

Historic Preservation Commission



Members:

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

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

Staff Liaison: Ruth Davis - Rogers, Historic Preservation Planner

AGENDA

Historic Preservation Commission
Cumberland City Hall, Council Chambers
August 9, 2023, 4:00 P.M.

APPROVAL OF MINUTES

- Review and approval of June 2023 meeting minutes (*no meeting held in July*)

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

- 178 N. Mechanic Street COA-000032 (*sign*)
Applicant: Optimal Health & Wellness
- 138 Baltimore Street COA23-00033 (*solar panels*)
Applicant: Paradise Energy Solutions for CG Enterprises
- 522 Washington Street COA-000034 (*Roof Replace/Repair In-Kind*)
Applicant: Durable Slate
- 101 Baltimore Street COA23-000035 (*sign*)
Applicant: Elijah Thane
- 33 Washington Street COA23-000036 (*roof replacement-approved by MHT*)
Applicant: Allegany County Commissioners/Steve Young

Regular Agenda – to be reviewed by HPC

- 55 Baltimore Street COA23-000037 (*window installation and exterior improvements*)
Applicant: David Romero

TAX INCENTIVES

- 505 Washington Street (*Step 3-Certification of Work*)
A tax credit was applied for and approved in January 2023 for M/M Armiento. Work has been completed, pictures taken of the completed project, receipts and proof of payment submitted. Approval needed from HPC for finance department.

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000032

Agenda Item: COA23-000032

Project Address: 178 N MECHANIC ST

Meeting Date: 07/13/2023

Property Number: 14003711

Issued

Tammy Collette
14506 View Crest Rd, SW
Cumberland, MD 21502

Dear Applicant:

The Historic Preservation Commission of the City of Cumberland on the above date, considered the application for construction at the above address as follows:

Exterior improvements are to include: Certificate of Appropriateness for signage of new business. Sign will be flush-mounted to building above the door. Sign measures 56" x 28" and is made of plexiglass. REF: SP23-000020; OP23-000033

The application was:

Issued

APPROVED with the following conditions: Administrative Review on 7/13/23. Approved as presented.

Sincerely,

Ruth Davis-Rogers

Cc:Planning and Zoning
COA File

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.
EXPIRATION OF CERTIFICATES OF APPROPRIATENESS: This application hereby expires six months following the file date if no action is taken to start specified work. Also, the 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.



CITY OF
CUMBERLAND
MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

57 N. LIBERTY STREET, CUMBERLAND, MD 21502 • PHONE 301-759-6442 • FAX 301-759-6432 • TDD 800-735-2258

www.cumberlandmd.gov

Permit Number: COA23-000032

Approval Date: 07/13/2023

Certificate of Appropriateness Permit

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

Project Location:	178 N MECHANIC ST	Date applied:	07/13/2023
MD Prop. #:	14003711	Work expected to begin:	07/13/2023
Owner:	CUMBERLAND CORNER LAUNDRY LLC		
Applicant:	Optimal Health and Wellness	Contractor:	Fischer Signs
Address:	178 N Mechanic St	Address:	536 N. Centre St
City/State/Zip:	Cumberland MD 21502	City/State/Zip:	Cumberland MD 21502
Phone:	(240) 580-8397	Phone:	(301) 759-3580
Email:	tcollette111@gmail.com	Email:	
		MD Master Plumber License #:	3560

Quantity	Description	Amount	Total Cost
1.0	Certificate of Appropriateness Review Fee	30.00	30.00

Project Description:
Certificate of Appropriateness for signage of new business. Sign will be flush-mounted to building above the door. Sign measures 56" x 28" and is made of plexiglass.
REF: SP23-000020; OP23-000033

APPROVED with the following conditions: Administrative Review by Ruth Davis - Rogers, Historic Preservation Planner

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

City of Cumberland - Dept. of Community Development**Internal Routing Sheet****Permit or Review #: COA23-000032****Permit or Review Type: Certificate of Appropriateness****Project Location: 178 N MECHANIC ST CUMBERLAND, MD 21502**

Applicant Contact Information: Name: Optimal Health and Wellness
Address: 178 N Mechanic St
City/State/Zip: Cumberland MD 21502
Phone: (240) 580-6397
Email: tcollette111@gmail.com

Contractor Contact Information: Company Name: Fischer Signs
Contact: Don Fischer
Address: 536 N. Centre St
City/State/Zip: Cumberland MD 21502
Phone: (301) 759-3560
Email:

Date of Application: 07/13/2023

Work Description: (narrative box)

Certificate of Appropriateness for signage of new business. Sign will be flush-mounted to building above the door. Sign measures 56" x 28" and is made of plexiglass.

Amount Paid: 30.00

Amount Due: 0.00



City of Cumberland

Administrative Review HP Commission Review

Department of Community Development • 57 N. Liberty Street • Cumberland, MD 21502 • www.cumberlandmd.gov
Ruth Davis Rogers, Historic Preservation Planner • 301-759-6431 • ruth.davis-rogers@cumberlandmd.gov

CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

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

This application is required for ALL exterior work on properties that are located within the Canal Place Preservation District (Cumberland's locally zoned historic district). The application will be reviewed by the Historic Preservation Commission. Examples include additions, alterations, awnings, roofs, doors, painting, porches, fences, siding, signage, window replacement, demolition, and new construction. Please note that you do not need to separately submit this form if you are entering your request through the City of Cumberland's Online Permit Portal accessed at www.ci.cumberland.md.us/150/Community-Development 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: 178 N Mechanic St 21502 Tax ID # 14003711

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

COA # 23-000032
RCA #

Application Date 07/12/2023

Applicant Name Tammy Collette Phone 240-580-6397

Applicant Address (if different than project address) 14506 Viewcrest Rd SW 21502

Fax _____ Email tcollette11@gmail.com

Contractor Name (if applicable) NA Fischer Signs, INC Phone (301)759-3560

Contractor Address NA 536 N Centre St, 21502 Email _____

Summarized Description of Project (please add extra pages, if needed) Add sign to front of 178 N Mechanic above the door for new business \$600. estimate

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. Navigate to Historic Preservation Commission and then to Revised Guidelines

To apply online go to citizenserve.com/Cumberland

An HPC brochure is available

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



Adding a sign to 178 N Mechanic Street, Cumberland MD for a new business coming to that location.

The sign will look similar to this (see below), which will be made by the same company, Fischer Signs, that did the sign for the business next to this one (same building).

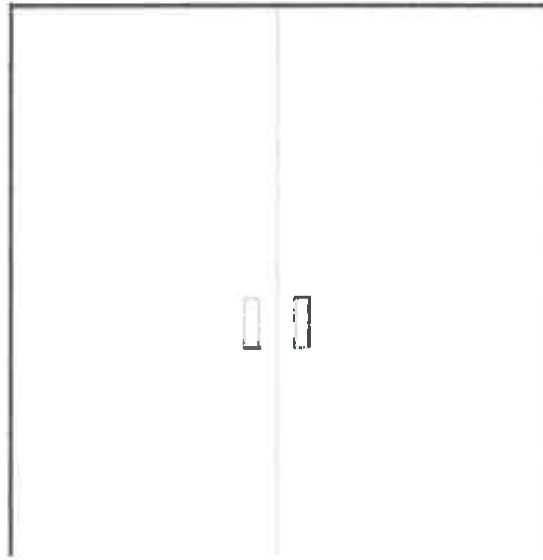
**Front of building
178 N Mechanic
Cumberland**



**Flush Mount
56" x 28"**

Colors as shown

**Materials PVC
10 pixels per in.**



The color scheme will comprise of three main colors.

Blue (RGB value 1, 175, 236) going to Green (RGB value 20, 167, 157) on a gray (RGB 220, 220, 220) background.



Sign Composition

The selected sign is made of 100% acrylic, 1/8" nominal thickness. Specifically, the acrylic is polymethyl methacrylate commonly referred to as Plexiglass.

Supplemental Materials List

- 1) The sign is attached to the brick with steel bolts.**
- 2) The bolts go through aluminum standoffs.**
- 3) The bolts are anchored by masonry anchors.**



CITY OF
CUMBERLAND
MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

57 N. LIBERTY STREET, CUMBERLAND, MD 2102 • PHONE 301-759-6442 • FAX 301-759-6432 • TDD 800-735-2258

www.cumberlandmd.gov

Permit Number: COA23-000033

Approval Date: 08/07/2023

Certificate of Appropriateness Permit

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

Project Location:	138 BALTIMORE ST	Date applied:	07/19/2023
MD Prop. #:	14004343	Work expected to begin:	
Owner:	CG ENTERPRISES LLC		
Applicant:	Paradise Energy Solutions, LLC	Contractor:	Paradise Energy Solutions, LLC
Address:	3105 Lincoln Highway East	Address:	3105 Lincoln Highway East
City/State/Zip:	Paradise PA 17582	City/State/Zip:	Paradise PA 17582
Phone:	717-296-1925	Phone:	717-296-1925
Email:	jpabon@paradiseenergysolutions.com	Email:	jpabon@paradiseenergysolutions.com
		MD Master Plumber License #:	HIC 127883

Quantity	Description	Amount	Total Cost
1.0	Certificate of Appropriateness Review Fee	30.00	30.00
1.0	Convenience Fee	1.00	1.00

Project Description:
Install a 128.04 KW Ballast Mount Solar System on CG Enterprises LLC roof space

APPROVED as a conditional approval. COA will be issued once building and electrical permits are approved. Administrative approval by Ruth Davis-Rogers, Historic Preservation Planner, due to the fact the solar panels are on the roof and not seen from the front elevation of the building.

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.

Jose Pabon

Signature

City of Cumberland - Dept. of Community Development**Internal Routing Sheet****Permit or Review #: COA23-000033****Permit or Review Type: Certificate of Appropriateness****Project Location: 138 BALTIMORE ST CUMBERLAND, MD 21502**

Applicant Contact Information: Name: Paradise Energy Solutions, LLC
Address: 3105 Lincoln Highway East
City/State/Zip: Paradise PA 17562
Phone: 717-296-1925
Email: jpabon@paradiseenergysolutions.com

Contractor Contact Information: Company Name: Paradise Energy Solutions, LLC
Contact: Jose Pabon
Address: 3105 Lincoln Highway East
City/State/Zip: Paradise PA 17562
Phone: 717-296-1925
Email: jpabon@paradiseenergysolutions.com

Date of Application: 07/19/2023

Work Description: (narrative box)

Install a 128.04 kW Ballast Mount Solar System on CG Enterprises LLC roof space

Amount Paid: 31.00

Amount Due: 0.00



PERMIT PROJECT
FILE #: 23-001189
138 BALTIMORE ST CUMBERLAND MD 21502
INSTALL A 128.04 KW BALLAST MOUNT SOLAR SYSTEM ON CG
ENTERPRISES LLC ROOF SPACE



PERMIT #: COA23-000033

Permit Type
Certificate of Appropriateness

Subtype
Certificate of Appropriateness ▼

Work Description:
Install a 128.04 kW Ballast Mount Solar System on CG Enterprises LLC roof space ▬

Applicant
Paradise Energy Solutions, LLC - Jose Pabon ▼ ...

Status
Under Review ▼

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees **30.00**

Permit Fees **1.00**

Total Amount **31.00**

Amount Paid **31.00**

Balance Due **0.00**

Non-Billable



PERMIT DATES

Application Date
07/19/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

Paradise Energy Solutions, LLC - Jose Pabon



Contact

Paradise Energy Solutions, LLC - Jose Pabon



Estimated Cost of the project

\$368,700.00

Attach a full written scope of work

[CG Enterprises LLC Scope of Work Summary.pdf](#)



Attach photographs of the site and structure

[IMG_4767.JPG](#)

[IMG_4770.JPG](#)

[IMG_4771.JPG](#)

[IMG_4772.JPG](#)

[IMG_4774.JPG](#)

[IMG_4775.JPG](#)

[IMG_4776.JPG](#)

[IMG_4779.JPG](#)



Facade Elevations

[IMG_4780.JPG](#)

[IMG_4781.JPG](#)

[IMG_4782.JPG](#)

[IMG_4783.JPG](#)



Sample of Proposed Materials

[Hanwha 485 Ballast Mount Example Photo.jpg](#)



Scaled Drawings

[CG Enterprises SYSTEM LAYOUT ALL4.pdf](#)



CG Enterprises Site Plan.pdf



Digital Renderings, when available



Color Scheme/Paint Chips

Hanwha Q.Peak 475-495 G10.c.pdf



Manufacturer Cut-Sheets or Product Specifications

Hanwha Q.Peak 475-495 G10.c.pdf

SE 10K & 17.3K Inverter Data Sheet.pdf

Optimizers P1101.pdf

Aerocompact Ballast Mount.pdf



Provide one (1) complete original copy of all supplementary materials

CG Enterprises LLC Certificate of Appropriateness Supplementary Materials.pdf



The HPC meets the third Wednesday of each month and complete applications are due the second 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 (Updated 1/1/16) can be found on the City of Cumberland website at www.cumberlandmd.gov.

Do not begin work until an approval is received on Permits from both The Historic Preservation Commission and the City of Cumberland.

A signed, approved, and stamped COA and MB or RB permit form is required for application to be considered complete. These will be sent to you upon approval of the department manager or designated representative.

Signing Method

Acknowledgement



By checking this box I acknowledge that I am electronically signing this document

Type your name

Jose Pabon

Today's Date

07/19/2023

FEES



FEE	DESC	QUANTITY	AMOUNT	TOTAL
Certificate of Appropriateness Review Fee				30.00
Convenience Fee		1.0	1.0000	1.00
		Plan Check Fees		30.00
		Permit Fees		1.00



