



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

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Town of Berlin

Historic District Commission

December 01, 2021 – 5:30 PM

Berlin Town Hall – Council Chambers

Mask Required for all in Attendance

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes – November 3rd, 2021
4. 16 Pitts Street – New Renderings for 410 Social
5. 24 Broad Street- 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
November 3rd, 2021

Chairman Carol Rose called the November 3rd, 2021, meeting for the Historic District Commission to order at 5:27PM. Members present were Carol Rose, Mary Moore, Robert Poli, Norman Bunting, Laura Stearns, and John Holland. Staff Members present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Carol Rose called for a motion to adopt the agenda for the November 3rd, 2021, meeting. Mr. Robert Poli made the motion to adopt the November 3rd, 2021, 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 October 6, 2021, minutes. There were none. Chairman Rose called for a motion to accept. Mr. Norman Bunting made the motion to approve the minutes from the October 6, 2021, meeting. Mr. Robert Poli seconded the motion, and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 10-6-2021-24 continuation from last month's meeting for 16 Pitts Street. Chairman Rose stated she had some questions about who was going in the building and if it was going to be a restaurant. Mrs. Samantha Pielstick replied yes it was going to be a restaurant. Chairman Rose stated she understood they were going to have an upscaled sports bar concept. She then asked if they had discussed what the outside of the building would look like. Mrs. Pielstick stated she had provided them with the renderings. Chairman Rose asked if they had any additions. Mrs. Pielstick stated the only addition was the doors the commission had seen last month. Mrs. Pielstick stated they went with red because they are going to have a heavy Maryland theme and using Maryland's colors. Chairman Rose stated at the last meeting she, and Robert Poli had asked her to contact Mike Queen and talk to him about his experience about taking stucco off. Mrs. Pielstick replied she had not reached out to Mr. Queen. She stated they talked with their contractor they have had experience with the removal of stucco. They had provided a letter and a photo. Chairman Rose read it to the commission members. Mrs. Pielstick stated due to the letter stating the stucco couldn't be removed they moved on so they could get the drawings redone to meet the rest of the criteria you requested.

Mrs. Laura Stearns stated she had been thinking of this building for a couple of weeks. She stated she thought this building was charming. She stated the top should be left as it is. To continue with the stucco maybe your money could be put in the bottom part of the building. She suggested the brick to be removed and then maybe you could enlarge the windows. Mrs. Stearns suggested make the bottom the focal point she said the windows are small, make it appealing for the new people. She liked the idea of the roof going around the corner. Mrs. Stearns thought they should not change it so much from what it is. She felt like this would be taking away from the charm of Berlin with something that looks new and shiny. Mrs. Mary Moore told Mrs. Stearns that was a great thought. Mrs. Moore stated this is not Main Street. Mrs. Stearns said if you remove that white brick and make the windows more attractive and a new awning it would be less expensive and it would remain Berlin. Mrs. Mary Moore stated the arch on the windows make it more elegant for an old building. She stated over forty years ago one of her dear friends always told her look at the roof line of the buildings and you will see the

history of the buildings. Mrs. Moore suggested arched windows on William Street. Mrs. Stearns suggested signage on the corner so you could see it from both ways. Mr. Norman Bunting stated he didn't mind leaving it with the same look. Mrs. Stearns suggested it having a red roof. Mrs. Moore stated she wanted to compliment Mrs. Pielstick for the research she had done and what she brought to the commission members. She stated she knew it took a lot of time, but it was so valuable to her. She stated it is a lot of charm on the William Street side with the cornices still there, the arched windows. Mrs. Moore stated put the money into the bottom of the building remove the door and arch the windows. Mr. Robert Poli stated the issues are not in changing the building the Maryland Historic Trust in Annapolis have standards for preserving and maintaining historic buildings from the department of the Secretary of Interior. Mr. Poli stated he downloaded the information and gave everyone a copy. He said if you continue to modernize these historic buildings, we may lose our grants for façades. He said they need to keep this as true to its history as possible. Mr. Poli stated the Worcester 184 file has a list of all the inventory and building #11 which is Mary's Restaurant the description which was taken at that time is listed as a two- story stucco board flat roof so we need to keep it that way. Mr. Poli stated he had no issue with the stucco, but his issue is stucco over the brick. He said it has started to pull away from the wall, they could take off the white brick and leave the red brick.

