

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
Cumberland City Hall, Council Chambers

DATE: February 09, 2022

TIME: 4:00 PM

APPROVAL OF MINUTES

1. Review of January 12, 2022 Meeting Minutes

PUBLIC COMMENT

REQUEST FOR CHANGE/AMENDMENT

2. 506 Washington Street - ATF RCA22-000001 Remove sycamore tree

Mary Kiraly, owner

CERTIFICATES OF APPROPRIATENESS – CONSENT AGENDA

3. 64 N. Centre Street - COA22-000002 - Replace exterior doors, remove wood awning to expose transom windows, paint trim.

Mullan Homes Inc., applicant

4. 40 N. Centre Street - COA-000001 - Change of Copy on existing 9SF sign.

Fischer Signs, applicant

5. 127 Polk Street - ATF COA21 - 000026 - Exterior paint color

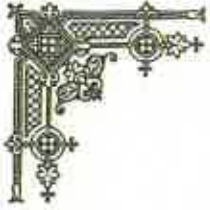
Bernard Aesthetic, applicant

OTHER BUSINESS

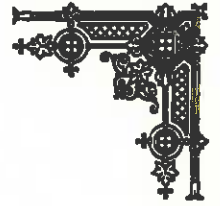
ADJOURNMENT

File Attachments for Item:

- 1. Review of January 12, 2022 Meeting Minutes**



City of Cumberland



MINUTES

HISTORIC PRESERVATION COMMISSION

January 12, 2022

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, January 12, 2022 at 4:00 p.m.; within the Council Chambers of City Hall. Members present were Chairperson Larry Jackson, Vice Chairperson Chris Meyers, Dr. Michael T. Garrett, Mr. Tim Hoffman, and Councilwoman Laurie Marchini.

Others in attendance were Terri Hast, Community Services Representative, Debbie Helmstetter, Codes Technician and Ms. Ruth Davis-Rodgers, Historic Planner and Preservation Coordinator and Ms. Chelsea Broadwater - COA21-000032 130 N Mechanic Street.

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

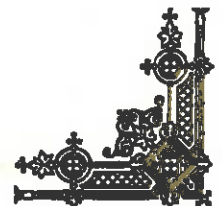
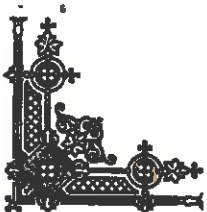
Chairperson Mr. Larry Jackson introduced the Commission members present and staff members. Mr. Jackson introduced Ms. Ruth Davis-Rodgers as our new Historic Preservation Coordinator/Grant Writer.

APPROVAL OF MINUTES

1. Minutes for December 8, 2021 were approved as written. Mr. Chris Myers made the motion to approve the minutes and Dr. Michael Garrett second the motion.



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



All members were in favor; motion approved.

PUBLIC COMMENT

No comments.

CERTIFICATE OF APPROPRIATENESS

1. COA 21-000032 - 130 N. Mechanic Street - The Chick N Stop. Representative Ms. Chelsea Broadwater is requested to replace one sign panel into the existing free standing box sign in the pavement in front of the building. There is an existing external lighting to illuminate the sign. The sign measures 4' x 4' and will be plexiglass with vinyl lettering of white, black, orange and red colors. The sign structure is painted Sherwin Williams Downing Sand. The new sign will be placed below the Long & Foster sign. Ms. Chelsea Broadwater said the shop will be takeout and delivery only at this time. Dr. Michael Garrett stated based on these findings he will make the motion to approved COA21-000032 - 130 N. Mechanic Street in pursuant to Guidelines 47 and 49. Mr. Tim Hoffman seconded the motion; all members were in favor; motion approved.

OTHER BUSINESS/STAFF UPDATES

1. Ms. Hast introduced Ruth-Davis Rodgers as the new Historic Preservation Planner Coordinator/Grant Writer.
2. The Mayor and City Council has several applicants that are being reviewed.
3. Ms. Hast said recently they had to do a Sustainable Community Five (5) year plan that Ms. McKenney had the lead on. Staff was not aware that it needed completed; so, staff members Ms. Lee Borrer and Ms. Allison Layton took the helm and did an amazing job.

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

ADJOURNMENT

Vice Chairman Chris Meyers made the motion to adjourn with a seconded by Mr. Tim Hoffman. Meeting adjourned.

Respectfully,

Mr. Tim Hoffman, Secretary

February 9, 2022

File Attachments for Item:

**2. 1) 506 WASHINGTON STREET - ATF RCA22-000001 REMOVE SYCAMORE TREE
MARY KIRALY, OWNER**



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

RCA 22-00001 ATF

Address: 506 Washington Street

Project Contact: Mary Kiraly

Project Summary: As shown on the submitted pictures, the project involves removing a tree due to the fact it was a public hazard. The roots of this tree was affecting the sidewalk and creating hazardous conditions. City Forester, Anita J. Simmons, went out to look at the tree and make an assessment, City removed the tree in on January 12th.

