

Historic Preservation Commission



Members:

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

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

Staff Liaison: Ruth Davis - Rogers, Historic Preservation Planner

AGENDA

Historic Preservation Commission
Cumberland City Hall, Council Chambers
June 21, 2023, 4:00 P.M.

APPROVAL OF MINUTES

- Review and approval of May 2023 meeting minutes

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

- 24 S. Centre COA23-000026 (*replacement-in-kind A/C water chillers on roof*)
Applicant: Permits by Pinecrest – Spurge Eismeier
- 25 N Liberty St. COA23-000027 (*installation of fence/gate*)
Applicant: Carl Belt
- 17 Prospect Square COA23-000029 (*replacement/rebuild brick wall, replacement-in-kind roof*)
Applicant: Carter Wagoner

Regular Agenda – to be reviewed by HPC

- 76 Baltimore Street COA23-000007 (*window installation*)
Re-review of work to be done and materials
Applicant: Smith Planning and Design
- 118 Baltimore Street COA23-000028 (*exterior signage for businesses*)
Applicant: CG Enterprises Chris Hendershot
- 514 Washington Street COA23-000030 (*replacement-in-kind materials and labor for roof(s) and decorative trim/fretwork*)
Applicant: Chris Sloan

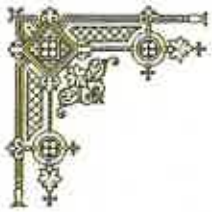
TAX INCENTIVES

- 514 Washington Street (*replacement-in-kind materials and labor for roof(s) and decorative trim/fretwork*)
Applicant: Chris Sloan

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT



City of Cumberland



MINUTES

HISTORIC PRESERVATION COMMISSION

May 23, 2023

The Cumberland Historic Preservation Commission held its regular meeting on Tuesday May 23, 2023, within the Council Chambers of City Hall. Members present Chairman Larry Jackson, Mr. Tim Hoffman, Mr. Brian Plitnik, Councilwoman Laurie Marchini, Ms. Lynda Lambert, and Mr. Justin Paulman.

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management, Ms. Chelsea Rexrode, Codes Technician, Tom Farrell (CHS Contracting Company), and Mr. & Mrs. Chevez (Applicant).

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."

APPROVAL OF MINUTES

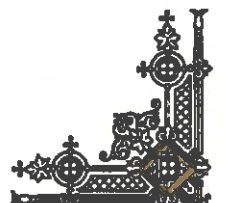
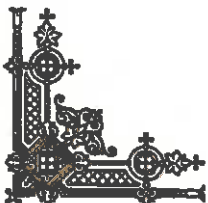
1. Minutes from April 2023 were approved as written. Councilwoman, Laurie Marchini made the motion for approval and Ms. Lynda Lambert, seconded the motion. All members were in favor. Motion approved.

PUBLIC COMMENTS

There were no comments made.



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



CONCENT AGENDA

1. 114 S Centre St COA23-000023

Applicant: E & J Contractor Services for Mezzo's - replacement in kind - Door

2. 153 Baltimore St COA23-000025

Applicant: Kenny Signs for First Peoples Bank - replacement in kind- Awnings

Chairman Larry Jackson read the approval statement: We have studied the application in all other relevant documents and presentation related to the formation cases COA23-000023 and COA23-000025. We find the properties on the approve Certificate of Appropriateness contribute to the Historic Districts where they are located and the proposed changes are consisted with guidelines and criteria found in the Historic Preservation District designed guidelines for Cumberland Maryland.

Larry Jackson made the motion to approve and all members were in favor.

REGULAR AGENDA

- 1. COA23-000024 - 47 Baltimore St. - Applicant CHS Contracting for Robert Chevez**
Applicant is proposing installing new window sashes and window sash kits. The existing window sashes are no longer intact and the sash frames have reseparated and are not repairable. Tom (CHS Contractor) provided samples of the "TRIMLINE" custom windows. The TRIMLINE company specializes in custom windows for historical properties. The applicants would also like to install full size fiberglass screens with aluminum frame on the outside as well. The screen frame will fit into the channel of the window. They plan to keep the original paint scheme.

Justin Paulman made the motion to approve based on the findings. Tim Hoffman seconded the motion for approval. All members were in favor; motion approved.

Chairman Larry Jackson read the approval statement: We have studied the application in all other relevant documents and presentation related to the formation case COA23-000024. We find the properties on the approve Certificate of Appropriateness contribute to the Historic Districts where they are located and the proposed changes are consisted with guidelines and criteria found in the Historic Preservation District designed guidelines for Cumberland Maryland.

