



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
April 5th, 2023– 5:30 PM
Berlin Town Hall – Council Chambers**

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: March 1st, 2023
4. 8 Jefferson Street – requesting new windows and new front door
5. 406 South Main – requesting a rear yard fence
6. 19 Jefferson Street- requesting exterior garage doors
7. 17 Jefferson Street – Signage
8. 12 Broad Street- fence and exterior renovation for the Tiki Bar
9. 103 South Main Street - Fence
10. 19 Gay Street – Continuance - construction of new mixed-use building
11. Comments from the Public
12. Comments from the Staff
13. Comments from the Commissioners
14. Comments from the Chairman
15. 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
March 1st, 2023

Chairman Norman Bunting called the March 1st, 2023, meeting to order at 5:31PM. Members present were Norman Bunting, Carol Rose, Laura Stearns, Mary Moore, John Holloway and Alternate Brian Robertson. Staff present was Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Norman Bunting called for a motion to approve the March 1st, 2023, agenda. Mr. John Holloway made the motion to approve March 1st, 2023 agenda. Ms. Carol Rose seconded the motion, and it was unanimously accepted by the commission. Chairman Norman Bunting called for a motion to approve the minutes from the February 1st, 2023, meeting. Mrs. Laura Stearns made the motion to approve the minutes from the February 1st, 2023, meeting. Mr. John Holloway seconded the motion, and it was unanimously accepted by the commission.

Chairman Bunting stated the first item on the agenda was the nomination for Chairman and Vice Chairman which is done yearly. Mrs. Laura Stearns made motion to nominate Mr. Norman Bunting for chairman again. Ms. Carol Rose seconded the motion, and it was unanimously accepted by the commission. Chairman Bunting called for a nomination for Vice Chairman. He stated he would like to nominate Mrs. Laura Stearns for Vice Chairman. Ms. Carol Rose and John Holloway seconded made the motion and it was unanimously accepted by the Commission.

Chairman Bunting stated the next item on the agenda was for case # 3-1-23-03 for 104 Pitts Street, Blacksmiths but had to be taken off tonight they will return at a later date. Chairman Bunting then called the next case #3-1-23-04 The Berlin Horticultural Advisory Board. The members present were Mrs. Andrea Weeg, Mrs. Georgianne McElroy, and Mrs. Hunter Smith. Chairman Bunting asked them to give a summary of what they wanted to do. Mrs. McElroy stated they work under the town they have put in pollinator gardens and flower beds around town to beautify the downtown. They were asked and have come up with this for William Street. They would like to put up window boxes in two of the windows, five planters and benches. Mrs. Andrea Weeg said they would replace the bench in front and put the plaque back on the bench. The Mayor also said he would like plaques on the other benches, but they would figure that out later. Mrs. Moore thought that was creative and impressed with this. Mrs. Stearns stated that spot for the town is a good photo spot. Chairman Bunting asked if the bench in the photo the same style as what is there now. Mrs. Stearns thought the iron on the benches complemented the flower boxes.

Mrs. McElroy stated there would be consistency but didn't want everything to match. The variety that they plant will carry over to Commerce Street where the mural flower bed is located. Mrs. Stearns asked how they would water the plants. Mrs. McElroy stated Cody has a water truck. There are volunteers in the summer to water the plants. They really try to select plants that are drought tolerant and that don't need a lot of water. Mrs. Moore said in Nantucket they had a truck that went through the town and watered hanging baskets. Mrs. Ivy Wells of Economic Development stated this is all grant funded from the Main Street Improvement. They wanted to improve William Street with benches and flowers and baskets. The light poles have

been on back order for a year now. Baskets are in her shopping cart right now just waiting for it to get approved so they can be ordered. Planning Director Dave Engelhart asked would the benches be green. Mrs. Well said they would be brown because black gets too hot. Mr. Engelhart asked if they had checked when the benches are against the wall are they a minimum of three foot for ADA compliance along the sidewalk. Mrs. McElroy said they had measured. Mr. Engelhart stated it was a little wider along there. Members thought it would be beautiful. Mrs. Wells stated they are the wrap around baskets instead of the lamp post baskets that they had come before the commission for the last time. These will be set a little lower so you can see the flowers in the baskets.

Ms. Carol Rose made the motion to approve Case # 3-1-2023-04 for the benches, planters, and baskets. Mr. John Holloway seconded the motion, and it was unanimously accepted by the commission.

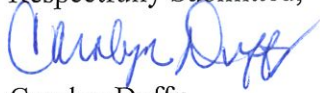
Mrs. Wells stated that the town had received \$50,000.00 dollars in façade grant funding. Economic Development releases the grant money. They ran out last year, so she has been contacting people and they are applying for more than what they have. They are setting a deadline of April 14th for anyone who wants to apply for funding. Get the applications to them so they can be reviewed. Whatever they decide, the application will get approved by MHT first then it would go to Dave to be presented to the commission. Ms. Rose asked if they don't get the project finished, they do pay the money back. Ms. Wells stated it's a reversible grant they pay for everything then submit the receipts and invoices. If not completed in a year, they forfeit the grant, and the money can go to someone else. Mr. Matt Amey of 8 Jefferson Street asked if they could start the work before they apply. Mrs. Well's replied no.

Mr. John Lane just took over Globe at the beginning of the month and wanted to come to address the Tiki Bar. Just took that over three days ago. He stated that is not how he runs his business. Wanted to go over the steps to get the wall rebuilt. Half of the days of the year are cold and that destroys the business. Went to see Mr. Engelhart on Monday. Mrs. Moore told him she knew his family and didn't know he was a chef. Ms. Rose stated they would be glad to work with him and happy to have him in town. Chairman Bunting said on serious business Mr. Engelhart told you nothing can be brought back to the board for approval until the fence has been constructed. He stated we were brought together on a special night to get this approved and it was not done. It's been three years when the freezer was put in that was a stipulation that a fence would cover it up. So now we must have the fence, or the freezer must go. Chairman said he could show him what was approved and then you can have stuff behind the fence but not trash. Willing to work with you. Ms. Rose stated it was a 6-foot fence we approved and easy to construct. Mr. Lane stated he was trying to get in and open tomorrow. He wanted to bring this to them next month. Ms. Rose replied from the last meeting the motion was nothing can be done or approved until the fence is put up. Mr. Brian Robertson asked could he bring the fence and the revisions for the Tiki Bar to the next meeting to get approved all at once. Mrs. Stearns asked if he could put the wall back up for the winter. Mr. Lane said it's a hole in the wall and his pipes are exposed. Mr. Lane stated he had to put up a tarp to help with the weather. Mr. Engelhart said he was coming next month, and you could stipulate the fence goes up first. Discussion continued. Chairman Bunting said he would come see him in a couple of days to talk. They gave permission for him to do what he needed to do to get open, cover up in the back and keep it safe. Chairman asked

him to work with them they want to see the business succeed. Mr. Lane said the Health Department comes at 1:00PM and after that they will open. Mr. Brian Robertson asked would the name change. Mr. Lane replied no the Tiki Bar keeps the same name and the Globe which is in his contract. He said he was planning on bringing brunch back on Sundays. Mr. Engelhart asked if he goes before the liquor board on the 15th of the month. Chairman asked if there were any more comments from the commissioners. Ms. Rose asked about the scaffolding at Pitts' house. Mrs. Moore asked about the Franklin Ave property. Mr. Engelhart told the history of the house and what had happened to the property since. With no comments from chairman, he asked his members to stay professional and said they had a job to do asked by mayor & council and that's what they will do. Each member has a different opinion and that's why they are here. Mr. Engelhart told them Mr. Selway would be back next month he believed with the new changes to drawings. Mr. Matt Amey said he came thinking Mr. Selway would be on the agenda tonight. He stated he is in support of him developing that property, he said they need more business in that area. He told the commission he wants to get on the agenda for next month for windows he wants to put in two picture windows in front, so it looks more like a business than a residential house and add another doorway. But will discuss it next month.

