



## Historic Preservation Commission

### Members:

Mr. Larry Jackson – Chairperson  
Vacant – Vice Chairperson  
Mr. Tim Hoffman – Secretary  
Dr. Michael Garrett  
Staff Liaison: Ruth Davis - Rogers, Historic Planner/Preservation Coordinator

Mr. Justin T. Paulman  
Mr. Nathan C. Williams  
Lincoln Wilkins, Jr., Ph.D.  
Councilwoman: Laurie Marchini

## AGENDA

Historic Preservation Commission  
Cumberland City Hall, Council Chambers

April 13, 2022, 4:00 P.M.

### APPROVAL OF MINUTES

1. Review of February, 2022 Meeting Minutes

### PUBLIC COMMENT

### REQUEST FOR CHANGE/AMENDMENT

2. None submitted

### CERTIFICATE OF APPROPRIATENESS – *consent agenda*

3. 239 N. Mechanic Street -COA22-000003  
Change copy of existing 5SF sign.  
Applicant: Christopher Zembower – Zembower True Value Hardware
4. 119 N. Centre St. – AYEPS - COA22-000004  
Installation of windows  
Applicant: Renee Kniseley
5. 217 N. Centre St. – COA22-000005 Humpty Dumpty Learning Center  
Installation of doors  
Applicant: Jane Belt

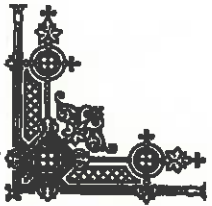
### TAX INCENTIVE APPLICATIONS

6. 224 Washington Street – Jarrett Perlow and Josh Adrian

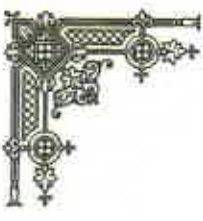
### OTHER BUSINESS

7. Training opportunities
8. Staff updates

### ADJOURNMENT



# City of Cumberland



## MINUTES

### HISTORIC PRESERVATION COMMISSION

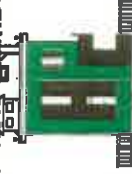
February 9, 2022

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, February 9, 2022 at 4:00 p.m., within the Council Chambers of City Hall. Members present were Vice Chairperson Chris Myers, Dr. Michael T. Garrett, Mr. Tim Hoffman, Councilwoman Laurie Marchini, Mr. Nathan Williams, Justin T. Paulman, and Dr. Lincoln Wilkins.

Others in attendance were Ms. Ruth Davis-Rogers Historic Planner/Preservation Coordinator, Ms. Debbie Helmstetter, Codes Technician, Mr. Tucker Miller, Ms. Abbie Mullan and Mr. Don Fischer.

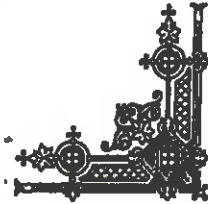
Vice Chairman, Chris Myers, called the meeting to order. He read the following statement into the record: "The Cumberland Historic Preservation Commission exists pursuant to Section 11 of the City of Cumberland Municipal Zoning Ordinance. Members are appointed by the Mayor and City Council and shall 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."

Vice Chairperson Mr. Chris Myers introduced the Commission members and staff members. Mr. Myers introduced our new members, Mr. Nathan Williams and Mr. Justin Paulman.



CUMBERLAND HISTORIC PRESERVATION COMMISSION

57 N. Liberty Street  
CUMBERLAND, MARYLAND 21502



## APPROVAL OF MINUTES

1. Minutes for January 12, 2022 were approved as written. Mr. Tim Hoffman made the motion to approve the minutes and Dr. Michael Garrett seconded the motion. All members were in favor; motion approved.

## PUBLIC COMMENT

No comments.

## CONSENT AGENDA

1. ATF - RCA 22-000001 - (COA21-000005) 506 Washington Street - involves in the removal of a tree due to fact it was a public hazard. Ms. Ruth Davis-Rogers stated the tree was removed on January 12, 2022 by the City. City contact was Anita Simmons, City Forester. Councilwoman Laurie Marchini made the motion to approve the removal of the tree. Dr. Michael Garrett seconded the motion; all members were in favor. Vote was 6-0 for the approval.
2. ATF - COA22-000002 - 40 N. Centre Street - representative Mr. Don Fischer, Fischer Signs is requesting to change the copy/wording of the existing 9 SF sign. Mr. Fischer said the sign will remain in the same location and the existing scroll bracket will remain and be reused. Mr. Tim Hoffman made the motion to approve the sign in pursuant to Guidelines 45, 46, 47, 48, 49, & 50; Design Guidelines for Signs. Dr. Michael Garrett seconded the motion; all members were in favor, motion approved. The vote was 6-0 for approval.
3. ATF - COA22-000002 - 64 N. Centre Street - representative Tucker Mullan, Mullan Homes is requesting the replacement of the existing damaged and broken doors with a new door similar in style. In addition, he would like to remove the deteriorating wood awning, clean up the property and paint the trim. Mr. Tim Hoffman made the motion to approve the cleanup, removal of the damaged doors and painting the trim. Mr. Tim Hoffman made the motion to approve the request and Councilwoman Laurie Marchini seconded the motion. All members were in favor; vote was 6-0 for approval.
4. ATF - 127 Polk Street - COA21-000026 - Applicant Bernard Aesthetic is requesting to paint the exterior with a new paint color. The selected paint color, Sherman Williams SW 7624 Slate Tile is compatible with historic paint colors. The paint color was of the Harrison Brothers samples, these new colors indicates that bright exterior paint colors, with rich tones, had been developed and added to the traditional earth tone palette. Ms. Davis-Rogers stated that the applicant has recently sold the property and it would be wise to go ahead and approve it

because it will change ownership shortly. Councilwoman Laurie Marchini said since it was already approved by staff and with it being an After the Fact the Commission should approve it. Mr. Nathan Williams made the motion to approve the request and seconded by Mr. Tim Hoffman. All members were in favor; motion approved. Vote was 6-0.

**Vice-Chairman Chris Myers read the "Summary of Case Motions".**

#### **OTHER BUSINESS/STAFF UPDATES**

1. Vice Chairman Chris Myers welcomed the two new members. Each member spoke a little about their self. New members were: Mr. Nathan Williams and Mr. Justin T. Paulman.
2. The Main Street Conference will be held in Richmond Virginia on May 16 - 18. Anyone that would like to attend there is money available to attend.
3. The Maryland Historic Preservation Commission training session have been on hold for a while and since we do have training money available, we can do a group one, which would be good for the new members. Ms. Davis-Rogers said she can do a google poll to find out which date works best and it can be following a meeting.
4. Just a reminder for the Commissioners we do have to attend at least two hours of training per year.

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

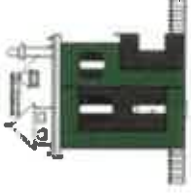
#### **ADJOURNMENT**

Mr. Tim Hoffman made the motion to adjourn with a seconded by Mr. Justin Paulman.

Respectfully,

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Mr. Tim Hoffman, Secretary  
February 11, 2022



**Certificate of Appropriateness Application  
Presentation of Information/Staff Report  
By Ruth Davis - Rogers**

**COA#22-000003**

**Address: 239 N. Mechanic Street**

**Project Contact: Christopher Zembower, owner of Zembower Hardware**

**Project Summary:** As shown on the submitted specifications, the project involves changing the copy/wording of the existing 5SF sign on the front of the building. Sign will remain in same location and existing scroll bracket will remain and be reused.

**Property Description:**

This building is located in the Downtown Cumberland Historic District on N. Mechanic Street. The Cumberland Historic District gains its significance from both its architecture and the history of its commercial development. These late 19<sup>th</sup> to early 20<sup>th</sup> century buildings consist of a broad array of significant architectural styles. This building is contributing and was built in approximately 1957.

**Applicable Guidelines:**

Identifying, retaining, and preserving storefronts, and their functional and decorative features, is important in defining the overall historic character of the building. Historically, signs were placed in various locations on commercial buildings. The most common location was directly above the transom or doorway. They were often installed flush against the façade and featured simple lettering identifying the name or nature of the business. While it is always preferable to retain historic signs if they are present, they are often missing or the business has changed and a new sign needs to be created. The appropriate new design for a sign will be one that is compatible with a sign that would have been in use during the period of significance of the building or district.

Several signs are present on this building. All are compatible with each other. The existing sign is remaining on this building, no changes to be made to the sign itself, the only change will be the lettering within the sign.

The sections of the Preservation Guidelines that pertain to this application are Guidelines 45 – 50: Design Guidelines for Signs.



# City of Cumberland

Department of Community Development • 57 N. Liberty Street • Cumberland, MD 21502 • [www.cumberlandmd.gov](http://www.cumberlandmd.gov)  
301-759-6431 • Fax 301-759-6432 • [kathy.mckenney@cumberlandmd.gov](mailto:kathy.mckenney@cumberlandmd.gov), Kathy McKenney, Historic Planner/Preservation Coordinator

Administrative Review

HP Commission Review

## CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

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. The portal can be accessed at <http://www.ci.cumberland.md.us/150/Community-Development> if you do not already have a portal account, you will need to create one, however once created the same account can be used for any future permit applications, rental licenses, and pavilion reservations.

Project Address: 239 N. Mechanic Street

Tax ID # 88 - 0976768

The Tax ID # can be found on your tax bill or by visiting [www.dat.state.md.us](http://www.dat.state.md.us) / Real Property / Real Property Search. 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, permits must be entered under the account of the main structure (if the work is limited to the main structure) or entered separately, if more than one tax account is affected by the undertaking.

COA #

Application Date 03/28/2022

Applicant Name C. L. Zembower Hardware Inc.

Phone 301-722-3032

Address (if different than project address)

Fax

Email [cizembower@yahoo.com](mailto:cizembower@yahoo.com)

Contractor Name (if applicable or if known) N/A

Phone

Contractor Address N/A

Contractor Email/Phone N/A

Summarized Description of Project (please add extra pages, if needed) The removal of current sign and replacing it with a historical appropriate replacement. Changing copy on the sign face from;

TRUE VALUE HARDWARE to ZEMBOWER'S HARDWARE Since 1961

Attach a full written scope of work Remove existing sign and replace it with a historical appropriate sign.

