



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
August 6, 2025 – 5:30 PM
Berlin Town Hall – Council Chambers**

- 1. Call to Order**
- 2. Agenda Adoption**
- 3. Approval of Minutes:** July 2, 2025
- 4. Case # HDC-8-6-25-21:** 407 South Main Street – Requesting a generator
- 5. Case # HDC-8-6-25-22:** 7 South Main Street – Requesting added signage
- 6. Case # HDC-8-6-25-23:** 310 South Main Street – Requesting a generator
- 7. Case # HDC-8-6-25-24:** 16 Broad Street – Requesting a repair to rotten wood on soffit
- 8. Case # HDC-8-6-25-25:** 15 South Main Street – Requesting to repaint building, replace double door with new doors, replace awning
- 9. Comments from the Public**
- 10. Comments from the Staff**
- 11. Comments from the Commissioners**
- 12. Comments from the Chairman**
- 13. 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, July 2, 2025

Chairman Bunting called the Historic District meeting to order on July 2, 2025, at 5:30 PM. Members present were John Holloway, Carol Rose, and Laura Stearns. The member absent was Mary Moore. Staff members present included Acting Planning Director Ryan Hardesty and Special Projects Administrator Kate Daub.

Chairman Bunting requested a motion to adopt the July 2, 2025, meeting agenda. Ms. Stearns made a motion to approve the agenda, which Ms. Rose seconded, and the approval was unanimous.

Next, Chairman Bunting sought a motion to approve the meeting minutes from June 4, 2025. Mr. Holloway made the motion, which was seconded by Ms. Stearns and passed unanimously.

The first case, HDC-7-2-25-15, involved 404 South Main Street and was presented by property owner Ms. Mary Lou Insley. After confirming her name and address, Ms. Insley outlined her proposal, which included remodeling the property with new windows and a new roof. In response to Ms. Stearns' inquiry regarding whether the changes would impact the front of the property, Ms. Insley clarified that the work would be confined primarily to the rear, where an old glass porch had been removed.

She explained that the new construction would adhere to the original footprint and remain out of view from the street. Additionally, she said the design would establish a single roofline and maintain a traditional aesthetic consistent with the existing structure. Commission members expressed their approval of the proposed design. A motion to approve the application as presented was made by Ms. Rose, seconded by Mr. Holloway, and passed unanimously. Ms. Insley indicated she would contact the builder promptly to initiate the project and expressed her thanks to the Commission.

The next case, HDC-7-2-25-16, concerning 17 Jefferson Street, was presented by Ms. Kelly Dean, the owner of Sylvie Rose Floral Design. She requested approval to install a new sign for her business on the existing structure. Ms. Dean highlighted that the lighting and structural components would remain unchanged, and only the lettering on the signboard would be updated. Ms. Rose praised the design, stating that she found it visually appealing. Ms. Stearns then made a motion to approve the application as presented, which was seconded by Mr. Holloway. The motion was approved unanimously.

The meeting moved on to case HDC-7-2-25-17, which involved a new sign for Berlin Furniture Market, located at 13–15 South Main Street. Mr. Bill Outten presented the proposal, explaining that the building, which was previously a warehouse, was being converted into a furniture showroom. He noted that the proposed sign, crafted by Sun Signs, had been revised from its original dimensions of 30 feet by 3 feet to 24 feet by 2 feet to better align with the building's proportions. Chairman Bunting recused himself from the discussion due to a family connection with the property owner, Mr. Billy Esham.

Acting as Chair, Ms. Stearns asked whether any additional work, such as door replacements, would require Commission approval. Acting Planning Director, Ms. Ryan Hardesty, confirmed that approval was necessary and mentioned that the property owners had been notified. She further noted that they planned to submit the required materials for inclusion on the agenda at the next meeting. Mr. Outten added that all updates were being carried out in accordance with the building's existing design. After reviewing the proposed sign dimensions, the Commission agreed they were well-suited for the 100-foot-long structure. Ms. Stearns also remarked that the new entrance door was a significant upgrade from the previous plain metal door. With no objections from the public, a motion to approve the application as presented was made by Ms. Rose, seconded by Mr. Holloway, and passed unanimously.

The next application, HDC-7-2-25-18, pertained to 2 Bay Street and was presented by Kevin and Brianne Chmielewski. Mr. Chmielewski sought approval to install a sign above a former bank teller window. He explained that the proposed sign would measure 18 inches in height and 48 inches in width and would be made from a synthetic material designed to resemble wood. During the discussion, Ms. Stearns suggested increasing the size of the sign; however, Mr. Chmielewski said he preferred to keep it modest to maintain proportionality with the building. He also outlined additional requests, including the installation of a menu board to cover an old bank depository box and the application of a window decal on a side glass door. Due to the tinted nature of the glass, he clarified that the decal would need to be applied on the exterior.

