



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

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: October 4th, 2023
4. 4 Bay Street – Requesting signage
5. Comments from the Public
6. Comments from Staff
7. Comments from 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
October 4th, 2023

Chairman Norman Bunting called the October 4th, 2023, meeting to order at 5:30PM. Members present were Norman Bunting, John Holloway, Mary Moore, Laura Stearns, Carol Rose and (alternate) Brian Robertson. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Norman Bunting called for a motion to adopt the October 4th, 2023, agenda. Mr. John Holloway made the motion to adopt the October 4th, 2023, agenda. Mrs. Mary Moore seconded the motion, and it was unanimously accepted by the commission. Chairman Norman Bunting called for a motion to approve the minutes for the September 6th, 2023, meeting. Ms. Carol Rose made the motion to approve the minutes of the last meeting of September 6th, 2023. Mrs. Laura Stearns seconded the motion, and it was unanimously accepted by the commission.

Chairman Norman Bunting called the next item on the agenda Case # 10-4-23-21 for Mr. Nate Reister and Mr. Blake Rayne requesting approval of a new house. Mr. Nate Reister of Burley Building Company stated he and Mr. Blake Rayne were in attendance tonight to discuss Mr. Blake Rayne's house he wants to build on South Main Street. The lot was previously connected to Mr. Edward Hammond's property. The lot has been cleared and they are now in the process of the design phase. Mr. Blake Rayne thanked the commission members. He told the members he grew up in Salisbury and that his father was from Berlin. He stated he had been trying to move to Berlin for a while. He and his wife are very excited, he said his daughter started college this year, so he is hoping to be here full time within the next three years. He stated he was an artist an educator for years, a Professor at Columbia University, Director of Visual Arts and Graduate Studies. He said he was no longer teaching but making exhibits to show his work.

He told the board that he and Mr. Edward Hammond and Mr. David Quillen grew up together. He said it had been amazing just talking to his friends about his project and was looking forward to hearing what the commission had to say. Mr. Reister told the commission in the packets they received were what the house would look like. The back building is a pole barn that would be for Mr. Rayne's art. He has quite a bit of art in New York that he is going to have to rehouse. He stated the building is less visible from the street. The front house Mr. Reister said would be the statement they are trying to make that would adhere to the Historic District. He stated the shape was created to have a little more private space to the interior back yard. That gives him three sides to create a look for the historic zone. He also told the commission the renderings are just basic so it is difficult for you to get a detailed point of view like for the facade things you may want to see. Mr. Reister discussed the elevation from the street and stated that it is raised. He said the building is slab on grade which he thought would fit better. It has a huge crawl space underneath which gives them better heating and cooling more environmentally sound. Mr. Reister stated he was very excited to do this from the start because it will be new.

Mr. Reister stated the side building will have cedar shake and thought that would be something nice to see there. He stated they wanted the buildings to fit and stated they are open to the commission for their feedback on this. They want the main house to be traditional three coat

plaster like what you might see on Mrs. Laura Stearns house. He stated he had increased the height of the front porch, using standing seam metal on the front side. He stated the quality of the material was up front for his mind and Mr. Raynes. Mrs. Mary Moore asked would they be able to see the materials that they planned to use on the house. Mr. Reister told her the standing seam material is just like what he used on the corner of Broad Street when he did the addition to the back. It has no exposed fasteners in it. It's just clean, there is no concern you must come back to replace fasteners. Mr. Raynes told the commission he had brought a picture into Mr. Dave Engelhart's office of Mrs. Stearns' house to show him what he wanted to use.

Mr. Reister told them they were looking at colors that may be between the whitest or grayest or natural tone. He said they use a little bit of lime then put the plaster. They will be trying to find the right tone by adding buff. Ms. Carol Rose thought maybe they needed to soften it up a little like what they had suggested for the Gay Street project. Mr. Reister replied they are trying to give it that historic look. Mrs. Stearns stated the houses on Main Street are from people that had more influence they could add more detail to the homes. She stated it needed more detail on the front porch more overhang with classic columns and shutters. She thought it had a more rustic look to her. Would like to see a white facial. She said the windows upstairs look like a square and would like to see white window frames with mullions. Mrs. Stearns replied she wants it to look like it belongs. She stated it would be beautiful with a chimney rather than the pipe. Ms. Rose commended that would make all the difference in the world. Mr. Reister stated that was one of the considerations because the pipe may not be feasible to do. Mrs. Moore asked was there a reason they chose the pipe. Mr. Raynes replied his wife's uncle left them a cabin in Maine and it was a memory in their dreams he replied. Mr. Reister stated people look for brick around the windows but it's hard to tie it in with stucco. Then you run into maintenance issues from it someone having to get up there and paint under the metal roof.

