



# **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**

**October 06, 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: September 1, 2021**
- 4. 14 S. Main Street – Pedestrian Mural on the side of Welcome Center**
- 5. Ally / N. Main Street- Sidewalk Mural Promoting Pollinators, adding Rain Barrel and Container Gardens**
- 6. 1 N. Main Street – Corner of William & Bay Street Mural in tribute to Reverend Dr. Charles Albert Tindley**
- 7. 10 William Street – Town Hall Requesting New Windows**
- 8. 119 N. Main Street- Requesting front Awning**
- 9. 16 Pitts Street – Exterior Renovations**
- 10. Comments from the Public**
- 11. Comments from the Staff**
- 12. Comments from the Commissioners**
- 13. Comments from the Chairman**
- 14. Adjourn**

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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  
September 1, 2021

Chairman Carol Rose called the September 1<sup>st</sup>, 2021, meeting to order at 5:29PM. Members present were Carol Rose, Laura Stearns, Robert Poli, Norman Bunting and John Holloway. Absent from the meeting was Mrs. Mary Moore. Staff present was Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Carol Rose thanked Mr. Alan Palmer for serving on the Historic District Commission Board. She then introduced Mr. John Holloway as the New Alternate for the Historic District Commission and welcomed him.

Chairman Carol Rose then called for a motion to adopt the September 1, 2021, agenda. Mr. Norman Bunting made the motion to adopt the September 1, 2021, agenda. Mrs. Laura Stearns seconded the motion, and it was unanimously accepted by the commission. Chairman Carol Rose called for a motion to approve the minutes from the July 7<sup>th</sup>, 2021, meeting and the July 14<sup>th</sup>, 2021, meeting. Mr. Robert Poli wanted the last paragraph amended in the July 7, 2021, meeting to say the material they wanted to use would be hot to sit under. Mr. Robert Poli made motion to approve as amended. Mr. Norman Bunting seconded the motion.

Chairman Carol Rose called the first item on the agenda. 18 North Main Street requesting to replace areas of rotten cornice on the building. Mr. Ed Reid present introduced Mr. Dillon Drew of Abell Construction. The work is to be done at 18 North Main Street the Conway Building. Mr. Reid stated over time the wood has rotten and the wood has detached so he reached out to Abell Construction. He thought once they get started it would be a lot more of rot that they can't see. Mr. Reid stated they had received a Façade Grant to pay for 50% of the work. He stated the idea was to try to do the work by the end of the year not to interrupt business or the traffic. Chairman Rose asked if anyone had questions. Mrs. Laura Stearns asked would it look the exact same way. Mr. Dillon stated the material would be close to it or similar to what is there. Mr. Reid stated he had Azek but he amended it so he could use the façade grant. Mr. Reid stated they would be using wood. Planning Director Dave Engelhart asked would the metal awnings remain. Mr. Reid stated it would have to come down for construction but yes it will remain. Mr. Robert Poli asked would the awning be refurbished. Mr. Dillon they would reset them. Mr. Engelhart said you may have to power wash them from the pigeons.

Chairman Carol Rose stated she liked the wood, Mr. Norman Bunting agreed with her about the wood. Mr. Engelhart asked were they going to paint it the same as what is there now. Mr. Reid replied that is the plan. Mr. Engelhart told the commission so you would know what it would look like when it's done. Chairman Carol Rose called for a motion to approve. Mr. Robert Poli made the motion to approve Case # 9-1-21-16. Mr. Norman Bunting seconded the motion, and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 9-1-21-17 Mrs. Heidi Johnson for 101 William Street for Signage. Chairman Rose asked Heidi was she going to use the sign she has now and just paint it.

Mrs. Johnson stated the same sign same color just different wording. Mr. John Holloway replied he had no issue with it. Mr. Poli had no issue with it and stated he was happy to see her doing well there. Mrs. Stearns had no issue with her sign. Chairman Rose called for a motion to approve. Mrs. Laura Stearns made the motion to approve Case # 9-1-21-17 as presented. Mr. Robert Poli seconded the motion, and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 9-1-18 for Kate Nellans 26 Broad Street. Mr. Engelhart stated they are not here and there is not a phone number on the application. Mrs. Charlene Sharp tried to call them they forgot it was tonight and are not home. Mr. Engelhart asked the commission if they had enough information. Chairman Carol Rose asked if it was in an area that couldn't be seen from the road. Mr. Engelhart told them if you go down Broad Street, you have the Post Office, Bunting Realty next and they are on the corner of West Street and Broad Street. They came to the commission with the shorter fence in the front yard. They want to do a 6' picket privacy fence in the rear yard that lines up with the corner of the fence at the Post Office. Mr. Engelhart stated you would have to be in their yard or driveway to see the fence. Chairman Carol Rose thought it would be fine. Mr. Robert Poli asked if they could just approve it tonight. Mr. Norman Bunting was okay with it. Mr. Robert Poli made the motion to approve Case # 9-1-21-18. Mrs. Laura Stearns seconded the motion, and it was unanimously accepted by the commission.

Chairman Carol Rose discussed the mural project and the cost of putting it on the sidewalk at Bruder Hill. She stated the location had been changed due to the texture of the brick and the cost to try to fix the wall to paint on it. The new location would be on William Street & Bay Street. Mr. Engelhart told the commission about the meeting that was at the Welcome Center. We all got to meet the artist and to see some of his murals he had completed in other places such as Annapolis Maryland and DC. He thought it would be educational and would fit in with the Heritage areas of the County also along with Harriet Tubman. He stated this would be a draw for the town. He had brought his laptop and showed different styles of his artwork and murals. Chairman Rose stated if all goes well there will be one done in Princess Anne. Chairman Rose thought it was a cool thing. Chairman Carol Rose asked for an update for the Pitts house. She wanted to know if anything specific was going to be done as to what they expected to be done. Mr. Engelhart stated the Town Administrator Jeff Fleetwood wanted him to put the letter in memorandum form as to what they want to get fixed. Commission members asked how long the house had been sitting there. Chairman Rose replied 55 years. Chairman Rose stated they are to paint, reglaze, do the trim, replace in kind, and clean the yard. Mr. Engelhart stated they had put up the scaffolding, but no work had begun.

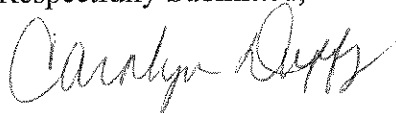
Chairman Carol Rose stated some more businesses have changed their signs, Heart of Gold and Dream Weaver she stated. Mrs. Laura Stearns was concerned about 16 South Main Streets appearance with the grass and their sign. Mr. Robert Poli asked about the trailer in the front yard located at 201 South Main Street. He stated they were to have the rest of the house painted once the addition was added the paint is peeling. Mr. Norman Bunting asked about the sidewalk signs. He stated a lot of people must avoid them due to not enough walking space. Mr. Engelhart replied it is an ordinance of the town and to eliminate this you must do a text amendment. The sidewalk signs are permitted in our office, and I do the approvals for them he stated. The wall signs and hanging signs the awnings whatever type of advertisement is still the

Historic District responsibility. The sidewalk signs each business gets one sign and they do not have to be in front of their business. They amended that due to the side street businesses needing a presence on Main Street. Mr. Engelhart stated there are fewer signs now than when I came eight years ago. Mr. Bunting asked if they had approved the sidewalk signs a long time ago. Planning Director stated he would have to check. Mr. Bunting thought back then there were a lot less people on the street. Mr. Engelhart stated they must be ADA compliant. He also stated if they thought they wanted to get rid of them they would have a fight with the merchant's community. He stated they would need to approach the Mayor & Council as a group for the suggestion. Then a text amendment to eliminate it from the code and to have public meetings. It would get advertised in the paper and posted on the web site. There would be comments from the merchants and the community. Mr. Poli stated could there be a compromise with businesses on Main Street they don't get a sandwich board. Discussion continued about the planter boxes on Main Street. Mrs. Stearns replied Mrs. Robin Tomasello removed her sandwich sign because of having the planters. Chairman Rose asked about the racks of clothes on the sidewalk. Mr. Engelhart replied Mayor & Council allowed this during the pandemic of Covid-19. Mr. Engelhart reiterated it is not permitted by the town code. He stated he had been asked not to enforce that during the pandemic. He stated even the tables & chairs must be approved by the Mayor & Council.