The Commission discussed signage limits, regulatory compliance, and design considerations related to finish and color. Mr. Chmielewski stated that the sign would be positioned just above the green trim, slightly higher than in the photo included in the meeting packet, and invited the Commission's input on the color of the former flower planter box, which had been repurposed as a counter. Ms. Stearns recommended refreshing the trim with a dark green shade, called "disappearing green," to match the town's established aesthetic. Chairman Bunting agreed to allow the applicants to finalize color choices after an in-person review with the Commission and confirmation via email at a later date.

With respect to the window decal, the Commission approved its placement contingent upon compliance with size regulations. A motion was then introduced to approve the sign and menu board, grant approval for the window decal provided it met all code requirements, and grant conditional approval for the paint color pending an on-site review by Commission members. The motion, made by Mr. Holloway and seconded by Ms. Stearns, passed unanimously.

The next case concerned 5 South Main Street, case HDC-7-2-25-19, and was presented by Mr. Robert Rosenblit and Ms. Sarah Nodine on behalf of Rosenblit Family LLC. Ms. Nodine requested approval to replace a malfunctioning front door and a damaged window, maintaining the existing design while improving functionality. She also presented plans to replace the upper windows, noting that Andersen's standard models did not include divided lights, but custom orders would replicate the original style. Additional interior window replacements were mentioned; however, she indicated that they would not be visible from the street.

Ms. Nodine further requested approval to install an exterior mailbox for a residential apartment planned for the second story of the building. She proposed a design similar to antique mailboxes used downtown, but indicated she was open to alternative suggestions. The discussion then

turned to color coordination. She proposed painting the door and trim a pale-yellow shade previously selected by a local designer to replace the existing pink. Ms. Stearns expressed concern about introducing a third color to a building that already featured green and white trim and emphasized the importance of maintaining visual harmony.

Following further discussion, the Commission approved the requested structural changes and the installation of the mailbox, while deferring the color decision for further consideration, possibly after consultation with the original designer. Mr. Rosenblit agreed to postpone painting and noted that future landscaping plans would be presented at a later date.

A motion to approve the replacement of the windows and front door, along with the installation of a mailbox for the second-story residential unit, excluding the proposed trim color pending a later decision by the commission, was made by Ms. Stearns, seconded by Ms. Rose, and passed unanimously.

The final application, case HDC-7-2-25-20, for 6 Jefferson Street was presented by Ms. Anya Mullis and Ms. Barbara Johnson on behalf of the Worcester County Arts Council. Ms. Mullis thanked the Commission for accommodating their request on short notice. She explained that the main request was approval to replace a deteriorating roof. She stated they had already contracted a roofer and provided photos that were included in the meeting packet, as well as sample shingles and materials brochures for review.

Ms. Mullis stated that there was a secondary request to replace the existing accessibility ramp at the front of the building. She pointed out that the current wooden railings required frequent maintenance and posed safety hazards. Ms. Mullis added that the proposed ramp would be made from durable, rust-resistant materials and feature cable railings, which would reduce visual impact and better match the character of the arts district. Ms. Johnson also mentioned plans for landscaping with native plants to soften the ramp's appearance and help it blend in with the building. The commission members praised the proposed design for its creativity and minimal disruption. They also agreed that the selected roof shingles were appropriate.

A motion to approve both the roof replacement and ramp improvements was made by Ms. Rose, seconded by Mr. Holloway, and passed unanimously.

Following the vote, Ms. Mullis asked about safety requirements and permits. Ms. Hardesty clarified that obtaining any permits prior to any work being done would be necessary.

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

Respectfully submitted,

Kate Daub

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

received
7/3/2025 CO



100.00
7/3/25

Agenda Item 4

HISTORIC DISTRICT COMMISSION APPLICATION

Date: 7-3-25 Subject Property Location: 407 S. Main St. Berlin, MD Case #: HDC-8-6-25-21
Property Owner: Karen L. Prengaman* Owner Phone #: 443/235/9803
Owner Address: 407 S. Main St, Berlin, MD Owner Email: Karen.prengaman@gmail.com
Agent/Contractor: All American Electric Services, LLC Agent Phone#: (410) 478-1277
Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Demolition ☐ Sign ☒ Other

DESCRIPTION OF WORK PROPOSED:
<u>Install a Generac 24 KW Generator</u>
<u>on a concrete slab on the rear NE side of the house.</u>

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 1/2 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 8/6/2025 5:30 p.m. (date).

