

## Historic Preservation Commission



### Members:

Mr. Larry Jackson – Chairperson  
Mr. Tim Hoffman - Secretary  
Dr. Lincoln Wilkins, Jr.  
Dr. Brian Plitnik

Mr. Justin T. Paulman  
Mr. Nathan C. Williams  
Ms. Lynda Lambert  
Councilwoman: Laurie Marchini

Staff Liaison: Ruth Davis - Rogers, Historic Preservation Planner

## AGENDA

Historic Preservation Commission  
Allegany County Government, Council Chambers  
April 10th, 2024, 4:00 P.M.

### APPROVAL OF MINUTES

- Review and approval of March 2023 meeting minutes

### PUBLIC COMMENT

### CERTIFICATE OF APPROPRIATENESS

*Consent Agenda – these COA's received administrative approval*

- 138 Baltimore Street COA24-000009 (*ATF Approval of D'Atri's Signage*)  
Applicant: CG Enterprises LLC – Chris Hendershot

*Regular Agenda – to be reviewed by HPC*

- 218 Washington St. COA24-000008 (*replace brick wall/piers*)  
Applicant: Allegany County Historical Society
- 55 Baltimore Street COA24-000010 (*door replacement and façade repairs*)  
Applicant: Dave Romero

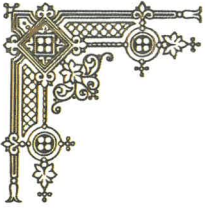
### TAX INCENTIVES

- 305 Washington St. – Step 3 *Certification of Work*

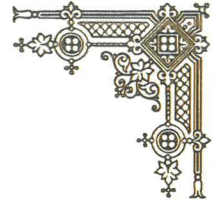
### OTHER BUSINESS

### ANNOUNCEMENTS

### ADJOURNMENT`



# City of Cumberland



## MINUTES

### HISTORIC PRESERVATION COMMISSION

March 13, 2024

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, March 13, 2024, within the Council Chambers of City Hall. Members present were, Mr. Larry Jackson, Mr. Tim Hoffman, Councilwoman Laurie Marchini, Mr. Justin Paulman, Ms. Lynda Lambert, and Mr. Nathan Williams (via phone).

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management, Ms. Chelsea Rexrode, Codes Technician. Applicants David & Mary Dusenbery, Chris Howell, and Dave Romero were also in attendance.

Chairman, Mr. Larry Jackson, called the meeting to order. He read the following statement into the record: "The Cumberland Historic Preservation Commission exists pursuant to Section 11 of the City of Cumberland Municipal Zoning Ordinance. Members are appointed by the Mayor and City Council and shall possess a demonstrated special knowledge or professional or academic training in such fields as history, architecture, architectural history, planning, archeology, anthropology, curation, conservation, landscape architecture, historic preservation, urban design, or related disciplines. The Commission strives to enhance quality of life by safeguarding the historical and cultural heritage of Cumberland. Preservation is shown to strengthen the local economy, stabilize and improve property values, and foster civic beauty. The Cumberland Historic Preservation Commission operates pursuant to State of Maryland 1977 Open Meetings Act and therefore no pending applications shall be discussed between or amongst Commissioners outside the public hearing to determine the disposition of the application."

### APPROVAL OF MINUTES

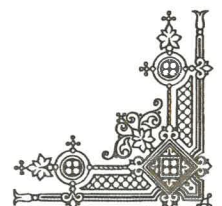
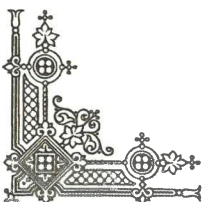
1. Minutes from February 2024 were approved as written. Mr. Tim Hoffman made the motion for approval and Lynda Lambert, seconded the motion. All members were in favor. Motion approved.

### PUBLIC COMMENTS

There were no comments made.



CUMBERLAND HISTORIC PRESERVATION COMMISSION  
57 N. Liberty Street  
CUMBERLAND, MARYLAND 21502



## **REGULAR AGENDA**

### 1. 619 Washington St - COA24-000005 (New Addition)

Applicant: Mary Margaret Dusenberry & David Dusenberry

Mr. Dusenberry is proposing to have his existing carport removed and a 30 X 24 ft 2 car garage to be added. They would like to have sand stone on the front of the structure to match the existing stone and clad composite board on the side of the garage. The garage will have a room and bathroom above it. The builder will be Daystar builders from Grantsville, MD. M&S Quarry will be providing the stone. They will be gathering information on small pane windows as well to match the existing ones.

*The Commission had an open discussion regarding building materials being proposed. Mr. Justin Paulman made the motion to approve COA23-000005 based on the submission and approval of the other required permits, and contingency of staff approval of the following building materials: windows and siding. There was discussion on the benefits of expanding stone beyond the façade/front and on the side(s) of the home. The homeowners said they would explore this possibility. Ms. Lynda Lambert, seconded the motion. All members were in favor. Motion approved.*

### 2. 322 S Centre St. - COA24-000006 (Fence & Shed)

Applicant: Howell Sunoco - Christopher Howell

Mr. Howell spoke on behalf of his Sunoco business. He is proposing adding a privacy fence and shed for storage near his gas station. The shed will match the exterior of the main building. The fence is needed to provide extra security for towed vehicles and other items of value.

