



# **Mayor & Council of Berlin**

*10 William Street, Berlin, Maryland 21811*

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

**Town of Berlin  
Historic District Commission  
March 2, 2022– 5:30 PM  
Berlin Town Hall – Council Chambers**

- 1. Call to Order**
- 2. Agenda Adoption**
- 3. Approval of Minutes- December 1<sup>st</sup>. 2021**
- 4. Election of Chairman & Vice Chairman**
- 5. 14 Broad Street - Signage**
- 6. Revitalization of Main Street from 19 North Main to 7 North Main Street - Alterations**
- 7. Comments from the Public**
- 8. Comments from the Chairman**
- 9. Comments from Staff**
- 10. Comments from the Commissioners**
- 11. Adjourn**

*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  
December 1, 2021

Chairman Carol Rose called the December 1<sup>st</sup>, 2021, meeting for the Historic District Commission to order at 5:30PM. Members present were Carol Rose, Mary Moore, Robert Poli, Norman Bunting and John Holloway. Members absent from meeting was Mrs. Laura Stearns. Staff Members present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Carol Rose called for a motion to adopt the December 1, 2021, Mr. Norman Bunting asked if they could hear 24 Broad Street application for the signage first. Chairman Rose asked the other board members if they were ok with the change. They all agreed with the changing of order. Chairman Rose accepted the motion as amended. Mr. Norman Bunting made the motion to hear 24 Broad Street for signage in front of 16 Pitt Street. Mr. Robert Poli seconded the motion, and it was unanimously accepted by the commission. Chairman Carol Rose asked if there were any additions or corrections to the November 3<sup>rd</sup>, 2021, minutes. Mr. John Holloway stated he had made mention to the correction to his name to Carolyn. Chairman Carol Rose made motion to accept the minutes as corrected. Mr. Robert Poli -made the motion to approve the minutes. Mr. Norman Bunting seconded the motion, and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 12-1-21-26, Mr. Ernest Gerardi for 24 Broad Street. Chairman Carol Rose stated Mr. Gerardi was representing for 24 Broad Street and had brought the sign they wanted to put up. Chairman Rose stated the members have had time to review the signage. She then asked Mr. John Holloway if he was ok with the sign. Mr. Holloway replied he was ok with the signage. Mr. Robert Poli, Mr. Norman Bunting and Mrs. Mary Moore were all ok with the signage. Chairman Rose called for a motion to approve. Mr. Robert Poli made the motion to approve Case # 12-1-21-26 for signage. Mrs. Mary Moore seconded the motion, and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 12-1-21-25 for 16 Pitts Street new renderings for the 410 Social. The new owners for the 410 Social were present. Chairman Rose asked them to give their names Marcos Lopez and Brandon Tull. She then asked them what their dream was for the inside. Mr. Marcos Lopez stated for the interior they wanted to keep the same format with one wall separation more tables, the bar to remain where its located. They want to create a family friendly atmosphere hoping to brighten the place up a bit. Chairman Rose asked if they were going with a Maryland Sports theme. He stated they wanted to be part of the community and to create something to make Berlin excited about. The feel is more like a cornerstone in Berlin not on Main Street. He stated there is so much more to Berlin. He stated they have two silent partners. This is home to them and want to make the town proud. Berlin has a lot of people that want to maintain the integrity of the town and its charm.

Chairman Carol Rose asked Mr. Norman Bunting to start with his comments. Mr. Norman Bunting stated he loved it. They have been looking at a lot of renderings, but he really likes this a lot. He stated this is what I have been looking for. The three-tier drop will remain the same just wanted that on the record. The recess lighting and the black awning and the dark gray he




loved it. The signage on the corner he said he loved it. Thought it was a very good rendering and hope the others agreed. Mrs. Mary Moore stated she liked it too and the signage. She stated most of the traffic coming to town would come on William Street and she stated this blends in with the town. Mr. John Holloway said he really liked it too. He asked if they were able to run the duct work to the back side and through the ceiling. Mr. Brandon Tull replied there should be no issue with them moving the vents. Mr. Holloway stated this look preserves the look of the building. Mr. Robert Poli said he liked it too. He stated it really helps to restore the historical nature of the town. He liked the contrast with the colors and the windows will blend. The transom look fits with what is on Main Street. He asked if they would be removing the brick and putting stucco. Mrs. Samantha Pielstick said she talked with Mr. Jack Burbage, and they will be able to put the stucco over it.

