



# 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  
April 1, 2026 – 5:30 PM  
Berlin Police Department  
129 Decatur St., Berlin, MD 21811**

- 1. Call to Order**
- 2. Agenda Adoption**
- 3. Approval of Minutes: March 4, 2026**
- 4. Case # HDC-04-01-26-09: New Signage for 14 Broad Street**
- 5. Case # HDC-04-01-26-10: Shingle Replacement for 316 S. Main Street**
- 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, March 4, 2026

Chairman Bunting called the Historic District Commission meeting to order on March 4, 2026, at 5:32 PM. Members present were Vice Chair Laura Stearns, Carol Rose, and Lisa Doyle. Staff in attendance were Acting Planning Director Ryan Hardesty, Special Projects Administrator Kate Daub, Code Enforcement and Zoning Official Chanita Lewis-Watson, and Permits Coordinator Kaitlin Ahlers.

Chairman Bunting called for a motion to adopt the agenda for the March 4, 2026, meeting. Ms. Doyle moved to approve the agenda, and Ms. Stearns seconded. The motion was passed unanimously.

Chairman Bunting called for a motion to approve the minutes from the February 4, 2026, meeting. Ms. Doyle brought forward a correction to the minutes on page 3 of the minutes, stating that a statement quoting Ms. Stearns was made by Ms. Fager. With the correction, Ms. Rose moved to approve the minutes as corrected, and Ms. Doyle seconded the motion. The motion was passed unanimously.

Chairman Bunting presented Case #HDC-03-04-26-08, a request for exterior renovations at 23 South Main Street. Property owners Adam Davis and Lauren Georgevich, along with their contractor Nate Reister from Burley Building Company, submitted the project to the Commission. Ms. Georgevich explained that they are seeking permission to make repairs to the property. She mentioned that the front porch and landing areas need the most work, but they also need to address issues with the house itself.

Ms. Georgevich stated that the goal is to keep everything as close to the original as possible. She explained that the columns on the home are salvageable, but the rest of the porch would also need to be replaced, which will be done in-kind. Ms. Georgevich also mentioned that the only change they are requesting is the addition of railings, which were originally part of the property. She said that all the repairs would meet the town code, but they are seeking permission to install vinyl railings. Additionally, Ms. Georgevich expressed a desire to install the spindle railing shown in almond.

Ms. Stearns asked what color the house was currently, and Ms. Georgevich stated it was the blue shown in the packet. Chairman Bunting asked if they would stick with the blue and cream colors, and Ms. Georgevich said they would.

Ms. Georgevich told the Commission they would like to wood-stain the porch a mahogany color. Chairman Bunting asked if they would also stain the back deck. Mr. Davis mentioned that the back deck is currently sinking. He explained that they had previously pulled a building permit to make repairs, but the deck had more decay than expected. Mr. Davis added that they also want to install lattice skirting around the base of the house. Chairman Bunting stated that he had attempted to contact the previous owner of the house to obtain the original color but had not received a reply.

Chairman Bunting asked for a motion to approve Case #HDC-3-04-26-08, repairs to 23 South Main Street, as presented. Ms. Stearns made a motion to approve, and Ms. Rose seconded the motion. The motion was approved unanimously.

Chairman Bunting asked for any public comments.

Tiffany Lackner and Maggie Lackner approached the Commission to comment. Ms. Lackner discussed her project for Breakfast at Tiffany's on Main and explained that she believed it would be on the night's meeting agenda, but there was a misunderstanding. Ms. Lackner mentioned that they met with the Fire Marshal, who told them the only place to install the vent is out the transom window of the building. She said the Fire Marshal explained that because of the gas meters and electrical wiring near the window where the Commission suggested the vent should go, the location would violate the Fire Code. Ms. Lackner expressed her desire to get the vent location approved so they can begin drawing the plans. She also mentioned that she has a picture of the current window where the vent would exit, and it does not interfere with the "Odd Fellows" signage currently on the building.

Ms. Stearns commented that it may not directly interfere with the lettering, but it will detract from it. She also noted that she did not see this item in the packet and would need some time to review it. Ms. Lackner confirmed that she cannot drill holes in the building because she does not own it, so the only option would be to put the vent out the transom window.

Chairman Bunting asked Ms. Lackner to email the dimensions to the Commission for review. Ms. Lackner said they could provide a photo. She also mentioned that it would be smaller than the one at Rayne's Reef and the Atlantic Hotel.

Mr. Sean Lackner, who was in the audience, approached to comment on the dimensions of the vent to be installed. He stated that the round vent will be approximately 18 to 24 inches in diameter and 4 inches in depth, exiting the building. Ms. Lackner stated that they would meet with the hood installation company the following day to discuss options, as this was when she could schedule a meeting.

Ms. Lackner also stated that they have redesigned the sign in response to the Commission's suggestions from a previous meeting. She stated that it will be aligned with the Mermaid Museum signage. Ms. Lackner stated that this was to be submitted via email for approval.

