

# 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
October 1, 2025 – 5:30 PM
Berlin Town Hall – Council Chambers

- 1. Call to Order
- 2. Agenda Adoption
- 3. Approval of Minutes: September 3, 2025
- **4.** Case # HDC-10-01-25-29: 10 South Main Street Requesting to paint a mural on the exterior side wall of the Poole Building.
- 5. Case # HDC-10-01-25-30: 408 South Main Street Requesting fence around perimeter of back yard.
- 6. Comments from the Public
- 7. Comments from the Staff
- 8. Comments from the Commissioners
- 9. Comments from the Chairman
- 10. Adjournment

Any persons with questions about the above-referenced meeting or any persons needing special accommodations should contact Kate Daub at 410-641-4002. 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 Meeting Minutes Wednesday, September 3, 2025

Chairman Bunting called the Historic District meeting to order on September 3, 2025, at 5:30 PM. Members present were Lisa Doyle, Mary Moore, Carol Rose, and Laura Stearns. The absent member was John Holloway. Staff members present included Acting Planning Director Ryan Hardesty and Special Projects Administrator Kate Daub.

Chairman Bunting requested a motion to adopt the agenda for the September 3, 2025, meeting. Ms. Moore made a motion to approve the agenda, which Ms. Doyle seconded, and the motion was approved unanimously.

Next, Chairman Bunting requested a motion to approve the meeting minutes from August 6, 2025. Ms. Rose requested that several corrections be made for the record. First, she pointed out that the final paragraph of page one incorrectly stated that Ms. Talbot "affirmed" her proposed sign would meet standards when Ms. Talbot had only said she "imagined" it would. Ms. Rose also clarified that Acting Planning and Zoning Director Ms. Ryan Hardesty had indicated the Commission could approve the case, conditional upon the sign meeting clearance requirements, and that this recommendation did not originate from the Commission.

On page two, Ms. Rose noted the business name should read "Salon Sixteen," not "Sweet Sixteen Salon." On page three, it was clarified that Ms. Stearns referred to a house on South Main Street that had been painted a different color than previously approved by the Commission, while Ms. Rose's comments focused on ongoing enforcement and inspection issues. Ms. Rose pointed out that Ms. Hardesty mentioned the town's new code enforcer was not authorized to enforce approvals made by the commission, a detail that was omitted from the minutes. Additionally, on page four, the suggestion to bring enforcement issues to Mayor Tyndall should have been correctly attributed to Ms. Moore, rather than Ms. Rose.

Ms. Rose asked if there were any further corrections. Hearing none, Chairman Bunting moved to approve the minutes with the corrections as presented by Ms. Rose. Ms. Doyle seconded the motion, and the minutes were approved unanimously.

Chairman Bunting proposed moving to agenda item 5, noting that the property owners for items 4 and 6 were the same and present at the meeting for the applications. The Commission agreed to address agenda item 5 first.

Next, the Commission reviewed Case #HDC-9-3-25-27, a request for signage for The Juice Club at 12 Pitts Street. Mr. Liam Deck presented the application, stating that he proposed to hang a new sign from the soffit outside the storefront. Ms. Stearns inquired whether the sign matched the size of the previous one and if it complied with height and clearance requirements. Ms. Hardesty confirmed that the clearance

was sufficient. Ms. Stearns then made a motion to approve Case #HDC-9-3-25-27 as presented, which was seconded by Ms. Moore and approved unanimously.

The next case, HDC-9-3-25-26, was presented by Ms. Madison Stoltz and her husband, Mr. Nicholas Jensen, owners of a new bridal shop called "Runaway Bride" at 3 South Main Street, who had applied for a sign for their store. Ms. Stearns expressed enthusiasm for the shop's name, and Ms. Doyle commended Ms. Stoltz for obtaining a trademark. Ms. Stoltz confirmed that she had consulted an attorney and was able to secure the trademark, noting her surprise that the name had been available. Ms. Stearns made a motion to approve the sign, seconded by Ms. Rose, and passed unanimously.

The next case before the Historic District Commission, Case # HDC-9-3-25-28, involved enhancements to the outdoor space at 2 Bay Street. Mr. Robbie Rosenblit introduced himself as the property owner and explained that he was seeking approval for improvements to the rear areas of the property at 1 and 3 South Main Street. He mentioned that his tenant, a snow cone business called On Thin Ice, along with the recently approved "Runaway Bride" shop, would benefit from a more attractive outdoor setting. Mr. Rosenblit also shared a personal motivation for the project, expressing his desire to create a "pocket park" dedicated to his wife.

