



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
February 1st, 2023– 5:30 PM
Berlin Town Hall – Council Chambers**

- 1. Call to Order**
- 2. Agenda Adoption**
- 3. Approval of Minutes: December 7th, 2022**
- 4. 12 Broad Street – Globe / Tiki Tim's requesting addition to bar area**
- 5. 19 Gay Street -Construction of a New Mixed-Use Building**
- 6. 22 William Street- Exterior color change**
- 7. Comments from Public**
- 8. Comments from the Staff**
- 9. Comments from the Commissioners**
- 10. Comments from the Chairman**
- 11. 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
Minutes of December 7, 2022 meeting

Chairman Norman Bunting called the meeting to order at 5:35 PM. Members present were Chairman Bunting, Vice Chairman Laura Stearns, Mrs. Mary Moore, Mrs. Carol Rose, and Mr. John Holloway. Staff present was Planning Director Mr. David Engelhart.

Chairman Bunting called for a motion to adopt the evening's agenda. The motion was made by Mrs. Rose and seconded by Mrs. Moore. Chairman Bunting called for a motion to adopt the minutes of the November, 2022 meeting. Mrs. Rose made the motion, seconded by Mr. Holloway.


Chairman Bunting called the first case, # 12-7-22-20, Ms. Erin Bilenki, for signage at Health Freedom, 7 South Main Street. Ms. Bilenki explained that she has opened a new business in the space formerly occupied by the Tea Room, offering some food items and organics like her location on Artisan's Way. The sign would be hung perpendicular to the shop on chains and brackets already in place, and be the same and design that Ms. Bilenki utilized at her other location.

After brief discussion of the sign design and the proposed store activities, Mrs. Rose made the motion to approve sign and the motion was seconded by Mr. Holloway, and approved unanimously by the Commission.

Chairman Bunting called the next case, # 12-7-22-21, Mr. and Mrs. James Quick, 5 Bay Street, requesting to replace a utility shed with a new 14' x 20' shed in their yard, within the same footprint. After brief discussion of the location and the submitted photographs of the new shed, Mrs. Rose made a motion to approve, which was seconded by Mrs. Moore and unanimously approved by the Commission.

Chairman Bunting called for discussion items, and properties on Bay Street and the Pitt house on William Street were cited as needing Mr. Engelhart's enforcement attention. The Main Street renovation and remodeling of the Bluewater Development properties were discussed, with the Commissioners all agreeing that the exterior finishes had to be completed first, and that a strict timeframe should be agreed upon and enforced. With no public comment, Chairman Bunting called for a motion to adjourn, and he adjourned the meeting at 6:10 PM.

Respectfully submitted,



Planning Director



Mayor & Council of Berlin

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HISTORIC DISTRICT COMMISSION APPLICATION

Date: 01-07-2023 Subject Property Location: 12 Broad Street Case #: 02-1-23-01
Property Owner: Bryan Brushmiller Owner Phone #: 443-513-4647
Owner Address: 103 S. Main St Owner Email: burleyoak@gmail.com
Agent/Contractor: _____ Agent Phone#: _____

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

DESCRIPTION OF WORK PROPOSED:

Place a roof connecting the main building to the outside bar area as well as a permanent wall between the property of the Globe and the property of the Atlantic Hotel.