OTHER BUSINESS/STAFF UPDATES

1. The Lakota Group made a visit to the community at the beginning of May. They were able to collect a decent amount of data and information throughout our town.
2. The Lakota Group will be returning sometime between late June and July.
3. We received a Preservation Maryland Award for \$3,150.00 to support the Allegany High School Historical Research Methods class. The next project they will work on will be the Baltimore St. project. They are going to use existing historical photos and documentation to conduct their research of 37 buildings in the downtown Baltimore St. area. The finished project will be displayed at the Allegany County Museum from late Spring to Summer and possibly the Fall. CGM Enterprise may have a small museum to display their research in the Rosenbaum Building. The funds will be for the printing costs for display boards and graphics.
4. We received the Education Grant for \$1,500.00 from the Maryland Historical Trust which is used to maintain our certifications.
5. We applied for a Technical Assistance Grant from the Department of Housing and Community Development. We have asked for \$50,000. We are requesting this funding to get a study done to improve connectivity for people that visit Cumberland. We want visitors to be able to connect to other businesses.
6. The Community Legacy Grant will be available soon and Ruth will be able to report next month with the projects that could benefit from this grant.
7. The next meeting will be held on Wednesday, June 21, 2023.

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

ADJOURMENT

Chairman Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000026

Agenda Item: COA23-000026

Project Address: 24 S CENTRE ST

Meeting Date: 05/26/2023

Property Number: 22004174

Issued

Spurge Eismeier
.136 Pinecrest Dr.
Annapolis, MD 21403

Dear Applicant:

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

Exterior improvements are to include: The project consists of the replacement of two (2) water chillers and associated pumps serving the existing buildings HVAC system. They are direct replacements in capacity. As part of the project the existing structural steel platform on the roof will be expanded to allow better and safer servicability to the outdoor condensers.

The application was:

Issued

APPROVED with the following conditions: This improvement is not seen from the street. Administrative approval by Ruth Davis-Rogers, Historic Preservation Planner

Sincerely,

Ruth Davis-Rogers

Cc:Planning and Zoning
COA File

NOTE: Please note that the approval listed above only constitutes the approval of the Historic Preservation Commission. You must still ensure that all other permits associated with this project, if required, have been applied for and approved by the Building and Zoning Officer.
EXPIRATION OF CERTIFICATES OF APPROPRIATENESS: This application hereby expires six months following the file date if no action is taken to start specified work. Also, the application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision.



CITY OF
CUMBERLAND
MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

Permit Number: COA23-000026
Approval Date: 05/28/2023

Certificate of Appropriateness Permit

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

Project Location: MD Prop. #:	24 S CENTRE ST 22004174	Date applied:	05/15/2023
Owner:	CHESAPEAKE & POTOMAC TELEPHONE CO BELL ATLANTIC- MARYLAND INC	Work expected to begin:	05/28/2023
Applicant: Address: City/State/Zip: Phone: Email:	Permits by Pinecrest 136 Pinecrest Dr. Annapole MD 21403 410-287-1914 permits@pinecrestdev.net	Contractor: Address: City/State/Zip: Phone: Email: MD Master Plumber License #:	3014192488 ccobb@webowers.com 16961970

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

Project Description:
The project consists of the replacement of two (2) water chillers and associated pumps serving the existing buildings HVAC system. They are direct replacements in capacity. As part of the project the existing structural steel platform on the roof will be expanded to allow better and safer servicability to the outdoor condensers.

APPROVED

Signature / Date

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

Spurge Elsmeler, Jr.
Signature

City of Cumberland - Dept. of Community Development**Internal Routing Sheet****Permit or Review #: COA23-000027****Permit or Review Type: Certificate of Appropriateness****Project Location: 25 N LIBERTY ST CUMBERLAND, MD 21502**

Applicant Contact Information: Name: Carl Belt, Inc
Address: PO Box 1210 11521 Milnor Ave
City/State/Zip: Cumberland MD 21501
Phone: (301) 729-0163
Email:

Contractor Contact Information: Company Name: Carl Belt, Inc
Contact: Carl Belt
Address: PO Box 1210 11521 Milnor Ave
City/State/Zip: Cumberland MD 21501
Phone: (301) 729-0163
Email:

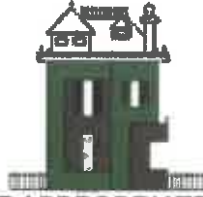
Date of Application: 05/22/2023

Work Description: (narrative box)

Certificate of Appropriateness for installation of fence with fire exit device operated gate. This is to close access area way between buildings. Fence panels will be 68.25" wide and 7' tall with 2" posts. Gate will be 48" wide and 7' tall with 2" posts. Gate locking system will allow for free exit yet require keyed access from outside.
REF: MP23-000047

Amount Paid: 30.00

Amount Due: 0.00



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000027

Agenda Item: COA23-000027

Project Address: 25 N LIBERTY ST

Meeting Date: 06/19/2023

Property Number: 14003568

Issued

Carl Belt
13119 Quarry Ridge Rd
Cumberland, MD 21502

Dear Applicant:

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

Exterior improvements are to include: Certificate of Appropriateness for installation of fence with fire exit device operated gate. This is to close access area way between buildings. Fence panels will be 68.25" wide and 7' tall with 2" posts. Gate will be 48" wide and 7' tall with 2" posts. Gate locking system will allow for free exit yet require keyed access from outside.