Attach photographs of the site and structure Attached

As it pertains to the application/project scope of work, please 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 54' wide X 14' high Sign will be centered overdoor 8' from the ground.
- Sample of Proposed Materials Painted 3/4 exterior plywood
- Scaled Drawings
- Digital Renderings, when available

- Color Scheme/Paint Chips Black background / Gray letters with white highlights
- 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).



ZEMBOWER'S

Since 1961

HARDWARE



PROPOSED SIGN



EXISTING  
SIGN





*Building Facade*

3/3/22, 9:47 AM

66865688425\_2B53DACC-D994-491B-89A3-87DFADEFBEB3.tu&size=original.jpg





**Certificate of Appropriateness Application  
Presentation of Information/Staff Report  
By Ruth Davis - Rogers**

**COA#22-000004**

**Address: 119 N. Centre Street**

**Project Contact: Renee Kinsley**

**Project Summary:** As shown on the submitted specifications, the project involves replacing the existing damaged windows (some broken) with a new aluminum Tubelite-brand windows in each opening as well as the 1<sup>st</sup> floor large window. Upper story windows are to have a double hung window appearance. Plans are to eventually remove the 1960's metal façade covering, however not at this time and windows can be installed without removing the covering. This project was previously approved in in 2021 with COA21-000008, however, work did not commence, and the approval expired.

**Property Description:**

This commercial building is located in the Downtown Cumberland Historic District. The Cumberland Historic District gains its significance from both its architecture and the history of its commercial development. These late 19<sup>th</sup> to early 20<sup>th</sup> century buildings consist of a broad array of significant architectural styles. This structure was built in approximately 1900 and is contributing.

**Applicable Guidelines:**

Identifying, retaining, and preserving storefronts, and their functional and decorative features, is important in defining the overall historic character of the building. Storefront materials, and retaining the configuration of the storefront, is significant (such as display windows, doors, transoms, etc.). Removing inappropriate additions and replacing deteriorated, or damaged features, with appropriate materials is recommended.

The proposed window material is aluminum, will have a double hung appearance, and will match the existing windows (wood windows protected by storm windows in aluminum frames) in size. Aluminum was selected as the replacement material for economic considerations. The color of the window frames will be either white, bronze or black.

The sections of the Preservation Guidelines that pertain to this application are Guideline 3: Restore Significant Historic Features; Guideline 29: Replacement Doors; Guideline 14: Determining a Color Scheme.



DEPARTMENT OF COMMUNITY DEVELOPMENT

57N. LIBERTY STREET, CUMBERLAND, MD 21502 • PHONE 301-759-6442 • FAX 301-759-6432 • TDD 800-735-7258  
www.cumberlandmd.gov

Permit Number: COA22-000004  
Approval Date:

### Certificate of Appropriateness Application

Permit issued as per plans and subject to all applicable Preservations Guidelines, City Codes and regulations.

<b>Project Location:</b> MD Prop. #: 14005128	119 N CENTRE ST 14005128	Date applied: 04/04/2022	<b>Total Cost:</b> 30.00
<b>Owner:</b>	ALLEGANY YOUTH ENRICHMENT PROGRAM	Work expected to begin:	<b>align=rightAmount</b> 30.00
<b>Applicant:</b>	Allegany Youth Enrichment Program Services	<b>Contractor:</b>	<b>align=rightAmount</b> 30.00
<b>Address:</b>	119 N. Centre Street	<b>Address:</b>	<b>Total Cost:</b> 30.00
<b>City/State/Zip:</b>	Cumberland, MD 21502	<b>City/State/Zip:</b>	
<b>Phone:</b>	(301) 268-0747	<b>Phone:</b>	
<b>Email:</b>	eyeps21502@gmail.com	<b>Email:</b>	
		<b>MD Master Plumber License #:</b>	

Quantity align=rightDescription  
1.0 Certificates of Appropriateness Review  
Fee

**Project Description:**  
AYEPS Youth Center

APPROVED with the following conditions:

Signature / Date

**STATEMENT:** I hereby agree to comply with all regulations which are applicable hereto, and further agree that the proposed work shall be faithfully carried out as described on this request and as shown on the plans accompanying same, and not otherwise. This application hereby expires six months following the file date if no action is taken to start specified work. Also, this application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision. The application is active for two years.

Signature



DEPARTMENT OF COMMUNITY DEVELOPMENT

57N. LIBERTY STREET, CUMBERLAND, MD 2602 • PHONE 301-759-6442 • FAX 301-759-6432 • TDD 800-735-2238  
www.cumberlandmd.gov

Permit Number: COA21-000008

Approval Date: 05/12/2021

### Certificate of Appropriateness Permit

Permit issued as per plans and subject to all applicable Preservations Guidelines, City Codes and regulations.

<b>Project Location:</b> MD Prop. #: 14005128 Owner: ALLEGANY YOUTH ENRICHMENT PROGRAM	119 N CENTRE ST 14005128 ALLEGANY YOUTH ENRICHMENT PROGRAM	Date applied: 04/19/2021 Work expected to begin: 05/17/2021	EXPIRES	Amount	Total Cost
<b>Applicant:</b> Address: 119 N. Centre Street City/State/Zip: Cumberland, MD 21502 Phone: (301) 288-0747 Email: eyes21502@gmail.com	<b>Contractor:</b> Address: City/State/Zip: Phone: Email: MD Master Plumber License #:				

**Project Description:**  
AYEPS Youth Center - Proposal to remove the full height textured aluminum facade panel; install new aluminum Tubelite-brand window units in each window opening; install a new Tubelite-brand aluminum storefront; enlarge the side entrance door opening; install a new insulated metal door with ADA-compliant hardware; construct a concrete accessibility ramp with metal railings leading to the enlarged side entrance door; repaint the exterior (black in color)

APPROVED with the following conditions:  
 • 5/12/21 review by the Historic Preservation Commission. Approved with the following modifications: the metal facade is not to be removed but the ramp and the window replacements can proceed.

<b>SUBJECT:</b> However to revocation by the HPC in the case the afore named construction is not in compliance with the requirements of the City Ordinances relating to Historic Preservation, especially Ordinance No. 3673.	 Dr. Steven Gibson, H.P.C. Chairperson
	 Timothy Hoffman, for the H.P.C. Secretary
	 Signature

**STATEMENT:** I hereby agree to comply with all regulations which are applicable hereto, and further agree that the proposed work shall be faithfully carried out as described on this request and as shown on the plans accompanying same, and not otherwise. This application hereby expires six months following the file date if no action is taken to start specified work. Also, this application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision. The application is active for two years.

**C A R L B E L T**  
I N C O R P O R A T E D  
C O N T R A C T I N G . . E N G I N E E R I N G

Telephone: 301-729-8900  
FAX Number: 301-729-0163

11521 MILNOR AVENUE  
UPPER POTOMAC INDUSTRIAL PARK

POST OFFICE BOX 1210  
CUMBERLAND, MARYLAND 21501-1210

February 11, 2022

Allegany Youth Enrichment Services, Inc.  
119 North Centre Street  
Cumberland, Maryland 21502  
Attn: Mr. Alan Zapf, President

Project: Youth Center Renovations  
119 North Centre Street  
Cumberland, MD 21502

Mr. Zapf,

Carl Belt, Inc. is providing the following proposal estimate for the renovations & ADA upgrades to the four-story property located at 119 North Centre Street. Work includes window replacement to meet the current State energy codes, in addition to vestibule enhancement, ADA restroom and dressing room upgrades, and Security Room upgrades. The first priority is to bring the building up to ADA standards with exterior access to the building as well as to bring the building up to the current electrical code. The other changes will provide a program filled environment providing the highest quality of service to the area's youth. The scope of the new work and pricing is as follows:

Exterior Building & Roof Related Work:

- Rear Exterior Door Enclosure:	\$ 4,910.00
- New 1 <sup>st</sup> Floor aluminum windows with insulated glass (8 total):	\$ 9,640.00
- New 2 <sup>nd</sup> Floor aluminum windows with insulated glass (8 total):	\$ 9,640.00
- New 3 <sup>rd</sup> Floor aluminum windows with insulated glass (8 total):	\$ 9,640.00
- New 4 <sup>th</sup> Floor aluminum windows with insulated glass (8 total):	\$ 9,640.00
<b>Total Exterior Building Work:</b>	<b>\$ 43,470.00</b>

1<sup>st</sup> Floor – New ADA Restroom Upgrades: (1 location)

- New domestic waterline, vent, & sewer piping, plumbing fixtures:	\$ 4,700.00
- Minor wall repairs, & new ADA compliant door/frame/hardware:	\$ 2,490.00
- New VCT flooring, acoustical ceilings, & painting:	\$ 2,270.00
- New toilet accessories including ADA grab bars:	\$ 610.00
- New exhaust fan, power wiring and light fixtures:	<u>\$ 3,880.00</u>
<b>Total 1<sup>st</sup> Floor – New ADA Restroom Upgrades:</b>	<b>\$ 13,950.00</b>

1<sup>st</sup> Floor – New ADA Dressing Room Upgrades: (2 locations)

- Minor wall repairs, & new ADA compliant door/frame/hardware:	\$ 1,660.00
- New VCT flooring, acoustical ceilings, & painting:	\$ 900.00
- New power wiring and lighting:	<u>\$ 1,440.00</u>
<b>Total 1<sup>st</sup> Floor – New ADA Dressing Room Upgrades:</b>	<b>\$ 4,000.00</b>



Youth Center Renovations  
Page 3  
February 11, 2022

2<sup>nd</sup> Floor – Elevator Lobby Upgrades:

- Demo, new stud & drywall work, new double door/frame/hardware:
- New LVT flooring, vinyl wall base, & painting:
- New power wiring & accent lighting:

\$ 4,630.00  
\$ 1,700.00  
\$ 1,470.00  
\$ 7,800.00

**Total 2<sup>nd</sup> Floor – Elevator Lobby Upgrades:**

3<sup>rd</sup> Floor – New Electrical Panel and Wiring:

- Install one 100-amp electrical panel with all power wiring:
- Receptacles & switches, associated wiring:

\$ 21,660.00  
\$ 4,480.00  
\$ 26,140.00

**Total 3<sup>rd</sup> Floor – Electrical Panel & Wiring:**

3<sup>rd</sup> Floor – New ADA Restroom Upgrades: (2 locations)

- New domestic waterline, vent, & sewer piping, plumbing fixtures:
- Minor wall repairs, & new ADA compliant door/frame/hardware:
- Floor repairs, new VCT flooring, acoustical ceilings, & painting:
- New toilet accessories including ADA grab bars:
- New exhaust fan, power wiring & lighting:

\$ 6,640.00  
\$ 3,890.00  
\$ 4,200.00  
\$ 1,240.00  
\$ 5,890.00  
\$ 21,860.00

**Total 3<sup>rd</sup> Floor – New ADA Restroom Upgrades:**

3<sup>rd</sup> Floor – New ADA Kitchen Remodel:

- New domestic waterline, vent, & sewer piping, plumbing fixtures:
- Minor wall repairs, & new door/frame/hardware:
- Floor repairs, new VCT flooring, acoustical ceilings, & painting:
- Cabinet & counter replacement
- New thru wall exhaust fan, power wiring & lighting:

\$ 6,700.00  
\$ 3,490.00  
\$ 6,770.00  
\$ 13,840.00  
\$ 5,680.00  
\$ 36,480.00

**Total 3<sup>rd</sup> Floor – New ADA Kitchen Remodel:**

3<sup>rd</sup> Floor – New Office/Security Room:

- New studs & drywall work, new door/frame/hardware:
- New VCT flooring, acoustical ceilings, & painting:
- New power wiring and lighting:

\$ 3,620.00  
\$ 1,100.00  
\$ 1,700.00  
\$ 6,420.00

**Total 3<sup>rd</sup> Floor – New Security/Office Room:**

3<sup>rd</sup> Floor – Storage Room Upgrades:

- Minor wall repairs, & new door/frame/hardware:
- Floor repairs, new LVT flooring, acoustical ceilings, & painting:
- Power wiring & lighting:

\$ 1,600.00  
\$ 2,000.00  
\$ 840.00  
\$ 4,440.00

**Total 3<sup>rd</sup> Floor – Storage Room Upgrades:**

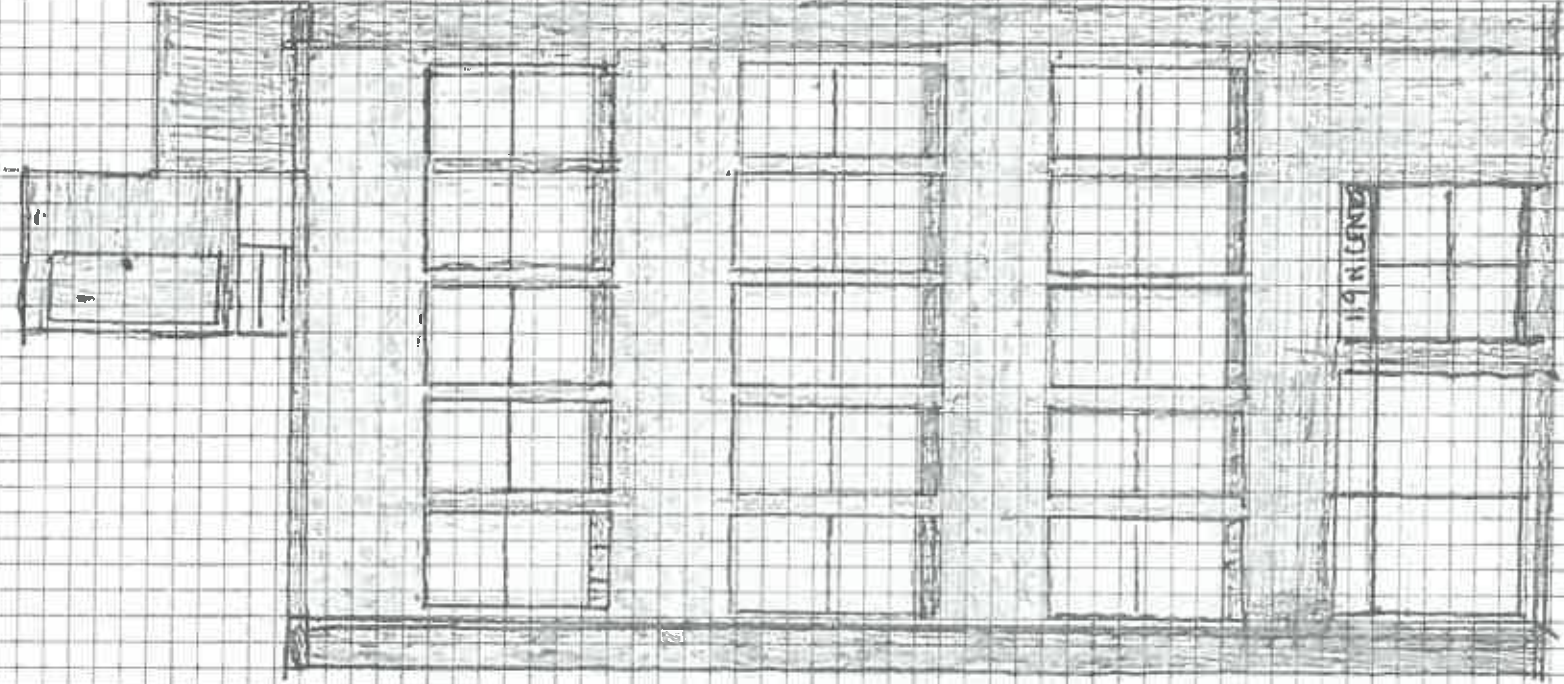
3<sup>rd</sup> Floor – Multi-Purpose/Conference Room: (Approx. 3,600 sq. ft.)

- Floor leveling repairs:
- New LVT flooring:
- New acoustical ceiling system:
- New ductwork & diffusers:
- Demo existing wiring, new power wiring & lighting:

\$ 3,000.00  
\$ 24,900.00  
\$ 15,400.00  
\$ 13,900.00  
\$ 21,660.00  
\$ 78,860.00

**Total 3<sup>rd</sup> Floor – Multi-Purpose/Conference Room:**

119 N. CENTRE







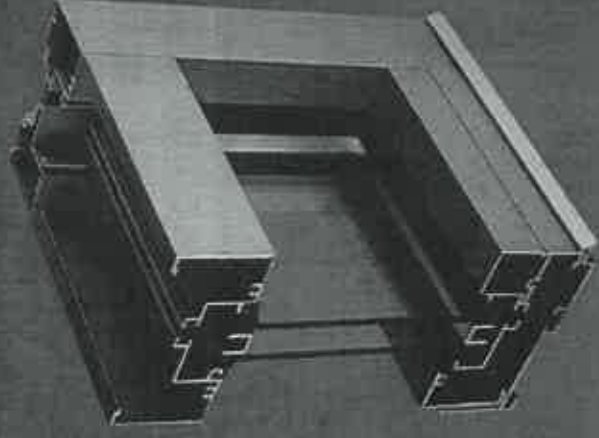
## T14000 Series Storefront

*Single cavity pour and debris  
thermal barrier*

For optimal strength and thermal performance, use Tubelite's T14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard single cavity pour and debris thermal barrier members with 2" x 4-1/2" profiles and a 1/2" bite for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our T14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



