

# Historic Preservation Commission



## Members:

Dr. Stephen Gibson – Chairperson  
Ms. Suzanne Wright – Vice Chairperson  
Mr. Tim Hoffman – Secretary  
Mr. Larry Jackson  
Mr. Chris Myers  
Dr. Michael Garrett  
Lincoln Wilkins, Jr. PhD  
Councilwoman Laurie Marchini  
Staff Liaison: Kathy McKenney, Historic Planner/Preservation Coordinator

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## AGENDA

Historic Preservation Commission  
Cumberland City Hall, Council Chambers

DATE: August 11, 2021

TIME: 4:00 PM

### APPROVAL OF MINUTES

1. Minutes from the July 14, 2021 Meeting

### PUBLIC COMMENT

### CERTIFICATES OF APPROPRIATENESS – CONSENT AGENDA

2. 86 Wineow Street – COA21-00024 - Capital Electric – Change of copy to existing signs to reflect new business name – Susan Emerick, applicant

### CERTIFICATES OF APPROPRIATENESS

3. 34 North Centre Street - RCA21-000012 – Provision of final design/material specifications for window hoods, storefront cornice, rooftop cornice, and “after the fact” review of entrance doors – Drew Knippenberg, owner

### OTHER BUSINESS

4. Staff/Chairperson Updates
5. Tax Incentive Ordinance Revisions - A summary overview by HPC staff of the recent Mayor and City Council- approved clarifications to the two codified ordinances which create the Historic District Tax Incentive Program
6. HPC Staff Approvals Since the July Meeting: 600 Washington Street (COA21-000018)-in-kind roof replacement – Dr. Gary Cook; 60 Pershing Street (COA21-000019) – repainting the rear

entrance door adjacent to Merchants Alley – Julie Westendorff, Allegany Arts Council, applicant; 57 Baltimore Street (COA21-000020 -repainting the rear entrance door adjacent to Merchants Alley – Julie Westendorff, Allegany Arts Council, applicant; 505 Washington Street (COA21-000021) - removal of a diseased tree by the City of Cumberland - Anita Simmons, applicant; 50 Pershing Street (COA21-000022 – repainting the rear entrance door adjacent to Merchants Alley – Julie Westendorff Allegany Arts Council; 65 Baltimore Street (COA21-000023) – repainting the rear entrance door adjacent to Merchants Alley – Julie Westendorff Allegany Arts Council

## **ADJOURNMENT**

If you are unable to attend this meeting, please contact the Department of Community Development at (301) 759-6431 or (301) 759-6442.

Applicants or their appointed representatives must be present at the meeting for a review to take place. Please remember to turn off or silence all electronic devices prior to entering the meeting.

**File Attachments for Item:**

2. 86 Wineow Street – COA21-00024 - Capital Electric – Change of copy to existing signs to reflect new business name – Susan Emerick, applicant



CITY OF  
**CUMBERLAND**  
MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

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**PERMIT NO. COA21-000024**

**CERTIFICATE OF APPROPRIATENESS**

**See attached for information which may be requested by the Historic Preservation Commission, as deemed necessary.**

**LOCATION: 86 WINEOW ST  
OWNER: WYCKOFF INDUSTRIES INC  
APPLICANT \_\_\_\_\_**

**Susan Emerick  
86 Wineow Street  
Cumberland, MD 21502**

**File Date: 08/03/2021**

**Work Description: 86 Wineow Street Signage Updates**

<b>Description</b>	<b>Total Cost</b>
Certificate of Appropriateness Review Fee	30.00

**TOTAL AMOUNT: 30.00**

**Proposed Work: 86 Wineow Street Signage Updates resulting in a change of copy to existing signs**

**Subject: However to revocation by the HPC in the case the afore named construction is not in compliance with the requirements of the City Ordinance related to Historic Preservation, especially Ordinance No. 3208. H.P.C Chairman \_\_\_\_\_ H.P.C Secretary**

**\_\_\_\_\_ 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 specific 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.**

**Signed: \_\_\_\_\_**



Capitol Institute  
1000 ...



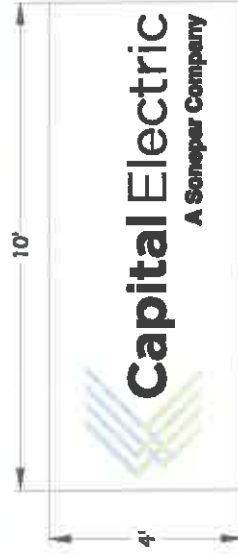
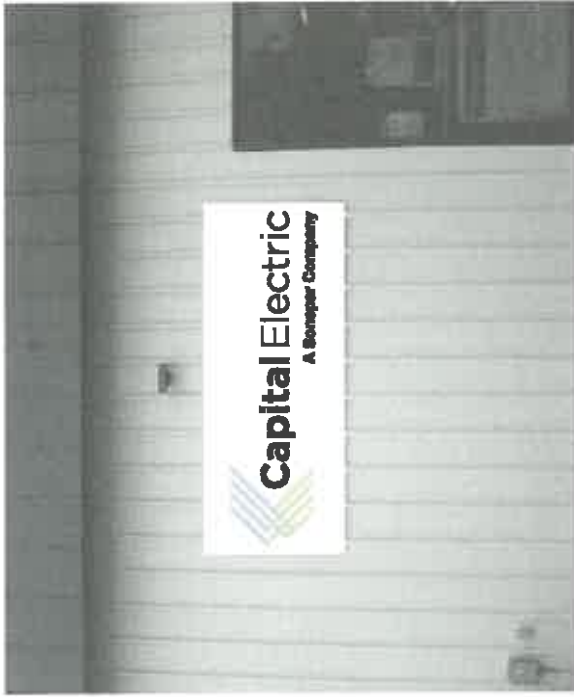
## **Existing Signs**

**CapitalTristate**

THE ELECTRICAL DISTRIBUTOR OF CHOICE







Quantity: 2

Approved by: \_\_\_\_\_  
 Printed: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

Comments:

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**CAUTION**  
DO NOT STOP IN GOODWAY



## **Proposed Changes**







Quantity: 1  
for front entrance



Quantity: 1  
for back door entrance

(black represents glass)

Approved by: \_\_\_\_\_  
 Printed: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

Comments:

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 INSTALL  
 REPAIR



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 IT HAS BEEN TESTED AND APPROVED BY  
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 QUALITY OF THE PRODUCT. IT MEANS  
 YOU CAN TRUST THE QUALITY OF THE  
 COMPANY THAT PRODUCED IT.





