section of the house that could be changed would be after the first block section the front of house has to remain. She stated once it's gone it's gone. She said it's a very simple house but a very important house. Her house she said was William Grove and Hales house was Henrys Grove. Hers she stated survived because it didn't burn down according to Paul Touart. The Somerset Historical Trust has put together a directory of masons, carpenters floor finishers anything you need is in that directory. They also have collected an inventory of materials windows, flooring, and bricks at moderate pricing. She said putting a house together is very delightful. She thanked the commission for listening to her comments. She said the dog ear molding should go back on it.

Mrs. Savage said it looks like a farmhouse, but it is a city house. Mrs. Moore stated you don't really own a house it owns you. Mrs. Savage stated the rendering looks good but its not accurate. Mrs. Moore thought it had a contemporary design not the federal design. Mrs. Laura Stearns stated they are responsible for making sure these historic houses stay because there is so few of them. Mrs. Jackie Ball asked was it acceptable to have that design. Mr. Hill stated he would correct what was wrong and it would look the same. The commission asked if he could email it so they could look at the design. Mr. John Holloway stated he would like to see the original porch remain. Mrs. Ball stated they would like to take it back to wood. Chairman Bunting asked Mr. Hill if he could get another rendering to Mr. Engelhart so they can get going. Mr. Bob Purcell stated the columns are in need of repair and they should be receiving the post they should meet, and the floor should be wood. Mr. Hill thought the middle columns should be removed. Mrs. Stearns thought it should stay as it is. Chairman Bunting asked he show a rendering, email to Dave show one with it eliminated and one with it there. Mrs. Moore added if they wanted a screen porch on the back of the house a wonderful breeze comes from the south.

Chairman Bunting called for a motion. Mrs. Stearns made the motion to approve Case # 9-7-22-17 through email once the porch is made smaller and a rendering showing the center columns and one showing column removed. Mr. John Holloway seconded the motion.

Chairman Bunting called the next case. Mr. Engelhart explained the applicant had called the office and said he would not be attending tonight's meeting.

Chairman Bunting called the next applicant Case # 9-7-22-19 Mrs. Samantha Pielstick. The commission complemented her on the look of 410 Social how it turned out and the signage.

Mrs. Pielstick stated this building is important and it is on the registry. She stated nothing really to change on the building just wanted to add some trim and to paint the brick to fill in the cracking. They want to paint around the windows and the door. She stated the roof would remain the same. She stated the soffit lights at 16 Pitts Street were so well received and when they were turned on, she said Face Book lit up. They want to add the soffit lights to this building also, it lights up the sidewalk, you can see them from Main Street and gives a degree of safety. They will be removing all the down spouts and the gutters. Keeping the same metal roof, they are going to clean and paint it. Keeping everything as similar as it has been. The only change is the trim around the windows and door and color change.

Mrs. Stearns agreed the roof just needed painting. Mrs. Pielstick presented them with different colored rendering for the roof so they could see the difference. Not opposed to the red or married to the green she said. Mr. Burbage, she said would like a different color other than the black. She said they are not replacing the windows, but the trim would give a little more definition. Chairman Bunting thought it looked good just a matter of what color. Mrs. Pielstick stated the trim didn't have to match 16 Pitts Street. Mr. Brian Robertson asked about the signage they agreed the signage should be hanging. Mrs. Pielstick said they would mirror 410 Social with the trim but not trying to match it. They asked about the painted line at the bottom and why it was needed. Mrs. Pielstick architect she said was just adding color. The commission said they like the paint. Discussion on the roof what color. Mr. John Holloway said he liked the green roof.

Chairman Bunting called for a motion. Mr. John Holloway made the motion to approve as presented painted brick, soffit lighting and no black trim on sidewalk. Mrs. Mary Moore seconded the motion, and it was unanimously accepted by the commission.