Mr. Bunting asked about the signage. Mr. Marco Lopez stated the sign would be about 4 feet in diameter. The thickness would be about a foot you would only see the lighting through the numbers. Planning Director Dave Engelhart stated it would be similar to the Blacksmiths sign. Chairman Carol Rose asked about the material for the sign. Mr. Lopez said it would be acrylic he thought. Mr. Engelhart read what it said it would be aluminum with white acrylic face and black vinyl logo overlay mounted to the building. Chairman Rose asked that they put what they say they are going to put there. Mr. Bunting asked about the name 410 Social being on the window. Mr. Lopez stated they were putting the lettering on the inside of the window. Mr. Engelhart told them they looked like they were good for the signage. They would come to Planning & Zoning for the sign permit. Chairman Rose went back over the list from the last meeting. The cornices will remain, all existing stucco is to be repaired and matched as close as possible, all windows remain as is, the awning will be on Pitts Street and angled, same exit doors just different size, charcoal color, off white color, the awning will have a factory finish in black, casing in white. Mr. Bunting asked for a strong recommendation for the other building to be painted. Mr. Bunting asked Mr. Poli to list the recessed lighting and that the three-tier roof line is to remain.

Chairman Carol Rose called for a motion. Mr. Robert Poli made motion to approve Case # 12-1-21-25 as follows that the white brick will be covered with stucco, signage mounted on corner of building, logo 410 Social on interior of windows, charcoal color black, antique white in color, black metal awning, recessed lighting on Pitts and William Street also including the list from last months meeting. Mr. Norman Bunting seconded the motion, and it was unanimously accepted by the commission.

Chairman Carol Rose called for comments from the public. No comments from the public. Mr. Engelhart told Mr. Poli that he and Ms. Mary Bohlen had been discussing the 95 links on the thumb drive and it could not be put on the web page due to the size of it. They are going to link it to the webpage, but first making sure the facts are correct. The best idea was to review it compress it down and then link it to the source. Mr. Bunting stated they had started painting the Pitts house. Chairman Carol Rose called for a motion to adjourn. Mr. John Holloway made the motion to adjourn. Mrs. Mary Moore seconded the motion. Meeting adjourned 6:30PM

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: 1/28/2022 Subject Property Location: 14 Broad St. Case #: 15/02/22-02

Property Owner: Travis Martin Owner Phone #: 302-732-6006

Owner Address: 34913 Delaware Ave. Frankford DE 19945 Owner Email: \_\_\_\_\_

Agent/Contractor: \_\_\_\_\_ Agent Phone#: (443) 664-6268

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

DESCRIPTION OF WORK PROPOSED: Sign to be built/hang on existing bracket attached to building already.

### 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 3/2/2022 5:30pm (date).

Applicant Signature \_\_\_\_\_

Date 1/28/2022

APPROVED: \_\_\_\_\_

Historic District Commission Chair (Date) \_\_\_\_\_

Planning Director (Date) \_\_\_\_\_



















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## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 02/14/2022 Subject Property Location: 7 - 19 N. Main Street Case #: 03-02-22-03

Property Owner: Heart of Berlin, LLC Owner Phone #: (410) 213-1900

Owner Address: 9919 Stephen Decatur Highway Owner Email: spielstick@bwdc.com

Agent/Contractor: Samantha Pielstick / TBD Agent Phone#: (410) 213-1900

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

### DESCRIPTION OF WORK PROPOSED:

Revitalization of Main Street from 19 N. Main to 7 N. Main Street  
New awning (like Mr. Parker's building); new trim above and below windows in style of other Main Street stores; windows repaired as needed; new trim on 2nd floor windows and vents; new windows as needed (3) on 2nd floor to match other existing windows in style/size/color,

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Applicant Signature: Samantha Pielstick Date: 2-14-2022

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)



PROFESSIONAL SEAL  
STATE OF MARYLAND  
EXPIRATION DATE: 12/31/2024  
RENEWAL DATE: 12/31/2025  
ARCHITECT  
FISHER ARCHITECTURAL, LLC  
10000 WOODBURN AVENUE  
BETHESDA, MD 20814  
410-243-1234  
www.fisherarchitect.com