PERMIT PROJECT

CONTACT INFORMATION: PERMIT APPLICANT

ACCOUNT INFORMATION

Contact Type
Contractor

Association

Portal Access

PERSONAL INFORMATION

Contact Name
Jose Pabon

Personal Mailing Address
3105 Lincoln Highway East

Paradise PA 17562

COMPANY INFORMATION

Company Name
Paradise Energy Solutions, LLC

Company Mailing Address
3105 Lincoln Highway East

Paradise PA 17562

CONTACT INFORMATION

Primary Number
(717) 296-1925

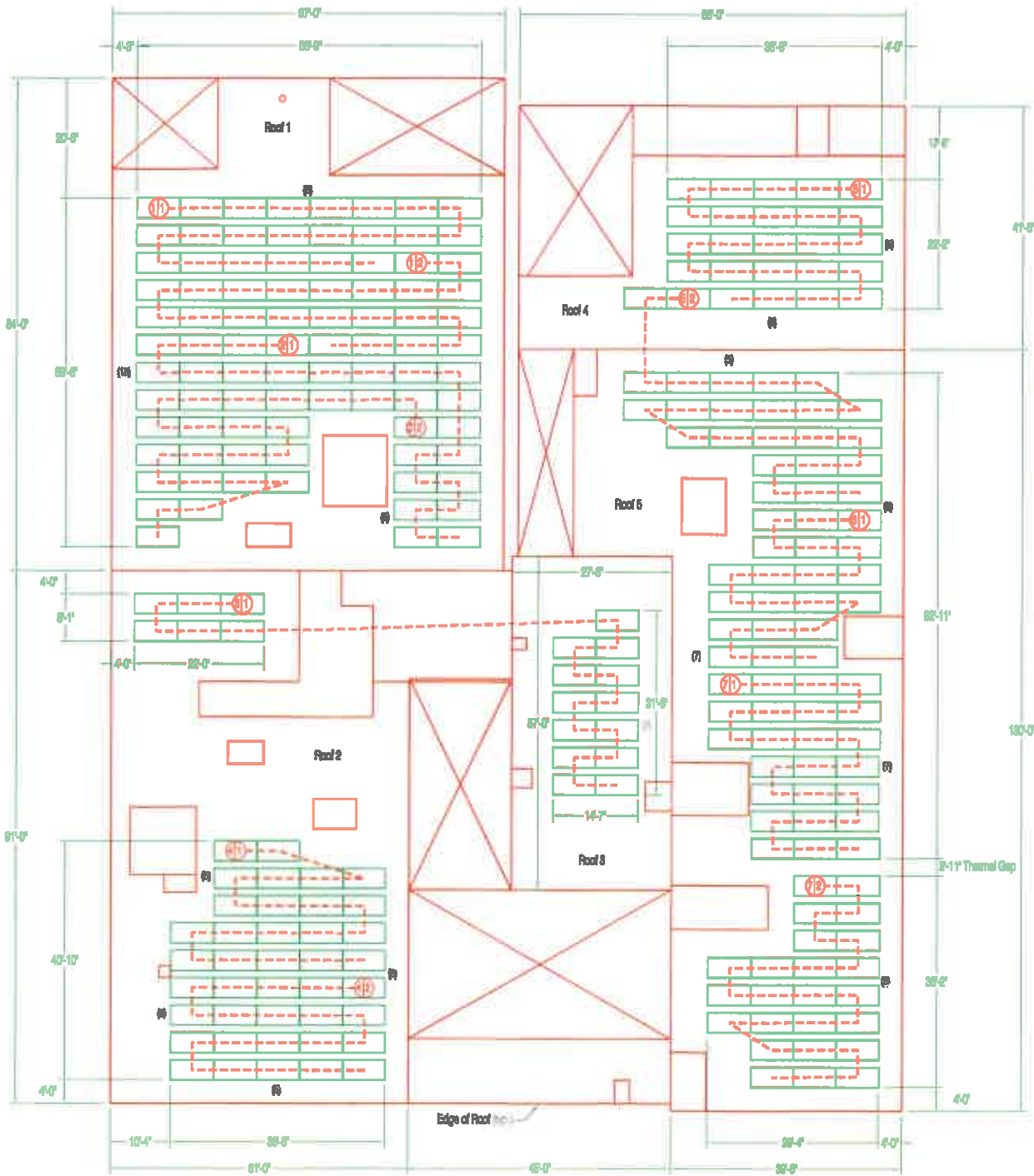
Work Number
(717) 296-1925

Mobile Number

Home Number

jpabon@paradiseenergysolutions.com
MDL: HIC 127893

Portal Access View Contact Add Note Save



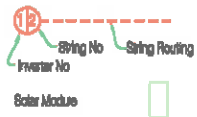
Add Junction Boxes as needed

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 48072, EXPIRATION DATE: 03/31/2024



05/04/2023

System Components
 Modules: (254) Hanwha 486, 128.04 kW
 Inverter: (7) SE 17.8K
 Optimizer: (163) SE P860
 Azoscompant Ballast Racking



LEGEND

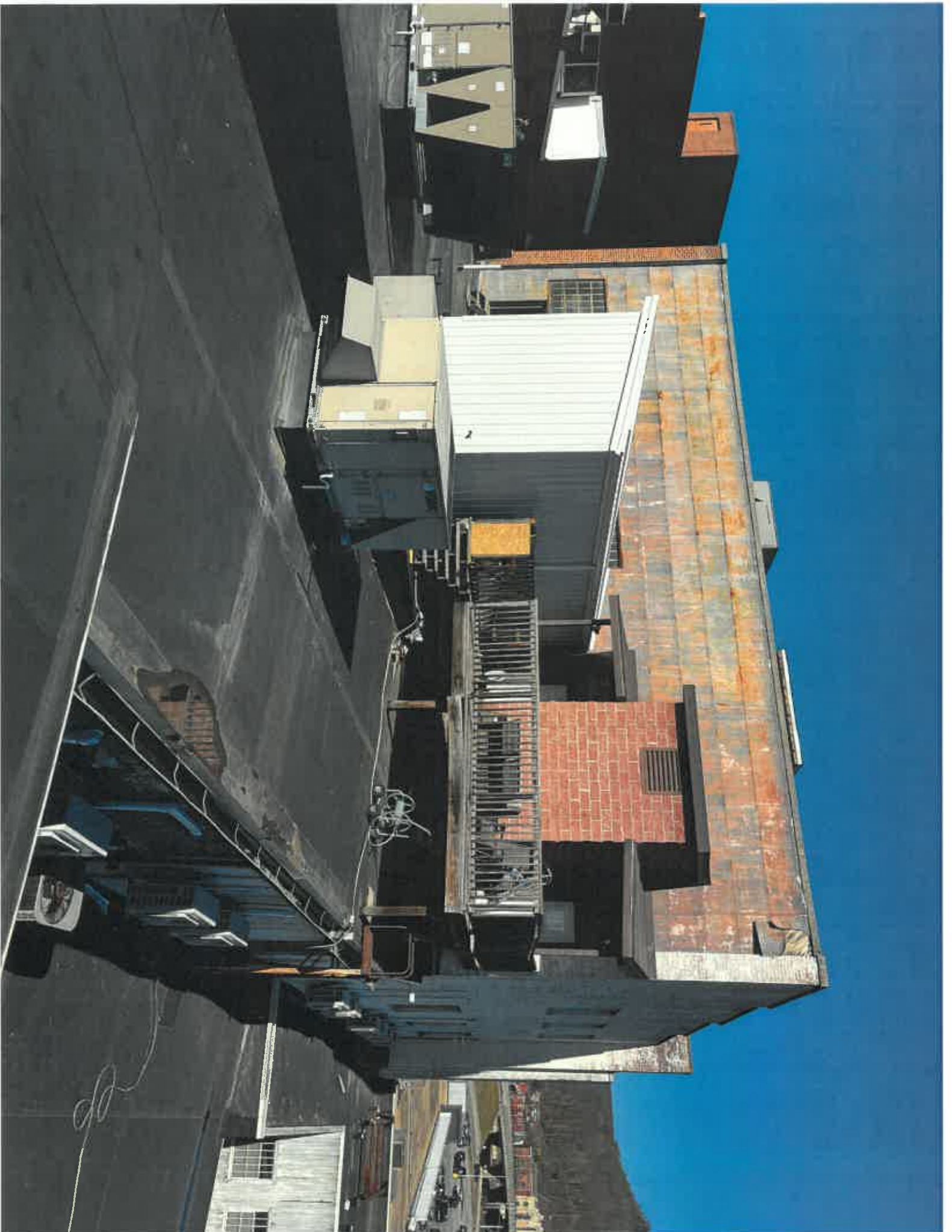


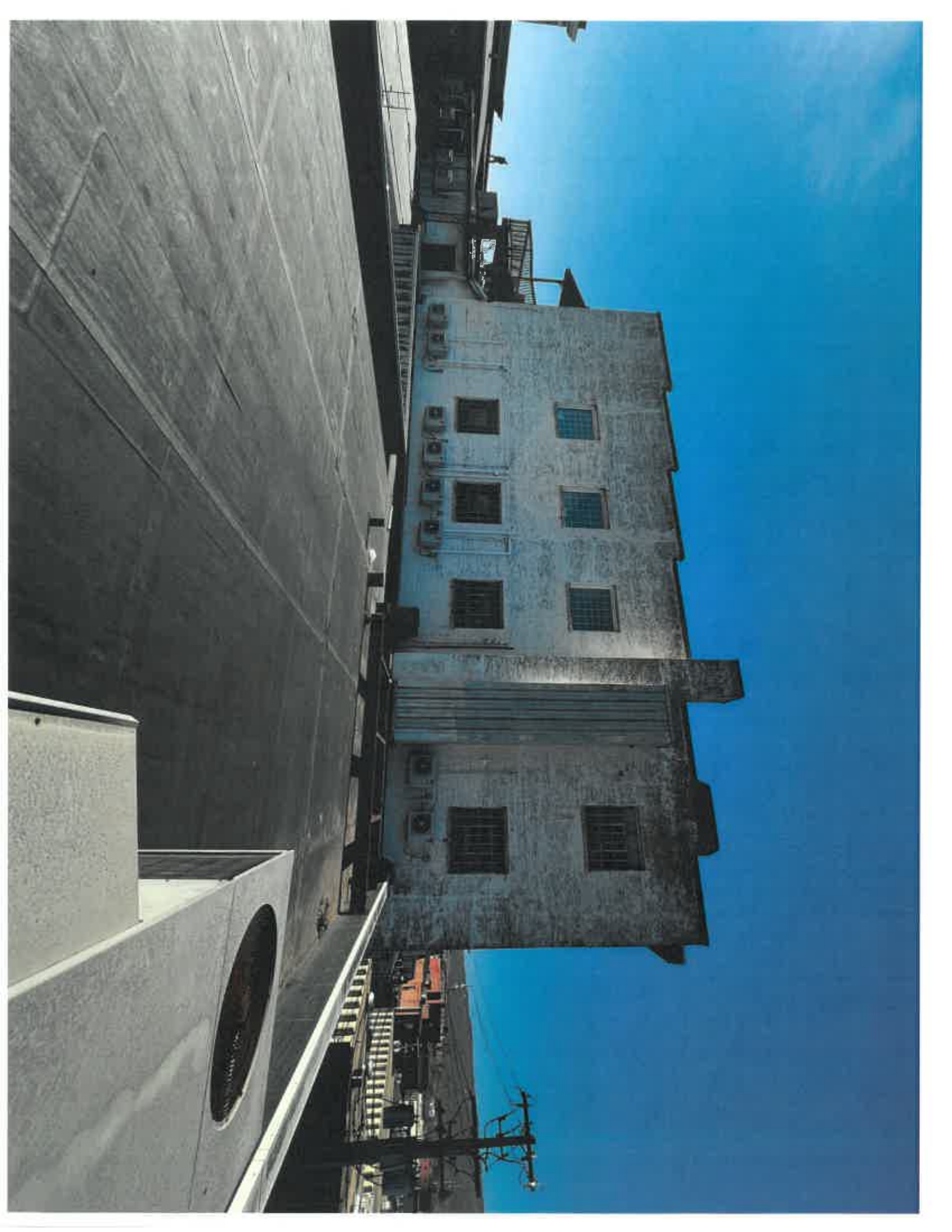
PARADISE ENERGY SOLUTIONS
 CG ENTERPRISES - 130 BALTIMORE ST., CUMBERLAND, MD 21502
 BY:TJK DATE:3/22/23 CG Enterprises.dwg

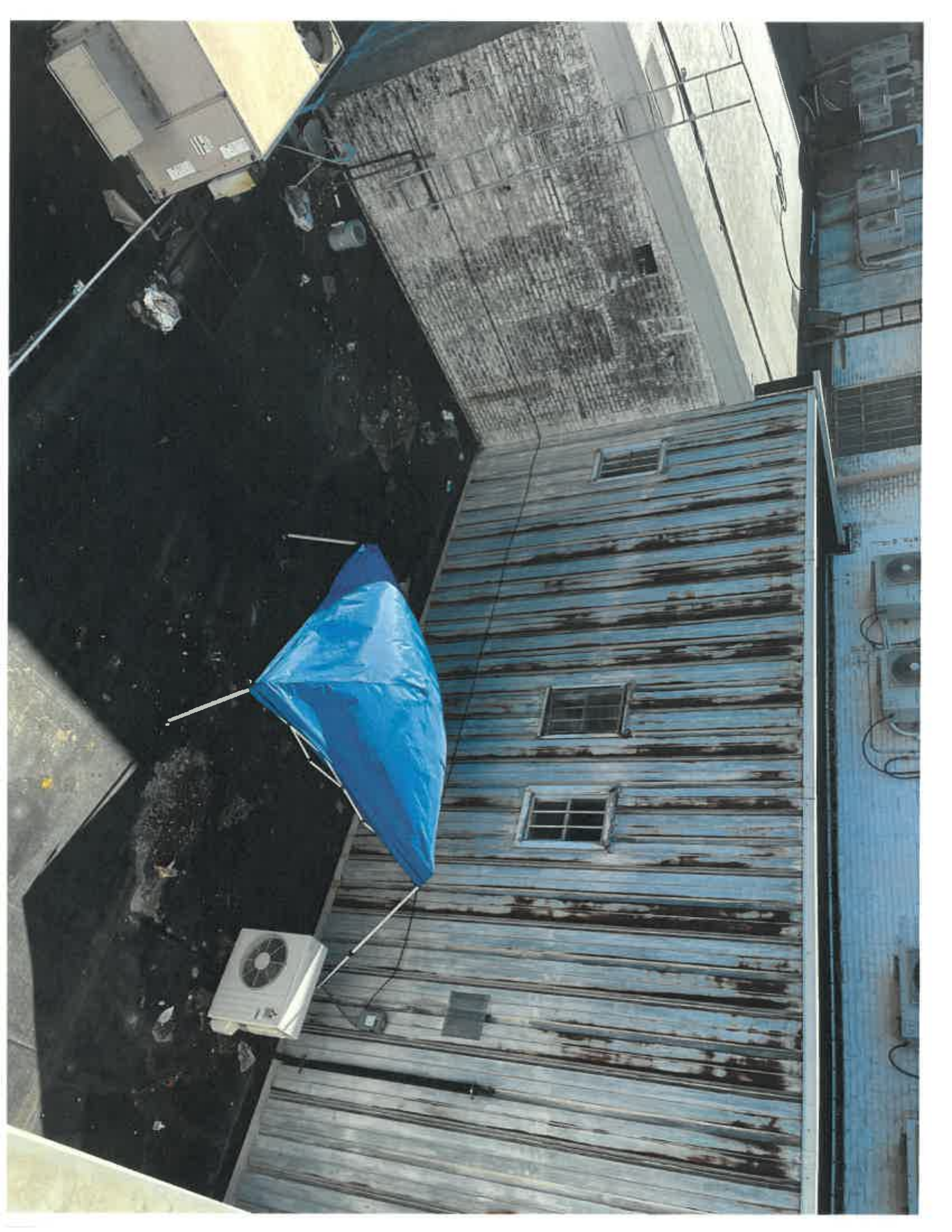
PV SYSTEM LAYOUT
 SHEET 1 OF 1
 SCALE: N.T.S.



