

Historic Preservation Commission



Members:

Mr. Larry Jackson – Chairperson
Mr. Tim Hoffman - Secretary
Dr. Lincoln Wilkins, Jr.
Dr. Michael Garrett

Mr. Justin T. Paulman
Mr. Nathan C. Williams
Dr. Brian Plitnik
Councilwoman: Laurie Marchini

Staff Liaison: Ruth Davis - Rogers, Historic Planner/Preservation Coordinator

AGENDA

Historic Preservation Commission
Cumberland City Hall, Council Chambers
Dec.21, 2022, 4:00 P.M.

APPROVAL OF MINUTES

Review and approval of November 2022 meeting minutes

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

- 300 Washington Street COA22-000037 (*chimney replacement*)
Applicant: Jonathan Hutcherson

Regular Agenda – to be reviewed by HPC

- 101 Baltimore Street RCA22-000004 (*addition to existing mural*)
Applicant: Brian Grimm
- 15 S. Liberty Street COA22-000036 (*repairs and upgrades to building*)
Applicant: Chris Meyers
- 156 N. Mechanic Street COA22-000038 (*demolition*)
Applicant: City of Cumberland

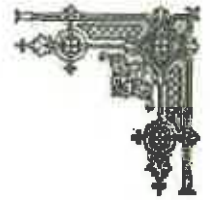
OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT



City of Cumberland



MINUTES

HISTORIC PRESERVATION COMMISSION

November 16, 2022

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, November 16, 2022 at 4:00 p.m., within the Council Chambers of City Hall. Members present Chairman Larry Jackson, Mr. Tim Hoffman, Dr. Michael T. Garrett, Councilwoman Laurie Marchini, and Mr. Nathan Williams.

Others in attendance were, Ms. Ruth Davis-Rogers Historic Preservation Planner/Grants Management and Ms. Debbs Helmstetter, Code Technician and James Bange 317 Washington Street.

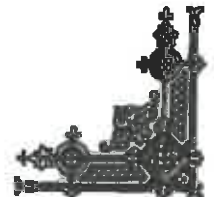
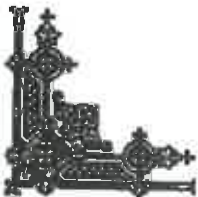
Chairman Larry Jackson, called the meeting to order. He read the following statement into the record: "The Cumberland Historic Preservation Commission exists pursuant to Section 11 of the City of Cumberland Municipal Zoning Ordinances. Members are appointed by the Mayor and City Council and shall possess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

APPROVAL OF MINUTES

1. Minutes from October 19, 2022 were approved as written. Dr. Garrett made the motion for approval and Mr. Nathan Williams seconded the motion. All members were in favor. Motion approved.



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



PUBLIC COMMENTS

There were no comments made.

CONCENT AGENDA

1. COA22-000033 - 501 Washington Street - COA22-000033 - Applicant James Hilggeman is requesting to replacement-in-kind painting and related repairs to the building. Mr. Hilggeman is requesting to replace apron flashing at the front porch. Replace 10 pieces broken/missing slates throughout roof. Inspect shingle roof and repair nail holes with solar seal. Turret repair: replace tower valley pan, install ice, and water shield and resin paper. Fabricate and install new valley pan using 18 oz copper, solder with lead free soldered. Twenty (20) additional slates will be used to complete this task. Dr. Michael Garrett made the motion to approve the request and Mr. Tim Hoffman seconded the motion; all members were in favor.

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

CERTIFICATE OF APPROPRIATNESS

2. COA22-000032 - 317 Washington Street - applicant James Bange is requesting to rehabilitate the deteriorated back porch, to reinforce the posts with structural I-beams, and slightly enlarge the back porch floor with a bump out area. This property is considered one of Wright Butler's well-known design. Mr. Bange's repairs allow for a continued use of the property while preserving features which convey its historical, cultural, and /or architectural values. He is replacing rotten tongue and groove flooring with new tongue and groove flooring to match the front porch. Mr. Bange will be replacing unsafe rotten hand rail with new solid wood rail matching to an adjacent historical house rail. This is a after the fact, but Mr. Bange said all work has not been completed yet.

Nathan Williams made the motion to approve COA22-000032 pursuant to Guidelines 33, 34, and 35. Mr. Tim Hoffman seconded the motion all members were in favor; motion approved.

OTHER BUSINESS/STAFF UPDATES

Mrs. Davis-Rogers had no staff update or business.

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

Mrs. Ruth Davis-Rodgers announced they received about twenty-five (25) RFP (Request for proposals) and eight (8) sent in the proposals; some are local, but then we received one as far as Indiana, Pennsylvania, New York, DC, and Virginia.

ADJOURNMENT

Chairman Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary

November 17, 2022

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA22-000037**

Permit or Review Type: Certificate of Appropriateness

Project Location: 300 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Exclamation Labs
Address: 300 Washington Street
City/State/Zip: Cumberland MD 21502
Phone: (301) 697-6272
Email: jhutch@exclamationlabs.com

Contractor Contact Information: Company Name:
Contact: Macon Jones
Address:
City/State/Zip:
Phone: 3012682786
Email: maconjones@outlook.com

Date of Application: 12/09/2022
Work Description: (narrative box)
Chimney Replacement

Amount Paid: 30.00
Amount Due: 0.00



PERMIT PROJECT
FILE #: 22-001532
300 WASHINGTON ST CUMBERLAND MD 21502
CHIMNEY REPLACEMENT



PERMIT #: COA22-000037

Permit Type
Certificate of Appropriateness

Subtype
Certificate of Appropriateness

Work Description:
Chimney Replacement

Applicant
Exclamation Labs - Jonathan Hutcherson

Status
Pending

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees	30.00
Permit Fees	0.00
Total Amount	30.00
Amount Paid	30.00
Balance Due	0.00

