



# 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 4<sup>th</sup> 2023 – 5:30 PM  
Berlin Town Hall – Council Chambers**

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: September 6, 2023
4. Nate Reister / Blake Rayne requesting approval of New House on South Main Street
5. Comments from the Public
6. Comments from the Staff
7. Comments from the 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  
September 6, 2023

Chairman Norman Bunting called the September 6, 2023, meeting to order at 5:30PM. Members present were Norman Bunting, Carol Rose, Mary Moore, John Holloway and Laura Bunting. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Norman Bunting called for a motion to adopt the September 6, 2023, agenda, Mrs. Laura Stearns made the motion to adopt the September 6, 2023, agenda. Mrs. Mary Moore seconded the motion, and it was unanimously accepted by the commission.

Chairman Norman Bunting called the first Case # 9-6-23-18 requesting to restore the mural on the side of the building located at 11 Pitts Street. Mrs. Ivy Wells, Director of Economic Development stated once they saw the murals in Snow Hill were done it sparked an idea with her and Sara Hambury and the Advisory Board to have the ones here in town done. They had talked about doing one mural. Mrs. Wells stated she applied for grants to redo the mural and now has the funding to do both with the permission of the board. They would like to restore them as much as possible to their original look. They hired Bruscan Murals to do the work, he is waiting on the approval from the Historic Commission. He won't be able to start until the spring because he is so busy. Mrs. Wells stated he is not local, and the mural is called a ghost mural. Mrs. Wells stated they tried very hard to find out what the murals looked like. They went to the Berlin Library, went through pictures, put it out on social media and asked at the Taylor House Museum for any photos.

They are really relying on Bruscan to spark it back to life. Mrs. Wells told the commission that Mrs. Sara Hambury was present they wanted to be here for this. Mrs. Wells stated they wanted to keep the authenticity. She stated the same people that re-did Snow Hill's will be doing the towns. Mrs. Wells said she had been looking for an artist but had had no luck. Mrs. Wells asked if anyone out there has a picture of it, she has reached out on Facebook. Chairman Norman Bunting stated its exciting they will get started in the spring.

Mr. John Holloway made the motion to approve case # 9-6-23-18 as presented. Ms. Carol Rose seconded the motion, and it was unanimously accepted by the commission.

Chairman Norman Bunting called the next case # 9-6-23-19 for The Blacksmith, 104 Pitts Street. Mr. Rich Hertzog from Delmarva Veteran Builders. Chairman Bunting asked Mr. Hertzog to explain what he would be doing. Mr. Rich Hertzog replied he would be bringing her health code up. They would be doing an addition to bring the kitchen out a little bit. They want to take the refrigeration away from the cooking area to have a little more space. Ms. Justine Zegna would like to add bathrooms to the addition. There will be a deck off the addition that will match what is there now also a pergola on top of the deck. Ms. Carol Rose asked would that take up part of her seating. Mrs. Laura Stearns asked about the tree that is back there. Mr. Hertzog replied the tree would have to be removed to be able to continue with the plan. Ms. Carol Rose asked about the ice machine. Mr. Hertzog said the plan is to have it tucked away over where the dumpsters are. He said there are coolers back there. Ms. Rose asked about the fence that is there now. Mr.



Hertzog said the fence will be gone; it will be the edge of the deck there. Planning Director Dave Engelhart told them they use the dumpster behind the Planning & Zoning Office. Discussion on where the ice machine would be located continued. Mr. Engelhart asked if the ice machine would go by the bar according to the plan. Mr. Hertzog replied that is for the inside ice for the bar. His understanding was it would go by the cooler. Mr. Engelhart thought it would be more efficient if she had her own ice maker in and out. The employees go out there hitting the ice on the ground. Mr. Engelhart stated it's clear they don't want to see the ice machine anymore. Mr. Hertzog replied he completely understood. Chairman Norman Bunting asked the commission if they had any questions about the deck. Ms. Carol Rose asked with the fence gone what would be seen the old tree. Mr. Hertzog replied the tree would have to be removed. The tree would have to go to fit the addition in. Ms. Carol Rose questioned Mr. Engelhart if they could just cut down an old tree. Mr. Engelhart replied we have no ordinance on trees. He stated the tree is overgrown and part of the damage to the brick on Town Hall in the back is due to the tree.