*The Commission had an open discussion on the location of the shed vs. the fence. Mr. Tim Hoffman made the motion to approve COA24-000006 based on moving the shed location closer to the fence. Mr. Justin Paulman seconded the motion. All members were in favor. Motion approved.*

3. 55 Baltimore St. - COA24-000007 (Window replacement egress)

Applicant: Dave & Meg Romero

Mr. Romero is proposing replacement of windows on the 2<sup>nd</sup> floor which will be a luxury loft apartment. The windows will be wooden Pella windows. They will be a high-quality double pane window.

*Mr. Justin Paulman made the motion to approve and Mr. Tim Hoffman seconded the motion. All members were in favor. Motion approved.*

*Mr. Larry Jackson read the approval statement: We have studied the application in all other relevant documents and presentation related to the for-mention cases COA24-000005, COA23-000006, and COA24-000007 We find the properties on the approve Certificate of Appropriateness contribute to the Historic Districts where they are located and the proposed changes are consisted with guidelines and criteria found in the Historic Preservation District designed guidelines for Cumberland Maryland.*

**TAX INCENTIVES**

1. 619 Washington St.- Step 1 & 2 approval
2. 522 Washington St. - Step 3 - Certificate of work
3. 514 Washington St. - Step 3 - Certificate of work

*Mr. Justin Paulman made the motion to recommend approval for the above tax incentives to the Mayor and City Council. Councilwoman, Laurie Marchini seconded the motion. All members were in favor. Motion approved.*

*Mr. Larry Jackson read "Maryland State law grants the City of Cumberland the authority to provide local historic preservation tax credits. Before us are tax credit application for work to be performed at 514 Washington St. We have studied the applications and find that these properties qualify based on City of Cumberland Code and section 9-204 of the Tax Property Article of the Annotated Code of Maryland."*

**OTHER BUSINESS/STAFF UPDATES**

- None.

An audio of tonight's meeting is available upon request.

**ADJOURNMENT**

Mr. Larry Jackson adjourned the meeting.

Respectfully,

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Mr. Tim Hoffman, Secretary



**PERMIT PROJECT**  
**FILE #: 24-000310**  
**138 BALTIMORE ST CUMBERLAND MD 21502**  
**MCMULLEN BUILDING - D'ATRI'S SIGNAGE**



