

Historic Preservation Commission



Members:

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

AGENDA

Historic Preservation Commission
Zoom

DATE: December 09, 2020

TIME: 4:00 PM

APPROVAL OF MINUTES

1. Review of the meeting minutes from the November 18, 2020 Historic Preservation Commission meeting

PUBLIC COMMENT

CERTIFICATES OF APPROPRIATENESS

2. 40 Greene Street – George Washington’s Headquarters – COA20-000013 - Request to complete emergency repairs to the cabin that includes in-kind repair replacement of roofing shakes, chinking, window sill, repointing, and porch repairs City of Cumberland, applicant, Jason Deal, Street Superintendent, representative.
3. 130 Polk Street – COA20-000012 – Request to demolish the residential structure, City of Cumberland, applicant, Kevin Thacker, Code Compliance Manager, representative.

OTHER BUSINESS

4. Updates from staff and from the Chairperson
5. Discussions of Ways to Address Repeated Non-Compliance with the Historic District Review Process and to Improve Education about the Certificate of Appropriateness application and review process
6. Administrative Approvals Report: 217 North Centre Street – Humpty Dumpty Learning Center – COA20-00014 – Request to install a new fence–Jane Belt, applicant

ADJOURNMENT

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

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

File Attachments for Item:

2. 40 Greene Street – George Washington’s Headquarters – COA20-000013 - Request to complete emergency repairs to the cabin that includes in-kind repair replacement of roofing shakes, chinking, window sill, repointing, and porch repairs City of Cumberland, applicant, Jason Deal, Street Superintendent, representative.



PERMIT NO. COA20-000013

CERTIFICATE OF APPROPRIATENESS

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

LOCATION: 40 Greene ST
OWNER: Mayor and City Council of Cumberland
APPLICANT _____
Mayor and City Council of Cumberland
57 North Liberty Street
Cumberland, MD 21502

File Date: 12/01/2020

Work Description: George Washington's Headquarters Cabin Emergency Repairs

Description	Total Cost
Proposed Work: George Washington's Headquarters Cabin Emergency Repairs	TOTAL AMOUNT: 0.00

Subject: However to revocation by the HPC in the case the afore named construction is not in compliance with the requirements of the City Ordinance related to Historic Preservation, especially Ordinance No. 3208. H.P.C Chairman _____ H.P.C Secretary _____ statement: I hereby agree to comply with all regulations which are applicable hereto, and further agree that the proposed work shall be faithfully carried out as described on this request and as shown on the plans accompanying same, and not otherwise. This application hereby expires six months following the file date if no action is taken to start specific work. Also, this application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision.

Signed: _____ 

George Washington's Headquarters

Emergency Repairs

Scope of Work

Working with a representative from the Daughters of the American Revolution, numerous areas of deterioration on the George Washington's Headquarters cabin in Riverside Park have recently become evident. In order to prevent further deterioration from occurring, especially over the upcoming harsh winter months, the City of Cumberland is seeking to address a number of conditions that threaten the integrity of this significant structure.

Since April 2021 marks the 100th anniversary of the cabin's relocation to Cumberland's Riverside Park, it would be great to have this important resource in good repair to mark this occasion as well as to ensure its continuation for generations to come.

The deterioration is significant enough to allow daylight to be observed from within the cabin. Additionally, a number of the wood shake shingles have begun to curl. In order to prevent leaks, these shingles will need to be replaced in kind.

A window sill on the rear of the building has rotted beyond repair due to vegetation in close proximity (some of this vegetation has now been removed). This will also require replacement in kind. Another suspect for the rotting conditions is a lexan covering over the window sash. This will also be removed and the individual glass panes will be replaced with tempered glass in order to provide a stronger, more vandalism-resistant window. It is believed that the lexan had been added to help provide more security since this is a less visible elevation to this resource.

Also, the mortar in the stone fireplace has deteriorated on the exterior and will be repointed with an appropriate mix that is consistent with the Secretary of the Interior's Standards for Rehabilitation, National Park Service Preservation Brief #2, and the Preservation Guidelines. The deterioration appears to be attributed to an improper mortar mix that was utilized in the past. One log appears to be separating from the structure and can be stabilized and appropriately notched to eliminate future problems. Finally, one tree will be removed from the site that is failing and which poses an imminent hazard to the cabin not only if it falls, but also from the additional moisture that it is providing on the site.

Funding has recently been awarded to assist this project by the Maryland Heritage Areas Authority.

Village Restorations & Consulting, Inc.

PO Box 569

Claysburg, PA 16625

814-696-1379/Fax 814-696-1377

July 22, 2020

Summary:

This is a bid to perform the following repairs to the George Washington Headquarters, Cumberland, Md:

Replace curled roof shakes, remove and replace chinking on select rows of chinking as shown in photos, re-point exterior of stone fireplace, replace rotted sill on window and repair above window, replace railing on porch. Make sure cabin is sealed in corners all-around.

Chinking:

Remove approximately 5 rows of chinking that are showing disrepair, replace with new chinking.

Seal around corners on interior and repair/seal around fireplace once fireplace is repointed.

Roof:

Some shingles are curling up on cabin. No obvious leaks. We will remove the curled shingles and replace with new cedar shake shingles.

Porch Rail:

It appears that front porch rail is cracked. Replace the rail with new material and paint same color as rest of trim.

Window:

Remove rotted sill from around window (as shown in photo) replace with new wood, and paint same color as rest of sills. Repair large open joint above window with either trim or chinking.

Stone Fireplace:

Grind out and remove all old concrete from exterior of stone fireplace, re-point with a TYPE N mortar, repair logs and re-seal around fireplace and cabin.

Stabilize:

Stabilize the one log extending out of fireplace wall and repair notch to eliminate future problems with log separating.

Bid: *\$8630.00

Price includes all labor, materials, expertise and cleanup. In addition bid includes a 10% contingency for any unforeseen circumstances. Village Restorations & Consulting, Inc. is fully insured. We project that work will take approximately 2 weeks dependent upon weather and foregoing any repair issues not addressed in this bid.

*\$780.00 contingency.

Photographic Overview of Current Project

George Washington's Headquarters





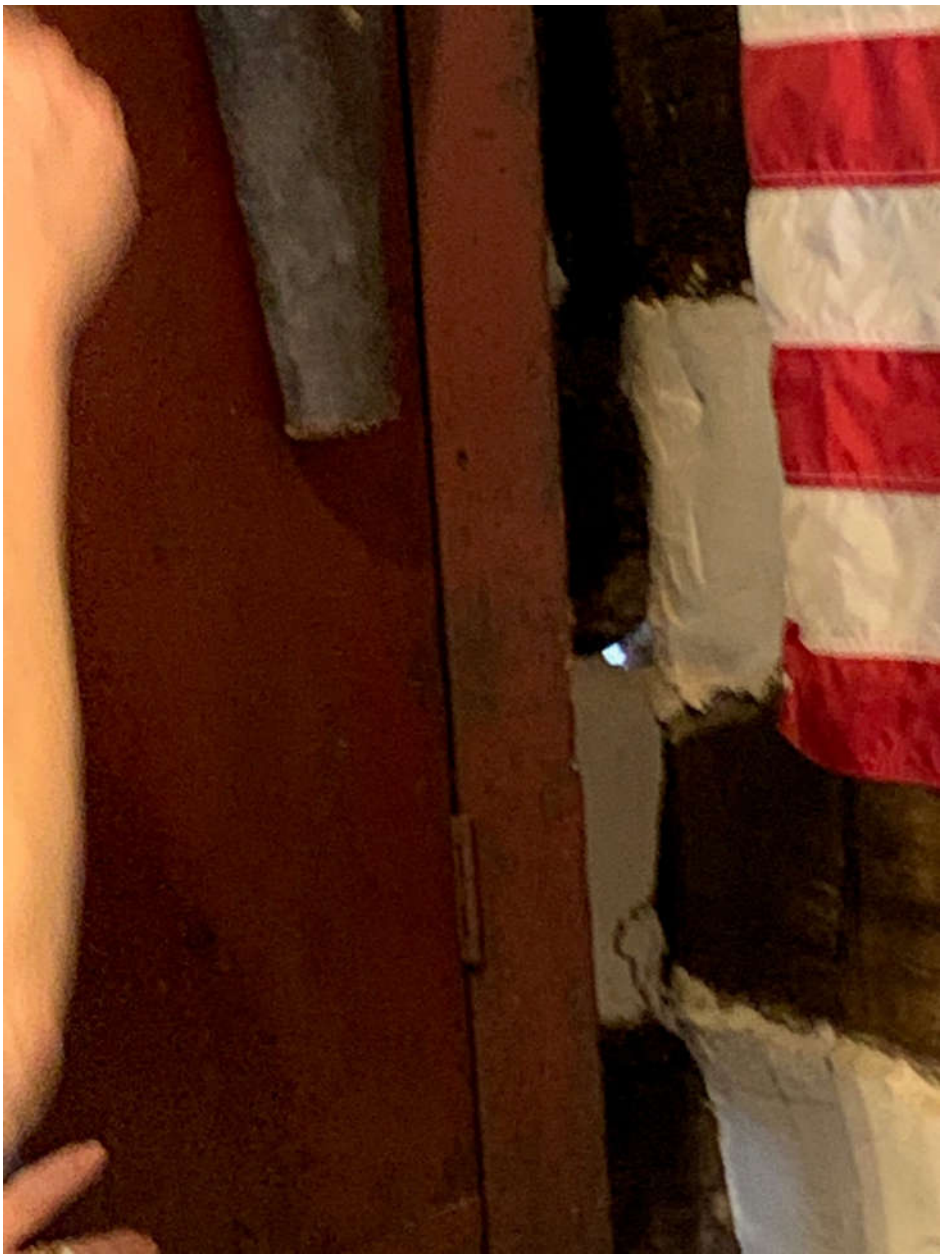




























**Certificate of Appropriateness Application
Presentation of Information
By Kathy McKenney**

COA#20-000013

George Washington's Headquarters

Address: 40 Greene Street

Project Contact Jason Deal, City of Cumberland, Superintendent of Streets

Project Summary

As noted in the attached Scope of Work, during a fairly recent site visit to the cabin by City staff, myself included, as well as a member of the Daughters of the American Revolution (who have been stewards of the cabin, leading tours throughout the year in normal circumstances) identified numerous areas on the interior and exterior of the cabin that require prompt attention. Overall, the project includes the repair or in-kind replacement of the cedar roof shakes (installed in 2009), the rear wooden window sill, chinking, and porch railing. The chimney will be repointed to remove previously installed incompatible mortar with an appropriate mortar mix.

As shown in the attached photographs, some significant deterioration has occurred in places, causing the logs to shift and the chinking to fail (as evidenced by the visible light infiltration shown on the photographs). Much of this has been caused by moisture and those conditions leading to the moisture – mainly overgrown vegetation – has been addressed with an additional tree removal proposed with this project.