Property Description:

This tree was located in the tree lined Washington Street Historic District.

Applicable Guidelines:

Retaining, and preserving landscape features are important in defining the historic character of a neighborhood or setting.

The tree in question was deemed to be a public hazard and was thus removed. A tree will be planted in its place in the Spring of 2022.

The sections of the Preservation Guidelines that pertain to this application are Guideline 65: Landscaping.

----- Email message -----

From: **Mary Kiraly**

Date: Mon, Aug 9, 2021 at 5:16 PM

Subject: DNR Policy Re: mature cityscape trees

To: Secretary Riccio; Ms. Becky Wilson; Ms. Anita Simmons

Cc: Laura McElhaney

The Honorable Jeannie Haddaway-Riccio
Secretary, Maryland Department of Natural Resources
Ms. Becky Wilson, DNR Western Maryland Regional Coordinator
Ms. Anita Simmons, Cumberland Forester

Good Afternoon,

For several years, I have been requesting that the City of Cumberland remove a mature Sycamore tree, growing on City property in front of the home at 506 Washington Street, Cumberland, Maryland. (The home was recently purchased by Ms. Laura McElhaney, copied here.)

This tree has grown much too large to be supported by the small area in which it was planted; and as a result has dangerously heaved the adjacent brick sidewalk, making the sidewalk treacherous for pedestrians and impassable for the disabled. Ms. McElhaney has also requested that the tree be removed.

The response from the City has consistently been that the Department of Natural Resources will not permit the City to remove a mature shade tree that is not diseased. Moreover (and ironically), the City claims that the resident is responsible for maintenance of the sidewalk. However, were a resident to remove the large roots heaving the sidewalk, in order to repair the sidewalk and make it level, this root amputation would destroy the tree.

In 2019, during an especially heavy and fast moving snow storm. We were unable to drive our car up any of the side streets to our home on Washington Street; and had to leave the car and walk. Because the snow quickly covered the brick sidewalk, it was impossible to navigate this treacherous stretch in front of 506; and I fell. Fortunately, I was not seriously injured at that time.

Should this happen again, however, I would feel that both the City and the DNR have been sufficiently warned about the dangerous situation that their policies have created.

Please see the attached photos of the location of the Sycamore relative to the dangerous and impassable sidewalk. The debris around the tree is typical of the bark and branches that routinely fall.

I appreciate your prompt attention to this matter.

Sincerely,
Mary H Kiraly
504 Washington Street
Cumberland, Maryland 21502

Permanent address:
9221 Aldershot Drive
Bethesda, Maryland 20817
301-469-0838





From: Anita Simmons
Date: August 18, 2021 at 2:57:54 PM EDT
To: Becky Wilson -DNR-
Cc: Kathy McKenney; Brooke Cassell; Kevin Thacker; Ken Tressler; Julie Conway -DNR-
Subject: Fwd: DNR Policy Re: mature cityscape trees

Hi Becky

I am forwarding the attached letter from Mary Kiraly, property owner at 504 Washington Street, with her concerns of the large sycamore tree located at 506 Washington Street. I understand that you did receive the letter also. The City is strongly considering removal of this tree due to the public hazard that it has created with the upheaval of the sidewalk. As Mary explained in the letter she has already tripped and fell on the sidewalk. I do not see any other option to solve this issue other than removing the tree. After the removal, it will then be up to the property owner to fix the sidewalk to limit any future public hazards from occurring. I do not take pride in making the decision to remove a beautiful and healthy tree, but as you are aware, it is part of my job to assist in preventing City trees in causing public hazards. I do value your opinion and welcome your input on this matter.

Have a Nice Evening.

Thanks,
Anita

Anita J. Simmons
City Forester
57 N. Liberty Street
Cumberland, MD 21502
W: (301) 759-6607 Cell: 240-609-9020

File Attachments for Item:

3. 64 N. Centre Street - COA22-000002 - Replace exterior doors, remove wood awning to expose transom windows, paint trim.

Mullan Homes Inc., applicant



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

COA#22-000002

Address: 64 N. Centre Street

Project Contact: Mullan Homes

Project Summary: As shown on the submitted specifications, the project involves replacing the existing damaged and broken doors, with a new door similar in style. In addition to this applicant wishes to remove deteriorating wood awning, which might have been added in the 1970's, to reveal the original transom windows which are located over the large display window.

Property Description:

This building is located in the Downtown Cumberland Historic District, at the corner of Frederick and N. Centre Street. This corner serves as "gateway" into the vibrant N. Centre Street corridor. The Cumberland Historic District gains its significance from both its architecture and the history of its commercial development. These late 19th to early 20th century buildings consist of a broad array of significant architectural styles. This structure was built in approximately 1900 and is contributing.