Chairman Bunting called the next case 17 William Street for exterior repairs new windows paint and new doors. Mrs. Pielstick stated this building was known as building next to Mary's. The building still has most of its details it is stucco painted they are not planning on adding another surface. If they find cracks the plan is to repair, and they will paint a darker tan color just to make it a little bit different. Mrs. Pielstick stated the arches would remain; the windows would remain the ones on first floor are new but the same as the ones above, new door similar to Mandala Pies. They will be putting in a larger piece of glass where you see plywood on the door. Doing a window above the glass door. She stated the reason for the mullion is to break up the big window. The down spout will be painted the conduit will be painted and will build a box for the meters and paint that the color of the wall. Trying to make seeing them go away they will still be able to read the meters it will have a door on it. She stated the architect had added a band along the window and down by the sidewalk

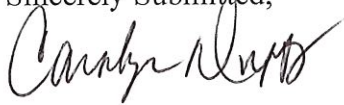
Mr. Brian Robertson asked could they build out the transom window. Mrs. Moore liked the idea of it being built out she said it adds age to the building. Mrs. Pielstick asked did they want them set in or not. She stated she had submitted to the Maryland Historical Trust the same way she submitted to this board. Chairman Bunting replied they want it set back in with an amendment to the Historical Trust. Chairman Bunting said it would be a two light and a three-light set back. Chairman Bunting said he was glad they didn't put the awning all the way across. He said they are individual buildings and need to stay that way. Mrs. Pielstick said if any rotten wood was found they would take window out repair rot and then replace window same for the bottom they

would not paint rotten wood. Mrs. Stearns asked if Mrs. Pielstick could replace the lights on Mandela Pies, they are plastic. Mrs. Pielstick said they said they wouldn't rust. Mrs. Stearns asked if they lights could be changes to black. Mrs. Pielstick replied nothing on the building are black everything is white. Chairman Bunting asked if there was anything else on 17 William Street. Chairman Bunting asked how they all felt about the stripe. They all replied they didn't want the strip. Mrs. Pielstick asked if they liked the color on the window to give definition. They did like that. Chairman Bunting than called for a motion.

Mr. Brian Robertson made the motion to approve Case #9-7-22-20 as presented with the exception of adding transoms over the tops of first floor the windows, two lights above single window and the door on left and three lights on the right-hand side and they would be set back. Mr. Robertson amended the motion to have the munton bars on the outside of the glass. Mrs. Mary Moore seconded the motion, and it was unanimously accepted by the commission.

Chairman Bunting asked for comments. Planning Director Dave Engelhart asked everyone to keep Carol Rose in their prayers. He stated it was good to have Mrs. Mary Moore with us tonight. Mrs. Moore was glad to be present at the meeting tonight. Comments on the Southeby's and the Globe. With no other comments meeting was adjourned at 6:59PM.

Sincerely Submitted,

A handwritten signature in cursive script, appearing to read 'Carolyn Duffy', written in dark ink.

Carolyn Duffy



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10 William Street, Berlin, Maryland 21811

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

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HISTORIC DISTRICT COMMISSION APPLICATION

Date: 08/10/2022 Subject Property Location: 201 William Street Case #: 9-7-22-18

Property Owner Bay Four, LLC Owner Phone # (443) 880-4567

Owner Address 11341 Sinepuxent Road / Berlin, MD 21811 Owner Email: marinerfamilytrust@gmail.com

Agent/Contractor: Same Agent Phone# _____

Work Involves: ☒ Alterations ☒ New Construction ☒ Addition ☒ Demolition ☒ Sign ☒ Other

DESCRIPTION OF WORK PROPOSED:

Fence Along Property Line

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 9/7/2022 5:30 pm (date).