The contractor has worked with the City in other recent repairs at the cabin and specializes in this construction.

George Washington's Headquarters is considered a contributing property to the Canal Place Preservation District as shown in the district's inventory. Washington's Headquarters cabin gains its primary significance due to its association with the presence of George Washington in Cumberland first as a militiaman and aide-de-camp of General Braddock at Fort Cumberland during the French and Indian War, and then later in 1794 as president, with his subsequent visit to put down the Whiskey Rebellion. Following two relocations of the cabin and its occupancy as a private residence, the cabin was purchased in 1921 by Dr. James Walter Thomas and moved to Riverside Park and donated to the City of Cumberland at the request of the Mayor and City Council of Cumberland. A dedication ceremony, full of pomp and patriotism, took place on April 21, 1921, featuring General John J. Pershing and his aide Major G.C. Marshall, along with the British Ambassador's representative, Major George Bridge.

For full disclosure, I have assisted in developing the scope of work, contacting the contractor, as well as submitting the grant application to the Maryland Heritage Areas Authority.

The sections of the Preservation Guidelines that pertain to this application are Guideline 1: Preserve Significant Historic Features (Chapter 5 Page 65), Guideline 2: Repair Before Replace ((Chapter 5 Page 66), Guideline 3: Restore Significant Historic Features (Chapter 5 Page 67), Guideline 8: Repointing Historic Masonry (Chapter 5 Page 70), Guideline 15: Roofing Material (Chapter 5 Page 77), Guideline 22: Retain Historic Windows (Chapter 5 Page 82), Guideline 33: Restore Historic Porch Features (Chapter 5 Page 89)

File Attachments for Item:

3. 130 Polk Street – COA20-000012 – Request to demolish the residential structure, City of Cumberland, applicant, Kevin Thacker, Code Compliance Manager, representative.



DEPARTMENT OF COMMUNITY DEVELOPMENT
57 N. LIBERTY STREET, CUMBERLAND, MD 21502 • PHONE 301-739-6442 • FAX 301-739-6432 • TDD 800-735-2258
www.cumberlandmd.gov

PERMIT NO. COA20-000012

CERTIFICATE OF APPROPRIATENESS

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

LOCATION: 130 POLK ST
OWNER: City of Cumberland
APPLICANT _____

City of Cumberland
57 N Liberty Street
CUMBERLAND, MD 21502

File Date: 11/24/2020

Work Description: The City of Cumberland will be removing the structure from the property. A structural inspection was performed on September 24, 2020. The findings from the inspection showed that the dwelling is in eminent danger of collapse.

Description	Total Cost
	TOTAL AMOUNT: 0.00

Proposed Work: The City of Cumberland will be removing the structure from the property. A structural inspection was performed on September 24, 2020. The findings from the inspection showed that the dwelling is in eminent danger of collapse.

Subject: However to revocation by the HPC in the case the afore named construction is not in compliance with the requirements of the City Ordinance related to Historic Preservation, especially Ordinance No. 3208. H.P.C Chairman _____ H.P.C Secretary _____ statement: I hereby agree to comply with all regulations which are applicable hereto, and further agree that the proposed work shall be faithfully carried out as described on this request and as shown on the plans accompanying same, and not otherwise. This application

hereby expires six months following the file date if no action is taken to start specific work. Also, this application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision.

Signed: _____



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

COA-20-000012

Administrative Review HP Commission Review

CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

For ALL exterior changes to a structure (including painting), design and maintenance issues within the City's Preservation District. Including but not limited to additions, alterations, awnings, entrances and doors, painting, porches, fences, siding, signage, window replacement, demolition, and new construction.

Project Location 130 Polk Street Tax ID # 14 - 001255

The Tax ID # can be found on your deed or by visiting [www.dat.state.md.us / Real Property / Real Property Search](http://www.dat.state.md.us/RealProperty/RealPropertySearch). When construction is being done and several property account numbers are involved, permit must fall under 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 11/23/2020 COA #

Applicant Name City of Cumberland Phone 301-759-6659

Address 57 N. Liberty St. Cumberland, MD 21502

Fax 301-759-6432 Email Kevin.thacker@cumberlandmd.gov

Contractor Name Miller Trucking & Excavating, LLC Phone 301-268-3550

Address 12007 Valley Rd Cumberland, MD 21502

Email millertruckingexcavating@outlook.com

Summarized Description of Project The City of Cumberland will be removing the structure from the property. A structural inspection was performed on September 24, 2020. The findings from the inspection showed that the dwelling is in eminent danger of collapse.

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

Do not begin work until written approval is received from the Community Development Programs Manager. If the project requires additional building or occupancy permits, all applicable permits must also be approved.
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.



Request to Demolish 130 Polk Street
Submitted by the City of Cumberland
Kevin Thacker, Code Compliance Manager, Representative

COA 20-000012 Polk Street

On May 14th of this year the City of Cumberland acquired the property known as 130 Polk Street from the owner of record. Kathy McKenney the City of Cumberland's Historic Planner/Preservation Coordinator felt with the City obtaining this property we could offer the property as a rehabilitation project in the Historic District. After the City obtained a structural analysis from local structural engineer James Hoskens of SPECS Inc. His analysis of the building was that the building was in eminent danger of collapse.

At this point we felt the need to follow proper procedures and apply for the COA from the HPC and the demo permit to have the building demolished. We had an appraisal done by Linda Dermer of Appalachian Realty. Her appraisal reflects the building has no value, except the land that it is on. We reached out to a local builder Jason Wolford for an estimate on the rehabilitation of the structure. He was a contractor that Kathy McKenney and Kevin Thacker both felt would do a good job for the City. After receiving his bid for the job, it was rejected on the basis of price. At that point with the price being higher than any building assesses for on Polk Street, the City decided to stop the bid process at 1 contractor.

We then solicited bids for demolition. We received 2 bids back and have decided to go with the lowest bid for the job. The site will be graded to the surrounding areas grade with fill dirt and a layer of stone. The site will be allowed to settle of at least 1 year before a blacktop surface would be installed.

Form of Ownership of the Property:

12/3/2020

SDAT: Real Property Search

Real Property Data Search

Search Result for ALLEGANY COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 14 Account Number - 001255

Owner Information

Owner Name:	CUMBERLAND MAYOR AND CITY COUNCIL	Use:	EXEMPT
Mailing Address:	57 N LIBERTY STREET CUMBERLAND MD 21502-	Principal Residence:	NO
		Deed Reference:	/02602/ 00311

Location & Structure Information

Premises Address:	130 POLK ST CUMBERLAND 21502-0000	Legal Description:	130 POLK ST 1723 SQ FT 32X53 IRREG LOT
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0016	0034B	6050001.01	0000				2021	Plat Ref:

Town: CUMBERLAND

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1910	2,400 SF		1,723 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	SIDING/	4	2 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2018	07/01/2020	07/01/2021
Land:	1,500	1,500		
Improvements	69,800	69,800		
Total:	71,300	71,300	71,300	
Preferential Land:	0			

Transfer Information

Seller: KLEPTICH LOUIS J-MICHAEL D	Date: 11/04/2020	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02602/ 00311	Deed2:
Seller: SMITH, PAUL E	Date: 03/17/2006	Price: \$63,000
Type: ARMS LENGTH IMPROVED	Deed1: /01246/ 00080	Deed2:
Seller: LOWERY, MARGARET A	Date: 05/15/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00693/ 00121	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		07/01/2020	07/01/2021
County:	590		0.00	
State:	590		0.00	
Municipal:	590		0.00]	0.00]

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

THIS DEED, made this 14th day of May, 2020, by and between **LOUIS J. KLEPITCH** and **MICHAEL D. KLEPITCH**, parties of the first part, and **MAYOR AND CITY COUNCIL OF CUMBERLAND**, party of the second part, a Maryland municipal corporation.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the parties of the first part do hereby grant, bargain and sell, release, confirm and convey unto the party of the second part, its successors and assigns:

ALL that lot or parcel of ground situated on the Westerly side of Polk Street, Election District No. 14, City of Cumberland, Allegany County, Maryland, known and designated as part of Lot No. 5 and Lot No. 6 in George Blocher's Addition to Cumberland, and more particularly described as follows:

BEGINNING for the same at a PK Nail set in the concrete sidewalk at the Westerly limits of Polk Street and leaving said limits of aforementioned Street and with a new division line with house No. 128, 1) North 67 degrees, 08 minutes, 51 seconds West 52.45 feet to a drill hole set in the concrete, thence with a new division line the next two courses, 2) North 20 degrees, 49 minutes, 57 seconds East 32.48 feet to a PK Nail set in a bituminous concrete parking lot; thence 3) South 67 degrees, 14 minutes, 26 seconds East 53.61 feet to a drill hole set in the concrete sidewalk and being the Westerly margin of Polk Street, thence with the Westerly margin, 4) South 22 degrees, 53 minutes 13 seconds West 32.55 feet to the place of beginning, containing 1723.52 square feet, more or less, as surveyed by Coughenour Surveying December, 1995.

IT BEING the same property which was conveyed from Paul E. Smith to the parties of the first part herein by deed dated March 15, 2006, and recorded among the Land Records of Allegany County, Maryland in Book 1246, Page 80.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-described property unto the party of the second part, its successors and assigns in fee simple forever.

RECEIVED
CIRCUIT COURT
ALLEGANY CO.
2020 MAY 14 A 9 15

ALLEGANY COUNTY CIRCUIT COURT (Land Records) DDL 2602, p. 0311, MSA_CE78_2292. Date available 11/13/2020. Printed 11/17/2020.

Cohen

WITNESS:

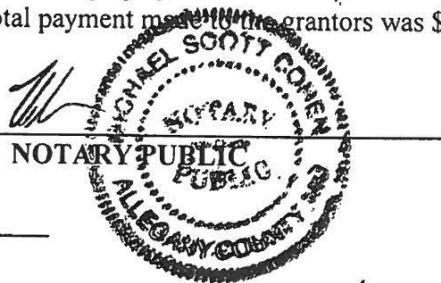
[Signature]

[Signature] (SEAL)
Michael D. Klepitch

STATE OF MARYLAND,
ALLEGANY COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 14th day of May, 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Michael D. Klepitch**, known to me or satisfactorily identified to be the person whose name is subscribed to the within instrument, and did acknowledge that he executed the same for the purposes therein contained; and he further certified under the penalties of perjury that the actual consideration for the foregoing conveyance is \$0.00 and that the total payment made by the grantors was \$0.00.

WITNESS my hand and Notarial Seal.



My Commission Expires: 1/17/21

I HEREBY CERTIFY that the within and foregoing document was prepared by, or under the supervision of, the undersigned, a Maryland attorney.

[Signature]
MICHAEL SCOTT COHEN

AND the said parties of the first part for themselves, their personal representatives, heirs and assigns do hereby warrant specially the title to the above-described property and covenant that they will execute such other and further assurances of the same as may be requisite or necessary.