Mr. Travis Wierengo, the landscape architect for the project, took the floor to elaborate on the proposal. He explained that the current stage was conceptual and focused on a land-use diagram that highlighted the various sections of the outdoor area and how they could be utilized. He said the goal was to create a multi-use, year-round public space that would benefit nearby tenants, passersby, and the community during events.

Mr. Wierengo described the site's current condition as an asphalt lot with infertile soil. He praised the existing raised planters, which not only allowed for greenery but also created a semi-contained environment for children, a feature he intends to preserve. He added that the design features skinned planters crafted from quartzite metal, which he considers historically relevant, durable, and fitting for Berlin's character. He explained that this approach also offers budget-friendly improvements without the need to remove the asphalt.

He outlined a layout featuring a path from the entrance arch to the storefronts, subtly dividing the space into seating zones with built-in benches and optional umbrella-covered areas. He said a lower, pie-shaped corner would be turned into a boardwalk that could serve as a performance or presentation space during special events. He proposed a water feature against a prominent wall visible from the street, which would help reduce noise, attract attention, and serve as a space dedicated to Mr. Rosenblit's wife.

The Commission responded enthusiastically to the proposal. Ms. Moore described the planned park as a gift to Berlin, noting that she had not expected such a comprehensive vision. She raised a technical question about using stone dust as an alternative to asphalt. Mr. Wierengo explained its limitations, particularly its tendency to migrate and absorb liquids such as snow cone syrup, which complicates maintenance. He emphasized the importance of designing for wet spring and fall conditions,

recommending more durable surface materials. Mr. Rosenblit added that the path would not be entirely concrete but would be visually softened with green spaces.

Mr. Wierengo further highlighted the project's stormwater management features. He described the use of permeable pavers to handle runoff from nearby downspouts, which would work in tandem with raised planters designed as small rain gardens. Together, he said that the elements would provide both functional resilience and aesthetic value.

Ms. Stearns acknowledged initial concerns about the contemporary design's compatibility with Berlin's victorian character but noted that features like tree planters would help soften the appearance. She emphasized the importance of long-term durability and trusted Ms. Moore's judgment. She added that the project seemed to be constructed with lasting quality and care, rather than just focusing on quick results.

Chairman Bunting clarified that while the Commission was generally supportive, they could only approve the concept at this stage, not the final work, until a complete design was submitted. He explained that the Commission could offer provisional support but could not yet fully approve any specific materials or layout details.

Mr. Rosenblit confirmed that the design team still had significant work to do before submitting a final plan. Mr. Wierengo explained that the next phase would include detailed plans covering plant species, materials, lighting, and water feature elements, adding that these details would address specific questions and concerns voiced by Commissioners during the meeting. Ms. Moore encouraged the design team to include evergreen plantings or trees that would maintain visual interest in the winter months.

When asked about the project timeline, Mr. Wierengo explained that their goal was to complete hard scaping and structural work in the fall and coordinate with town events to minimize disruption. He noted that certain plants would be best installed in the fall, while more delicate perennials could be added in the spring. Commissioners responded positively to this phased approach.

Chairman Bunting confirmed that the next Historic District Commission meeting would be held in October 2025; however, he noted that the submission filing deadline had already passed. He advised that Mr. Rosenblit would need to aim for the November meeting and encouraged him to email architectural renderings in advance so the Commission could review them before the November meeting.

Ms. Stearns briefly shifted the discussion to an aesthetic detail raised at a recent meeting concerning the paint trim on the buildings. She noted that the existing pink trim, which she had observed on her way to the meeting, should be repainted to match the established green color scheme already used on the building and throughout downtown. The Commissioners agreed that maintaining the green scheme was important for visual cohesion. Mr. Rosenblit concurred with the recommendation and deferred to the Commission's aesthetic judgment, confirming his willingness to adjust the color scheme accordingly.

Following this, Chairman Bunting formally requested a motion to table Case #HDC-9-3-25-28, noting that the applicant would return in November with the final designs. Ms. Rose made a motion not only to

table the case but also to formally express the Commission's support for the project to proceed toward its final presentation. She clarified that this included approval to move forward on materials, planters, and placements, pending final approval in November. Ms. Stearns seconded, and the motion passed unanimously.