Mrs. Stearns stated they are not taking off the old brick they must work with what they have. She stated if they remove the brick the stucco is better than the white brick it could be painted. Mrs. Moore asked Mr. Edward Hammond Jr. if Burley Manor was stucco over brick. He replied yes. Mr. John Holloway stated he had looked back at pictures at the fire house and the building has always been stucco for a long time. He said he agreed with what Mrs. Stearns had said. Mr. Poli read five standards from the Historic Trust Preservation. (1) minimal change (2) character (3) physical record of its time (4) shall be retained and preserved (5) deteriorated buildings shall be repaired rather than replaced. Should match in texture and where possible materials. Should be documented.

Chairman Rose asked if anyone from the public would like to speak. Mr. Brian Robertson of 103 Broad Street stated originally, he had concerns about the stucco. He stated he believed Mike Queens building was form stone. His issue was that moisture was getting behind the form stone and that is when you have problems. Moisture gets stuck in there and it breaks the brick. He stated on the building now you can see where it needs to be repaired with stucco. He stated he agreed that the bottom half does not look period like the top half. It looks like 50's or 60's. Chairman asked if he agreed with Mrs. Stearns. He replied fixing the bottom half, the new restaurant owners are putting in new windows that might fix it. More concerned about the structure of the building and whether water is getting in. He thought it was a corner stone in Berlin and didn't mind the red color. Mr. John Holloway stated he liked the stair step on the roof. Chairman Rose asked Mr. Poli to go over the list that was discussed. Mrs. Pielstick stated she took the feedback from last month's meeting read the minutes and listened to Facebook and then rebid the construction. The restaurant owners are going to replace the doors, they have received a grant to help with replacement. Mrs. Pielstick stated she had presented it at the last meeting and thought they had approved the doors. Mrs. Moore asked who is the final spokesperson for the building. Mrs. Stearns asked could they look at the doors. Mrs. Moore stated they have to look at the quality of the doors. She then asked Planning Director Dave Engelhart to describe the door. Mr. Engelhart asked Mrs. Pielstick if it was a fiberglass door.

Mrs. Pielstick said it was a wood door. Mr. Engelhart stated the façade grant that was applied for was for the folding type windows that open to the outdoors. They can't use that type because of the structure of the building. They went back and Mrs. Ivy Wells helped them, and they were approved by the Historic Trust. Mrs. Stearns checked with Ivy they have not been approved or submitted for the grant yet. Mr. Marco Lopez was present, one of the three men to run the restaurant, said they had been working with Mrs. Pielstick for about five months. He stated they had not done the grant yet but would like the rustic look and for the doors to be wood. He stated everything Mrs. Pielstick has shared with the commission was accurate.

Mrs. Mary Moore asked what their trade name would be. He replied the business name would be 410 Social LLC. The name of the restaurant would be 410 Social Eatery & Bar Room. Mrs. Stearns stated leave the William Street side as it is. Mr. Engelhart asked about the awning he wanted the commission to understand it was a standing seam metal roof. All windows stay as they are. Trim stays the same just refreshing it. Mrs. Pielstick stated just refacing what they have with the awning. Mr. Poli asked about the brick. Mrs. Pielstick said the plan was to paint the brick to freshen it up. Mr. Poli showed a photo that had the white brick and said if the Historic Preservation liked it, they could keep the white brick. Mrs. Stearns asked if they could keep the look of the old Berlin. Maybe paint it the same color or a shade darker in color. Mr. Norman Bunting asked if the windows were smaller. Mrs. Pielstick replied the other windows in the building on the street are the same size. Chairman Carol Rose asked about the big exhaust fans if they were going to be removed. Mrs. Pielstick stated she didn't know what they were doing with the hood system yet that is why they are on the rendering. Mr. Poli said the awnings should be on the front side of the building. Mr. Bunting replied William Street is the front side. Mr. Jack Burbage the owner said someone came out to look at it and will be getting back with them. Mr. Engelhart stated they are restricted by the Fire Marshal on what they can do. Discussion continued about the awning. They first stated make it contingent to front only awning due to fans being on William Street. Mr. Poli stated the rounded awning would look good.