WITNESS the hands and seals of the parties of the first part the day and year first above written.

WITNESS:

[Signature]

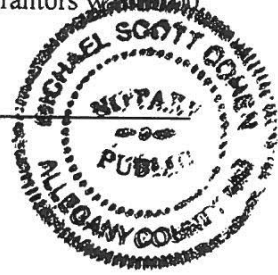
Louis J. Klepitch (SEAL)
Louis J. Klepitch

STATE OF MARYLAND,
ALLEGANY COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 6th day of May, 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Louis J. Klepitch**, known to me or satisfactorily identified to be the person whose name is subscribed to the within instrument, and did acknowledge that he executed the same for the purposes therein contained; and he further certified under the penalties of perjury that the actual consideration for the foregoing conveyance is \$0.00 and that the total payment made to the grantors was \$0.00.

WITNESS my hand and Notarial Seal.

[Signature]
NOTARY PUBLIC



My Commission Expires: 1/17/21

This is to certify that, according to the records of the Allegany County Tax & Utility Office, there are no taxes due on the property account number(s) provided on the intake sheet record:
Account(s)# 14001255

[Signature]
Allegany County Tax office
[Signature]
Date

ALLEGANY COUNTY CIRCUIT COURT (Land Records) DDL 2602, p. 0312, MSA_CE78_2292. Date available 11/13/2020. Printed 11/17/2020.

CITY OF CUMBERLAND
APPLICATION FOR CERTIFICATION
OF TAX LIENS AND OTHER CHARGES DUE

City of Cumberland Tax Office
57 N. Liberty Street
Cumberland, MD 21502

Property address: 130 Polk Street

Property Tax ID No. 14-001255

Current property owner(s): Louis J. & Michael D. Kleptich

Requestor name: Michael Scott Cohen, Esq.

Requestor mailing address: 213 Washington St, Cumberland, MD 21502

Requestor e-mail: michaelcohen@atlanticbbn.net

Check one: MAIL TO REQUESTOR HOLD FOR PICKUP E-mail

DO NOT WRITE BELOW THIS LINE - FOR DEED ENDORSEMENT PURPOSES ONLY

THE FOLLOWING IS THE ENDORSEMENT REQUIRED FOR ATTACHMENT TO
DEEDS AS A PREREQUISITE FOR THEIR RECORDATION AS REQUIRED BY
MD. Real Propp. Code Ann. § 3-104(b) (2)

I am a person duly authorized by the above-referenced municipality to execute this endorsement. I hereby certify that the real property taxes (either half-year or whole year for residential properties), assessments and charges for the above-referenced property have been paid current. This endorsement is effective for a period of thirty (30) days from the date of its issuance.

Lisa Terrell
Signature

10/21/20
Date of issuance

Lisa Terrell
Printed name

(Municipal

Accounting Specialist
Job Title



State of Maryland Land Instrument Intake Sheet

Baltimore City County: Allegany

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

Form with sections 1-11: Type(s) of Instruments, Conveyance Type Check Box, Tax Exemptions, Consideration and Tax Calculations, Fees, Description of Property, Transferred From, Transferred To, Other Names to Be Indexed, Contact/Mail Information, and Assessment Information.

ALLEGANY COUNTY CIRCUIT COURT (Land Records) DDL 2602, p. 0315, MSA_CE78_2292. Date available 11/13/2020. Printed 11/17/2020.

Cost of the Proposed Demolition or Removal:

Miller Trucking & Excavating, LLC

Estimate



12007 Valley Road
Cumberland, MD 21502



Toby's Cell Phone: 240-580-4717
Jimmy's Cell Phone: 240-580-4988
Krista's Cell Phone: 301-268-3550
Email: millertruckingexcavating@outlook.com

*Attn: Kevin Thacker
City of Cumberland*

*Demolition of 130 Polk Street
Cumberland, MD 2150*

ESTIMATE		
DESCRIPTION	UNIT PRICE	AMOUNT
Demolition of house		\$5,200. ⁰⁰
Disposal of debris		
Backfill		
Seed & Mulch		
*City pays for all dump fees		
TOTAL	10/02/20	\$ 5,250.⁰⁰

This invoice must be paid within 30 days from invoicing date. A Penalty of 1 ½% will be added to this invoice each 30 days thereafter. There will be a \$30 fee on all bad checks.

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

Proposal

Proposal Submitted To: (below)

City of Cumberland

57 Liberty St

Cumberland, Md 21502

Job Name & Location (below)

130 POLK ST

Date: 11/4/2020

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:

Disconnect utilty and cap sanitary

Demolish structure and haul to landfill. (Landfill fees paid by city)

Backfill with shale and cover with topsoil. Cover with seed and straw

Total: \$9,000.00

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

#NAME?

(\$9,000.00)

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

Authorized Signature

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

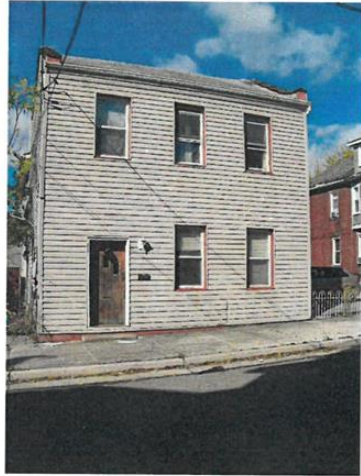
Accepted: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be as outlined above.

Signature _____

Date: _____

Signature _____

Fair Market Value as Determined in a Professional Appraisal:



Appraisal of Real Property

LOCATED AT:

130 Polk St
130 POLK ST 1723 SQ FT 32X53 IRREG LOT
Cumberland, MD 21502

FOR:

City of Cumberland

AS OF:

11/02/2020

BY:

Linda S. Deremer

Photograph Addendum - 1st Floor

Owner	Kleptich Louis J-Michael D						
Property Address	130 Polk St						
City	Cumberland	County	Allegany	State	MD	Zip Code	21502
Appraiser	Linda S. Deremer						



Living Room



Dining Room



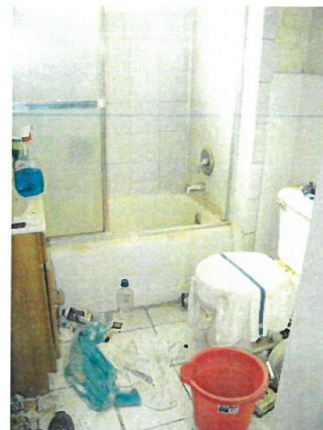
Kitchen



Kitchen Additional View



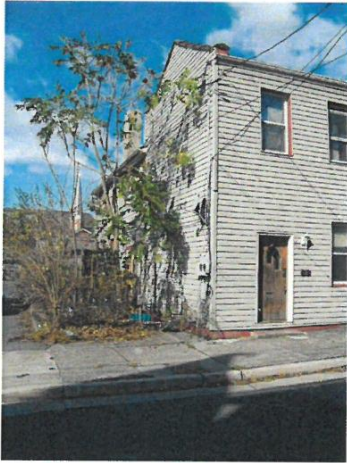
Bedroom



Bathroom

Subject Photo Page

Owner	Kleptich Louis J-Michael D						
Property Address	130 Polk St						
City	Cumberland	County	Allegany	State	MD	Zip Code	21502
Appraiser	Linda S. Deremer						

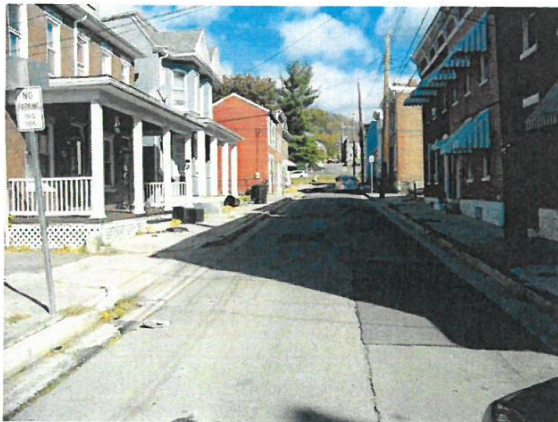


Subject Left Side

130 Polk St
Sales Price
Gross Living Area 2,400
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2
Location avg
View residential
Site 0.04 acres+-
Quality brick/vinyl/poor
Age 110



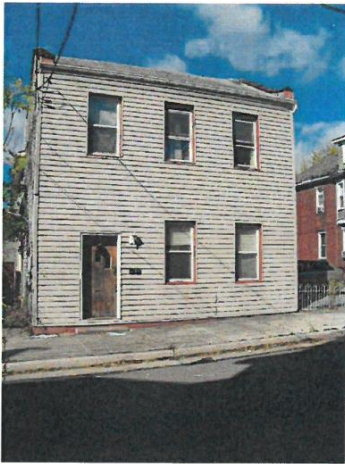
Subject Right Side



Subject Street

Subject Photo Page

Owner	Kleptich Louis J-Michael D						
Property Address	130 Polk St						
City	Cumberland	County	Allegany	State	MD	Zip Code	21502
Appraiser	Linda S. Deremer						

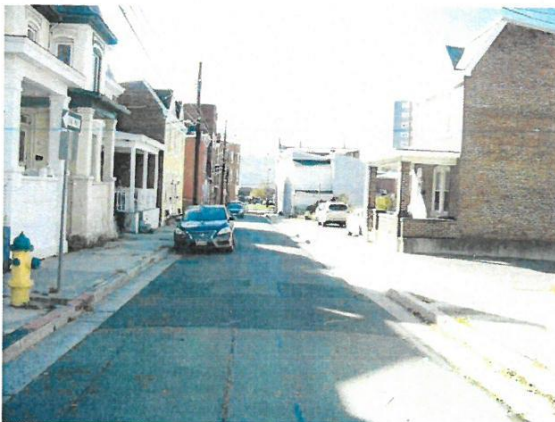


Subject Front

130 Polk St
Sales Price
Gross Living Area 2,400
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2
Location avg
View residential
Site 0.04 acres+-
Quality brick/vinyl/poor
Age 110



Subject Rear



Subject Street

Owner	Kleptich Louis J-Michael D		File No.	Kevin Thacker	
Property Address	130 Polk St				
City	Cumberland	County	Allegany	State	MD
Appraiser	Linda S. Deremer		Zip Code	21502	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being

appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:

3-6 MONTHS

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

I HAVE PERFORMED NO APPRAISAL OR OTHER SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THE WORK UNDER REVIEW WITHIN THE THREE-YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT

APPRAISER:

Signature: *Linda S. Deremer*
 Name: Linda S. Deremer
 Licensed Appraiser
 State Certification #: _____
 or State License #: 20002184
 State: MD Expiration Date of Certification or License: 02/12/2022
 Date of Signature and Report: 11/06/2020
 Effective Date of Appraisal: 11/02/2020
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 11/02/2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