Wendy's, Cosmety Road, Hilliard, OH

Standard Medium  
Stile Entrances

ALSO  
USED  
WITH

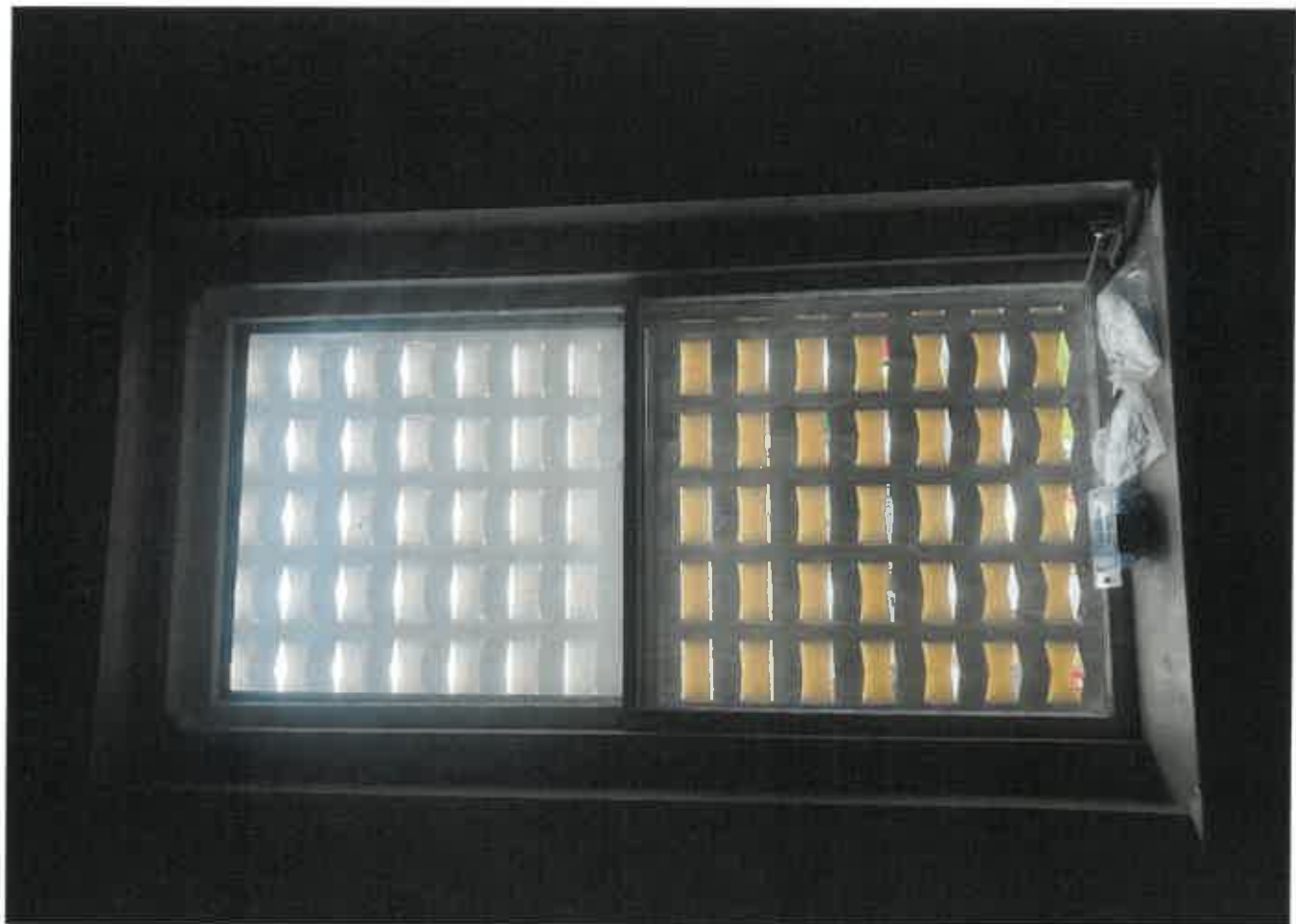
200 Series  
Curtainwall

# TUBELITE<sup>®</sup>

DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,  
CURTAINWALL AND ENTRANCE SYSTEMS





















**Certificate of Appropriateness Application  
Presentation of Information/Staff Report  
By Ruth Davis - Rogers**

**COA#22-000005  
Address: 217 N. Centre Street  
Project Contact: Jane A. Belt**

**Project Summary:** As shown on the submitted specifications, the project involves replacing 3 existing door sets (pairs) on the Humpty Dumpty preschool. The door openings will remain in the same location. The preschool must follow particular safety guidelines, the proposed doors will provide the required safety and security. Door styles are included in information packet.

**Property Description:**

This building is located on the northern edge of the Downtown Cumberland Historic District. This district gains its significance from both its architecture and the history of its commercial development. These late 19<sup>th</sup> to early 20<sup>th</sup> century buildings consist of a broad array of significant architectural styles. This structure was once a church. The large building has been repurposed and is now divided into apartments and a pre-school/daycare. This building was constructed over time with several additions. The oldest section of this building was built in and around 1871.

**Applicable Guidelines:**

Identifying, retaining, and preserving the front of buildings, storefronts, and their functional and decorative features, is important in defining the overall historic character of the building. These doors are not the main (front) entrances into the building, but located in the back and off to the side.

While the proposed door styles are more of a modern commercial look, they are similar to the ones being replaced. The selected trim paint colors is bronze on the front door and red on the other two. These colors match colors on the existing doors and are compatible with historic paint colors.

The sections of the Preservation Guidelines that pertain to this application are Guideline 5: Safety Codes & Handicap Access; Guideline 29: Replacement Doors; Guideline 14: Determining a Color Scheme.





# 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

2022 APR 6 PM 12:32

## 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.cumberlandmd.us/150/Community-Development](http://www.cumberlandmd.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: 217 N. Centre Street

Tax ID # 82-2454942

The Tax ID # can be found on your tax bill or by visiting [www.dat.state.md.us](http://www.dat.state.md.us) / Real Property / Real Property Search. 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 # 22-00005  
RCA #

14004491

Application Date 4/5/2022

Applicant Name Jane A. Belt

Phone 301-707-7820

Applicant Address (if different than project address)

Fax

Email jane@quarryridgecorp.com

Contractor Name (if applicable) Carl Belt, Inc.

Phone

Contractor Address P.O. Box 1210 Cumberland, MD 21501-1210

Email

Summarized Description of Project (please add extra pages, if needed) Replace three (3) pairs of exterior doors to

Humpty Dumpty Learning Center for security purposes.

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)*

**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.**



2022 APR 6 PM 12:32

Humpty Dumpty Learning Center  
217 N. Centre Street  
Cumberland, MD 21502

April 6, 2022

**Application to Replace Three (3) Pairs of Existing Exterior Doors for Security Upgrade Requirements.**

**Door Manufacturer:** Ceco Door

**Material:** Steel Hollow Metal

**Door Styles:**

Front Entrance Door:

Half Glass Door – Ceco Style G/GX  
with Laminated Glass Sidelight

Basement Doors to Courtyard

Flush Doors with Applied Mouldings  
and 5"x26" View Glass

**Color:**

Front Door – Match Existing Bronze Color

Basement Doors – Sherwin Williams #SW7591 Red Barn



**Attachments**

- Ceco Architectural Door Guide
- Sketches # 1 & 2 Dated 4/6/2022 Floor Plans with Door Elevations
- Three (3) Photos of Existing Doorways