Ms. Rose raised two concerns unrelated to the pocket park. First, she inquired about a broken second-story window on one of Mr. Rosenblit's South Main Street buildings. Mr. Rosenblit explained that while several concealed windows had already been replaced, the damaged front window was being custom-rebuilt to match the original design. He assured the Commission that, although the glass was cracked, it remained intact but would be inspected by his contractor.

Her second concern involved a cluttered area behind the building, adjacent to the On This Ice snow cone window near the rear entrance of the new bridal shop. She felt the area detracted from the otherwise elegant space. Mr. Rosenblit clarified that the equipment in question consisted of longstanding air conditioning units predating his ownership of the property. Mr. Wierengo added that the team planned to install screening and landscaping to improve the area's visual appeal.

Chairman Bunting opened the floor to comments. Ms. Moore commented that the meeting had been one of the most enjoyable ones she had participated in. Unlike other applicants who lacked the funds to fulfill historic requirements, she said Mr. Rosenblit had come forward with both vision and means, which showed sincere investment in the town's long-term aesthetic and cultural vitality.

Ms. Rose inquired whether Town Administrator Mary Bohlen had returned to work after her medical leave. Special Projects Administrator Kate Daub responded that she had returned the previous week. Chairman Bunting added that he had texted Commission member Mr. John Holloway, who stated that he was recovering from surgery and would return at the next meeting.

Following no further comments from the public, staff, or commission members, the meeting was adjourned at approximately 6:06 PM.

Respectfully submitted,

KataDaub

Kate Daub

Special Projects Administrator



# 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: 08/19/2025 Subject Property Location: 10 S. Main Street Case #: +DC - 10 - 1 - 25 - 29				
Property Owner Mike Poole Owner Phone # (410) 352-9980				
Owner Address 10 S. Main Street Owner Email: mike@poolecontracting.com				
Agent/Contractor: Ivy Wells Agent Phone# (410) 629-1722				
Work Involves: Alterations New Construction Addition Demolition Sign Other DESCRIPTION OF WORK PROPOSED:				
The proposed work involves painting a mural on the exterior side wall of the Poole Building. The mural will be applied directly to the existing façade and is intended to enhance the visual character of the building. All materials used will be appropriate for cinderblock and will not cause damage to the underlying structure. The design has been created by local artist Evan Fitzgerald.				
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 $8\%$ 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 $10-1-25$ (date).				
Applicant Signature Must The Date 8/27/25				
APPROVED:				
Historic District Commission Chair (Date) Planning Director (Date)				





Dear Members of the Historic District Commission,

On behalf of the Arts and Entertainment Advisory Board, we are writing to share our full support for the proposed mural design on the building located at 10 S. Main Street, by artist Evan Fitzgerald, known professionally as Noble Beast.

This mural is intentionally different from the others you'll see around town, which we believe is an important strength.

The design incorporates elements requested by the building owner, including references to the shore and to music, and it reflects the artist's unique style. You can already see a sample of his creative approach inside 410 Social.

Berlin is known for embracing the quirky and the unexpected, and this mural fits right in with that identity. It will also be a tremendous improvement over the blank cinderblock wall that currently exists.

We see it becoming a true showpiece, something visitors and residents will pause to admire.

As an Arts and Entertainment District, we recognize that art is subjective by nature. However, we are confident that this mural will add vibrancy, variety, and beauty to our community in a way that is both respectful and forward-looking.

Thank you for your consideration, and for your continued partnership in supporting public art in Berlin.

Sincerely,

Cassandra Brown, Chairperson

Cassanara R. B.

Berlin Arts and Entertainment Advisory Board

cc: Sara Hambury Eric Mace Angie Rivera Opal Hambury Ivy Wells

# 10 S. Main Street

# \*Current\*



\*Shutters to be removed to accommodate the mural.