Applicable Guidelines:

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

The proposed door styles are a replacement in kind. The selected trim paint color is compatible with historic paint colors.

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

Tucker Mullan

Mullan Homes Inc MHIC:120369.

64 N. Centre Street

02/02/2022

Scope of Work

Replace broken exterior doors (3) with new fiberglass doors (with wood grain) to match time period correct appearance. The doors have been kicked in and are damaged beyond repair. The doors will be painted Sherwin Williams Tricorn Black which is a historic exterior color. SW – 2819

Removal of awning that was added to the front window of the building. Awning to be removed to reveal the original windows in the front of the building to increase curb appeal.



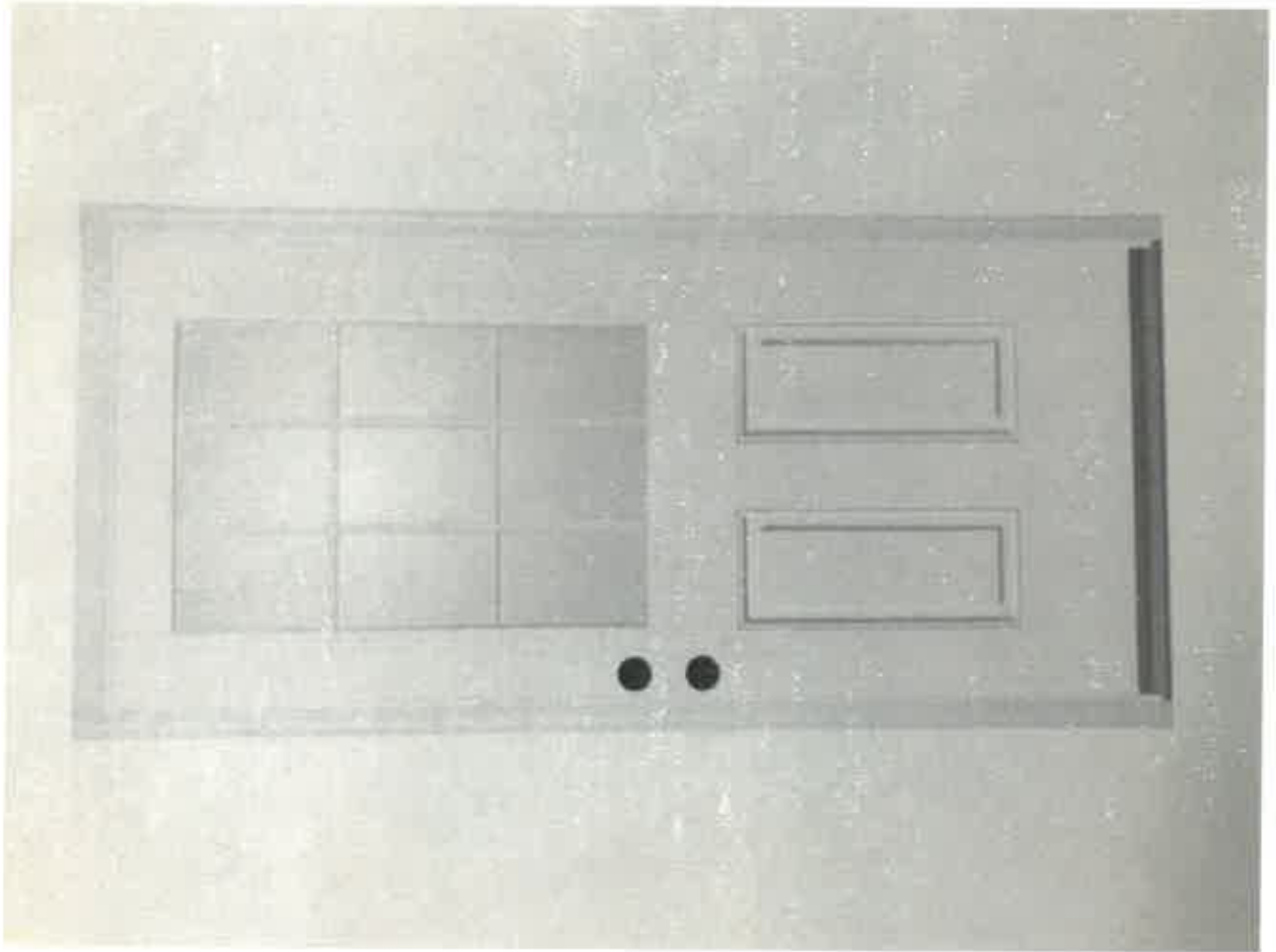
ALL EXTERIOR
TRIM TO BE PAINTED
BLACK ->







