

United States Department of the Interior
Heritage Conservation and Recreation Service

For HCRS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

listed 17 April 1980

1. Name

historic

and or common Berlin Commercial District

2. Location

West of U.S. Route 113 and South of U.S. Route 50
street & number

not for publication

city, town Berlin vicinity of congressional district First

state Maryland code 24 county Worcester code 047

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple Public and Private

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Worcester County Courthouse

street & number Market Street

city, town Snow Hill state Maryland

6. Representation in Existing Surveys

has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Berlin (burl'in) Commercial District is located on Maryland's Eastern Shore, about seven miles inland from Ocean City, in an area historically a crossroad of travel. Berlin developed late in the 18th century from a livery stable and coach stop on the old Burleigh Plantation. After the arrival of the railroad in the 1870s, Berlin became a marketplace for agricultural products and later a rest stop for rail passengers on the way to the coastal resort of Ocean City.

Presently, the Berlin Commercial District is a contiguous district composed primarily of late 19th century commercial buildings. Approximately 47 small-scaled, one-to-three story buildings occupy both sides of the main thoroughfare and its secondary arterials forming visually cohesive and pleasing streetscapes. The majority of the buildings contributing to the historic architectural character of the district are constructed in the row fashion, having party or common walls. Elements common to most of the buildings are similarity in scale, setback from the street, use, construction materials, fenestration, and use of the flat roof. Architectural embellishment of the buildings is achieved in one of two ways. Many of the buildings have corbelled cornices articulated in a manner that makes them unique among commercial buildings of similar age located in nearby towns. Bricks laid in a sawtooth pattern above the corbels are the distinguishing element of these buildings. The other form of decoration used is the stamped metal cornice; seven buildings in the district retain their original metal cornices. Another feature that was common to many of the buildings of the district was an overhanging awning that sheltered the pedestrian walks along both sides of the street. Today about 17 buildings have either a metal or canvas awning sheltering the sidewalks.

Approximately 33% of the buildings dating from the initial phase of construction in 1895-1905, remain in original or near original conditions. Alterations to some buildings have been sympathetic to the character of the original fabric, while others have been less sensitive to the integrity of the buildings. The modifications are essentially of two types: the construction of an addition, usually to the rear of a building and resulting in a fairly permanent change; or the application of stucco, steel cladding, or perma-stone to the principal facade, a treatment whose effects are not totally irreversible. Some of the buildings that have had novelty siding or stucco applied are actually two or three individual buildings whose facades have been unified through the new treatment.

The newer buildings of the commercial area, those constructed after the initial development phase, are located on the perimeter of the core buildings and are of a different scale and variety of materials and have been excluded from the boundaries of the present district.

List of buildings in Berlin Commercial District

Code: Building number refers to accompanying map
 Category of buildings P - pivotal C - contributing I - intrusion

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

Building #	Category	Photo #	Building	Address	Description
1	C	1	Dollar General	III N. Main	a one story block building with gable roof
2	C	1	Dollar General	"	two story flat roof brick building
3	C	1	Dollar General	"	two story flat roof brick building
** these three buildings combined through application of enameled metal panels and stucco to their facades, presently appear as one building					
4	C	2	Evergreen Lodge	109 N. Main	two story, perma-stone over brick, sheet metal cornice, plate glass window
5	I	2	Office Bldg.	103 N. Main	two story brick, modern windows, recent veneer of brick
6	P	3	Berlin Variety	N. Main at Pitts	two story, perma-stone over brick, 2 stamped metal cornices, wood vertical sided bay windows on second floor
7	C	5	Berlin Furniture	Pitts St.	two story brick, corbelled cornice, altered ground floor front
8	I	21	Smith-Cropper Insurance	27 N. Main	two story, recent brick veneer
9	C	6	Davis Ice & Coal	6 Pitts St.	one story, textured stucco over brick, decorative cornice obscured
10	C		Style Guide	Pitts St.	one story, elongated white brick, flat roof, plate glass windows
** this building constructed to expand a group fronting on Main St.					
11	C	7	Mary's Restaurant	Pitts St.	two story, stucco over brick, flat roof, decorative cornice exposed