Client: Ivy/Mike Main Street

Dates: Sept/Oct

Oriientation: NE facing wall



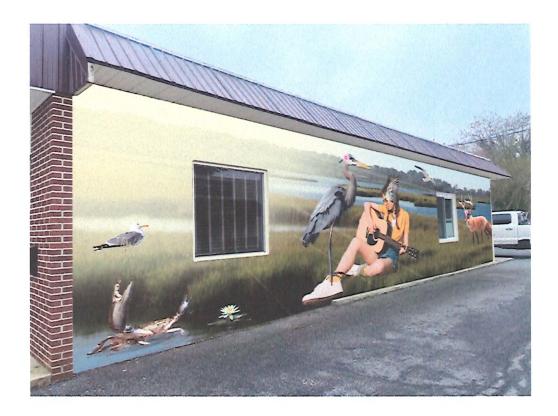
Design an image that is Indicative of the artists work but incorporates music into the theme.

### **Design Elements:**

- -local animals in a familiar Eastern Shore setting.
- -local wildlife drawn to a person playing a guitar in the marsh.

### Color:

Primarily representational natural color palette.





Client: Ivy/Mike Main Street

Dates: Sept/Oct

Orilentation: NE facing wall

### Mural:

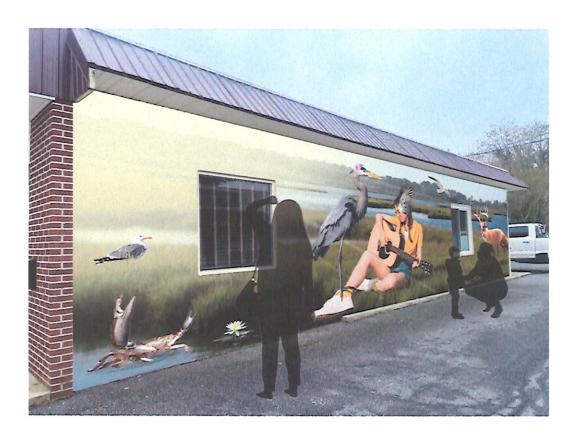
Design an image that is indicative of the artists work but incorporates music into the theme.

### **Design Elements:**

- -local animals in a familiar Eastern Shore setting.
- -local wildlife drawn to a person playing a guitar in the marsh.

### Color:

Primarily representational natural color palette.



Preliminary mock-ups Round 1 page 3







### **LETTER OF TRANSMITTAL**

	TO:			DA	ATE:	JOB NO.			
				PR	PROJECT:				
				RE	RE:				
	WE ARE SEND	ING YOU □ AT	TACHED □ UN	DER SEPARA	TE COVER VIA	THE FOLLOWING ITE			
	☐ Shop □	)rawings [	☐ Prints	☐ Pla	ns 🔲 Samples	☐ Specifications			
	□ Сору о	f Letter [	☐ Change Order						
	COPIES	DATE	NO.	DESCRIPTI	ON				
L									
ŀ									
ŀ									
_	TUESE ADE T								
П	FOR APPROVA		as checked below OVED AS SUBMIT		□ RESUBMIT	COPIES FOR APPROVAL			
		<del>_</del>	OVED AS NOTED			COPIES FOR DISTRIBUTION			
	40 DECUESTED — DETUDNED FOR CORRECTION			ECTIONS					
	FOR REVIEW AND COMMENT								
	FOR BIDS DUE				INTS RETURNED AFTE	ER LOAN TO US			
	REMARKS								
			1						
	SIGNED:	MA TO			COBY TO:				



