



# 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

March 02, 2016– 5:30 PM

Berlin Town Hall – Council Chambers



1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: February 3, 2016
4. Deborah Nicolle- 14 Broad Street, Una Bella Salute - Case # 3-2-16-7- Signage
5. Justine Zegna – 104 Pitts Street, Blacksmith - Case # 3-2-16-8 - Signage
6. 21 Jefferson Street- Case # 3-2-16-9 - Demolition / Elevations for new building
7. Comments from the Public
8. Comments from Staff
9. Comments from the Commissioners
10. Comments from the Chairman
11. Adjournment

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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.*



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## HISTORIC DISTRICT BUILDING PERMIT APPLICATION

Date Received: <u>2/2/16</u>	Property Address: <u>14 Broad St. Berlin, MD 21811</u>
Property Owner: <u>Peter Patrick Properties</u>	Phone: <u>410-713-2406</u>
Property Owner Address: <u>PO Box 320 Berlin, MD 21811</u>	Email: _____
Applicant: <u>Deborah Nicole &amp; Charlene McQuillen</u>	Phone: <u>410-641-2300</u>
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Contractor	Email: <u>unabellasalute@gmail.com</u>
Address: <u>14 Broad St. 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 checked="" type="checkbox"/> Sign	<input 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.

Replacing existing sign with a new sign with a different design and shape.

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 Deborah Nicole

- Site Plan, if applicable
  - 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.
  - 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.
  - For a proposed new structure, photographs\* of the subject site and all buildings in the immediate vicinity.
  - 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>2/2/16</u>	Initials <u>CD</u>	HDC Meeting <u>3/2/16</u>	Case # <u>3-2-16-17</u>
HDC Approval (signature)			

The background features a brick wall with a light-colored mortar. Two glass bottles are positioned horizontally across the middle. The bottle on the left is filled with a bright yellow liquid, while the one on the right contains a vibrant red liquid. Both bottles have cork stoppers and are partially obscured by the large text. Green leafy vines are scattered across the wall, adding a natural, rustic feel to the composition.

# Two of the Best

“Beautiful Health”

Olive Oil, Vinegar & More



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## HISTORIC DISTRICT BUILDING PERMIT APPLICATION

Date Received: <u>2/26/16</u>	Property Address: <u>104 PITS ST. BERLIN ST.</u>
Property Owner: <u>JUSTINE ZEGNA</u>	Phone: <u>302-542-5434</u>
Property Owner Address: <u>102 WASH. ST BERLIN</u>	Email: <u>JUSTINEZEGNA@gmail.com</u>
Applicant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Contractor	Phone: _____
Address: <u>102 WASH ST BERLIN</u>	Email: _____

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

NEW SIGN.

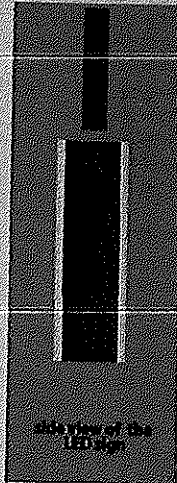
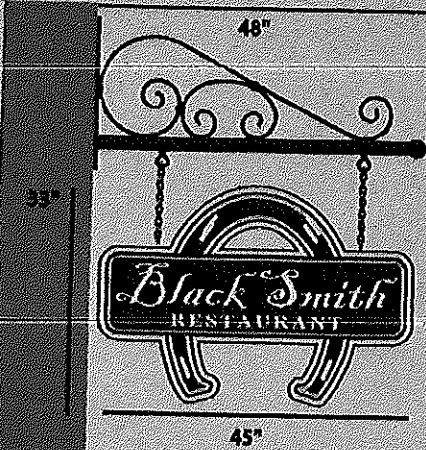
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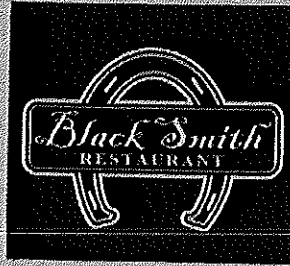
I hereby certify that the owner of the subject premises has been fully informed of the alterations and that said owner is in full agreement with this application.  
Applicant/Agent Signature \_\_\_\_\_