Applicant Signature

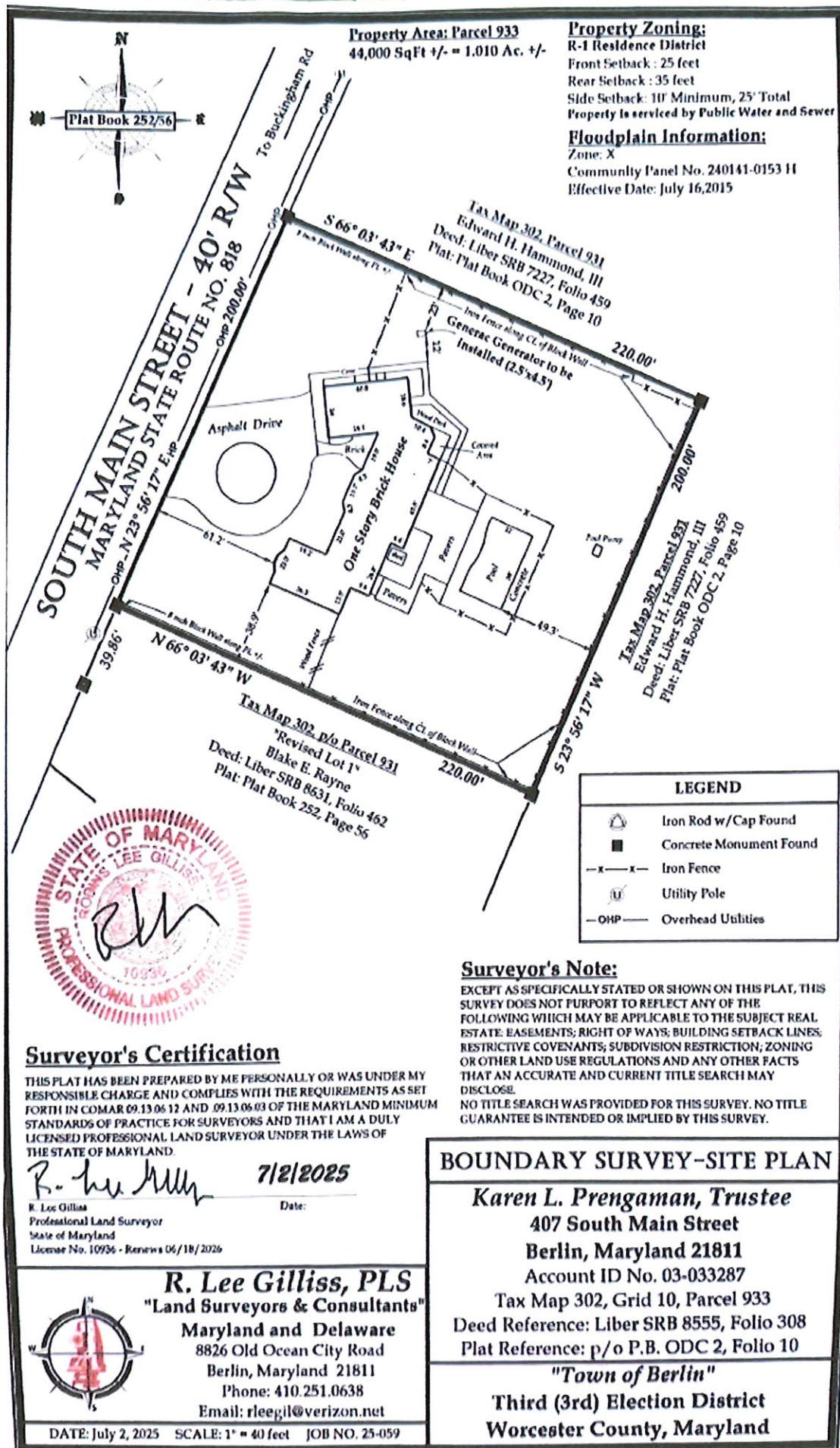
Date 7/3/2025

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

* Revocable Trust
Prengaman Karen L Trustee



407 South Main Street Photographs of location (NE corner, back yard)
View looking east from across the street, generator in back, not visible from street



Closer look of front view of the property, generator



407 South Main Street Photographs of location (NE corner,back yard)
Generator to be placed between, slightly in front of two fig trees



GENERAC®

GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

20/22/24 kW

1 of

20/22/24 kW

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure.*

*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.

https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf

Standby Power Rating

G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz
G007042-2, G007043-2, G007042-3, G007043-3 (Aluminum - Bisque) - 22 kW 60 Hz
G007209-0, G007210-0 (Aluminum - Bisque) - 24 kW 60 Hz



QUIET TEST



Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.
- **PWRVIEW™ TRANSFER SWITCH:** The Generac PWRview Automatic Transfer Switch integrates the PWRview energy monitor to provide real-time energy consumption data that can help lower a home's electricity bill. Using a convenient mobile app, homeowners can access energy usage and alert information while under utility power or generator power. The PWRview energy monitor is a simple to use and low cost tool which helps save money over the life of the generator. Included with model G007210-0.