Chairman asked he bring in a sample of the window or manufactures paperwork for the windows. Chairman called for a motion to adjourn. Ms. Carol Rose made the motion to adjourn. Mr. John Holloway seconded the motion, and it was accepted by the commission.

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: 3-10-23 Subject Property Location: 8 Jefferson St. Case #: 4-5-23-05
Property Owner: MATTHEW AMEY Owner Phone #: (302) 462-5510
Owner Address: SAME Owner Email: matthewamey@mac.com
Agent/Contractor: self Agent Phone#: _____

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

DESCRIPTION OF WORK PROPOSED: Replace front double-hung windows
with casement or picture windows.
Also replace front full-glass residential storm door
with a full-glass commercial equivalent.
ADD A SECOND ENTRY DOOR TO THE DRIVEWAY SIDE OF THE
HOUSE.

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 4/15/2023 5:30 pm (date).

Applicant Signature _____

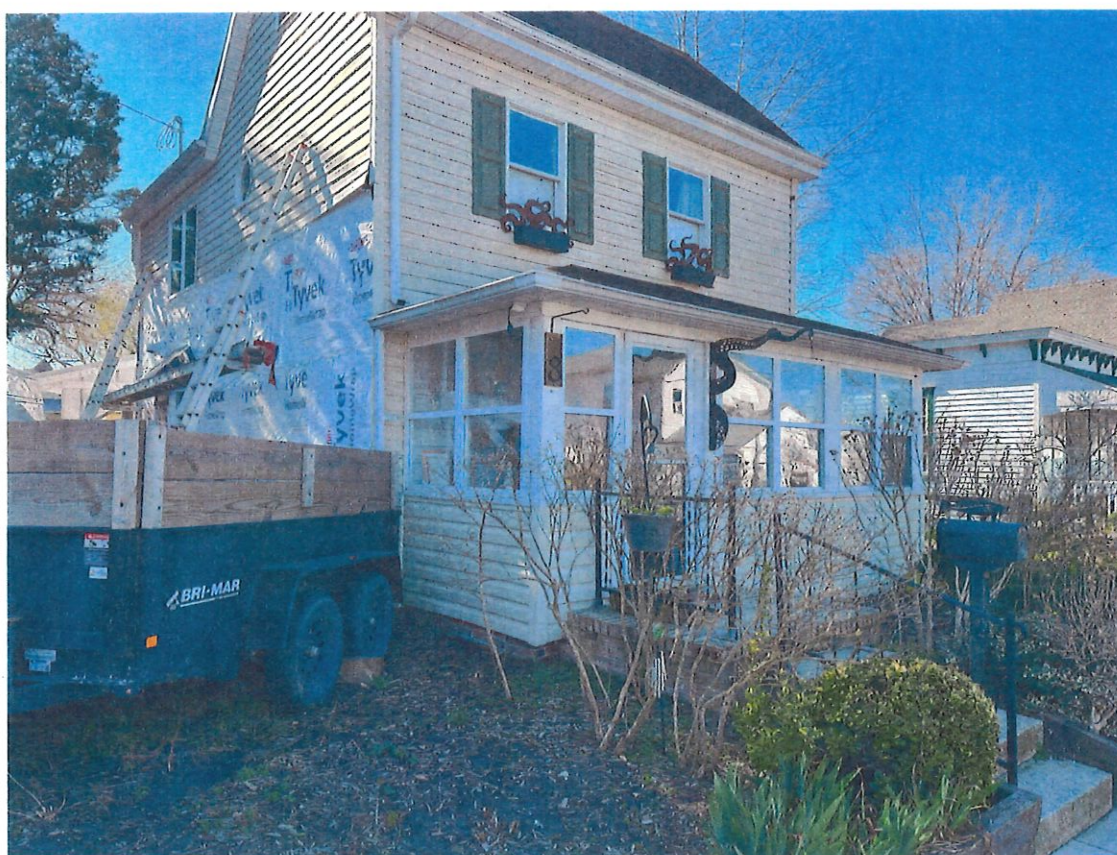
Date 3-10-23

APPROVED:

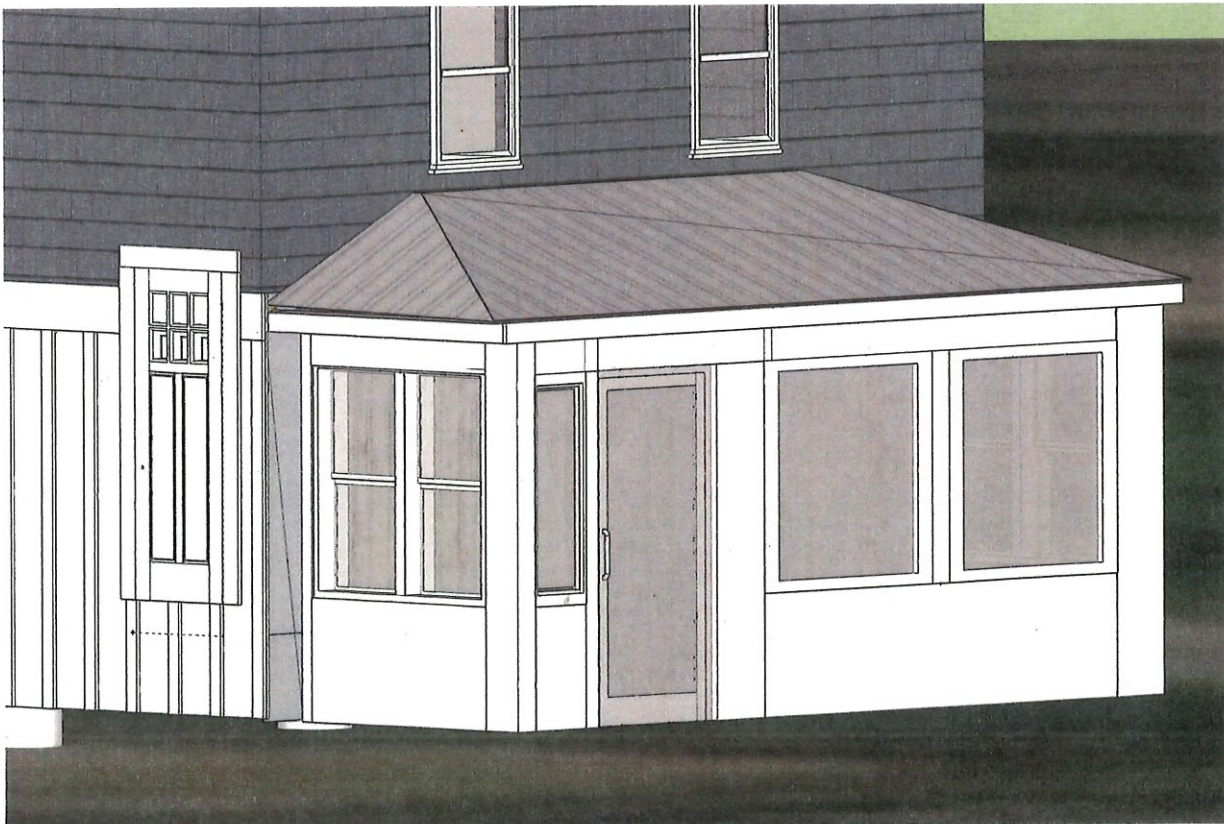
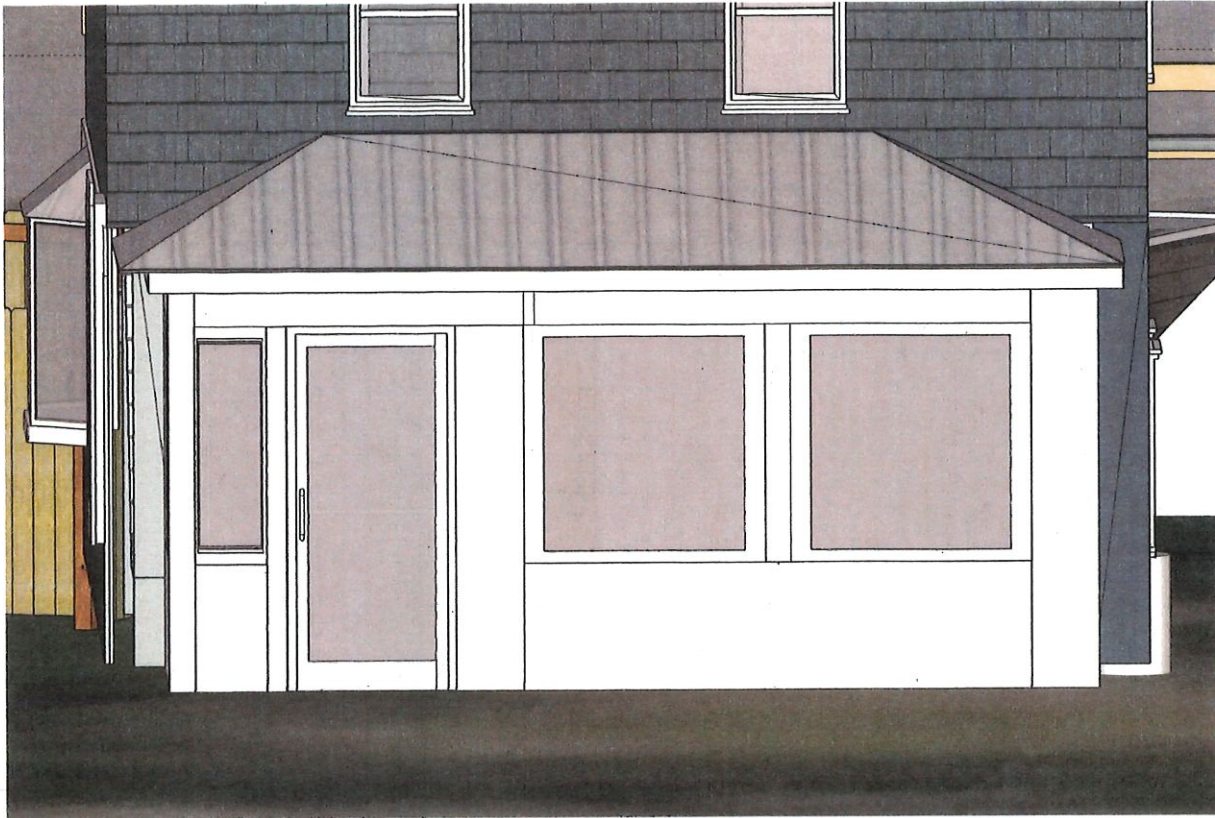
Historic District Commission Chair (Date)

Planning Director (Date)

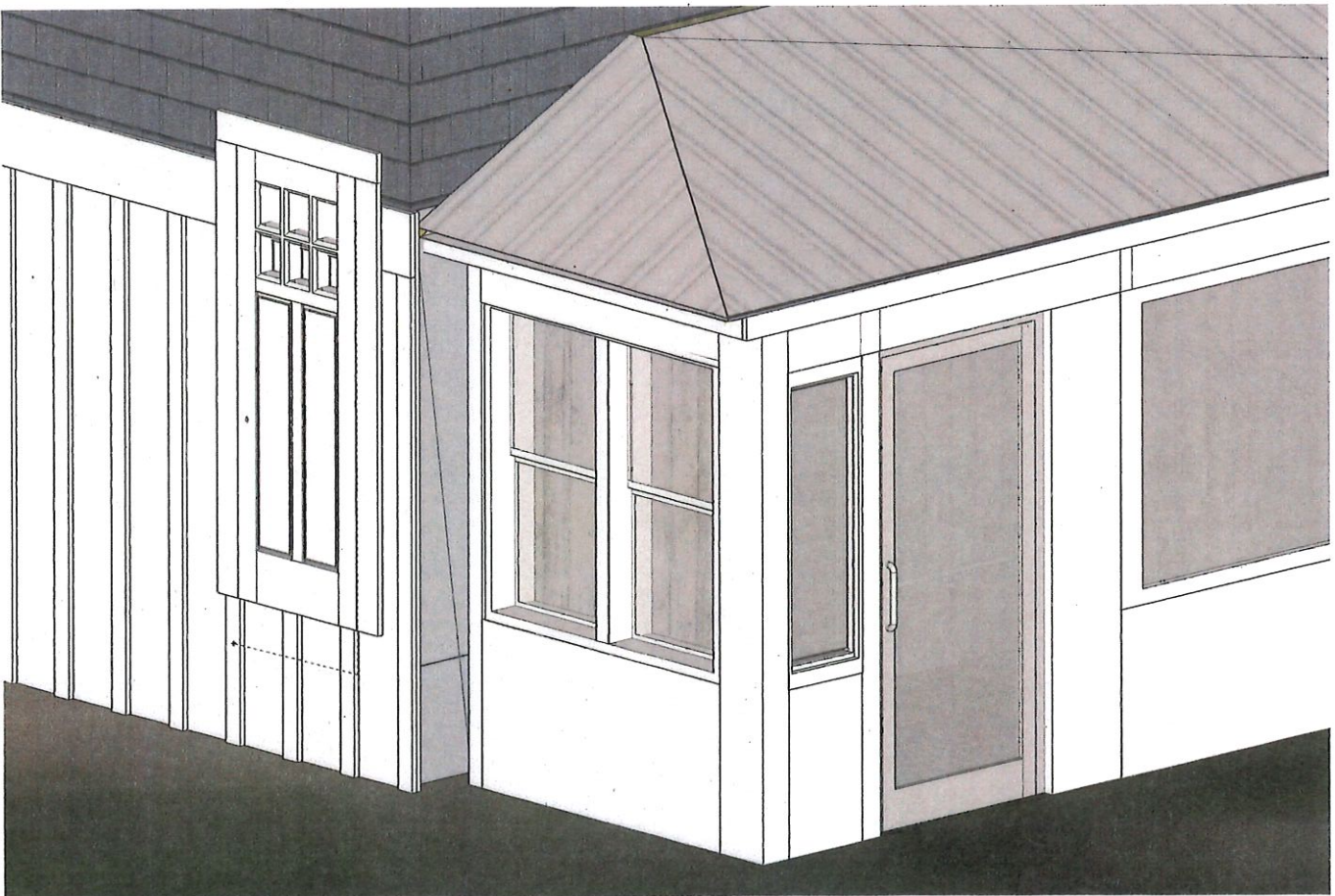
Current view of porch windows and door.