Mrs. Pielstick stated they are trying to get approved but if they can't, they would come back to let them know what it would look like on the side wall. She said she has checked on Pinterest to see how to cover up a meter. As long as the town can get to it to read the meters. Mr. Poli stated they would call Exhibit A – Pitts Street. They began a discussion on color. Planning Director Dave Engelhart stated typically we don't get involved in color. Mrs. Moore stated on two locations have a color pallet that she knows of. Mrs. Pielstick stated she picked colors from the Sherwood Williams Historic book. Chairman Carol Rose called Jamie Barrett 101 Quillen Drive. Ms. Barrett stated she did like the red color concept but thought it needed more windows at the bottom. Growing up as a child and eating in there she said she felt like it was a dungeon. She said for the signage to make it have the old Berlin feel. Mrs. Pielstick said for the awning she was looking for a contrast color. Mrs. Pielstick had brought color samples and said it would be a standard red. Mr. Engelhart told her to show the gray sample she brought. Discussion on the windows. Mr. Engelhart stated the windows are not changing. Mrs. Pielstick stated the charm of the windows are what we have. Mrs. Pielstick stated what they have discussed is for parcel 1464 for 16 Pitts Street. Mr. Poli asked if the awning would go to the end of the building on Pitts Street. Chairman Carol Rose asked about the doors next to what they want to fix. She stated the doors are rotten and asked that they paint them. Mrs. Pielstick stated she would take it into consideration. Mr. Engelhart stated to the commission that you cannot but plywood on

windows per Town Code. Mrs. Stearns asked they extend the awning down William Street to the next building that they are not working on. Mr. Jack Burbage was present he came up to the table he stated he liked a lot of what the commission was saying but right now he didn't know what they would be doing with the other building. He said it had dead space and he needs to figure out how to use the space. He told the commission he was going to keep going with the work, so it ties in together. He said they must get a master plan together on how the buildings are going to connect. Chairman Carol Rose stated she had heard they wanted to get started in January. Mr. Burbage stated you can't rent a place just because the inside is done you have to have the outside completed also. He stated he remembered when his father redid the building. He told the commission he was fine with painting or putting stucco back on. The building is structurally sound and more rustic looking. Taking the white cornice off the top he liked that idea. He told them whatever color they wanted was fine with him and he would do whatever as long as it was reasonable.

He stated he liked the old charm of the building not trying to make it something it's not. He said it has been long enough and needs to be fixed up. He said the town is beautiful and doing a good job in promoting the town, but we need a parking garage. He said he had been saying that for years. Mr. Poli thanked him for what he said. Mrs. Moore complimented Mrs. Pielstick and told Mr. Burbage she represents him really well. She really did her research Mrs. Moore said. Mrs. Stearns suggested a special meeting. Mrs. Pielstick stated we are just removing the architectural details. Mr. Engelhart suggested a poll vote.

Mr. Robert Poli made the motion to approve Case # 10-6-21-24 contingent with these conditions:

1. The cornice on the William Street side to remain. No cornice to be added to Pitts Street side.
2. All existing stucco is to be repaired and match as close as possible to existing patterns.
3. All windows remain as is.
4. An awning will also be placed on William Street side and jointed by an angled corner.
5. Doors chosen as shown on Exhibit A.
6. As far as colors are concerned, something in the likeness of Oyster White as long as it is in agreement by Laura Stearns and Mary Moore. They will be working with Jack Burbage on the color selection as well, with the understanding that it has to agree with the historic character of the town.
7. The panel demonstrated on the drawings are excluded.
8. This final acceptance of this case is contingent on the revised drawings to appear similar to the photograph noted in the Maryland Historic Trust property #WO-144.