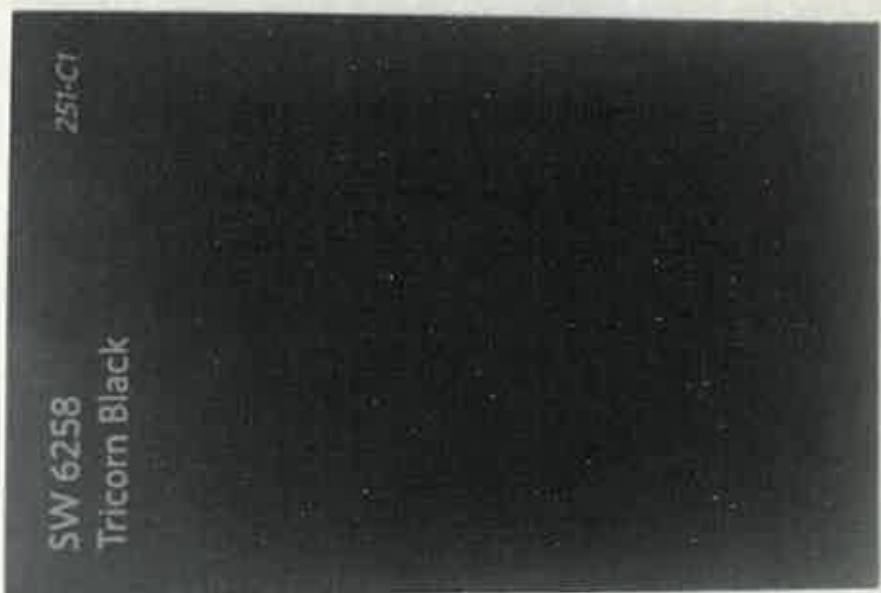
EXIT



SW 6258

Tricorn Black

251-C1



File Attachments for Item:

4. 40 N. Centre Street - COA-000001 - Change of Copy on existing 9SF sign.

Fischer Signs, applicant



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

COA#22-000002

Address: 40 N. Centre Street

Project Contact: Don Fischer, Fischer Signs

Project Summary: As shown on the submitted specifications, the project involves changing the copy/wording of the existing 9SF sign. Sign will remain in same location and existing scroll bracket will remain and be reused.

Property Description:

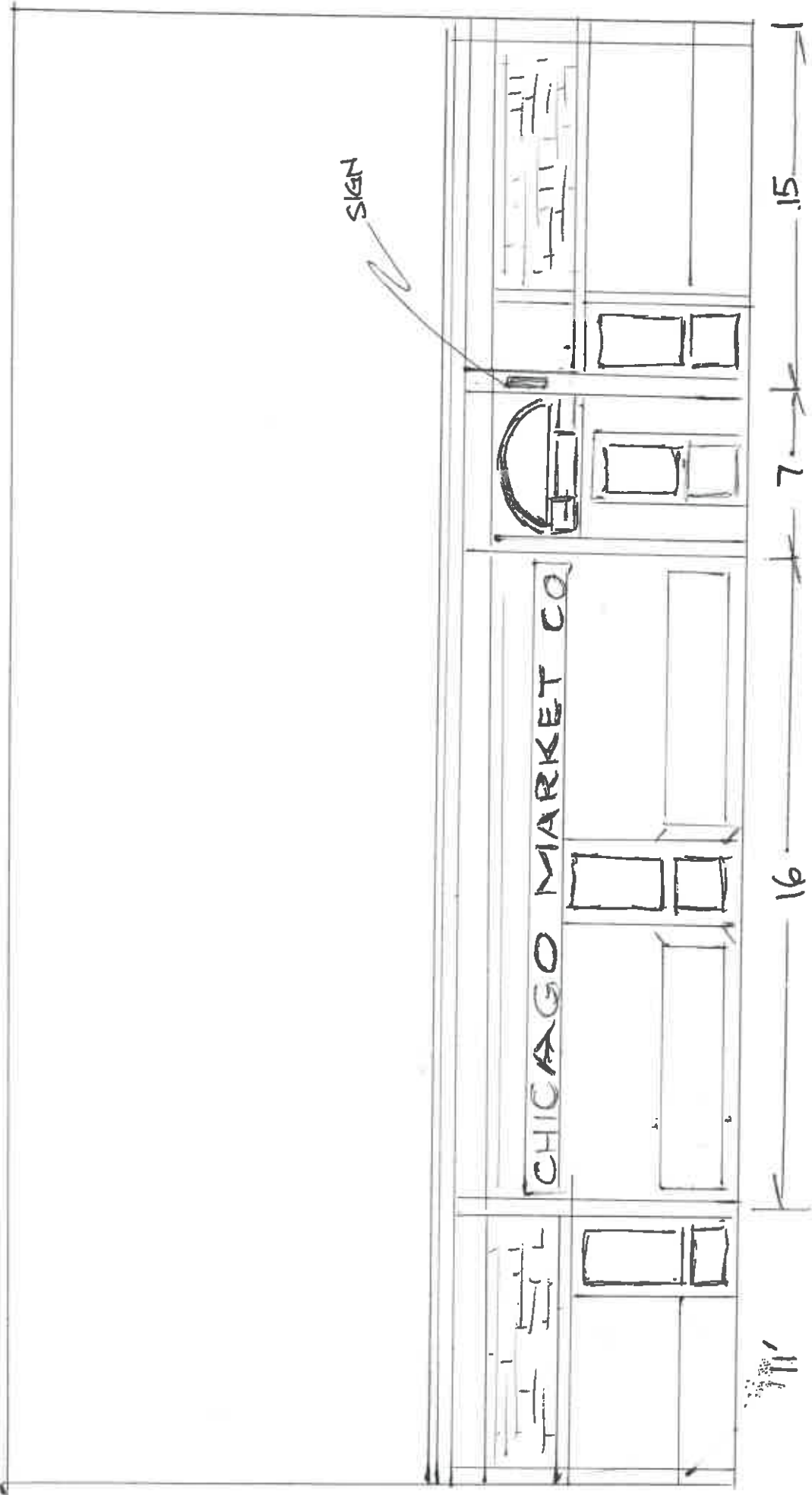
This building is located in the Downtown Cumberland Historic District on the vibrant N. Centre Street corridor. The Cumberland Historic District gains its significance from both its architecture and the history of its commercial development. These late 19th to early 20th century buildings consist of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