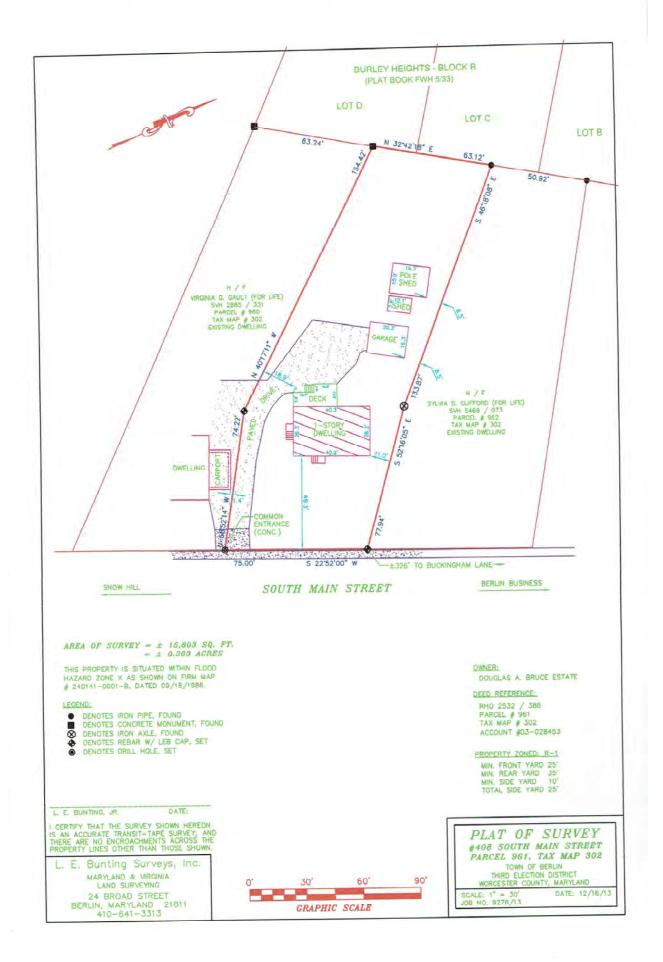
# Mayor & Council of Berlin

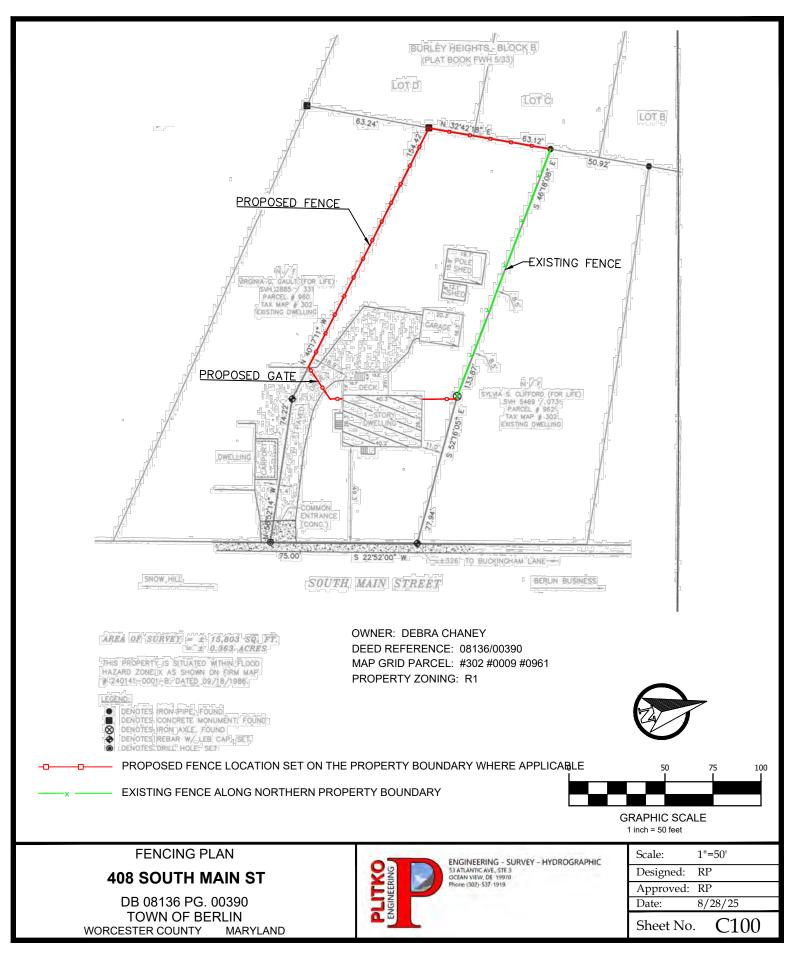
10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov



### HISTORIC DISTRICT COMMISSION APPLICATION

Date: 08/29/2025	_ Subject Property Loca	ation:		Case #:	HDC-10-1-25-30
Property Owner Deb Char	ney	Owner Phone #(302) 396-0613 Owner Email: dchaney@cpnhinc.com Agent Phone# (302) 470-1784			
Owner Address 408 south	main street				
Agent/Contractor: Coastal	Commercial Con				
Work Involves: Alterations DESCRIPTION OF WORK PROF		Addition	Demolition	Sign	<b></b> ✓Other
Install a new 4' tall Vinyl P	icket fence with 2 ga	ates around	the perimeter of	the bac	k yard
	DOCUMENTS REQUIR	ED TO BE FILE	D WITH APPLICATIO	ON	
All required documents must next regularly scheduled hea his/her authorized represents until the next regular schedul one year from date of such a review in the Town of Berlin I	ring. Failure to include ative to appear at the s led meeting. If an appli action. The Berlin Hist	e all the requi cheduled me ication is den	ired attachments a eting may result in ied, the same appli	nd/or fa postpone cation ca	ilure of the applicant or ement of the application nnot be resubmitted for
The following items, if applica	able, must be provided	to Town Staff	in order for the pro	posal to	be considered:
1. Site plan.					
2. Scaled drawings of plans a	nd/or elevations of the	proposal, or	in the alternative, a	scale mo	odel.
3. Color photographs of the	xisting structure, the a	rea to be alte	red and close-ups o	f archited	ctural details.
4. For a proposed new struct	ure, photographs of the	subject site	and all buildings in t	he imme	ediate vicinity.
5. All photographs shall be pridescription of the contents of		or provided i	n digital format, an	d shall be	e labeled with a
6. Samples of materials or co	pies of manufacturers p	oroduct litera	ture.		
The applicant, or an authorize District Commission schedule			to appear at the me (date).	eting of t	the Berlin Historic
Applicant Signature	I Soli			_Date_08	8/29/2025
APPROVED:					
Historic District Commission (	Chair (Date)	Planning D	irector (Date)		







Salisbury 10PM 

□ 21804





**4** 21804

88 Shop All Services DIY

맊

Log In

 $\Diamond$ 

... / Fencing & Gates / Vinyl Fencing / Vinyl Fence Panels / Veranda Vinyl Fence Panels

Internet # 203109197 Model # 73013796 Store SKU # 292075

### Veranda

### Glendale 4 ft. H x 8 ft. W White Picket Vinyl Fence Panel

★★★★ (110) ✓ Questions & Answers (105)















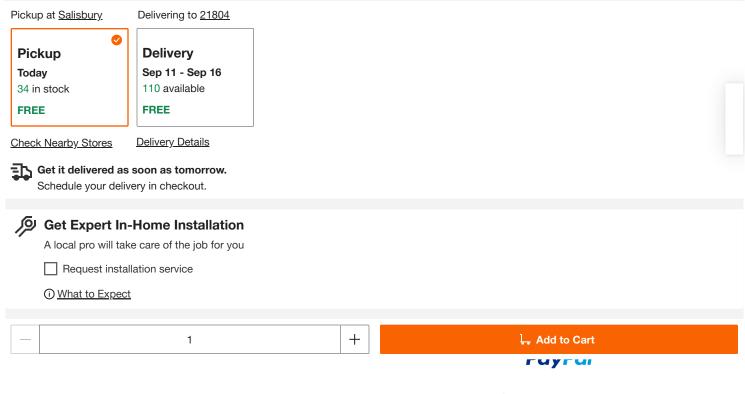
Hover Image to Zoom





### Salisbury Store

√ 34 in stock Aisle 22, Bay 007



Pay in 4 interest-free payments of \$17.50 with PayPal. Learn more

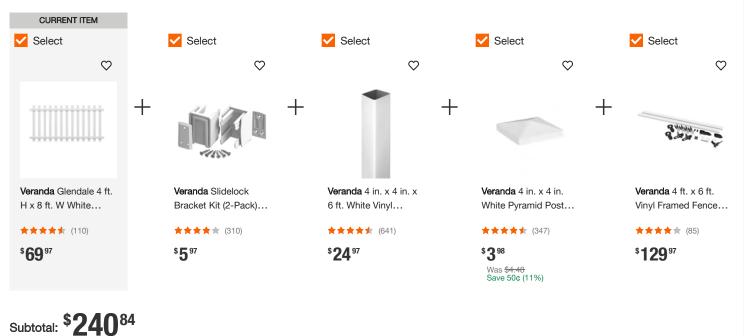


### Free & Easy Returns In Store or Online

Return this item within **90 days** of purchase.