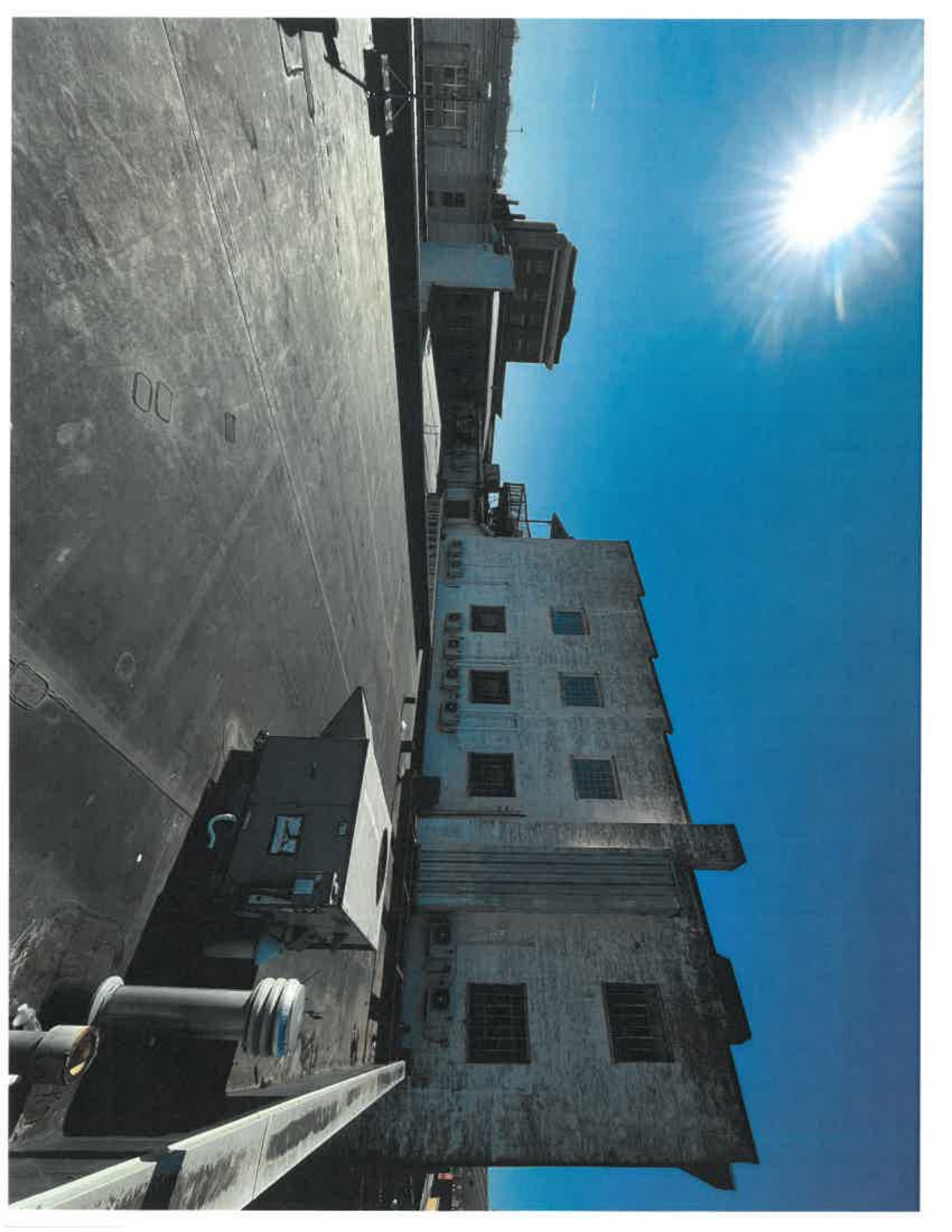


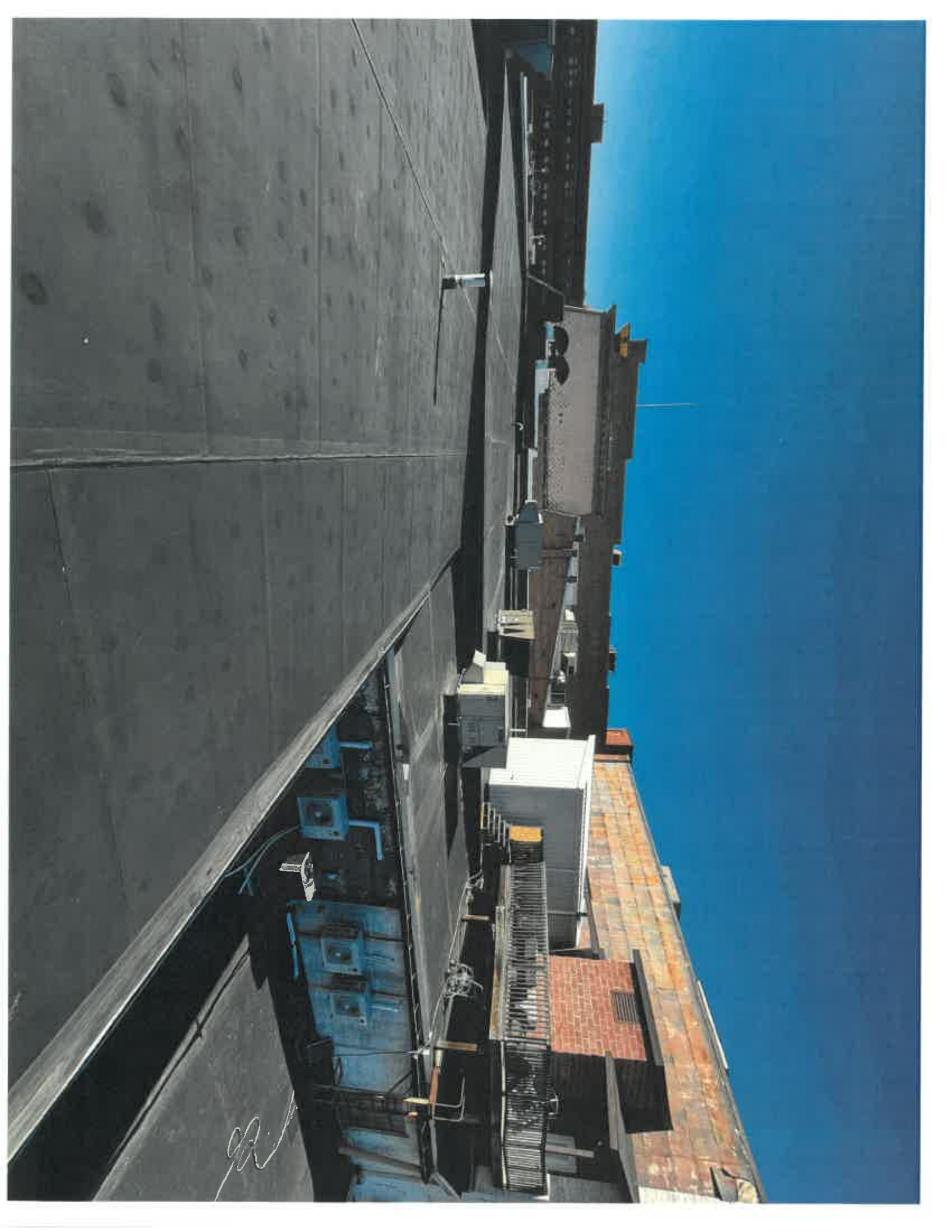


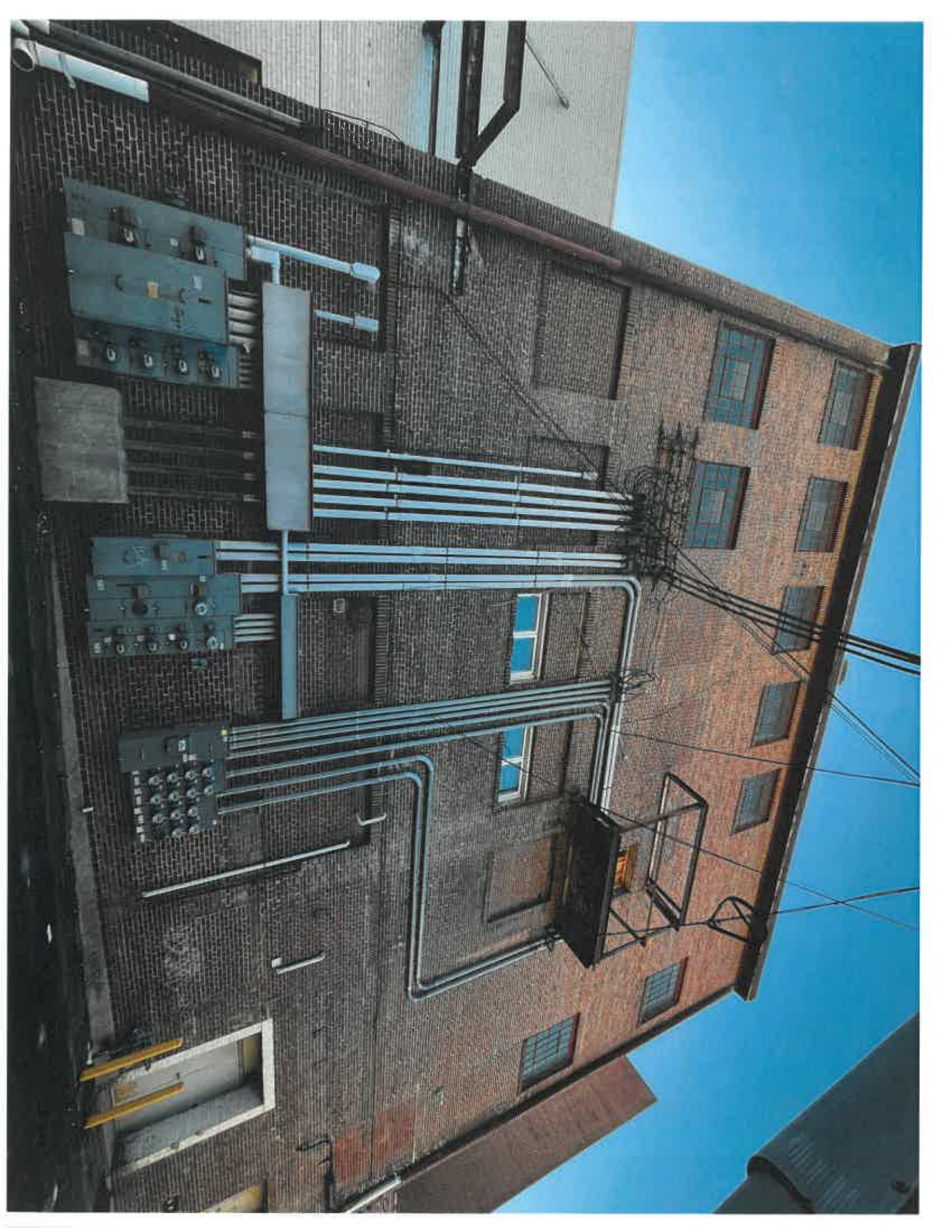


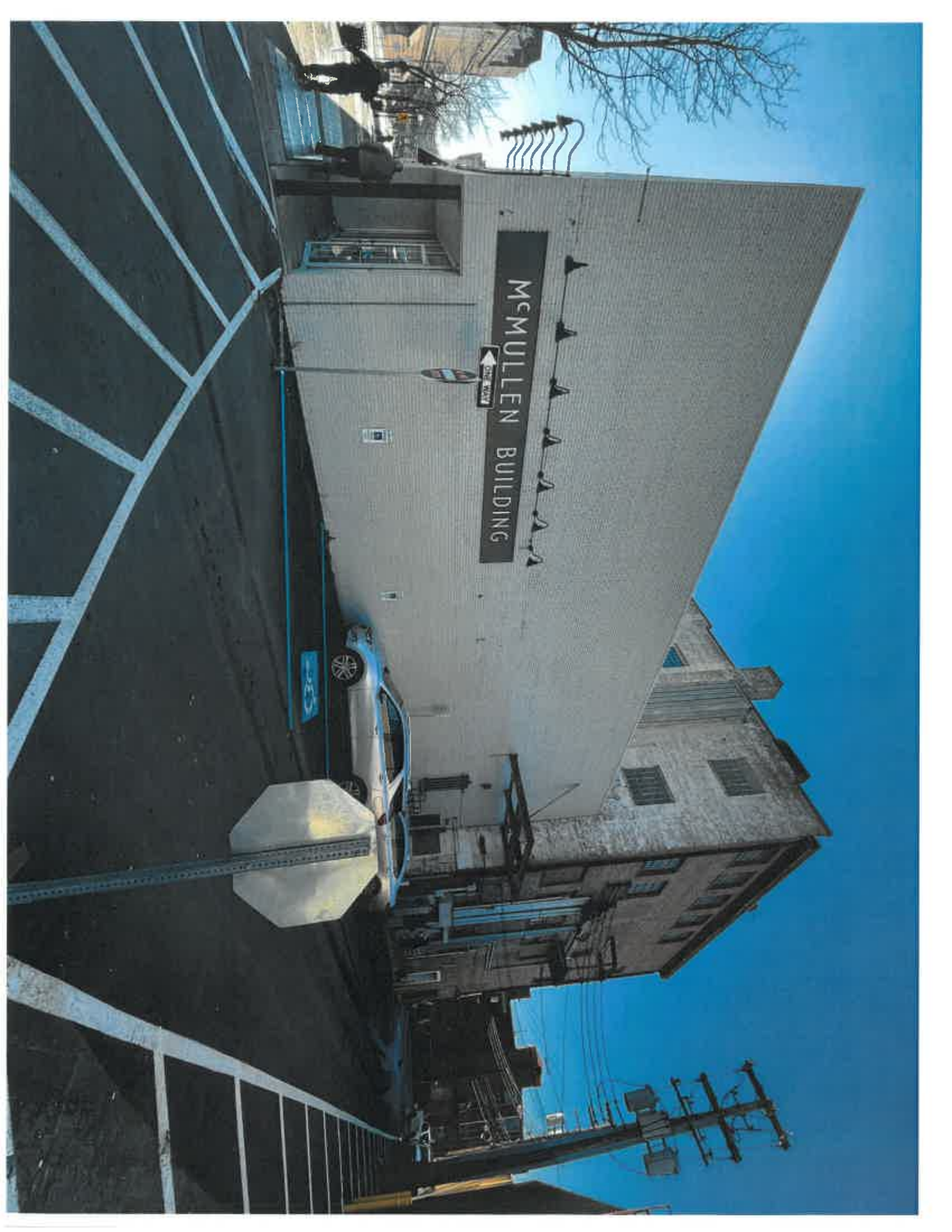








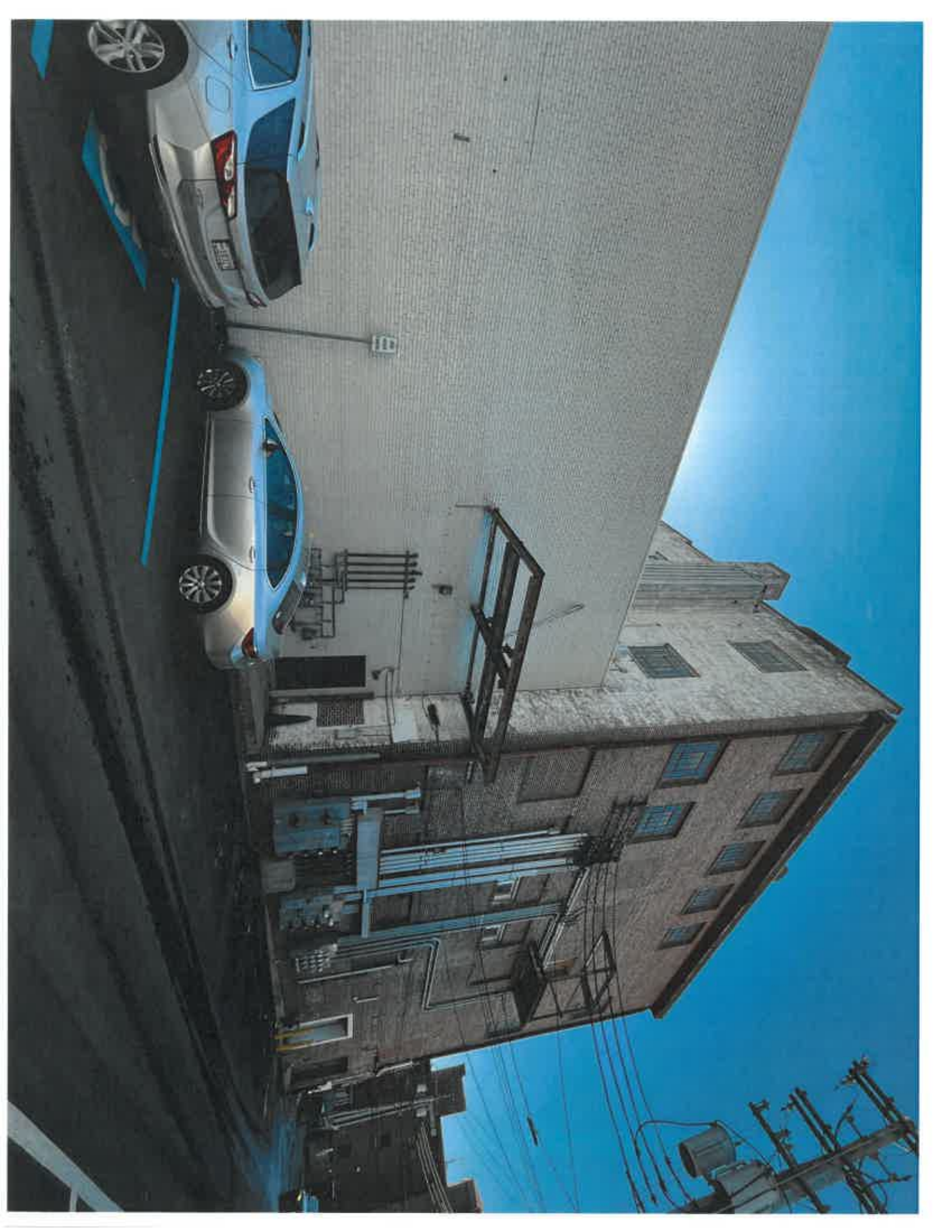


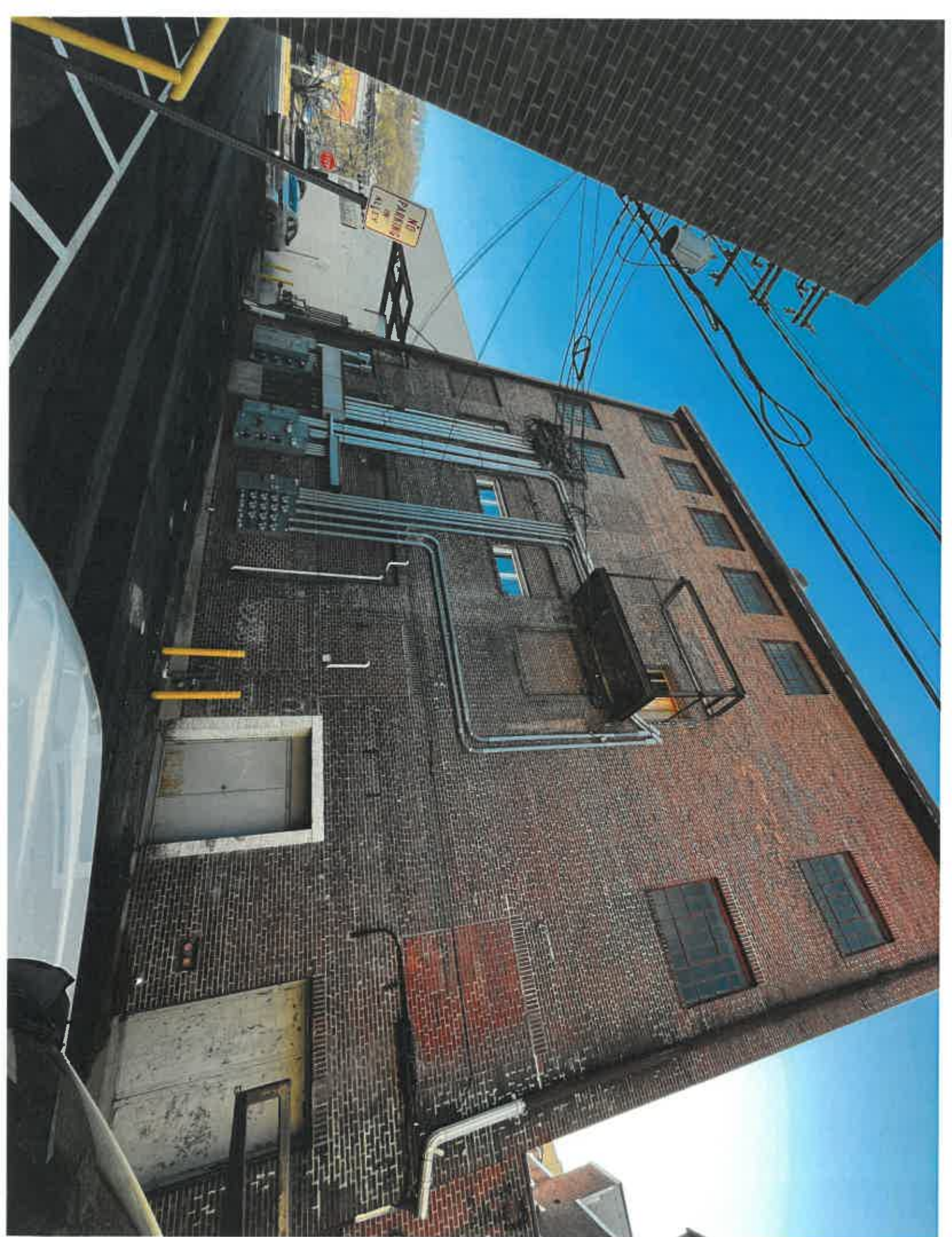


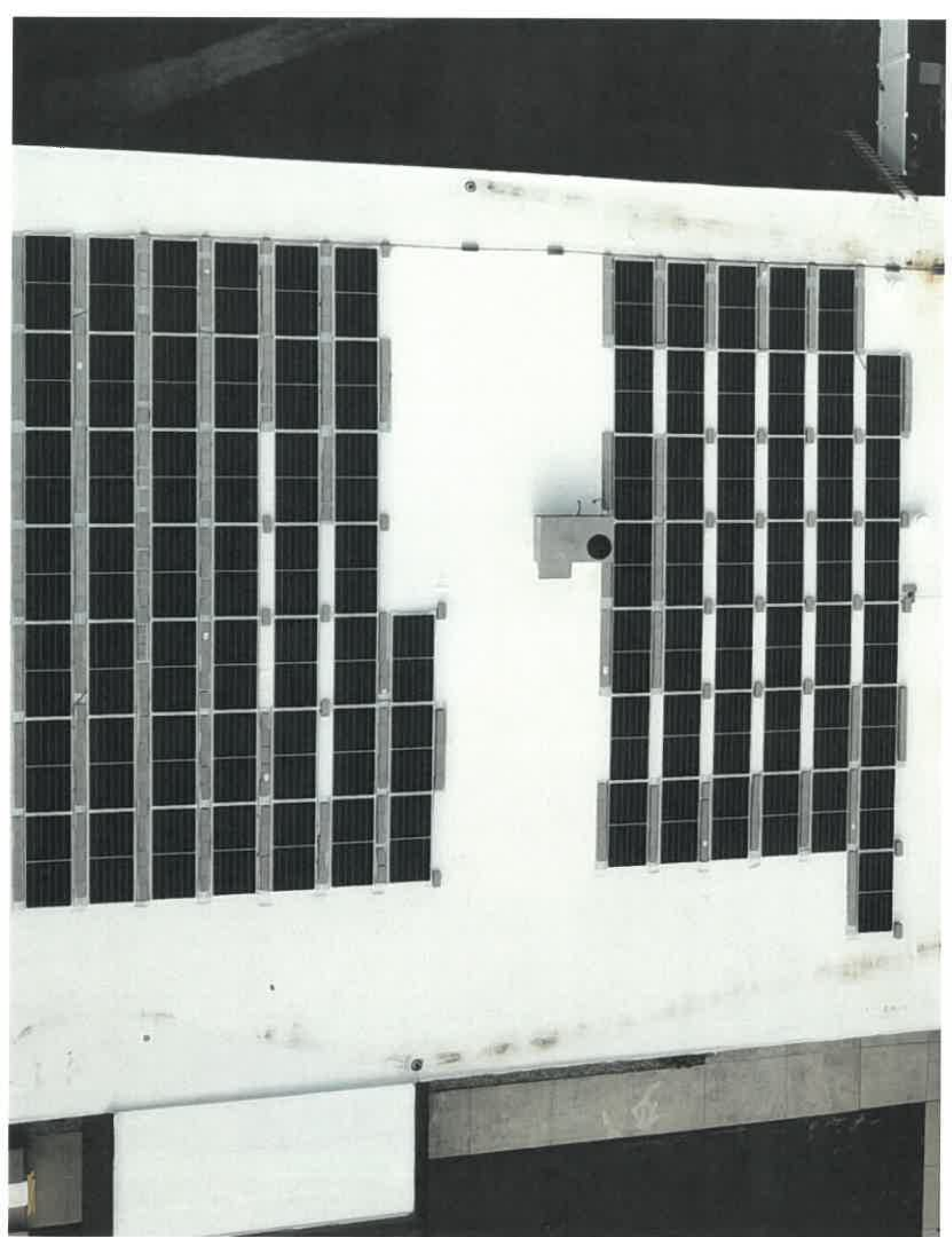
McMULLEN BUILDING

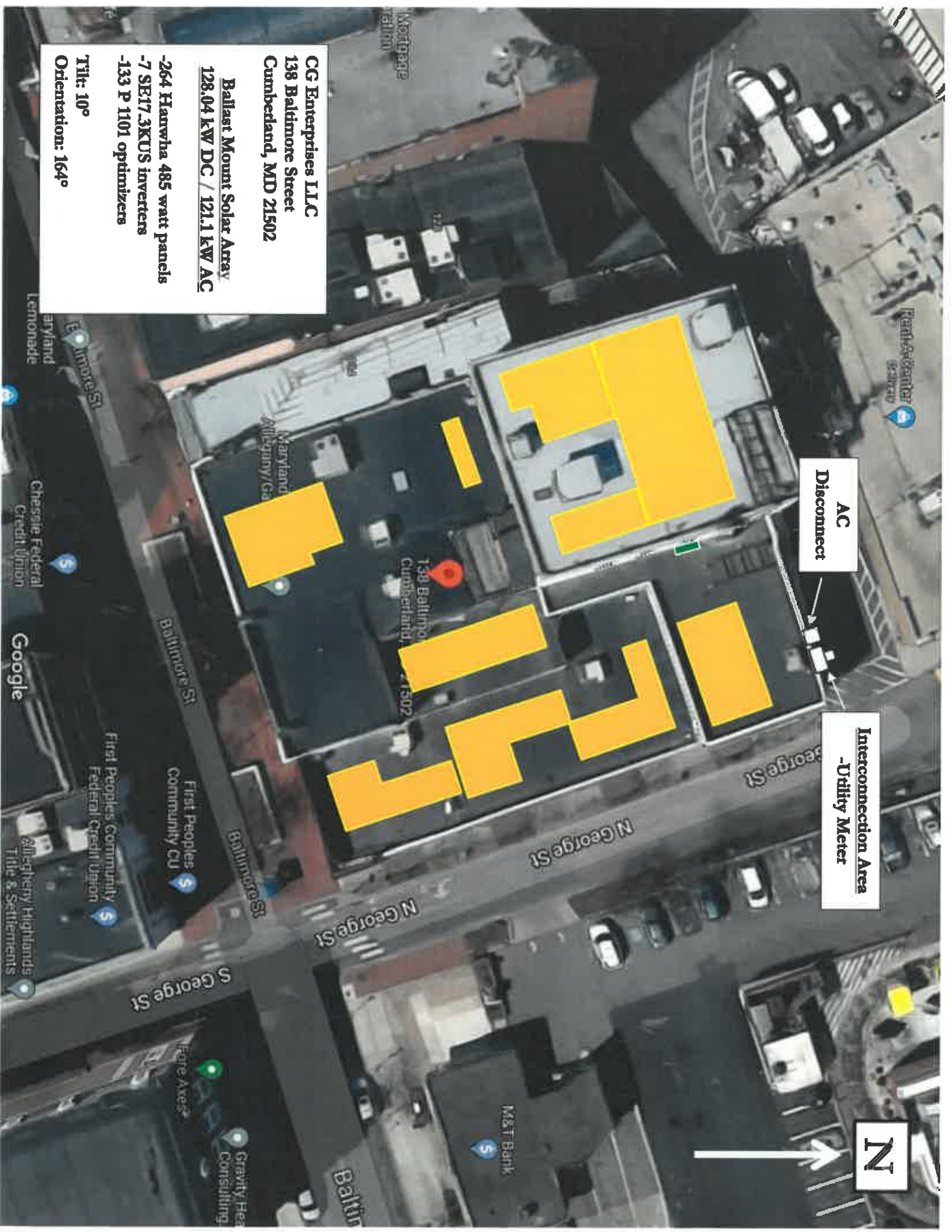
ONE WAY











AC
Disconnect

Interconnection Area
-Utility Meter



CG Enterprises LLC
138 Baltimore Street
Cumberland, MD 21502

Ballast Mount Solar Array
128.04 KW DC / 121.1 KW AC

-264 Hanwha 485 watt panels
-7 SE17.3KUS inverters
-133 P 1101 optimizers

Tilt: 10°
Orientation: 164°

Google

CG Enterprises, LLC Scope of Work

The proposed project for CG Enterprises, LLC is a 128.04 kW ballast mounted solar array. Mr. Hendershot is the owner of the business and has contracted Paradise Energy Solutions, LLC to install the solar system. The company is located at 138 Baltimore Street, Cumberland, MD 21502. The company rehabilitates and refurbishes historic buildings.

The PES estimating and project development team have designed a renewable energy system to replace 95% of 4 electric services within the building. The first year production of the solar system is expected to be 122,044 kilowatt hours or above. The 4 combined accounts billed electric usage over the most recent 12 month period for has been 127,811 kilowatt hours. The components of the solar system are: 264 Hanwha 485 watt panels, 7 SE17.3KUS inverters, 133 P 1101 optimizers, and the Aerocompact ballast mount system. The proposed solar system will have panels face toward the southeast with a tilt angle of 10 degrees and an azimuth of 164 degrees.

The solar project will have 4 separate interconnections. Potomac Edison has approved each interconnection. The project design will use the available roof space of the building with an intention to avoid obstacles and potential shading issues in order to maximize the kilowatt hour production. The layout of the solar project is varied across the roof spaces as shown on the system layout design.