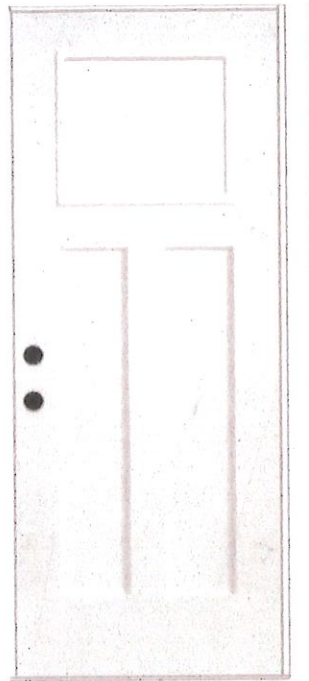
Commercial entrance door and picture windows.



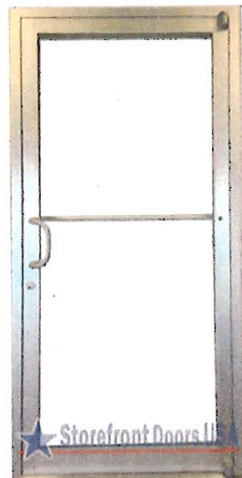
Proposed new door location.



Pella® Fiberglass Entry Doors Craftsman Light



Commercial Left Hand (LH) Storefront Door



- Door opening: 36" X 84"
- Frame dimensions: 39-1/2" x 85-3/4"
- Rough opening: 40" X 86"

Package Includes:

- Doors
- Frame
- Tempered Glass
- Locking Hardware
- Door Closers
- Threshold

Glass Thickness:

- Standard 3/16" clear tempered
- We have other thicknesses available, please email for availability.

- DOOR IS FULLY ASSEMBLED AND WELDED FOR SUPERIOR CONSTRUCTION
- Frame is shipped KD (knocked down, requires minor assembly)

Shipping & Tax:

- Allow approximately 20 days for fabrication and crating in addition to actual shipping freight time (estimated freight time will show when checking out)
- Freight is calculated in addition to the door price. ALL PRICES ARE FOB OUR DOCK.
- Sales tax will be charged in Georgia.
- We ship to the entire United States.

Terms & Conditions

Installation Instructions for Frame / Door



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HISTORIC DISTRICT COMMISSION APPLICATION

Date: 2/24/2023 Subject Property Location: 406 S. MAIN ST Case #: 4-5-23-06
Property Owner: JAMES + JANET Quick Owner Phone #: _____
Owner Address: 406 S. MAIN ST Owner Email: JJ Quick@VERIZON.NET
Agent/Contractor: EASTERN Shore Porch + PATIO Agent Phone#: 302 436 9520
Work Involves: ☐ Alterations ☐ New Construction ☒ Addition ☐ Demolition ☐ Sign ☐ Other

DESCRIPTION OF WORK PROPOSED:

INSTALL White Vinyl Privacy Fence

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 4/15/2023 (date).