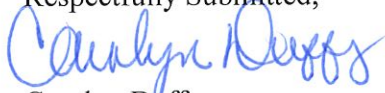
Ms. Carol Rose asked, "so what will you see there. Mr. Hertzog stated you will see the deck and the pergola. Mrs. Laura Stearns stated glad the kitchen is getting done. Mr. Dave Engelhart stated she is losing seats, but she is not worried about that. Mr. Hertzog said she is losing seats but getting an extra bathroom is a plus for her. Chairman Norman Bunting asked about the siding it would be Hardie plank and the roof would be shingles. Mrs. Stearns said the Hardie plank would be gray slate. Chairman Bunting called for a motion. Ms. Carol Rose made the motion to approve Case # 9-6-23-19 as presented in the rendering by Delmarva Veteran Builders with one addition to the motion that the ice machine in the parking lot be relocated on the property at owners' choice out of sight or removed if not needed. Mrs. Mary Moore seconded the motion, and it was unanimously accepted by the commission.

Chairman Norman Bunting called the next applicant Ms. Claire Miller for 19 William Street. Mrs. Laura Stearns recused herself from this case. Chairman Bunting asked Ms. Miller to tell the commission what she wanted to do. Ms. Miller stated she was the new owner of the coffee shop that was coming to William Street to be called 2<sup>nd</sup> Wave Coffee. She stated she is located between Mandela Pies and 410 Social. Ms. Miller stated she was present to request approval for her flag and for hanging sign for the outside the shop by Plak That. Chairman Bunting stated he was very excited the building was getting utilized. Ms. Carol Rose thought it was beautiful. She told Ms. Miller, when she hangs it make sure it's high enough not to hit their heads. Mr. Dave Engelhart replied ADA is 80 inches off the sidewalk 6 foot 8 and the bracket must be higher. Ms. Carol Rose asked her to keep in mind that wheelchairs and baby strollers have trouble getting by on the sidewalks. Mr. Engelhart told her if she makes reasonable accommodations if one of your staff went to a person that couldn't get into the shop and they asked what kind of coffee they could get for them that is a reasonable accommodation because you would bring it to them. If you offer it, it's reasonable accommodation. Ms. Miller stated everything on the inside is compliant. Chairman Bunting asked her to keep in mind that the sidewalks are small when you are thinking about the sidewalk sign. Planning Director Mr. Dave Engelhart told her it needs to be 36 inches so people can get through if they are impaired. Ms. Miller stated the information was a huge help for her.

Mrs. Mary Moore thought the sandwich boards needed to be addressed. She also asked about the ambassador program the Town had at one time. Mr. Engelhart stated we don't have that program anymore not enough volunteers. Discussion continued about the sidewalk signs and the clothes racks on the street. Thought the benches were great. Mrs. Mary Moore asked who they would talk to about removing sidewalk signs. Mr. Engelhart told her that it was a part of the Town code that the businesses could have sidewalk signs. Mr. Engelhart stated the process in which would have to happen to take on the removal of sidewalk signs. Mrs. Moore spoke of the way fairing signs on the corners of the streets. Mr. Engelhart reiterated that the merchants on the side streets feel the need to have sidewalk signs to get people to their shops. He stated the change to the code was that you don't have to have your sign in front of your business, and you only get one sidewalk sign.