ADDITIONAL COMPARABLE SALES

File No.: Kevin Thacker

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	130 Polk St Cumberland, MD 21502	315 Williams St Cumberland, MD 21502					
Proximity to Subject		0.67 miles SE					
Sale Price	\$	\$ 2,000		\$		\$	
Sale Price/GLA	\$ /sq.ft.	1.22 /sq.ft.		\$ /sq.ft.		\$ /sq.ft.	
Data Source(s)	Inspection	Tax Record					
Verification Source(s)	MRIS/Tax Record	Public Record/Inspection/MLS					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing	0	undisclosed					
Concessions	n/a	none					
Date of Sale/Time	n/a	10/31/2019					
Rights Appraised	Fee Simple	Fee Simple					
Location	avg	inferior	+1,000				
Site	0.04 acres+-	0.09 acres+-	0				
View	residential	residential					
Design (Style)	2 unit	2 unit					
Quality of Construction	brick/vinyl/poor	brick/poor					
Age	110	120	0				
Condition	poor	poor					
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	8 3 2	6 3 1					
Gross Living Area	2,400 sq.ft.	1,634 sq.ft.	0	sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade	partial/unfinished	full/unfinished	0				
Functional Utility	poor	poor					
Heating/Cooling	FA/NA	HWBB/NA	0				
Energy Efficient Items	none	none					
Garage/Carport	none	none					
Porch/Patio/Deck	none	similar	0				
Fireplaces	0 fireplace	0 fireplace					
Extra Amenities	none	none					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	1,000	<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price of Comparables		Net 50.0 %		Net %		Net %	
		Gross 50.0 %	\$ 3,000	Gross %		Gross %	


SALES COMPARISON APPROACH

Summary of Sales Comparison Approach



RESTRICTED USE APPRAISAL REPORT

File No.: Kevin Thacker

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): MRIS/Public Records	Analysis of sale/transfer history and/or any current agreement of sale/listing: No prior transfers for the subject property in the past 36 months unless noted. Comparables have not transferred in the past 12 months unless noted above.
	1st Prior Subject Sale/Transfer Date: _____ Price: _____ Source(s): land rec.	
	2nd Prior Subject Sale/Transfer Date: _____ Price: _____ Source(s): land rec.	
MARKET	Subject Market Area and Marketability: A variety of mortgage programs available with fixed and adjustable rates. Demand and supply appear to be in balance with marketing time in the subject's area typical of the market as a whole.	
SITE	Site Area: 0.04 acres+- Site View: residential Topography: sloping Drainage: appears adequate	Zoning Classification: LB Description: Local Business
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)
	Actual Use as of Effective Date: Vacant - not habitable Use as appraised in this report: undeveloped site/new construction	Opinion of Highest & Best Use: undeveloped site/new construction
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X500 FEMA Map # 24001C0044E FEMA Map Date 4/3/2020	Site Comments: Typical for area
IMPROVEMENTS	Improvements Comments: Poor condition, substandard in functionality, low quality, not habitable. The property in it's current condition is a health and safety hazard.	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 3,000.00	Indicated Value by: Cost Approach (if developed) \$ _____
	Indicated Value by: Income Approach (if developed) \$ _____	Final Reconciliation: Most weight placed on Sales Comparison Approach, cost approach considered but not relied upon, Income Approach not applicable in this instance.
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
ATTACHMENTS	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 3,000.00 , as of: 11/02/2020 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains 22 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____	
SIGNATURES	Client Contact: _____ Client Name: _____ E-Mail: _____ Address: _____	
	APPRAISER  Appraiser Name: Linda S. Deremer Company: Appalachian Realty, Inc. Phone: 301-759-9179 Fax: 301-722-7840 E-Mail: appareal@atlanticbb.net Date of Report (Signature): 11/06/2020 License or Certification #: 20002184 State: MD Designation: Licensed Appraiser Expiration Date of License or Certification: 02/12/2022 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 11/02/2020	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____



RESTRICTED USE APPRAISAL REPORT

File No.: Kevin Thacker

Property Address: 130 Polk St City: Cumberland State: MD Zip Code: 21502
 County: Allegany Legal Description: 130 POLK ST 1723 SQ FT 32X53 IRREG LOT Assessor's Parcel #: 0114001255
 Tax Year: 1421 R.E. Taxes: \$ 2,020 Special Assessments: \$ 0 Borrower (if applicable): N/A
 Current Owner of Record: Kleptich Louis J-Michael D Occupant: Owner Tenant Vacant Manufactured Housing
 Property Type: SFR 2-4 Family # of Units: 1 Ownership Restriction: None PUD Condo Coop
 Market Area Name: CUMBERLAND Map Reference: 104, Parcel 34B Census Tract: 0010.00 Flood Hazard
 The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach Other:
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: Market Value
 Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.
 Client: Address:
 Appraiser: Linda S. Deremer Address: 214 Avirett Avenue, Cumberland, MD 21502

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	130 Polk St Cumberland, MD 21502	223 Baltimore Ave Cumberland, MD 21502		915 Rolling Mill Aly Cumberland, MD 21502		554 N Mechanic St Cumberland, MD 21502	
Proximity to Subject		0.29 miles E		0.87 miles S		0.52 miles NW	
Sale Price	\$	\$ 2,236		\$ 1,594		\$ 4,000	
Sale Price/GLA	\$ /sq.ft.	\$ 0.84 /sq.ft.		\$ 1.56 /sq.ft.		\$ 2.84 /sq.ft.	
Data Source(s)	Inspection	Tax Record		Tax Record		Tax Record	
Verification Source(s)	MRIS/Tax Record	Public Record/Inspection/MLS		Public Record/Inspection/MLS		Public Record/Inspection/MLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.
Sales or Financing	0	undisclosed		undisclosed		undisclosed	
Concessions	n/a	none		none		none	
Date of Sale/Time	n/a	03/17/2020		03/16/2020		11/06/2019	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	avg	inferior	+1,000	inferior	+1,000	avg	
Site	0.04 acres+-	0.07 acres+-		0.03 acres+-		0.04 acres+-	
View	residential	residential		residential		residential	
Design (Style)	2 unit	5 units		1 unit		1 unit	
Quality of Construction	brick/vinyl/poor	brick/poor		siding/poor		brick/below avg	-1,000
Age	110	106		0 100		0 110	0
Condition	poor	poor		poor		poor	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	8 3 2	18 8 5		7 4 1		6 3 1	
Gross Living Area	2,400 sq.ft.	2,652 sq.ft.		1,020 sq.ft.		1,408 sq.ft.	0
Basement & Finished	partial/unfinished	full/unfinished		partial/unfinished		full/unfinished	
Rooms Below Grade	none	none		none		none	
Functional Utility	poor	poor		poor		poor	
Heating/Cooling	FA/NA	HWBB/NA	0	FA/NA		FA/NA	
Energy Efficient Items	none	none		none		none	
Garage/Carport	none	none		1 car gar det		none	
Porch/Patio/Deck	none	similar		0 similar		0 similar	0
Fireplaces	0 fireplace	3 fireplaces		0 fireplace		0 fireplace	
Extra Amenities	none	none		fence		0 none	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1,000	
Adjusted Sale Price of Comparables		Net 44.7 % Gross 44.7 % \$ 3,236		Net 62.7 % Gross 62.7 % \$ 2,594		Net 25.0 % Gross 25.0 % \$ 3,000	

Summary of Sales Comparison Approach: The comparables used in the above report were considered to be the most compatible ones at this time and gave the best indications of value for the subject property. Note: Appraiser is not aware of any radon or lead paint tests. No environmental assessment has been made.



SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	130 Polk St
	Legal Description	130 POLK ST 1723 SQ FT 32X53 IRREG LOT
	City	Cumberland
	County	Allegany
	State	MD
	Zip Code	21502
	Census Tract	0010.00
	Map Reference	104, Parcel 34B
SALES PRICE	Sale Price	\$
	Date of Sale	n/a
CLIENT	Owner	Kleptich Louis J-Michael D
	Appraiser	Linda S. Deremer
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,400
	Price per Square Foot	\$
	Location	avg
	Age	110
	Condition	poor
	Total Rooms	8
	Bedrooms	3
	Baths	2
APPRAISER	Appraiser	Linda S. Deremer
	Date of Appraised Value	11/02/2020
VALUE	Final Estimate of Value	\$ 3,000.00

Photograph Addendum - 1st Floor

Owner	Kleptich Louis J-Michael D						
Property Address	130 Polk St						
City	Cumberland	County	Allegany	State	MD	Zip Code	21502
Appraiser	Linda S. Deremer						



Broken Window in Kitchen



Kitchen Area/Entrance



Discoloration on wall in Living Room

Photograph Addendum - 2nd Floor

Owner	Kleptich Louis J-Michael D						
Property Address	130 Polk St						
City	Cumberland	County	Allegany	State	MD	Zip Code	21502
Appraiser	Linda S. Deremer						



Living Room



Ceiling in Living Room



Kitchen



Laundry Room



Bedroom



Discoloration on wall in Kitchen

Photograph Addendum

Owner	Kleptich Louis J-Michael D						
Property Address	130 Polk St						
City	Cumberland	County	Allegany	State	MD	Zip Code	21502
Appraiser	Linda S. Deremer						



Bedroom



Ceiling in Living Room



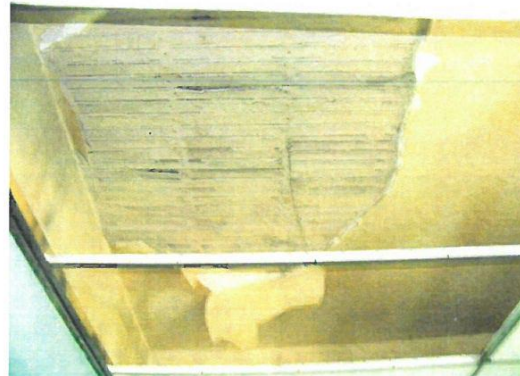
Wall open to outside



Debris



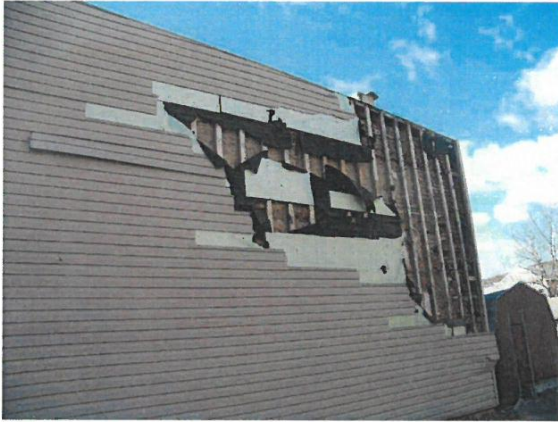
Bathroom



Ceiling in Living Room

Subject Photo Page

Owner	Kleptich Louis J-Michael D				
Property Address	130 Polk St				
City	Cumberland	County	Allegany	State	MD Zip Code 21502
Appraiser	Linda S. Deremer				