Applicant Signature

James A. Quick

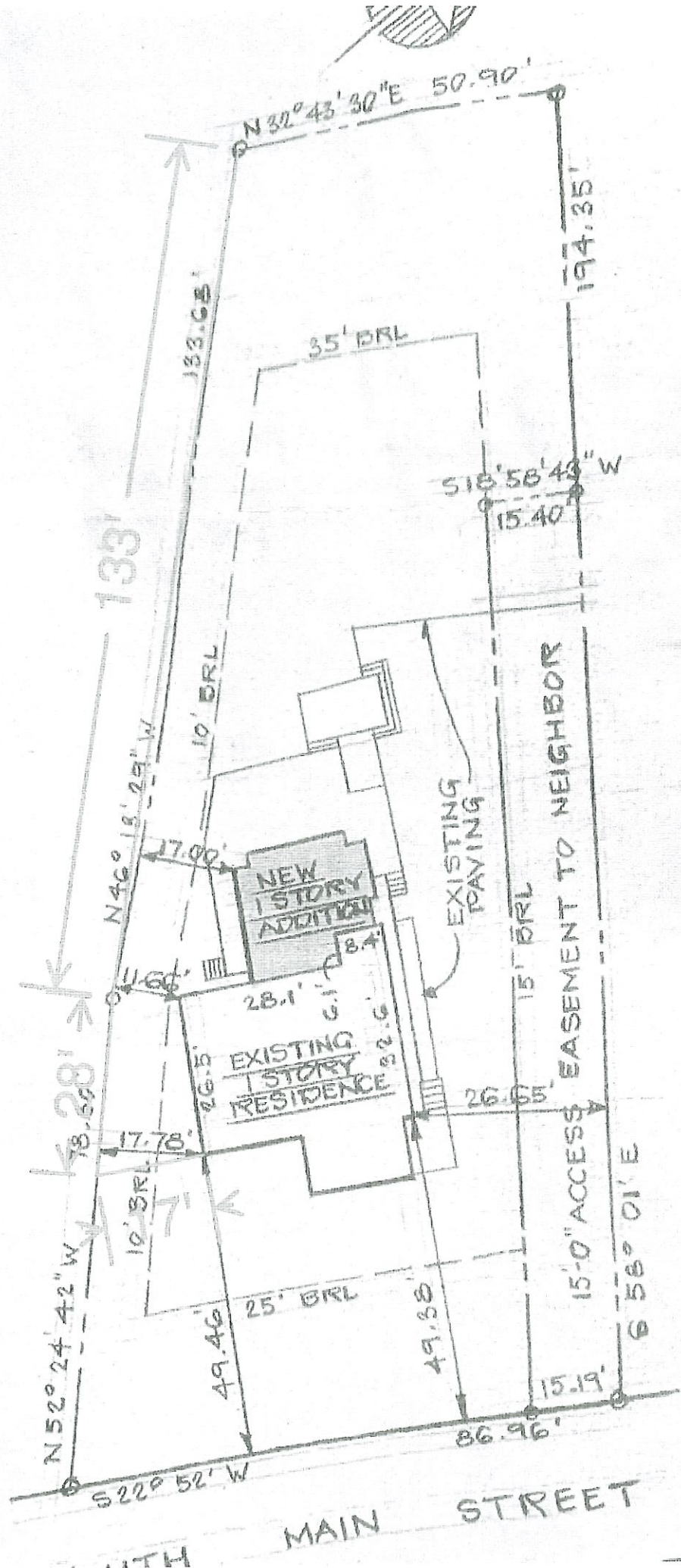
Janet C. Quick

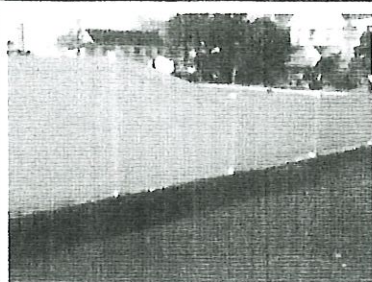
2/24/2023

APPROVED:

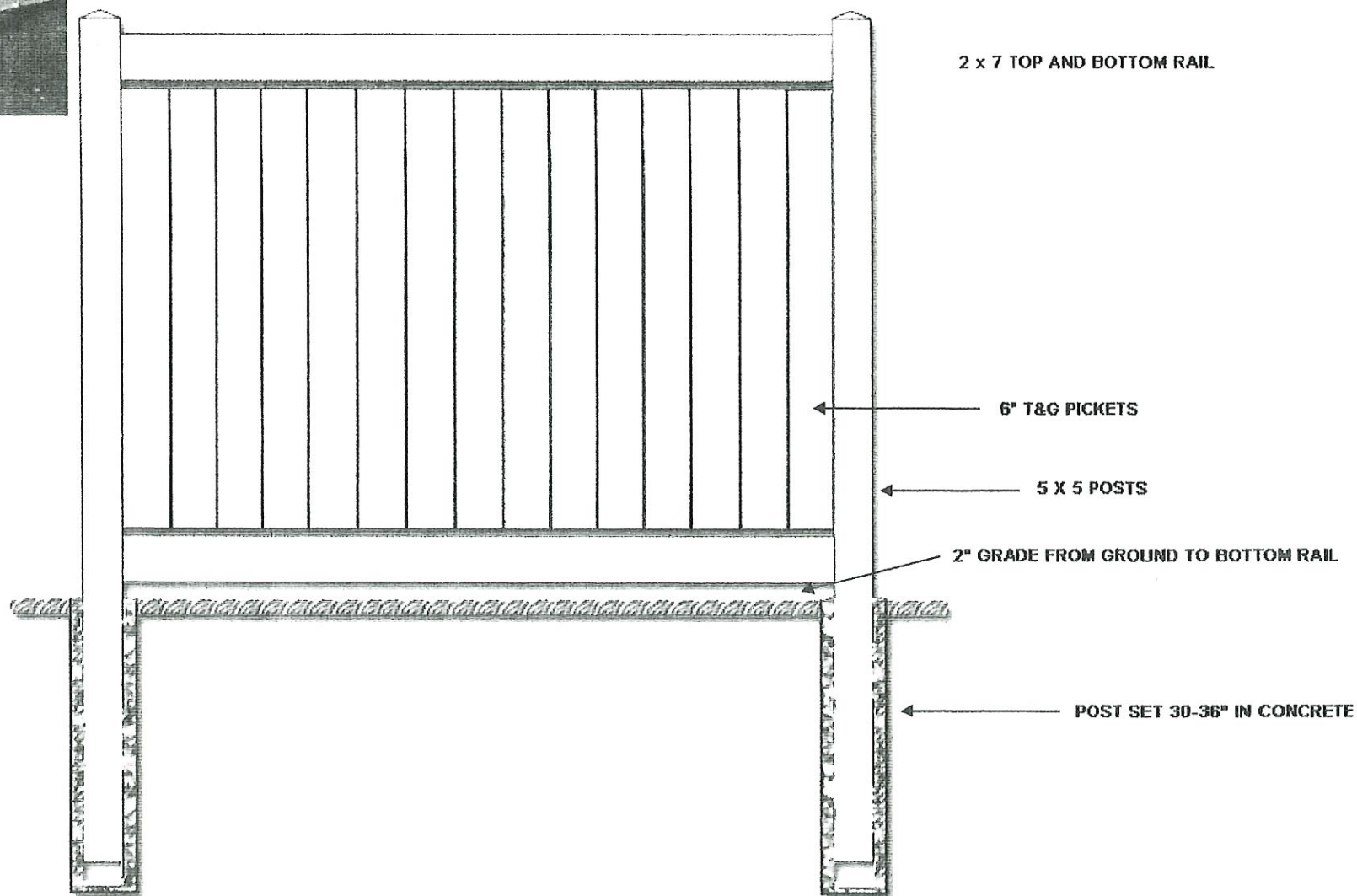
Historic District Commission Chair (Date)

Planning Director (Date)





REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED




Eastern Shore
 VINYL PRODUCTS

SIZE A	FSCM NO.	DWG NO.	PRIVACY FENCE	REV
SCALE NTS	8" CENTERS		SHEET	



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HISTORIC DISTRICT COMMISSION APPLICATION

Date: 3/3/23 Subject Property Location: ✓ Case #: 4-5-23-07
Property Owner: Jeff Auxer Owner Phone #: 443 497 0812
Owner Address: 19 Jefferson St Owner Email: J.AUXER@MCHSI.COM
Agent/Contractor: SELF Agent Phone#: _____

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

DESCRIPTION OF WORK PROPOSED:

A NEW 8' TALL X 6' WIDE WHITE ROLLUP GARAGE DOOR WILL REPLACE THE OLD BARN DOOR, NEW SIDING WILL BE ADDED IF NEEDED AROUND THE DOOR

DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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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 4/5/2023 (date). 5:30 pm

Applicant Signature: [Signature] Date: 3/3/23
APPROVED: _____

Historic District Commission Chair (Date)

Planning Director (Date)







Mayor & Council of Berlin

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



HISTORIC DISTRICT BUILDING PERMIT APPLICATION

Date Received: <u>3/17/2023</u>	Property Address: _____
Property Owner: <u>JOHN PAGER</u>	Phone: _____
Property Owner Address: <u>17 Jefferson St, Berlin</u>	Email: _____
Applicant: <u>HEIDI JOHNSON</u>	Phone: <u>410-430-0683</u>
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Contractor	Email: <u>heidjohnson4@gmail.com</u>
Address: <u>17 Jefferson street, Berlin</u>	

Type of Work:			
<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: <u>add (6'x12')</u>
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Sign <u>NEW</u>	<input type="checkbox"/> Awning	<u>vinyl exterior shutters to (3) front windows</u>

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.

existing Wood Frame, (white) Vinyl Board + lettering (8x10) sign
Paint front door: Historical Benjamin Green Moss.
Paint exterior: Benjamin Moore Historical "Monterey White"
All window trim (white)

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.