Chairman Norman Bunting stated Ms. Miller was requesting signage on the glass. Mr. Engelhart replied it's by the street frontage of the building. He didn't think there would be a problem. Ms. Miller told the commission nothing would go on the windows, just the door to enter the shop. Ms. Miller stated it would be her hours once she figures that out. Chairman Bunting called for a motion. Ms. Carol Rose made the motion to approve Case # 9-6-23-20 for the flag and signage as presented. Mr. John Holloway seconded the motion, and it was unanimously accepted by the commission. With no other comments from the public and staff and chairman, commissioners commented on the Pitts House. Ms. Moore asked about the lot on South Main Street that was being created for Blake Raynes. With no other comments, the meeting was adjourned at 6:34 PM.

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: 9/18/23 Subject Property Location: South Main Street Case #: 10-4-23-21  
Property Owner: Blake Rayne Owner Phone #: 917.701.0969  
Owner Address: \_\_\_\_\_ Owner Email: blake.rayne@me.com  
Agent/Contractor: BURLEY BUILDING CO / NATE REISTER Agent Phone#: 410-430-3890  
Work Involves: ☐ Alterations ☒ New Construction ☐ Addition ☐ Demolition ☐ Sign ☐ Other

### DESCRIPTION OF WORK PROPOSED:

Construction of New Dwelling and associated outbuilding

### 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.

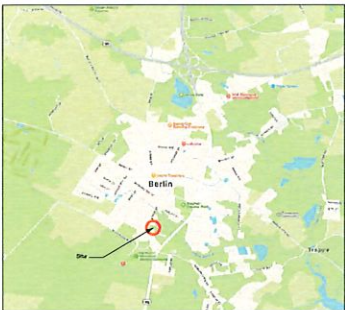
The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for 10/4/2023 5:30pm (date).

Applicant Signature: Blake Rayne Date: 9/18/23

APPROVED:

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

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



4  
A00  
Location Map



3  
A00  
Vicinity Map

#### PROJECT DIRECTORY

**OWNERS**  
BLAKE RAYNE & GAIL SCHERMERHORN

**ARCHITECT**  
DAVID D. QUILLIN, AIA, LEED AP  
5701 WATERSIDE DRIVE  
BERLIN, MD 21111

**CONTRACTOR**  
TBD

#### Scope of Work

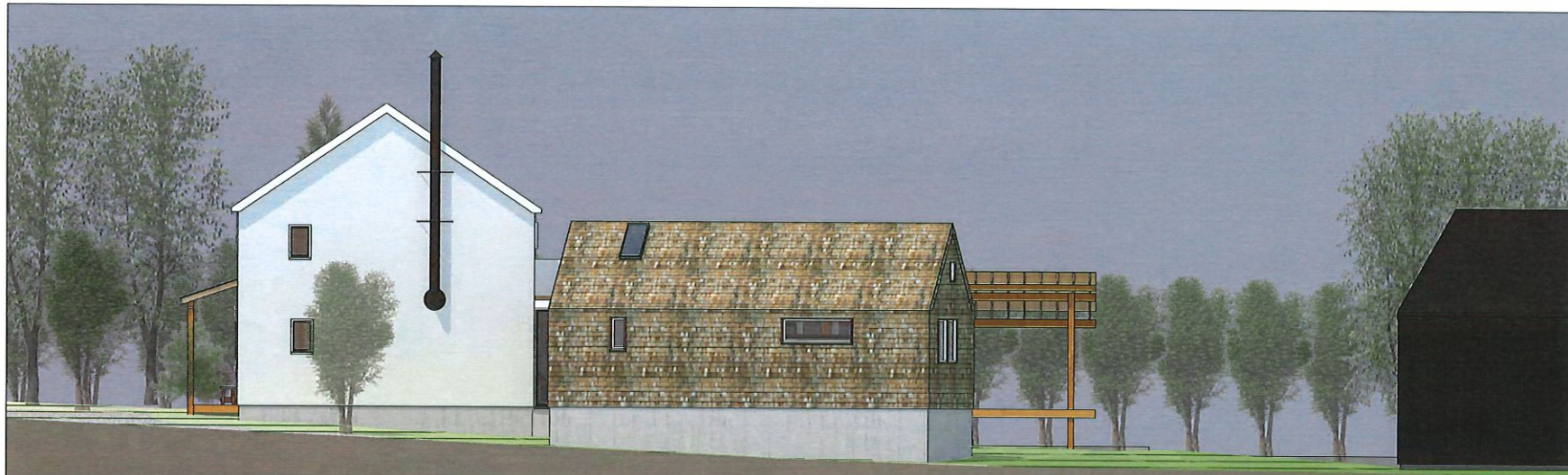
1. New construction House  
2. Conditioned Space  
First Floor Level: 1064sf  
Second Floor Level: 566sf  
Total: 2470sf
3. New construction File Barn 32x64'  
4. Semi-Conditioned Space  
First Floor Level: 2048sf  
Second Floor Level: 1024sf  
New Total Square Footage: 3072sf
5. Construction type: VB