Missing Siding - Right Side

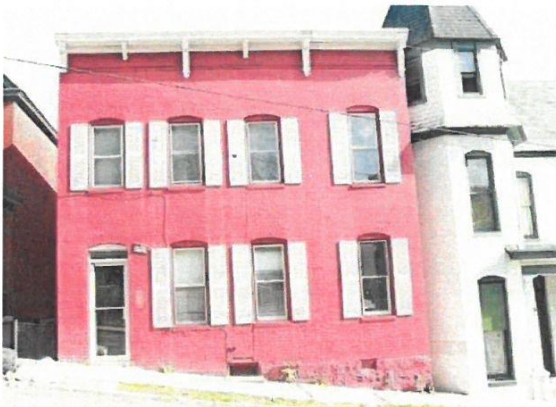
130 Polk St
Sales Price
Gross Living Area 2,400
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2
Location avg
View residential
Site 0.04 acres+-
Quality brick/vinyl/poor
Age 110



Debris

Comparable Photo Page

Owner	Kleptich Louis J-Michael D				
Property Address	130 Polk St				
City	Cumberland	County	Allegany	State	MD
Appraiser	Linda S. Deremer				
				Zip Code	21502



Comparable 1

223 Baltimore Ave
 Prox. to Subject 0.29 miles E
 Sale Price 2,236
 Gross Living Area 2,652
 Total Rooms 18
 Total Bedrooms 8
 Total Bathrooms 5
 Location inferior
 View residential
 Site 0.07 acres+-
 Quality brick/poor
 Age 106



Comparable 2

915 Rolling Mill Aly
 Prox. to Subject 0.87 miles S
 Sale Price 1,594
 Gross Living Area 1,020
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 1
 Location inferior
 View residential
 Site 0.03 acres+-
 Quality siding/poor
 Age 100

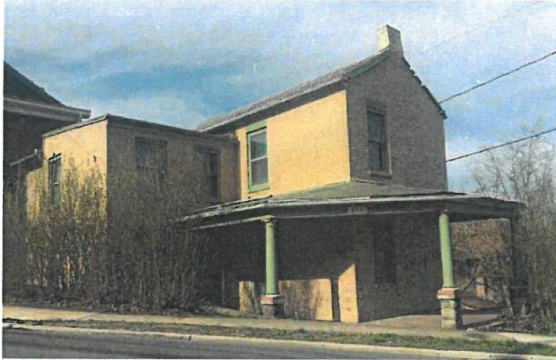


Comparable 3

554 N Mechanic St
 Prox. to Subject 0.52 miles NW
 Sale Price 4,000
 Gross Living Area 1,408
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1
 Location avg
 View residential
 Site 0.04 acres+-
 Quality brick/below avg
 Age 110

Comparable Photo Page

Owner	Kleptich Louis J-Michael D						
Property Address	130 Polk St						
City	Cumberland	County	Allegany	State	MD	Zip Code	21502
Appraiser	Linda S. Deremer						



Comparable 4

315 Williams St
Prox. to Subject 0.67 miles SE
Sale Price 2,000
Gross Living Area 1,634
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1
Location inferior
View residential
Site 0.09 acres+-
Quality brick/poor
Age 120

Comparable 5

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

ENVIRONMENTAL ADDENDUM
 APPARENT* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS

Owner	Kleptich Louis J-Michael D				
Address	130 Polk St				
City	Cumberland	County	Allegany	State	MD
Appraiser	Linda S. Deremer	Zip code	21502		

*Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.

This addendum reports the results of the appraiser's routine inspection of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. **The appraiser is not an expert environmental inspector** and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

DRINKING WATER

- Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.
- Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.

Comments _____

SANITARY WASTE DISPOSAL

- Sanitary Waste is removed from the property by a municipal sewer system.
- Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified Inspector.
- The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate property permitted alternate treatment system in good condition.

Comments _____

SOIL CONTAMINANTS

- There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.

Comments _____

ASBESTOS

- All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.
- The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.

Comments _____

PCBs (POLYCHLORINATED BIPHENYLS)

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).
- There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments _____

RADON

- The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
- The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
- The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
- The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.

Comments _____

USTs (UNDERGROUND STORAGE TANKS)

- X There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.
X There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
X The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments

NEARBY HAZARDOUS WASTE SITES

- X There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
X The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments

UREA FORMALDEHYDE (UFFI) INSULATION

- X All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
X The value estimated in this appraisal is based on the assumption that there is no significant UFFI insulation or other UREA formaldehyde material on the property.

Comments

LEAD PAINT

- X All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
X The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments

AIR POLLUTION

- X There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
X The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.

Comments

WETLANDS/FLOOD PLAINS

- X The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
X The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).

Comments

MISCELLANEOUS ENVIRONMENTAL HAZARDS

- X There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
Excess Noise
Radiation + Electromagnetic Radiation
Light Pollution
Waste Heat
Acid Mine Drainage
Agricultural Pollution
Geological Hazards
Nearby Hazardous Property
Infectious Medical Wastes
Pesticides
Others (Chemical Storage + Storage Drums, Pipelines, etc.)
X The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.

When any of the environmental assumptions made in this addendum are not correct, the estimated value in this appraisal may not be valid.

DEFINITION OF MARKET VALUE:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION**CONTINGENT AND LIMITING CONDITIONS:**

The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.


SUPERVISORY APPRAISER'S CERTIFICATION:

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED:

130 Polk St, Cumberland, MD 21502

APPRAISER:

Signature: 
 Name: Linda S. Dereemer
 Date Signed: 11/06/2020
 State Certification #: _____
 or State License #: 20002184
 State: MD
 Expiration Date of Certification or License: 02/12/2022

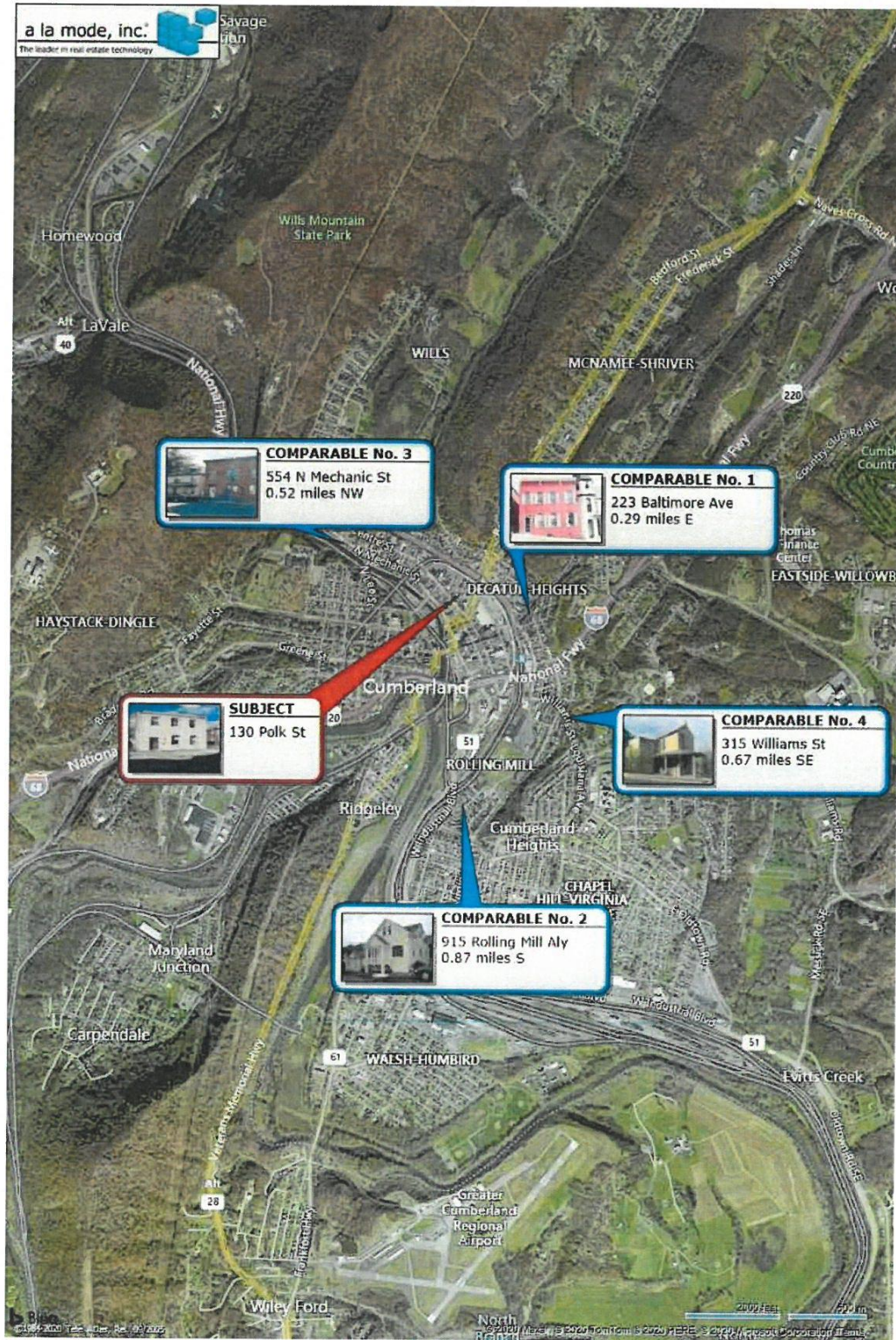
SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