THE GENERAC
PROMISE



GENERAC®

PWRVIEW

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20/22/24 kW

Features and Benefits

Engine

- Generac G-Force design
- "Spiny-lok" cast iron cylinder walls
- Electronic ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- High temperature shutdown

Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Prevents damage due to overheating.

Generator

- Revolving field
- Skewed stator
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Produces a smooth output waveform for compatibility with electronic equipment.

Maximizes motor starting capability.

Regulating output voltage to $\pm 1\%$ prevents damaging voltage spikes.

For your safety.

Transfer Switch (if applicable)

- Fully automatic
- NEMA 3R
- Integrated load management technology
- Remote mounting

Transfers vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Capability to manage additional loads for efficient power management.

Mounts near an existing distribution panel for simple, low-cost installation.

PWRview Transfer Switch (if applicable)

- PWRview energy monitor
- Ability to view real-time energy consumption data
- PWRview mobile app

Energy usage at-a-glance.

Better understand the home's energy profile.

Access daily energy intelligence and insights.

Evolution™ Controls

- AUTO/MANUAL/OFF illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Selects the operating mode and provides easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to verify the cleanest power delivered to the home.

Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load, setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown, setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

20/22/24 kW

Features and Benefits

Unit

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

Installation System

- 14 in (35.6 cm) flexible fuel line connector
- Integral sediment trap

Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.

Meets IFGC and NFPA 54 installation requirements.

Connectivity (Wi-Fi equipped models only)

- Ability to view generator status
- Ability to view generator Exercise/Run and Total Hours
- Ability to view generator maintenance information
- Monthly report with previous month's activity
- Ability to view generator battery information
- Weather information

Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.

Review the generator's complete protection profile for exercise hours and total hours.

Provides maintenance information for the specific model generator when scheduled maintenance is due.

Detailed monthly reports provide historical generator information.

Built in battery diagnostics displaying current state of the battery.

Provides detailed local ambient weather conditions for generator location.

20/22/24 kW

Specifications

Generator

Model	G007038-1 G007039-1 (20 kW)	G007042-2 G007043-2 (22 kW)	G007038-3 G007039-3 (20 kW)	G007042-3 G007043-3 (22 kW)	G007209-0 G007210-0 (24 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*	24,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts*	18,000 Watts*	19,500 Watts*	21,000 Watts*
Rated voltage	240				
Rated maximum continuous load current – 240 volts (LP/NG)	83.3 / 75.0	91.7 / 81.3	83.3 / 75.0	91.7 / 81.3	100 / 87.5
Total Harmonic Distortion	Less than 5%				
Main line circuit breaker	90 amp	100 amp	90 amp	100 amp	100 amp
Phase	1				
Number of rotor poles	2				
Rated AC frequency	60 Hz				
Power factor	1.0				
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum				
Unit weight (lb / kg)	448 / 203	466 / 211	436 / 198	445 / 202	455 / 206
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7				
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	57	57
Exercise duration	5 min				

Engine

Engine type	GENERAC G-Force 1000 Series				
Number of cylinders	2				
Displacement	999 cc				
Cylinder block	Aluminum w/ cast iron sleeve				
Valve arrangement	Overhead valve				
Ignition system	Solid-state w/ magneto				
Governor system	Electronic				
Compression ratio	9.5:1				
Starter	12 VDC				
Oil capacity including filter	Approx. 1.9 qt / 1.8 L				
Operating rpm	3,600				
Fuel consumption					
Natural gas	ft ³ /hr (m ³ /hr)				
1/2 Load	204 (5.78)	228 (6.46)	164 (4.64)	203 (5.75)	
Full Load	301 (8.52)	327 (9.26)	287 (8.13)	306 (8.66)	
Liquid propane	ft ³ /hr (gal/hr) [L/hr]				
1/2 Load	87 (2.37) [8.99]	92 (2.53) [9.57]	86 (2.36) [8.95]	92 (2.53) [9.57]	
Full Load	130 (3.56) [13.48]	142 (3.90) [14.77]	136 (3.74) [14.15]	142 (3.90) [14.77]	

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges - 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (browout setting)	From 140–171 V / 190–216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

** Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). * Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level; and also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

20/22/24 kW

Switch Options

Service Rated Automatic Transfer Switch Features

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

Dimensions

	200 Amps 120/240, 1Ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14

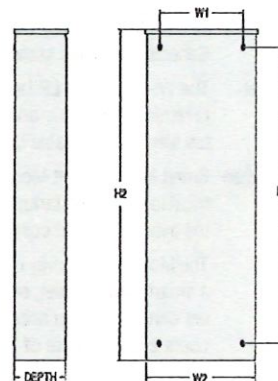
Model

G007039-1, G007039-3 (20 kW)
G007043-2, G007043-3 (22 kW)

No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec
Exercises bi-weekly for 5 minutes*	Standard
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

*Function of Evolution controller

Exercise can be set to weekly, bi-weekly, or monthly



PWRview Automatic Transfer Switch Features

- Integrated PWRview monitor provides real-time energy usage data through PWRview app.
- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.
- Heavy duty Generac Contactor is an ETL recognized device.