8/7/22	73150 Studio
8/15/22	81510 Studio
10/10/22	100100 Studio
12/10/22	120100 Studio
1/10/23	140100 Studio
3/10/23	160100 Studio
5/10/23	180100 Studio
7/10/23	200100 Studio
8/11/23	210100 Studio
9/11/23	220100 Studio
9/15/23	230100 Studio
9/15/23	Historic District Commission Final









2 South Elevation  
Scale: 1/4" = 1'-0"



1 West Elevation  
Scale: 1/4" = 1'-0"

8/7/22	714 50 Pwls
8/13/22	803 50 Pwls
10/18/22	100% 50 Pwls
12/19/22	804 Pwls
1/11/23	100% 50 Pwls
5/25/23	1011 Schermerhorn Design
7/28/23	50% Design Development
8/18/23	805 Design Development
8/11/23	100% 50 Design
8/18/23	History District Commission Print

Notes: Do not make changes. Contact Architect for any errors, omissions or clarifications before proceeding with work.

RAYNE/SCHERMERHORN  
RESIDENCE & STUDIO  
South Main Street, Berlin, MD

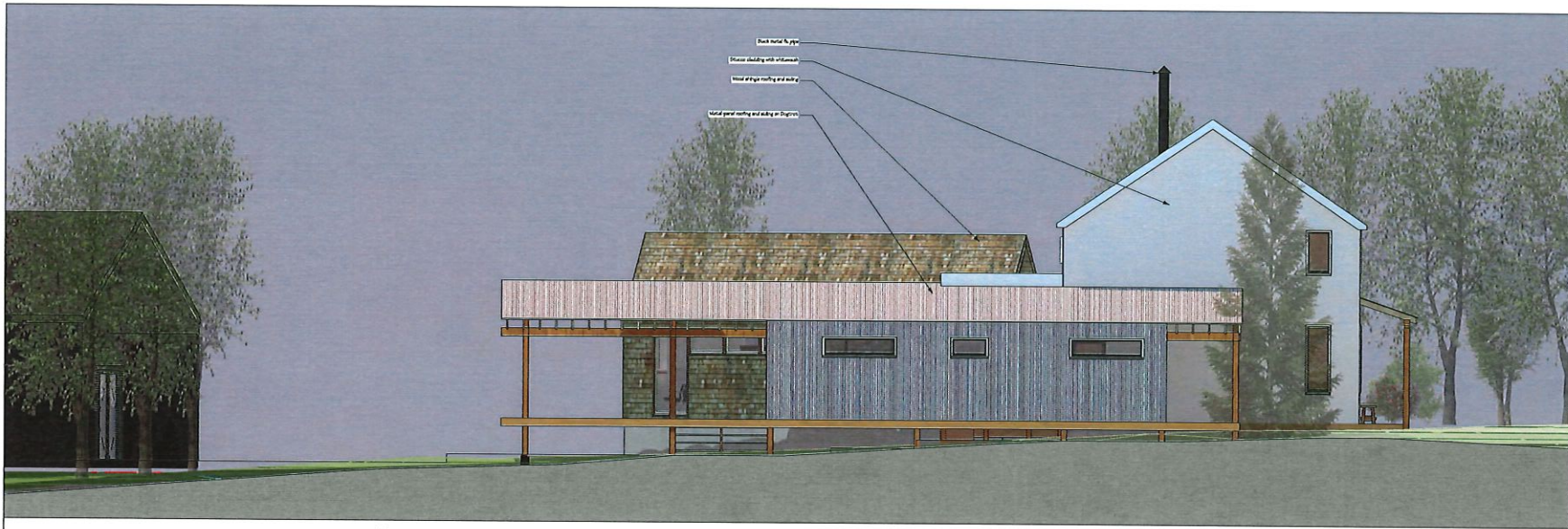
Professional Certification: I certify that these drawings were prepared or approved by me or a duly licensed architect under the laws of the State of Maryland, license number 12066, expiration date 05-01-2019.