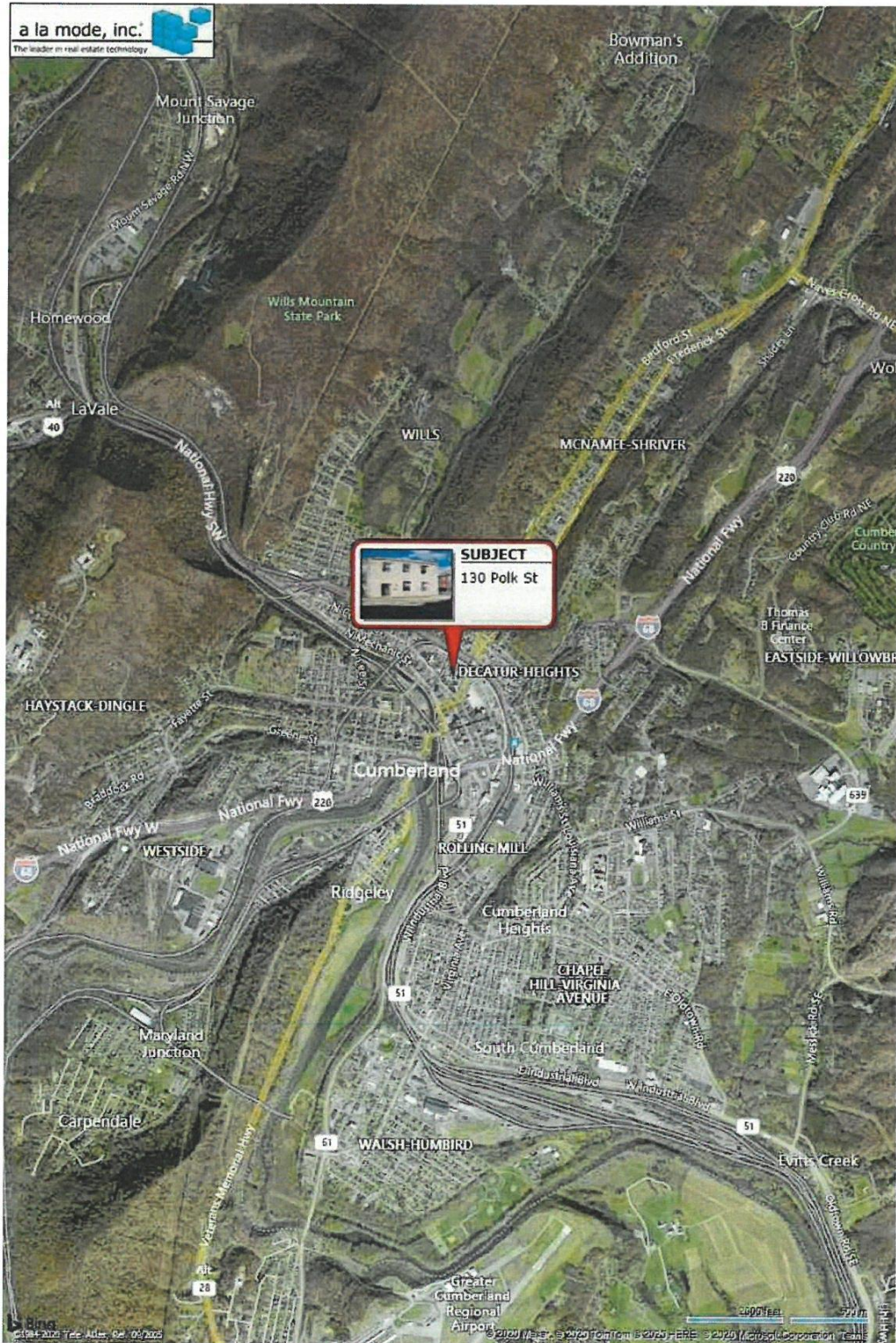
Location Map

Owner	Kleptich Louis J-Michael D				
Property Address	130 Polk St				
City	Cumberland	County	Allegany	State	MD
Appraiser	Linda S. Deremer	Zip Code	21502		



Aerial Map

Owner	Kleptich Louis J-Michael D				
Property Address	130 Polk St				
City	Cumberland	County	Allegany	State	MD Zip Code 21502
Appraiser	Linda S. Deremer				



Supplemental Addendum

File No. Kevin Thacker

Owner	Kleptich Louis J-Michael D						
Property Address	130 Polk St						
City	Cumberland	County	Allegany	State	MD	Zip Code	21502
Appraiser	Linda S. Deremer						

NO UTILITIES WERE ON AT TIME OF INSPECTION

ALTHOUGH COMPS ARE ACROSS MAJOR ROADWAY THEY ARE IN SIMILAR MARKET AREA

MLS PHOTOS UTILIZED, AN EXTERIOR INSPECTION OF ALL COMPS WAS MADE

AT TIME OF INSPECTION THE FOLLOWING ITEMS WERE NOTED: SUBJECT PROPERTY IN IT'S CURRENT CONDITION IS LOWEST POSSIBLE CONSTRUCTION , SUBSTANDARD IN FUNCTIONALITY AND IS BEYOND REPAIR./REHAB OR RENOVATION STAGE. THE PROPERTY HAS A LARGE AMOUNT OF DEBRIS INTERIOR AND EXTERIOR. THE HIGHEST AND BEST USE OF THIS PROPERTY WOULD BE A VACANT LOT WHICH WILL REQUIRE A TOTAL DEMOLITION.

AT TIME OF INSPECTION THE SUBJECT PROPERTY IS CONSIDERED A HEALTH AND SAFETY HAZARD

COMP 3 WAS A PRIVATE SALE, THE CURRENT PHOTO REFLECTS PROPERTY AFTER EXTERIOR PAINTING AND REPAIR.

AN ADJUSTMENT WAS TAKEN ON COMP 3 FOR QUALITY OF CONSTRUCTION DUE TO THIS PROPERTY BEING SALVAGEABLE. NO ADJUSTMENTS WERE TAKEN ON OTHER SALES UTILIZED. THESE COMPARABLES WERE UTILIZED TO REFLECT THE MARKET VALUE OF SIMILAR CONDITION PROPERTIES IN THE SUBJECT'S MARKET AREA WITH NO ADJUSTMENTS WARRANTED DUE TO CONDITION OF SALES.

ALL SALES CONSIDERED IN CONCLUSION OF VALUE.

A report from a licensed engineer in the State of Maryland as to the structural soundness of the building and its feasibility for rehabilitation for the intended purpose of the project:



September 28, 2020

Mr. Kevin Thacker
City of Cumberland
Office of Community Development
City Hall
Cumberland, Maryland 21502

**RE: Structural Inspection – 130 Polk Street, Cumberland, MD
SPECS Project No. 5335**

Dear Mr. Thacker:

At your request, a structural inspection of the single-family dwelling located at 130 Polk Street in Cumberland, Maryland was performed on Thursday, September 24, 2020. The building is a two-story wood framed structure having a partial basement. The exterior walls of the dwelling are constructed of multi-wythe brick which has deteriorated on the Northeast corner to a point where it is beyond reasonable repair due to continued moisture penetration. Total removal and reconstruction of the exterior brick at this corner is the only practical means of repair. Very little of the original brick and none of the mortar is salvageable. The condition of other exterior covered brick is unknown due to the siding finishes.

The original building has very little architectural significance and the roof lines are inconsistent with any local historical architectural style. The brick exterior is covered with vinyl siding and it is difficult to determine the condition of the covered brick at other locations. Due to the extent of brick and mortar deterioration observed, the building, in its current condition, is considered not structurally sound. Daylight is coming through the walls at the Northeast corner at the second floor.

In addition, the basement contains about 1 to 2 feet depth of standing water and the odor of mold and mildew in the dwelling is overwhelming and has permeated nearly all interior surfaces. It is not known if the standing water is due to a high ground water table or if surface runoff has found its way into the basement. It has been my experience that local soil conditions within several downtown areas of the City of Cumberland have a history of high ground water levels due to the alluvial soils within the flood plain of Wills Creek.

It is my professional opinion that the dwelling is in eminent danger of further collapse which renders it as a clear and present danger to the safety and welfare of adjoining property owners and the general public. Unless the City of Cumberland has a large budget to restore the building for future use, the structure should be considered for demolition as soon as possible due to structural safety and environmental concerns. Several photos were taken and are attached on the following pages.

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

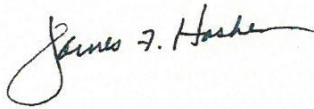
PHONE: 301.777.2510 • FAX: 301.777.8419

Mr. Kevin Thacker
City of Cumberland
Office of Community Development
City Hall
Cumberland, MD 21502
Structural Inspection – 130 Polk Street
September 28, 2020

Should you have any questions concerning this inspection, I would be pleased to respond.

Sincerely,

SPECS, Inc.

A handwritten signature in black ink that reads "James F. Hosken". The signature is written in a cursive style with a large initial "J" and a long horizontal stroke at the end.

James F. Hosken, PE PLS
President

Mr. Kevin Thacker
City of Cumberland
Office of Community Development
City Hall
Cumberland, MD 21502
Structural Inspection – 130 Polk Street
September 28, 2020



Photo 5 – Closer view of the North side of the dwelling and the cementitious brick coating. Note cracking and delamination of the coating and surface.

Mr. Kevin Thacker
City of Cumberland
Office of Community Development
City Hall
Cumberland, MD 21502
Structural Inspection – 130 Polk Street
September 28, 2020



Photo 4 – View of West side of dwelling. Shrubbery has overgrown and should be removed.

Mr. Kevin Thacker
City of Cumberland
Office of Community Development
City Hall
Cumberland, MD 21502
Structural Inspection – 130 Polk Street
September 28, 2020



Photo 3 – View of East and North side of dwelling. The exterior brick and the exterior cementitious coating of the brick on the North side of the dwelling is in extremely poor condition.

Mr. Kevin Thacker
City of Cumberland
Office of Community Development
City Hall
Cumberland, MD 21502
Structural Inspection – 130 Polk Street
September 28, 2020



Photo 2 - View of East side of dwelling. Note the brick deterioration on the Northeast corner. The 2x4 furring strips that have siding attached are no longer attached to the deteriorated brick and are in danger of detachment under high wind conditions.

Mr. Kevin Thacker
City of Cumberland
Office of Community Development
City Hall
Cumberland, MD 21502
Structural Inspection – 130 Polk Street
September 28, 2020



Photo 1- Front or South side of dwelling facing Polk Street.

Mr. Kevin Thacker
City of Cumberland
Office of Community Development
City Hall
Cumberland, MD 21502
Structural Inspection – 130 Polk Street
September 28, 2020



Photo 8 – View of stairs leading to the basement. Note the water stains on the concrete block where the lower standing water has saturated the block by capillary absorption.

Mr. Kevin Thacker
City of Cumberland
Office of Community Development
City Hall
Cumberland, MD 21502
Structural Inspection – 130 Polk Street
September 28, 2020



Photo 7 – View of daylight coming through second floor bedroom wall at the Northeast corner of the dwelling.

Mr. Kevin Thacker
City of Cumberland
Office of Community Development
City Hall
Cumberland, MD 21502
Structural Inspection – 130 Polk Street
September 28, 2020



Photo 6 – Closer view of the Northeast side of the dwelling and the extent of brick and mortar deterioration.

J. L. Wolford Contracting, Inc.

160 North Centre Street
Cumberland, Maryland 21502
Cell (301) 697 – 2706 Office (301) 697 – 6199
jlwolford73@gmail.com
MHIC # 131729 MHBR # 6549

ESTIMATE

<u>SUBMITTED TO:</u> City of Cumberland Attn: Kevin Thacker 57 N. Liberty Street Cumberland, MD 21502	<u>PHONE:</u> 301-759-6659 Email: kevin.thacker@cumberlandmd.gov RE: 130 Polk Street Cumberland, MD 21502	<u>DATE:</u> November 10, 2020
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General Scope of Work:

Rehab of 130 Polk Street

- Contractor will remove all existing debris and trash on site from old tenants.
- Contractor to demo and gut inside of top and bottom apartments on 130 Polk Street.
- Any framing that is rotten will be repaired or replaced.
- Plumbing and electrical work shall be subcontracted to known licensed contractors with compliance to all state and local codes.
- Wall and ceiling insulation will be installed.
- Hang drywall, tape, mud, sand and finish to a paint ready condition.
- Prime and paint walls and ceiling (Owner to pick color).
- Install new Kitchen cabinets and countertops.
- The corner of the building on the rear right side of residence will be repaired.
- Re-lay brick and strike brick that doesn't need repair.
- Rhino underlayment and ice-guard will be installed on edges and in valleys of the complete roof and Owens Corning Duration Lifetime shingles will be installed on roof (Owner to choose color).