Dimensions

	200 Amps 120/240, 1Ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14

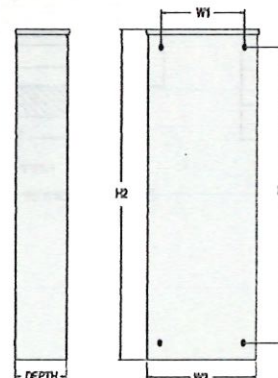
Model

G007210-0 (24 kW)

No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec
Exercises bi-weekly for 5 minutes*	Standard
ETL or UL listed	Standard
Enclosure type	NEMA 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

*Function of Evolution controller

Exercise can be set to weekly, bi-weekly, or monthly



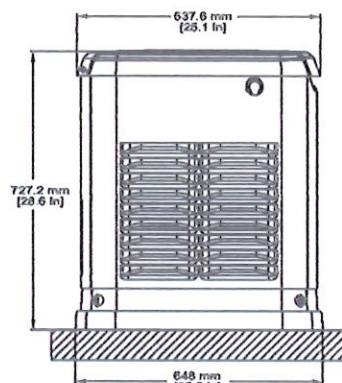
20/22/24 kW

Available Accessories

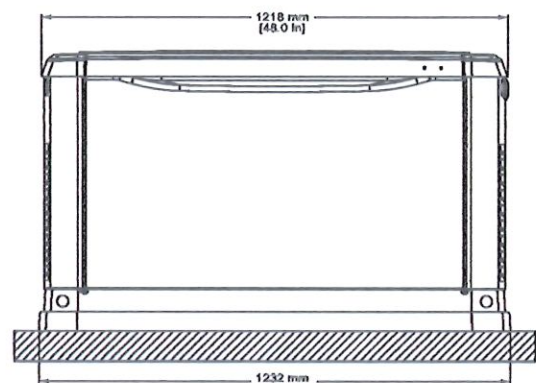
Model #	Product	Description
G005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product (excluding PowerPact®).
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit (Standard on 22 kW)	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Tank Fuel Level Monitor	The Wi-Fi enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.

Dimensions & UPCs

Model	UPC
G007038-1	696471074185
G007038-3	696471074185
G007039-1	696471074192
G007039-3	696471074192
G007042-2	696471074208
G007042-3	696471074208
G007043-2	696471074215
G007043-3	696471074215
G007209-0	696471071511
G007210-0	696471078220



LEFT SIDE VIEW



FRONT VIEW

Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
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Agenda Item 5

HISTORIC DISTRICT COMMISSION APPLICATION

Date: 7/1/25 Subject Property Location: 7 South Main St. Berlin Case #: HDC-8-10-25-22
Property Owner: Tara Talbot Owner Phone #: 240-529-4099
Owner Address: 5 Powellton Ave. Berlin, MD 21811 Owner Email: 5powtnt@gmail.com
Agent/Contractor: Sun Signs Agent Phone #: 410-641-9944

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Demolition ☒ Sign ☐ Other

DESCRIPTION OF WORK PROPOSED:

Keeping current sign as is. Adding an additional plaque horizontally underneath to support sales for acquired off premise license. Sign will read "Varietal Market" colors and font will match existing sign

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 8/6/25 (date).

Applicant Signature

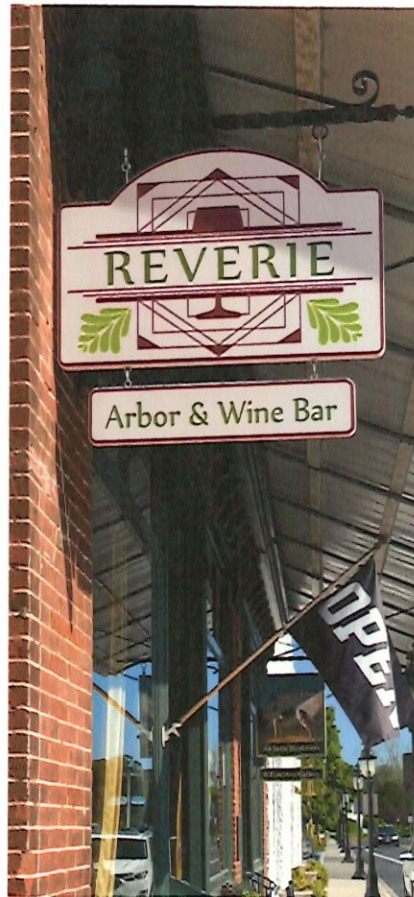
Tara Talbot

Date 7/1/25

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)





Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

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Agenda Item 6

HISTORIC DISTRICT COMMISSION APPLICATION

Date: 7/7/25 Subject Property Location: 310 S. Main St Case #: HDC-0-0-25-23
Property Owner: William Ingraham Owner Phone #: 410 422 1802
Owner Address: 310 S Main St Owner Email: Wingraham@comcast.net
Agent/Contractor: Joel Elwanger Agent Phone#: 410 479 1277
Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Demolition ☐ Sign ☒ Other

DESCRIPTION OF WORK PROPOSED:

install whole house backup generator

DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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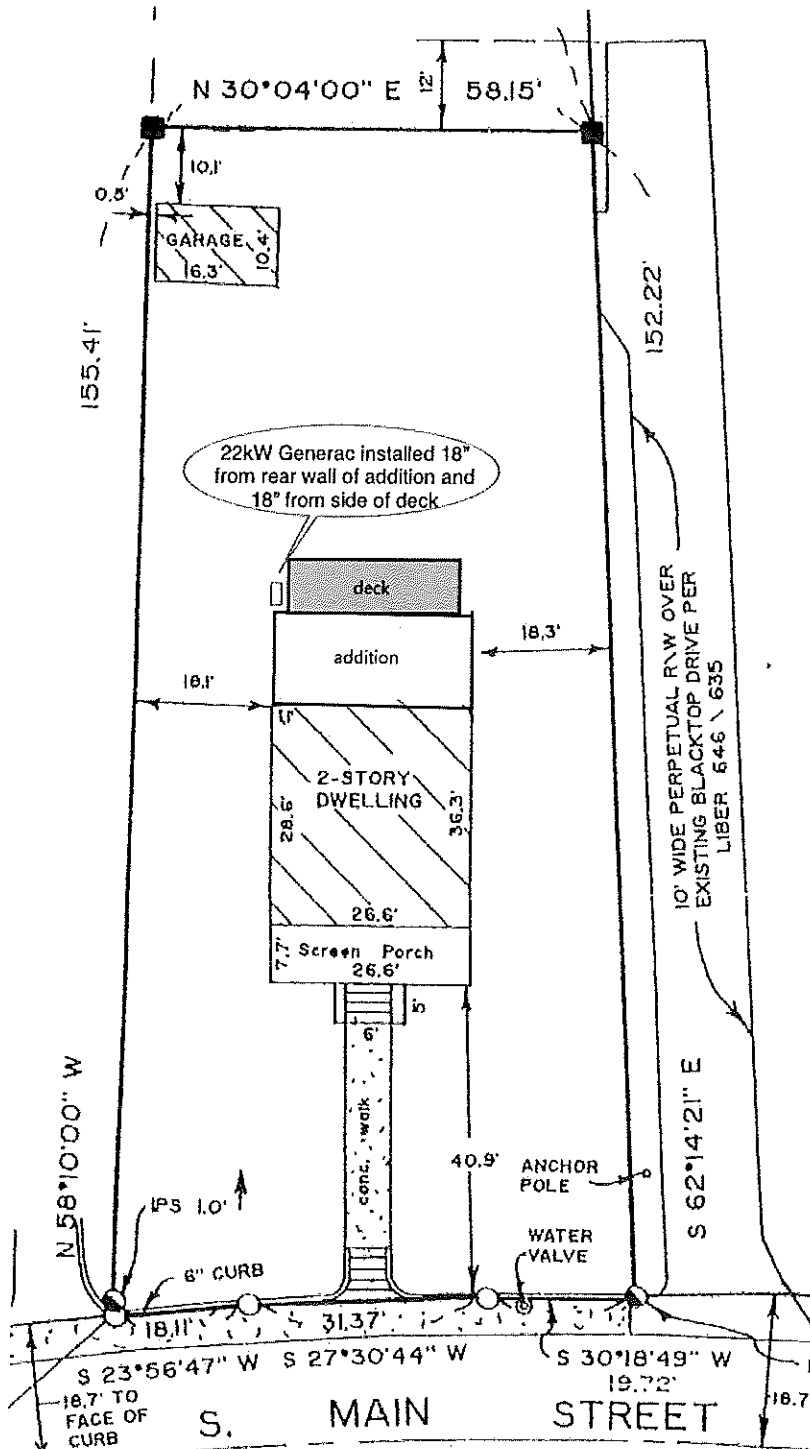
The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for 8/6/25 @ 5:30pm (date).

Applicant Signature: [Signature] Date: 7/7/25

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)



Mock-up in position view toward street



Mock-up in position



View from mid-yard from street





view from street



Zoomed from street

20/22/24 kW

GENERAC®

GUARDIAN® SERIES
Residential Standby Generators
Air-Cooled Gas Engine

20/22/24 kW

1 of 6

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure.*
**Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf

Standby Power Rating

G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz
G007042-2, G007043-2, G007042-3, G007043-3 (Aluminum - Bisque) - 22 kW 60 Hz
G007209-0, G007210-0 (Aluminum - Bisque) - 24 kW 60 Hz



QUIET TEST.