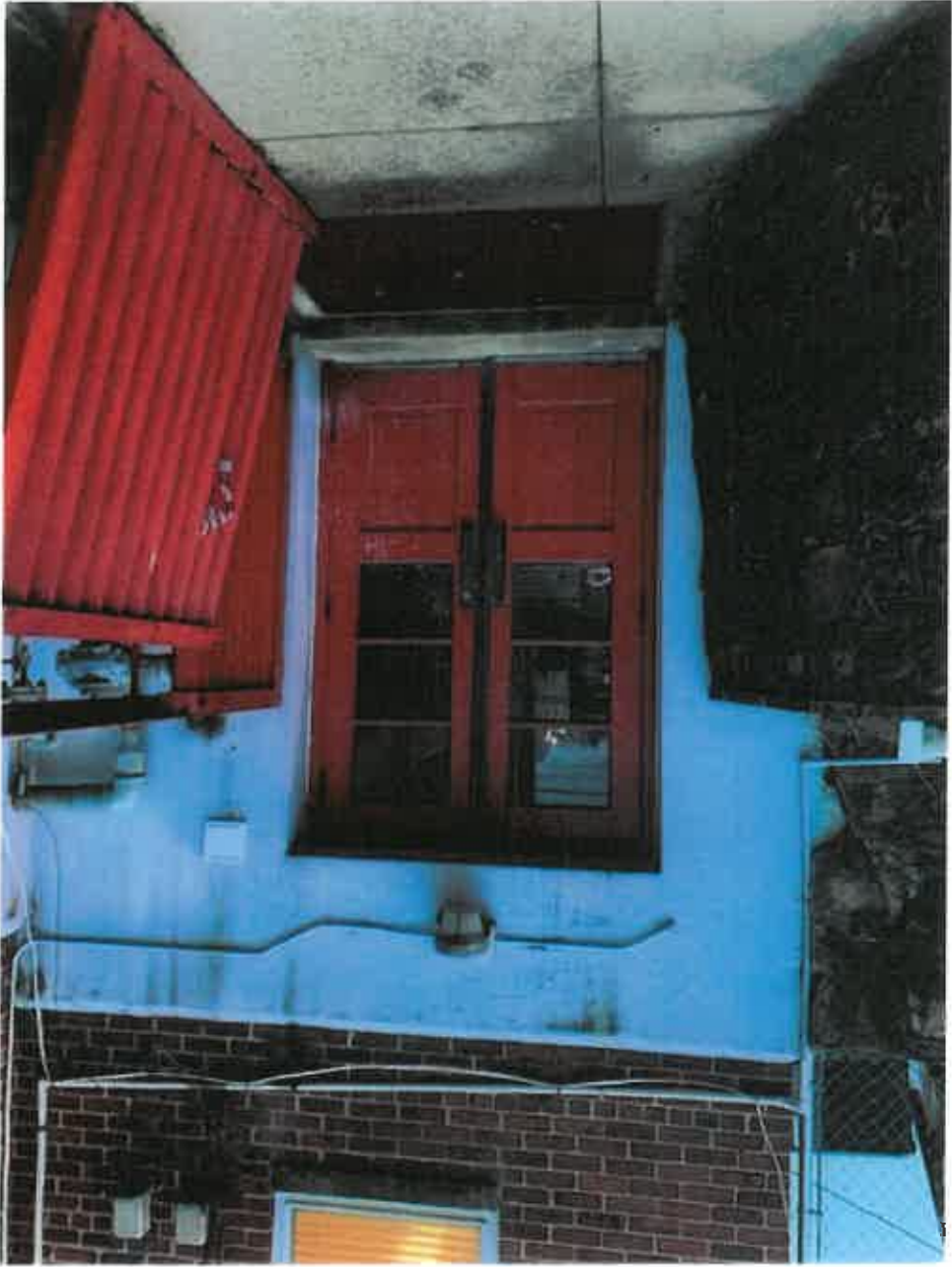
**Carl (Buck) Belt**

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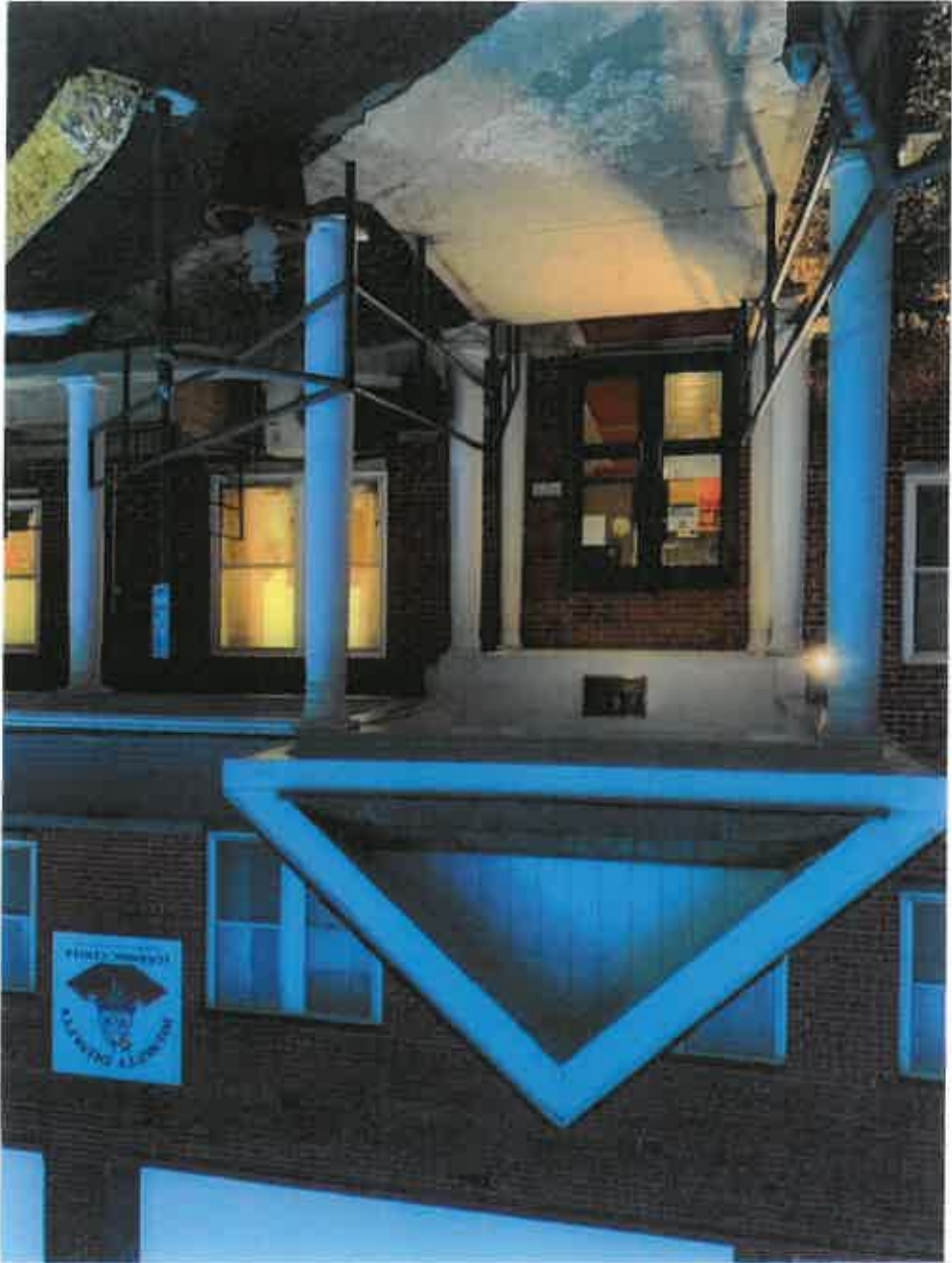
**From:** Carl (Buck) Belt  
**Sent:** Wednesday, April 6, 2022 9:39 AM  
**To:** Carl (Buck) Belt  
**Subject:** Humpty Dumpty

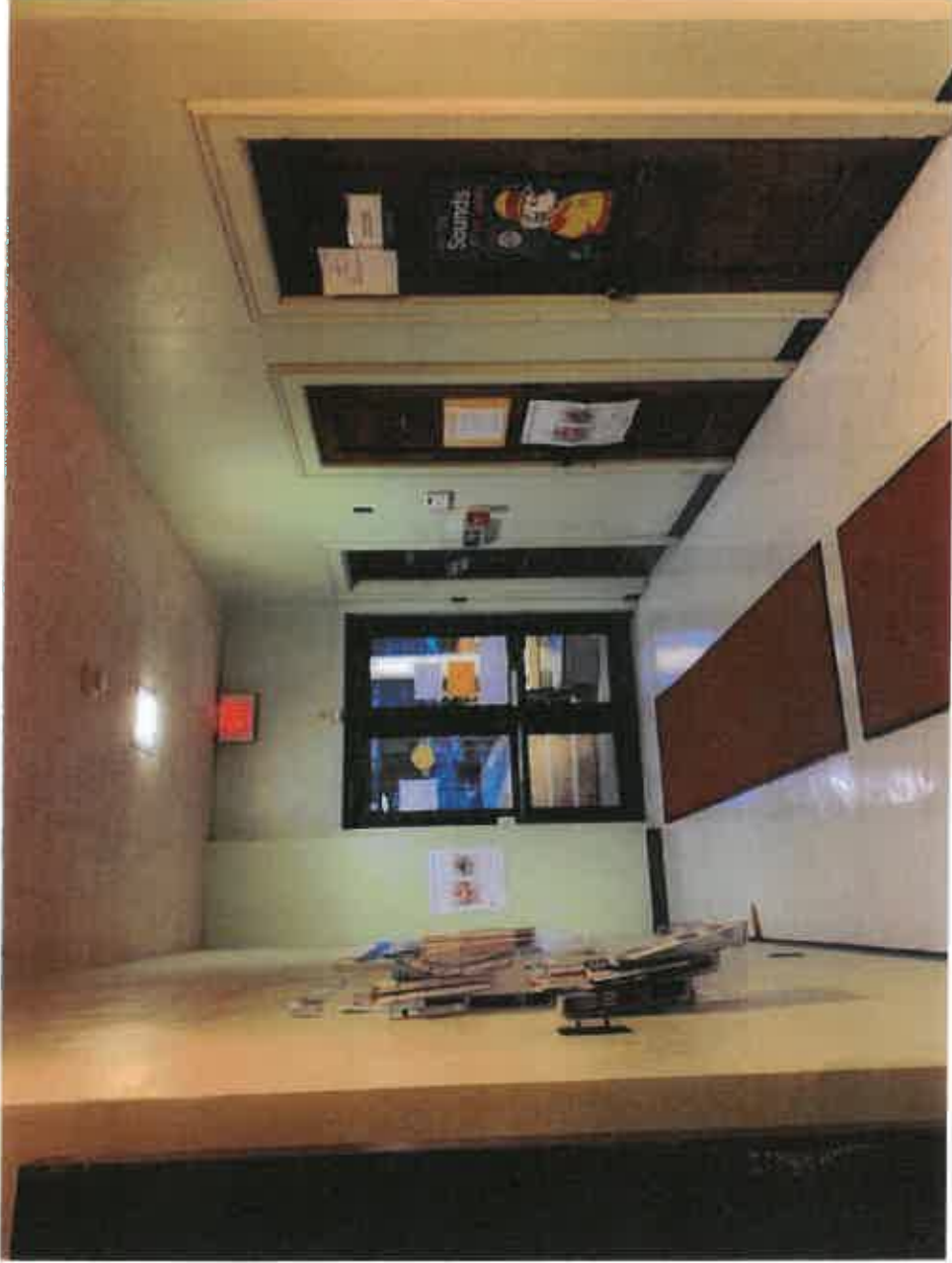
FYU











Sent from my iPhone





ASSA ABLOY

# Architectural Guide for Doors and Frames



Experience a safer  
and more open world





Humpty Dumpty Learning Center  
217 N. Centre Street  
Cumberland, MD 21502

April 6, 2022

**Application to Replace Three (3) Pairs of Existing Exterior Doors for Security Upgrade Requirements.**

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- Three (3) Photos of Existing Doorways



## Decorative Doors

Ceco Door and Curries offer elegant doors with high-definition embossed panels, wood grain patterns, applied moldings and stainless steel finishes.

Many door core types are available including energy efficient, fire, bullet, and blast-resistant ratings.

Factory glazed and acoustical (STC) openings are available as well.

## Decorative Hardware

- Complete line of beautiful hardware from ASSA ABLOY including an assortment of finishes, levers, trim, hinges, door pulls, stops, sliding track hardware glass solutions, access control and custom hardware designed specifically for your space.

- From brands: CORBIN RUSSWIN, RIJSSON, SARGENT, YALE, MARKAP, MCKINNEY, PEMKO and ROCKWOOD



## Embossed and Applied Molding

- Beautiful embossed doors or with applied moldings in 1, 2, 3, 4, and 6 panel designs add elegance to any opening
- High Definition embossed 1 and 2 panel doors available along with acoustical (STC) capabilities
- Energy efficient cores, ADA compliant designs and fire ratings up to 3 hours also make these doors attractive alternatives to stile and rail wood doors

## Factory Pre-Finish

- Available for most standard and custom door and frame designs with flat blemish-free surfaces
- Standard colors and factory matching are available to blend with any architectural setting





# Installation Solutions



## Sidelight Installation Made Easy

A common problem with the installation of a sidelight opening in buildings is transporting the complete frame unit to the opening. Ceco is pleased to announce the Ceco KD Sidelight. This is a drywall sidelight unit that can be assembled and installed at the opening without having to weld the frame pieces together and transport them to various levels of a building. There are no more concerns of fitting the welded frame in the elevator or through doorways of a building. The Ceco KD Sidelight is designed to use common hand tools for installation in a matter of minutes in a rough opening. The complete frame bundle can be carried to the specified opening and installed in a very short time, saving both labor and transportation cost.

The Ceco KD Sidelight Frame is also available in any of the Ceco factory painted prefinish colors along with any of the pantone colors.



See how easy it is to install the Ceco KD Sidelight frame visit the Ceco Door website or the BILT App and view a quick installation video



## Factory Installed Glass – Save Time, Money and Problems

Ceco adds yet another option for its wide selection of commercial doors. Installation of doors at a jobsite involves coordinating many different skills and trades. Making sure everyone has the correct parts needed to complete the job within the construction schedule, is a major task. Ceco offers the option of eliminating one step in the installation process. When the glass is installed at Ceco, it eliminates the worries of coordinating the glass into the proper door at the right time. Ceco will make sure the proper rated glass and glazing material is used to conform to the newest building codes for both fire and safety. Installing a door with the glass installed saves time, and time equals money. Combining factory installed glass with factory prefinished doors, is the perfect way to help contractors achieve tight construction schedules.

Consider Ceco doors with the glass installed for your next project.