Mr. Norman Bunting stated he felt that the alternate should be able to sit and ask questions. He may not be able to vote if everyone is present, but he would be informed on what would be going on if someone does not make it to the next meeting. Chairman Carol Rose made motion to allow the alternate to sit and ask questions. Mr. Robert Poli seconded the motion, and it was unanimously accepted by the commission. Mr. Engelhart stated this would be one of your operating rules now that you have made a motion. We will make sure you have a packet and name plate for next meeting. Mr. John Holloway gave his address location for the packets to be delivered. Mr. Engelhart stated he would thank Mr. Palmer also because he came to see if he was needed for the meeting. Mr. Poli stated if we can adopt rules 104-24 you can adopt guidelines. He stated a few years ago he made guidelines and it's still not published on the web site. He asked Mr. Engelhart could he get these guidelines set. Mr. Engelhart stated he would bring it up with Ms. Mary Bohlen again. Mrs. Stearns asked about 16 South Main Streets signage it only has two signs needing repair.

Chairman Carol Rose called for a motion to adjourn. Mr. Robert Poli seconded the motion meeting was adjourned. 6:16PM

Respectfully Submitted,

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

Carolyn Duffy





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## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 07/20/2021 Subject Property Location: 14 S. Main St Case #: 10-6-21-19

Property Owner: Town of Berlin Owner Phone #: (410) 641-2770

Owner Address: 10 William St Owner Email: info@berlinmd.gov

Agent/Contractor: \_\_\_\_\_ Agent Phone#: \_\_\_\_\_

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

### DESCRIPTION OF WORK PROPOSED:

Pedestrian mural to cover unsightly NO PARKING in front of the existing wall mural located on the side of the Welcome Center GRANT FUNDED MURAL

### 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 10/6/2021 5:30pm (date).

Applicant Signature: Jay Webb Date: 7/20/2021

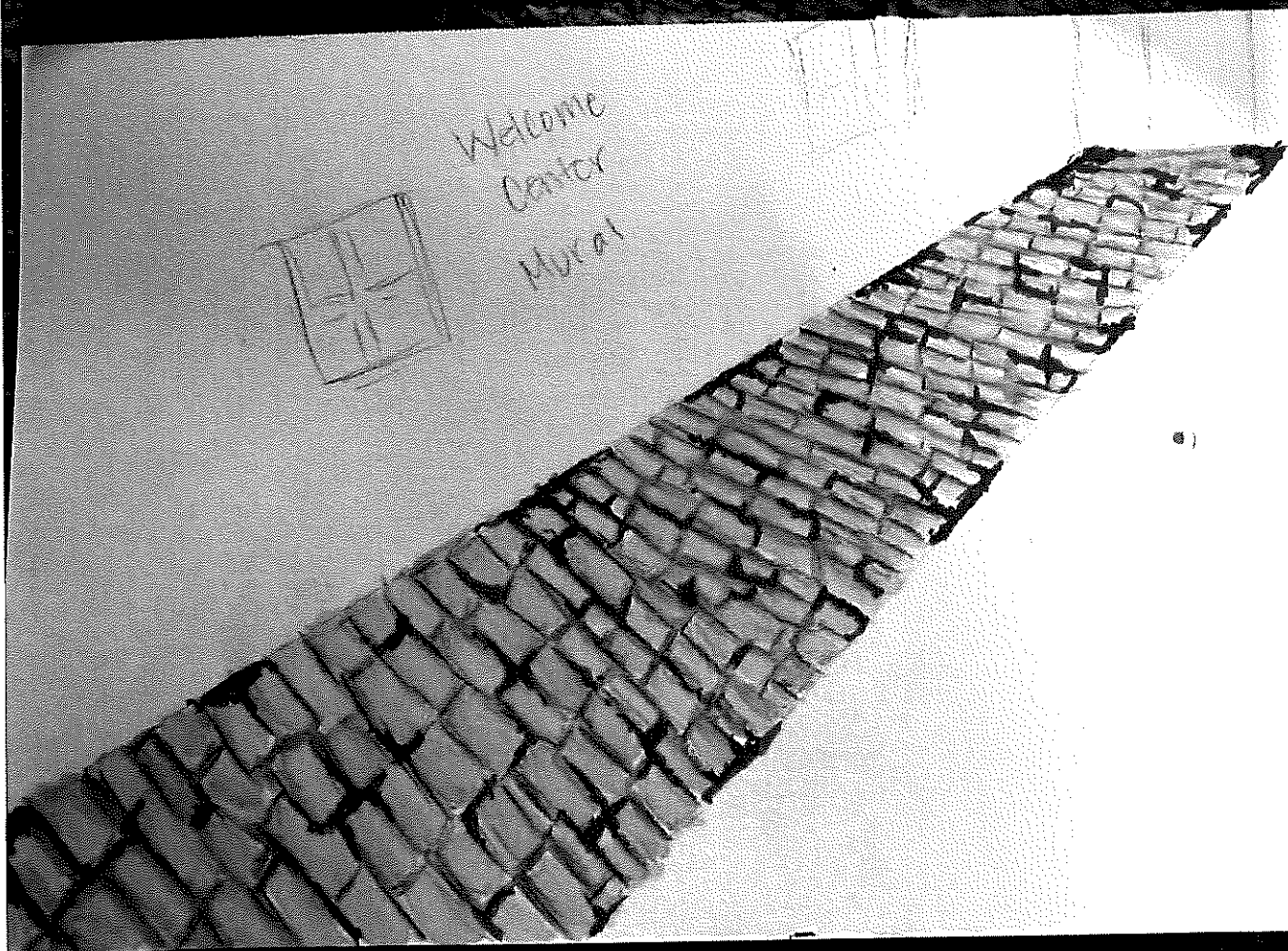
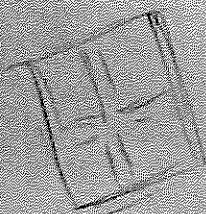
APPROVED:

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

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



Welcome  
Center  
Mural





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## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 07/20/2021 Subject Property Location: ALLEY/N. MAIN ST Case #: 10-6-21-20

Property Owner TROY PURNELL Owner Phone # (410) 726-8043

Owner Address BROAD ST, BERLIN MD 21811 Owner Email: TPURNELL@BERLINMD.GOV

Agent/Contractor: \_\_\_\_\_ Agent Phone# \_\_\_\_\_

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

### DESCRIPTION OF WORK PROPOSED:

CLEAN UP OF ALLEY BETWEEN GILBERTS PROVISIONS BLDG AND ISLAND CREAMERY. SIDEWALK MURAL PROMOTING POLLINATORS, ADDING A RAIN BARREL AND CONTAINER GARDENS. TRANSFORMING THIS UNSIGHTLY ALLEYWAY INTO A FUN, FUNCTIONAL MURAL FOR ALL TO ENJOY. NAMING IT 'POLLINATOR WAY'. NOTE: TROY PURNELL, OWNER, GAVE PERMISSION FOR BERLIN ARTS COMMISSION AND BERLIN ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR IVY WELLS TO COMPLETE. ARTIST: JESS HALL. GRANT FUNDED PROJECT.

### 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.

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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 10/6/2021 5:30 pm (date).

Applicant Signature Digitally signed by Ivy Wells  
DN: cn=Ivy Wells, o=Town of Berlin, ou=Economic and Community Development, email=iwells@berlinmd.gov, c=US  
Date: 2021.07.20 09:11:37 -0400