Non-Billable



PERMIT DATES

Application Date
12/09/2022

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

- Macon Jones



Contact

Exclamation Labs - Jonathan Hutcherson



Estimated Cost of the project

\$25,000.00

Attach a full written scope of work

[WrittenScope_300Washington_chimney replacement.pdf](#)



Attach photographs of the site and structure

[300 Washington Exterior.jpg](#)

[back chimney A.jpeg](#)

[back chimney B.jpeg](#)

[both chimney from Lee St A.jpeg](#)

[both chimneys from Lee St B.jpeg](#)

[front chimney A.jpeg](#)

[front chimney B.jpeg](#)

[Lee Street sidewalk.jpeg](#)



Facade Elevations

[Not applicable.pdf](#)



Sample of Proposed Materials

[bricks from side 2.jpeg](#)

[bricks from side.jpeg](#)

[bricks- largest surface.jpeg](#)



Scaled Drawings

[Not applicable.pdf](#)



Digital Renderings, when available

Color Scheme/Paint Chips

Not applicable.pdf

Manufacturer Cut-Sheets or Product Specifications

Not applicable.pdf

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

CustomBrickLayers_Chimneys_300Washington.pdf

First Energy email regarding lines.jpg

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

Jonathan M. Hutcherson

Today's Date

12/09/2022

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	

Project Address: 300 Washington Street, Cumberland, MD 21502
Owner: Brickhouse Industries, LLC. Owned by Amy and Jonathan Hutcherson
Contact Info: Jonathan Hutcherson, jhutcherson@provisioniam.com, 301-697-6272
Amy Hutcherson, amy@exclamationlabs.com, 301-697-6218

Project Description:

Since 2009 the Italianate house located at 300 Washington Street has been home to Exclamation Labs, recently rebranded as Provision IAM. The company provides security software to the banking industry as well as digital agency services to corporations such as Gerber Life Insurance and GE. The brick home was originally built by Joseph Shriver, who coincidentally was the President of First National Bank of Cumberland, in 1859. Sargent Shriver (former candidate for Vice-President) is a descendent of Joseph, and visited the house in 1999.

On the Lee Street side of the building, two brick chimneys can be seen perched very close to the edge of the roof. These chimneys serve as the exhaust for the primary steam furnace, which is rarely used, a hot water heater, and multiple fireplaces that are also not in use. The bricks of the chimneys appear loose, and the chimney nearest the front can be seen leaning inwards, away from the street. The owners wish to repair these chimneys fearing they could eventually fall onto the sidewalk along Lee Street.

Two contractors recommended complete rebuilding of the chimneys as they are beyond repair via repointing. Only one contractor followed up on the estimate, Custom Brick Layers owned by Macon Jones. The homeowners have used Custom Brick Layers on other projects at their historic home in North End, and have been pleased with his work.

Mr. Jones intends to erect scaffolding along Lee Street, working on one chimney at a time. He will have a small dumpster to dispose of the old brick (by all accounts it appears damaged and unsalvageable), and will rebuild each chimney to appear as they do today. Once up on the scaffolding, Macon will sketch the exact design as to replicate it as he rebuilds. Mr. Jones wishes to make a slight design change around the flared section so as not to allow water to work into the brickwork, and if permitted, to cap the chimney to prevent water and birds from causing further damage.

The required scaffolding will extend into Lee Street by several feet. A permit will be required to close the sidewalk and block parking along that section of the street. This section of Lee Street is typically used by those renters at the Washington Lee Apartments, and three or four parking spaces will be made available in the Exclamation Labs parking lot to accommodate for the inconvenience. The entire project is expected to take at least two weeks, weather dependent, but our experience is that it will likely take longer.

The lines and cables that can be seen in the photos, are not electric lines but are a support cable, a phone line, and fiber optics line. There are two electric lines approximately 20 feet above the work area. An email from the power company has been included.

It should be noted that, as you can see in the photos, both chimneys had been painted by a previous owner. Our understanding is that the entire house had been painted, then later scraped back to brick, resulting in the odd scrape patterns still visible on the brick today. Replacing the chimneys will likely ensure the brick color matches the house better than it does today, and will be more like the original design.

The red clay bricks originally used in the construction are slightly longer and thinner than today's red bricks. The example shown is also slightly darker in color due to age. The new brick better matches the rest of the building, see Exterior photo. This is primarily due to the exterior being hand scraped to remove paint in recent years.

Lime based Type N mortar will be used, mixed 18 part sand for every part mortar. The color will be beige/sand to match the existing mortar.

Custom Brick Layers completed brick work at another house on Washington Street in recent years, at the house owned by Dr. Williams on the corner of Washington Street and Spruce Alley, opposite the Gordon Roberts House. Additionally, examples of his stone masonry, brick paver work and repointing can be seen at the Hutchersons' house at 208 Piedmont Avenue.



