## Electrolynx®

Electrolynx is an ASSA ABLOY system of universal plug-in connectors and standardized color-coded wiring that makes installation of electrified openings a snap. Doors and hardware are prewired with plug-in connectors that snap together to create a fully wired opening. The plugs and wires are concealed to preserve the aesthetics of the opening and facilitate future hardware changes. For more information, visit [www.assaabloydss.com/](http://www.assaabloydss.com/)

# Energy Efficient Solutions

## Strong, Energy Efficient Doorways In Any Weather Condition



Approximately 40% of all energy leakage comes from the building envelope\* this includes exterior doorways. Trio-E doors installed with Ceco Door Thermal Break frames and Pemko Thermal Barrier Saddles help increase thermal retention and reduce energy leakage.

Trio-E delivers superior insulated values and strength plus, provides aesthetic qualities desired in today's commercial building applications. The "E" is for energy efficiency and Trio-E has the lowest U-Factor (0.36) for a steel stiffened door in the market today. The U-Factor of 0.36 was achieved in an operable condition (ASTM 1363) using the Ceco Mercury Thermal Break and Pemko 273x3AFG Thermal Barrier Saddle. The Trio-E will provide years of strength and sustainable energy savings for any building.

End users do not have to sacrifice strength in order to achieve insulating performance. For example, Ceco Trio-E has been certified to a design pressure of +/-100 psf with a hurricane rated opening.

\*Tony Woods, Air Tight Buildings, 2005

**TRIO-E**  
Strong • Beautiful • Green

# Life-Safety Solutions



## Attack Resistant Opening

Using standard Ceco doors and frames equipped with School Guard Glass™ SCS™ attack resistant glazing and SARGENT hardware has been third party tested to withstand a brutal physical attack from an intruder for over 4 minutes. This extra time keeps occupants safe until first responders can neutralize the threat. The combination of Ceco Door and School Guard Glass provides easy and affordable retro-fitting to tighten the security of existing fire rated and non fire rated openings. Retrofit kits including glass and glazing are also available for non fire rated applications.

5-aa 10 test standard sets requirements and testing methods to certify forced entry and ballistic systems. This test standard is intended for use by schools and other public or private facilities that use commercial grade wood and hollow metal entrance doors, framing, hardware, structures and systems as well as glass, fixed sidelight framing systems, and borrowed lights.

## Attack Resistant Retrofit Kit and Glazing

Attack Resistant Retrofit Kits in standard and custom sizes replace glazing in existing hollow metal and wood doors to enhance security and to delay access from intrusion.

The Attack Resistant Retrofit Kit which includes a Ceco Type 2 (metal door) or Type 10 (wood door) light kit, SCS™ glass, plus the supplied glazing compound and tape has been third party tested to withstand a brutal physical attack from an intruder for over 4 minutes and shot 30 times in a 6"x6" area. Although bullets will penetrate the SG5 glass it will remain in place to prevent access.

This extra time helps to keep occupants safe until first responders can neutralize the threat. Replacing glazing or glazing with film in existing wood or metal doors with the Attack Resistant Retrofit Kit is an easy and affordable solution to enhance the security of any opening especially in schools.

Ceco Attack Resistant Retrofit Kits, School Guard Attack Resistant Glass and installation components are third party tested per HPW 5-aa 10; however, please be aware that existing doors, frames, or hardware may not have been tested to this standard.



ASSA-ABLOY and School Guard Glass  
partnering to increase security options.

# Composite Door Details

## Composite

Ceco Door offers a complete line of composite type hollow metal doors in face sheet gauges ranging from 20 to 14. Ceco doors are insulated as standard with fully bonded, durable polystyrene (optional polyurethane) cores.

Temperature Rise doors offer the maximum in fire and life safety as they feature either 250°F (121°C) or 450°F (232°C) ratings. Fire ratings are available from 20 minutes through 3 hours.

Ceco composite type doors have been tested to out-perform all test criteria available for physical endurance. The combined durability and variety of options available make these doors a popular choice for any application.

## Imperial/Versadoor

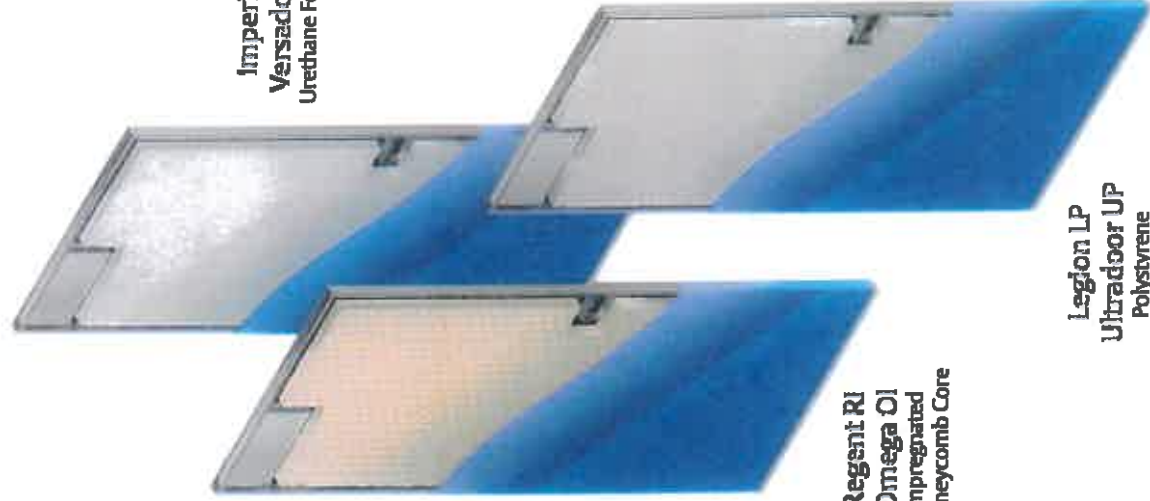
- 1-3/4" (44.4 mm) insulated full flush design - rated for light to maximum-duty use
- Foamed-in-place polyurethane core provides total surface support, impact resistance and exceptional thermal resistance
- Mechanically interlocked, hemmed vertical edge seams for added strength and rigidity
- Inverted end channels welded to both face sheets
- 7 gauge (4.2 mm) steel hinge reinforcement
- Electrostatically applied prime base coat

## Legion/Ultrador

- 1-3/4" (44.4 mm) insulated full flush design -rated for light to extra-heavy-duty use
- Polystyrene core provides insulation characteristics and resistance to impact
- Core is chemically bonded to face sheets providing total surface support
- Mechanically interlocked, hemmed vertical edge seams (as shown) or center edge seam for added strength and rigidity.
- 7 gauge (4.2 mm) steel hinge reinforcement
- Inverted end channels welded to both face sheets
- Rust inhibitive prime paint base coat meets ANSI A250.10

## Regent/Omega

- 1-3/4" (44.4mm) general purpose full flush design, rated for light to extra heavy-duty use
- Kraft Honeycomb core provides structural strength and exceptional flatness
- Full-coat internal contact adhesive for permanent pressure bond and rust prevention
- Mechanically interlocked, hemmed vertical edge seams (as shown) or center edge seam for added strength and rigidity
- Inverted end channels welded to both face sheets
- 7 gauge (4.2mm) steel hinge reinforcement
- Rust inhibitive prime paint base coat meets ANSI A250.10



Regent RI  
Omega OI  
Impregnated  
Honeycomb Core

Imperial IU  
Versadoor VU  
Urethane Foam Core

Legion LP  
Ultrador UP  
Polystyrene  
Foam Core



# Standard Frame Details

## Standard Frames

Design flexibility utilizing frames with made-to-order profiles and dimensions. Within tooling limits, Ceco frames can be specified in made-to-order dimensions for depth, throat, face, rabbet, soffit, or backbend to include a caulking groove, shadow box, splayed trim line, splayed top, stepped rabbet and others.

Series S frames have precision die-cut corners with positive locking tabs to assure rigid assembly connections. Available in hundreds of profiles and dimensions in either knock-down or set-up & welded.

For masonry, wood or metal studs wall, installed either to cap or butt the wall. Three or four piece door frames, Borrowed Lites, Side Lites, or Transom Frames.

SU indicates a standard frame with "unequal" frame rabbets  
SQ indicates a standard frame with "equal" frame rabbets  
SR indicates a standard frame with "one" frame rabbet  
SC indicates a standard cased frame with no rabbet

16, 14, and 12 gauge steel Cold rolled, A60 or G90 galvanized steel.

### Fire label:

Up to three hours (UL10B and UL10C)  
Underwriters Laboratories (Applied or Embossed)  
Warnock Hersey (Applied or Embossed)  
Factory Manual (Applied Only)

### Sizes Available:

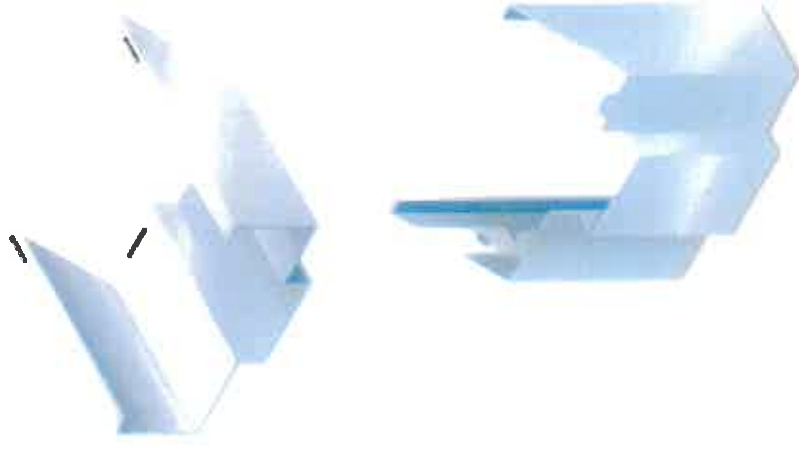
Cased Openings  
3" to 14" depth  
Single Rabbet  
16 and 14 gauge, 3" to 14" 12 gauge, 3-3/8" to 14"  
Double rabbet  
16 and 14 gauge, 4-5/8" to 14"  
12 gauge, 5-1/4" to 14"

### Hinge preparations:

ANSI A156.7, 4-1/2".