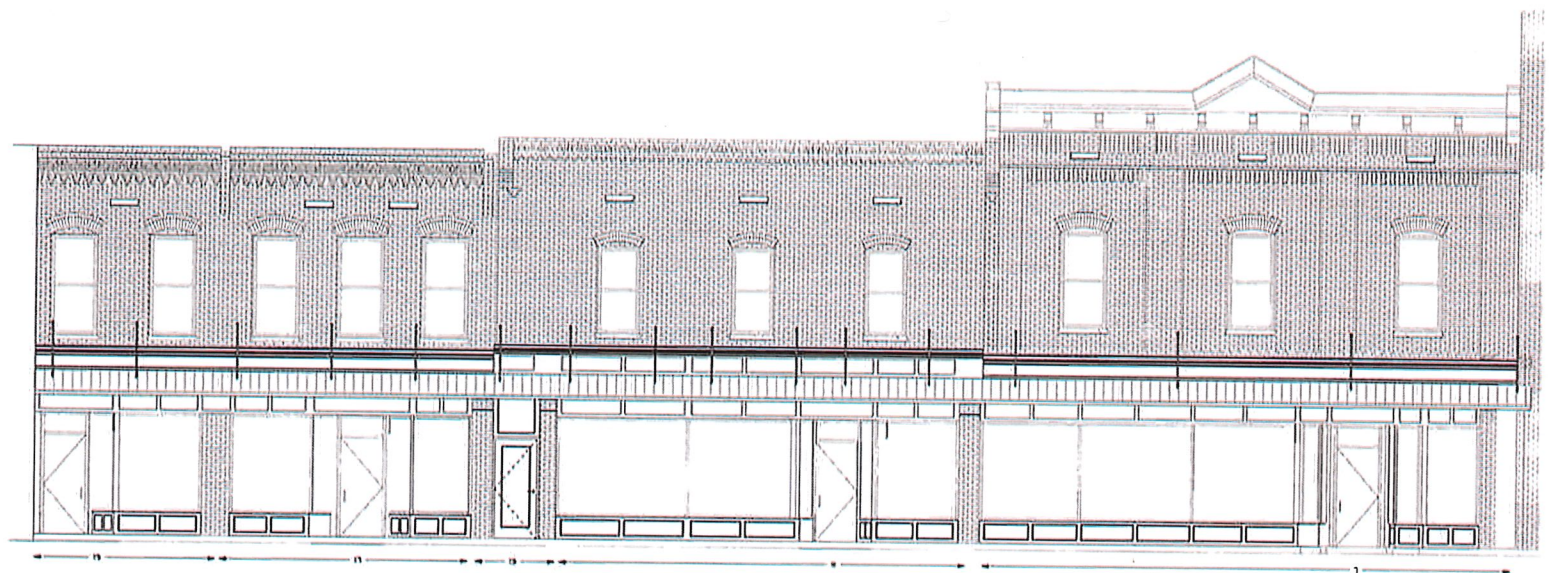
MAIN STREET FACADE  
RENOVATION  
N. MAIN STREET  
BETHESDA, MD 20814

SHEET INFO:

ELEVATION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/2024
2	ISSUED FOR CONSTRUCTION	02/15/2024
3	REVISION	03/15/2024
4	REVISION	04/15/2024
5	REVISION	05/15/2024
6	REVISION	06/15/2024
7	REVISION	07/15/2024
8	REVISION	08/15/2024
9	REVISION	09/15/2024
10	REVISION	10/15/2024
11	REVISION	11/15/2024
12	REVISION	12/15/2024

A-201



① ELEVATION - MAIN STREET  
1/4" = 1'-0"