Applicable Guidelines:

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

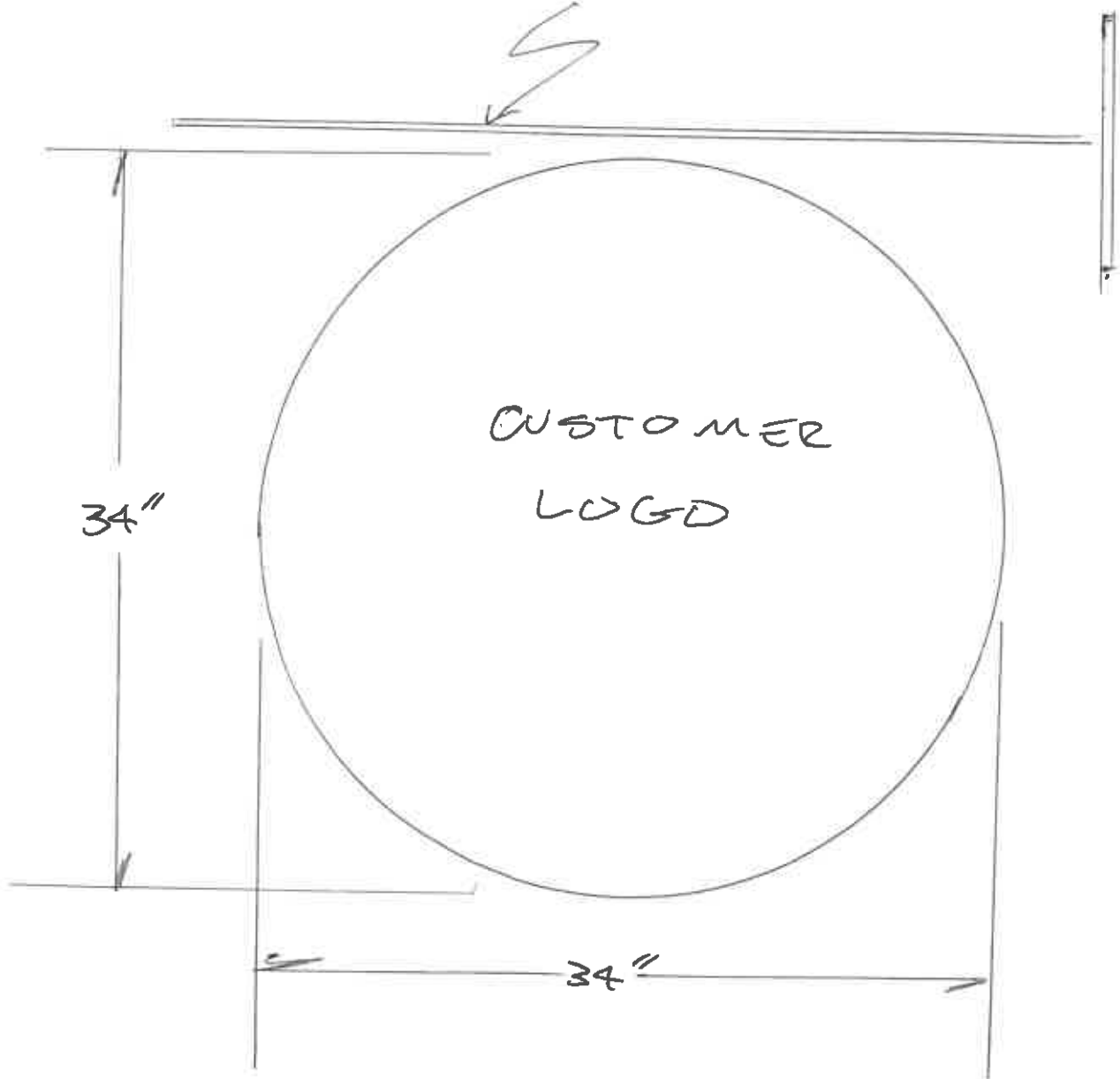
The existing sign is remaining on this building, no changes to be made to the sign itself, the only change will be the lettering within the sign.