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: COA22-000037

Approval Date: 12/15/2022

Certificate of Appropriateness Permit

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

Project Location:	300 WASHINGTON ST	Date applied:	12/09/2022
MD Prop. #:	06027504	Work expected to begin:	12/15/2022
Owner:	BRICKHOUSE INDUSTRIES LLC		
Applicant:	Exclamation Labs	Contractor:	
Address:	300 Washington Street	Address:	
City/State/Zip:	Cumberland MD 21502	City/State/Zip:	
Phone:	(301) 897-6272	Phone:	3012682786
Email:	jhutch@exclamationlabs.com	Email:	maconjones@outlook.com
		MD Master Plumber License #:	01-826

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

Project Description:
Chimney Replacement

APPROVED with the following conditions:



 Signature / Date

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

Jonathan M. Hutcherson

Signature

CUSTOM BRICK LAYERS

MACON JONES, OWNER/OPERATOR

License 01-626

Office Phone: 240-522-0505 • Cell: 301-268-2786

Workers Compensation Insurance
Contractors Liability Personal Property

TO John Hutcherson
 ADDRESS 208 Piedmont Ave
Cumbrbawl, mo 21522
 ATTENTION

DATE ORDERED	ORDER TAKEN BY
PHONE NO.	CUSTOMER ORDER #
JOB LOCATION	<u>300 Wash St Cumbrbawl, mo</u>
JOB PHONE	STARTING DATE
TERMS WORK CHARGED PER HOUR *See Block #3	

QTY.	MATERIAL	UNIT	AMOUNT
	Brick Red		
1	Mortar grey (S)		14
1	Mortar Tan (N)		21
1	Flue liners ?		21. ⁰⁰
1	Flue Vent cap ?		65. ⁰⁰
	Flashing ?		
	Fuels ✓		
	cleaner		150. ⁰⁰
	mason blades		
	Dumpster		
	plastic		

DESCRIPTION OF WORK
 ① 2 Brick Chimneys rebuilt
Brick Count total 1296.⁰⁰
over 2 Cokes.

MISCELLANEOUS CHARGES
 ② estimated
14 Days 3 men 112 hrs
x 155 per hr = 17,360
16 Days of work 3 men
128 hrs x 155 = 19,840

LABOR	HRS.	RATE	AMOUNT
③ Macen		65	
Brandon		55	
Neath		35	

WORK ORDERED BY _____
 DATE ORDERED _____
 DATE COMPLETED _____

CUSTOMER APPROVAL SIGNATURE X
 AUTHORIZED SIGNATURE [Signature]

TOTAL LABOR	
TOTAL MATERIALS	
TOTAL MISCELLANEOUS	
SUBTOTAL	
TAX	
GRAND TOTAL	

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA22-000036**
Permit or Review Type: Certificate of Appropriateness
Project Location: 15 S LIBERTY ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Craft Table
Address: 11 S. Liberty Street
City/State/Zip: Cumberland MD 21502
Phone: 772.925.9484
Email: cam76albino@gmail.com

Contractor Contact Information: Company Name:
Contact: Jared Horevay
Address: Graystone MHIC 92736 14417 National Hwy
City/State/Zip: Lavale, MD 21502
Phone: 3016978895
Email: service@greystoneinspect.com

Date of Application: 12/08/2022

Work Description: (narrative box)

Facade Improvement: The buildings located at 11 South Liberty and 15 South Liberty Street, built in 1844 through 1859 is a mixed-use property with commercial and residential space. The structure for many years was abandoned with no preventive maintenance or improvements until 2018. In the summer of 2018, I moved into the property and began restoring, cleaning, painting as well as replacing various broken windows. The overall scope of work covers facade improvements: ? Repointing and re-toothed brickwork around first and second floors of the building. ? Replacing a commercial door to historic appropriate shop door for the storefront at the corner of Merchants Alley and South Liberty Street ? Removal of damaged asphalt shingles above the store bay window facing South Liberty Street and replacing with synthetic slate roof material.

Amount Paid: 30.00

Amount Due: 0.00



PERMIT PROJECT

FILE #: 22-001521

15 S LIBERTY ST CUMBERLAND MD 21502

FACADE IMPROVEMENT: THE BUILDINGS LOCATED AT 11 SOUTH LIBERTY AND 15 SOUTH LIBERTY STREET, BUILT IN 1844 THROUGH 1859 IS A MIXED-USE PROPERTY WITH COMMERCIAL AND RESIDENTIAL SPACE. THE STRUCTURE FOR MANY YEARS WAS ABANDON WITH NO PREVENTIVE MAINTENANCE OR IMPROVEMENTS UNTIL 2018. IN THE SUMMER OF 2018, I MOVED INTO THE PROPERTY AND BEGAN RESTORING, CLEANING, PAINTING AS WELL AS REPLACING ...



PERMIT #: COA22-000036

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness

Work Description:

Facade Improvement: The buildings located at 11 South Liberty and 15 South Liberty Street, built in 1844 through 1859 is a mixed-use property with commercial and residential space. The structure for many years was abandon

Applicant

Craft Table - Chris Myers

Status

Pending

Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

30.00

Permit Fees

0.00

Total Amount

30.00

Amount Paid

30.00

Balance Due

0.00

Non-Billable



PERMIT DATES

Application Date
12/08/2022

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

- Jared Horevay



Contact

- Jared Horevay



Estimated Cost of the project

\$11,612.00

Attach a full written scope of work

MYERS Door Project.pdf



MYERS REPOINTING.pdf

MYERS Small Roof Replacement.pdf



Attach photographs of the site and structure

20190528_191145.jpg

2020_S.LibertyStreet_11.jpg

20180820_191023.jpg

20180820_191041.jpg

20180820_191112.jpg



Facade Elevations

MYERS REPOINTING.pdf



Sample of Proposed Materials

WESTLAKE DAVINCI ROOFSCAPES LLC.docx

20190925_122929.jpg



Scaled Drawings

MYERS Door Project.pdf



Digital Renderings, when available



Color Scheme/Paint Chips

Screenshot_20200910-165028_Chrome.jpg



Manufacturer Cut-Sheets or Product Specifications

WESTLAKE DAVINCI ROOFSCAPES LLC.docx



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

WESTLAKE DAVINCI ROOFSCAPES LLC.docx



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.