Note: ETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.
- **PWRVIEW™ TRANSFER SWITCH:** The Generac PWRview Automatic Transfer Switch integrates the PWRview energy monitor to provide real-time energy consumption data that can help lower a home's electricity bill. Using a convenient mobile app, homeowners can access energy usage and alert information while under utility power or generator power. The PWRview energy monitor is a simple to use and low cost tool which helps save money over the life of the generator. Included with model G007210-0.

THE GENERAC
PROMISE



GENERAC®

PWRVIEW

8.6.25 HDC Meeting Packet_pg 24 of 31



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HISTORIC DISTRICT COMMISSION APPLICATION

Date: 7/7/25 Subject Property Location: Salon 16 Case #: HDC-8-10-25-24

Property Owner: Brookes Davis Owner Phone #: 443-235-1723

Owner Address: 16 Broad St. Berlin md. Owner Email: _____

Agent/Contractor: Canseco R Services Agent Phone#: 302-362-9191

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Demolition ☐ Sign ☒ Other

DESCRIPTION OF WORK PROPOSED:

Remove the rotten wood and replace with Eak
front and Back Vents, Both rear corners and
soffit on the Right side of the Building - Please see
attached photos

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.

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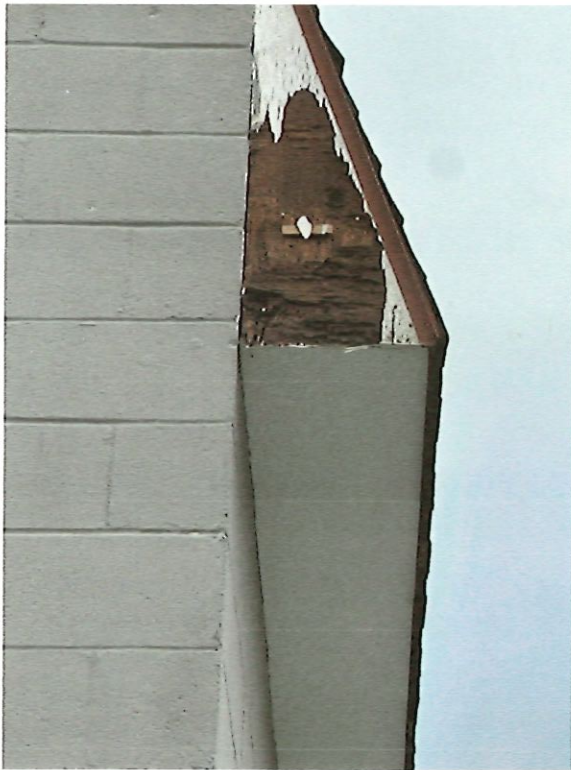
Applicant Signature: Shonda Pleasure Date: 7/7/25

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)

Salon 16 Current Photos





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: 7/3/25 Subject Property Location: 15 South Main Street Case #: HDC-8-6-25-25
Property Owner: Declar Investments Owner Phone #: 410-641-1554
Owner Address: Po Box 77, Berlin, MD Owner Email: Segehandler@yahoo.com
Agent/Contractor: _____ Agent Phone#: _____

Work Involves: ☒ Alterations ☐ New Construction ☐ Addition ☐ Demolition ☐ Sign ☐ Other

DESCRIPTION OF WORK PROPOSED:

Repainted Building (same white as before) Upgraded double door with new doors
like what was used at 11 & 13 South Main. Red awning w/ green metal and
refined side lights

DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

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Applicant Signature _____

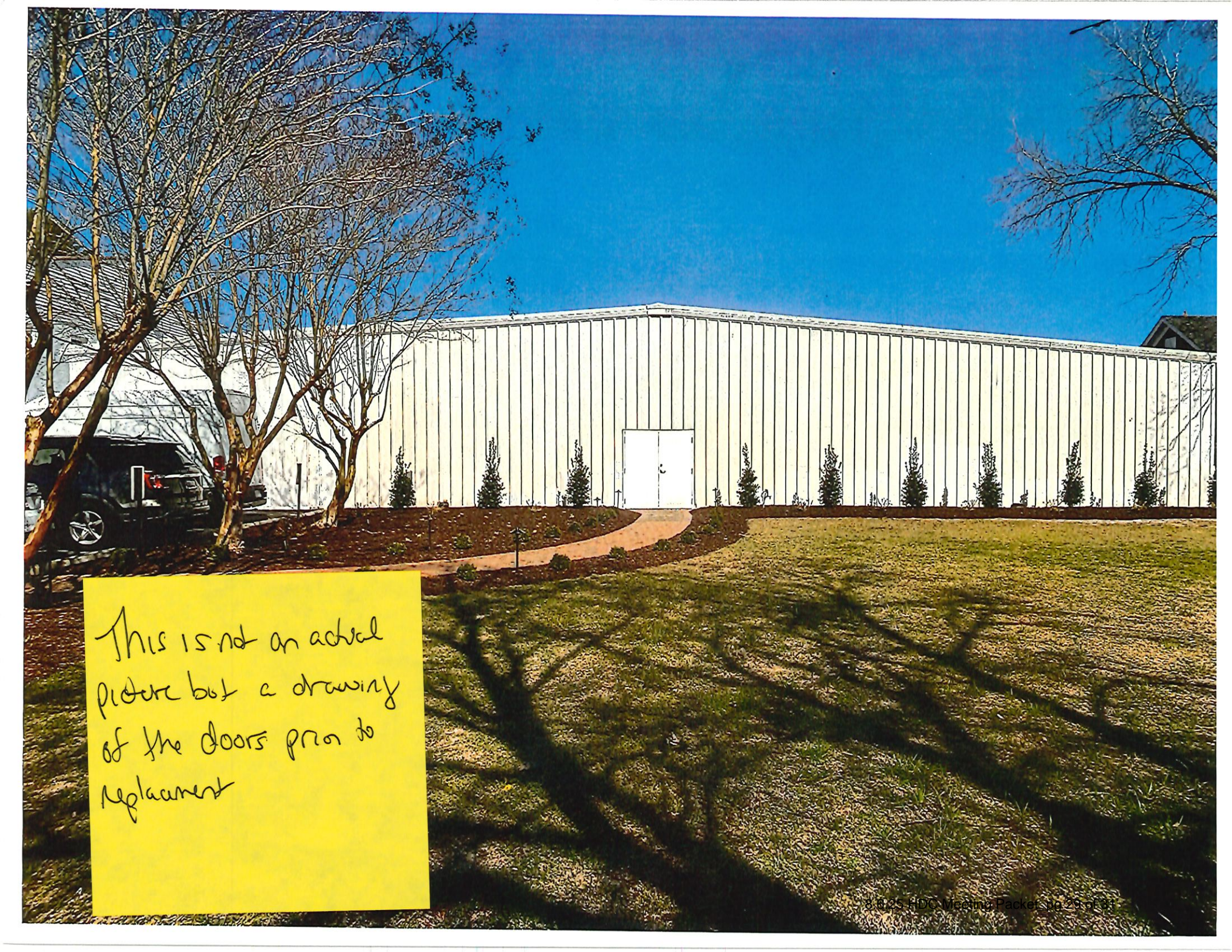
Date 7/3/25

APPROVED:


Historic District Commission Chair (Date) _____

Planning Director (Date) _____





This is not an actual
picture but a drawing
of the doors prior to
replacement



This is a picture
of the actual doors
that were removed,

Reeb Report



SUSSEX LUMBER COMPANY INC
US 113 SOUTH & ROUTE 20 PO BOX 509
MILLSBORO DE 19966
302-934-8128



Project Information (ID #9104895 Revision #13491918)

[Hide](#)

Project Name: Lalo

Quote Date: 03/27/2025

Customer:

Submitted Date:

Contact Name:

PO#:

Phone (Main):

Phone (Cell):

Sales Rep Name: Josh Revell

Customer Type:

Terms:

Delivery Information

[Hide](#)

Shipping Contact:

Comments:

Shipping Address:

City:

State:

Zip:

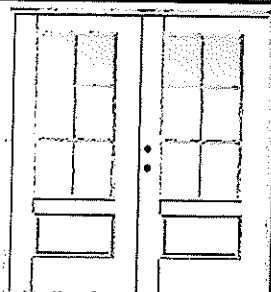
Unit Detail

[Hide All Configuration Options](#)

Item: 0001: Ext 64" x 80" S90-2W3H-SDLLE LHO 6 9/16" On-Guard Primed

Location:

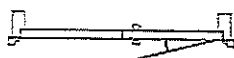
Quantity: 1



Smooth Star 64"x80" Double Door

2,893.11

Configuration Options [Hide](#)



EXTERIOR
Left-Hand Outswing
Active

Ext Smooth Star Double Door 64" x 80" S90-2W3H-SDLLE (SDL), Therma-Tru White Aluminum, 6 9/16" On-Guard Primed, On-Guard Primed Standard Brickmould, Left Hand Outswing, Stainless Steel NRP Hinges, Mill Finish w Light Cap Composite Outswing Sill, Bronze Compression Weatherstripping, Double Lock Bore 2-3/8" Backset Bore

Rough Opening: 67 1/4" x 81 5/8"

Total Unit: 69 11/16" x 82 3/4"(Includes Exterior Casing)

Item Total: \$ 2,893.11

Item Quantity Total: \$ 2,893.11