**PERMIT #: COA24-000009**

Permit Type  
**Certificate of Appropriateness**

Subtype  
**Certificate of Appropriateness** ▼

Work Description:  
**McMullen Building - D'Atri's Signage** ■

Applicant  
**CG Enterprises LLC \* - Chris Hendershot** ▼ ●●●

Status  
**Under Review** ▼

Valuation  
**0.00**



**FEES & PAYMENTS**

Plan Check Fees 30.00

Permit Fees 0.00

**Total Amount** **30.00**

Amount Paid 30.00

Balance Due 0.00

Non-Billable



**PERMIT DATES**

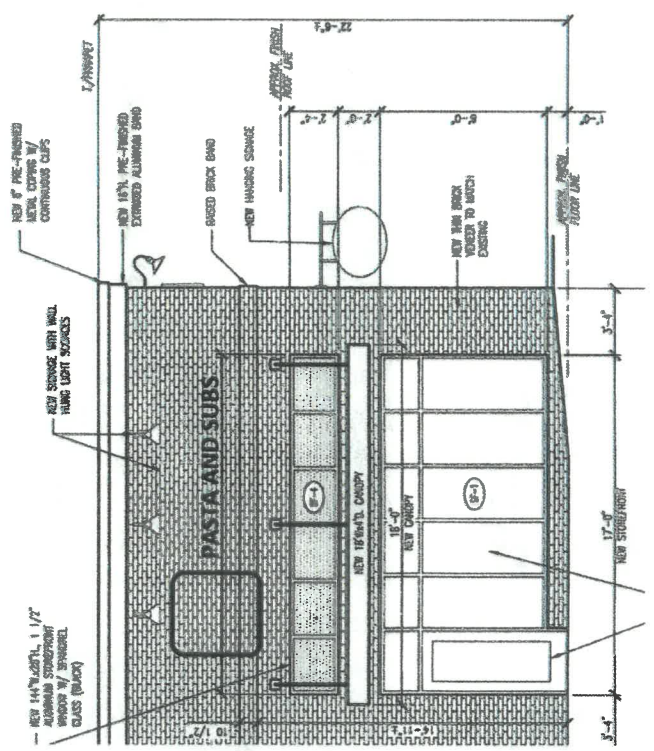
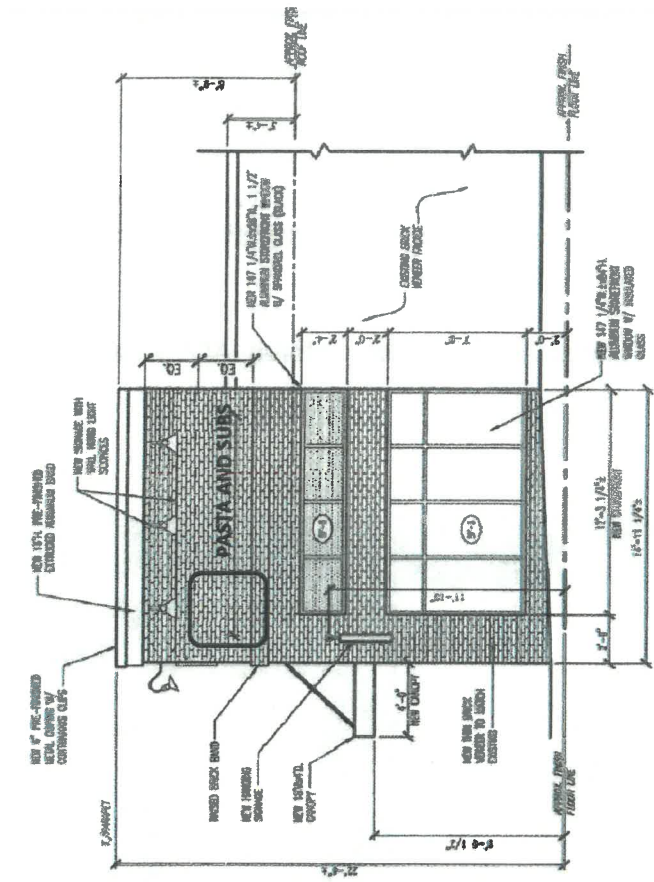
Application Date  
**03/19/2024**

Approval Date  
**04/02/2024**

Issue Date:  
**04/02/2024**

Expiration Date:  
**04/02/2026**





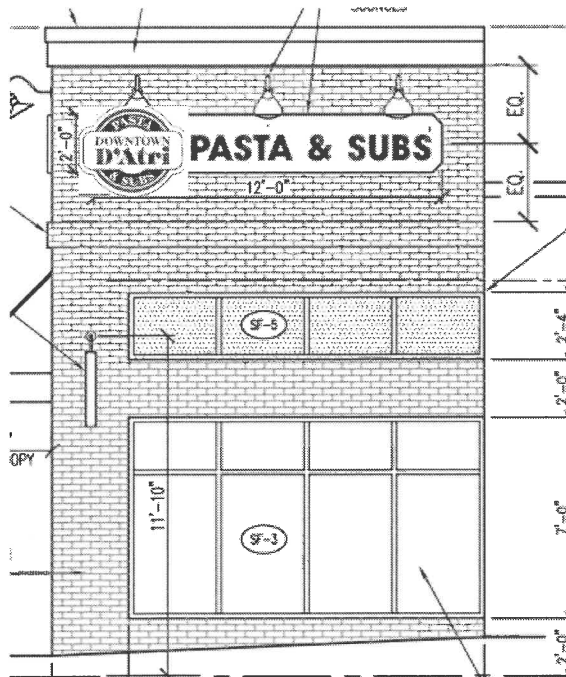
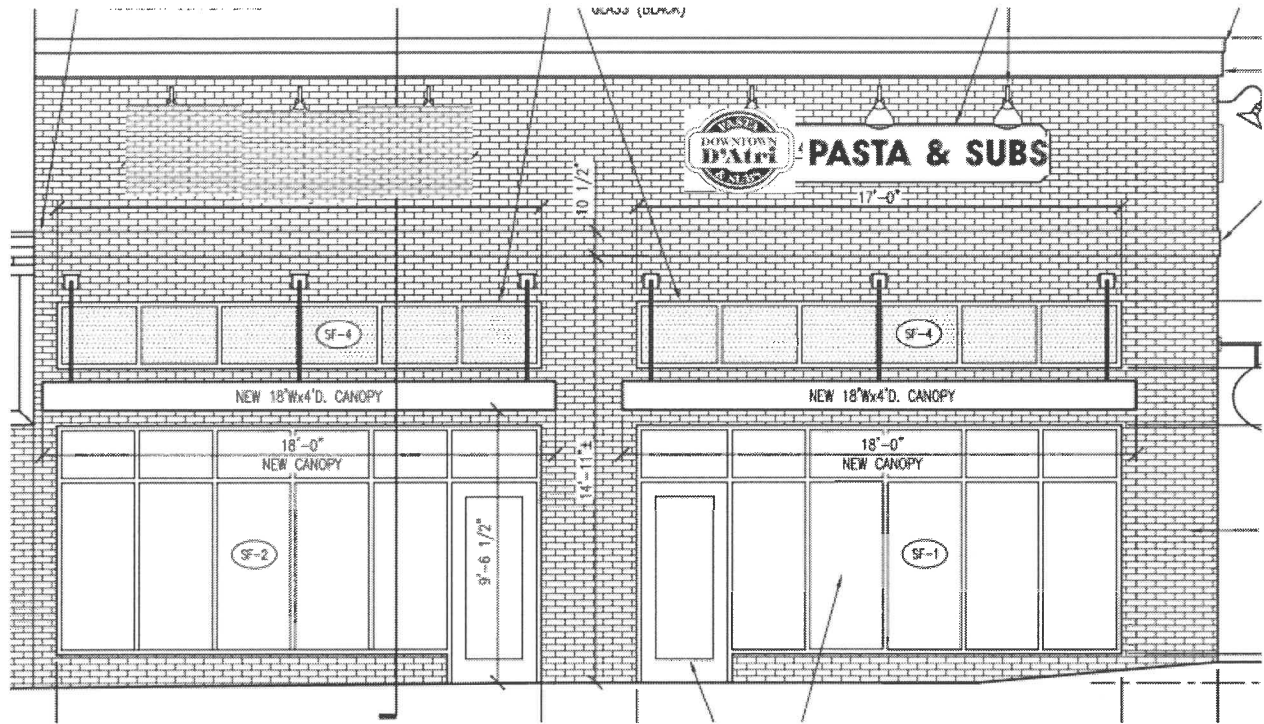
Signage is located on both the GEORGE STREET and BALTIMORE STREET sides of the building's exterior.