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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

Chris Myers

Today's Date

12/08/2022

FEES

FEE	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
12/08/2022	Credi			1793	Craft Tabl	30.00
Amount Paid						30.00
Balance Due						0.00



Home Improvement

MHIC 92736 14417 National Hwy

Lavale, MD 21502

To: Chris Myers

15 South Liberty St Cumberland, MD 21502

From: Wagoner and Horevay, LLC

dba Greystone Home Improvement

Re: 11 South Liberty Street front door project

Page 1 of 4

Proposed Scope of work:

Build complete door jamb, trim components and transom to fit existing opening at main entrance. This will include,

Milling and constructing pressure treated door jamb

Milling and constructing wood transom window to emulate original transom

Page 2 of 4

Proposed scope of work continued:

Installation of white pvc brickmould on exterior of door jamb

Installation of white pvc finish jamb on exterior side of door jamb

Milling and installation of all trim components for the interior side of door jamb, e.g. casing, door stop, bed moulding, etc.

Removal and disposal of existing aluminum door and door jamb

Installation of new wood door, lock and mortise hardware, door closer, deadbolt

Prepare and paint exterior of door jamb and interior door trim

Clean up all construction debris from the project

Permits: This estimate does not include any costs associated with permits, engineering or additional design services.

Warranty: General Contractor to provide a 5 year workmanship warranty for all work performed in the proposed scope of work. This warranty is separate/in addition to any material warranties provided by material manufacturers.

Specifications:

Door jamb is to be pressure treated SYP

Transom is to be paint grade wood

Exterior trim components are to be PVC

Interior trim components are to be paint grade wood and emulate original casing

Transom is to be fixed in place

All bare wood is to be properly primed prior to painting

Page 3 of 4

Materials: Contractor is to furnish all general building materials required to fulfill the proposed scope of work with the exception of the actual door and corresponding door hardware.

Scheduling: Work is to be continuously performed from start of project to completion. In general, the only exceptions being material availability, weather, illness and subcontractor scheduling. A large portion of this work will be performed off site at our wood shop.

Pricing: Labor and materials: \$ 5760.00

Payment schedule: One third due in order to schedule project, one third at the commencement of work, and final third due upon completion.

Page 4 of 4

Change orders/unforeseen conditions

Standard exclusions: Hidden, concealed and unforeseeable conditions. For the purpose of this contract, a hidden, concealed and unforeseeable condition shall mean a condition not readily observable to an experienced contractor or subcontractor inspecting the property for the purpose of estimating and performing the work specified within the contents of this contract.

Any alterations or deviation from the above specifications or any hidden, concealed and unforeseeable conditions involving extra cost of material or labor will be executed upon written order for same, and will become an extra charge over the sum mentioned in this contract.

Client initial

Jared Horevay, as member of Wagoner & Horevay, LLC

Client

Client

Proposal

Page #

of

pages

PROPOSAL SUBMITTED TO: <u>Chris Myers</u>		JOB NAME: <u>Brick repair</u>	JOB #:
ADDRESS: <u>15 S Liberty St, 115 Liberty St</u>		JOB LOCATION:	
<u>Cumberland / MD 21502</u>		DATE: <u>10-10-2022</u>	DATE OF FLAW:
PHONE #:	FAX #:	ARCHITECT:	

We hereby submit specifications and estimates for:

- Remove loose mortar between bricks (Approx. 85 sqft)
- Re point between Bricks
- Remove loose Bricks above store door.
- Reattach and mortar same bricks in (Approx 5)
- Point up structural cracks
- Remove all debris from work

Permit left to home owner

2 mortar Bags = 40.⁰⁰
 5 Grinding wheels 15.⁰⁰
 8 80lbs Bags Bonding mortar, 8.99 each 72.⁰⁰

materials 132.⁰⁰
 Labor 3600.⁰⁰

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ 3732.⁰⁰

Dollars

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Note - this proposal may be withdrawn by us if not accepted within 14 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____



Home Improvement

MHIC 92736 14417 National Hwy

Lavale, MD 21502

To: Chris Myers

15 South Liberty St Cumberland, MD 21502

From: Wagoner and Horevay, LLC

dba Greystone Home Improvement

Re: 11 South Liberty Street bay window roof replacement

Page 1 of 4

Proposed Scope of work:

Installation of new roofing material on roof above bay window facing Liberty Street, which will include,

Removal of existing roofing materials and underlayment

Prepare substrate (sheathing) for new material

Install new synthetic roofing underlayment

Install new drip edge

Page 2 of 4

Proposed scope of work continued:

Inspect wall to roof flashing and replace if needed

Install synthetic slate roofing shingles

Clean up and haul away any project debris

Note: If upon removal of existing shingles it is found that roof sheathing is in poor condition there may be additional labor and material costs accrued beyond this estimate.

Permits: This estimate does not include any costs associated with permits, engineering or additional design services.

Warranty: General Contractor to provide a 5 year workmanship warranty for all work performed in the proposed scope of work. This warranty is separate/in addition to any material warranties provided by material manufacturers.

Specifications:

Shingles are to be DaVinci Roofscapes single width slate

Slates to be 12 inches wide and ½ inch thick

URL for slate: [Single-Width Composite Slate Roofing | DaVinci Roofscapes](#)

Client to choose color of slate and color of drip edge

Roofing underlayment to be Titanium UDL or comparable synthetic

Fasteners to be stainless steel as recommended by manufacturer

Page 3 of 4

Materials: Contractor is to furnish all general building materials required to fulfill the proposed scope of work with the exception of the actual door and corresponding door hardware.