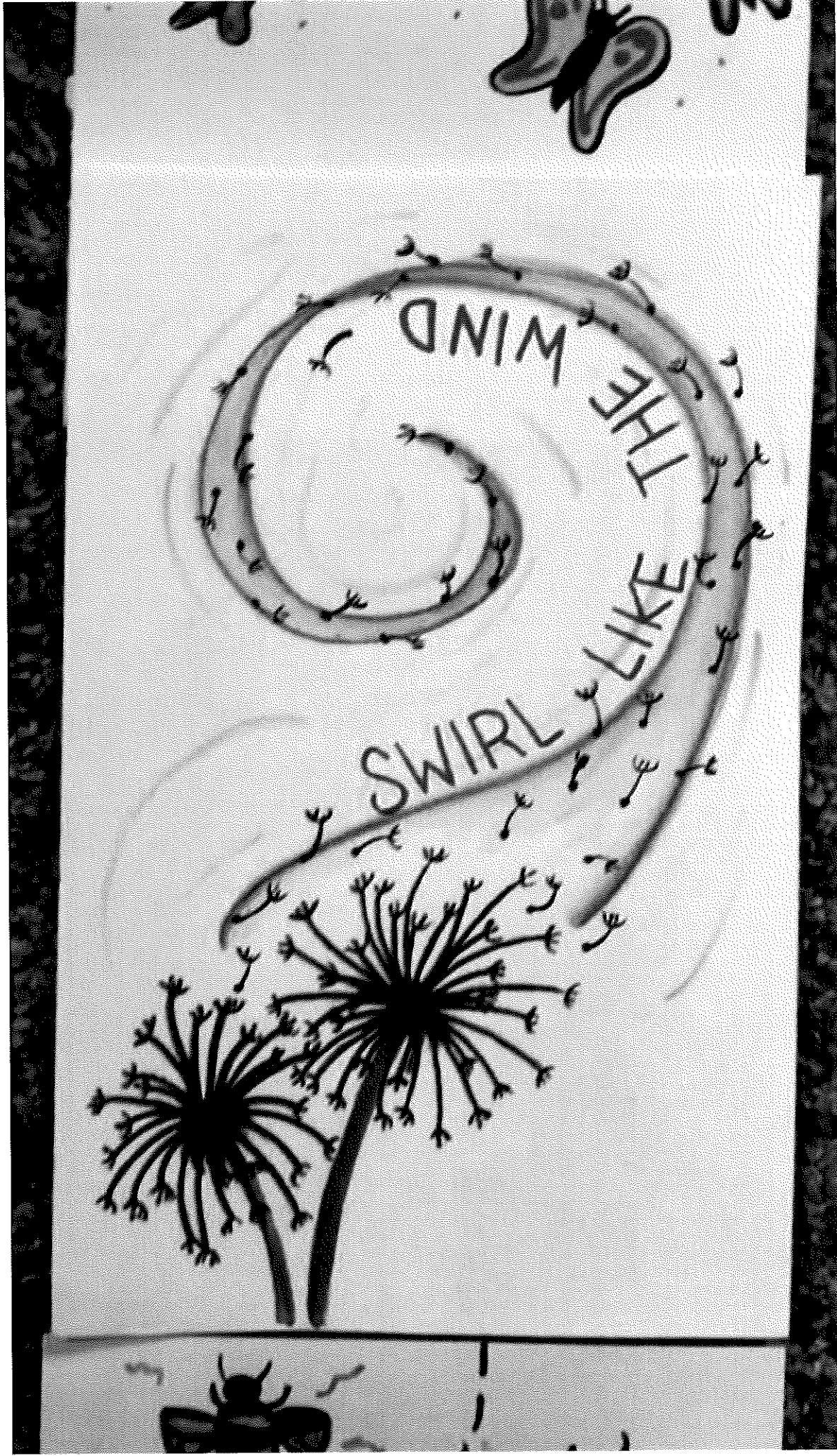
Date \_\_\_\_\_

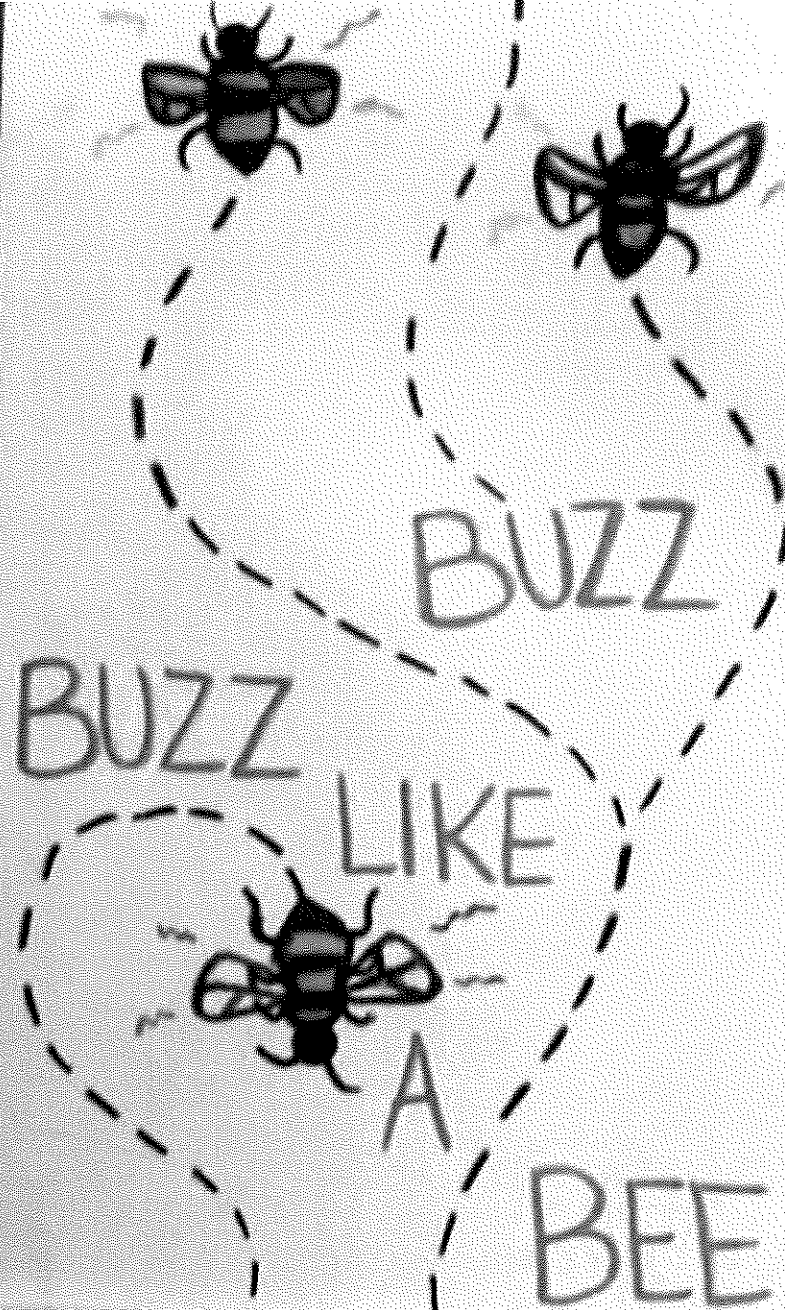
APPROVED:

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

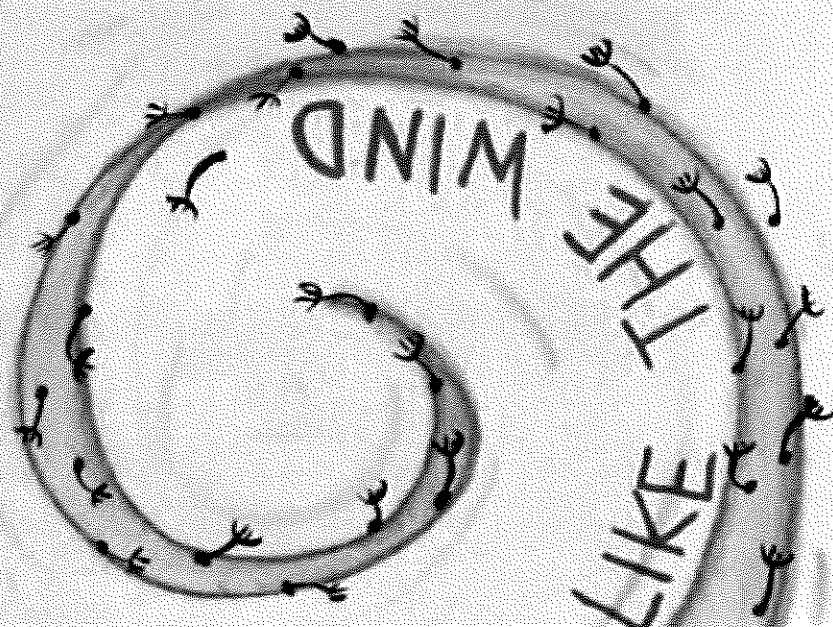
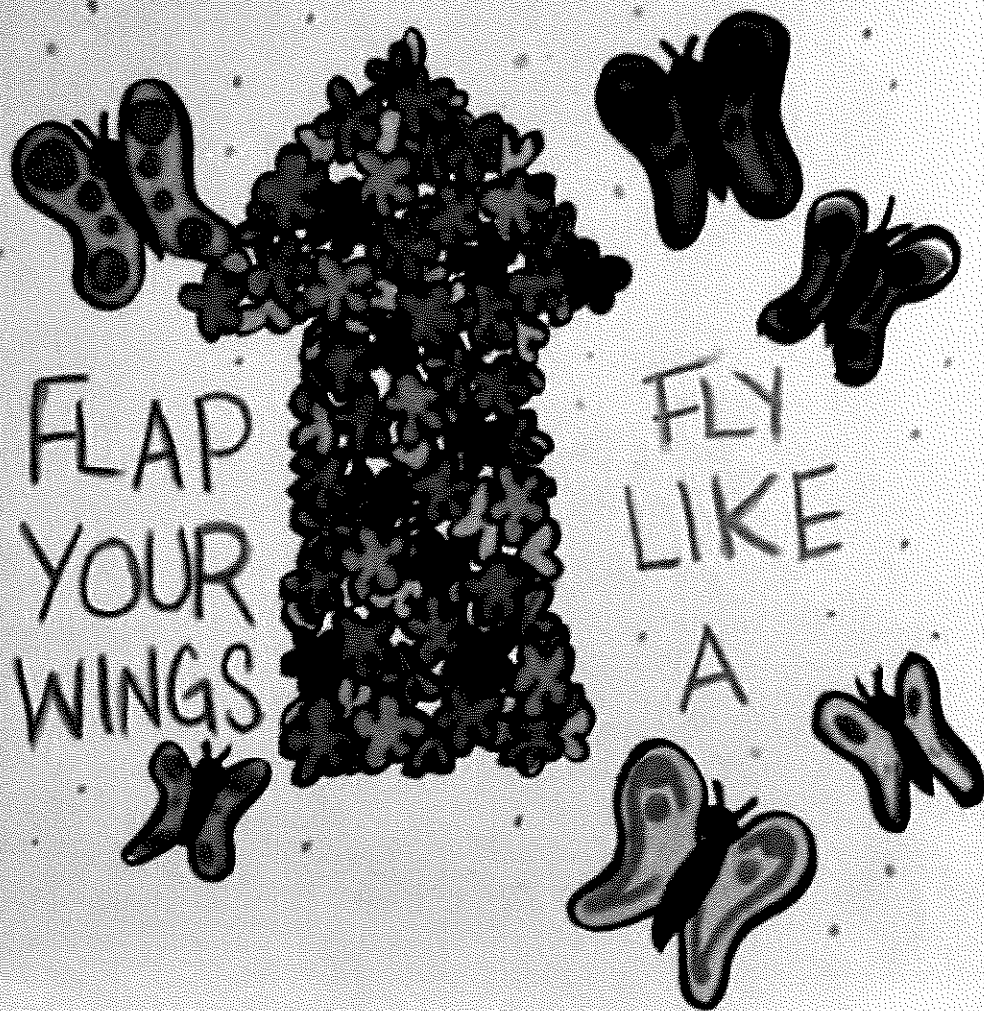
\_\_\_\_\_  
Planning Director (Date)