### Strike preparations:

ANSI 4-7/8" universal A115.1 and A115.2





# Weather-Stripped Frames

## Weather-Stripped Frames

Weather-Stripped frames provide best draft control available (for energy efficiency), and provides you with a high quality, functional, aesthetically pleasing opening.

- 18 and 16 gauge steel
- Kerf pocket with compression weatherstrip
- Fire label: up to three hours (UL10B and UL10C)
  - Underwriters Laboratories(Applied or Embossed)
  - Warnock Hersey (Applied or Embossed)
  - Factory Manual (Applied only)

## Series SQW and SRW Frames

Series SQW and SRW frames for 1-3/4" doors are formed from commercial quality cold rolled steel conforming to ASTM A1008 ...or (optional) hot-dipped galvanized steel conforming to ASTM A924 and A653. Frames are knocked down (K.D.) field assembled type or welded unit type. Head and jamb members of K.D. frames have diecut mitered corners that interlock rigidly when field assembled. Door stops are 5/8" high and have an integral kerf with foam filled, fire rated, compression type gasket (weatherstrip).

Single or double rabbet profile sizes are available in depths from 3-5/8" thru 14" (in 1/8" increments). Twist-in anchors are available for new masonry, wood stud, metal stud or existing opening wall conditions (indicate which). Welded floor anchors or extra jamb anchors are provided to anchor sill. Welded-in jamb anchors are also available.

## Series DQW and DRW Slip-On Drywall Frames

Series DQW and DRW slip-on drywall frames for 1-3/4" doors are formed from commercial quality cold rolled steel conforming to ASTM A1008 or (optional) hot-dipped galvanized steel conforming to ASTM A924 and A653. Frames are knocked down, field assembled type. Components have diecut mitered corners that interlock rigidly when field assembled. Single rabbet and double rabbet profiles are sized to fit wall thicknesses from 2-5/8" thru 13" (in 1/8" increments). Door stops are 5/8" high and have an integral kerf with foam filled, fire rated, compression type gasket (weathersrip). Frame faces are 2" except double rabbet profiles are available with 4" face heads. Adjustable, compression type anchors are welded to jambs and allow frame installation, plumbing and squaring after wallboard is applied (To adjust anchors use Phillips head screw driver). Components have backbend-returns that protect the wall surface during installation. Sill anchoring is by means of screws through dimpled holes in faces. Welded on sill strap anchors are also available (optional). 18 gauge maximum size is 30x70 single & 60x70 double swing.



## **Historic District Tax Incentive Program**

**By Ruth Davis - Rogers  
224 Washington Street**

**Contact: Jarrett Perlow and Josh Adrian  
Tax Account #: 06-014534**

A Historic District Tax Incentive Application has been received from the owners of the property located at 224 Washington Street. Based on research, factoring out all grant funds that have been allocated to the project, calculations (within the allowable two-year project time period), and materials received, I would like to make the following recommendation:

- ❖ City of Cumberland property tax credit recommended in the amount of \$2,900.45 (10% of total eligible project costs of \$29,004.46). The credit will be applied to real estate property taxes and is valid for a total of five years unless exhausted. Any credits remaining after that time will expire.
- ❖ Property tax assessment freeze is not applicable for this project since the ratio of the project investment verses the pre-improvement value of \$228,500 is 7.8%. The minimum investment that qualifies for a tax assessment freeze is 10%.
- ❖ The effective tax year to when these incentives should be applied is 2022, since the project was completed in the 2021 tax year. Per the ordinance, the incentives are to be applied to the tax year subsequent to the completion of the project.

Improvement cost as percentage of market	Available tax exempt status of improvement
10 percent	1 year
20 percent	2 years
30 percent	2 years
40 percent	3 years
50 percent	3 years
60 percent	4 years
70 percent	4 years
80 percent	5 years
90 percent	6 years
100 percent	7 years
200 percent	8 years
300 percent	9 years
400 percent	9 years
500 percent	10 years

The expenses of this project relate to COA20-000007 from October 2020 for a in kind porch renovation.

**City of Cumberland**  
**Historic Preservation Tax Program**  
**Part II - Completion Certification**

**FOR OFFICE USE ONLY**

COA # \_\_\_\_\_

Tax Account # \_\_\_\_\_

Date Approved \_\_\_\_\_

Part II Certified/Recommended by HPC \_\_\_\_\_

(See Attached for Recommended Incentives)

10. Cumberland Historic Preservation Commission  
 57 North Liberty Street  
 Cumberland, MD 21502

PREPARE: (if different from applicant information)

APPLICANT:  
 Owner's Name: Jarrett Taylor and Josh Adams  
 Address: 229 Washington Street  
Cumberland, MD 21502  
 Phone: 202-299-1663

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

A. In accordance with Maryland's Annotated Code Tax Property, Article 9-204 and 9-204.1 and the City of Cumberland's Ordinance 3550 and 3551, I request a credit and/or freeze on my City Property taxes for the following historic preservation, rehabilitation, or restoration work: (Give a brief description of the project)

B. Total cost of the project: \$29,009.46  
 Contractor (s) Name(s): Barnall Construction, Inc.  
 Completion Date of Project: 9/13/2011

C. Attached Transmittal of Receipts Form is Complete  
 All Receipts are Numbered and Dated  
 Before and After Photographs are Enclosed

I HEREBY DECLARE under penalties of perjury that all information submitted is, to the best of my knowledge, accurate and true.

Owner/Applicant: Jarrett Taylor  
 Date: 11/12/2011



## Gornall Construction, Inc.

408 Long St  
Cumberland, Maryland 21502  
301-777-1542 Email: info@gornall.biz  
MHC # 40294 WV#028672

Client: Jarrett Perlow & Josh Adrian  
Property: 224 Washington Street  
Cumberland, MD 21502

Operator: RICK

Estimator: Rick Gornall  
Position: President  
Company: Gornall Construction Inc  
Business: 408 Long Street  
Cumberland, MD 21502

Business: (301) 697-9110  
E-mail: rick@gornall.biz

Type of Estimate: General remodeling  
Date Entered: 9/8/2020  
Date Completed: 9/21/2020  
Date Assigned:  
Date Job Completed:

Price List: MDX USX MARCI  
Labor Efficiency: Restoration Service Remodel  
Estimate: 2020-09-08-1227-1

Due to the visual condition of the front porch structure, it is anticipated that a good portion of the roof framing has had water infiltrate the roof and hidden gutter. The actual damage will not be able to be determined until the roof is opened up. Upon discovery of any additional damage to the roof structure, beyond the attached scope of work and quantities, an extra work order will be prepared for approval.

During this project all color schemes, colors, sheens and tones will be maintained and matched to the existing painted surfaces.





# Gornall Construction, Inc.

408 Long St.  
Cumberland, Maryland 21502  
301-777-1542 Email: info@gornall.biz  
MINC# 40294 WV#028672

2020-09-08-1227

2020-09-08-1227

## DESCRIPTION

DESCRIPTION	QTY
1 Single axle dump truck - per load - including dump fees	1.00 EA
2 R&R Lattice work	32.00 SF
3 Seal & paint lattice work	128.00 SF
New wood and trim to be painted to match the existing colors and sheens of the porch	
4 R&R tarp - all-purpose poly - per sq ft (labor and material) to protect roof during construction,	
5 Electrical (Bid Item) Additional electrical outlet etc. as determined billed on a cost plus basis. ( OPEN ITEM )	-450.00 SF 1.00 P.A.

Due to not knowing how the new outlets are fed and what requirements for switching will be required, it is impossible to give a fair reasonable price for the two outlets and three fans. Approximate pricing can be provided once the ceiling is opened and the electrician can determine how to achieve the power/switch issues. I would expect the cost to be under one thousand.

## Porch

### DESCRIPTION

DESCRIPTION	QTY
6. R&R Corner trim - hardwood	120.00 LF
7. Detach & Re-set Hanging light fixture - High grade	1.00 P.A.
8. R&R Bead board - 3/8" softwood veneer	380.00 SF
9. Prime & paint exterior fascia - wood, 4", 6" wide	64.00 LF
New wood and trim to be painted to match the existing colors and sheens of the porch	
10. Prime & paint exterior fascia - wood, 6", 8" wide	
New wood and trim to be painted to match the existing colors and sheens of the porch	
11. Prime & paint exterior soffit ceiling - wood	380.00 SF
New wood and trim to be painted to match the existing colors and sheens of the porch	
12. Seal & paint trim - two coats	224.00 LF
New wood and trim to be painted to match the existing colors and sheens of the porch	
13. Finish Carpentry / Trim (Bid Item) Fill in Gaps at front porch and railing	1.00 EA
14. Seal/paint exterior Floor- per SF of floor - Same color, ( OPEN ITEM ) Flooring to be painted only if necessary ( per SI. 1.5.3.36	380.00 SF

## Soffit

### DESCRIPTION

DESCRIPTION	QTY
15. R&R Corner trim - hardwood	224.00 LF
16. R&R 2-1,2" x 6" lumber (Decorative) Detach & Re-set	70.00 LF
17. R&R Bead board - hardwood	118.00 SF
18. Prime & paint exterior soffit - wood plus decorative wood	130.00 SF
New wood and trim to be painted to match the existing colors and sheens of the porch	
19. Seal & paint trim - two coats	224.00 LF
New wood and trim to be painted to match the existing colors and sheens of the porch	

2020-09-08-1227 1

8/17/2021

Page: 2



**Gornall Construction, Inc.**

418 Lung St.  
Cumbersland, Maryland 21507  
301-777-1542 Email: info@gornall.biz  
MHC# 40294 WV#028672

DESCRIPTION	QTY
20. R&R Rafters - 2x8 - 16" OC (3-5/12 Gable, per SF of floor)	170.00 SF
21 R&R Sheathing - spaced 1" x 6"	200.00 SF
22 Ice & water barrier - High temp	250.00 SF
23. R&R Rubber roofing - Fully adhered system - 90 mil	7.34 Sq
24. R&R Fascia - 1" x 4" - #1 pine	120.00 LF
25. R&R Fascia - 1" x 8" - #1 pine	32.00 LF
26. R&R Gutter - downspout - box -Hidden Gutter	64.00 LF
27. R&R Soffit - box framing - 2' overhang	64.00 LF

Formula Sloped Ceiling 46' x 14' x 2'

Grand Total

\$26,978.28

Rick Gornall  
President

**Grand Total Areas:**

752.00 SF Walls	1,897.69 SF Ceiling	1,897.69 SF Walls and Ceiling
1,142.00 SF Floor	126.89 SF Flooring	282.00 LF Floor Perimeter
0.00 SF Long Wall	116.00 SF Sbord Wall	282.16 LF Cell. Perimeter
0.00 Floor Area	0.00 Total Area	6180 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	0.00 Total Perimeter Length
0.00 Surface Area	0.00 Number of Squares	
0.00 Total Ridge Length	0.00 Total Hip Length	

If accepted below, work to begin on or about April 27, 2021 and completed by May 31, 2021, pending no delays on materials or Covid-19 issues.