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 2-1-23 (date). 5:30 pm

Applicant Signature

Date 01-11-2023

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

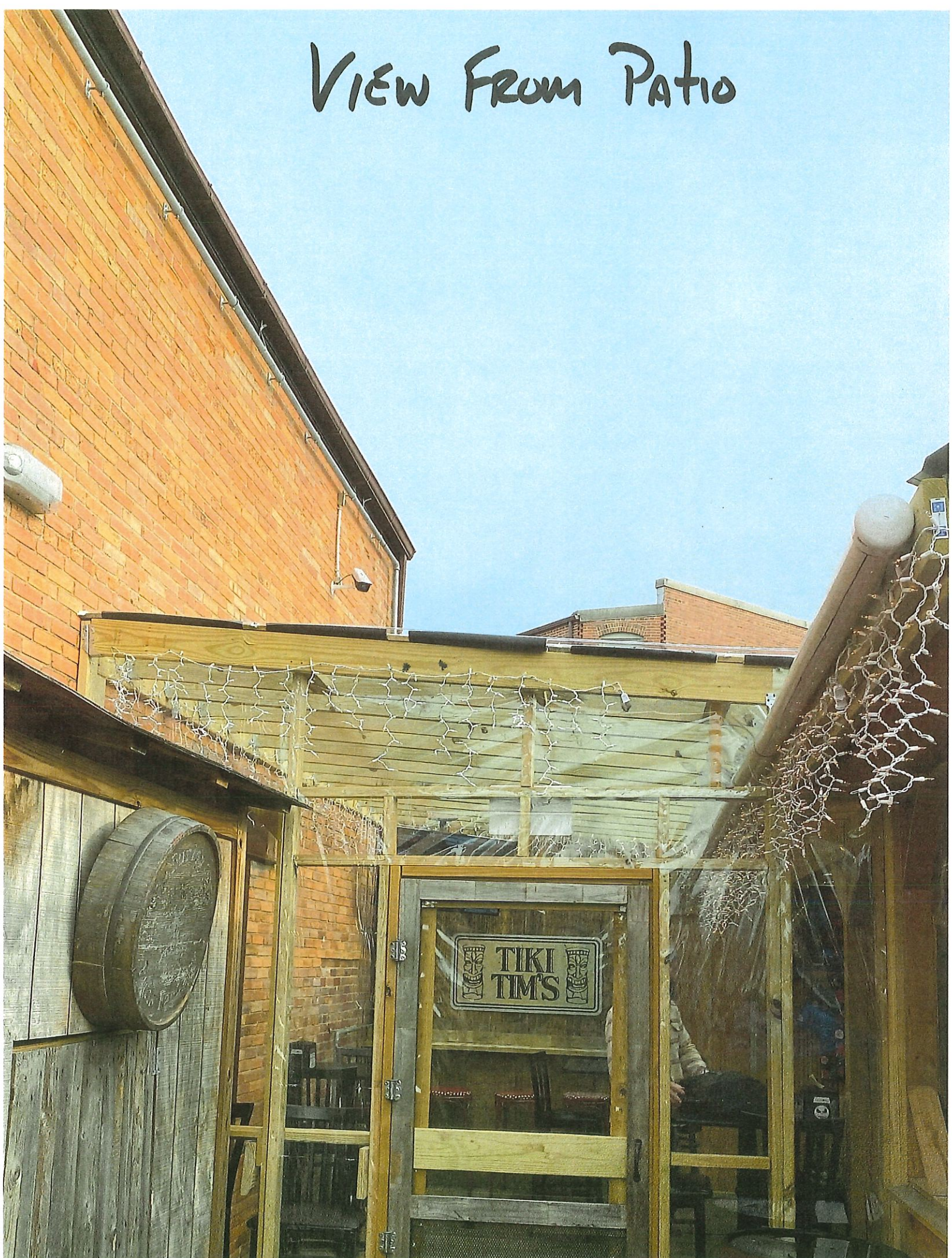
Google Maps



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 10 m

ARIAL VIEW of SITE   MARKS THE NEW STRUCTURE

View From Patio



EXIT

VIEW of PATIO FROM INSIDE



View of World on
Atlantic Hotel Side



TIKI
T.M'S



Looking at THE Globe From
Atlantic Hotel Parking Lot

NEW
WALL



View of Roof From INSIDE





New Roof



Existing
Roof

New Roof



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HISTORIC DISTRICT COMMISSION APPLICATION

Date: 01/18/2023 Subject Property Location: 19 Gay Street Case #: 02-1-23-02
Property Owner: R&S Investments, LLC Owner Phone #: (858) 449-4686
Owner Address: 10 81st ST, Unit 303 Owner Email: js@jonathonselwayarchitects.com
Agent/Contractor: Jonathon Selway Architects Agent Phone#: (443) 513-2435
Work Involves: ☐ Alterations ☒ New Construction ☐ Addition ☐ Demolition ☐ Sign ☐ Other

DESCRIPTION OF WORK PROPOSED:

~~New Construction of mixed use building and site for 19 Gay Street. Demolition of existing building was previously approved in 2021 by HDC. Site and Building plans enclosed with the application.~~

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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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 2-1-2023 530pm (date).