The Aerocompact ballast mount system will be used for the solar array. The ballast brick to be used will have a minimum compressive strength of 3,000 psi. The project will be weighed down by the block which is resistant to hot & cold outdoor conditions to prevent cracking. The roof has been structurally reviewed and approved with a snow load of 40 psf and a 115 mph wind load rating. The building is a 3 story mixed use building being historic in nature with portion of the system on each roof space level. The roof heights containing panels are approximately 15', 25, & 35'. The ballast mount height from roof level is about knee high or less approximately 2'.

Once the ballast mounts are set in place, the wire runs for each string or circuit will be laid out along with grounding wire. A combiner box for the portions of the system having more than 1 inverter will be secured to the buildings available wall space along with the inverters nearest the interconnection area. The AC Disconnect for safety shut off will be installed on the wall with the utility meters.

Once the project is ready for the panel installation, a "rough in" inspection will take place. This will allow the inspector to view the installation and the system wiring prior to the modules being secured to the racking system. The final steps of equipment installation are: securing the panels to the racking, pulling each strings circuit through the conduit and terminating the wiring at the inverters, AC Combiner panel, AC Disconnect and lastly interconnecting the solar system with the utility grid. After all the work has been completed a final inspection is performed. Once the inspector provides approval of the installation the passed final inspection report can be submitted to Potomac Edison for their review and eventual permission to operate the solar system.