Applicant Signature [Signature] Date 8/10/22

APPROVED:

Historic District Commission Chair (Date)

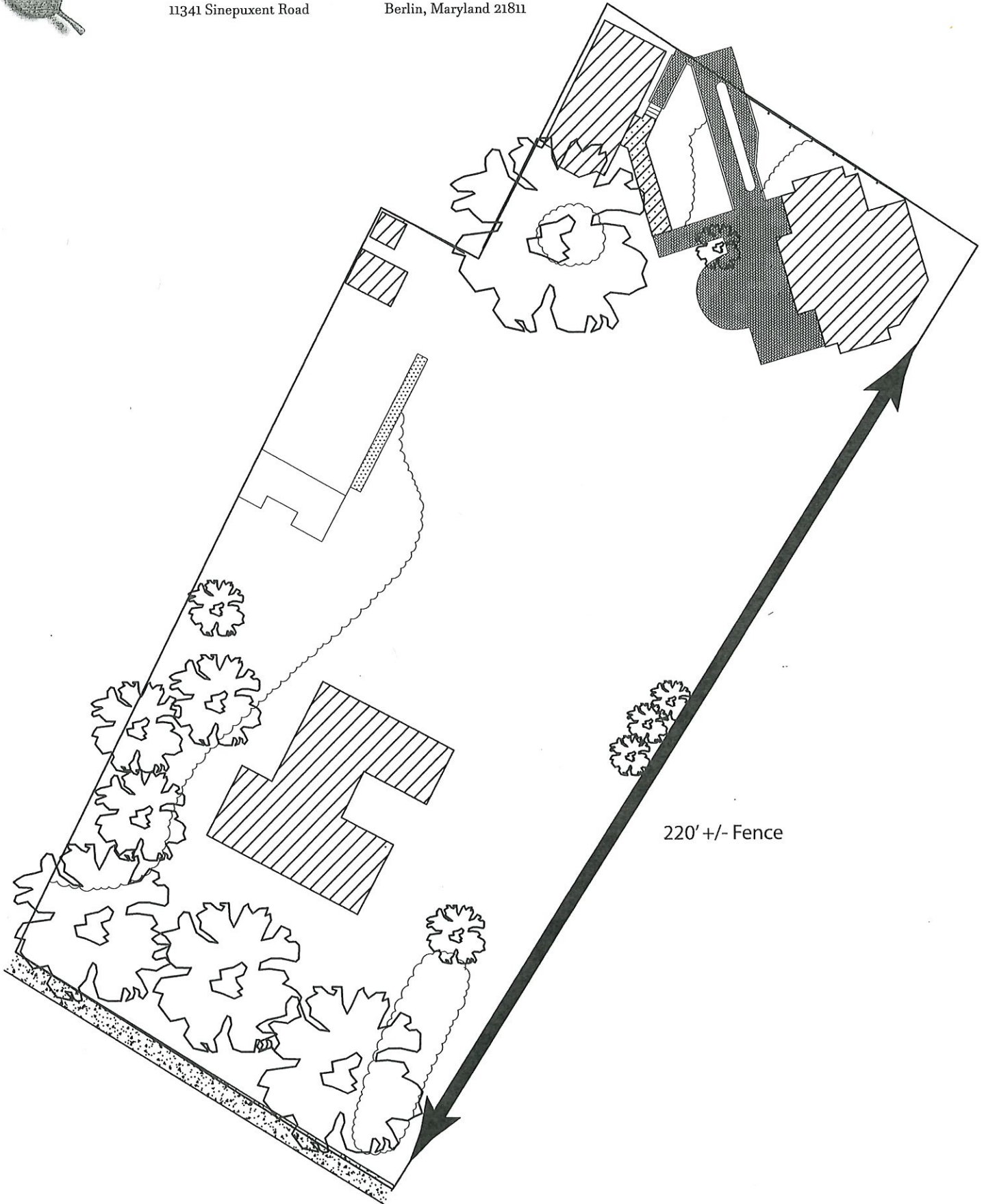
Planning Director (Date)



BAY FOUR, LLC

11341 Sinepuxent Road

Berlin, Maryland 21811





BAY FOUR, LLC

11341 Sinepuxent Road

Berlin, Maryland 21811

Treated 3 x 4 Rails

1" Treated Boards of
Varying Width