DAVID D. QUILLIN, AIA, LEED B+C  
DAVID D. QUILLIN ARCHITECTURE  
1000 W. BROADWAY, SUITE 200  
BALTIMORE, MD 21201  
410.526.0000  
WWW.DAVIDQUILLINARCHITECTURE.COM

Date: 18 September 2023  
Job #: 2120  
Scale: 1/4" = 1'-0"  
Title: Elevations

A40





2 North Elevation  
Scale: 1/4" = 1'-0"



1 East Elevation  
Scale: 1/4" = 1'-0"

8/1/22	75% Schematic Design
8/15/22	80% Schematic Design
10/18/22	100% Schematic Design
12/15/22	100% Schematic Design
1/18/23	100% Schematic Design
3/15/23	100% Schematic Design
5/15/23	100% Schematic Design
7/15/23	100% Schematic Design
9/15/23	100% Schematic Design
11/15/23	100% Schematic Design
1/15/24	100% Schematic Design

Note: Do not make drawings. Contact Architect for any errors, omissions, or clarifications before printing or construction.

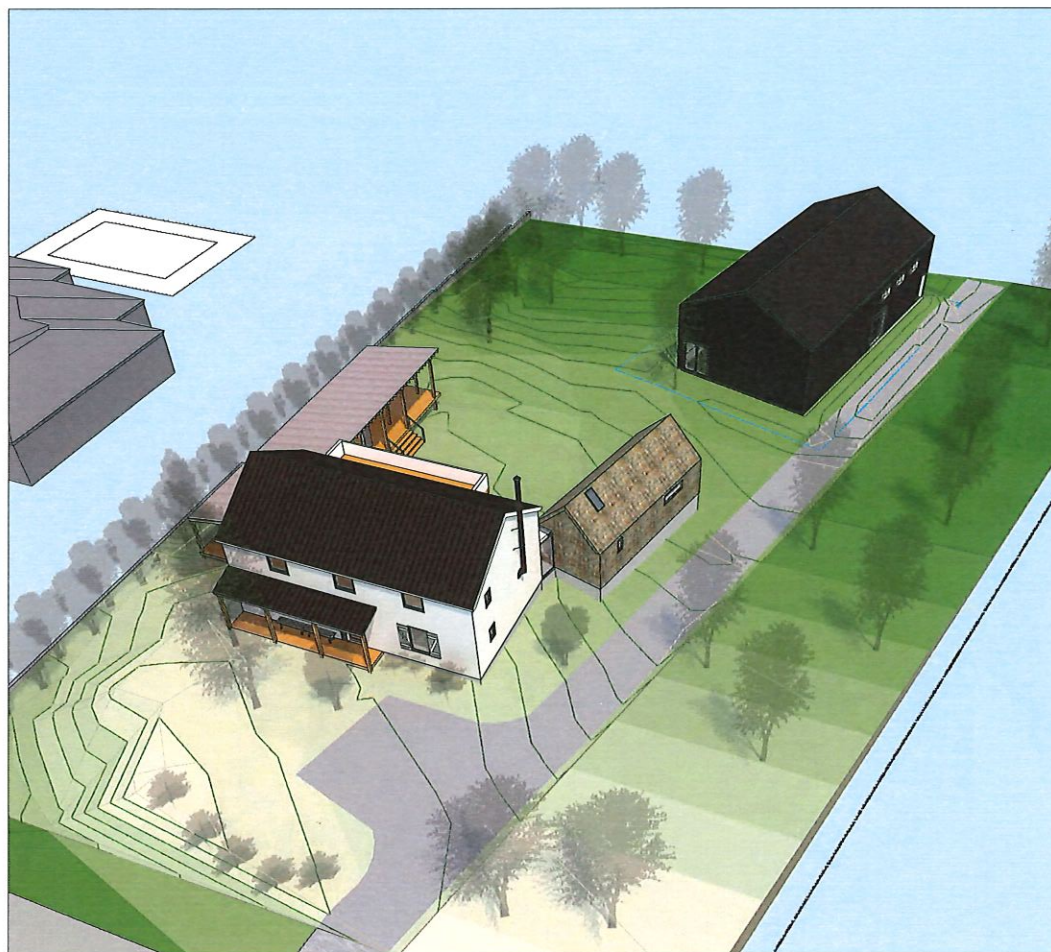
**RAYNE/SCHERMHORN  
RESIDENCE & STUDIO**  
South Main Street, Berlin, MD