Mr. Reister stated there are ways to get around it. Chairman Norman Bunting said they are trying to make this new home fit in with the older homes around. Discussion on the windows mullions he asked do they go up and down. Mr. Rayne stated there are three Maple trees on the property. He is also hoping to soften it with landscaping and mature trees. Ms. Carol Rose replied she thought they had to really get it right due to it being the first new home built in the historic district. Mrs. Stearns asked would there be anything to break up the cedar shake on the building. Mr. Reister discussed what could be done but it would have to be discussed with the architect and reintegrated. The Planning Director questioned the trees on site. He thought the commission would like to know about the trees but can't really read it on the plans. Mr. Nate Reister stated they had bought a mill and would be using the wood that had been taken down for the project. Mrs. Stearns asked about the front porch. Mr. Rayne replied the suggestion was to slide the porch a little bit. Mr. John Holloway stated he thought it was contemporary would like to see the details when they are done but thought they were trying to make it blend in with the neighborhood. Mr. Brian Robertson said he wouldn't call it contemporary but thought whatever they could do to warm the front up. He thought the shutter could be too decorative because it was not in any other place on the building. Mrs. Stearns asked if the side building was corrugated metal and stated she was focused on the main building. Mr. Reister replied yes. She said just concerned about what you could see from Main Street. Mr. Reister replied that is the in-law suite. Mr. Rayne replied it's called this the dog trot, you have a breezeway for them they have the cedar shake unit, there are really the two sleeping areas. Mr. Reister told the

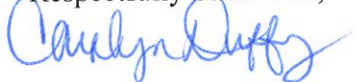
commission there were no bedrooms in the main building. The master bedroom is cedar shake. The other side is the in-law suite. Mr. Rayne stated the main house is for socializing, the library and being with friends and family and the sleeping areas are more private, they are the wings. Mrs. Stearns asked what the second floor was to be. Mr. Rayne replied it more a balcony library and reading room. Mr. Reister stated he was very inspired by the design. Mrs. Stearns thought it may be darker in the bedrooms. Mr. Rayne stated it wouldn't be dark because of the windows. Mr. Engelhart stated and they have no garage for the cars. Ms. Rose stated she didn't have a problem with anything but just softened up the front. Chairman Bunting said the brick molding. Mr. Reister stated it's like what on Town Hall and that he is very familiar with the way they are put together. He discussed it in detail with the commission. Mr. Engelhart stated you can get the molding. Mr. Reister said it's hard to get paint to stick to it.

Mrs. Moore wanted to look at the guest wing again and asked if it was corrugated metal. Mr. Rayne replied yes that is an area with a lot of trees with no window there but there are windows going all the way across. She asked about the front door being pine. He replied yes. Mr. Reister stated the door in that area was more contemporary and they were going to put a deck there, but it would be difficult to maintain. So they went with a path that would lead to the door. They would have a private deck space there where you could look out on the courtyard. Mr. Raynes will have plantings across the front. Mrs. Moore stated she was looking for a flow that ties it together. Mr. Raynes told the commission from the southern view the property was more open from the driveway. They will have landscaping and it would not look corrugated from the street. Mrs. Mary Moore stated it had a lot going on and it's very difficult to visualize in 3D. Mr. Holloway stated this is your dream home and Mr. Reister is here to help you and he was not worried about it. Mr. Rayne told the commission the program of the house was really important to him. The family space his library space.

Chairman Bunting asked if they want him to come back or to receive an email, also they can have a special meeting. Mr. Reister stated any changes you want to see will take a couple of weeks to get back from the architect. Mr. Dave Engelhart stated the next meeting will be November 1st.2023. Chairman Bunting told Mr. Rayne to email the new renderings to Mr. Engelhart and he would get them to the members so they can make comments they may bring him to the next meeting to complete. Mr. Engelhart stated let's see how fast we can get it. Chairman Bunting called for a motion.

Ms. Carol Rose made the motion for Case # 10-3-23-21 to be continued until November 1st, 2023, meeting. In the event the softening of the front of house changes which the board has suggested they receive it by the next meeting. Mr. John Holloway seconded the motion. Mr. Engelhart told the commission he would be meeting with Garrett Neeb. With no other comments, the meeting was adjourned at 6:25PM.

Respectfully Submitted,



Carolyn Duffy



Mayor & Council of Berlin

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

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HISTORIC DISTRICT COMMISSION APPLICATION

Date: 10-17-23 Subject Property Location: 4 Bay St. Case #: 11-1-23-22

Property Owner: Moore / Ed Reid Owner Phone #: 443-513-0392

Owner Address: _____ Owner Email: _____

Agent/Contractor: Sun Signs Agent Phone#: 410-641-9944

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

DESCRIPTION OF WORK PROPOSED:

Small sign in front of door ^{or} entrance alcove.

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 11-1-2023 5:30pm (date).

Applicant Signature: Patricia Baehner Date: 10-17-23
410-600-5688

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

The Dusty Lamb sign at 4 Bay St - upstairs.

Thank You!

Patti and Jason Backer



The Dusty Lamb
art & whimsy

by appointment

15" x 15"
black print on white background