## Carolyn Duffy

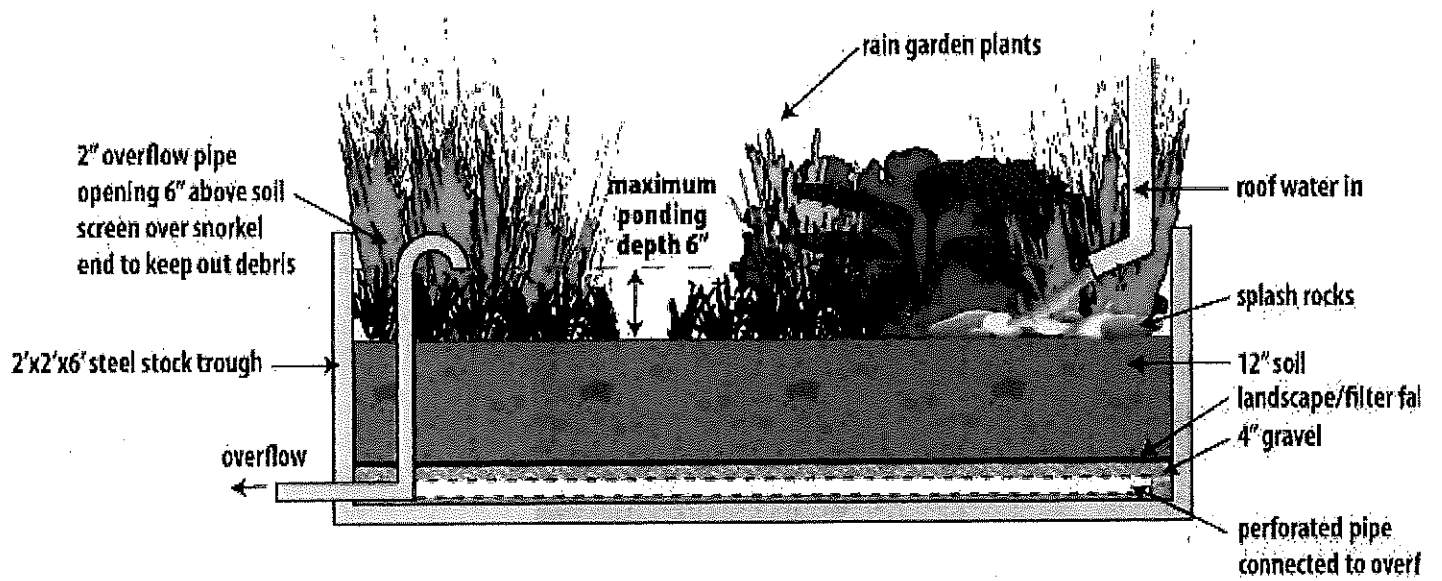
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**From:** Ivy Wells  
**Sent:** Thursday, September 16, 2021 1:16 PM  
**To:** David Engelhart; Carolyn Duffy  
**Subject:** Additional Photos for Pollinator Way Application

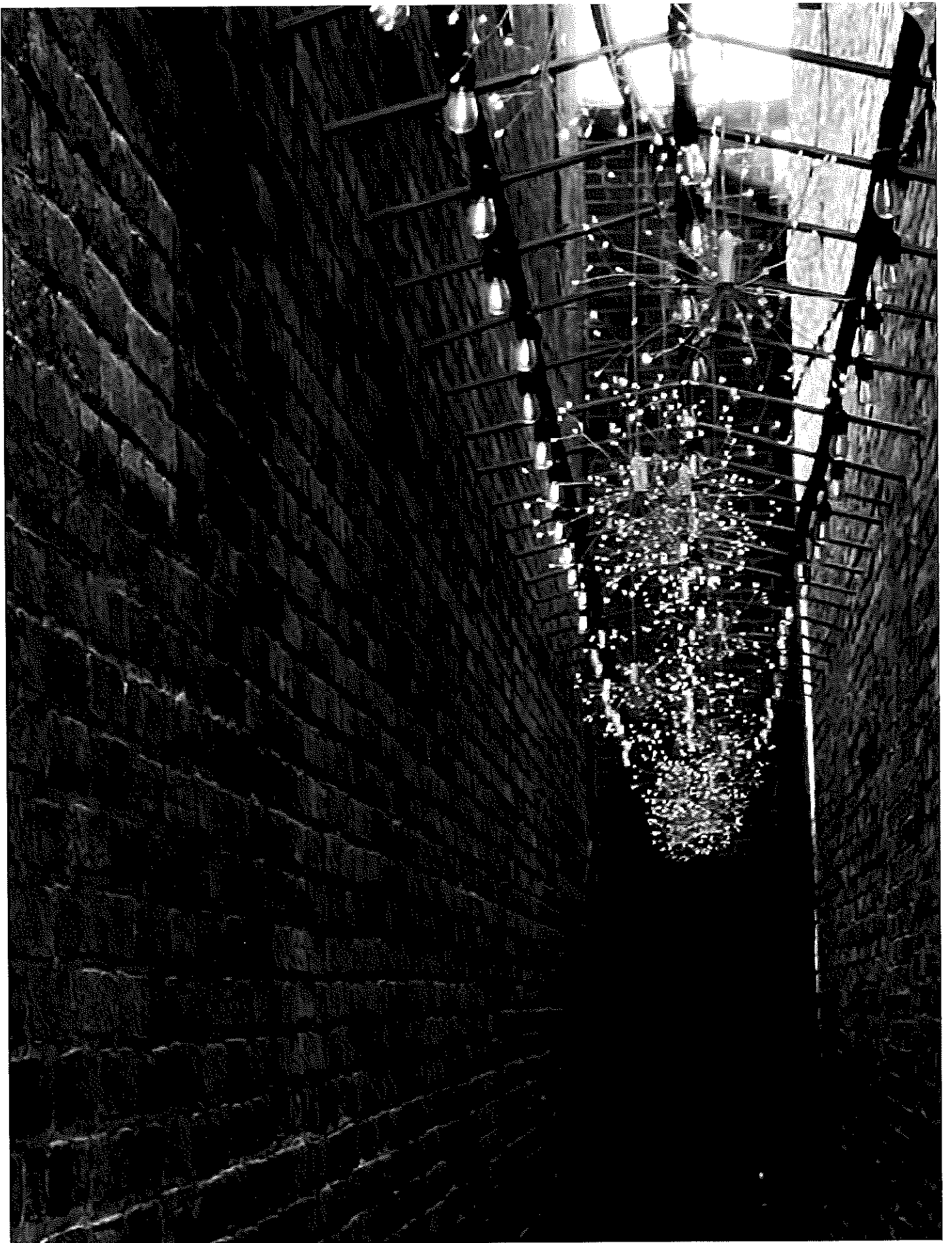
Please attach these to the Troy Purnell bldg application.