Power Optimizer

For North America

P1101



POWER OPTIMIZER

PV power optimization at the module level

The most cost-effective solution for commercial and large field installations

- Specifically designed to work with SolarEdge inverters
- High efficiency with module-level MPPT, for maximized system energy production and revenue, and fast project ROI
- Superior efficiency (99.5%)
- Balance of System cost reduction; 50% less cables, fuses, and combiner boxes; over 2x longer string lengths possible
- Fast installation with a single bolt
- Advanced maintenance with module-level monitoring
- Module-level voltage shutdown for installer and firefighter safety
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)

/ Power Optimizer

For North America

P1101

Power Optimizer Model (Typical Module Compatibility)	P1101 (for up to 2 x high power or bi-facial modules)	Units	
INPUT			
Rated Input DC Power ⁽¹⁾	1100	W	
Connection Method	Single input for series connected modules		
Absolute Maximum Input Voltage (Voc at lowest temperature)	125	Vdc	
MPPT Operating Range	12.5 – 105	Vdc	
Maximum Short Circuit Current (Isc)	14.1	Adc	
Maximum Short Circuit Current per Input (Isc)	-	Adc	
Maximum Efficiency	99.5	%	
Weighted Efficiency	98.6	%	
Overvoltage Category	II		
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREEDGE INVERTER)			
Maximum Output Current	18	Adc	
Maximum Output Voltage	80	Vdc	
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREEDGE INVERTER OR SOLAREEDGE INVERTER OFF)			
Safety Output Voltage per Power Optimizer	1 ± 0.1	Vdc	
STANDARD COMPLIANCE			
Photovoltaic Rapid Shutdown System	Compliant with NEC 2014, 2017, 2020		
EMC	FCC Part 15 Class A, IEC61000-6-2, IEC61000-6-3		
Safety	IEC62109-1 (class II safety), UL1741, UL3741		
Material	UL94 V-0, UV resistant		
RoHS	Yes		
INSTALLATION SPECIFICATIONS			
Compatible SolarEdge Inverters	All commercial three phase inverters		
Maximum Allowed System Voltage	1000	Vdc	
Dimensions (W x L x H)	129 x 162 x 59 / 5.1 x 6.4 x 2.32	mm / in	
Weight	1064 / 2.34	gr / lb	
Input Connector	MC4 ⁽²⁾		
Input Wire Length Options	1	1.6 / 5.2	m / ft
	2		
	3		
Output Wire Type / Connector	Double insulated; MC4		
Output Wire Length	2.4 / 7.8	m / ft	
Operating Temperature Range ⁽³⁾	-40 to +85 / -40 to +185	°C / °F	
Protection Rating	IP68 / NEMA6P		
Relative Humidity	0 – 100	%	

- (1) Rated power of the module at STC will not exceed the Power Optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed.
 (2) For other connector types please refer to the [Power Optimizer Input Connector Compatibility Technical Note](#).
 (3) For ambient temperatures above +70°C / +158°F power de-rating is applied. Refer to [Power Optimizers De-Rating Application Note](#) for more details.

PV System Design Using a SolarEdge Inverter ^{(4),(5)}		208V Grid SE10K	208V Grid SE17.3K*	277/480V Grid SE30K	277/480V Grid SE40K*	
Compatible Power Optimizers		P1101				
Minimum String Length	Power Optimizers	8	10	14	14	
	PV Modules	15	19	27	27	
Maximum String Length	Power Optimizers	30	30	30	30	
	PV Modules	60	60	60	60	
Maximum Continuous Power per String		7200	8820	15300	15300	W
Maximum Allowed Connected Power per String ⁽⁶⁾	1 string – 8400		1 string – 10020	1 string – 17550	2 strings or less – 17550	W
	2 strings or more – 9800		2 strings or more – 12020	2 strings or more – 20300	3 strings or more – 20300	
Parallel Strings of Different Lengths or Orientations		Yes				
Maximum Difference in Number of Power Optimizers Allowed Between the Shortest and Longest String Connected to the Same Inverter Unit		5 Power Optimizers				

- * The same rules apply for Synergy units of equivalent power ratings, that are part of the modular Synergy Technology Inverter.
 (4) For each string, a Power Optimizer may be connected to a single PV module if 1) each Power Optimizer is connected to a single PV module or 2) it is the only Power Optimizer connected to a single PV module in the string.
 (5) Design with three phase 208V Inverters is limited. Use the [SolarEdge Designer](#) for verification.
 (6) To connect more STC power per string, design your project using [SolarEdge Designer](#).

Three Phase Inverters for the 120/208V Grid For North America

SE10KUS / SE17.3KUS



The best choice for SolarEdge enabled systems

- / Specifically designed to work with power optimizers
- / Quick and easy inverter commissioning directly from a smartphone using SolarEdge SetApp
- / Fixed voltage inverter for superior efficiency and longer strings
- / Built-in type 2 DC and AC Surge Protection, to better withstand lightning events
- / Small, lightest in its class, and easy to install outdoors or indoors on provided bracket
- / Integrated arc fault protection and rapid shutdown for NEC 2014, 2017, and 2020, per article 690.11 and 690.12
- / Built-in module-level monitoring with Ethernet, wireless or cellular communication for full system visibility
- / Integrated Safety Switch
- / UL1741 SA and SB certified, for CPUC Rule 21 grid compliance

/ Three Phase Inverters for the 120/208V Grid⁽¹⁾

For North America

SE10KUS / SE17.3KUS

Model Number	SE10KUS	SE17.3KUS	
Applicable to inverters with part number	SEXXX-USX2IXXXX		
OUTPUT			
Rated AC Power Output	10000	17300	W
Maximum Apparent AC Output Power	10000	17300	VA
AC Output Line Connections	3W + PE, 4W + PE		
AC Output Voltage Minimum-Nominal-Maximum ⁽²⁾ (L-N)	105 – 120 – 132.5		Vac
AC Output Voltage Minimum-Nominal-Maximum ⁽²⁾ (L-L)	183 – 208 – 229		Vac
AC Frequency Minimum-Nominal-Maximum ⁽²⁾	59.3 – 60 – 60.5		Hz
Continuous Output Current (per Phase)	27.8	48.25	Aac
GFDI Threshold	1		A
Utility Monitoring, Islanding Protection, Country Configurable Set Points	Yes		
THD	≤ 3		%
Power Factor Range	+/- 0.85 to 1		
INPUT			
Maximum DC Power (Module STC)	17500	30275	W
Transformer-less, Ungrounded	Yes		
Maximum Input Voltage DC+ to DC-	600		Vdc
Operating Voltage Range	370 – 600		Vdc
Maximum Input Current	27.8	48.25	Adc
Maximum Input Short Circuit Current	55		Adc
Reverse-Polarity Protection	Yes		
Ground-Fault Isolation Detection	167kΩ Sensitivity ⁽³⁾		
CEC Weighted Efficiency ⁽⁴⁾	97	97.5	%
Night-time Power Consumption	< 4		W
ADDITIONAL FEATURES			
Supported Communication Interfaces	2 x RS485, Ethernet, Cellular (optional)		
Inverter Commissioning	With the SetApp mobile application using built-in Wi-Fi access point for local connection		
Rapid Shutdown	NEC2014, NEC2017 and NEC2020 compliant/certified		
RS485 Surge Protection Plug-in	Supplied with the Inverter, Built-In		
AC, DC Surge Protection	Type II, field replaceable, Built-In		
DC Fuses (Single Pole)	25A, Built-In		
Smart Energy Management	Export Limitation		
DC SAFETY SWITCH			
DC Disconnect	Integrated		
STANDARD COMPLIANCE			
Safety	UL1741, UL1741 SA, UL1741 SB, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07		
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (H)		
Emissions	FCC part15 class A		
INSTALLATION SPECIFICATIONS			
AC Output Conduit size /AWG range	¾" or 1" / 6 – 10 AWG		
DC Input Conduit size / AWG range	¾" or 1" / 6 – 12 AWG		
Number of DC Inputs (pairs)	4		
Dimensions with Safety Switch (H x W x D)	31.8 x 12.5 x 11.8 / 808 x 317 x 300		in / mm
Weight with Safety Switch	78.2 / 35.5		lb / kg
Cooling	Fans (user replaceable)		
Noise	< 62		dB(A)
Operating Temperature Range	-40 to +140 / -40 to +60(4)		°F / °C
Protection Rating	NEMA 3R		
Mounting	Bracket provided		

(1) For 277/480V Inverters refer to: <https://www.solaredge.com/sites/default/files/se-three-phase-us-inverter-277-480v-setapp-datasheet.pdf>.

(2) For other regional settings please contact SolarEdge support.

(3) Where permitted by local regulations.

(4) For power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-rating-note-na.pdf>.



COMPACTFLAT

COMPACTFLAT S10

AERODYNAMIC. STABLE. INTELLIGENT.

Compact and tested substructure for the single-sided stand-mounting of PV modules on flat roofs

The system, as part of the COMPACTFLAT product range, is an aerodynamic south-substructure for the fixing and aligning of framed PV modules on flat roofs. It is available with a choice of inclines of 10° and 15° and with different row spacing.

AEROCOMPACT®



The aerodynamic design boasts exceptional structural properties and requires considerably less ballast than other systems on the market. Due to the special “spring effect” of the feet, the substructure adjusts optimally to the conditions of the surface structure. Since the design is not rail-bound, water drainage is provided on all sides.

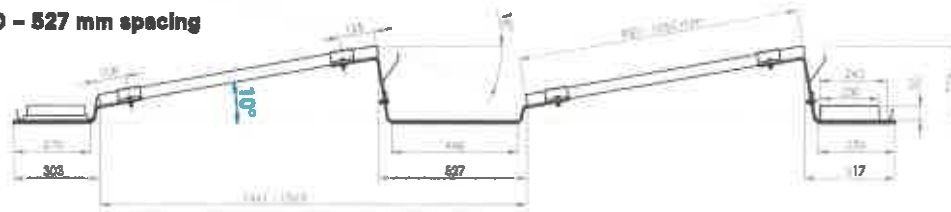
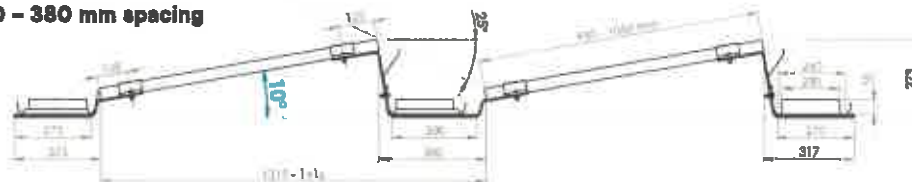
Like the **COMPACTFLAT S10+**, the **COMPACTFLAT S10** also has a 25-year warranty, has been wind tunnel-tested, TÜV-certified in line with UL 2703, and is supplied with a pre-installed building protection mat. With special loading tests, all variants were tested and approved by TÜV Rheinland in accordance with UL 2703, as well as a fire test in line with UL 1703. The wire management solution for the string-wiring of module rows is UL-certified and available as an accessory with the substructure.

The **COMPACTFLAT S10** is stored in our 3D engineering software AEROTOOL. The AEROCOMPACT® customer center is able to issue clear and competent project reports based on empirical data (wind load, snow load, structural analysis).

The **COMPACTFLAT S10** is delivered partly pre-assembled, including a newly developed building protection mat – with long-term durability testing.

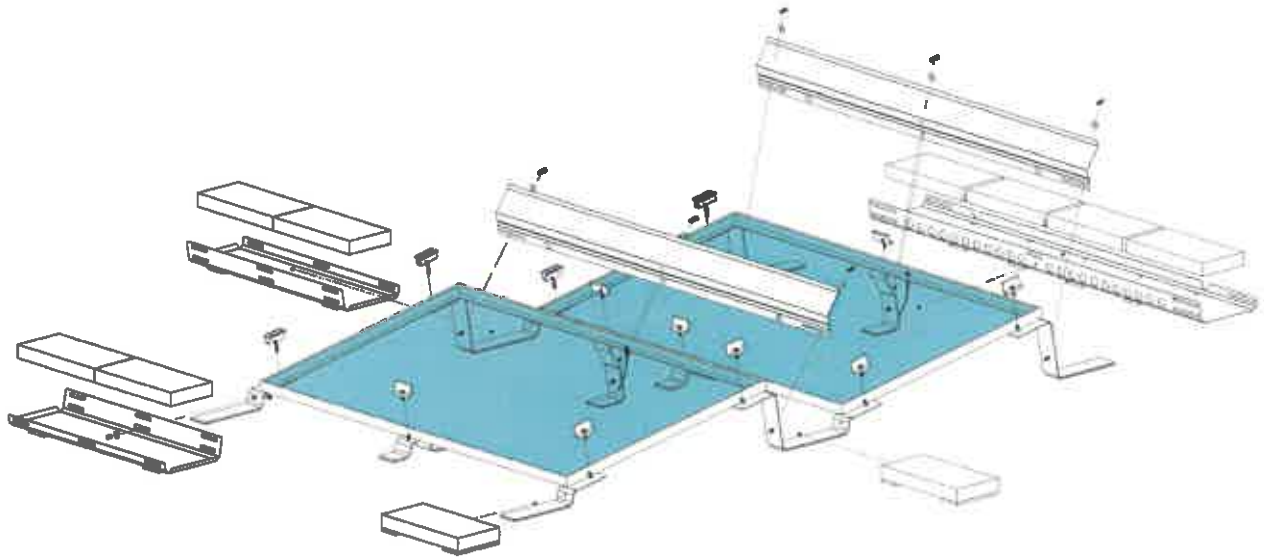
This system version with ballast trays is primarily used in areas with high wind loads and on roofs with a low point-loading capacity. The key advantages of this installation version are the extra ballast which can be installed for each module on the one hand, and the even distribution of point loads on the roof surface on the other. The ballasttray can also be deployed if roof graveling is used as ballast. The gravel is then filled in the plate tray for weight.

With only three main components, the **COMPACTFLAT S10** achieves an exceptional price-performance ratio. In addition to the attractive system price, the simple installation and high transport density of the innovative system *saves time and resources*.

S10 – 527 mm spacing

S10 – 380 mm spacing


TECHNICAL DATA

Description	Aerodynamic installation system for the stand-mounting of framed PV modules on flat roofs.
Scope of use	On foil and bitumen roofs with and without heat insulation beneath the sealing, as well as on concrete roofs; can be adapted for gravel and green roofs upon request
Module dimensions	950–1.050 mm x 1.475–2.080 mm (width x length)
Installation angle	10°, unilateral
Row spacing	COMPACTFLAT S10 (18° internal shading angle): 527 mm COMPACTFLAT S10 (25° internal shading angle): 380 mm
Distance from the roof surface / floor surface	Approx. 60 mm; potentially less on gravel roof
Distance from roof edge	1.200 mm (less corner spacing upon request); roof areas F and G as per EN 1991-1-4 can be covered
Max. building height	25 m (adapted for taller buildings upon request)
Max. roof pitch	Up to 5° possible without roof anchors; above 5° only with roof anchors
Max. field size	12 x 10 rows: 120 modules
Min. field size	1 rows for every 2 modules
Wind load	Suction load up to 2.4 kN/m ²
Snow load	Pressure load of COMPACTFLAT S10 Standard up to 2.4 kN/m ² Pressure load of COMPACTFLAT S10 Alpin up to 4.4 kN/m ²
Design/stability verification	Software-supported based on wind tunnel analyses
On-site requirements	Sufficient structural load-bearing capacity of the roof structure and the building's supporting structure, as well as adequate compressive strength of the roof structure, must be ensured on site. The general terms and conditions, terms of warranty, and the user agreement apply.
Module approval	The list of approved modules is provided by AEROCOMPACT®; individual approvals through the module manufacturer
Components	Module clamps with grounding pins, flat-roof brackets, wind deflector plates, ballast stones, optional lateral plates, ballast trays, roof anchors
Materials	Bearing connecting parts made from aluminum EN AW 6060 T64; module clamps made from aluminum EN AW 6063 T66; screws made from stainless steel A2-70; wind deflector plates and ballast trays made from steel with aluminum-zinc coating; building protection mat made from polyester fleece



- › Module clamps with integrated grounding pins
- › No roof penetration necessary
- › Also suitable for roof edge areas
- › Main structure produced from aluminum and stainless steel
- › Water drainage provided on all sides
- › Optimum module ventilation
- › Pre-installed building protection mat
- › 700 kWp per truck or 40-foot container
- › Minimum order quantity only 2 kWp
- › Quickest installation: 1 kWp / 5 min. / 2 people
- › Optimized wind suction openings
- › Low transport costs
- › TÜV-certified as per UL 2703
- › Wind tunnel-tested
- › Engineered in Europe
- › General building Inspectorate approval applied for
- › 25 years product warranty



◀ Scan QR code to watch installation video

AEROCOMPACT®

Headquarter Europe

Aerocompact GmbH // Sonnenstraße 10 // 6822 Satteins, Austria

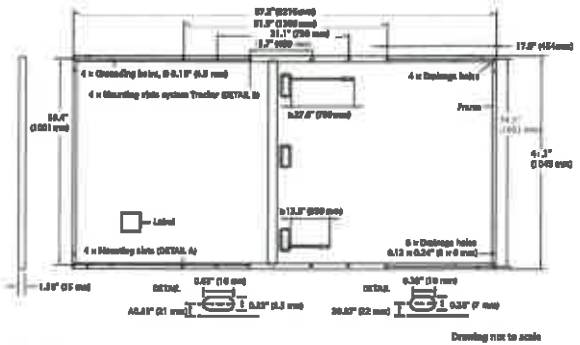
Phone: +43 5524 22566 // E-mail: office@aerocompact.com

www.aerocompact.com

MECHANICAL SPECIFICATION

Format	87.2 in × 41.1 in × 1.38 in (including frame) (2216 mm × 1046 mm × 36 mm)
Weight	58.4 lbs (26.5 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Anodized aluminum
Cell	6 × 26 monocrystalline Q.ANTUM solar half-cells
Junction Box	2.09-3.99 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 27.6 in (700 mm), (-) ≥ 13.8 in (350 mm)*
Connector	Stäubli MC4-Evo2, Hanwha Q CELLS HQC4; IP68

*Long cables (+) ≥ 57.1 in (1450 mm), (-) ≥ 57.1 in (1450 mm) for landscape installation are available upon request.