<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.
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*Photographs shall be printed or mounted on 8 1/2 X 11 paper or cardboard, and labeled

Date Rec'd <u>2/26/16</u>	Initials <u>JD</u>	HDC Meeting <u>3/2/16</u>	Case # <u>3-2-16-8</u>
HDC Approval (signature)			



**This is what it would look like at night**



**This would be with a back lighted channel cloud**



**The sign will be 33" x 45" with internal illumination of LED lights. The design above shows a bracket projection of 4' w/ the sign hanging from 12" chains. I also recommend a support wire to help with the additional weight. The cabinet is all aluminum double sided design w/ white plexi faces and vinyl lettering to match artwork. the total cost including install 2140.00 not including permits or licensing for Berlin, MD.**

**I HIGHLY RECOMMEND THE LED SIGN BECAUSE IT WILL HAVE A LOT LESS CHANCE OF PROBLEMS DOWN THE ROAD W/ WATER OR NEON BREAKING THE SIGN IS ALL ALUM. SO NO PROBLEMS W/ RUST AND MAINTENANCE THE ALUMINUM HAS A HEAT BAKED FINISH AND IF THE FACES ARE DAMAGED, SMALL EXPENSE TO HAVE THEM REPAIRED. THE LED'S ARE KNOWN TO LAST LONGER THAN ANY OTHER LIGHTING. AND THE SIGN WOULD BE HALF OF THE WEIGHT OF THE SAME SIGN WITH NEON.**



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## HISTORIC DISTRICT BUILDING PERMIT APPLICATION

Date Received: <u>2/12/16</u>	Property Address: <u>21 Jefferson</u>
Property Owner: <u>Mumford</u>	Phone: _____ Email: _____
Property Owner Address: <u>21 Jefferson St.</u>	Phone: <u>410.208.4440</u>
Applicant: <u>Habitat for Humanity of Worcester County</u>	Email: <u>inquired@habitatworcester.org</u>
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Contractor Address: <u>Po. Box 1327</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 checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Sign	<input type="checkbox"/> Awning	

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Request to demo existing structure in order to build compact mixed-use development as defined in attached exhibits.

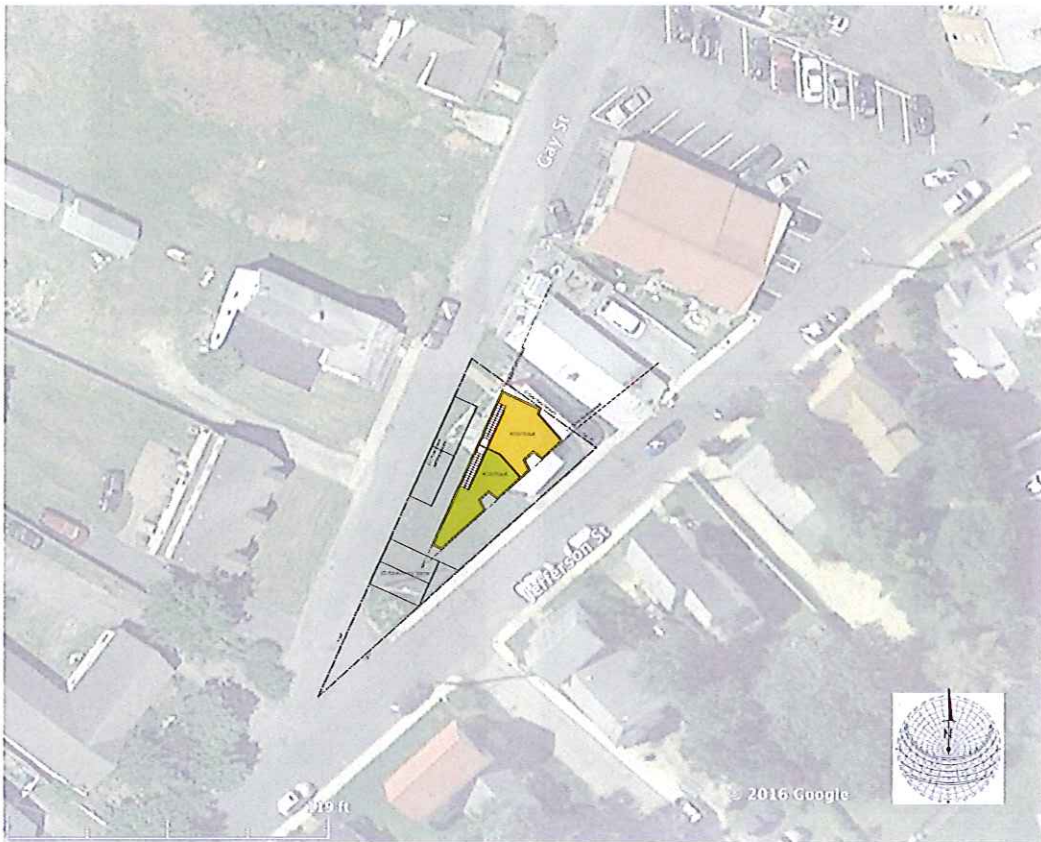
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Applicant/Agent Signature [Signature]