Professional Seal/Stamp: I certify that I am a duly licensed architect under the laws of the State of Maryland, License Number: 15006, expiration date 03-01-2018.

DAVID D. QUILLIN, AIA, LEED BD+C  
**DAVID D. QUILLIN ARCHITECTURE**  
1000 E. MAIN STREET, SUITE 200  
BERLIN, MD 20740  
410.326.1111  
WWW.DAVIDQUILLINARCHITECTURE.COM

Date: 18 September 2021  
Job #: 2120  
Scale: 1/4" = 1'-0"  
Title: Elevations

**A41**



1 View from Southwest  
A90

8/7/22	7/19/22 Studio
8/15/22	8/15/22 Studio
10/18/22	10/18/22 Studio
12/13/22	8/14/22
1/16/23	10/18/22 Studio Design
5/23/23	10/18/22 Studio Design
7/23/23	5/23/22 Design Development
8/15/23	8/15/22 Design Development
8/15/23	10/18/22 Studio
8/15/23	10/18/22 Studio

Notes: Do not make drawings. Contact Architect for any errors, omissions, or alterations before proceeding with work.

RAYNE/SCHERMERHORN  
RESIDENCE & STUDIO  
South Main Street, Berlin, MD

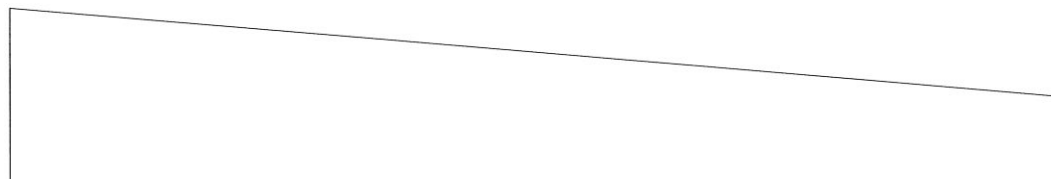
Professional Certifications: I certify that these drawings were prepared or approved by me, and that I am duly licensed and titled under the laws of the State of Maryland, license number 133006, expiration date 03/31/2018.

DAVID D. QUILLIN, AIA, LEED NCAC  
DAVID D. QUILLIN ARCHITECTURE  
1100 MANTLEWOOD DRIVE  
BETHESDA, MD 20814  
TEL: 301.279.1100  
WWW.DAVIDQUILLINARCHITECTURE.COM

Date: 18 September 2023  
Sheet #: 21/20  
Scale: No Scale  
Type: Perspective Views - Aerial