Scheduling: Work is to be continuously performed from start of project to completion. In general, the only exceptions being material availability, weather, illness and subcontractor scheduling.

Pricing: Labor and materials: \$ 1920.00

Payment schedule: One third due in order to schedule project, one third at the commencement of work, and final third due upon completion.

Page 4 of 4

Change orders/unforeseen conditions

Standard exclusions: Hidden, concealed and unforeseeable conditions. For the purpose of this contract, a hidden, concealed and unforeseeable condition shall mean a condition not readily observable to an experienced contractor or subcontractor inspecting the property for the purpose of estimating and performing the work specified within the contents of this contract.

Any alterations or deviation from the above specifications or any hidden, concealed and unforeseeable conditions involving extra cost of material or labor will be executed upon written order for same, and will become an extra charge over the sum mentioned in this contract.

Client initial

Jared Horevay, as member of Wagoner & Horevay, LLC

_____ Client

_____ Client _____

Proposal

Page # _____ of _____ pages

1 Chris Myers Brick repair

PROPOSAL SUBMITTED TO: _____ JOB NAME: _____ JOB #: _____

ADDRESS: 15 S Liberty St, 115 S Liberty St JOB LOCATION: _____

Cumberland / MD 21502 DATE: 10-10-2022 DATE OF PLANS: _____

PHONE #: _____ FAX #: _____ ARCHITECT: _____

We hereby submit specifications and estimates for:

- Remove loose mortar between bricks (Approx. 85 sqft)
- Re point between Bricks
- Remove loose Bricks above store door
- Reattach and mortar same bricks in (Approx 5)
- Point up structural cracks
- Remove all debris from work

Permit left to home owner

2 mortar Bags = 40.00
 5 Grinding wheels 15.00
 8 80lbs Bags Bonding mortar .8.99 each 72.00

materials 132.00
 Labor 3600.00

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of: 3732.00 Dollars

with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Note --- this proposal may be withdrawn by us if not accepted within 14 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____











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WHAT'S BEHIND THE BEAUTY IS C

Constructed of a composite material made of pure virgin resins, UV and highly-specialized fire retardant. The result is a state-of-the-art tile that control and consistency in the manufacturing process and an end product climate.

- 12' tile width
- 1/2" tile thickness
- Can be installed at 6", 7", 7-1/2", and 8" exposure
- Modeled from actual slate for natural, non-repeating beauty
- Resistant to fading, rotting, cracking, and pests
- Lifetime Limited Material Warranty
- Tiles arrive at the job site bundled and pre-sorted for color, eliminating sorting and guesswork at the site

Homeowner Tips

Color

Gallery

Project Profiles

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Videos

FAQ

is a
of color
In any



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of color
In any



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Home Improvement

MHIC 92736 14417 National Hwy

Lavale, MD 21502

To: Chris Myers

15 South Liberty St Cumberland, MD 21502

From: Wagoner and Horevay, LLC

dba Greystone Home Improvement

Re: 11 South Liberty Street front door project

Page 1 of 4

Proposed Scope of work:

Build complete door jamb, trim components and transom to fit existing opening at main entrance. This will include,

Milling and constructing pressure treated door jamb

Milling and constructing wood transom window to emulate original transom

Page 2 of 4

Proposed scope of work continued:

Installation of white pvc brickmould on exterior of door jamb

Installation of white pvc finish jamb on exterior side of door jamb

Milling and installation of all trim components for the interior side of door jamb, e.g. casing, door stop, bed moulding, etc.

Removal and disposal of existing aluminum door and door jamb

Installation of new wood door, lock and mortise hardware, door closer, deadbolt

Prepare and paint exterior of door jamb and interior door trim

Clean up all construction debris from the project

Permits: This estimate does not include any costs associated with permits, engineering or additional design services.

Warranty: General Contractor to provide a 5 year workmanship warranty for all work performed in the proposed scope of work. This warranty is separate/in addition to any material warranties provided by material manufacturers.

Specifications:

Door jamb is to be pressure treated SYP

Transom is to be paint grade wood

Exterior trim components are to be PVC

Interior trim components are to be paint grade wood and emulate original casing

Transom is to be fixed in place

All bare wood is to be properly primed prior to painting

Page 3 of 4

Materials: Contractor is to furnish all general building materials required to fulfill the proposed scope of work with the exception of the actual door and corresponding door hardware.

Scheduling: Work is to be continuously performed from start of project to completion. In general, the only exceptions being material availability, weather, illness and subcontractor scheduling. A large portion of this work will be performed off site at our wood shop.

Pricing: Labor and materials: \$ 5760.00

Payment schedule: One third due in order to schedule project, one third at the commencement of work, and final third due upon completion.

Page 4 of 4

Change orders/unforeseen conditions

Standard exclusions: Hidden, concealed and unforeseeable conditions. For the purpose of this contract, a hidden, concealed and unforeseeable condition shall mean a condition not readily observable to an experienced contractor or subcontractor inspecting the property for the purpose of estimating and performing the work specified within the contents of this contract.

Any alterations or deviation from the above specifications or any hidden, concealed and unforeseeable conditions involving extra cost of material or labor will be executed upon written order for same, and will become an extra charge over the sum mentioned in this contract.

Client initial

Jared Horevay, as member of Wagoner & Horevay, LLC

—Client

— Client



SW 2810
Rookwood
Sash Green



WHAT'S BEHIND THE BEAUTY IS (

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PERMIT PROJECT

FILE #: 22-001473

101 BALTIMORE ST CUMBERLAND MD 21502

REQUEST FOR CHANGE AMENDMENT RELATED TO AN EARLIER COA. REF: COA 22-000010. THIS TO CREATE AN ADDITION TO THE EXISTING MURAL.