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  - For a proposed new structure, photographs\* of the subject site and all buildings in the immediate vicinity.
  - 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>2/12/16</u>	Initials <u>CO</u>	HDC Meeting <u>3/2/16</u>	Case # <u>3-2-16-9</u>
HDC Approval (signature)			




 North  
 Scale: 1" = 100'



Habitat for Humanity Mixed-use Bldg.  
 21 Jefferson Street  
 Berwyn, Maryland

SITE: BERWYN, MD PROJECT  
 21 JEFFERSON STREET  
 BERWYN, MD 20841  
 301-271-1111

Date: 02-15  
 Scale: 1/8" = 1'-0"  
 Title: Site Plan

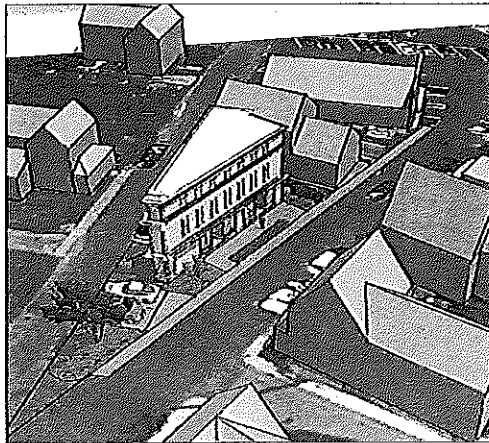
**A09**



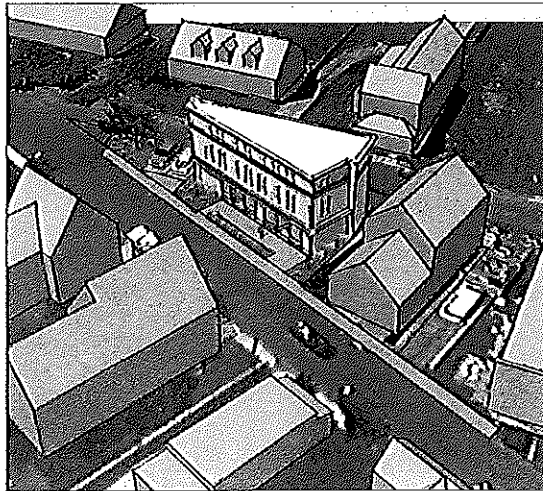
170 Aerial view from the West



171 Aerial view from the North



172 Aerial view from the South



173 Aerial view from the East



Architectural rendering of the proposed building.

Habitat for Humanity Mixed-use Bldg.  
 21 Jefferson Street  
 Berlin, Maryland

DATE: 02/14/14  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"

170  
 171  
 172  
 173

A10





View from the South along Jefferson Street

117



View from the East along Jefferson Street

117



Scale: 1/8" = 1'-0"

Habitat for Humanity Mixed-use Bldg.  
 21 Jefferson Street  
 Berlin, Maryland

DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

Scale: 1/8" = 1'-0"

A11