**Certificate of Appropriateness Application  
Presentation of Information  
By Antonia Zals**

**COA21-000024**

**Address: 86 Wineow Street**

**Capital Electric**

**Project Contact: Susan Emerick**

**Project Summary:** The applicant is applying for a Certificate of Appropriateness to update signage outside of their building to reflect a name change for the business. This building is a non-contributing structure in the Historic District since it was built outside the Period of Significance. The existing signage was approved on September 12, 2012 within COA 602.

Therefore, new signage is being reviewed following Guideline 50, which specifies the HPC's discretion for the appropriateness of the replacement signage.

The current proposal is essentially a change of copy to overlay on the previously approved sign structures. The new, rebranded signage includes: a 26"x17" "Daily Hours" vinyl sticker for the front door entrance, a 30"x7.85" vinyl sticker for the back door entrance, and two 4'x10' white company signs for the front and back of the building. New signage shall reflect similar size and shape to the current company signage.

**The section of the Preservation Guidelines that pertains to this application is Guideline 50: Existing Non-Historic Signs (50a Chapter 5 Page 104).**

**File Attachments for Item:**

3. 34 North Centre Street - RCA21-000012 – Provision of final design/material specifications for window hoods, storefront cornice, rooftop cornice, and “after the fact” review of entrance doors – Drew Knippenberg, owner



**EXISTING CERTIFICATE OF  
APPROPRIATENESS  
REQUEST FOR  
CHANGE/AMENDMENT**

**Request for Change Amendment (RCA) #:** RCA21-000012  
**Certificate of Appropriateness (COA) #:** COA21-000015

**Property Owner:** KNIPPENBERG DREW E

**Applicant:** James Bone

**Original Approval Date:** 06/09/2021

**Project Address:** 34 N CENTRE ST

**Property Number:** 14005056

**Change/Amendment Review Date:**

The request for a change/amendment to the original review includes the following scope of work:  
As we continue to move forward with building renovations, the following scope of work will be covered as part of this review:

- I. After the Fact Alteration of the Main Entrance Door for First Floor using Tubelite Narrow Stile Clear Anodized Double Doors;
- II. Building Entry Way / Overhang Lighting & Ceiling - Install rooftop and storefront stepped metal cornices as shown on the submitted rendering with built in planter at the storefront level; rehabilitate the existing, but removed, historic sign to paint it white and install halo-style lighting around metal lettering. The lighting will have the capability of changing colors

The request was: Under Review

:

Signed:

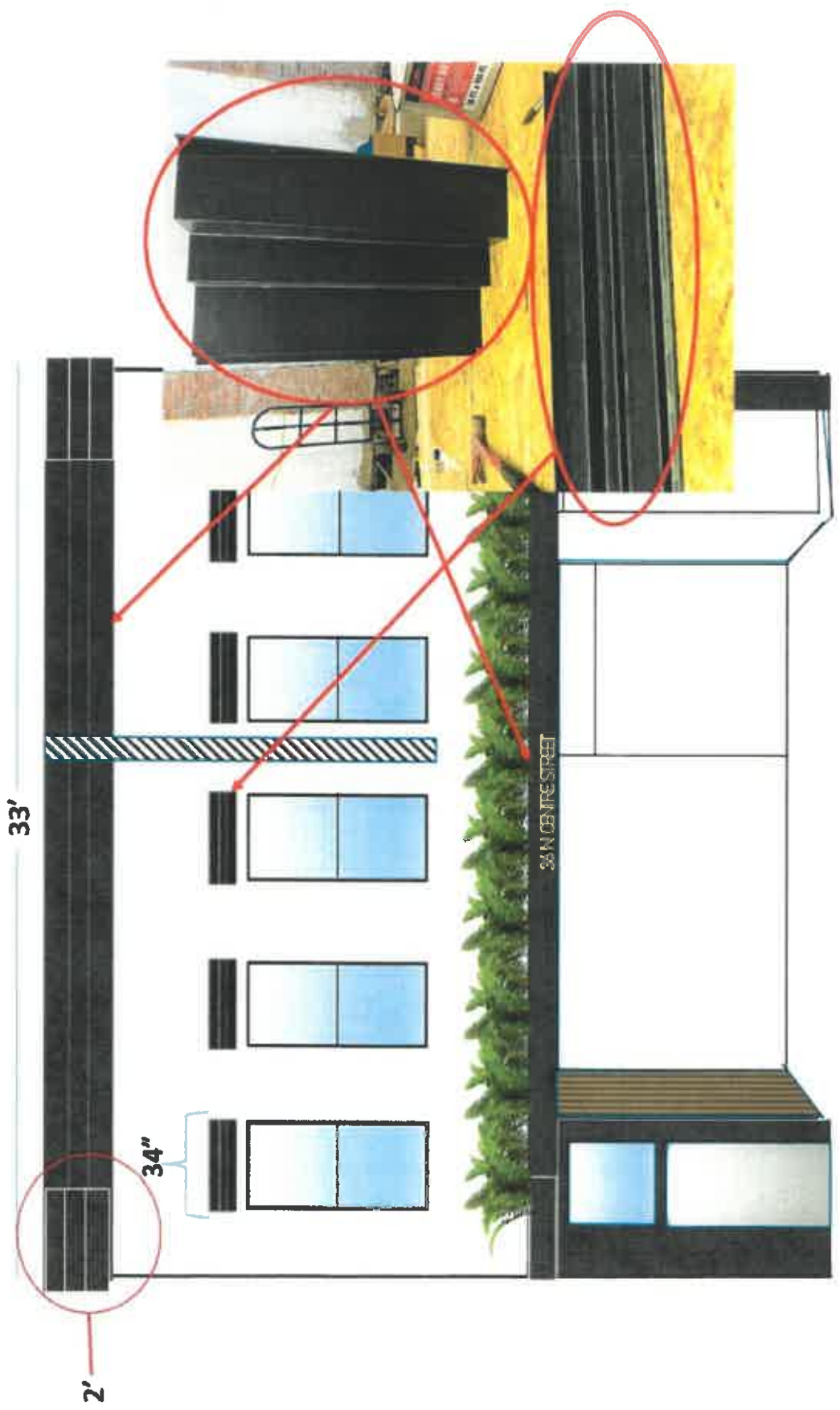
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HPC Chair