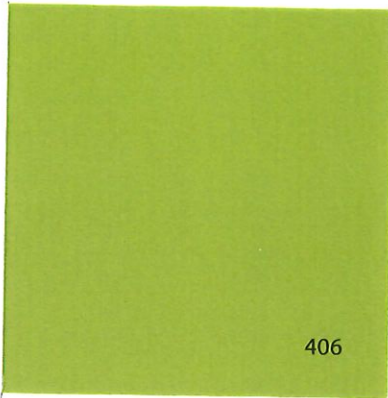
Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regularly scheduled meeting. If an application is denied, the same application cannot be 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 Heidi Johnson

<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>3/17/2023</u>	Initials <u>CS</u>	HDC Meeting <u>4/5/2023</u>	Case # <u>4-5-23-08</u>
HDC Approval (signature)			



 Benjamin Moore®

HC-27

HC-27

Monterey White



Hi there,
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Ace
Rewards
Learn more



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0 Items



You're shopping

Store Info & Directions ▼

Rommel's Ace Home Center - Selbyville, DE Selbyville, DE Open until 7 PM

Benjamin Moore Eggshell Base 1 Paint Sample Interior 8 oz

Services & Brands ▼

Item # 1014208 | Mfr # 02001X-006

(12)

* Used on 102 S. Main st.
+ 410 Social + Barroom Pittz st.

Ace Hardware collects data when you shop, participate in Ace Rewards, and as described in our Privacy Policy. By continuing to browse, you accept and agree to our [Terms of Use](#), [Notice of Financial Incentive](#), [Categories of Personal Information](#), and [Privacy Policy](#).

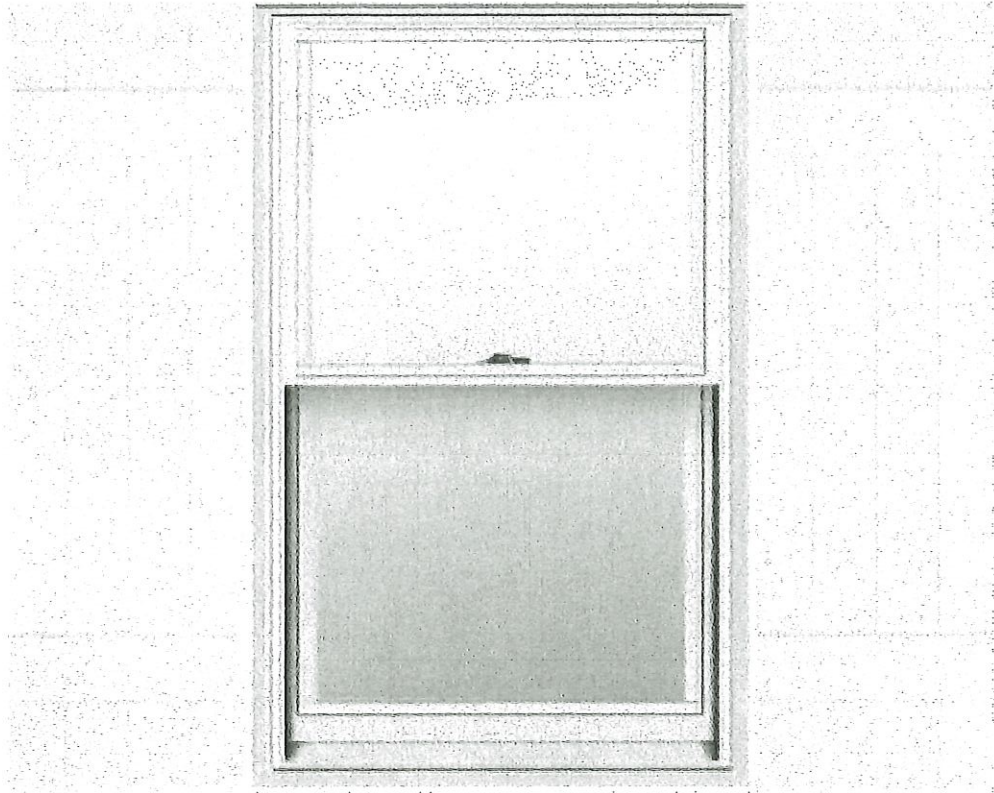
Manage Choices

Necessary Cookies
Only

Accept All Cookies

62 x 12


Color:
White
style:
Board + Batten
Shutters



on exterior front windows (3) TOTAL 6 shutters

Hover Image to Zoom

 Live Chat

 Feedback



SIGN: 8 X 10 WOOD FRAME: STAINED RUSTIC DARK BROWN

VINYL BOARD COLOR: CREAM

VINYL LETTERS: BLACK

FONT: GILDA DISPLAY



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HISTORIC DISTRICT COMMISSION APPLICATION

Date: 3/22/23 Subject Property Location: 12 Broad St Case #: 4-5-23-09
Property Owner: Bryan Brushmiller Owner Phone #: 410-422-8887
Owner Address: 103 South Main St. Owner Email: ~~brushmiller@gmail.com~~ Brushmiller@gmail.com
Agent/Contractor: Sun Signs Agent Phone#: 443-614-3217
Work Involves: ☒ Alterations ☐ New Construction ☐ Addition ☐ Demolition ☐ Sign ☐ Other

DESCRIPTION OF WORK PROPOSED:

Adding an Isinglass canvas wall to be attached to existing pergola.