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET			ITEM NUMBER	7	PAGE 2
12	C	8	Bldg adjacent to Mary's	Williams St.	two story, painted stucco over brick, decorative brick cornice exposed
13	C	11	Building	Williams St.	one story, painted stucco over brick cornice profile apparent
14	C	12	Farlow's Pharmacy	N. Main	three story brick, decorative brick cornice, ground flr alterations
15	C	14	Style Guide	N. Main	two story brick, steel cladding applied, stamped metal cornice retained
16	C	15	Style Guide	"	two story brick, steel cladding applied, decorative brick cornice obscured
17	C	16	Barber Shop	17 N. Main	two story brick, steel cladding applied, decorative cornice obscured
** buildings 15 -17 combined through uniform treatment of facades, appears as single building; is front portion of bldg 10					
18	C	18	Building	21 N. Main	two story, painted stucco over brick, profile of corbelled cornice under stucco
19	C	20	Building	25 N. Main	two story, painted stucco over brick, decorative brick cornice obscured
** bldgs 18 and 19 combined through uniform treatment of facades					
20	C	23	Berlin Florist	102 Williams St.	two story stucco over brick, profile of decorative cornice apparent
21	C	28	Office Bldg	3 Bay St.	one and one-half story brick, formerly a carriage house, bracketed eaves
22	C	27	Mayor & Council	10 Williams	two story brick, cornice removed, alterations to door/window openings
23	I	26	Eastern Shore S&L	16 Williams	one story, brick facade, no windows
24	I	25	Walker Studio	18 Williams	one story brick with gable roof, vertical metal siding boom-town front, rear block addition

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 7

PAGE 3

25	P	29	Exchange & Saving Bank	1 So. Main	one and one-half story, brick with rock faced granite sills and string course, sheet metal cornice, stained glass transoms
26	P	30	Exchange & Savings	"	one and one-half story Pompeii brick, conical capped entrance tower, round arched windows stamped metal swags and cornice ** these two buildings joined by an addition between them, form single building
27	C	33	Building	7 So. Main	two story brick, decorative cornice
28	C	34	Building	9 So. Main	two story brick, decorative brick cornice, half of duplex with no. 7 So. Main
29	C	36	Donaway Furn.	11 So. Main	one story concrete block with perma-stone applied to facadé, gable roof, boom-town front
30	P	43	Paran Lodge	4 So. Main	two story with attic, brick, slate roof, gabled pediments on principal and north facades
31	C	37	Building	14 Broad	one story, textured stucco over brick, decorative cornice obscured
32	C	38	Grace Evan. Temple	12 Broad	two story brick, modified front, formerly the Globe Theatre
33	C		Coates, Coates et al	6 Broad	two story painted brick, decorative brick cornice, modified windows, aluminum siding
34	C	39	Atlantic Htl	N. Main	three story(orig. block) brick, sheet metal cornice and hood moulds, 1945 additions to front - one and two story sections, brick
35	P	44	Calvin B. Taylor Bank Bldg.	24 N. Main	one and one half story brick, Richardsonian Romanesque elements, rectilinear entrance bay, sheet metal ornament; two story 1947 addition, drive through teller added 1957

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INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET		ITEM NUMBER	7	PAGE 4
36	C	49 Burbage, Powell	22 N. Main	two story honey colored brick, modified early 20th century, plate glass windows
37	C	50 Treasure Chest	20 N. Main	two story brick, roof line brick cornice and wooden cornice above first floor
38	C	53 Law Offices	18 N. Main	two story brick, two cornices, good example of decorative cornice unique to town
39	C	55 Summer Breeze	14 N. Main	two story, perma-stone over brick, profile of original cornice apparent
40	C	56 Rayne's Reef	10 N. Main	two story, perma-stone over brick, metal awning
	I	72 William's Tavern	Commerce	one and two story sections, recent veneer of brick, 6/6 and plate glass windows
42	C	58 Ned's Fair	114 N. Main	one story, stucco over brick, cornice covered
43	C	59 Joe's Shoe Store	110 N. Main	two story, painted stucco over brick, broken pediment facade
44	C	60 Berlin Hwdre	106 N. Main	two story, stucco over brick, ground floor altered, decorative cornice obscured
45	C	61 Berlin Hwdre	104 N. Main	two story brick, orig. ground floor intact
46	C	62 Food Rite	102 N. Main	two story brick, decorative cornice, original ground floor intact
47	C	63 Food Rite	100 N. Main	two story brick, decorative cornice, original commercial floor retained
48	C	65 Nellie's Salon	Commerce	two story pressed concrete block, stepped boom town front on principal facade, attached garage