HPC Secretary

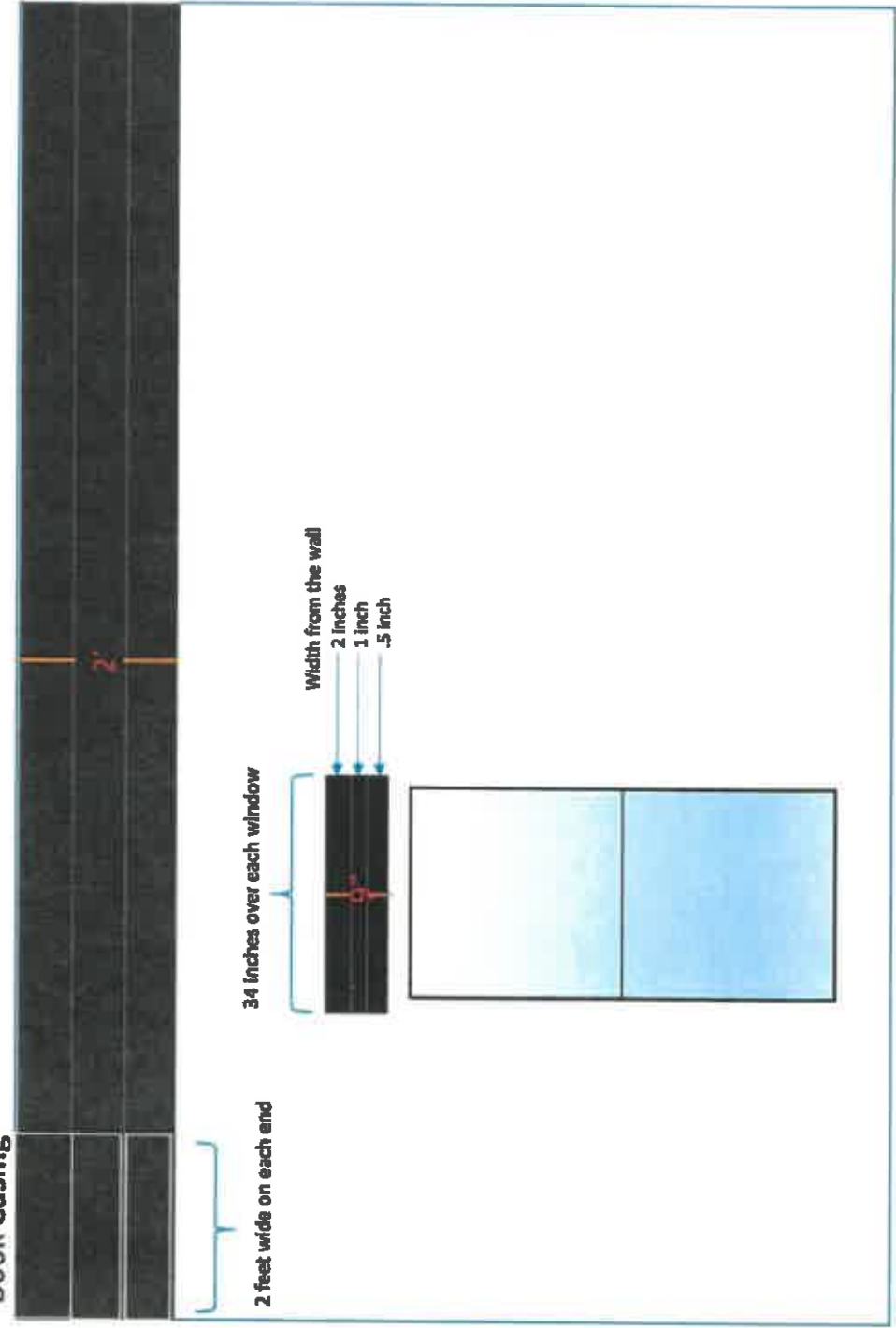
**NOTE: Please note that the approval listed above only constitutes the approval of the Historic Preservation Commission. You must still ensure that all other permits associated with this project, if required, have been applied for and approved by the Building and Zoning Officer.**





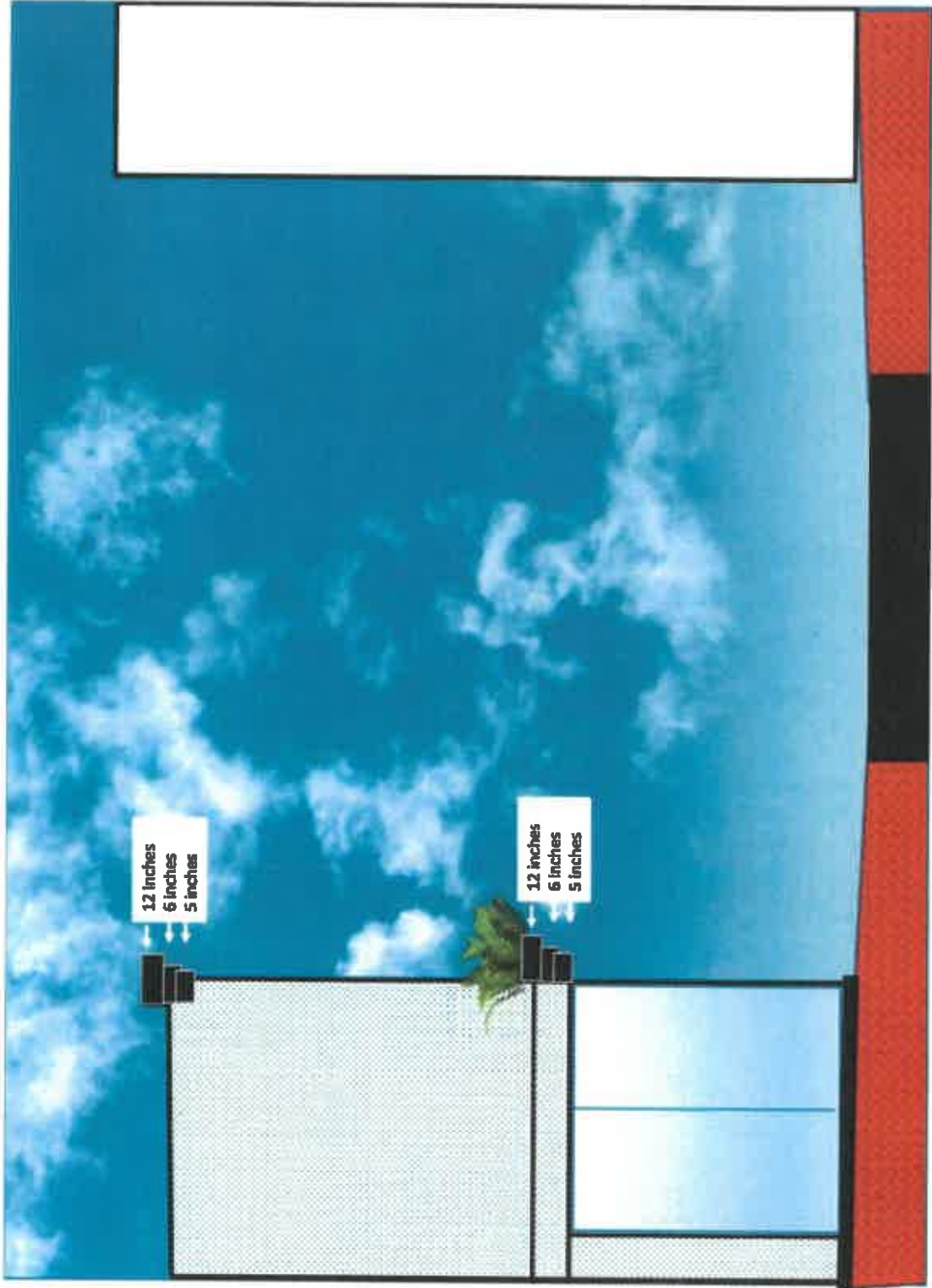
# "Book Casing"