PERMIT #: RCA22-000004

Permit Type

Request for Change/Amendment to Existing Certificate of Appropriateness

Subtype

Request for Change/Amendment to Existing Certificate of Appropriateness

Work Description:

Request for Change Amendment Related to an Earlier COA. REF: COA 22-000010. This to create an addition to the existing mural.

Applicant

Brian J Grimm

Status

Under Review



PERMIT DATES

Application Date

11/21/2022

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Is the property located in a Designated Historic District?

Yes

Certificate of Appropriateness #

COA22-000016

The request for a change/amendment to the original review includes the following scope of work



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

RCA

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: 101 Baltimore Street

Tax ID # 22011480
30-0141977

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). 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.

Application Date 11/21/22

Ref. COA22-000016

PCA22-000004

Applicant Name Brian Grimm

Phone 301-697-0674

Address (if different than project address) _____

Fax _____ Email GRIMMBINO@GMAIL.COM

Contractor Name (if applicable) Elijah Theas

Phone 715-567-8625

Address _____ Email elijahtheasart@gmail.com

Summarized Description of Project (please add extra pages, if needed) _____
addition to existing mural

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.



PERMIT PROJECT
FILE #: 22-001546
156 N MECHANIC ST CUMBERLAND MD 21502
156 N MECHANIC



PERMIT #: COA22-000038

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness

Work Description:

156 N Mechanic

Applicant

City of Cumberland -

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

12/16/2022

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

CITY OF CUMBERLAND -



Contact

City of Cumberland - Ruth Davis-Rogers



Estimated Cost of the project

\$26,000.00

Attach a full written scope of work



Attach photographs of the site and structure

[Interior 1.pdf](#)

[Interior 2.pdf](#)

[Interior 3.pdf](#)

[Exterior 1.pdf](#)

[Exterior 2.pdf](#)

[Exterior 3.pdf](#)



Facade Elevations

[Facade photo.pdf](#)



Sample of Proposed Materials



Scaled Drawings



Digital Renderings, when available



Color Scheme/Paint Chips



Manufacturer Cut-Sheets or Product Specifications



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

- [Estimate_1279_from_Dotsons_Contracting_LLC.pdf](#)
- [EZ-OUT1 \(6\).pdf](#)
- [First Fruits Estimate.pdf](#)
- [SDAT_ Real Property Data Search_.pdf](#)
- [Water Dept. Papers.pdf](#)
- [SPECS Structural Report.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

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



CITY OF CUMBERLAND MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

December 16, 2022

HPC members &

Historic Planner/Preservation Coordinator – Ruth Davis-Rogers

On November 3rd, 2022 I was called to the address of 156 N. Mechanic St. for a possible dead body inside the structure. The Cumberland Police Department was already on the scene and had noted the presence of a large number of flies inside the building. The call stated that there was a smell coming from the building and the report of flies. At that time, we gained access by busting the front door open. Then we learned that the structure was structurally unsound and couldn't be searched by the CPD. We then called the Cumberland Fire Department for assistance. They responded and tried to gain access by using a walk plank that would span the length of the front room. Once the plank was laid out a member of the CFD attempted to walk the plank to view the building. When he took his first few steps the plank fell through what was left of the first-floor joists and the CFD member fell a few feet. At that time, we decided to search the building from the exterior windows and a ladder. The search didn't find a body and we stopped the case at that time.

The next day I called Ray Rase with SPECS Engineering of Cumberland. I ordered a structural analysis of the building to determine what condition the property is currently in. Once the analysis was complete, we discovered that the building has been compromised beyond repair and will need to be demolished. Mr. Rase submitted his report at that time to the City of Cumberland.

I researched the owner of the property and discovered that he was deceased and the property had been sold at this year's tax sale. We got the City Solicitor involved at that time to make contact with the purchaser of the tax certificate. They agreed to turn the certificate over to the City of Cumberland and we could proceed with the demolition of the structure.

Next, I provided the area contractors with a copy of the structural analysis and requested estimates for demolition. I received three estimates back and decided to go with the lowest bid to save the City and it's tax payers as much money as possible.

MAYOR

RAYMOND M. MORRISS

COUNCIL

RICHARD J. CIONI, JR.

EUGENE T. FRAZIER

JOSEPH P. GEORGE

LAURIE P. MARCHINI

CITY ADMINISTRATOR

JEFFREY F. SILKA, ICMA-CM

CODE COMPLIANCE MANAGER

KEVIN R. THACKER



MEMBER MARYLAND
MUNICIPAL LEAGUE (MML)

57 N. LIBERTY STREET, CUMBERLAND, MD 21502 www.cumberlandmd.gov
VOICE (301)722-2000 x5600 • FAX (301)759-6432 • TDD (800)735-2258

Now we have done all the required steps for demolition and are submitting the COA for your review and approval. After that the building will be demolished and the property seeded and mulched.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K. Thacker', with a long horizontal flourish extending to the right.