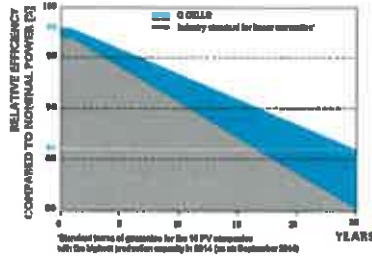


ELECTRICAL CHARACTERISTICS

POWER CLASS		475	480	485	490	495	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)							
Minimum	Power at MPP ¹	P_{MPP} [W]	475	480	485	490	495
	Short Circuit Current ¹	I_{sc} [A]	11.24	11.26	11.29	11.31	11.34
	Open Circuit Voltage ¹	V_{oc} [V]	53.58	53.81	53.84	53.88	53.71
	Current at MPP	I_{MPP} [A]	10.68	10.71	10.76	10.81	10.86
	Voltage at MPP	V_{MPP} [V]	44.54	44.81	45.07	45.33	45.59
	Efficiency ¹	η [%]	≥ 20.5	≥ 20.7	≥ 20.9	≥ 21.2	≥ 21.4
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²							
Minimum	Power at MPP	P_{MPP} [W]	358.4	360.1	363.9	367.6	371.4
	Short Circuit Current	I_{sc} [A]	9.05	9.07	9.09	9.12	9.14
	Open Circuit Voltage	V_{oc} [V]	50.53	50.56	50.59	50.62	50.65
	Current at MPP	I_{MPP} [A]	8.39	8.43	8.47	8.52	8.56
	Voltage at MPP	V_{MPP} [V]	42.49	42.72	42.94	43.17	43.39

¹ Measurement tolerances $P_{MPP} \pm 3\%$; I_{sc} ; $V_{oc} \pm 5\%$ at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • 2900 W/m², NMOT, spectrum AM 1.5

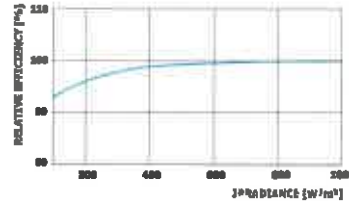
Q CELLS PERFORMANCE WARRANTY



At least 98 % of nominal power during first year. Thereafter max. 0.5 % degradation per year. At least 83.5 % of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organization of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{sc}	α [% / K]	+0.04	Temperature Coefficient of V_{oc}	β [% / K]	-0.27
Temperature Coefficient of P_{MPP}	γ [% / K]	-0.34	Nominal Module Operating Temperature	NMOT [°F]	109 ± 5.4 (43 ± 3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V_{SYS}	[V]	1500 (IEC) / 1500 (UL)	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 1
Max. Design Load, Push / Pull ¹	[lbf/ft ²]	75 (3600 Pa)/42 (2000 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push / Pull ¹	[lbf/ft ²]	113 (5400 Pa)/63 (3000 Pa)		

¹ See Installation Manual

QUALIFICATIONS AND CERTIFICATES

UL 81730, CE-compliant,
IEC 61216:2018,
IEC 61730:2016,
U.S. Patent No. 9,893,215
(solar cells);
Certification in process.



Specifications subject to technical changes © Q CELLS Q-PEAK DUO XL-610c_475-495-2021-03_Rev01_1A

Notes: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.
400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL Inquiry@us.q-cells.com | WEB www.q-cells.us

powered by

Q.ANTUM DUO Z

Q.PEAK DUO XL-G10.c

475-495

ENDURING HIGH
PERFORMANCE



BREAKING THE 21 % EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 21.8 %.



LOW ELECTRICITY GENERATION COSTS

Higher yield per surface area, lower BOS costs and up to 80 watts more module power than standard 144 half-cell modules.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (3000 Pa).



A RELIABLE INVESTMENT

Inclusive 12-year product warranty and 25-year linear performance warranty².



STATE OF THE ART MODULE TECHNOLOGY

Q.ANTUM DUO combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology.

¹APT test conditions according to IEC / TS 62804-1:2015, method A (-1500 V, 96h)

²See data sheet on rear for further information.



THE IDEAL SOLUTION FOR:



Ground-mounted
solar power plants

Engineered In Germany

Q CELLS

OFFICE USE ONLY
Permit Number: _____

APPLICANT'S CERTIFICATION

PROPERTY ADDRESS: 138 Baltimore Street, Cumberland, PA 21502

I hereby agree to comply with all regulations and codes, which are applicable hereto. I further agree that any misstatement or misrepresentation of facts presented as part of this application, or change to proposal without approval of the agencies concerned, shall constitute sufficient grounds for the disapproval or revocation of the subject permit. I hereby affirm that I own the property which is the subject of this application; or that I am the duly designated representative of the property owner, and that I possess the legal authority to make this Affidavit on behalf of myself or the owner for whom I am acting. I do solemnly declare and affirm under the penalties of perjury that the contents of this Application are true and correct to the best of my knowledge, information and belief.

APPLICANT'S SIGNATURE: 

APPLICANT'S PRINTED NAME: Jose Pabon - Paradise Energy Solutions, LLC

DATE SIGNED: 7/19/2023

FOR OFFICE USE ONLY

Permit Revoked / Zoning Officer **DWC** ___ **CDG** ___ / Reinstatement Date _____

NOTES: _____



CITY OF
CUMBERLAND
MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

57 N. LIBERTY STREET, CUMBERLAND, MD 21502 • PHONE 301-759-6442 • FAX 301-759-6432 • TDD 800-735-2258
www.cumberlandmd.gov

Permit Number: COA23-000034
Approval Date: 08/07/2023

Certificate of Appropriateness Permit

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

Project Location: MD Prop. #: Owner:	522 WASHINGTON ST 08021999 VALOIS WILLIAM D	Date applied: Work expected to begin:	07/20/2023 08/07/2023
Applicant: Address: City/State/Zip: Phone: Email:	The Durable Slate Company 8725 Bollman Place Savage MD 20763 (240) 935-8905 mlatorre@durableslate.com	Contractor: Address: City/State/Zip: Phone: Email: MD Master Plumber License #:	The Durable Slate Company 8725 Bollman Place Savage MD 20763 (240) 935-8905 mlatorre@durableslate.com 105029

Quantity	Description	Amount	Total Cost
1.0	Certificate of Appropriateness Review Fee	30.00	30.00

Project Description:
Slate Roof Replace/Repair In-Kind

APPROVED - Administrative Approval



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.


Mike Latorre
Signature

City of Cumberland - Dept. of Community Development**Internal Routing Sheet****Permit or Review #: COA23-000034****Permit or Review Type: Certificate of Appropriateness****Project Location: 522 WASHINGTON ST CUMBERLAND, MD 21502**

Applicant Contact Information: Name: The Durable Slate Company
Address: 8725 Bollman Place
City/State/Zip: Savage MD 20763
Phone: (240) 935-8905
Email: mlatorre@durableslate.com

Contractor Contact Information: Company Name: The Durable Slate Company
Contact: Mike Latorre
Address: 8725 Bollman Place
City/State/Zip: Savage MD 20763
Phone: (240) 935-8905
Email: mlatorre@durableslate.com

Date of Application: 07/20/2023

Work Description: (narrative box)
Slate Roof Replace/Repair In-Kind

Amount Paid: 0.00**Amount Due: 30.00**



PERMIT PROJECT
FILE #: 23-001203
522 WASHINGTON ST CUMBERLAND MD 21502
SLATE ROOF REPLACE/REPAIR IN-KIND



PERMIT #: COA23-000034

Permit Type
Certificate of Appropriateness

Subtype
Certificate of Appropriateness ▼

Work Description:
Slate Roof Replace/Repair In-Kind ■

Applicant
The Durable Slate Company - Mike Latorre ▼ ...

Status
Under Review ▼

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees **30.00**

Permit Fees **0.00**

Total Amount **30.00**

Amount Paid **0.00**

Balance Due **30.00**

Non-Billable



PERMIT DATES

Application Date
07/20/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

The Durable Slate Company - Mike Latorre



Contact

The Durable Slate Company - Mike Latorre



Estimated Cost of the project

\$105,800.00

Attach a full written scope of work

[William Valois Scope of Work.pdf](#)



Attach photographs of the site and structure

[William Valoi .JPG](#)



Facade Elevations

[William Valoi .JPG](#)



Sample of Proposed Materials

[William Valois Scope of Work.pdf](#)



Scaled Drawings

[William Valoi .JPG](#)



Digital Renderings, when available



Color Scheme/Paint Chips

[William Valoi .JPG](#)



Manufacturer Cut-Sheets or Product Specifications

[William Valois Scope of Work.pdf](#)



Provide one (1) complete original copy of all supplementary materials

William Valois Scope of Work.pdf



The HPC meets the third Wednesday of each month and complete applications are due the second 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 (Updated 1/1/16) can be found on the City of Cumberland website at www.cumberlandmd.gov.

Do not begin work until an approval is received on Permits from both The Historic Preservation Commission and the City of Cumberland.

A signed, approved, and stamped COA and MB or RB permit form is required for application to be considered complete. These will be sent to you upon approval of the department manager or designated representative.

Signing Method

Acknowledgement



By checking this box I acknowledge that I am electronically signing this document

Type your name

Mike Latorre

Today's Date

07/20/2023

FEES



FEE	DI	QUANTITY	AMOUNT	TOTAL
Certificate of Appropriateness Review Fee				30.00
Plan Check Fees				30.00
Permit Fees				0.00
Total Fees				30.00

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
					Amount Paid	0.00
					Balance Due	30.00

PERMIT PROJECT

CONTACT INFORMATION: PERMIT APPLICANT

ACCOUNT INFORMATION

Contact Type
 Contractor ▼

Association ▼

Portal Access

PERSONAL INFORMATION

Contact Name
 Mike Latorre

Personal Mailing Address
 8724 Bollman Place

Savage MD 20763

COMPANY INFORMATION

Company Name
 The Durable Slate Company

Company Mailing Address
 8725 Bollman Place

Savage MD 20763

CONTACT INFORMATION

Primary Number
(240) 935-8905

Work Number
(240) 935-8905

Mobile Number
(240) 935-8905

Home Number

mlatorre@durableplate.com
MD# 105029

Portal Access

View Contact

Add Note

Save

T · H · E
**DURABLE
SLATE**
COMPANY

8725 Belman Ave. Suite 8 • Savage, Maryland 20783 •
p 240-650-9780 • f 877-340-9180 • www.DurableSlate.com
Columbus • Cincinnati • Cleveland • Indianapolis • New Orleans • Clearwater • Savage • Baltimore • DC
MHIC License # 105029

NAME WILLIAM VALOIS	PHONE (240) 620-2042	DATE 07/12/2023	Job # 221221-010
JOB LOCATION 522 WASHINGTON ST	JOB NAME	BILLING ADDRESS (IF DIFFERENT) N/A	
CITY, STATE, ZIP CODE CUMBERLAND MD 21502	CONTACT WDV1137@GMAIL.COM	CITY, STATE, ZIP CODE	

Every home improvement contract must contain a notice that gives the telephone number of MHIC and state that each contractor and subcontractor hold a Maryland Home Improvement Contractor license. Anyone can ask MHIC about a contractor or subcontractor. MHIC can be contacted at 410-336-6309.

If you are borrowing money to finance the home improvement project: This contract creates a mortgage or a lien against your property to secure payment and may cause a loss of your property if you fail to pay the amount agreed upon. You have the right to consult an attorney. You have the right to rescind this contract within 3 business days after the date you sign it by notifying the contractor in writing that you are rescinding the contract.
Homeowner's Initials: _____

We Propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of: Dollars \$ 105,800

Note: This proposal may be withdrawn by The Durable Slate Company if not accepted within 15 days; as of 07/12/2023

Estimator's Signature *Edwin Giron*

The category of slate repair we will be doing is: Complete Basic Minimum Specific (See page 3 for details)

SEE ATTACHMENT A FOR ADDITIONAL NOTES

The durable slate will acquire the proper permits

Front porch roof \$ 12,000

Remove two courses of shingle at the eave to access and remove box gutter liner.

Install new built-in gutter out of 16oz copper and allow proper pitch.

Enlarge the outlet and reinstall shingle at the eave.

This does not include any woodwork; any rotting wood shall be quoted upon discovery

Mansard valleys \$ 40,000

Replace all failed and tarred mansard valleys with 16oz copper

Two gusset receiver pans will be replaced in the process.

Dormer Window wells \$ 16,000

Refresh nine dormer window wells with paint grip and paint with durable red paint

Conductor heads & downspout \$ 1,000

Attach two galvanize conductor heads with 4" oval outlets to funnel water from upper gussets.

(Spray paint conductor heads white)

Upgrade connecting spout from 2x3 to 3x4 white aluminum

Add 3x4 outlet at rear gutter and connect new downspout to help with water load.

Upper turret built in gutter \$ 20,000

Erect scaffold to access roof line

Remove three courses of slate to access and remove box gutter liner.

Install new built-in gutter out of 16oz copper and allow proper pitch.

Enlarge the outlets and solder with lead free soldered.

Remove shingle patch and replace with new slates

Caulk upper condensation vent pipe with solar seal **(no warranty on caulking)**

Side porch roof \$ 16,800

Remove two courses of shingle at the eave to access and remove box gutter liner.

Install new built-in gutter out of 16oz copper

Allow proper pitch to channel water from the center of the roof to the outlets.

Enlarge the outlet and reinstall shingle at the eave.

Work to be started on or before: _____, 20____, and to be substantially completed on or before: _____, 20____.

*You, the buyer, may cancel this transaction at any time prior to midnight of the 6th business day after the date of the transaction.

See the attached Notice of Cancellation for an explanation of this right. Buyer's acknowledgement of receipt of Notice of

Cancellation: _____ Initial

We propose hereby to furnish material and labor – complete in accordance with specifications above.

Total contract amount: \$ 105,800 1/3 Deposit Amount: \$ 35,267 Balance: \$ 70,533

Balance of payment to be made as follows: To Foreman upon completion: _____ Initial.