## 2'x2'x6' Stock Trough Stormwater Planter









# 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: 08/31/2021 Subject Property Location: 1 N. Main St Case #: 10-6-21-21

Property Owner JE Parker Owner Phone # (410) 430-8694

Owner Address 1 N. Main St Owner Email: jeparker@comcast.net

Agent/Contractor: Ivy Wells Agent Phone# (410) 629-1722

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

### DESCRIPTION OF WORK PROPOSED:

A painted mural in tribute to Reverend Dr. Charles Albert Tindley to be painted on the exterior brick facade of the building at the corner of William/Main/Bay Streets. Size of the mural will be

### 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.

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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 October 6, 2021 (date).

Applicant Signature Ivy Wells Date 9/13/2021

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

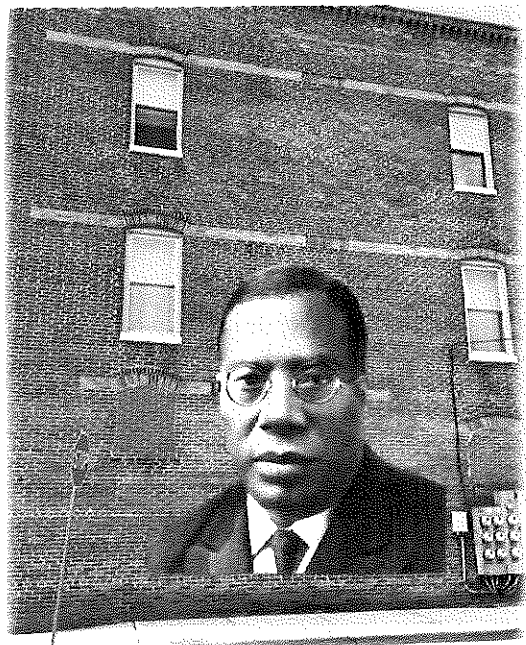
# Reverend Dr. Charles Albert Tindley

## Potential Mural Sizes

*\*This is a CONCEPT only for size, this is NOT the actual design that will appear on the building*



Dimensions:  
12'wide x 25'tall



Dimensions:  
12'wide x 12'tall

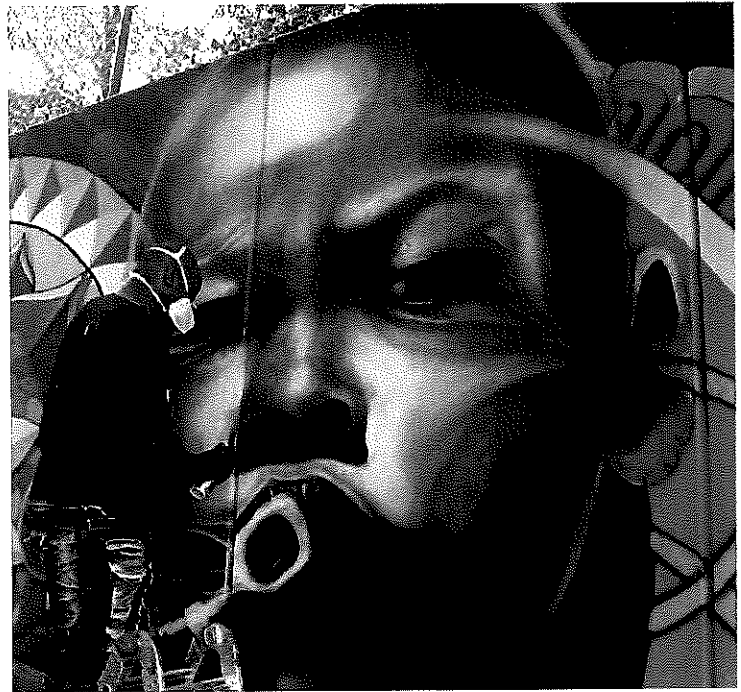
# Displaying the artists' previous work for context only.





# Existing Murals done by artist Jay F. Coleman

The mural of Reverend Dr. Charles Albert Tindley will be similar



September 1, 2021

To Whom it May Concern,

*I am writing in support of the Reverend Dr. Charles Albert Tindley mural.*

*I give permission for this mural to be painted on the exterior wall of my building located at 1 N. Main Street, Berlin MD 21811.*

Thank you,

A handwritten signature in cursive script that reads "JE Parker". The letters are fluid and connected, with a large, stylized "J" and "P".

JE Parker  
1 N. Main Street  
Berlin MD 21811



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10 William Street, Berlin, Maryland 21811

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

www.berlinmd.gov



## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 9/17/21 Subject Property Location: 10 William St. Case #: 10-6-21-22  
Property Owner: Mayor & Council Owner Phone #: 410 641 2770  
Owner Address: 10 William St, Berlin, MD Owner Email: JFleetwood@berlinmd.gov  
Agent/Contractor: JT Construction Agent Phone#: 410 430 2417  
Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Demolition ☐ Sign ☒ Other

### DESCRIPTION OF WORK PROPOSED:

Replace all windows at Town Hall, 37 total windows.

All exterior will remain current color.

### 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:

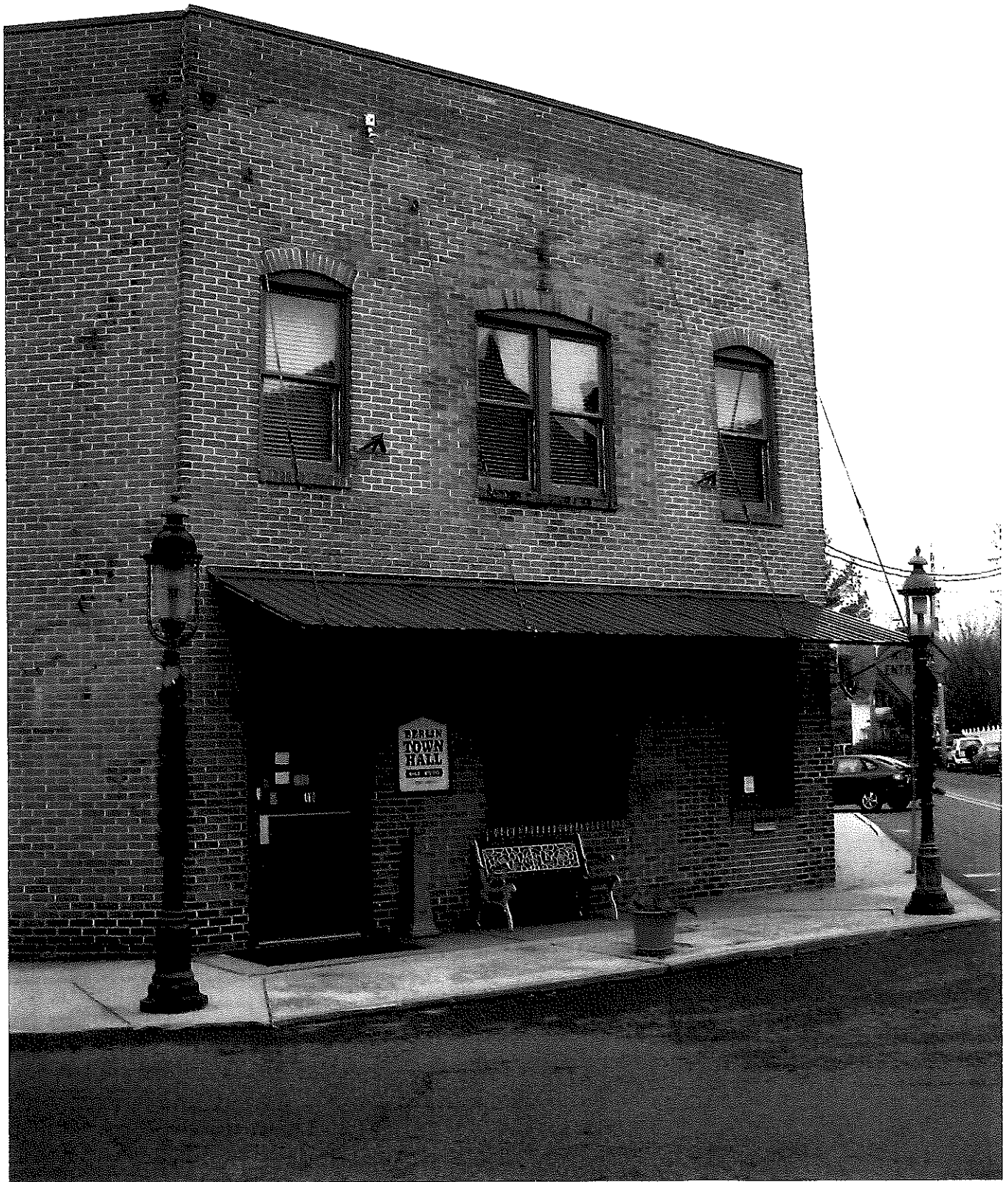
1. Site plan.
2. Scaled drawings of plans and/or elevations of the proposal, or in the alternative, a scale model.
3. Color photographs of the existing structure, the area to be altered and close-ups of architectural details.
4. For a proposed new structure, photographs of the subject site and all buildings 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 10-6-21 5:30 pm (date).