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

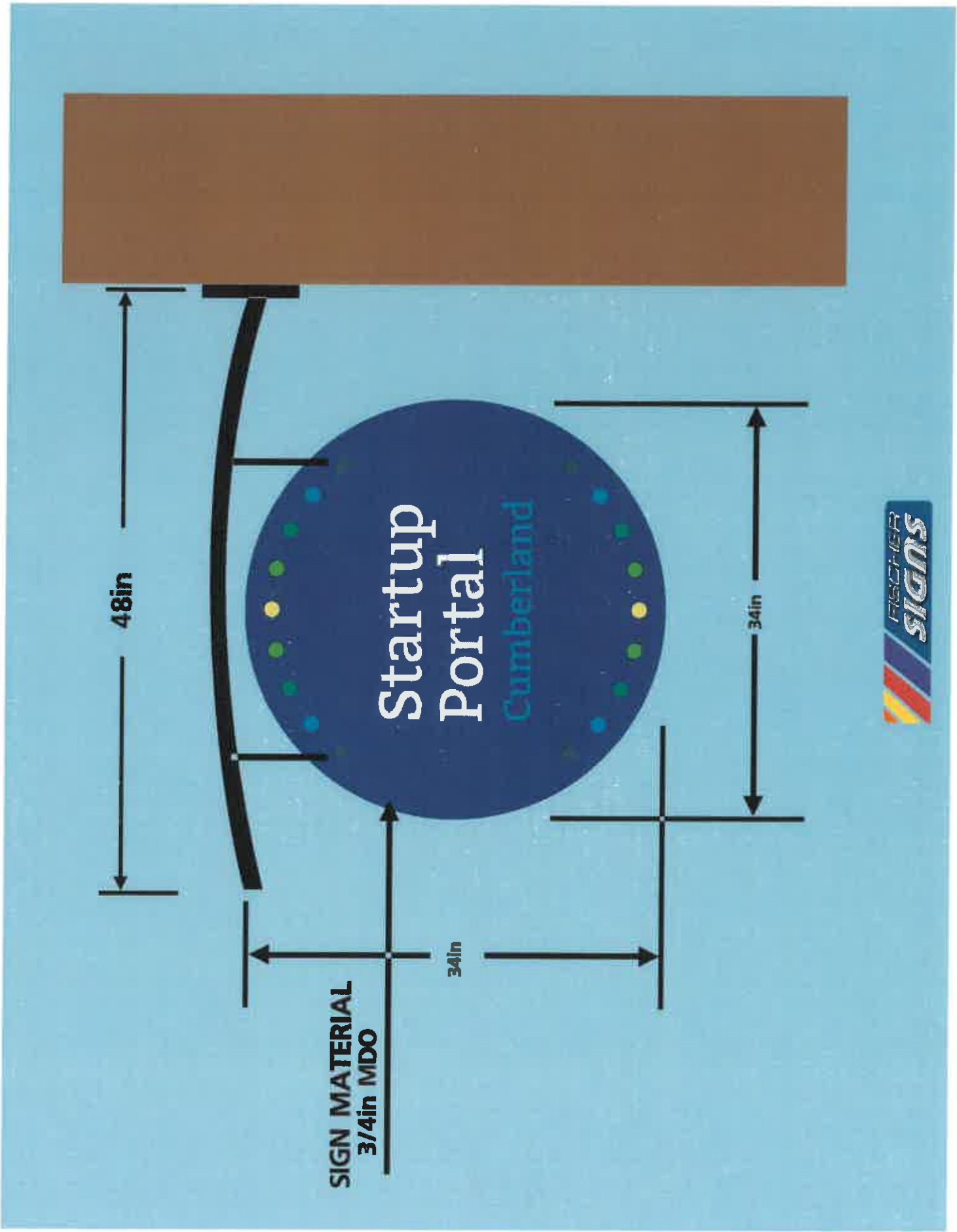


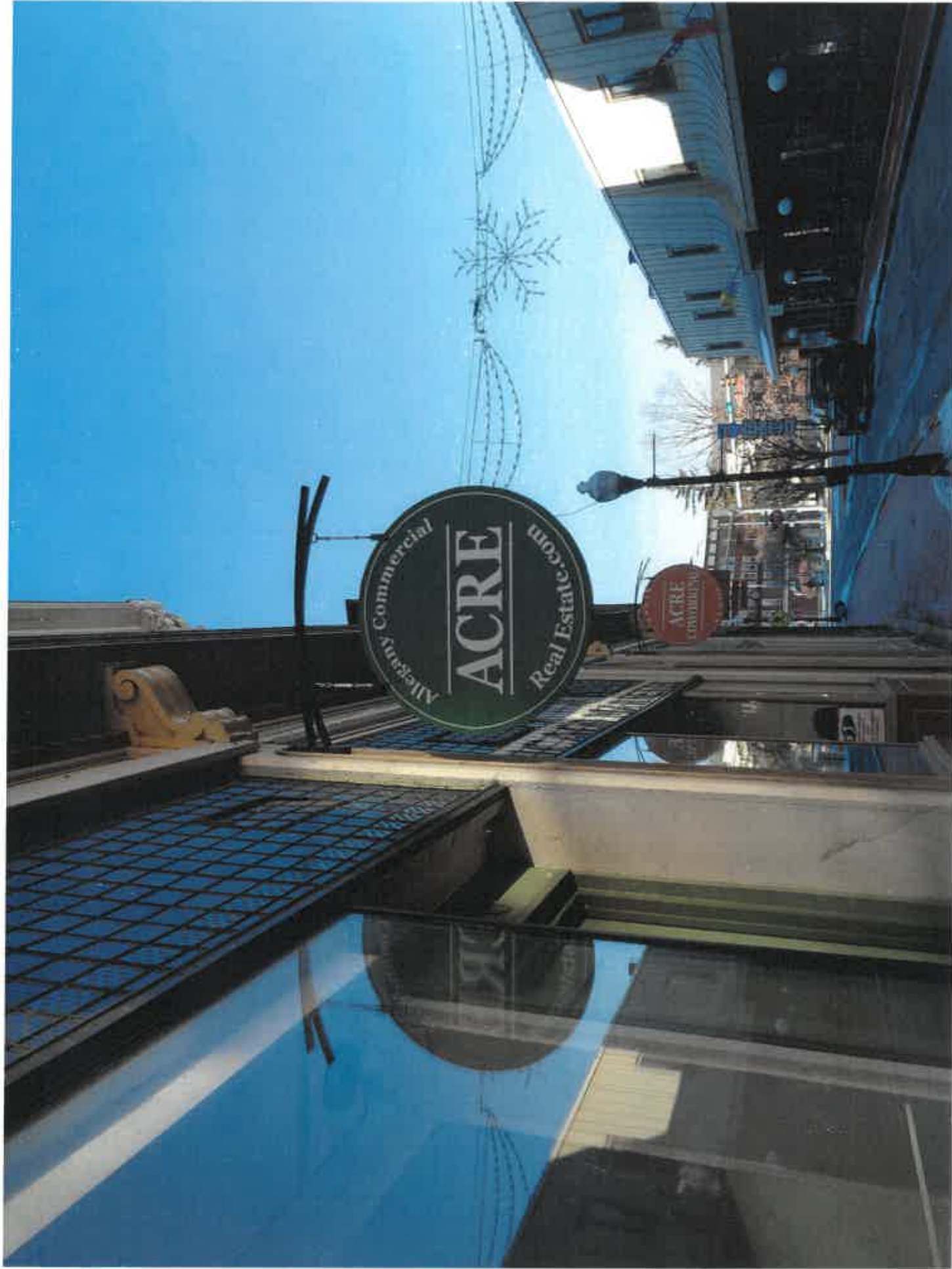
PROPOSED: REPAINTING EXISTING SIGN
w/ NEW TENANT'S LOGO ON BOTH
SIDES OF SIGN.

EXISTING
SIGN BRACKET



MATERIAL: $\frac{3}{4}$ " MDO PLYWOOD
DIGITAL PRINTED CUSTOMER LOGO







THE CHICAGO MARKET CO.

ACRE
Chicago's Finest Food & Beverage

ACRE
Chicago's Finest Food & Beverage

File Attachments for Item:

5. 127 Polk Street - ATF COA21 - 000026 - Exterior paint color

Bernard Aesthetic, applicant



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

COA#22-000002 ATF

Address: 127 Polk Street

Project Contact: Bernard Aesthetic LLC

Project Summary: As shown on the submitted specifications, this project involves painting the exterior with a new paint color.

Property Description:

This building is located in the Canal Place Historic District and is adjacent to the Downtown Cumberland Historic District. It comprises residential homes within walking distance to the downtown corridor. These late 19th to early 20th century buildings consist of a broad array of significant architectural styles, many of which are Victorian. This structure is contributing and built in approximately 1900.

Applicable Guidelines:

The exterior surfaces of historic buildings are painted for two primary reasons – to protect and preserve the exterior materials and to create color schemes appropriate for the building's architectural style. An appropriate paint scheme on an historic building will accentuate its architectural details and add to the character of the historic district.

The paint colors selected for a historic building will greatly contribute to the historic character of the building and surrounding historic district, and as such should reflect the historical age, period and style of a building and accentuate the architectural features of the design.