Labor and Materials for Completion of the Above Work Specifications \$ 225,995.00

Thank – you and We Appreciate the Opportunity for Your Business!

The estimate responded to the following Scope of Work, prepared by the Code Compliance Manager:

130 Polk Street Remodel

Interior

- Demo building back to original brick or other related framing material.
- Repair/replace any damaged or rotted framing material.
- All electrical and plumbing needs to be updated to current code requirements.
- Install new insulation to the current energy code specifications.
- Install new drywall on all interior surfaces.
- Install new kitchen and bathroom cabinets and fixtures.
- Install new flooring to owner's choice of colors.

Exterior

- Remove all existing siding back to original brick and framing.
- Repair corner of brick structure with period correct brick and mortar.
- Repoint entire building where needed with period correct mortar.
- Install new roof system with correct water proofing material and new shingles to owner's choice of colors.

City of Cumberland Code Enforcement Notes:

130 Polk Street

14-001255

(SDAT)

Louis J. Klepitch and Michael D. Klepitch
17 E Fourth Street
Cumberland, MD 21502-4150
301.876.7546 - Louis
301.264.3280 - Michael
301-979-8890 Christopher

(Court docs spell last name wrong)

Louis Kleptich*
15510 Peach Orchard Rd.
Silver Spring, MD

(Courts 2019) Michael D. Klepitch
12814 Mount Savage Rd NW
Mt. Savage, MD 21545

3/17/20 - KMM

I spoke with Louis Klepitch today after he called regarding the 3/13/20 letter. He provided some background to me concerning ownership of this property and the bad experiences he had renting it over the years. He indicated his willingness to transfer the property. I was unable to reach Mike Cohen by phone so I emailed this information to him. There has not been any contact from Michael Klepitch yet and BB&T has not yet responded regarding the existing mortgage.

3/13/20 - KMM

I sent separate certified and restricted letters today to Michael and Louis Klepitch with the notification of the Demolition by Neglect declaration and the short and long term requirements for resolving this situation. I could not find a way to upload the complete letter but the required corrective actions are as follows:

Short Term Corrective Actions (to be completed by April 15, 2020):

- Stabilize the exterior wall on the northeast side of the structure (adjacent to the paved lot) where the deteriorated vinyl siding has exposed failing brick. This could be accomplished with a temporary measure of attaching 5/8" treated plywood to the furring planks
- Present a detailed plan of action, including a timeline for completion by July 15, 2020 and scope of work in order to repair the failing northeast exterior wall
- All debris, yard waste, discarded materials, and any other nuisance item must be removed from the property
- All doors must be functional and secure. Locks must be in working order.
- The entire roof structure must be secured and watertight. If existing roof structure and roofing material is not able to be repaired, any replacement material must be approved in advance by the Historic Preservation Commission

Long Term Corrective Actions (to be completed by July 15, 2020):

- Secure all loose vinyl siding

- Complete all repairs to the northeast exterior wall consistent with the plan of action provided
- Maintain the exterior of the property to reflect a level of maintenance in keeping with the standards of the neighborhood.

3/11/20 - KMM

The Historic Preservation Commission unanimously voted to declare Demolition by Neglect for this property at their 3/11/20 meeting.

3/6/20 - KMM

I spoke with Lara Kline, Market Leader at the BB&T local branch at 71 Baltimore Street today about the condition of the property and regarding the loan. I provided my contact information to her and spoke with her about the scheduled Historic Preservation Commission meeting and that the building was on the agenda for consideration of being declared as "Demolition by Neglect" by the Historic Preservation Commission. I explained briefly what that process entailed. She advised me that one explanation for not finding the loan in BB&T's system would be if they were underway with collection on the loan. She is going to research the matter further. I also mentioned that if the bank was ready to initiate a foreclosure process that our office would like to work with them to find a solution to the problem that might expedite things. Ms. Kline's phone number is 301-777-4606. Email is lkline@bbandt.com.

3/5/20 - KMM

I am noting the record to confirm that this property is included on the March 11th Historic Preservation Commission to initiate a process provided to them under the Zoning Ordinance and within Chapter 6 of the Preservation Guidelines.

I called BB&T and spoke with Evie. (I was transferred to her when I called 1-800-827-3722 option 6) since Maryland Land Records show that they hold a Deed of Trust for \$50,400 from 2006. There is no evidence of a release. Evie could not find a record of the loan (even though I provided the loan number from the digital copy on MD Land Records). She took my contact information and said that someone would contact me once they do more research. In the meantime, I contacted Allegany County Land Records to make sure that I did not miss a Release and was advised that they do not show one on file, either. I will consult with Mike Cohen since this is an unusual situation.

2/20/20-CWA

Hunter Abell quoted a price of \$600.00 to install 4-5 sheets of plywood to shore corner of building to hold back brick and nail back up siding.

2/14/20 - tlh

Due to report below, information that had been above is no longer a contact:
Paradise Point, Robert Haddad, Agent - Direct 703-346-4498, Mainline 301-951-3555
6900 Wisconsin Ave, #30224, Bethesda, MD 20824, rhaddad@paradisepoint.biz
Dansie & Dansie, Lucas Ives Dansie - 202-783-1597, Cell - 202-340-5171
BB&T, Property Preservation Division - 1.800.295.5744

February 14, 2020 - KMM

I have been in communication with Michael Cohen this week regarding this property. The tax certificate that Paradise Point held for this property has expired. The property will be listed on the next tax sale if not resolved. I have left a voice mail this morning at 9am for Louis Klepitch using the phone number listed above. The purpose of which will be to inquire if he is willing to transfer ownership to the City of Cumberland and under what conditions (i.e. donation). That being said, there are significant liens on this property that Mr. Cohen has noted. These would only be resolved through tax sale, not transfer. I will include this property on the March 11, 2020 agenda of the Historic Preservation Commission for enforcement provided to them under the zoning ordinance.

February 12, 2020 (Jrg)

Just a note to file that Todd McKenzie called again this date wanting to know the status of his complaint. He indicated that he was sending over his guys to clean up the bricks from his parking lot. Todd said he would appreciate hearing from our office soon.

02/10/20 dlh

Todd McKenzie from Landis Office Center (301-722-1906) called and said the bricks and wall from 130 Polk Street is falling into their parking lot near the railroad tracks. He said they are trying to rent their properties around it and it will not rent from the deteriorated conditions. He said he thinks the property is up for tax sale. See note below of 01/27/20 from Kathy.

1/27/20 - KMM

After I received an email from Robert Haddad on 1/23/20 advising that the judge dismissed Paradise Point's tax sale foreclosure of this property, I met today with Jeff, Margie, and Kevin to propose that the City of Cumberland undertake the tax sale foreclosure. Jeff advised me to contact Mike Cohen to start this process. I have emailed Mr. Cohen this day.

12/3/19 - KMM

Upon my request to him today for an update, Mr. Haddad advised me today via email that his "attorney, Lucas Dansie, is scheduled to discuss the case with the clerk to Judge Finan, Yusuke Haffeman-Udagawa." He advised that he hoped to have an update later this week.

11/25/19 - KMM

I am pasting below from an email sent by me to Mr. Haddad and his response received on 11/22/19:

Ms. McKenney

Thank you for your note and for the information regarding possible incentive programs available to me upon acquisition of this property at 130 Polk Street.

I am in communications with my attorney, Lucas Dansie (of Dansie and Dansie LLP) to obtain more information about the case for you. I will send it as soon as I receive it.

Many thanks

Robert Haddad

Robert F. Haddad, Principal
Paradise Point, LLC
6900 Wisconsin Avenue #30224
Bethesda, MD 20824

rhaddad@paradisepoint.biz

phone (301) 383-8000

cell (703) 346-4498

fax (703) 832-8417

On Wed, Nov 20, 2019 at 2:39 PM Kathy McKenney <kathy.mckenney@cumberlandmd.gov> wrote:

Mr. Haddad,

My colleague, Kevin Thacker, provided your email address to me. I am writing regarding the above referenced property which he has advised me that you are soon to foreclose upon. Since the property is located within the locally zoned historic district, I will also be working with you on behalf of the Cumberland Historic Preservation Commission. I was not able to find an open court record for the foreclosure so I wanted to check with you to see if you could provide more information about the status of the foreclosure. Have you developed a plan of action yet for the exterior of the property?

Also, please find links below for more information about the Preservation Guidelines for the Canal Place Preservation District <http://www.ci.cumberland.md.us/502/Revised-Guidelines> as well as an overview of the review process <http://www.ci.cumberland.md.us/DocumentCenter/View/341/Historic-Preservation-Commission-Process-Guide-PDF?bidId=>

Additionally, I have attached a summary of incentive programs that are available within the historic district.

Please let me know if you would like to talk by phone or in person to discuss the various incentive programs as well as the historic district review process more. I look forward to working with you.

Kathy McKenney

11/19/19 - tlh

Mr. Hadad called to say they were going ahead with the foreclosure process. It seems Mr. Kelpitch called him to say they had no interest in the property and wouldn't believe it was legally his anymore anyhow.

10/25/19-CWA

Louis Klepitch called in, gave him Mr Haddad # to call to resolve issue. He stated he does not want anything to do with it.

10/24/19 - tlh

Received email from Mr. Haddad...they had served Mr. Klepitch at 17 E. 4th St. He asks that if City speaks to either Louis or Michael to ask if they are looking to redeem or let it go.

10/22/19 - tlh

Robert Haddad, Paradise Point called to say that the foreclosure has not gone through on this property yet. He did say that if Paradise does take over ownership they will be prompt in fixing all code violations (highlighted what he was told about). He is also interested in the Historic Tax Credit program that may be available for this property. He will be in town to review this property in the future and will keep in touch with City and asks that City do the same. Klepitch still responsible for current issues.

10/21/19-CWA

Sending letter to Louis and Michael asking for info on property. Christopher has nothing to do with the family. Waiting on call back

10/17/19 - KRT

I contacted William Dansie at his law office. He is going to research the status of this property and get back to me with a prompt response. I will wait to hear from him and the response Craig gets from contacting the owners on record. We will then get a plan together for the property moving forward.

10/17/19 - tlh

Update re: foreclosure: Court shows 'Closed/Inactive' with 3rd writ of summons and affidavit of service 9/4/19 [C-01-CV-19-000107]. Staff emailed BB&T local realtor, Julian Vantyne, gvt@julianagency.com who is checking to see if BB&T has any new knowledge. Updated Klepitches addresses above from MD courts and added phone #s of related parties above.