Chairman Bunting said that the information was helpful, but the Commission could not formally vote on the item because it was not on the meeting agenda. He mentioned that he would be willing to visit the site to gain a clearer understanding of what was being proposed. Ms. Lackner said it would be helpful but also emphasized that she could not violate the Fire Code and did not have an alternative option for the vent location. She added that they are ready to start work outside and need approval to move forward with the rest of the project.

Chairman Bunting asked staff if it was too late to include Ms. Lackner's project on the agenda for the April meeting. Ms. Hardesty responded that her team could add it if the required information was submitted by the end of the day on Friday, March 6, 2026.

Ms. Rose also stated that any Commission member would be happy to meet with them on-site to better understand the work requested.

With no further comments from the public, Chairman Bunting asked if there were any comments from staff.

Ms. Daub reminded the Commission that all future Historic District Commission meetings will be held at the Berlin Police Department due to Town Hall renovations.

With no further comments from the staff or the Commission, Ms. Stearns moved to adjourn the meeting. Ms. Rose seconded, and the approval was unanimous. The meeting concluded at approximately 5:56 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Kaitlin" followed by a stylized star symbol and a horizontal line.

Kaitlin Ahlers, Permits Coordinator



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## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 1-21-26 Subject Property Location: 14 Broad St Case #: HDC-4-1-26-09

Property Owner: OceanCrest Properties LLC Owner Phone #: 302-732-6006

Owner Address: 34710 Delaware Ave Frankford DE 19945 Owner Email: tmartin@ocprops.com

Agent/Contractor: Rob Plitko Agent Phone#: 302-222-2075 rplitko@hotmail.com

Work Involves:  Alterations  New Construction  Addition  Demolition  Sign  Other

### DESCRIPTION OF WORK PROPOSED:

Hang sign from Plak that 30" wide by 26" high same dimensions as the sign that hung there before which Plak that made for sound storm records the previous tenant.

### 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 Wed, April 1, 2026 (date).

Applicant Signature [Signature] Date 1/21/2026

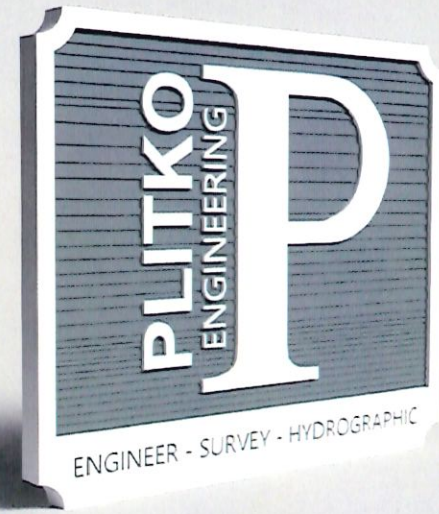
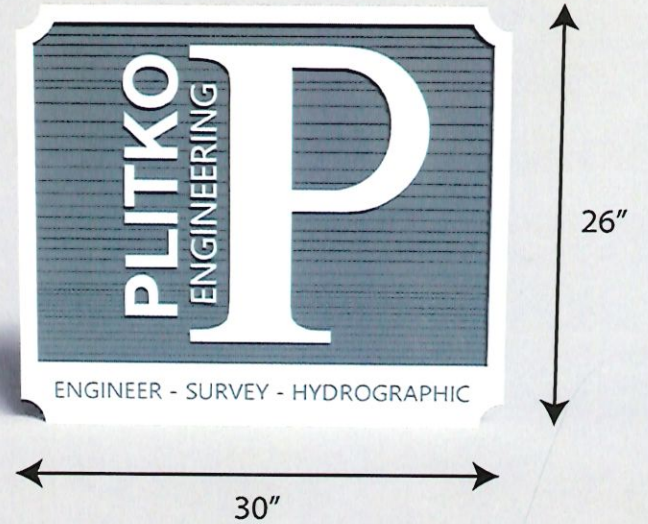
APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)



Sign will be same size/style as previous tenant (Sound Storm)



*Plak That*



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received  
3/2/26



## HISTORIC DISTRICT COMMISSION APPLICATION

Date: 3/2/2026 Subject Property Location: 316 S. MAIN ST. Case #: HDC-01-26-10

Property Owner: DONALD B. FENTRESS Owner Phone #: 410 726 5372

Owner Address: 10204 WILLOW BROOK DR. BERLIN, MD 21811 Owner Email: dbfentress52@gmail.com

Agent/Contractor: BLUE MARLIN SIDING Agent Phone#: 410 835 5041

Work Involves:  Alterations  New Construction  Addition  Demolition  Sign  Other

DESCRIPTION OF WORK PROPOSED:
<u>SINGLE FAMILY DWELLING REPLACE ROOF SHINGLES</u>
<u>DETACHED 1 CAR GARAGE REPLACE ROOF SHINGLES</u>
<u>SHINGLES ARE GAF TIMBERLINE HDZ</u>

### DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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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. N/A
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. TO BE PROVIDED AT SCHEDULED MEETING DATE

The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for Wed, April 1, 2026 (date).

Applicant Signature Donald B. Fentress Date 3/2/2026

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

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family



+ 21  
more

**GAF**

Timberline HDZ Biscayne Blue Algae  
Resistant Architectural Roof Shingles...

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