**Kevin Thacker
Community Development Manager**

Search Result for ALLEGANY COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 14 Account Number - 005471

Owner Information

Owner Name: GROGHAN BOB **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 156 N MECHANIC ST **Deed Reference:** /00675/ 00168
 CUMBERLAND MD 21502-2316

Location & Structure Information

Premises Address: 156 N MECHANIC ST **Legal Description:** 156 N MECHANIC ST
 CUMBERLAND 21502-2316 ORIG TOWN LOT 18X59
 18X60

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0104 0014 0086B 6010001.01 0000 2021 Plat Ref:

Town: CUMBERLAND

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1912 1,776 SF 1,071 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 2 NO END UNIT BRICK/ 3 1 full

Value Information

	Base Value	Value As of 01/01/2021	Phase-In Assessments As of 07/01/2022	As of 07/01/2023
Land:	6,000	6,000		
Improvements	23,700	25,500		
Total:	29,700	31,500	30,900	31,500
Preferential Land:	0	0		

Transfer Information

Seller: GINGERICH, LARRY-ROSEMARY	Date: 09/17/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed: /00675/ 00168	Deed2:
Seller: WEAKLEY, CHARLES ET AL	Date: 01/28/1998	Price: \$25,000
Type: NON-ARMS LENGTH OTHER	Deed: /00656/ 00936	Deed2:
Seller: SIMMONS, LOUIS D-MARY M	Date: 04/12/1988	Price: \$55,000
Type: NON-ARMS LENGTH OTHER	Deed: /00570/ 00998	Deed2:

Exemption Information

Partial Exempt Assessments: Class		07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 11/04/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Return To List

SUSPENDED Account 510118007-0

ROBERT GROGHAN

156 N MECHANIC ST
CUMBERLAND, MD 21502

Address 2:

Tax ID: 14005471

Address Type: Residential Inside

Is Rental: No

Home Phone:

Mobile Phone:

Work Phone:

Work Phone Ext:

Email:

Utilities

General Information

Utilities 1
Exclude Billing: No
Exclude Interest: No
Exclude Penalty: No
Exclude Notices: No
Exclude Lines: No
Suspended Action Codes: View

Transactions

Date	Type	Due Date	Total	Balance
11/17/2022	BILL (Usage Only)	12/04/2022	0.00	0.00
10/20/2022	BILL (Usage Only)	11/10/2022	0.00	0.00
09/22/2022	BILL (Usage Only)	10/13/2022	0.00	0.00
09/18/2022	BILL (Usage Only)	09/08/2022	0.00	0.00
07/21/2022	BILL (Usage Only)	08/11/2022	0.00	0.00

Balances

Balance	\$0.00
Deposits	0.00
Other	0.00
Water	0.00
Sewer	0.00
Trash	0.00
Bay Restoration Fee	0.00

Account Log

Pl	Completed	Scheduled	Type	Comment
	07/01/2021		MISC	COUNTY PAID-TAX SALE - BLW
	02/20/2020		MISC	Verified water off. slw
	01/29/2020		MISC	Verified water off. slw
	12/19/2019		MISC	Verified water off. slw
	11/20/2019		MISC	Verified water off. slw

Services

[Inside Water Service - Water](#) |
 [Inside Sewer Service - Sewer](#) |
 [Tier 1 Trash - Trash](#) |
 [Residential Trash - Trash](#) |
 [Bay Restoration Fee - BayRestFee](#)

** All Services **

Title: Inside Water Service - Water
Quantity: 1
Amount:
Exclude: Yes

Discounts and Surcharges

No data found.

Bill To [View Details](#)

Name: ROBERT W CROGHAN
Address: 623 HENDERSON AVE
 CUMBERLAND, MD 21502-1332
Phone:
Fax:
Postal Code: 13211

Owner [View Details](#)

SAME AS BILL TO

Alternate Addresses [View More](#)

No. of

Custom [View More](#)

No. of

11/22 10/22 9/22 8/22 7/22 6/22

OTHER MONTHLINE

PERIOD END DATE	TYPE	AMOUNT	DESCRIPTION
11/14/2022	Actual	29830	2022 LINK COMPUTER CORPO
10/16/2022	Actual	29830	ALL RIGHTS RES
09/19/2022	Actual	29830	
08/15/2022	Actual	29830	
07/18/2022	Actual	29830	
06/21/2022	Actual	29830	



Home - Return to Account Screen

SUSPENDED Account 510118007-0

ROBERT GROGHAN
 156 N MECHANIC ST
 CUMBERLAND, MD 21502

Address 2:
 Tax ID: 14005471
 Address Type: Residential Inside
 Is Rental: No
 Home Phone:
 Mobile Phone:
 Work Phone:
 Work Phone Ext:
 Email:

Usage

Displaying 1-25 of 100 results.

Reading Date	Type	Reading	Usage
11/14/2022	Actual	29830	0
10/16/2022	Actual	29830	0
09/19/2022	Actual	29830	0
08/15/2022	Actual	29830	0
07/18/2022	Actual	29830	0
06/21/2022	Actual	29830	0
05/16/2022	Actual	29830	0
04/18/2022	Actual	29830	0
03/14/2022	Actual	29830	0
02/14/2022	Actual	29830	0
01/18/2022	Actual	29830	0
12/20/2021	Actual	29830	0
11/15/2021	Actual	29830	0
10/18/2021	Actual	29830	0
09/20/2021	Actual	29830	0
08/16/2021	Actual	29830	0
07/18/2021	Actual	29830	0
06/13/2021	Actual	29830	0
05/17/2021	Actual	29830	0
04/19/2021	Actual	29830	0
03/15/2021	Actual	29830	0
02/16/2021	Actual	29830	0
01/19/2021	Actual	29830	0
12/21/2020	Actual	29830	0
11/16/2020	Actual	29830	0



[Home](#) - [Return to Account Screen](#)

SUSPENDED Account 510118007-0

ROBERT GROGHAN

156 N MECHANIC ST
CUMBERLAND, MD 21502

Address 2:

Tax ID: 14005471

Address Type: Residential Inside

Is Rental: No

Home Phone:

Mobile Phone:

Work Phone:

Work Phone Ext:

Email:

Usage

Displaying 101-108 of 108 results.