Per Kathy's email, this issue could be placed on the next Historic Preservation Commission's agenda for their consideration of enforcement. CCOs would need to **advise Kathy before 11/6/19 for placing on agenda.**

07/16/19 - kmm

Photos of current condition as observed on 7/15/19. In checking the current tax/utility records for this property, there has been no water consumption over the last two years and it appears that the water must now be shut off. Also, including this year, there are three years of property taxes owed for a total of \$2,749.78. **This will be brought to the attention of the Historic Preservation Commission at their 8/14/19 meeting.** I noticed Chris Gay's comments below regarding BB&T's involvement and will attempt to contact someone there as well as it seems it must be in some stage of foreclosure. (See attachments)

(entry 7/9/19) 6/5/19 - 3/25/19 - tlh

AC Circuit Court - Complaint to Foreclose Rights of Redemption (2017 Tax Sale, paid \$5,190.26). Louis J. [Kleptich](#) et al vs. **Paradise Point LLC (aka Domestic LLC), 6900 Wisconsin Ave., Bethesda, MD 20824. Attorney:** Lucas Ives Dansie, Dansie & Dansie LLP, 406 5th St. NW, Washington DC 20001, 202-783-1597. (Bankruptcy was discharged for foreclosure to carry-on.) Paradise Agent, **Robert Haddad** - 8005 Kentbury Dr. Bethesda 20814, 301-951-3555. BB&T (below) Defendant. Updated above. Staff left message at both Haddad and Dansie #s re: status.

07/09/19 dlh

Kathy McKenney received a call concerning bricks falling off the property. Kathy will be following up on this matter since it is in a locally zoned historic district.

Kathy - 7/9/19, as clarification, since the property is located in the locally zoned historic district, I will be investigating to see if it is something that needs to be considered by the Historic Preservation Commission as Demolition by Neglect (see Preservation Guidelines). Otherwise, I would suggest that this case should still proceed with the usual enforcement process but that we coordinate everything since actual corrective action cannot take place without the approval of a Certificate of Appropriateness.

Note: Earlier report of some structural damage/deterioration to the north east corner of the structure. (tlh)

6/28/19 - CA

Sent an email to Mr Dansie asking for an update on this property. Back right corner of the property falling off and HGW around perimeter. Wait on response.

8.30.2018 Chris Gay

Follow up call. They submitted another report to the property preservation division.

8.2.2018 Chris Gay

Made a site visit at the request of the Mayor. There are overgrown sumac and shrubs. There is also some structural damage to the north east corner of the structure. I made contact with BB&T Bank and they filed a report with their property preservation division to address the issues. Follow up in two weeks. BB&T customer service number 1.800.295.5744 option 0.

5-26-18 DC

Received a complaint from Landis about the structure being open and accessible. I visited the site and found the side door knob able to turn and entry could be achieved. I contacted both numbers above and left messages. I am contacting CPD to see if they can clear the build and secure it on their way out.

5.1.2018 Chris Gay

Received a complaint regarding open and accessible structure with possible structural damage. Site visit determined that the building is secure. There is some water damage that is causing the North East corner of the structure to deteriorate. I left a phone message with Michael Kleptich and the number for Louis Kleptich continued to ring with no answer. I will follow up in one week.

ATTACHMENTS:

7/16/19 -



2/14/2020 Updates











**Certificate of Appropriateness Application
Presentation of Information
By Kathy McKenney**

COA#20-000012

Address: 130 Polk Street

Project Contact: Kevin Thacker, City of Cumberland Code Compliance Manager

Project Summary: A Certificate of Appropriateness has been requested from the City of Cumberland to demolish 130 Polk Street. Code Enforcement staff had worked for a number of years to have the owners address the various property maintenance issues at the site (notes have been included in the application packet). The structure had been included in the 2017 tax sale as a result of nonpayment of real estate property taxes for three years. The tax certificate was purchased by an entity known as Paradise Point which did not successfully complete the tax sale foreclosure process within the required two-year period. Following the HPC's declaration of the conditions of the structure meeting the standards of Demolition by Neglect in March 2020, the owners indicated a willingness to transfer the property to the Mayor and City Council. In order to do so, financial liens on the property needed to be addressed. The property was transferred to the Mayor and City Council in May 2020.

During this period of time, the City of Cumberland's Department of Engineering staff evaluated the failing wall on the Northern side and made recommendations to install a barrier to prevent the loose brick from falling into the adjacent lot, however this was not undertaken.

Following the structure's acquisition, I advocated to prepare a Request for Proposals to seek an interested buyer to purchase the property from the municipality with conditions for its rehabilitation, such as was done years ago after the devastating fire at 508 Washington Street. Following a structural inspection in September, other City staff determined that the structure needed to be demolished, not rehabilitated, since the engineering firm determined the wall was in danger of imminent collapse. In an effort to address the required documentation needed for demolition requests, the City obtained one estimate from a contractor to assess the cost to rehabilitate the property.

The most recent update of the Canal Place Preservation District Cultural Resource Inventory, the structure is considered contributing to the district, estimating that it had been constructed c. 1850. The authors of the Preservation Guidelines, however, show this structure as an example of low level of integrity (page 14) and as an example of Guideline 11 in Chapter 5 Page 73.

The current bids for demolition, should that request be approved, call for the lot to be paved after the structure is removed. This action would appear to be in conflict with the direction provided in Chapter 6 for the Standards For The Treatment of Cleared Lots.

The sections of the Preservation Guidelines that pertain to this application are Chapter 2, Pages 12-14; Chapter 6 Pages 116-118, including Standards for the Treatment of Cleared Lots.

File Attachments for Item:

5. Discussions of Ways to Address Repeated Non-Compliance with the Historic District Review Process and to Improve Education about the Certificate of Appropriateness application and review process

Historic District Tax Incentive Program

For properties located within the Canal Place Preservation District a two-part tax incentive program is available for qualified expenditures. This incentive program provides for a property tax assessment freeze for up to ten years (based upon the amount of your project investment and the pre-improvement assessment of the property).

Additionally, a property tax credit equal to 10% of qualified expenditures is available and, upon approval, can be applied to real estate property taxes for a period not to exceed five years..

Forms are available by contacting the Commission Staff or by visiting the City of Cumberland's website at www.ci.cumberland.md.us. The credits, upon approval, will be awarded following the completion of your project. Other incentive programs might also apply to your project. City staff can discuss your project with you in order to direct you to other funding opportunities.



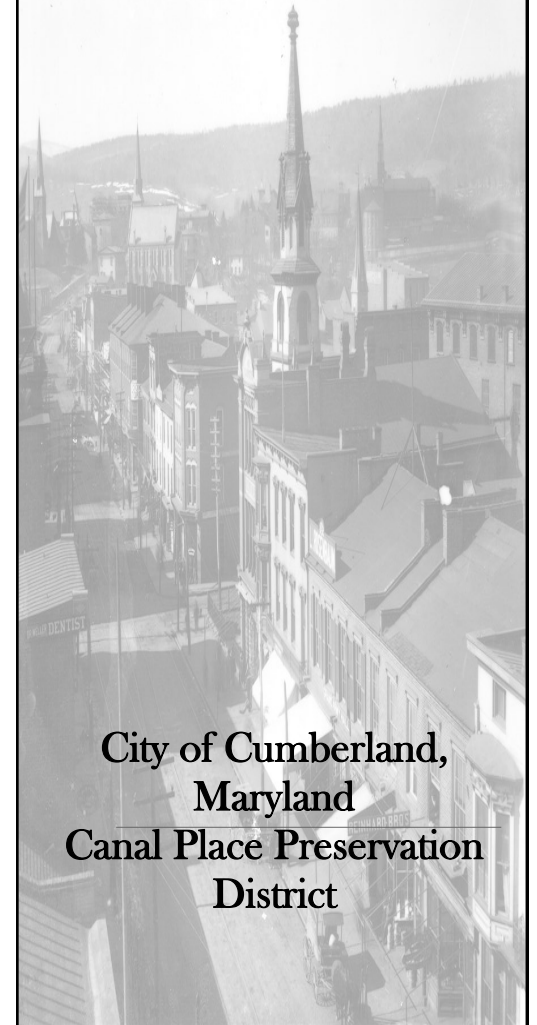
For More Information Contact:

Kathy McKenney
Historic Planner/Preservation Coordinator
City of Cumberland
Department of Community Development
57 North Liberty Street
Cumberland, MD 21502

Phone: 301-759-6431
Fax: 301-759-6432
Email: kathy.mckenney@cumberlandmd.gov



A Guide to the Cumberland Historic Preservation Commission Review Process



City of Cumberland,
Maryland
Canal Place Preservation
District

A Guide to the Process

The Role of the Historic Preservation Commission

The Historic Preservation Commission, as appointed by the Mayor and City Council, acts



to review Certificate of

Appropriateness Applications for work within the City's locally zoned Historic District. Permits will be issued for those projects that have been determined by the Commission as meeting the intent of the Preservation District Design Guidelines for Cumberland, Maryland.

The Commission and its staff also serve to provide technical guidance to property owners with questions regarding design and maintenance issues, as well as assistance in seeking financial incentives for rehabilitation projects.

A copy of the Preservation District Design Guidelines for Cumberland, Maryland can be found on the City of Cumberland website at www.ci.cumberland.md.us under the Historic Preservation subsection of Community Development.

Meetings and Application Process

The Historic Preservation Commission meets the **second Wednesday of each month** in the City Hall Council Chambers (second floor). The meetings are open to the public, although persons wishing to have their project reviewed must apply in advance order to be scheduled in advance for the agenda. All applications for a Certificate of Appropriateness must be received by the Department of Community Development no later than the close of business on the first Wednesday of each month in order to be placed on that month's meeting agenda. Some applications may be eligible for review by the Historic Planner/Preservation Coordinator.



All applicants will be required to have applied for all other relevant building permits, including an Occupancy Permit. The decisions rendered by the

Historic Preservation Commission do not supersede any requirements set forth by the Zoning Ordinance, fire, health, or safety regulations.

When is a Review Needed?

All exterior changes to a structure, above general maintenance projects, must be reviewed prior to the commencement of any work. The exception to the general maintenance rule is that painting must be approved. These work items include, but are not limited to, additions, alterations, awnings, entrances and doors, painting, porches, fences, siding, signage, window replacement, demolition, and new construction.



What Information Needs to be Provided for the Review?

- ◆ Written Scope of Work
- ◆ Photographs of the Site and Structure
- ◆ Façade Elevations
- ◆ Samples of Proposed Materials
- ◆ Scaled Drawings
- ◆ Digital Renderings, When Available
- ◆ Color Scheme/Paint Chips
- ◆ Manufacturers Cut-Sheets or Product Specifications

All permit applications must be submitted to the Department of Community Development and materials relevant to these permits will be attached to the COA Application.

One original copy of all supplementary materials should be provided with the COA Application in printed or electronic format.

Applications can be submitted electronically through the Community Development online portal which can be found on the City's website: <http://ci.cumberland.md.us/150/Community-Development>