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Applicant Signature

Date

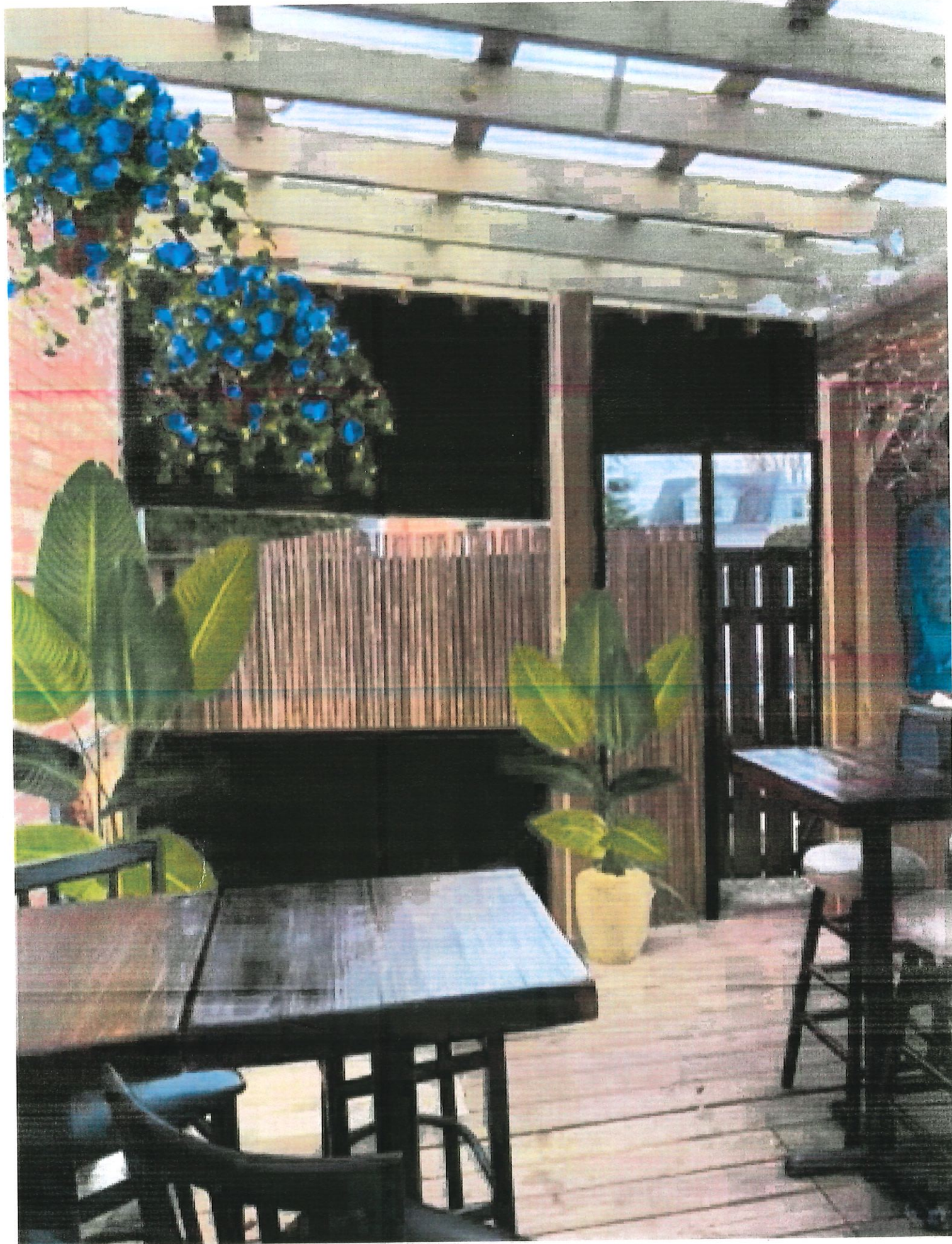
3/22/23

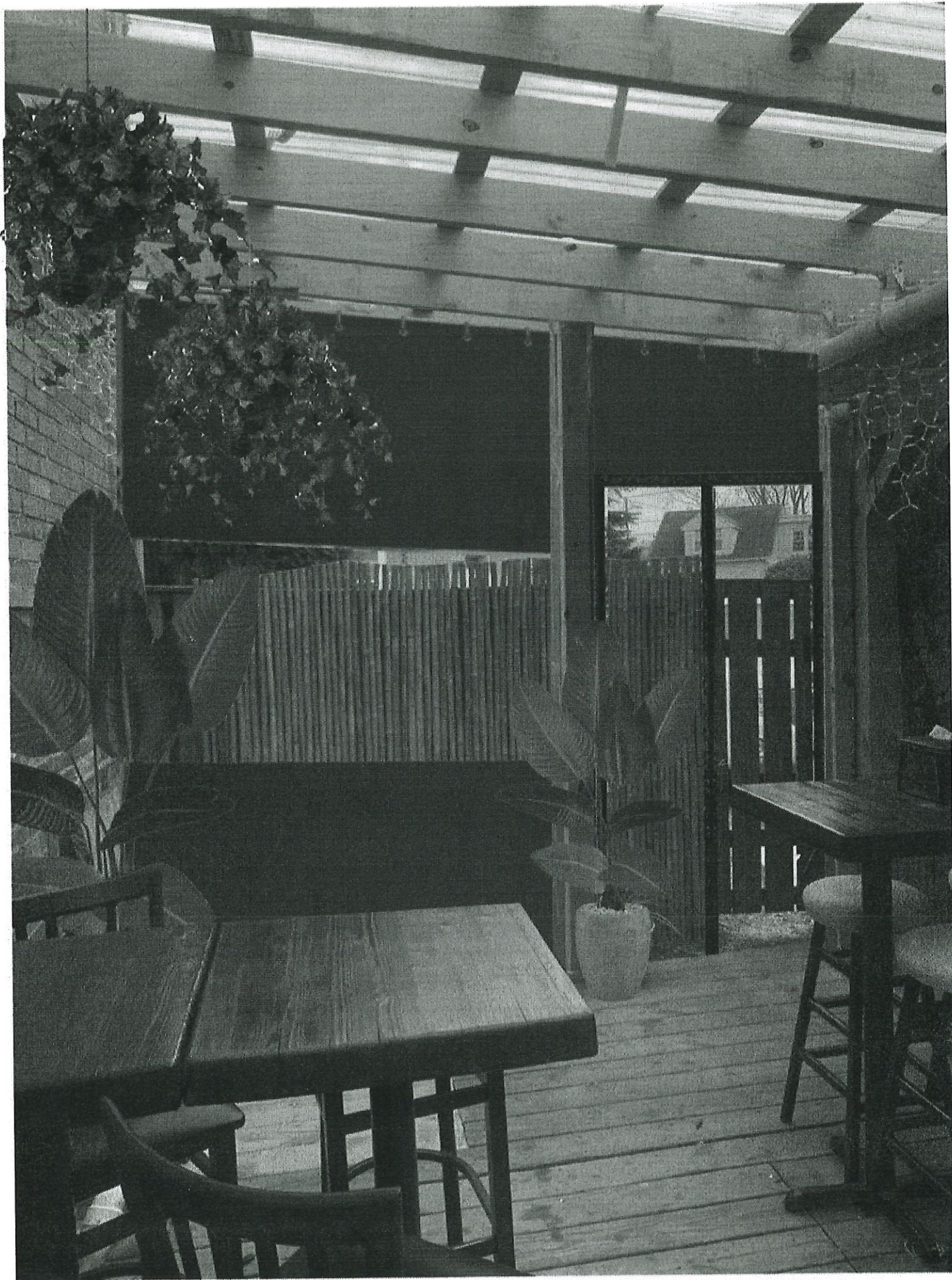
APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)







10'2"wide x 8' high(4' doorway)



Atlantic
Hotel
Parking
Only
→
PROPERTY OF
ATLANTIC HOTEL



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: 3-16-23 Subject Property Location: 103 S Main St Case #: 4-523-10
Property Owner: Nicole Brushmiller Owner Phone #: 443 944 7856
Owner Address: 103 S Main St Owner Email: nbrushmiller@gmail.com
Agent/Contractor: Ø Agent Phone#: Ø

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

DESCRIPTION OF WORK PROPOSED:

See Attached Description

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The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for 4/15/2023 (date).