Width from the wall  
12 inches  
6 inches  
5 inches



Width from the wall  
9 inches  
4 inches  
2 inches



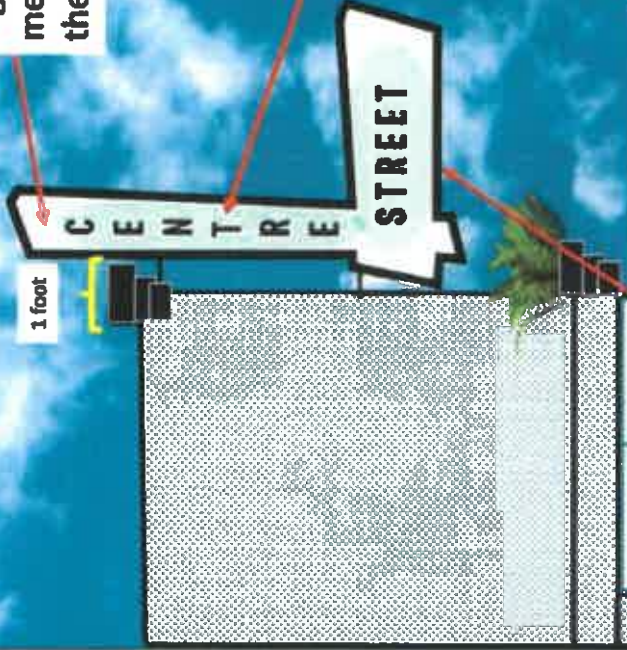




Sign face will be painted "white" with metal paint for a cleaner look and the ability to project color.



Adding proportional Metal Letters (As seen here on mechanic street) to spell out "Centre Street" with back lit LED to change color during the seasons and events.



Sign edge will be painted "black" with metal paint to match the rest of the building



36







CLIENT LOGIN 

## PRODUCTS

### STOREFRONT

#### ENTRANCES

Standard Narrow

Standard Medium

Standard Wide

Custom

Monumental Entrances

Thermal=Block Thermal Doors

TerraPorte 7600 – Terrace Door

FFS Entrances

FFB Standard Entrances

FFB Monumental Entrances



## Standard Narrow Stile Entrances

Tubelite Standard Narrow Stile Entrances are designed for light-to-moderate use in commercial applications. The Standard Narrow Stile has 2-1/8" vertical stiles and top rail, and 4" bottom rail – optional up to 10"



*Adjustable  
astragal  
assembly.  
Narrow meeting  
stile.*



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WINDOW WALL

OPERABLE WINDOWS

SUN CONTROLS

THERML=BLOCK

High Performance Thermal Systems

FORCEFRONT STORM

Hurricane Impact Systems

FORCEFRONT BLAST

Blast Hazard Mitigation Systems

ARCHITECTURAL ALUMINUM FINISHES

DESIGN MANUAL

PRODUCT UPDATES

LITERATURE

INDUSTRY RESOURCES

FAQs

hardware features a convenient pull handle and push bar with lock location 36" above the finished floor. Stock entrances and frames are anodized with clear or dark bronze finishes, and readily available for quick delivery.

### **Durable Tie-Rod Construction**

The strength and flexibility of steel tie-rod construction is what holds it all together and makes Tubelite entrances endure. Tie-rod assembly is as durable as welded corner construction and superior in many ways. Tubelite entrances can be modified, disassembled or resized right in the field. No other entrance offers you this much strength and flexibility.

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# Entrances



Tubelite Standard Narrow Stile Entrances are designed for light-to-moderate use in commercial applications. The Standard Narrow Stile has 2-1/8" vertical stiles and top rail, and 4" bottom rail – optional up to 10" for ADA compliance. The smooth design of Tubelite's entrance hardware

features a convenient pull handle and push bar with lock location 36" above the finished floor. Stock entrances and frames are anodized with clear or dark bronze finishes, and readily available for quick delivery.

## Durable Tie-Rod Construction

The strength and flexibility of steel tie-rod construction is what holds it all together and makes Tubelite entrances endure. Tie-rod assembly is as durable as welded corner construction and superior in many ways. Tubelite entrances can be modified, disassembled or resized right in the field. No other entrance offers you this much strength and flexibility.



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style.