Accepted by: _____

Customer Signature _____

Date of Acceptance _____

**PROVIDE SCAFFOLD FOR TOWER
3' BELOW GUTTER LINE.
FOR THE FRONT AND BOTH SIDES.
OF TOWER.
ELVATION IS 30' TALL**





CITY OF
CUMBERLAND
MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

57 N. LIBERTY STREET, CUMBERLAND, MD 21502 • PHONE 301-759-6442 • FAX 301-759-6432 • TDD 800-735-2258
www.cumberlandmd.gov

Permit Number: COA23-000035
Approval Date: 08/07/2023

Certificate of Appropriateness Permit


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

Project Location:	101 BALTIMORE ST	Date applied:	07/20/2023
MD Prop. #:	22011480	Work expected to begin:	08/07/2023
Owner:	GRIMM BRIAN J		
Applicant:	Elijah Thane	Contractor:	
Address:	15400 Blacksmith Ln	Address:	15400 Blacksmith Ln
City/State/Zip:	Lonaconing MD 21539	City/State/Zip:	Lonaconing MD 21539
Phone:	(775) 567-8625	Phone:	(775) 567-8625
Email:	elijahthaneart@gmail.com	Email:	elijahthaneart@gmail.com
		MD Master Plumber License #:	

Quantity	Description	Amount	Total Cost
1.0	Certificate of Appropriateness Review Fee	30.00	30.00
1.0	Convenience Fee	1.00	1.00

Project Description:
Certificate of Appropriateness for signage of new business "Elijah Thane Opel". Sign will be mounted to building above entrance door. Sign will be 12 ft. off the ground. Sign will be 2 ft. x 10 ft. Colors will be black and silver exterior paint. Sign is made from wood, paint, and metal for screws. Paint is from Lowe's and is the Sherwin-Williams brand. Business owner creating sign himself.

APPROVED with conditions. COA will not be released until sign permit is applied for and approved.
Administrative Approval, Ruth Davis - Rogers



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

City of Cumberland - Dept. of Community Development**Internal Routing Sheet**Permit or Review #: **COA23-000035**

Permit or Review Type: Certificate of Appropriateness

Project Location: 101 BALTIMORE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Elijah Thane
Address: 15400 Blacksmith Ln
City/State/Zip: Lonaconing MD 21539
Phone: (775) 567-8625
Email: elijahthaneart@gmail.com

Contractor Contact Information: Company Name:
Contact: Elijah Thane
Address: 15400 Blacksmith Ln
City/State/Zip: Lonaconing MD 21539
Phone: (775) 567-8625
Email: elijahthaneart@gmail.com

Date of Application: 07/20/2023

Work Description: (narrative box)

Certificate of Appropriateness for signage of new business "Elijah Thane Opel". Sign will be mounted to building above entrance door. Sign will be 12 ft. off the ground. Sign will be 2 ft. x 10 ft. Colors will be black and silver exterior paint. Sign is made from wood, paint, and metal for screws. Paint is from Lowe's and is the Sherwin-Williams brand. Business owner creating sign himself.

Amount Paid: 31.00

Amount Due: 0.00



City of Cumberland

Department of Community Development • 57 N. Liberty Street • Cumberland, MD 21502 • www.cumberlandmd.gov
301-759-6431 • Fax 301-759-6432 • kathy.mckenney@cumberlandmd.gov

Administrative Review HP Commission Review

COA23-000035

CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

For exterior changes to a structure that are visible from a Public Right of Way within the Canal-Place Preservation District, a locally zoned historic district.

This includes, but is not limited to additions, alterations, awnings, entrances and doors, painting, porches, fences, siding, signage, window replacement, demolition, in-kind replacement, and new construction.

Project Location 103 Baltimore St. Tax ID # 22011480

The Tax ID # can be found on your deed or by visiting www.dat.state.md.us/RealProperty/RealPropertySearch. When construction is being done and several property account numbers are involved, properties must be combined under one property number. It will be necessary to contact the State of Maryland Assessment Office, 112 Baltimore Street, Gateway Center, 301-777-2113, prior to applying for permit in order to obtain documentation required for the new Tax Account Number.

COA #

Application Date 7/19/23

Applicant Name Elijah Thane Opel Phone 775-567-4625

Address _____

Fax _____ Email elijahthane.art@gmail.com

Contractor Name Elijah (business) owner Phone _____

Address 15400 Blacksmith Ln. Lanxcony, MD 21539 Email _____

Summarized Description of Project sign will be 12ft off ground, 2ft x 10ft. made from wood & painted metal for screws. Black & silver paint exterior

Est. Cost: \$2,500.00

Attach a full written scope of work

Attach photographs of the site and structure

- Include:**
- 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.

Pay a non-refundable Certificate of Appropriateness review fee of \$30.00 - payable at time of application.

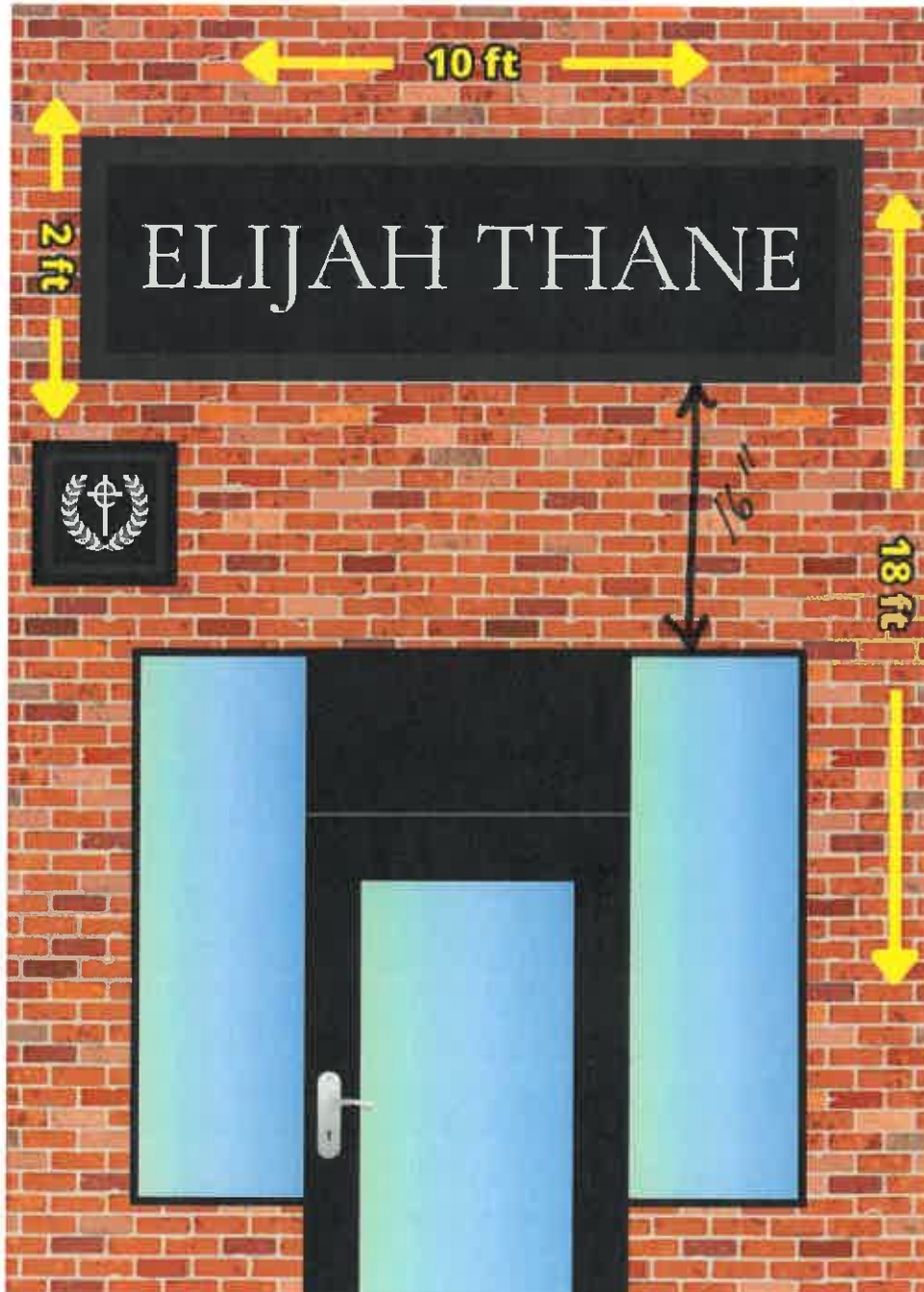
Apply for relevant Building and Occupancy Permits (*fees apply*)

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 (*Updated 1/1/16*) can be found on the City of Cumberland website at www.cumberlandmd.gov.

Do not begin work until an approval is received on Permits from both The Historic Preservation Commission and the City of Cumberland.

A signed, approved, and stamped COA and MB or RB permit form is required for application to be considered complete.









CITY OF
CUMBERLAND
MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

57 N. LIBERTY STREET, CUMBERLAND, MD 21502 • PHONE 301-759-6442 • FAX 301-759-6432 • TDD 800-735-2258

www.cumberlandmd.gov

Permit Number: COA23-000036

Approval Date: 08/07/2023

Certificate of Appropriateness Permit

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

Project Location: MD Prop. #: Owner:	33 WASHINGTON ST 06003354 ALLEGANY COUNTY COMMISSIONERS	Date applied: Work expected to begin:	07/24/2023 08/07/2023
Applicant: Address: City/State/Zip: Phone: Email:	Allegany County Commissioners Allegany County Complex 701 Kelly Rd Cumberland MD 21502 3017772001	Contractor: Address: City/State/Zip: Phone: Email: MD Master Plumber License #:	Allegany County Commissioners Allegany County Complex 701 Kelly Rd Cumberland MD 21502 3017772001

Quantity	Description	Amount	Total Cost
----------	-------------	--------	------------

Project Description:
COA- Replacing 1965 Asbestos shingle roof and accessories with asphalt shingles, painting soffit and fascia

APPROVED with the following conditions: Replacement roof approved by Maryland Historical Trust. Administrative Approval by Ruth Davis - Rogers, Historic Preservation Planner

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

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: COA23-000036

Permit or Review Type: Certificate of Appropriateness

Project Location: 33 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Allegany County Commissioners
Address: Allegany County Complex 701 Kelly Rd
City/State/Zip: Cumberland MD 21502
Phone: 3017772001
Email:

Contractor Contact Information: Company Name: Allegany County Commissioners
Contact: Steve Young
Address: Allegany County Complex 701 Kelly Rd
City/State/Zip: Cumberland MD 21502
Phone: 3017772001
Email:

Date of Application: 07/24/2023

Work Description: (narrative box)

COA- Replacing 1965 Asbestos shingle roof and accessories with asphalt shingles, painting soffit and fascia

Amount Paid: 0.00

Amount Due: 0.00



City of Cumberland

Administrative Review HP Commission Review

Department of Community Development • 57 N. Liberty Street • Cumberland, MD 21502 • www.cumberlandmd.gov
Ruth Davis Rogers, Historic Preservation Planner • 301-759-6431 • ruth.davis-rogers@cumberlandmd.gov

CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

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

This application is required for ALL exterior work on properties that are located within the Canal Place Preservation District (Cumberland's locally zoned historic district). The application will be reviewed by the Historic Preservation Commission. Examples include additions, alterations, awnings, roofs, doors, painting, porches, fences, siding, signage, window replacement, demolition, and new construction. Please note that you do not need to separately submit this form if you are entering your request through the City of Cumberland's Online Permit Portal - accessed at www.ci.cumberland.md.us/150/Community-Development 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: 33 Washington Street Tax ID # 52 - 600870

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

COA # COA23-00036
RCA #

Application Date 7/23/24

Applicant Name Allegany County Commissioners Phone (301) 697-1508 (cell)
to Steve Young

Applicant Address (if different than project address) _____

Fax 301-777-2001 Email syoung@alleganygov.org

Contractor Name (if applicable) _____ Phone _____

Contractor Address _____ Email _____

Summarized Description of Project (please add extra pages, if needed) Replace 1965 asbestos shingle roof and accessories with asphalt shingles. Also paint the soffit and fascia at the Washington St. Library

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. Navigate to Historic Preservation Commission and then to Revised Guidelines.

To apply online go to citizenserve.com/Cumberland

An HPC brochure is available

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

**WASHINGTON STREET LIBRARY
PARTIAL ROOF REPLACEMENT**

Description: The 3000 square feet of 1965 dated shingle roof on the west side of the library is failing and will be replaced by this project. Work will include:

1. Removal and replacement of the existing shingles with GAF Royal Sovereign shingles of stone color.
2. Removal and replacement of approximately 70 square feet of rubber roofing on the flat top of the roof.
3. Removal and replacement of existing gutters with aluminum gutters with leaf guard protection.
4. Cleaning existing louvers to remove any dirt or debris.
5. Cleaning and painting existing soffit and fascia around the roof down the brick wall level.

Maryland Historic Trust: Approved this project in September 2022 (see attached). An extension to complete the project has been requested due to shingle availability and funding issues which delayed the project.

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Robert S. McCord, Secretary
Sandy Schrader, Deputy Secretary

Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

September 28, 2022

Adam Patterson
Director of Public Works
701 Kelly Road
Cumberland, MD 21502

Re: Allegany County Library, Allegany County – Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Mr. Patterson:

The Maryland Historical Trust (MHT) is in receipt of your application, received on August 22, 2022, requesting approval to replace the ca. 1960 asbestos shingle roof with asphalt shingles. MHT's Easement Committee (Committee) reviewed the information on August 30, 2022.

Based on the review and recommendation of the Committee, I grant approval of the request to remove and replace the existing asbestos shingle roof with new 3-tab asphalt shingles, as described and depicted within the application.

This work is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, specifically *General Rehabilitation Standards 5, 6, and 9*.

This approval is valid for a period of six months from the date of this letter. Should you require additional time to complete the project, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact Casey Squyres, Easement Administrator, by telephone at (410) 697-9545 or by email at casey.squyres@maryland.gov.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth Hughes". The signature is written in a cursive style with a long horizontal flourish at the end.

Elizabeth Hughes
Director
Maryland Historical Trust

EH/CS



Aerial View of Roof
to be replaced



Rubber on top of
Library roof
(Approx 11' x 5.5')



Vent (typical of 3)



Limits of Soffit &
Fascia Painting
(3 sides of Building)



Proposed shingles

Royal Sovereign® Shingles

Think all strip shingles look pretty much alike? Not so! We've gone to great pains to make Royal Sovereign® Shingles the most beautiful strip shingle on the market.