8. Significance

Period	Areas of Significance—Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input type="checkbox"/> sculpture
			<input type="checkbox"/> social/humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other (specify)

Specific dates 1895-1905 Builder Architect _____

Statement of Significance (in one paragraph)

The Berlin Commercial District is primarily significant for its collective expression of late 19th century commercial architecture. The district is composed of a mixture of buildings individually distinguished for their architectural merit, and a larger group not distinctive separately but contributing to a common design type. All of the early buildings combine to form significant visual streetscapes exhibiting unity in scale, use, construction materials, fenestration, and degree of ornamentation. These buildings, situated on narrow streets and particularly on a central "Main Street" commercial avenue, illustrate the nature of the business area of a rural turn-of-the-century town. They represent typical small-scaled commercial architecture; however, their distinguishing feature is the articulation of the corbelled cornice. The buildings therefore differ from commercial buildings in other nearby towns. Corbels supporting courses of bricks laid vertically in a sawtooth pattern are the unique architectural embellishment of the buildings in this district. Although some of the buildings have been modified, they nevertheless recall the time of their construction. Some of the facade alterations and the additions at first appear obtrusive, but a significant amount of the original fabric remains intact to retain and express the integrity of scale and visual continuity of the district as a late 19th century commercial area. The boundaries of the district were established to include all of the buildings that characterize the stylistic motif of the original market center and roughly coincide with the boundaries of that core group of buildings. The buildings representing more recent trends in architectural design are located on the periphery of the delineated district and were excluded from its boundaries.

9. Major Bibliographical References

Eastern Shore of Maryland, NY: Chapman Publishing Co., 1898.
Teachers and Pupils of Worcester County, Worcester County: Past and Present, Part VII
Communities of Worcester County. Snow Hill, MD: Board of Education of Worcester County,
1956.
SEE CONTINUATION SHEET #5.

10. Geographical Data

Acreeage of nominated property Approximately 8 acres
Quadrangle name Berlin Quadrangle Quadrangle scale 1:24000

UMT References

A	1 8	4 8 0 8 4 0	4 2 4 1 6 6 0	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

SEE CONTINUATION SHEET #6

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Kenneth T. Pribanic, Consultant

organization Mayor and Council Office date August, 1979

street & number 10 Williams Street telephone (301) 641-2770

city or town Berlin state Maryland 21811

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *J. Pribanic* 1-11-80

title STATE HISTORIC PRESERVATION OFFICER date

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

W0-184

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 5

Trutt, Reginald V., and Les Callette, Millard G., Worcester County, Maryland's Arcadia.
Worcester County Historical Society, 1977.

Work Projects Administration in the State of Maryland, Writers' Program, A Guide to the
Old Line State, American Guide Series, NY: Oxford University Press, 1940.

Maps:
Lake, Griffin and Stevenson, Atlas of Wicomico, Somerset and Worcester Counties,
Maryland, Philadelphia: H.J. Taudy, 1877.

Sanborn, Perris, 1877 Atlases and Other Early Maps of the Eastern Shore of Maryland,
Peninsula Press, 1975

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INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 10

PAGE 6

VERBAL BOUNDARY DESCRIPTION

Beginning at the northeast corner (point A) of the lot fronting on N. Main St. and occupied by the Dollar General Store, thence southeasterly along the rear boundary of 109, 103 and 101 N. Main St. and continuing Southeast along the rear boundary of the lots occupied by the Berlin Furniture Store and the old service station on Pitts Street to the lot occupied by the BP Station on Williams St; thence southwesterly along the west side of Williams St. to the intersection of said street with Pitts St., thence southeasterly along the south side of Pitts St. to the northeast corner of the parking lot owned by the City of Berlin; thence southwesterly along eastern boundary of said parking lot to Bay St., thence southeasterly along the south side of Bay St. to include all of the property occupied by the Donaway Furniture complex; thence southwesterly along such lot line to South Main St., thence north along the west side of S. Main St. to and including the lot occupied by the Paran Lodge; thence northwesterly across Jefferson St. to the rear boundary of the Atlantic Hotel and 6, 12, and 14 Broad St., thence northeasterly along the east side of Gay St. to the north side of Broad St.; thence northwesterly along the north side of Broad St. to the intersection of said street with West Street, thence northeasterly along the east side of West St. to the intersection of said street with N. Main St., thence southeasterly along N. Main St. to the northwest corner of the lot occupied by the Dollar General Store.