## EXAMPLES >

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**R-Mil Warehouse**  
Vineyard, UT



**Ritsema Associates**  
Grandville, MI



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SEE MORE  
EXAMPLES IN  
THE GALLERY



**Standard Narrow Series Product Specifications**

**Application:** Offices, Shopping Plazas

**Description:** 2-1/8" vertical stiles and top rail, and 4" bottom rail – optional up to 10" for ADA compliance

Glass	Air Infiltration	Structural	U-Factor**
1" std (1/8" – 1")	1.0 CFM/Ft.2 @ 1.57 PSF	30 PSF Design 45 PSF Overload	<u>U-Factor</u> <u>Table</u>

*Refer to Tubelite guide specification and test report summaries for complete test specimen description and data.*

\*\* U-Factor per NFRC 100: COG = 0.24 with warm edge spacer, 1-3/4" x 4-1/2" non-thermal frame.

Standard Entrance Series	Narrow	Medium	Wide
Application	Offices, Strip Centers	Retail Stores	Public Buildings
		Medians	

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Top Rail: 1-3/4" x	2-1/8"	4"	5"
Bottom Rail: 1-3/4" x	4" (opt. up to 10")	6-1/2" (opt. up to 10")	6-1/2" (opt. up to 10")
Maximum Sizes	Single: 4'0" x 9'0" Pair: 8'0" x 9'0"	Single: 4'0" x 9'0" Pair: 8'0" x 9'0"	Single: 4'0" x 9'0" Pair: 8'0" x 9'0"

Standard Narrow Series Product Specifications	
Application:	Offices, Shopping Plazas
Description:	2-1/8" vertical stiles and top rail, and 4" bottom rail – optional up to 10" for ADA compliance
Glass:	1" std (1/8" – 1")
Air Infiltration:	1.0 CFM/Ft.2 @ 1.57 PSF
Structural:	30 PSF Design, 45 PSF Overload
U-Factor**:	<a href="#">U-Factor Table</a>

*Refer to Tubelite guide specification and test report summaries for complete test specimen description and data.*

**\*\* U-Factor per NFRC 100: COG = 0.24 with warm edge spacer, 1-3/4" x 4-1/2" non-thermal frame.**

Standard Entrance Series	
Narrow	
Application	Offices, Shopping Plazas

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Top Rail: 1-3/4" x	2-1/8"
Bottom Rail: 1-3/4" x	4" (opt. up to 10")
Maximum Sizes	Single: 4'0" x 9' 0" Pair: 8'0" x 9' 0"
Medium	
Application	Retail stores
Traffic	Moderate to Heavy
Vertical Stile 1-3/4" x	4"
Top Rail: 1-3/4" x	4"
Bottom Rail: 1-3/4" x	6-1/2" (opt. up to 10")
Maximum Sizes	Single: 4'0" x 9' 0" Pair: 8'0" x 9' 0"
Wide	
Application	Public buildings
Traffic	Heavy
Vertical Stile 1-3/4" x	5"
Top Rail: 1-3/4" x	5"
Bottom Rail: 1-3/4" x	6-1/2" (opt. up to 10")
Maximum Sizes	Single: 4'0" x 9' 0" Pair: 8'0" x 9' 0"

+ **Standard  
Narrow  
Series  
Product  
Data**

+ **Standard  
Narrow  
Series  
State  
Approvals**

+ **Standard**

+ **Standard**

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Data

Promotional  
Data

## PRODUCTS

Storefront | Entrances |  
Curtainwall  
Window Wall | Operable  
Windows | Sun Controls  
**Thermal-Block** – High  
Performance Thermal  
Systems  
**ForceFront Storm** –  
Hurricane Impact Systems  
**ForceFront Blast** – Blast  
Hazard Mitigation Systems  
Architectural Aluminum  
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## Standard Narrow Stile Entrances

Our Standard Narrow Stile Entrances are designed for light-to-moderate use in commercial applications. Standard Narrow Stile has 2-1/8" vertical stiles and top rail, and 4" bottom rail – optional up to 10" for ADA compliance. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor. Stock doors and frames are anodized with clear or dark bronze finishes, and readily available for quick delivery.

### Durable Tie-Rod Construction

The strength and flexibility of steel tie-rod construction is what holds it all together and makes our doors endure. Tie-rod assembly is as durable as welded corner construction, but superior in many ways. Tubelite doors can be modified, disassembled or resized right in the field. No other door offers you this much strength and flexibility.



400 Series  
Curtainwall

ALSO  
USED  
WITH

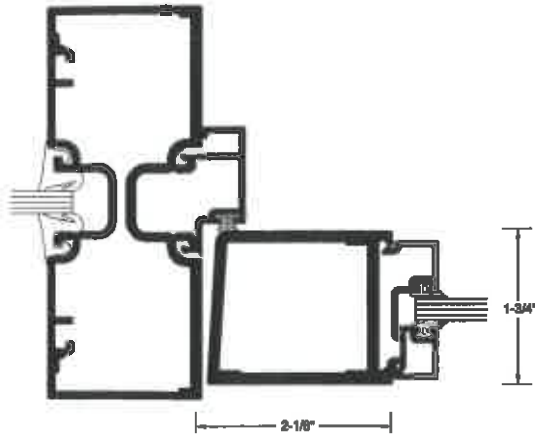
14000 Series  
Storefront

# TUBELITE®

DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,  
CURTAINWALL, AND ENTRANCE SYSTEMS

## Standard Narrow Stile Entrances



### System Features:

- Standard 2-1/8" (53.975Mm) sight line on verticals and top rail
- Deadbolt lock
- 1" dia. push bar and offset pull handle
- Standard Infill options 1" (25.4mm), and 1/4" (6.35mm), other infills available
- 3'0" and 3'6" width single doors, 6'0" width pairs of doors
- 7'0" height door leaves

### Optional Features:

- 4" (101.6mm) and 10" (254mm) bottom rails
- Mortised butt hinges, offset pivots, continuous hinges, center pivots
- Latch locks, cvr & rim panics, electric strikes
- Hardware by others
- 1-3/4" or 2" x 4-1/2" sight line frame member
- Intermediate horizontal or vertical mid-rails
- 7 anodized and 19 painted standard finishes
- Custom height and width doors

Note: Dimensions do not include 1/2" glass stops.