The selected paint color is compatible with historic paint colors. Documentation has been found (*Harrison Brothers paint samples published in 1871, sample card located in the Library of Congress*) indicating that bright exterior paint colors, with rich tones, had been developed and added to the traditional earth tone palette. These colors were popular with the public from the 1870's to the late 1890's.

The section of the Preservation Guidelines that pertain to this application are Guideline 14: Determining a Color Scheme.



Attach photographs of the site and structure:

Date Taken:08/19/2021
Address:127 POLK ST

Taken by:System User
Case Number:21-000845



Scaled Drawings:

Date Taken:08/19/2021
Address:127 POLK ST

Taken by:System User
Case Number:21-000845



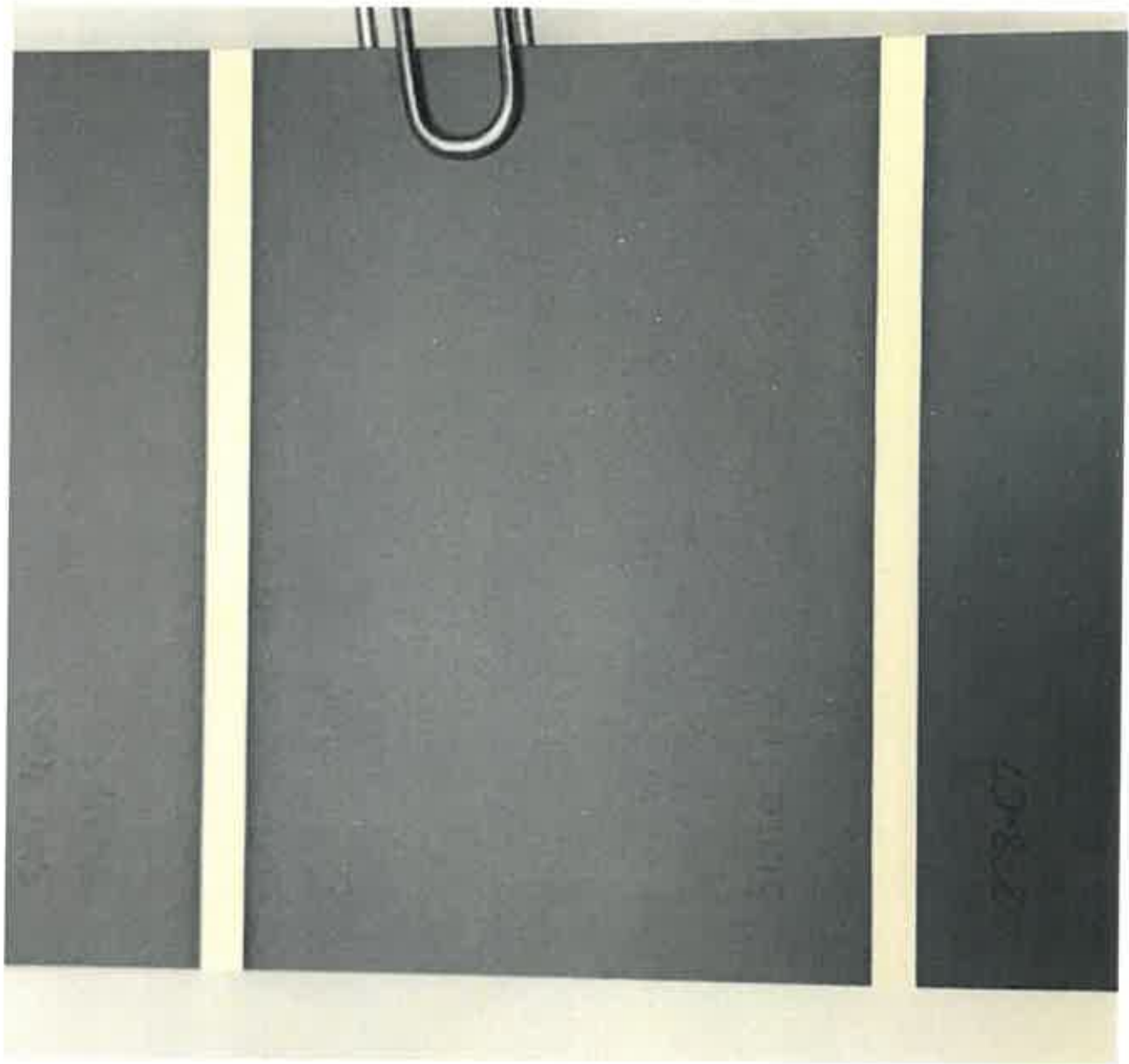
Color Scheme/Paint Chips:

Date Taken:08/19/2021

Address:127 POLK ST

Taken by:System User

Case Number:21-000845



SHERMAN WILLIAMS
SW 7624
SLATE TILE