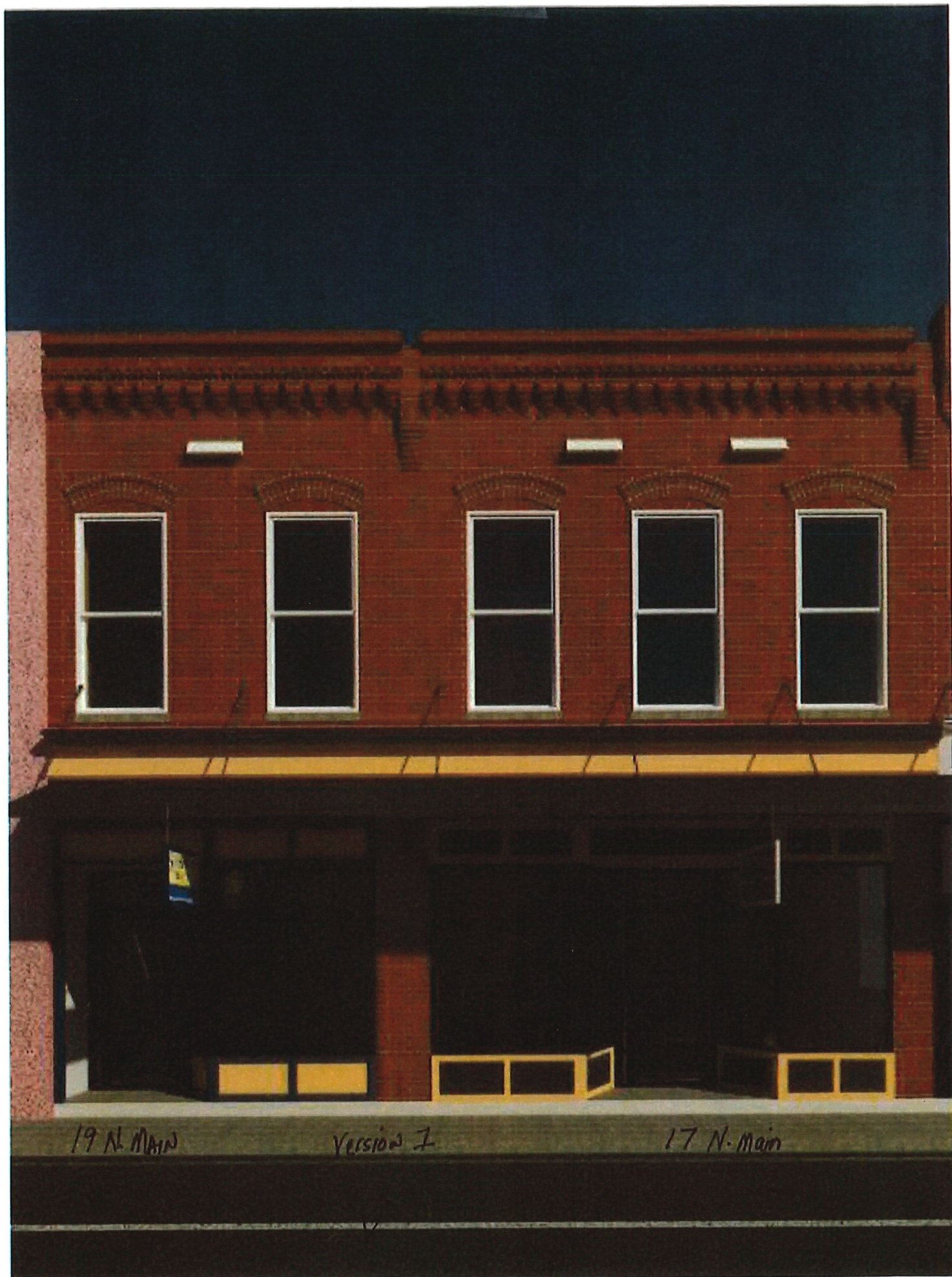


Version 1











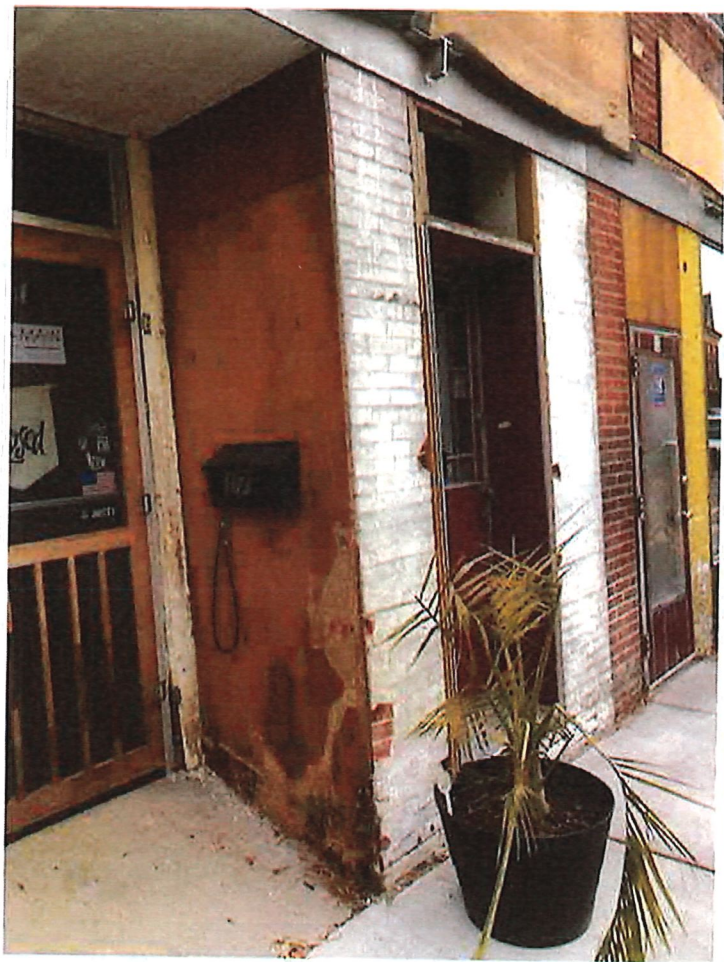






VERSION 2





17 & 15 N. Main Street



19 N. Main Street

17 N. Main Street