Reading Date	Type	Reading	Usage
08/16/2013	Actual	29830	0
07/14/2013	Actual	29830	0
06/15/2013	Actual	29830	0
05/20/2013	Actual	29830	0
04/19/2013	Actual	29830	0
03/17/2013	Actual	29830	0
02/19/2013	Actual	29830	0
01/22/2013	Actual	29830	0





November 17, 2022

Mr. Kevin Thacker
Code Compliance Manager, Community Development
City of Cumberland
57 N. Liberty Street
Cumberland, MD 21502

**RE: Inspection of Structure
156 West Mechanic Street
City Project No. CD2022-05
SPECS Project No. 5639**

Dear Mr. Thacker:

At your request, on November 14, 2022, I performed a visual inspection of 156 West Mechanic Street, Cumberland, Maryland. The purpose of the inspection was to determine the extent of damage to the structure and form an opinion on if it was worth saving.

The building is a two-story brick structure with a basement. See Photos 1 and 2. According to *MD Real Property*, MD Department of Assessments and Taxation, the building was constructed in 1912. The walls are double wythe brick with plaster. The interior construction is typical of buildings constructed in the early 20th century. The roof appears to have collapsed and through neglect, the rest of the structure has also deteriorated to the point that is beyond repair. See Photos 3-5. Note that the first floor was so unsafe, I did not venture into the exterior nor did I go into the basement.

The rear wall appears to be in a state of failure and presents a danger to those in the adjacent properties. See Photo 6.

The interior structure needs to be replaced in its entirety. The entire rear wall will also need to be replaced. There is no roof so it will also need to be installed. Essentially all that is salvageable on this building is the front and side walls. Given that, it is not economically feasible to attempt to repair the structure. I recommend tearing it down.

Please note, it is possible that the building shares a common wall with 154 West Mechanic. Demolition will need to consider this to ensure that no damage occurs to the adjacent structure. It is more likely that the wall is separate, but the exterior wall of the adjacent building is not sealed nor intended to be exposed to the elements. The adjacent building will most likely need improvements to the exterior wall.

105 S. CENTRE ST., SUITE 100 • CUMBERLAND, MD 21502

PHONE: 301.777.2510 • FAX: 301.777.8419

Mr. Kevin Thacker
Inspection of Structure
156 West Mechanic Street
City Project No. CD2022-05
SPECS Project No. 5639

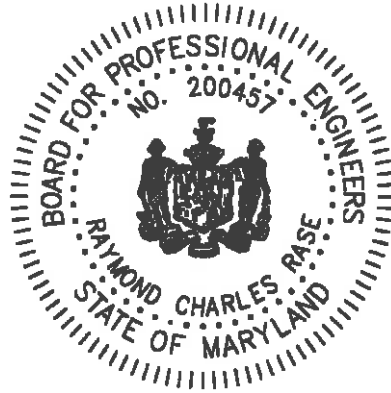
Page 2

If you have any additional questions, please contact me at 301.777.2510x15 or by email at rrase@specseng.com.

Sincerely,
SPECS, Inc.



Raymond C. Rase, PE, PLS
Project Manager



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 200457.
Expiration Date: September 2, 2023.



Photo 1. Front of building.



Photo 2. North side of building.



Photo 3. Interior photograph showing current state of disrepair.



Photo 4. This part of the roof that has collapsed through the upper floor.



Photo 5. This is looking through a hole in the first floor to the basement.



Photo 6. Rear wall. The entire wall is bowed out and the top of the wall is already caved in. Note the opening at the lower part of the photo- this is the door to the rear with the brick falling out.

Dotsons Contracting LLC
13102 Winchester Rd SW
Cumberland, MD 21502
2403625511
dotsonscontracting@gmail.com

Estimate

ADDRESS
City of Cumberland -
Community Development

SHIP TO
City of Cumberland -
Community Development

ESTIMATE # 1279
DATE 11/04/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor Labor - Demolition and removal of structure at 156 N Mechanic Street, Cumberland MD 21502. Backfill foundation, seed, mulch, City of Cumberland will pay landfill costs.	1	19,500.00	19,500.00
TOTAL			\$19,500.00

Accepted By

Accepted Date

E-Z OUT, INC.
14105 Easy Street, SW
Cumberland, Md 21502
(301) 729-0072

Proposal

Proposal Submitted To: (below)

City of Cumberland
57 N Liberty St
Cumberland, Md 21502

Job Name & Location (below)

156 N MECHANIC ST

Date: 11/7/2022

Phone:

Date of Plans:

Architect:

Job Phone:

Comments

We hereby submit specifications and estimates, subject to all terms and conditions as set forth on both sides as follows:

- 1- Disconnect utilitys
- 2- Demolish structure
- 3- Haul to landfill
- 4- Backfill & cover with seed and strall

Total: \$19,000.00

We hereby propose to furnish material and labor – complete in accordance with above specifications, for the sum of:

#NAME?

(\$19,000.00)

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Autorzed Signature

Payment due within 7 days of completion of job or 10% will be added to your bill.

Accepted: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be as outlined above.

Signature _____

Date: _____

Signature _____



407 Plum Run Road
Ridgeley, West Virginia 26753
304-726-8412 • 301-707-1585

To Kevin Thacker City of Cumberland

RE 156 N Mechanic St Cumberland

Kevin ,

First Fruits Excavating will supply equipment and labor needed for demolition of 156
Mechanic St of 25400.00

Scope of Work

- 1) Tear Down and Haul away Debris to the landfill
- 2) Seed and Mulch disturbed areas

Exclusions

- 1) Traffic Control
- 2) Water Supply

Thank you for the opportunity

Sincerely



Buck Dayton Pres