600-184
Berlin Commercial District
Worcester County

1980



IN COMMERCIAL DISTRICT

NO # _____
Building _____

Address _____

LIBERTYTOWN 12 MI

20'

WO-184
Berlin Commercial District
USGS Berlin Quad

(NINEPIN)

PENNSYLVANIA

17'30"

Poplartown Bv

Ironshire

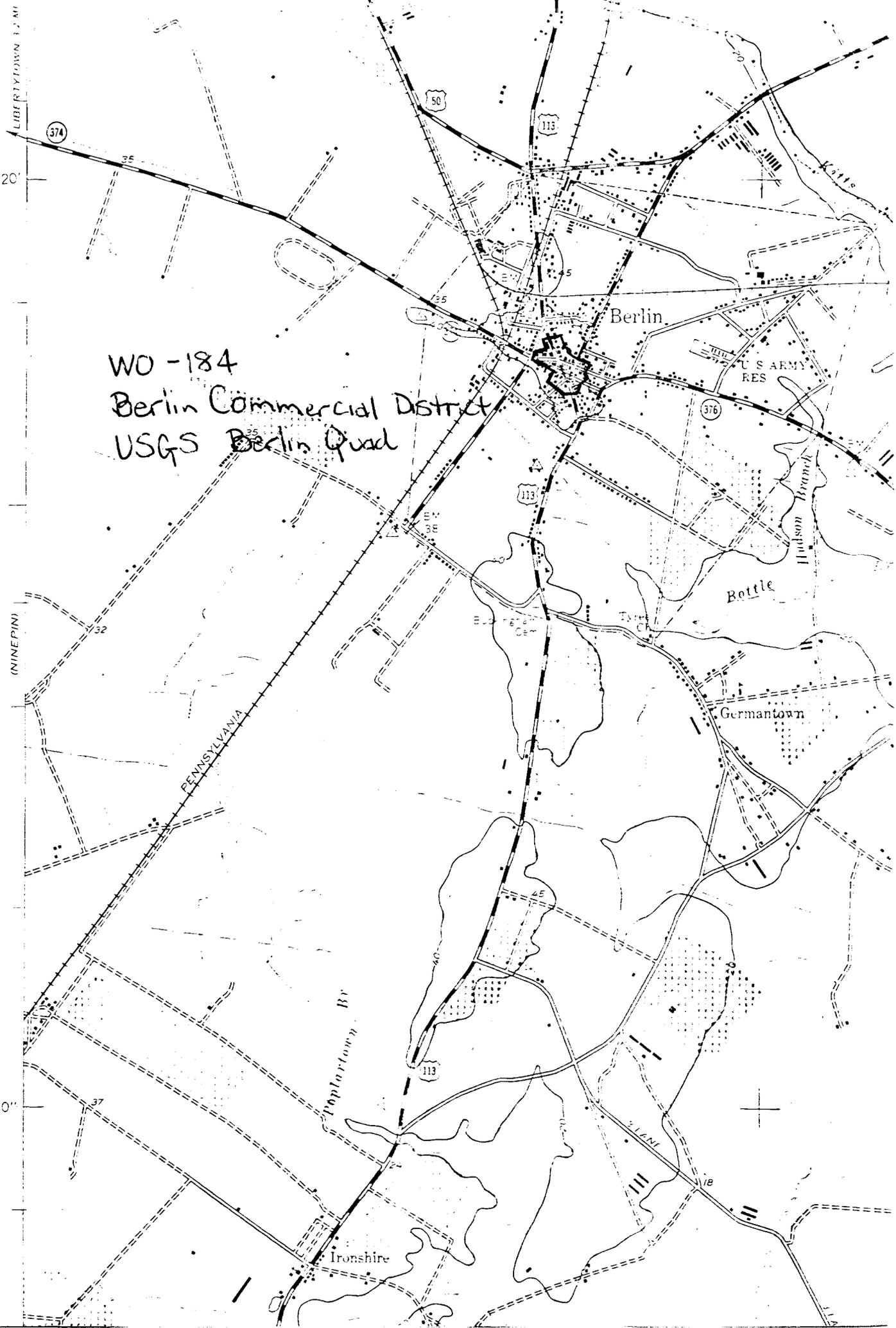
Berlin

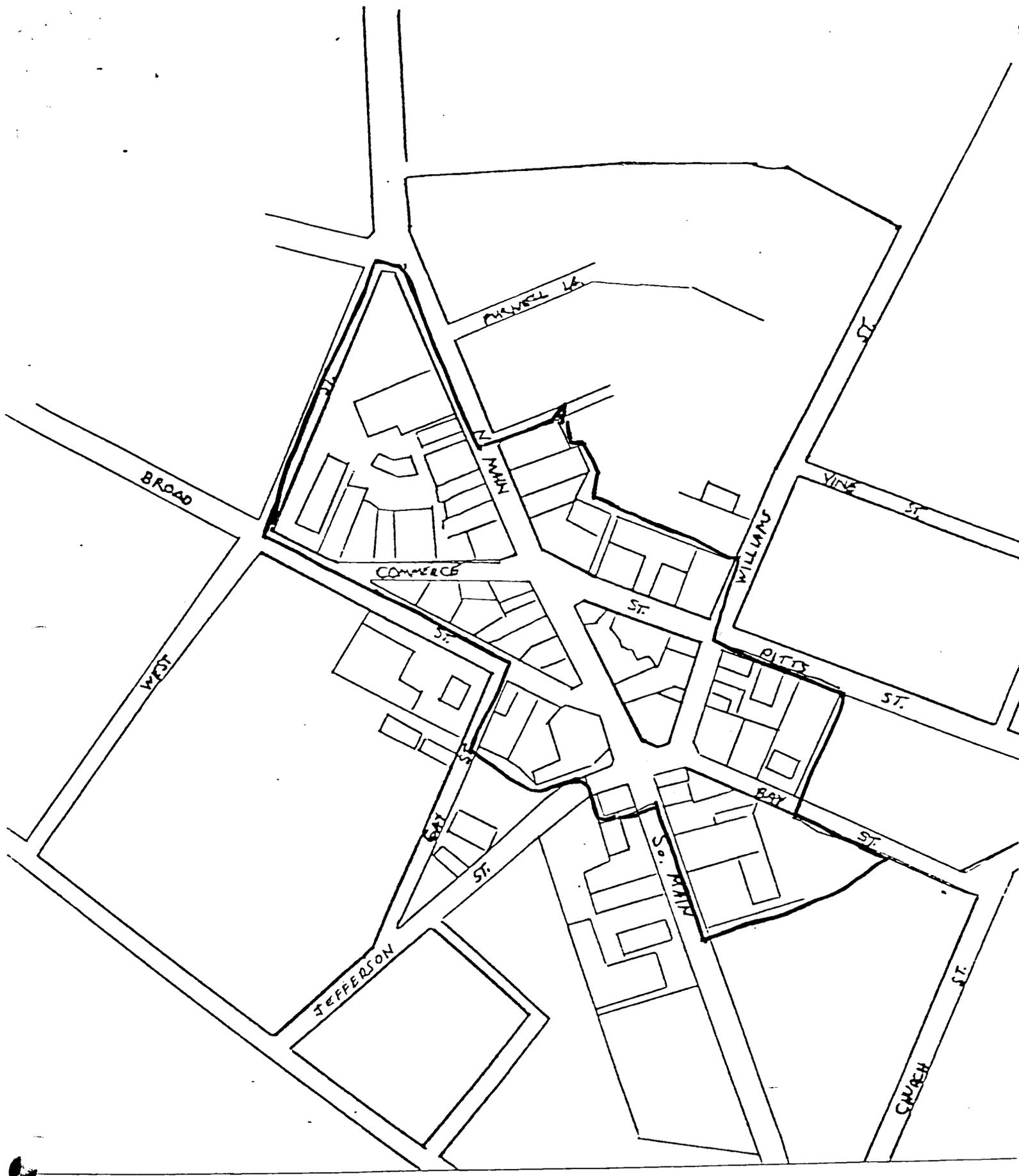
U S ARMY
RES

Hudson Branch

Bottle

Germantown





BERLIN COMMERCIAL DISTRICT

NO # 184

Building _____

Address _____