Mr. Norman Bunting seconded the motion. It was a 4/5 vote with Chairman Rose voting no. Mary Moore, Norman Bunting, Laura Stearns, and Robert Poli voted yes. With no other comments from Staff, Public or Chairman. Comments from Mr. Poli about the manual he put together and wants it published on the town web page for viewing. With no other comments meeting was adjourned. Motion made by Norman Bunting seconded by Laura Stearns. 7:10PM

Respectfully Submitted,



Carolyn Duffy



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

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

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HISTORIC DISTRICT COMMISSION APPLICATION

Date: 11/23/21 Subject Property Location: 16 Pitts St. Case #: 12-1-21-25

Property Owner: Jack Burbage Owner Phone #: _____

Owner Address: _____ Owner Email: _____

Agent/Contractor: 410 SOCIM, LLC Agent Phone#: (443) 235-7239

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

DESCRIPTION OF WORK PROPOSED:

- Painting awning black and bottom half of building dark gray/black with white hand-painted lettering.

- Enlaved MD flag graphics above windows. Printed on wood or aluminite panel.

SIGN - 48"x48" round black aluminum light box with white acrylic face and black vinyl logo overlay. Mounted to corner of building.

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 12/1/21 5:30pm (date).

Applicant Signature: [Signature] Date: 11/24/21

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

CURRENT BUILDING



PROPOSED





Mayor & Council of Berlin

10 William Street
Berlin, MD 21811
410-641-2770
www.berlinmd.gov



HISTORIC DISTRICT BUILDING PERMIT APPLICATION

Date Received: <u>11/23/21</u>	Property Address: <u>24 Broad St</u>
Property Owner: <u>Bunting Realty Inc</u>	Phone: <u>410 641 3313</u>
Property Owner Address: <u>24 Broad St</u>	Email: _____
Applicant: <u>Bunting Property Mgt, Inc</u>	Phone: <u>410 422 6223</u>
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Contractor	Email: <u>eag36jra@yahoo.com</u>
Address: _____	

Type of Work:			
<input type="checkbox"/> Alterations	<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Sign	<input type="checkbox"/> Awning	_____

DESCRIPTION OF WORK PROPOSED (Please be specific) Attach addition sheet if necessary. Type of material, color, dimensions, etc. must accompany application. If signs are proposed, indicate material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.

Sign attached to Building

All required documents must be submitted to the Planning Director at least 21 days prior to the next meeting of the Historic District Commission. See below for documents required to be filed with application.

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 regularly scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action.

I hereby certify that the owner of the subject premises has been fully informed of the alterations and that said owner is in full agreement with this application.

Applicant/Agent Signature _____

<input type="checkbox"/> Site Plan, if applicable
<input type="checkbox"/> Scaled and measured detailed drawings, including, but not limited to, plans and elevations of the proposed alterations or improvement, or in the alternative, a scale mock up.
<input type="checkbox"/> For an existing structure, color photographs* of the structure showing all elevations, the area to be altered, close-ups of architectural detail and the area in the immediate vicinity.
<input type="checkbox"/> For a proposed new structure, photographs* of the subject site and all buildings in the immediate vicinity.
<input type="checkbox"/> Samples of materials or copies of manufacturers product literature.
*Photographs shall be printed or mounted on 8 1/2 X 11 paper or cardboard, and labeled

Date Rec'd <u>11/23/2021</u>	Initials <u>CO</u>	HDC Meeting <u>12/1/2021</u>	Case # <u>12-1-21-26</u>
HDC Approval (signature) _____			



BPM
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30"

24"



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