Not eligible for the Lifetime Roofing System

★★★★★ 4.8 (182) [WRITE A REVIEW](#)



[SEE ALL COLORS >>](#)

No colors available in your area

Showing products available near

[CHANGE >>](#)

[FIND A CONTRACTOR </EN-US/ROOFING-CONTRACTORS/RESIDENTIAL>](#)

ABOUT
([HTTPS://WWW.GAF.COM/EN-US/PRODUCTS/ROYAL-SOVEREIGN](https://www.gaf.com/en-us/products/royal-sovereign))

SPECS
([HTTPS://WWW.GAF.COM/EN-US/PRODUCTS/ROYAL-SOVEREIGN/SPECIFICATIONS](https://www.gaf.com/en-us/products/royal-sovereign/specifications))

DOCS
([HTTPS://WWW.GAF.COM/EN-US/PRODUCTS/ROYAL-SOVEREIGN/DOCUMENTS](https://www.gaf.com/en-us/products/royal-sovereign/documents))

VIDEOS
([HTTPS://WWW.GAF.COM/EN-US/PRODUCTS/ROYAL-SOVEREIGN/VIDEOS](https://www.gaf.com/en-us/products/royal-sovereign/videos))

Royal Sovereign® Specs

ABOUT
([HTTPS://WWW.GAF.COM/EN-US/PRODUCTS/ROYAL-SOVEREIGN](https://www.gaf.com/en-us/products/royal-sovereign))

SPECS
([HTTPS://WWW.GAF.COM/EN-US/PRODUCTS/ROYAL-SOVEREIGN/SPECIFICATIONS](https://www.gaf.com/en-us/products/royal-sovereign/specifications))

DOCS
([HTTPS://WWW.GAF.COM/EN-US/PRODUCTS/ROYAL-SOVEREIGN/DOCUMENTS](https://www.gaf.com/en-us/products/royal-sovereign/documents))

VIDEOS
([HTTPS://WWW.GAF.COM/EN-US/PRODUCTS/ROYAL-SOVEREIGN/VIDEOS](https://www.gaf.com/en-us/products/royal-sovereign/videos))

SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

AWARDS & RECOGNITION

Good Housekeeping Rated

25-YEAR STAINGUARD PLUS™ ALGAE PROTECTION LIMITED WARRANTY

StainGuard Plus™ Algae Protection Limited Warranty

BUNDLE COVERAGE

3 bundles per square

\$ - \$\$\$\$

\$

DURABILITY & TOUGHNESS

Advanced Protection Shingle with GAF Dura Grip Adhesive

EXPOSURE

5" (127 mm)

EXTREME WEATHER IMPACT RATED

No

FIRE RATING

Highest Rating - Class A

MATERIAL

Fiberglass Asphalt Construction

WIND RATING

60 mph

ARCHITECTURAL STYLE

Three-Tab

SHINGLE STYLE

3-Tab Shingles

SHINGLE TYPE

3-Tab Shingle Collection

APPROX. NAILS/SQ

316

AWARDS & RECOGNITION: Good Housekeeping Rated



SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

25-YEAR STAINGUARD PLUS™ ALGAE PROTECTION LIMITED

WARRANTY: StainGuard Plus™ Algae Protection Limited Warranty

BUNDLE COVERAGE: 3 bundles per square

\$ - \$\$\$\$:

DURABILITY & TOUGHNESS: Advanced Protection Shingle with GAF Dura Grip Adhesive

EXPOSURE: 5" (127 mm)

EXTREME WEATHER IMPACT RATED: No

FIRE RATING: Highest Rating - Class A

MATERIAL: Fiberglass Asphalt Construction

WIND RATING: 60 mph

ARCHITECTURAL STYLE: Three-Tab

SHINGLE STYLE: 3-Tab Shingles

SHINGLE TYPE: 3-Tab Shingle Collection

APPROX. NAILS/SQ: 316

CODES

FBC State of Florida Approved

ICC ESR-1475

ICC AC438 ESR-3267

MIAMI-DADE COUNTY Miami-Dade County Product Control Approved

TDI Meets requirements of the Texas Department of Insurance

FBC: State of Florida Approved

ICC : ESR-1475

ICC AC438: ESR-3267

MIAMI-DADE COUNTY: Miami-Dade County Product Control Approved

TDI: Meets requirements of the Texas Department of Insurance



Information about roof replacement services and our inventory of GAF shingles, call us today at (571) 200-8258 for a free estimate. We also specialize in door and window installation services, bathroom remodeling, and siding installation.

FROM THE GAF GALLERY

SUMMARY SPECIFICATIONS

GAF Royal Sovereign Shingles combines GAF's Advanced Protection Shingle Technology with StainGuard Protection. A quality product with a 25 year limited transferable warranty. All this and timeless beauty in a strip 3 tab shingle.

Contact Us to discuss product specifications and warranty details.

3-Tab Fiberglass Asphalt Construction	25-Year Ltd. Transferable Warranty
60 mph Ltd. Wind Warranty	Rated Class A Fire - UL 790
StainGuard® Protection (available in some areas)	ASTM D7158, Class H
ASTM D3018 Type 1	ASTM D3161 Type 1, Class F
ASTM D34622	ICC Approved
Classified in accordance with ICC-ES AC438	ENERGY STAR® Qualified (U.S. Only)
Title 24 Compliant	Approx. 79 Pieces/Square (English)
Approx. 64 Pieces/Square (Metric)	Approx. 256 Nails/Square (Metric)
5 5/8" Exposure 4 (Metric)	Approx. 3 Bundles/Square
Solar Reflectance = .027	Thermal Emission = .091
Solar Reflectance Index = 28	

GAF ROYAL SOVEREIGN COLOR OPTIONS



Not all colors are available in all areas. Please contact your local distributor for more information. Not all colors are available in all areas. Please contact your local distributor for more information.

COLOR AVAILABILITY VARIES BY REGION

proposed color

NuHome Offers a Wide Selection of GAF Roofing Shingles #GAFshingles #Roofing #HomeImprovement

Welcome to NuHome! What can we help you with today?

Code

Roofing

Siding

Windows

Doors



★★★★★
We love the job they did and the roof job!
- Linda Jones -
Netherlands, Oregon





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

COA23-000037

Address: 55 Baltimore Street

Project Contact: Dave Romero

Project Summary:

This proposed project involves maintenance and renovations at 55 Baltimore Street.

Property Description:

This building is located in the Downtown Cumberland Historic District, on Baltimore Street. The Cumberland Historic District gains its significance from both its architecture and the history of its commercial development. These late 19th to early 20th century buildings consist of a broad array of significant architectural styles.

Beginning in the 1940s, the last of the frame buildings had been razed and the town's old Civil War image now boasted modern department stores such as Rosenbaum's and the McMullen Brothers. This was the time that many of the familiar stores were downtown, including Wolfe Furniture, McCroy's, G.C. Murphy, F.W. Woolworth, Sears, Montgomery Ward, Ford's Pharmacies and People's Drug Store. Peskin's was selling shoes, Schwarzenbach's catered to the male clientele, and women shopped for fashion at Lazarus. Downtown Cumberland, by 1940, had become the mercantile center of western Maryland and the surrounding region and was easily accessible by the network of highways that radiated from downtown in all directions, including into West Virginia and Pennsylvania.

55 Baltimore Street was built as a commercial retail building and has housed such stores as a hardware, general and woman's clothing stores over the past 100 years. Currently an antique mall occupies it on the first floor and mezzanine with residential in the upper three stories.

Staff Summary:

Most of the proposed work is replacement-in-kind maintenance and repair, however one of the items proposed is to replace a damaged double window on the 3rd floor with a wood casement window which swings inward. What is proposed is almost a replacement in kind except for the fact the glass would be one panel instead of a double hung. The existing window, which is to be replaced, is not original to the building nor does it match the large plate glass picture windows next to it on the same floor. Another options for the building owners could be to replace the window with a piece of sheet glass, to match the identical window on the left side. The proposed window would be the same size as the existing double hung windows and the single pane piece of glass may blend in better with the large panes of plate glass windows. In addition, the fact that the window opens and closes easily provides (safety) egress to residents in case of an emergency.

Applicable Guidelines:

Identifying, retaining, and preserving storefronts, and their functional and decorative features, is important in defining the overall historic character of a building and the district where it is located. Storefront materials, and retaining the configuration of the storefront, is significant (such as display windows, doors, transoms, etc.).

The sections of the Preservation Guidelines that pertain to this application can be found under Specific Design Guidelines for Commercial Buildings (the entire chapter). Other applicable guidelines can be found in the chapter titled Design Guidelines for Windows - Guideline 22 and 23.

City of Cumberland - Dept. of Community Development**Internal Routing Sheet****Permit or Review #: COA23-000037****Permit or Review Type: Certificate of Appropriateness****Project Location: 55 BALTIMORE ST CUMBERLAND, MD 21502**

Applicant Contact Information: Name: David Romero
Address: 55 Baltimore St
City/State/Zip: Cumberland MD 21502
Phone: (301) 693-5493
Email: dave@vibrantimage.com

Contractor Contact Information: Company Name:
Contact: David Romero
Address: 55 Baltimore St
City/State/Zip: Cumberland MD 21502
Phone: (301) 693-5493
Email: dave@vibrantimage.com

Date of Application: 08/04/2023

Work Description: (narrative box)

Certificate of Appropriateness for repair work. Work involves window replacement on 3rd floor and related repairs. Permits needed upon COA approval will be a right of way permit and sign permit.

Amount Paid: 30.00

Amount Due: 0.00



City of Cumberland

Administrative Review HP Commission Review

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

COA23-000037

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: 55 BALTIMORE STREET Tax ID # 040100671

The Tax ID # can be found on your tax bill or by visiting www.dor.state.md.us/RealProperty/RealPropertySearch. If you are using the permit portal, you may use the search function to select your property account number. When construction is being done and several property account numbers are involved, permit must be entered under the account of the main structure referencing other accounts (or a separate permit will be required per each property of record). It will be necessary to contact the State of Maryland Assessment Office, 112 Baltimore Street, Gateway Center, 301-777-2113, prior to applying for permit in order to obtain documentation required for the new Tax Account Number.

COA #23-000037

Application Date 02 AUGUST 2023

Applicant Name DAVID ROMERO Phone 301-673-5493

Address (if different than project address) —

Fax — Email dave@ibardimago.com

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

Address 83 LAFAYETTE AVE. CUMBERLAND Email —

Summarized Description of Project (please add extra pages, if needed) See attached.

Attach a full written scope of work

Use reverse side or attach additional pages, if needed →

Attach photographs of the site and structure

As it pertains to the application/project scope of work, 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
- 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 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. Navigate to Historic Preservation Commission and then to Revised Guidelines.

Do not begin work until written approval is received from HPC Staff. If the project requires additional building or occupancy permits, all applicable permits must also be approved. These will be provided separately.

An Occupancy, Building or Sign permit application may be required for this application and approval to be considered complete. Those permits are approved by the Code Compliance Manager or designated representative.

PROJECT SUMMARY~

Gorgeous Brickwork and Beautiful Windows!

On the upper stories, work will focus on bringing the large windows back to former glory with renewed finishes.

New to the building will be the installation of lighting that will graze the architecturally stunning brick cornice. This newly-lit upper story detail will be visible throughout the downtown area and surrounding higher elevations.

On the arcade level, the 1940s Carrara Glass is showing its age, and cracked panels will be replaced. Finishing touches to the façade include great-looking signage and a carefully selected light fixture in the entryway to the shop.

On the Merchants Alley side of the building, the work will focus on the entrance to the shop: a new tile floor and great-looking signage.

Baltimore Street Façade

Upper stories:

Scrape and paint the wood windows and clad the sills.

Replace one window on 3rd floor.

Remove miscellaneous wires, tubing, and bracketing.

Install light fixtures that will offer grazing light across the upper brick cornice.

This work will be done with a lift.

Street Level:

Make reasonable repairs to the Carrara glass

Design and install a trim piece across the width of the façade to waterproof the upper edge of the Carrara glass.

Design and install new signage for the businesses

Install a great-looking light fixture for the entryway.

Merchant's Alley Façade

Street Level:

Install ceramic tile in entryway and add new signage.

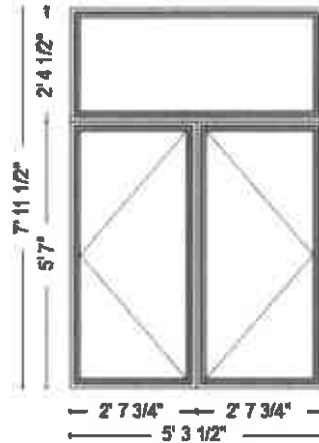
#####

55 Baltimore Street



Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 16465121

Line Number: 25

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Lifestyle, 2-Wide Casement, Lifestyle, Sash Set, 63.5 X 95.5, Without HGP, Iron Ore

Rough Opening: 5' 4 1/4" X 8' 0 1/4"

Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 22, Clear Opening Height 62.875, Clear Opening Area 9.605903, Egress Meets Typical 5.7 sqft (E) (United States Only)

Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00685-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 22, Clear Opening Height 62.875, Clear Opening Area 9.605903, Egress Meets Typical 5.7 sqft (E) (United States Only)

Performance Information: U-Factor 0.27, SHGC 0.31, VLT 0.58, CPD PEL-N-229-00861-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: Romero

Project Name: Romero

Jobsite Location: LAVALE, MD

Room Location: None Assigned

Sales Branch Location: 38900 Pella Windows & Doors of Baltimore

55 Baltimore Street

EXTERIOR COLOR



Color selection for windows along Baltimore Street:

“Iron Ore”

55 Baltimore Street



Tile Selection for Merchant's Alley Entry:

18" square

**Approximately 3 tiles wide by 4 tiles long
laid out in appropriate and pleasing design.**

Historic District Tax Incentive Program

By Ruth Davis - Rogers

505 Washington Street

Michael & Nancy Armiento

Tax Account #: 06-029590

A Historic District Tax Incentive Application has been received from the owners of the property located at 505 Washington Street. Based on research, 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 \$7,920.00 (10% of total eligible project costs of \$79,200.00). The credit will be applied to real estate property taxes and is valid for a total of four years unless exhausted prior to fourth year. Any credits remaining after that time will expire.
- ❖ Property tax assessment freeze is recommended for one year (based on the 2023 State of MD tax assessment) due to an investment equaling 16% of the pre-improvement value of the property (\$485,700).

**Local Tax Credit
After Photos**

**M/M Arliento
505 Washington Street**











CITY OF CUMBERLAND MARYLAND



Historic Preservation Tax Credit Program *Tax Credit Program for Property Owners of Historic Buildings*

To encourage private sector investment in the rehabilitation and re-use of historic buildings, and to promote investment in local economies, Maryland state law grants the City of Cumberland the authority to provide local historic preservation tax credits. In addition to local tax credits, The City of Cumberland encourages the owners of certified buildings, to also apply for state and federal Historic Preservation Tax Credits as well. These tax credits can be used alone, or in conjunction with each other, to help to offset expenses related to rehabilitation of certified historic structures. To qualify these structures must be either listed individually on the National Register of Historic Places or located in the:

- Canal Place Preservation District
- Downtown Cumberland National Register District
- Washington Street National Register District
- Greene Street National Register District
- Decatur Street/Decatur Heights National Register of Historic Places District
- South Cumberland/Chapel Hill National Register of Historic Places District
- Rolling Mill National Register of Historic Places District

Expenditures for certain interior or exterior preservation, restoration and rehabilitation work on these properties may qualify for tax credit, so long as \$5,000 is spent and the work meets standards that ensure the historic nature of the property is not compromised. Infill construction, within one of the approved districts, also qualifies for a tax credit so long as the new construction is architecturally compatible with the surrounding district.

To be eligible and receive Local Historic Preservation Credits, the following steps must be adhered to:

- Step 1 – Certification of Eligibility.** Application filled out, and documents provided, to determine building is a certified historic structure.
- Step 2 - Pre-Construction Work Scope Application.** Detail of work planned for interior and exterior must be approved prior to commencement of construction.
- Step 2a – Certificate of Appropriateness.** Required for properties located within the Canal Place Preservation District, must be approved by the City of Cumberland Historic Preservation Commission.
- Step 2b - Addendum/Modification to Proposed Work (if needed)**
- Step 3 – Certification of Completed Work.** Documentation that work has been completed.
- Step 4 – Tax Credit Application for Office of Finance.** Final step for tax credit to be applied to property.

More detailed information available on City website or by calling (301) 759-6431

MAYOR
RAYMOND M. MORRISS

COUNCIL
RICHARD J. CIONI, JR.
EUGENE T. FRAZIER
JOSEPH P. GEORGE
LAURIE P. MARCHINI

CITY ADMINISTRATOR
JEFFREY F. SILKA

CITY SOLICITOR
MICHAEL SCOTT COHEN

CITY CLERK
MARJORIE A. WOODRING



MEMBER MARYLAND
MUNICIPAL LEAGUE (MML)

57 N. LIBERTY STREET, CUMBERLAND, MD 21502 www.cumberlandmd.gov
VOICE (301)722-2000 • FAX (301)759-6438 • TDD (800)735-2258