#### Standard Entrance Series

#### Narrow Stile

#### Traffic

Light to Moderate

#### Vertical Stile 1-3/4" x

2-1/8"

#### Top Rail 1-3/4" x

2-1/8"

#### Bottom Rail 1-3/4" x

4" (opt. up to 10")

### Standard Narrow Series Product Specifications

**Application:** Offices, Shopping Plazas

**Description:** 2-1/8" vertical stiles and top rail, and 4" bottom rail – optional up to 10" for ADA compliance

Glass:	Air Infiltration:	Structural:	U-Factor** Single Door:	U-Factor** Double Door:
1" std (1/8" – 1")	1.0 CFM / Ft.2 @ 1.57 PSF	30 PSF – Design 45 PSF – Overload	Narrow: 0.64	Narrow: 0.59

\*\* U-Factor per NFRC 100. Refer to the U-Value table at: [www.tubeliteinc.com/products/entrances/standard-narrow/](http://www.tubeliteinc.com/products/entrances/standard-narrow/)

Tubelite Inc. is a leading manufacturer of aluminum storefront and entrance systems. Our products are designed to provide a secure, energy-efficient, and aesthetically pleasing entrance to your building. We offer a wide range of products, including standard narrow series, ADA compliant, and custom solutions. Our products are made from high-quality materials and are built to last. We are committed to providing excellent customer service and support. For more information, please contact us at 800-866-2227 or visit our website at [www.tubeliteinc.com](http://www.tubeliteinc.com).

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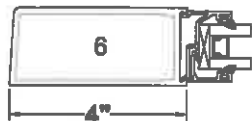
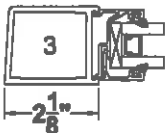
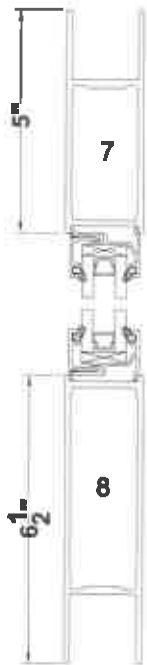
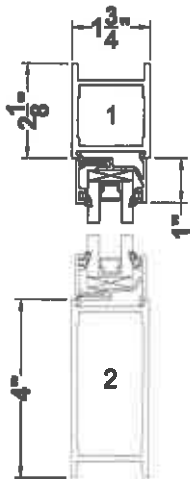
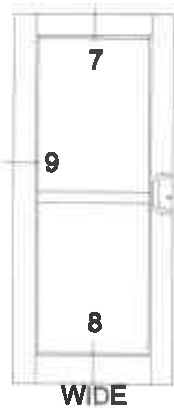
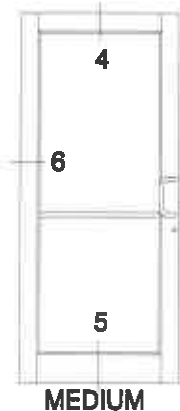
LEADERS IN ECO-EFFICIENT STOREFRONT,  
CURTAINWALL, AND ENTRANCE SYSTEMS

# STANDARD ENTRANCES

Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

Local and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

## Standard Details 1/4 scale

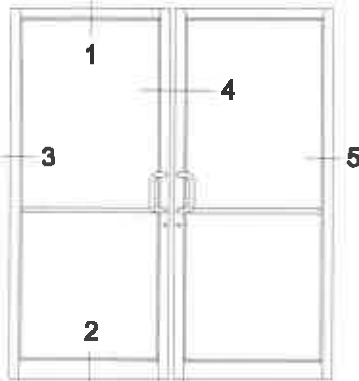


FEBRUARY 2020

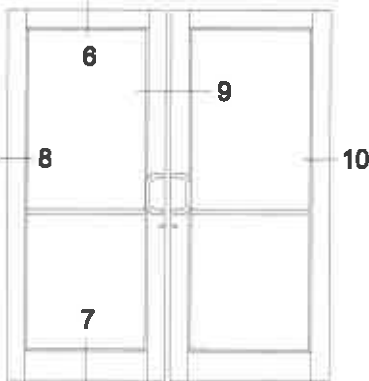
**TUBELITE**<sup>®</sup>  
DEPENDABLE  
LEADING IN HIGH-EFFICIENT STOREFRONT,  
CURTAINWALL AND ENTRANCE SYSTEMS

For specific product applications, contact your Tubelite representative.  
Details on this page represent standard details found on our website.  
For more options, visit our website at  
[www.tubeliteinc.com/narrow-stile-and-standard-stile/](http://www.tubeliteinc.com/narrow-stile-and-standard-stile/)