Applicant Signature: [Signature] Date: 9/17/21  
APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)



Town Hall - 10 William St





# Mayor & Council of Berlin

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



## HISTORIC DISTRICT BUILDING PERMIT APPLICATION

Date Received: <u>9/13/21</u>	Property Address: <u>119 N MAIN</u>
Property Owner: <u>Ernest Gerardi, Jr</u>	Phone: <u>410 422 6223</u>
Property Owner Address: <u>9 Bay St</u>	Email: <u>eag36jr@yahoo.com</u>
<u>Berlin, Md 21811</u>	
Applicant: <u>Ernest Gerardi, Jr</u>	Phone: <u>410 422 6223</u>
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Contractor	Email: <u>eag36jr@yahoo.com</u>
Address: <u>9 Bay St</u>	
<u>Berlin, Md 21811</u>	

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 type="checkbox"/> Sign	<input checked="" 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.

Extend metals idr roof (Awning) from North side to  
corner front of building as suggested at a prior  
meeting with Historic Comm H

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 Ernest Gerardi, Jr

<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>9/13/2021</u>	Initials <u>CD</u>	HDC Meeting <u>10-6-21</u>	Case # <u>10-6-21-23</u>
HDC Approval (signature) _____			

119 N. Main Street

### Legend

- POWER POLES
- ?
- 119 N Main St
- AERIAL\_TRANSFORMER
- -b-SWITCH
- CIRCUIT 1
- CIRCUIT 2
- CIRCUIT 3 AREIL
- CIRCUIT 3 UG
- co
- Feature 1
- Feature 2
- h\_lat
- main
- MANHOLE

Google Earth

© 2021 Google

6.21 ft

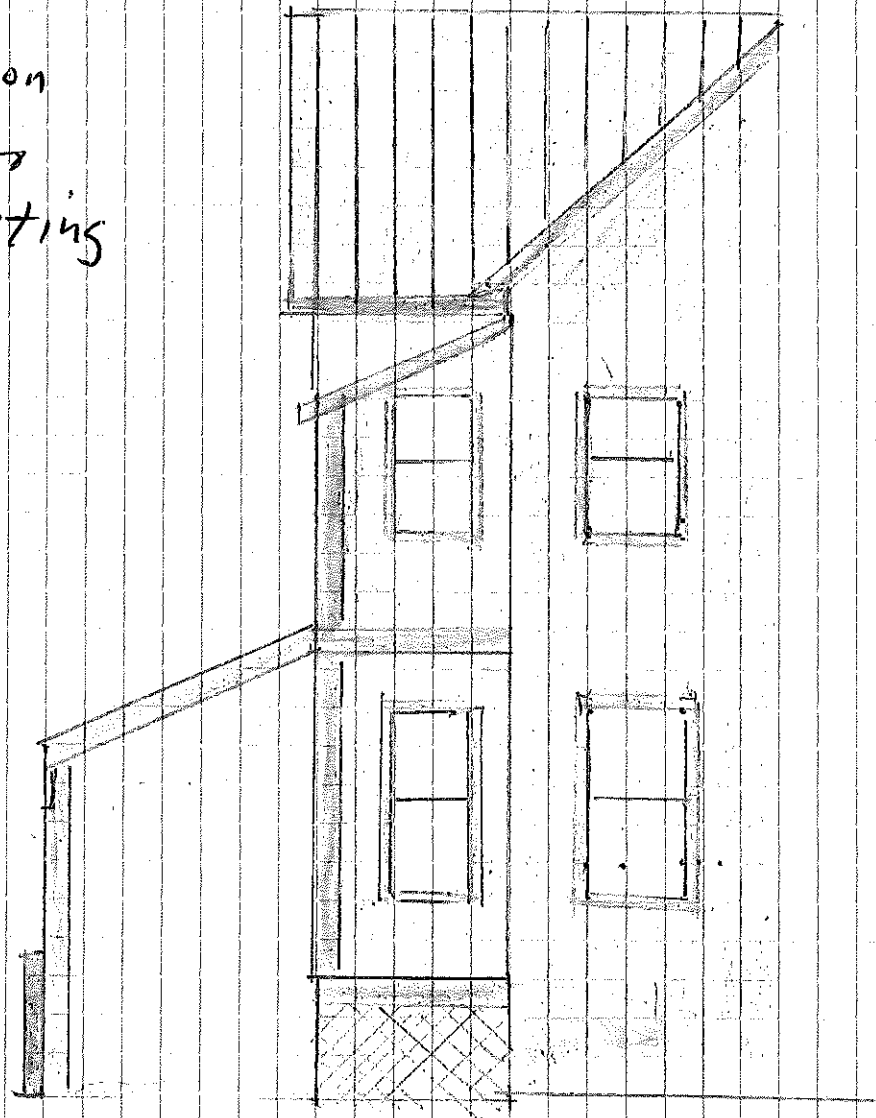
Front View  
Roof Extension  
on Front to  
match Existing  
Side



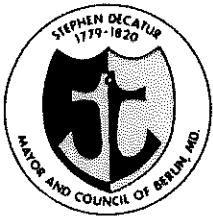
119 N MAIN ST  
Ernest Gerardi Jr

# South End View

Roof Extension  
on Front to  
match Existing  
Side



119 N MAIN ST  
Ernest Gerard, Jr



# Mayor & Council of Berlin

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## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 09/22/2021 Subject Property Location: 16 Pitts Street, Berlin Case #: 10-6-21-24

Property Owner John H. Burbage, Jr Owner Phone # (410) 213-1900

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

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

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

### DESCRIPTION OF WORK PROPOSED:

Reface the exterior of the building as per the attached drawings. Adding brick accent columns at the corner and each end. Adding trim around the windows and along the sidewalk. Adding shutters to the upper windows. Resurface the stucco and paint a fresh color on the 2nd floor. Repair and paint the white brick on Pitts Street. Repair and paint the stucco on the lower part of the Williams Street side. Reface the metal roof and soffit and extend around the corner. Other as seen on photo.

### 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 10-6-2021 @ 5:30pm (date).

Applicant Signature Samantha Pielstick Date 9-23-2021

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)