The LOGO sign is approximately 3' x 3', and will be flush mounted to the brick facade flush against it. There is no electrical associated with this signage, as the pre-installed gooseneck lighting will illuminate the signage.

The logo sign is made from aluminum composite material (ACM) material and is flush mounted to the building's facade.



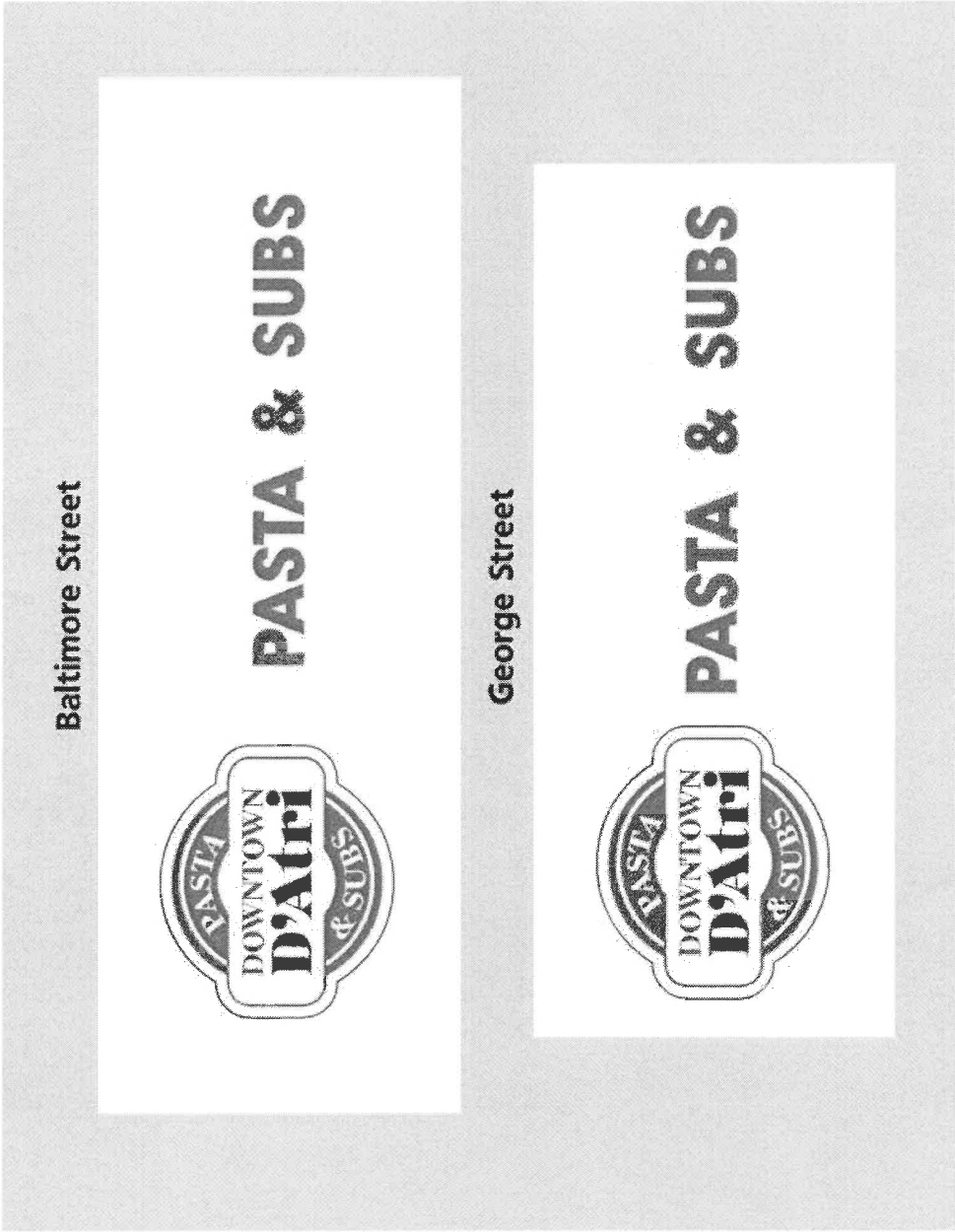




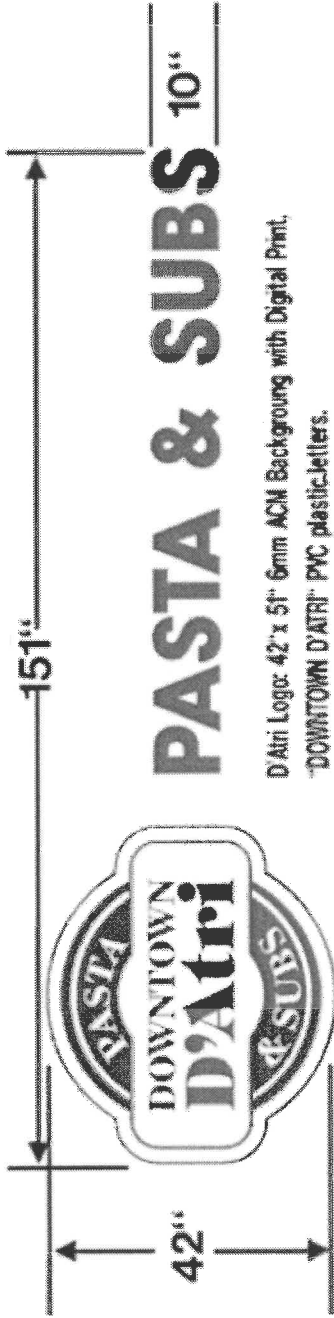
With these two designs, the GREEN lettering will be mounted to the brick facade - flush mounted. This image was simply for the tenant to choose color - GREEN will be the lettering color for each side of the building- both BALTIMORE STREET and GEORGE STREET sides. The letters are made from 10" plastic letters reading PASTA & SUBS.

The LOGO sign is approximately 3' x 3', and will be flush mounted to the brick facade flush against it. There is no electrical associated with this signage, as the pre-installed gooseneck lighting will illuminate the signage.

The logo sign is made from aluminum composite material (ACM) material and is flush mounted to the building's facade.



12 1/2"



12 1/2"





**PERMIT PROJECT**  
 FILE #: 24-000291  
 218 WASHINGTON ST CUMBERLAND MD 21502  
 REPAIR BRICK PIERS ALONG SPRUCE ALLEY



**PERMIT #: COA24-000008**

Permit Type  
 Certificate of Appropriateness

Subtype  
 Certificate of Appropriateness ▼

Work Description:  
 repair brick piers along Spruce Alley ■

Applicant  
 Allegany County Historical Society - Dave Williams ▼ ...

Status  
 Online Application Received ▼

Valuation  
 0.00



**FEES & PAYMENTS**

Plan Check Fees 30.00

Permit Fees 1.00

Total Amount 31.00

Amount Paid 31.00

Balance Due 0.00

Non-Billable



**PERMIT DATES**

Application Date  
 03/14/2024

Approval Date

Issue Date:

Expiration Date:

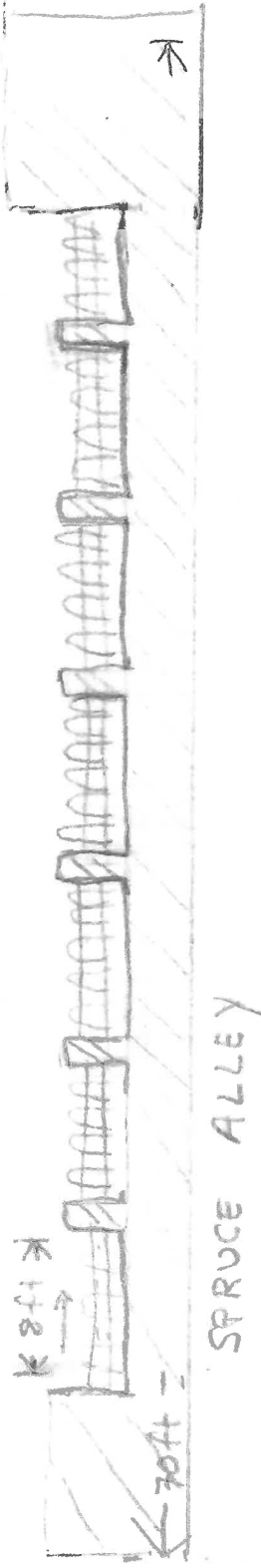
GORDON ROBERTS HOUSE  
EAST BRICK PERIMETER WALL  
SPRUCE ALLEY



Brick



metal railing



→ North  
to Washington  
Street

SPRUCE ALLEY

← South to  
Greene St

Oct. 7, 2020



**Work Item #** 01 con't

<b>Architectural/Landscape feature:</b> brick perimeter wall- eastern section	<b>Describe, in detail, the proposed work and impact on existing feature:</b>	
<b>Approximate date of feature:</b> 1901 bricks, and 1976 construction	<b><i>Be sure to include details and specifications on proposed products</i></b>	
<b>Describe existing feature and its condition:</b>	<b>Photo no.</b>	<b>Drawing no.</b>
<p>(con't) The brick piers are uniform being 1.4 feet wide (N-S), 1.1 feet thick (E-W) and 3.6 feet tall. The metal railing enters the brick mortar at 1.4 feet from the top and again at 2.9 feet from the top of the pier. End capping this section of wall are two full height brick walls that are still stable and do not need reconstruction.</p> <p>When the wall and railings were constructed, no leeway was given to allow the metal to expand with the weather and freezing. Over the years, this movement in the metal has splintered the mortar. Luckily, the metal was not drilled into the bricks. Since the metal railing enters at both sides, the tops of the piers have 'popped.' The top of the piers wobble and could easily be knocked down.</p>	(con't)	<p>non-load bearing situations suitable for exterior environments.</p> <p>This repair project will stabilize the wall so that it does not propose a danger and liability to traffic along the alleyway and insure better preservation of the garden perimeter wall for future generations.</p>

<b>Architectural/Landscape feature:</b>	<b>Describe, in detail, the proposed work and impact on existing feature:</b>	
<b>Approximate date of feature:</b>	<b><i>Be sure to include details and specifications on proposed products</i></b>	
<b>Describe existing feature and its condition:</b>	<b>Photo no.</b>	<b>Drawing no.</b>

*\* Please print this page again to include as many work items as necessary.*

## Alteration Easement Form

Eastern Section of Brick perimeter wall  
Allegany County Historical Society  
Gordon Roberts House  
218 Washington Street

### Describe and condition

The rear garden at the Gordon Roberts House includes a brick perimeter wall that provides intimacy and helps to replicate the look of a Victorian Era garden. Construction in 1976, the bricks themselves had been part of the Queen city Brewery and date to the turn of the last century.

Along Spruce Alley, on the east of the Gordon Roberts House, the perimeter wall is 70 feet long (north to south) and connects to the Carriage House on the southeast corner of the property. This section of the brick perimeter wall is distinct from the other sections in that an iron railing was incorporated into the wall. A low wall is topped with cast iron metal railing that connect to 5 brick piers. The height of the low wall raises as the alleyway slopes southward: it is 2.2 feet tall on the northern end and 3.6 feet tall on the southern end. The brick piers are uniform being 1.4 feet wide (N-S), 1.1 feet thick (E-W) and 3.6 feet tall, spaced about 15 feet apart. The metal railing enters the brick mortar at 1.4 feet from the top and again at 2.9 feet from the top of the pier. End capping this section of wall are two full height brick walls that are still stable and do not need reconstruction.

When the wall and railings were constructed, no leeway was given to allow the metal to expand with the weather and freezing. Over the years, this movement in the metal has splintered the mortar. Luckily, the metal was not drilled into the bricks. Since the metal railing enters at both sides, the tops of the piers have 'popped.' The top of the piers wobble and could easily be knocked down.

### Work and impact

Rock Solid Masonry will be contracted to do the repair. They will remove the top 3 feet of the piers, scrap off the old mortar and rebuild the piers, this time including something to allow the metal to expand and contract with climate changes. We do not expect to buy new brick. If perhaps, a brick does not survive the removal, preparation or resetting, we have spare bricks that were recently collected during an improvement project on the sidewalk on Washington Street in front of Gordon Roberts House as well as a collection of historic bricks stacked under the west side porch.

Brick layers will use Type O mortar that uses 1 / 2 / 9 mix of Portland cement, hydrated lime and sand that results in a mortar with a 350-psi compressive strength. Type O is a lie rich mortar, also referred to as 'pointing' mortar. This mortar is used in above grade, non-load bearing situations suitable for exterior environments. See included information from Custom Brick Layers.

This repair project will stabilize the wall so that it does not propose a danger and liability to traffic along the alleyway and insure better preservation of the garden perimeter wall for future generations.