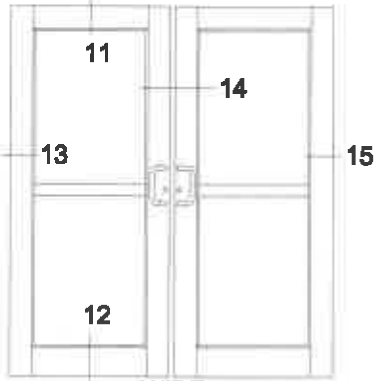
# STANDARD ENTRANCES



NARROW



MEDIUM

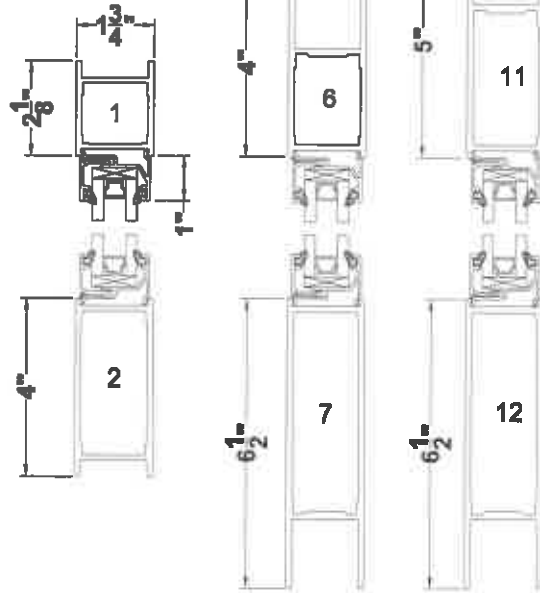


WIDE

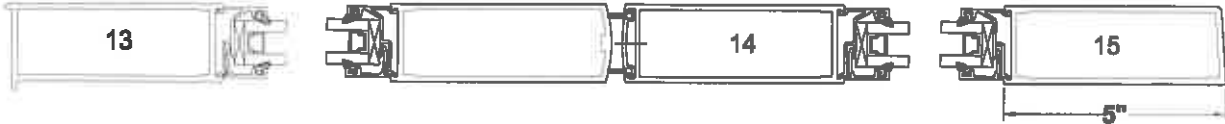
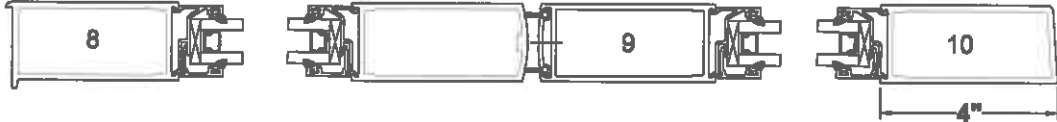
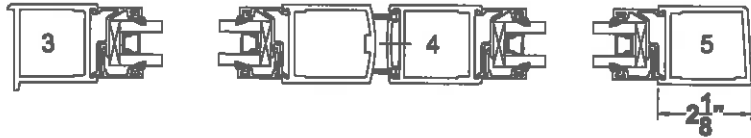
Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

Local and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

## Standard Details 1/4 scale



REFER TO GLAZING AND DOOR STOP SECTION FOR GLASS STOP OPTIONS



**TUBELITE®**  
DEPENDABLE  
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL, AND ENTRANCE SYSTEMS

FEBRUARY 2020

For specific product applications, contact your Tubelite representative.  
Details on this page represent standard details found on our website.  
For more options, visit our website at  
[www.tubeliteinc.com/narrow-stile-and-standard-stile/](http://www.tubeliteinc.com/narrow-stile-and-standard-stile/)

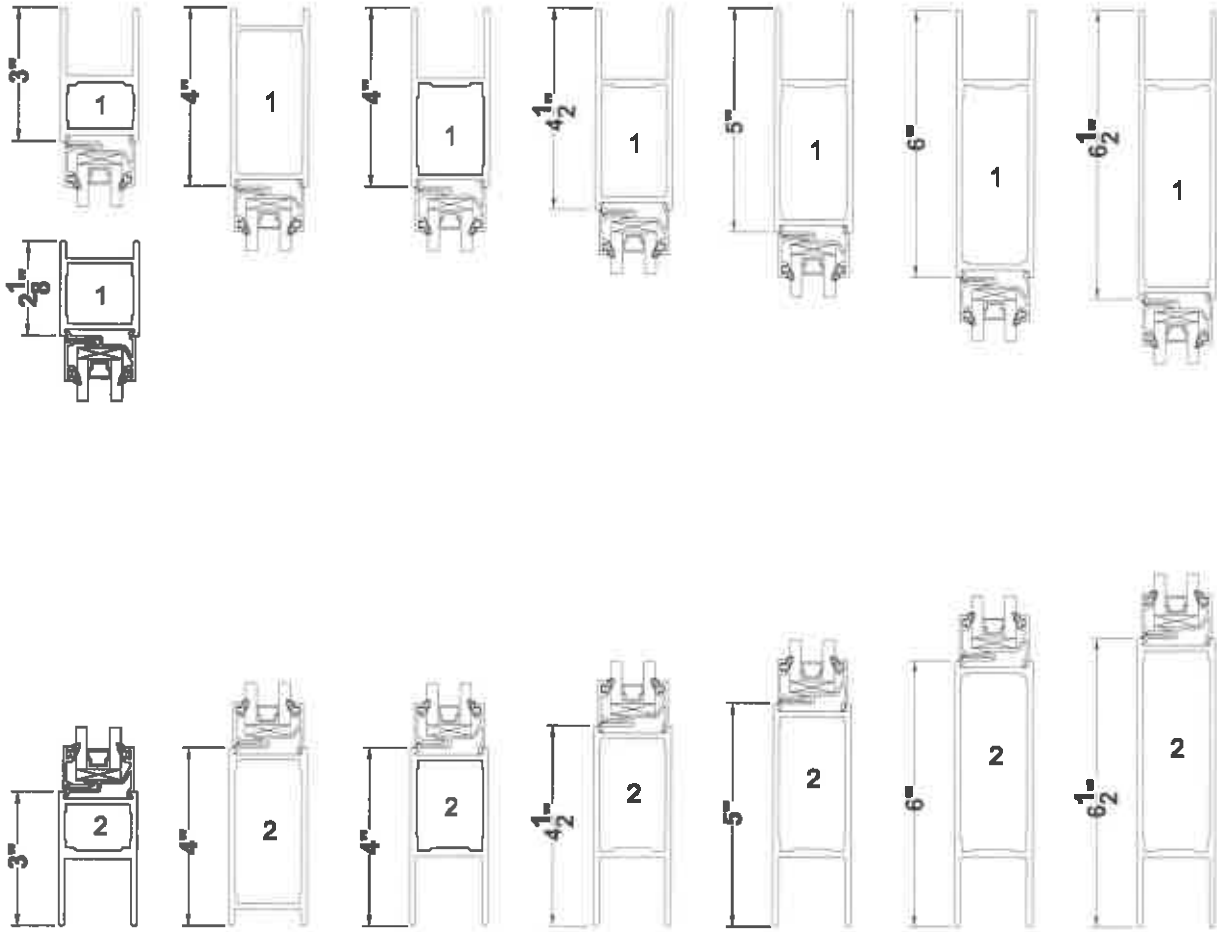
# STANDARD ENTRANCES

Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

Laws and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

## Standard Rails 1/4 scale

REFER TO GLAZING AND DOOR STOP SECTION FOR GLASS STOP OPTIONS



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CURTAINWALL AND ENTRANCE SYSTEMS

FEBRUARY 2020

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Details on this page represent standard details found on our website.  
For more options, visit our website at  
[www.tubeliteinc.com/narrow-stile-and-standard-stile/](http://www.tubeliteinc.com/narrow-stile-and-standard-stile/)