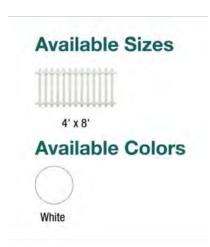
Read Return Policy





10.01.25 HDC Packet\_Page 17 of 22





# Add privacy & security to your home with vinyl fencing

### **Product Features**

Presenting the same appearance on both sides to make it a "good neighbor" fence option, Veranda's Glendale Picket Vinyl Fencing comes prebuilt — making DIY installation fast and easy.



Includes everything to build one dog ear spaced picket panel

Unassembled fence panel made of durable, low-maintenance vinyl

Made in the USA

Transferable Limited Lifetime Warranty



**Design Versatility**Steps along the slopes of your yard

### Compete your project with coordinating products



Posts

Panel works with blank 4x4 posts



**Brackets** 

Coordinating brackets easily attach to posts



Post Tops

Choose from a variety of post top styles



**Gate Framing Kit** 

Purchase a fence panel and gate framing kit to create a custom gate

### **About This Product**

The Glendale picket vinyl fence offers a DIY friendly combination of high quality and low maintenance. The lightweight design makes installation fast and easy. Backed by a transferable limited lifetime warranty and manufactured in the USA. Add privacy to your home with Windham vinyl fence panels.

### **Highlights**

- Made of durable, low maintenance vinyl
- White finish adds elegance to your home
- · Unlike wood fences, it does not require sanding nor painting
- · Lightweight design for easy and fast installation
- Spaced pickets that will fit any home style

- Withstands the impact of rain and moisture better than wood fences
- 4 ft. H x 8 ft. W with spaced pickets
- Materials needed panel kit, posts, post tops, post clips, concrete and pea gravel
- · Seamless look built for various terrains
- Easy to install for the do-it-yourselfer
- · Post, post tops and brackets are sold separately
- Shop other Vinyl Fencing to find the best option for your home!
- Note: product may vary by store
- Return Policy
- California residents see Prop 65 WARNINGS

### **Product Information**

Internet # 203109197 Model # 73013796 Store SKU # 292075

### **Additional Resources**

Shop All Veranda

### From the Manufacturer

- Instructions / Assembly
- FAQ
- Warranty

**Specifications** 

- Installation Guide
- Use and Care Manual
- Return Policy



Sponsored

# Dimensions Actual panel height (in.) Actual panel thickness (in.) Actual panel width (in.) 91.75 in Nominal panel height (ft.) Nominal panel width (ft.) 8 ft

Color Family	White
Color/Finish	White

Contact Type Allowed	Above Ground
Features	UV Protected
Fencing Installation Type	No Dig
Fencing Product Type	Vinyl Fence Panels
Includes	No Additional Items Included
Material	Vinyl
Nominal panel thickness (in.)	0.15 in
Number of pickets for panels	13
Number of rails for panels	2
Panel Assembly	Assembled Panel
Panel Design	Spaced Picket
Panel Top Shape	Flat
Picket Top Style	Pointed
Product Weight (lb.)	18.43 lb
Remote Access	No Remote Access
Requires Hub?	No Hub Required
Returnable	90-Day

### **Warranty / Certifications**

### **Questions & Answers**

105 Questions

### **Customer Reviews**

4.3 out of 5 ★★★★ (110)

### **Customers Also Viewed**



Veranda Chelsea 3 ft. H x 8 ft. W White Vinyl Fence Panel

**★★★★** (4.4 / 194)

\$59<sup>97</sup>



Top Rated

WamBam Fence No-Dig Permanent 4 ft. x 6 ft. Nantucket Vinyl Picket Fence Panel with Post and Anchor Kit

**★★★★** (4.6 / 273)

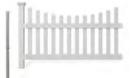
\$149<sup>99</sup>



WamBam Fence 3 ft. x 6 ft. Newport Picket Fence W/Post and No-Dig Steel Pipe Anchor

**★★★★** (4.6 / 226)

\$94<sup>00</sup>



WamBam Fence 3.5 ft. H x 6 ft. W Permanent All American Vinyl Picket Fence Panel Kit with No-Dig Anchor and Cap

**★★★★** (4.6 / 163)

\$119<sup>99</sup>



Weatherables Plymouth x 8 ft. W White Vinyl Pic Fence Panel Kit

**★★★★** (4.1 / 16)

\$160<sup>55</sup>

10.01.25 HDC Packet\_Page 20 of 22





Photo taken from the center of the driveway capturing the southern corner of the deck and looking out along the southern property boundary.