We do not expect to buy new brick. If perhaps, a brick does not survive the removal, preparation or resetting, we have spare bricks that were recently collected during an improvement project on the sidewalk on Washington Street in front of Gordon Roberts House as well as a collection of historic bricks stacked under the west side porch. Brick layers will use Type O mortar that uses 1 / 2 / 9 mix of Portland cement, hydrated lime and sand that results in a mortar with a 350-psi compressive strength. Type O is a lie rich mortar, also referred to as 'pointing' mortar. This mortar is used in above non-load bearing situations suitable for exterior environments. This repair project will stabilize the wall so that it does not propose a danger and liability to traffic along the alleyway and insure better preservation of the garden perimeter wall for future generations.

The bricks will not be painted. The mortar being used will already have a slight gray-yellowed tint as opposed to modern white mortar due the high sand content.



Plaque in the southern section of the brick wall dates the garden to 1976, facing south.



A plaque on the eastern wall states that the bricks were originally part of the Queen City Brewing Company, facing west.





Overview of the eastern perimeter wall adjacent to Spruce Alley showing the low wall topped with metal railing and brick piers, facing southwest.



Northern endcap wall, facing north.



Pier 1 with the mortar cracked where the metal enters the brick piers, facing north.



Close up of Pier 2 showing mortar cracks, facing north.





Pier 3 with cracked mortar where the metal is attached, facing south.



Pier 4 is cracked all the way around and barely holding together, facing northwest.





Pier 5 shows same broken mortar, facing northwest.



Pier 5 is not as badly cracked as others but still is splitting where the metal railing is attached, facing south.



South end cap wall has split mortar but is stable and not in danger of toppling, facing southwest.



South end cap wall, facing west



let last week by, left to



**HISTORY HOUSE WALL COMPLETED** — Kyle Diehl, left, masonry instructor at Allegheny Vocational-Technical Center, and Mark Edwards, a Vo-Tech student, check the proper spanning of a Bicentennial brick wall project at the Allegheny County Historical Society headquarters, 218 Washington Street. The wall is 200 feet long and from five to eight feet high. Bricks were obtained from the old Cumberland Brewery and urban renewal projects. Other Vo-Tech students assisted and the Vo-Tech welding shop, Vincent King, instructor, fabricated metal fence sections to be placed between brick posts on Spruce alley.

**City of Cumberland - Dept. of Community Development**

**Internal Routing Sheet**

Permit or Review #: **COA24-000010**

Permit or Review Type: Certificate of Appropriateness

Project Location: 55 BALTIMORE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Vibrant Image Productions  
Address: 55 Baltimore St  
City/State/Zip: Cumberland MD 21502  
Phone: 3016935493  
Email: dave@vibrantimage.com

Contractor Contact Information: Company Name: Glass Service of Cumberland, Inc  
Contact:  
Address: 813 Lafayette Ave  
City/State/Zip: Cumberland MD 21502  
Phone: (301) 724-3434  
Email:

Date of Application: 04/04/2024

Work Description: (narrative box)

Removal and replacement of main entrance doors and sidelites. Replace broken Carrera glass over main entrance with insulated metal panel. Furnish and install new pair of 6 ft. wide doors with sidelites. Door height and sidelites sized to existing opening. Alternate add - furnish and install doors with manufacturer's standard concealed vertical rod exit devices. Carrera glass above main entrance - remove existing glass to existing joints to expose an area of approx. 10 ft. wide and 4 ft. high. Furnish and install dark bronze insulated metal panel over existing substrate. Includes brake metal trim at perimeters and as vertical battens to conceal fasteners in face of metal panel.

Amount Paid: 30.00

Amount Due: 0.00



# City of Cumberland

Department of Community Development • 57 N. Liberty Street • Cumberland, MD 21502 • [www.cumberlandmd.gov](http://www.cumberlandmd.gov)  
Ruth Davis Rogers, Historic Preservation Planner • 301-759-6431 • [ruth.davis-rogers@cumberlandmd.gov](mailto:ruth.davis-rogers@cumberlandmd.gov)

Administrative Review     HP Commission Review

## CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

### AND/OR REQUEST FOR CHANGE AMENDMENT RELATED TO AN EARLIER COA (WITHIN 2 YEARS)

This application is required for ALL exterior work on properties that are located within the Canal Place Preservation District (Cumberland's locally zoned historic district). The application will be reviewed by the Historic Preservation Commission. Examples include additions, alterations, awnings, roofs, doors, painting, porches, fences, siding, signage, window replacement, demolition, and new construction. Please note that you do not need to separately submit this form if you are entering your request through the City of Cumberland's Online Permit Portal - accessed at [www.ci.cumberland.md.us/150/Community-Development](http://www.ci.cumberland.md.us/150/Community-Development) if you do not already have a portal account, you will need to create one and then please use the same account for any future permit/review applications, rental licenses, and pavilion reservations.