#3

19 N. Main Street

17 N. Main Street 15 N. Main Street

13 N. Main Street



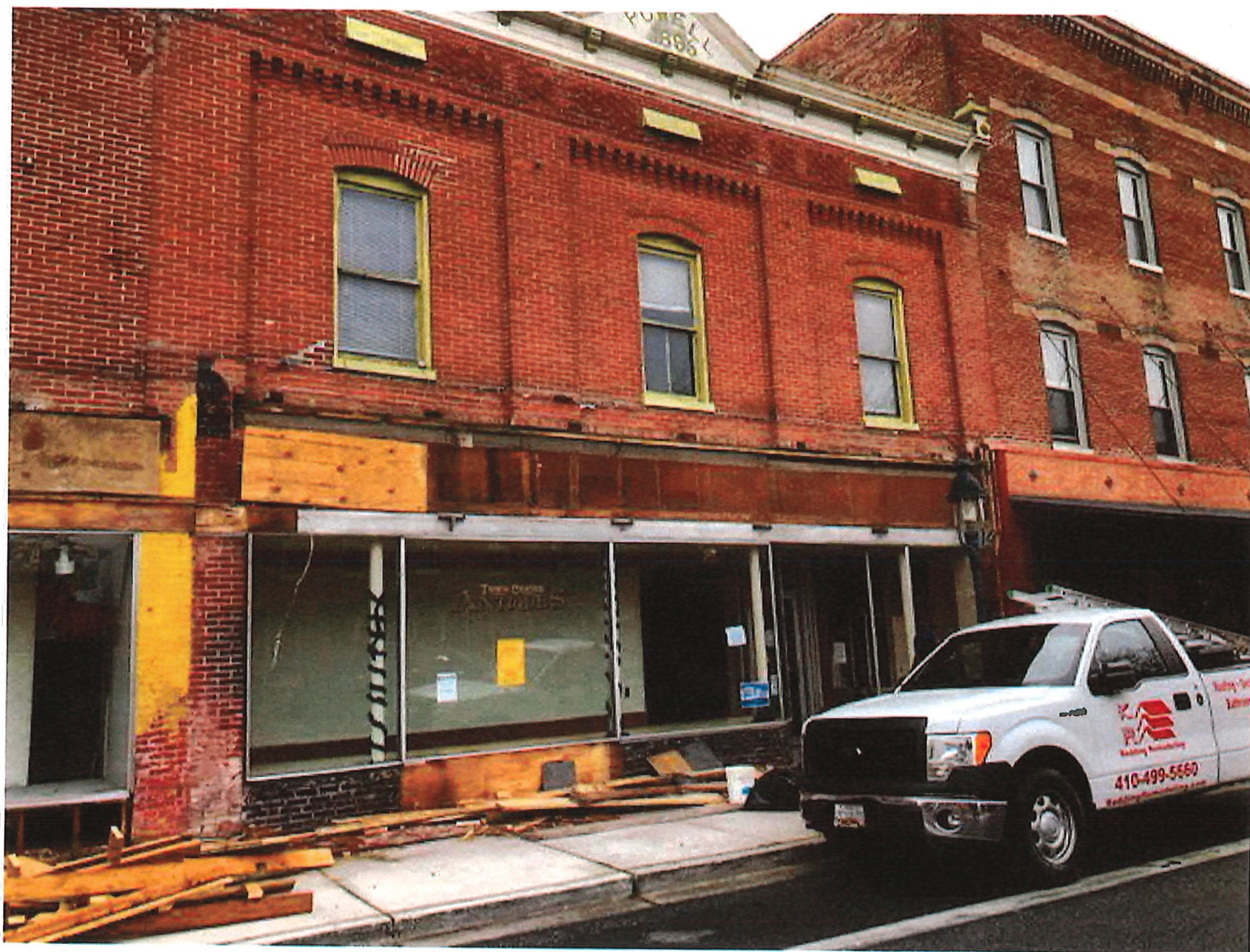


#3

13 North Main Street

11 North Main Street





7 North Main Street