A90





1  
A94

A94

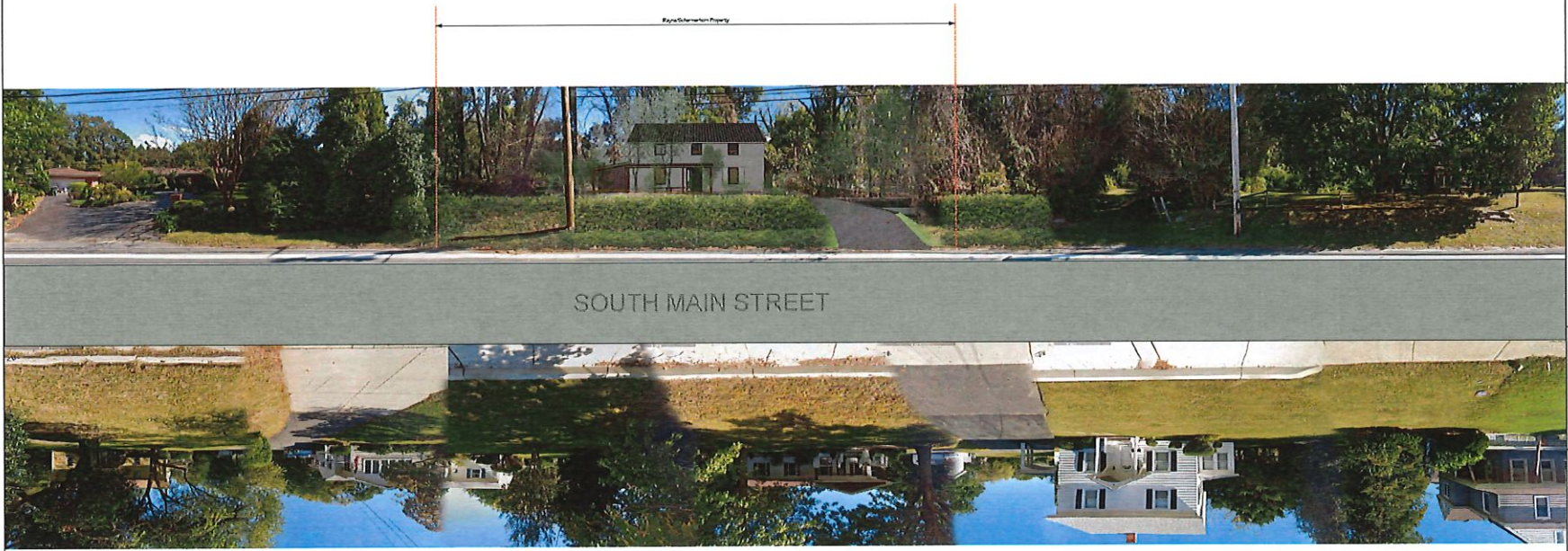


A97



8/7/22	75% NO SCALE
8/13/22	85% NO SCALE
10/13/22	100% NO SCALE
12/13/22	80% NO SCALE
1/16/23	100% EXTERIOR DESIGN
2/13/23	100% EXTERIOR DESIGN
7/13/23	80% EXTERIOR DESIGN
8/13/23	85% EXTERIOR DESIGN
9/13/23	100% EXTERIOR DESIGN
9/13/23	Historic District Commission Final

Note: Do not make changes. Contact Architect for any errors, omissions, or clarifications before proceeding with work.



RAYNE/SCHERMERHORN  
RESIDENCE & STUDIO  
South Main Street, Berlin, MD

Professional Certification: I certify that these documents were prepared or approved by me and that I am a duly licensed architect under the laws of the State of Maryland, License Number 112686, expiration date 05/31/2019.

DAVID D. QUILLIN ARCHITECTURE  
DAVID D. QUILLIN ARCHITECTURE  
1000 NANTUCKET DRIVE  
BERLIN, MD 20848  
410-326-1111  
WWW.DAVIDQUILLINARCHITECTURE.COM

Date: 18 September 2023  
Job #: 2120  
Scale: No Scale  
Title: Streetscape

A99

1 Streetscape Montage  
A99