Project Address: 55 BALTIMORE ST. Tax ID # 04010671

The Tax ID # can be found on your tax bill or by visiting [www.dat.state.md.us/RealProperty/RealPropertySearch](http://www.dat.state.md.us/RealProperty/RealPropertySearch). If you are using the permit portal, you may use the search function to select your property account number. When construction is being done and several property account numbers are involved, permit must be entered under the account of the main structure referencing other accounts (or a separate permit will be required per each property of record).

COA # 24-000010  
RCA #

Application Date 03 APRIL 2024

Applicant Name DAVID ROMERO Phone 301-693-5493

Applicant Address (if different than project address) \_\_\_\_\_

Fax \_\_\_\_\_ Email dave@vibrantimage.com

Contractor Name (if applicable) GLASS SERVICE Phone 301-724-3434

Contractor Address 813 LAFAYETTE AVE CUMBERLAND Email \_\_\_\_\_

Summarized Description of Project (please add extra pages, if needed) REMOVE AND REPLACE MAIN ENTRANCE DOORS AND SIDELITES. REPLACE BROKEN CARVED GLASS OVER MAIN ENTRANCE WITH INSULATED METAL FRAME (SEE ATTACHED)

Attach a full written scope of work Use reverse side or attach additional pages, if needed →

Attach photographs of the site and structure

As it pertains to the application/project scope of work, include the following and consult with HPC staff if you require assistance (please note that all of the following might not pertain to your application):

- Façade Elevations
- Sample of Proposed Materials
- Scaled Drawings
- Digital Renderings, when available
- Color Scheme/Paint Chips
- Manufacturer's Cut-Sheets or Product Specifications

Provide one (1) complete original copy of all supplementary materials (in hardcopy if applying in person; upload digitally if using the portal).

Pay a non-refundable Certificate of Appropriateness review fee of \$30.00 - payable at time of application either in person or online.

Apply for any relevant Building, Sign, and Occupancy Permits through the City (fees apply)

The HPC meets the second Wednesday of each month and complete applications are due the first Wednesday of each month before 4:00 p.m. You (or a representative) are required to attend the meeting scheduled for your COA review. Preservation Guidelines can be found on the City of Cumberland website at [www.cumberlandmd.gov](http://www.cumberlandmd.gov). Navigate to Historic Preservation Commission and then to Revised Guidelines.

To apply online go to [citizenserve.com/Cumberland](http://citizenserve.com/Cumberland)

An HPC brochure is available

**Do not begin work until written approval is received from HPC Staff, and; if the project requires additional building, sign, or occupancy permits, all applicable permits must also have been applied for separately and then approved by the Code Compliance Manager or designated representative.**

# Glass Service of Cumberland, Inc.

813 LaFayette Ave.  
Cumberland, MD 21502  
Phone 301-724-3434 Fax 301-724-5912

**TO:** Dave and Meg Romero  
55 Baltimore Street  
Cumberland, MD

**DATE:** 3/21/24

**PROJECT:** Main Entrance Doors and Sidelites  
Carrera Glass Above Main Entrance  
Metal Panel Budget

## DESCRIPTION OF WORK TO BE PERFORMED:

**Main Entrance Doors and Sidelites- Remove and dispose of existing pair of heavy glass doors and sidelites. Furnish and install new pair of 6'0" wide doors with sidelites. Door height and sidelites sized to the existing opening. Doors to be narrow stile with 10" bottom rails. Aluminum finish to be clear anodized. Door and sidelite glass to be 1" clear low E tempered insulated. Door hardware to include LCN surface mount overhead closers, manufacturer's standard butt hinges, push/pulls, locking hardware, threshold and weatherstripping.**

**Lump Sum Price \$5797**

**Alternate Add- to furnish and install doors with manufacturer's standard concealed vertical rod exit devices add the sum of \$980 to our base bid price.**

**Note: We have included removal or modification of existing floor closers to accommodate new doors and frame. We have not included any repairs to the existing floor finish.**

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**Carrera Glass Above the Main Entrance- remove existing glass to existing joints to expose an area approximately 10'0" wide, 4'0" high. Furnish and install dark bronze insulated metal panel over the existing substrate. We have included brake metal trim at perimeters and as vertical battens to conceal fasteners in the face of the metal panel.**

**Budget Price \$2,573**

Thank you for allowing us the opportunity to work with you. If you have any questions or I may be of further assistance please advise.

## ACCEPTED:

Firm/Owner: \_\_\_\_\_ GLASS SERVICE OF CUMBERLAND, INC.

By: \_\_\_\_\_ By: \_\_\_\_\_

Title: \_\_\_\_\_ Title: Dale Hankinson

Date: \_\_\_\_\_ Date: Estimator

MHIC 12957

This Proposal is subject to revision or withdrawal by GSC until communication of acceptance, and may be revised after communication of acceptance where an inadvertent error by GSC has occurred. This Proposal expires thirty (30) days after the date stated above, unless Glass Service of Cumberland expressly agrees to an extension. Posted prices reflect "cash prices". Collection Fees will be added if sent to collections.





Lazarus

Lazarus

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