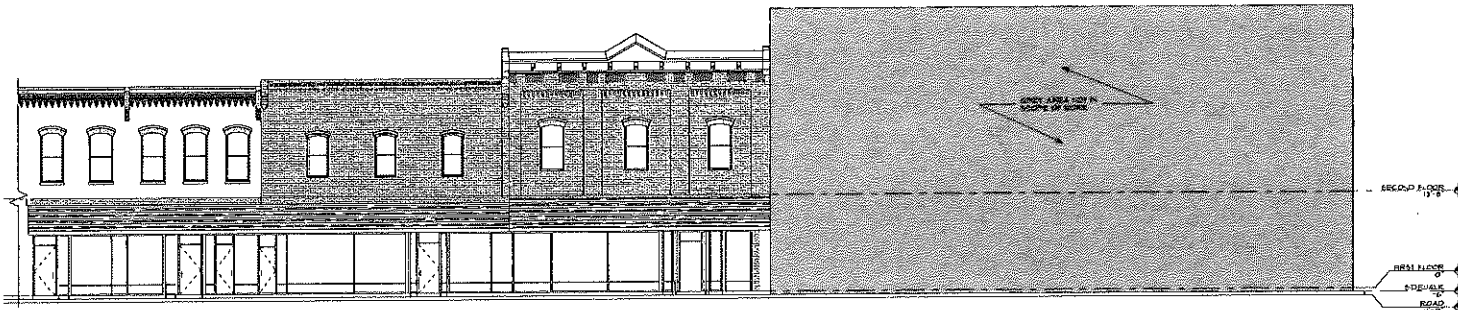




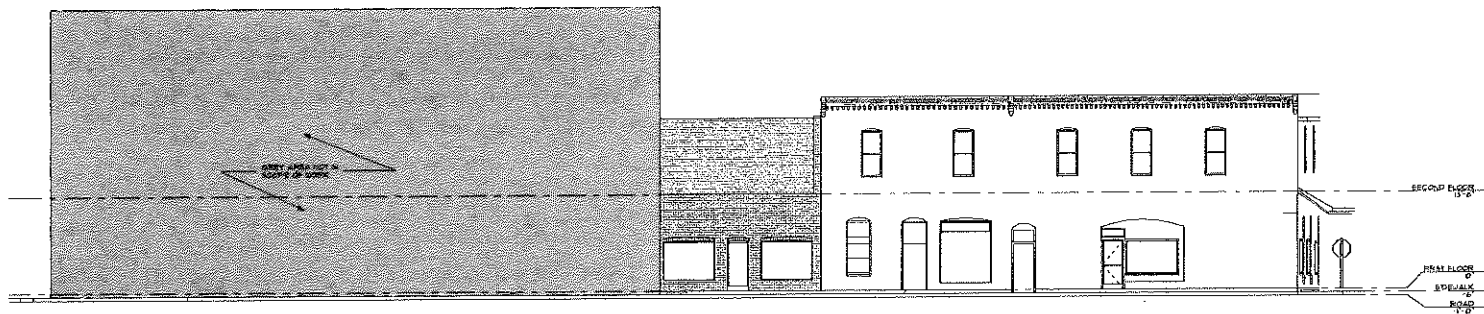




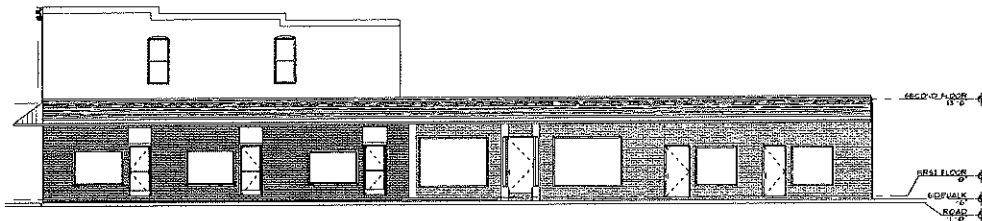




① ELEVATION MAIN STREET EXISTING  
1/8" = 1'-0"



② ELEVATION WILLIAM STREET EXISTING  
1/8" = 1'-0"



③ ELEVATION PITT STREET EXISTING  
1/8" = 1'-0"



PROJECT: BERLIN MIXED USE  
SHEET: ELEVATIONS EXISTING  
DATE: 07/11/16  
DRAWN BY: J. FISHER  
CHECKED BY: J. FISHER  
PROJECT NO.: 16-01-001

CONTRACT:

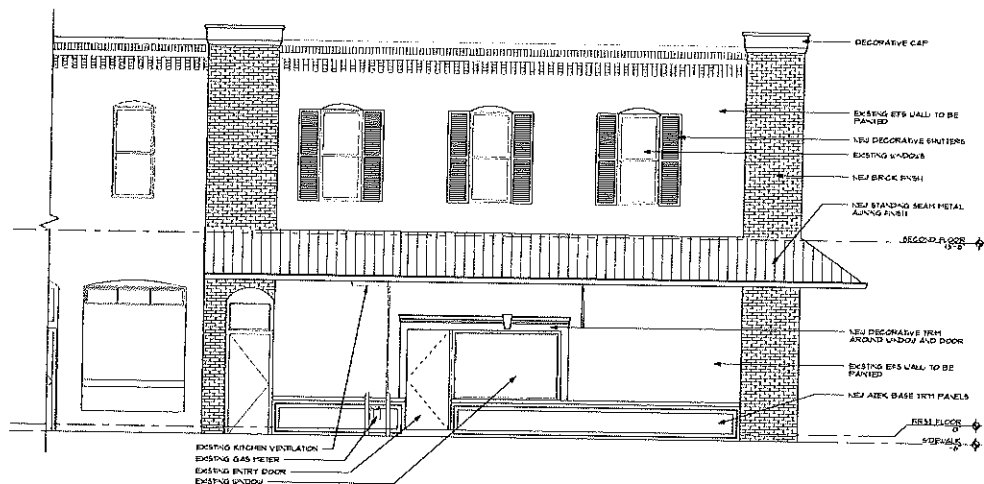
BERLIN MIXED USE  
PLAN ST.  
BERLIN, MD

SHEET INFO:

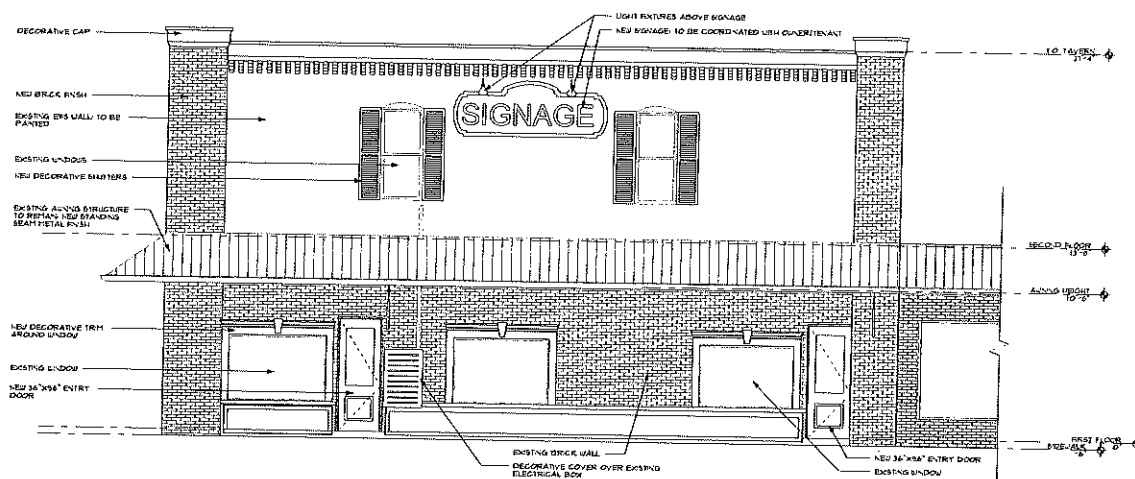
ELEVATIONS  
EXISTING

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07/11/16
2	ISSUED FOR CONSTRUCTION	07/11/16
3	ISSUED FOR RECORD	07/11/16
4	ISSUED FOR AS-BUILT	07/11/16
5	ISSUED FOR FINAL REVIEW	07/11/16
6	ISSUED FOR ARCHIVE	07/11/16

A-202



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



② ELEVATION - PITTS STREET  
1/4" = 1'-0"



FOR REVIEW ONLY NOT FOR CONSTRUCTION

PERMIT INFORMATION  
PROJECT NO. 2018-0001  
DATE: 10/1/2018  
EXPIRATION DATE: 10/1/2019

EXHIBIT A

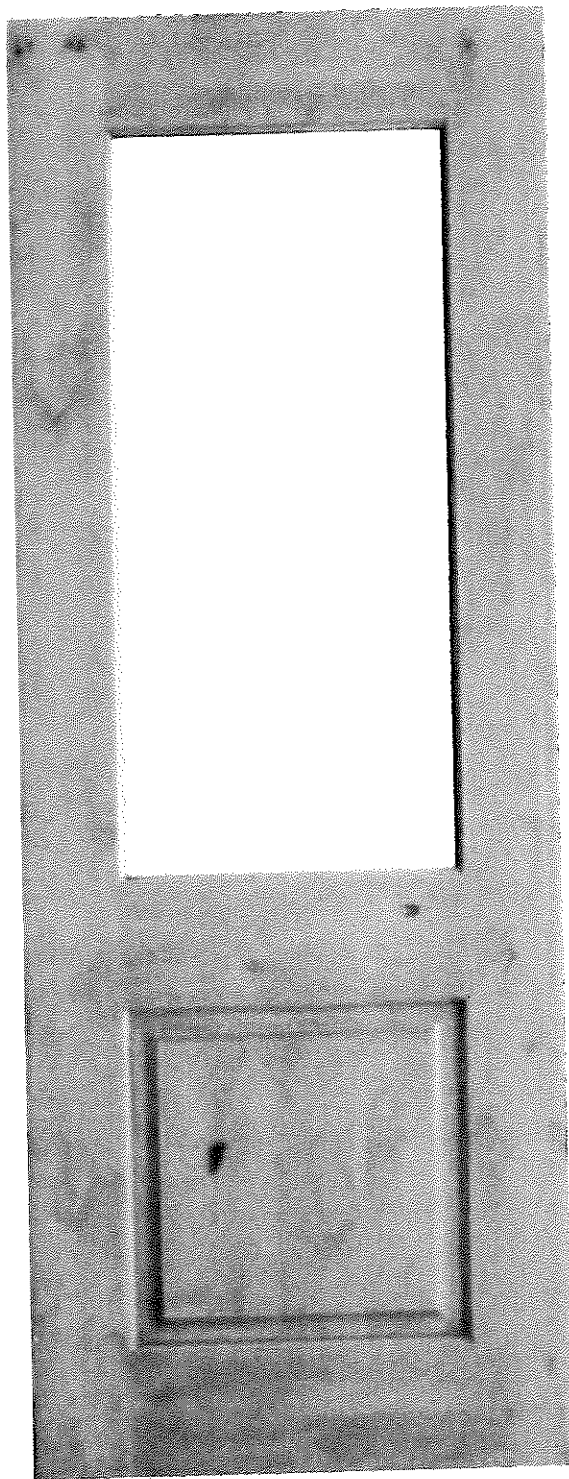
BERLIN MIXED USE  
WILLIAM & PITTS STREET  
BERLIN, MD

SHEET INFO:

ELEVATIONS

DATE: 10/1/2018  
PROJECT: 2018-0001  
SHEET: 1/1

A-201



[Hover Image to Zoom](#)

## 36 in. x 96 in. Rustic Half-Lite Clear Low-E IG Unfinished Wood Alder Right-Hand Inswing Exterior Prehung Front Door

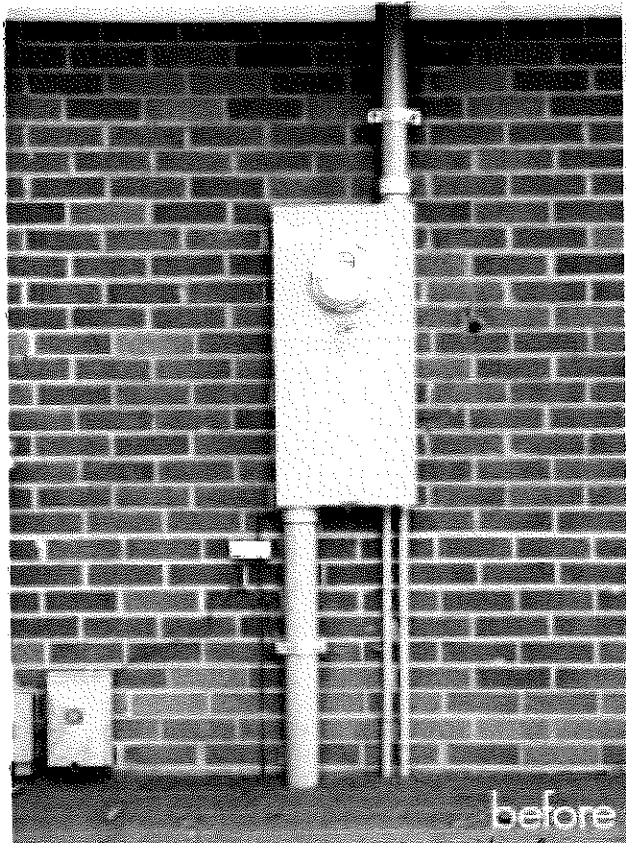
by  
Krosswood Doors

(15)

[Write a Review](#)

[Questions & Answers \(20\)](#)





before  
*Not Ours*



after  
EXAMPLE



*Now*

WO-144

## Mary's Restaurant

### **Architectural Survey File**

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the "vertical files" at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site ([mht.maryland.gov](http://mht.maryland.gov)) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

***Last Updated: 07-19-2019***

## MARY'S RESTAURANT

Two story brick building with segmental arches over windows; shed roof, corbelled cornice. Stucco applied over principal facades and first floor Pitts St. S. side covered with veneer of brick. Main entrance moved from Williams St to Pitts St.

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

Mary's Restaurant

**2 LOCATION**

STREET &amp; NUMBER

16 Pills Street

CITY/TOWN

Berlin

STATE

MD

VICINITY OF

First

CONGRESSIONAL DISTRICT

COUNTY

Worcester

**3 CLASSIFICATION**

## CATEGORY

☒ DISTRICT  
☒ BUILDINGS  
☐ STRUCTURE  
☐ SITE  
☐ OBJECT

## OWNERSHIP

☒ PUBLIC  
☐ PRIVATE  
☐ BOTH  
**PUBLIC ACQUISITION**  
☐ IN PROGRESS  
☐ BEING CONSIDERED

☒ STATUS

☐ OCCUPIED  
☐ UNOCCUPIED  
☐ WORK IN PROGRESS  
**ACCESSIBLE**  
☒ YES RESTRICTED  
☐ YES UNRESTRICTED  
☐ NO

## PRESENT USE

☐ AGRICULTURE  
☒ COMMERCIAL  
☐ EDUCATIONAL  
☐ ENTERTAINMENT  
☐ GOVERNMENT  
☐ INDUSTRIAL  
☐ MILITARY  
☐ MUSEUM  
☐ PARK  
☐ PRIVATE RESIDENCE  
☐ RELIGIOUS  
☐ SCIENTIFIC  
☐ TRANSPORTATION  
☐ OTHER

**4 OWNER OF PROPERTY**

NAME

John H. and Rosalind Burbage

Telephone #:

STREET &amp; NUMBER

1135 Riverside Dr.

CITY/TOWN

Salisbury

VICINITY OF

STATE, zip code

MD

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE  
RECORDS OF DEEDS, ETC.  
STREET & NUMBER

Worcester County Courthouse

Liber #: 184

Folio #: 609

CITY/TOWN

Snow Hill

STATE

MD

**6 REPRESENTATION IN EXISTING SURVEYS**

FILE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY/TOWN

STATE



**7 DESCRIPTION**

**CONDITION**

- |                                    |                                       |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED |
| <input type="checkbox"/> GOOD      | <input type="checkbox"/> RUINS        |
| <input type="checkbox"/> FAIR      | <input type="checkbox"/> UNEXPOSED    |

**CHECK ONE**

- ☐ UNALTERED  
☐ ALTERED

**CHECK ONE**

- ☐ ORIGINAL SITE  
☐ MOVED      DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The building occupied by Mary's Restaurant is a two story brick, shed roof building with a corbelled cornice. The original windows with segmental arches remain on the second floor. The windows and doors of the Pitts St. facade commercial floor have been altered to unify the building with the addition to the Style Guide Store next door. Stucco has been applied over the principal facades of the building including the cornice. Also, the main entrance to the buioding was changed from the Williams St. side to the Pitts St. Side. The building is presently in a fair state of repair.

# 8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL-HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1849	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

This building significantly contributes to the essential character of the Commercial District. It exhibits similarity in materials, design, scale, and degree of ornamentation with the major 19th century buildings that establish the theme of the district.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**ACREAGE OF NOMINATED PROPERTY less than one

## VERBAL BOUNDARY DESCRIPTION

Site 144 on survey map.

## LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME/TITLE

Kenneth T. Pribanic, Consultant

August 1979

ORGANIZATION

Mayor and Council

301/641-2770

DATE

STREET &amp; NUMBER

10 Williams St.

TELEPHONE

CITY OR TOWN

Berlin,

STATE

MD

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

Two Parcels: 16 Pitts and 9 Williams St.

FWH 184/609 Conveyed by Virginia M. Massey, with power of attorney, to John H. and Rosalind A. Burbage

2-3-16 ODC 21/582 conveyed by Wm. F. Johnson to Robert J. Massey and Lester F. Adkins

6-11-14 ODC 16/474 Wm. F. Johnson trustee for Henry J. and Fannie M. Anderson  
GTB 3/91 conveyed by LW & T of James A. Anderson to Henry Anderson

9 Williams

6-14-17 ODC 27/462 conveyed in part from Thos. M. Punell et al, to Robert J. Massey and Lester F. Adkins

2-11-16 ODC 21/440 conveyed to Thos. M. Punell by Wm. F. Johnson, trustee





LIN COMMERCIAL DISTRICT  
144

WO #

Building Mary's Restaurant

Address 16 Pitts St.



Mary's Restaurant, Berlin

Commercial District

Berlin, MD

Kenneth T. Pribanic

August 1979

MD Hist. Trust

Looking West

Photo 7, Bldg II

100-1-1-1





Mary's Restaurant  
( William St. facade)  
Berlin Commercial Dist.  
Berlin, MD  
Kenneth T. Pribanic  
August 1979  
MD Hist Trust  
Looking NE  
Photo 8 , Bldg 11

Worcester County Tax Map 300, P. 1468