Contract Acceptance

Conditions: This proposal may be withdrawn by us if not accepted within 15 days. Due to the volatility of building materials a reconciliation of the actual materials costs will be performed and may require an adjustment if found to be more than 10% higher than originally quoted. Any damages or concealed conditions uncovered that were not anticipated above shall be additional to cost above. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above

2020-09-08-1227-1



**Gornall Construction, Inc.**

408 Long St  
Cumberland, Maryland 21502  
301-777-1542 Email: info@gornall.biz  
MHC# 40294 WV#028672

work. All work to be performed to the Published NAHB Performance Standards  
Note: This contract may result in a lien being placed on your property in the event of non-payment; you have the right to  
cancel this contract within five business days of your acceptance of the proposal. Cancellation of this contract can be  
performed by notifying the contractor in writing at the Contractors place of business. All invoices are due upon receipt  
and subject to finance charges after 30 days at an annual rate of 12%. Legal/collection costs and fees associated with  
collection of funds will be paid by the homeowner. Disputes will be handled by Arbitration through the Home Builder's  
Association of Western Maryland at no cost to either party. A claim against the Guaranty Fund will be stayed until  
completion of the mandatory arbitration proceeding. Acknowledgment Initialed by: \_\_\_\_\_ Owner

Contractor \_\_\_\_\_ Date \_\_\_\_\_

**Notice:**

Formal mediation of disputes between homeowners and contractors is available through the commission.  
The commission administers the Guaranty fund, which may compensate homeowners for certain actual losses caused by acts or  
omissions of licensed contractors; and  
A homeowner may request that a contractor purchase a performance bond for additional protection against losses not covered  
by the Guaranty Fund

**Total Cost of Repairs \$26,978.28**

**Deposit on acceptance of contract \$8,000.00**

**Second payment on completion of Demolition \$13,000.00**

**Final payment: on completion of Project \$5,978.28 Plus any additional cost items**

I hereby accept and authorize Gornall Construction, Inc. to perform the work as described above. Furthermore I / We  
agree to the conditions, work and payment terms as set forth in this document.

\_\_\_\_\_  
OWNER CO-OWNER'S ACCEPTANCE \_\_\_\_\_ Date \_\_\_\_\_

Accepted By: \_\_\_\_\_ Richard R. Gornall, President for Gornall Construction, Inc.

All Home Improvement Contractors and Sub-Contractors must be licensed by the Maryland Home Improvement Commission.  
Anyone may ask the commission about a contractor or subcontractor. Inquiries should be transmitted to the Home Improvement  
Commission, 501 St. Paul Place, Baltimore, MD 21202-2272, Phone 410-333-6300 or [www.dlr.state.md.us](http://www.dlr.state.md.us)

Joint Checking: Account Activity Transaction Details

Check number: [REDACTED]

Post date: 03/22/2021

Amount: -8,000.00

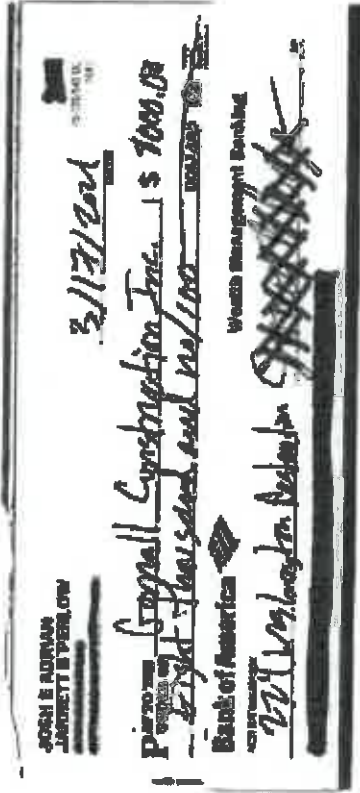
Type: Check

Description: Check

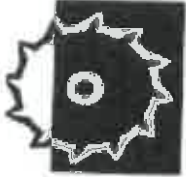
Merchant name: Check

Merchant information:

Transaction category: Cash, Checks & Misc; Checks



1



**Cornall Construction, Inc.**  
408 Long Street  
Cumberland, MD 21502

# Invoice

DATE	INVOICE NO.
5/16/2021	6907

FEIN # 52-1990475

**BILL TO**  
Jerrett Perlow  
Josh Adrien  
224 Washington St.  
Cumberland, MD 21502

**PROJECT ADDRESS**  
224 Washington St.  
Cumberland, MD 21502

DESCRIPTION	QTY	RATE	AMOUNT
Second invoice, demolition completed.		13,000.00	13,000.00

<b>Payments/Credits</b>	\$0.00
<b>Total</b>	<b>\$13,000.00</b>
<b>Due on Receipt</b>	

We accept Visa, MasterCard, Discover and American Express with a 3% processing fee added to total. All balances over 30 days will be charged 10% annual interest and subject to legal collection fees and costs.

By using a check for payment, you agree to the following terms: In the event your check is dishonored or returned for any reason, you authorize us to electronically (or by paper draft) re-present the check to your bank account for collection of the amount of the check, plus any applicable fees as permitted by law.

<b>Phone #</b>	301-777-1512
<b>Fax #</b>	301-723-7229
<b>E-mail</b>	infor@cornall.biz
<b>Web Site</b>	www.cornall.biz

(2)



Joint Checking: Account Activity Transaction Details

Check number: 00000000552

Post date: 05/28/2021

Amount: -13,000.00

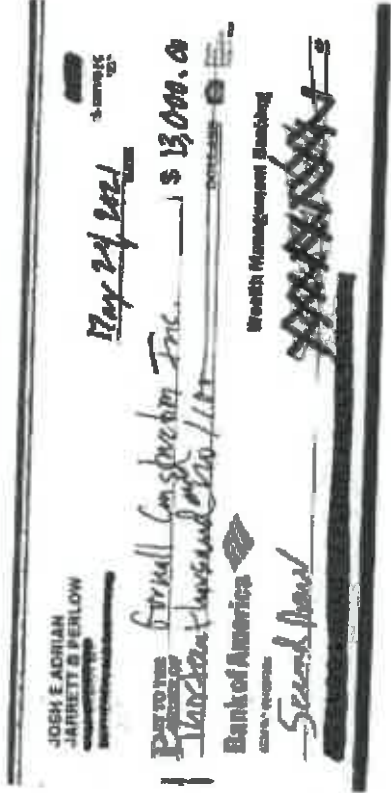
Type: Check

Description: Check

Merchant name: Check

Merchant information:

Transaction category: Cash, Checks & Misc; Checks



Gornall Construction, Inc.  
 408 Long Street  
 Cumberland, MD 21502

# Invoice

DATE	INVOICE NO.
9/13/2021	8877

FEIN # 52-1990475

**BILL TO**  
 Jarrett Perlow  
 Josh Adrian  
 224 Washington St.  
 Cumberland, MD 21502

**PROJECT ADDRESS**  
 224 Washington St.  
 Cumberland, MD 21502

DESCRIPTION	QTY	RATE	AMOUNT
Final scheduled invoice for contract		5,978.28	5,978.28
Additional Work: Install outlets, two ceiling fans, one light fixture and a ring door camera system. Replace the decorative soffit blocking and corner trim, originally anticipated to be re-used were found to be in various stages of rotted wood		2,101.18	2,101.18
Credit for unsuccessful installation of Uaffy door bell		-75.00	-75.00

<b>Payments/Credits</b>	50.00
<b>Total</b>	<b>58,014.46</b>
<b>Due on Receipt</b>	

We accept Visa, MasterCard, Discover and American Express with a 3% processing fee added to total. All balances over 30 days will be charged 10% annual interest and subject to legal collection fees costs.

If using a check for payment, you agree to the following terms: In the event your check is dishonored or returned for any reason, you authorize us to electronically let by paper drafts represent the check to your bank account for collection of the amount of the check, plus any applicable fees as permitted by law.

Phone #  
 301-777-1547

Fax #  
 301-722-7274

E-mail  
 info@jornall.biz

Web Site  
 www.gornall.biz

(3)

**Joint Savings: Account Activity Transaction Details**

**Post date:** 11/09/2021

**Amount:** -8,004.46

**Type:** Bill pay

**Description:** Gornall Construction, Inc. Bill Payment

**Merchant name:** GORNALL CONSTRUCTION, INC.

**Merchant information:**

**Transaction category:** Uncategorized: Uncategorized

Scheduled

In Process

Processed

Gormall Constructio..  
\*gion

Check [REDACTED] was mailed to Gormall Construction Inc. for receipt by November 9, 2021.  
Money was withdrawn from your [REDACTED] account on November 9, 2021

Pay From [REDACTED]

Amount 58,004.16

PAPER CHECK

PROCESSED

November  
9

Estimate#

Memo Invoice 6977

Confirmation SAKHX GOLKS

30



BEFORE





BEFORE



BEFORE





BEFORE





**BEFORE**





DURING

224





DURING

224



22

DURING





AFTER



AFTER

2.





AFTER





AFTER



AFTER