Applicant Signature: Nicole BM Date: March 16, 2023

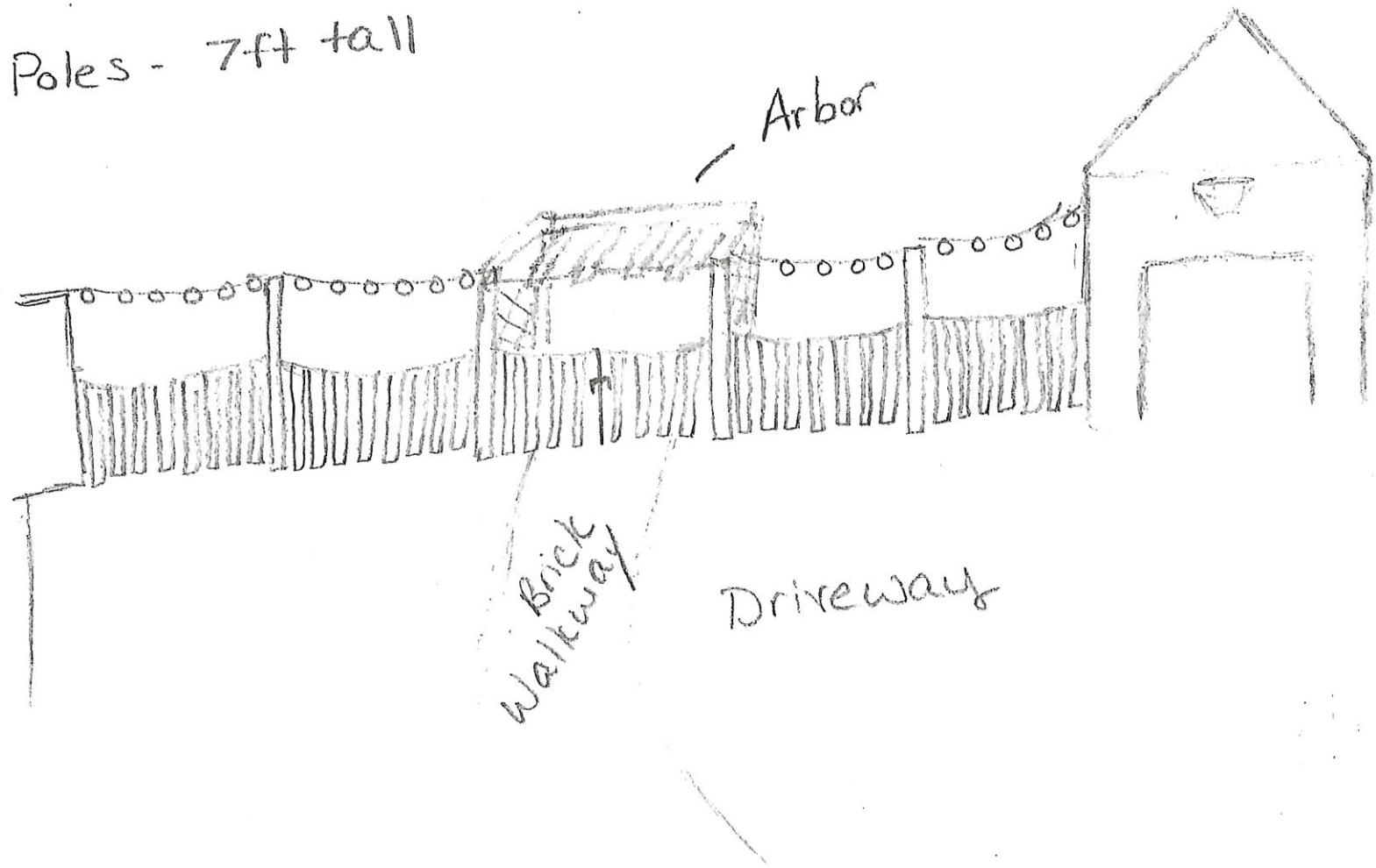
APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

Fence Height
4 1/2 ft highest
4 ft lowest height

Poles - 7 ft tall



We are proposing to reuse the fence that has previously been approved by the historical society with just a slightly higher elevation to meet safety standards for pools. The posts will stand 7ft tall and will be stained to match the fence. The purpose is decorative to (1) have outdoor string lights and (2) hang potted flower baskets when in season.

Across the gate will be an arbor for softening the look and will have knock out roses and possibly some vines.

Sample of Arbor but will be stained wood (not white) attached to the gated portion of fence. Would like a small arc shape but will go flat if not able.



Current Location



Sample Arbor



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: 01/18/2023 Subject Property Location: 19 Gay Street Case #: 12-1-23-02
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.

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 2-1-2023 5:30pm (date).

Applicant Signature [Signature] Date 01/18/2023

APPROVED:

UNANIMOUS VOTE FOR CONTINUANCE Engelhart 2/1/2023

Historic District Commission Chair (Date)

Planning Director (Date)

Jonathon
Selway
Architects



JONATHON SELWAY, AIA

PH: 410.513.2136

OFFICE ADDRESS:
88 CHURCH STREET
SELEPU, EE 19775

WORKING ADDRESS:
JONATHON SELWAY ARCHITECTS
PO BOX 226
SELEPU, EE 19775

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: 2022.05
SHEET NAME:

COVER
SHEET

SHEET NO:

A001



PHOTO: EXISTING SITE AT 19 GAY STREET



HISTORIC DISTRICT COMMISSION SUBMISSION TWO
REVISED 03/25/2023 PER HDC COMMENTS

JONATHON SELWAY ARCHITECTS
GAY STREET MIXED USE BUILDING



BEFORE



AFTER

JONATHON SELWAY ARCHITECTS
GAY STREET MIXED USE BUILDING



THE GLOBE
2 STORY SCALE AND PROPORTIONS AT STREET
FLAT ROOF AWNING WITH TIE BACKS



TAYLOR BANK BUILDING
STEPPED BRICK FACADE DETAILING
2 COURSES LIKE PROPOSED



TAYLOR BANK BUILDING
STEPPED BRICK FACADE DETAILING
2 COURSES LIKE PROPOSED



MAIN AND PITTS ST.
ASYMETRICAL DOOR PLACEMENT @ STOREFRONT



MAIN & JEFFERSON
STEPPED BRICK FACADE DETAILING
2 COURSES LIKE PROPOSED



SOUTH MAIN
BRICK PARAPET COPING
ASYMETRICAL DOOR PLACEMENT @ STOREFRONT





STREET PERSPECTIVE RENDERING

JONATHON SELWAY ARCHITECTS
GAY STREET MIXED USE BUILDING



NEW VS. HISTORIC
A STRIKING RESEMBLENCE CAN BE SEEN IN THESE TWO IMAGES

JONATHON SELWAY ARCHITECTS
GAY STREET MIXED USE BUILDING