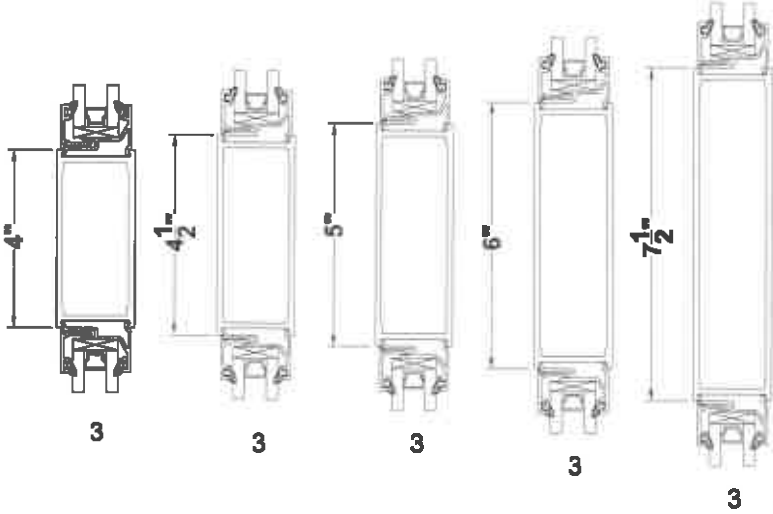
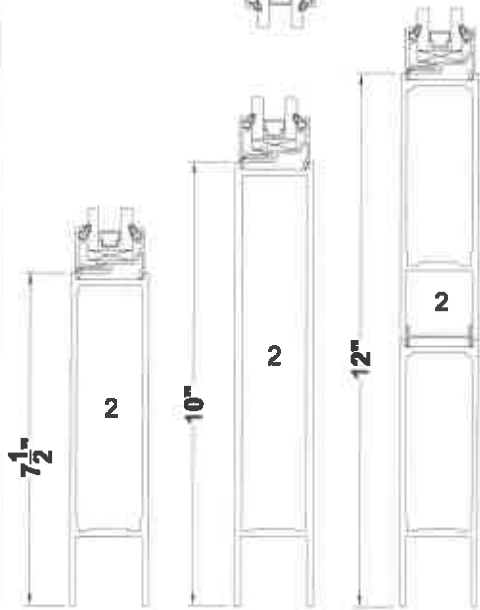
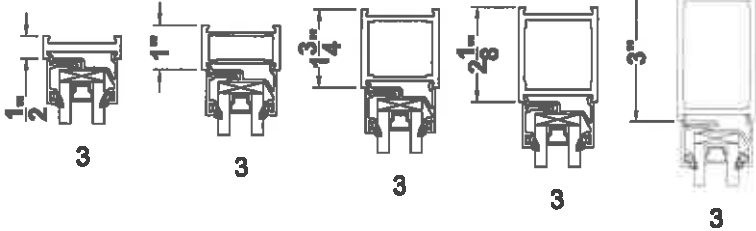
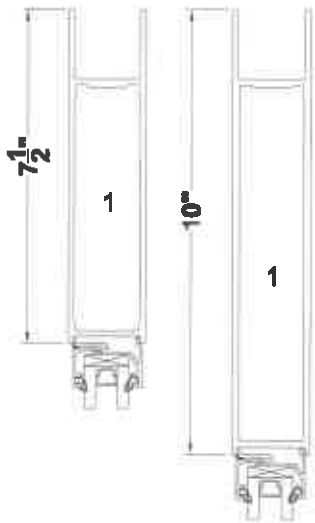
# STANDARD ENTRANCES

Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

Laws and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

## Standard Rails & Midrails 1/4 scale

REFER TO GLAZING AND DOOR STOP SECTION FOR GLASS STOP OPTIONS



**TUBELITE**  
DEPENDABLE  
LEADERS IN ECO-EFFICIENT STOREFRONT,  
CURTAINWALL AND ENTRANCE SYSTEMS

FEBRUARY 2020

For specific product applications, contact your Tubelite representative.  
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For more options, visit our website at  
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**Request for Change Amendment Application  
Presentation of Information  
By Antonia Zais**

**RCA#21-000012**

**Address: 34 North Centre Street**

**Project Contact: Drew Knippenberg**

**Project Summary:** This Request for Change Amendment to the original Certificate of Appropriateness includes three requests. The original Certificate of Appropriateness was approved by the HPC on June 9, 2021 for façade repair and siding removal, including the repair and restoration of a historic sign. This was approved under the condition that HPC Staff will review the specifications regarding the lighting for the sign once they have been finalized. The applicant has now finalized the specifications for their desired sign lighting and design and is now requesting the HPC's approval. This current request is in addition to those that were approved in the previous Request for Change Amendment from July 2021.

The sign will include the words "Centre Street" in metal lettering that extends out from the sign. The letters will be painted black with metal paint to match the building accents and have a white metal paint background. Instead of neon lettering, the metal letters will be backlit by LED bulbs that change color for seasonal events.

Although Ms. McKenney has not yet formally provided a response to the specifications regarding the sign lighting, has conveyed that the proposal is consistent with similar designs that have been approved previously since the lighting is design to create a wash-out effect similar to neon lettering without having an internally illuminated sign or a traditional "backlit" sign that is discouraged in Guideline 48.

The second request is to approve the material and design of the metal cornices to be added to the top of the storefront and above the recessed store entrance. Window hoods of the same material, design, and color will be placed above the five upper-floor windows. The cornice will be 2'x33' and the window hoods will be 3.5"x34". Samples of the cornice material will be presented at the HPC meeting on Wednesday, August 11, 2021.

Finally, the applicant is including an after-the-fact request to approve the installation of Tubelite glass door in the recessed right-wide storefront. There was a misunderstanding on behalf of the property owner that this component of the overall scope of work had not been previously approved. Ms. McKenney advised him that it had not and it should be included in the current Request for a Change Amendment. She contacted the contractor, Glass Service of Cumberland, to obtain the specifications of the doors. The selected product is Tubelite Standard Narrow Stile Entrances which are designed for

light-to-moderate use in commercial applications. The style is clear anodized. As shown in the attached photographs, the current double doors replaced the previous single door. The owner conveyed to Ms. McKenney that his desire is to make the entrance more accessible.

**The sections of the Preservation Guidelines that pertain to this application are Guideline 37: Commercial Building Ornamentation (37a, Chapter 5 Page 93); Guideline 38: Façade Configuration (Chapter 5 Page 93); Guideline 39: Storefront Entrances (39a, Chapter 5 Page 94); and Guideline 48: Sign Lighting (Chapter 5 Page 103-104).**