Applicant Signature [Signature] Date 01/18/2023

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)



PHOTO: EXISTING SITE AND BUILDING



PHOTO: EXISTING SITE AT 19 GAY STREET



PHOTO: EXISTING HOUSE AT 19 GAY STREET



PHOTO: 21 GAY STREET



PHOTO: 15 GAY STREET MIXED USE BUILDING



PHOTO: VIEW UP GAY STREET AT 15/19 GAY ST.

Jonathon
Selway
Architects

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SEBASTOW, DE 19975
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SEBASTOW, DE 19975



GAY ST. DEVELOPMENT
HISTORIC DISTRICT COMMISSION
19 GAY STREET
BERLIN, MD 21811

GAY STREET DEVELOPMENT PROJECT
HISTORIC DISTRICT COMMISSION BUILDING SUBMISSION

PROJECT LOCATION:
19 GAY STREET
BERLIN, MARYLAND

DRAWING LIST	
Sheet Number	Sheet Name
C100	CIVIL SITE CONCEPT
A109	COURTYARD ELEVATIONS
A107	RIGHT SIDE (NORTH) ELEVATION
A106	REAR (WEST) ELEVATION
A105	LEFT SIDE (SOUTH) ELEVATION
A104	FRONT (EAST) ELEVATION
A103	THIRD FLOOR PLAN
A102	SECOND FLOOR PLAN
A101	FIRST FLOOR PLAN
A001	COVER SHEET

DATE: 11/17/2022
DRAWN BY: J.S.
DESIGNED BY: J.S.
CHECKED BY: J.S.
PROJECT NO: 2022-08

SHEET NAME:
COVER
SHEET

SHEET NO:
A001

Jonathon
Selway
Architects

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GAY ST. DEVELOPMENT
HISTORIC DISTRICT COMMISSION
19 GAY STREET
BERLIN, MD 21811

DATE: 11/17/2022
DRAWN BY: Designer
DESIGNED BY: Architect
CHECKED BY: Checker
PROJECT NO: 202205
SHEET NAME:

FRONT
(EAST)
ELEVATION

SHEET NO:

A104



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Selway
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GAY ST. DEVELOPMENT
HISTORIC DISTRICT COMMISSION
19 GAY STREET
BERLIN, MD 21811

DATE: 11/17/2022
DRAWN BY: Designer
DESIGNED BY: Architect
CHECKED BY: Designer
PROJECT NO: 202205
SHEET NAME:
LEFT SIDE
(SOUTH)
ELEVATION
SHEET NO:

A105



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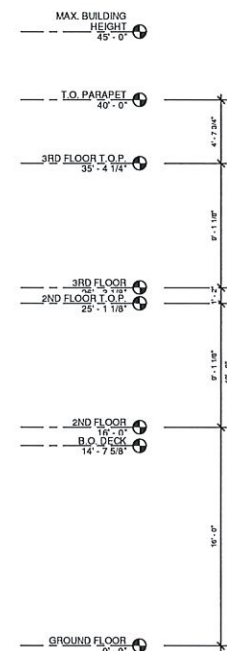
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GAY ST. DEVELOPMENT
HISTORIC DISTRICT COMMISSION
19 GAY STREET
BERLIN, MD 21811

DATE: 11/17/2022
DRAWN BY: Designer
DESIGNED BY: Author
CHECKED BY: Checker
PROJECT NO: 202205
SHEET NAME:
REAR (WEST)
ELEVATION

SHEET NO:

A106



REAR (West) Elevation
1/4" = 1'-0"

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GAY ST. DEVELOPMENT
HISTORIC DISTRICT COMMISSION
19 GAY STREET
BERLIN, MD 21811

DATE: 11/17/2022
DRAWN BY: Designer
DESIGNED BY: Architect
CHECKED BY: Checker
PROJECT NO: 2022-05
SHEET NAME:
RIGHT SIDE
(NORTH)
ELEVATION
SHEET NO:

A107



① Side (North) Elevation
1/4" = 1'-0"

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① Courtyard (East) Elevation
1/4" = 1'-0"



② Courtyard (West) Elevation
1/4" = 1'-0"

GAY ST. DEVELOPMENT
HISTORIC DISTRICT COMMISSION
19 GAY STREET
BERLIN, MD 21811

DATE: 11/17/2022
DRAWN BY: Designer
DESIGNED BY: J. Selway
CHECKED BY: J. Selway
PROJECT NO: 2022.05
SHEET NAME:
COURTYARD
ELEVATIONS

SHEET NO:
A109