REF: MP23-000047

The application was:

Issued

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

Sincerely,

Ruth Davis-Rogers

Cc:Planning and Zoning
COA File

NOTE: Please note that the approval listed above only constitutes the approval of the Historic Preservation Commission. You must still ensure that all other permits associated with this project, if required, have been applied for and approved by the Building and Zoning Officer.
EXPIRATION OF CERTIFICATES OF APPROPRIATENESS: This application hereby expires six months following the file date if no action is taken to start specified work. Also, the application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision.



CITY OF
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DEPARTMENT OF COMMUNITY DEVELOPMENT

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

Permit Number: COA23-000027
Approval Date: 06/19/2023

Certificate of Appropriateness Permit


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

Project Location:	25 N LIBERTY ST	Date applied:	05/22/2023
MD Prop. #:	14003588	Work expected to begin:	06/19/2023
Owner:	BOGGS LARRY D & DEBORAH		
Applicant:	Carl Belt, Inc	Contractor:	Carl Belt, Inc
Address:	PO Box 1210 11521 Milnor Ave	Address:	PO Box 1210 11521 Milnor Ave
City/State/Zip:	Cumberland MD 21501	City/State/Zip:	Cumberland MD 21501
Phone:	(301) 729-0163	Phone:	(301) 729-0163
Email:		Email:	
		MD Master Plumber License #:	00000

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

Project Description:
Certificate of Appropriateness for installation of fence with fire ext device operated gate. This is to close access area way between buildings. Fence panels will be 68,25" wide and 7" tall with 2" posts. Gate will be 48" wide and 7" tall with 2" posts. Gate locking system will allow for free exit yet require keyed access from outside.
REF: MP23-000047

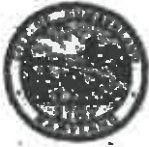
APPROVED with the following conditions: Administrative Approval by Ruth Davis-Rogers, historic Preservation Planner



Signature / Date

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

Signature



City of Cumberland

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

Administrative Review HP Commission Review

CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

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

This application is required for ALL exterior work on properties that are located within the Canal Place Preservation District (Cumberland's locally zoned historic district). The application will be reviewed by the Historic Preservation Commission. Examples include additions, alterations, awnings, roofs, doors, painting, porches, fences, siding, signage, window replacement, demolition, and new construction. Please note that you do not need to separately submit this form if you are entering your request through the City of Cumberland's Online Permit Portal - accessed at www.cumberlandmd.us/150/Community-Development; if you do not already have a portal account, you will need to create one and then please use the same account for any future permit/review applications, rental licenses, and pavilion reservations.

Project Address: 25 North Liberty Street Tax ID # 14 003568

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

COA # 23-000027
RCA #

Application Date May 19, 2023

Applicant Name Carl Belt, Inc. Phone 301-729-8900

Applicant Address (if different than project address) P.O. Box 1210, Cumberland, MD 21502

Fax 301-729-0921 Email cbeltjr@thebeltgroup.com

Contractor Name (if applicable) Carl Belt, Inc. Phone 301-729-8900

Contractor Address P.O. Box 1210, Cumberland, MD 21502 Email cbeltjr@thebeltgroup.com

Summarized Description of Project (please add extra pages, if needed) Fence with fire exit device operated gate.
Fence & Gate close areaway between two buildings.

Attach a full written scope of work *Use reverse side or attach additional pages, if needed →*

Attach photographs of the site and structure

As it pertains to the application/project scope of work, include the following and consult with HPC staff if you require assistance (please note that all of the following might not pertain to your application):

- Façade Elevations
- Sample of Proposed Materials
- Scaled Drawings
- Digital Renderings, when available
- Color Scheme/Paint Chips
- Manufacturer's Cut-Sheets or Product Specifications

Provide one (1) complete original copy of all supplementary materials (in hardcopy if applying in person; upload digitally if using the portal).

Pay a non-refundable Certificate of Appropriateness review fee of \$30.00 - payable at time of application either in person or online.

Apply for any relevant Building, Sign, and Occupancy Permits through the City (*fees apply*)

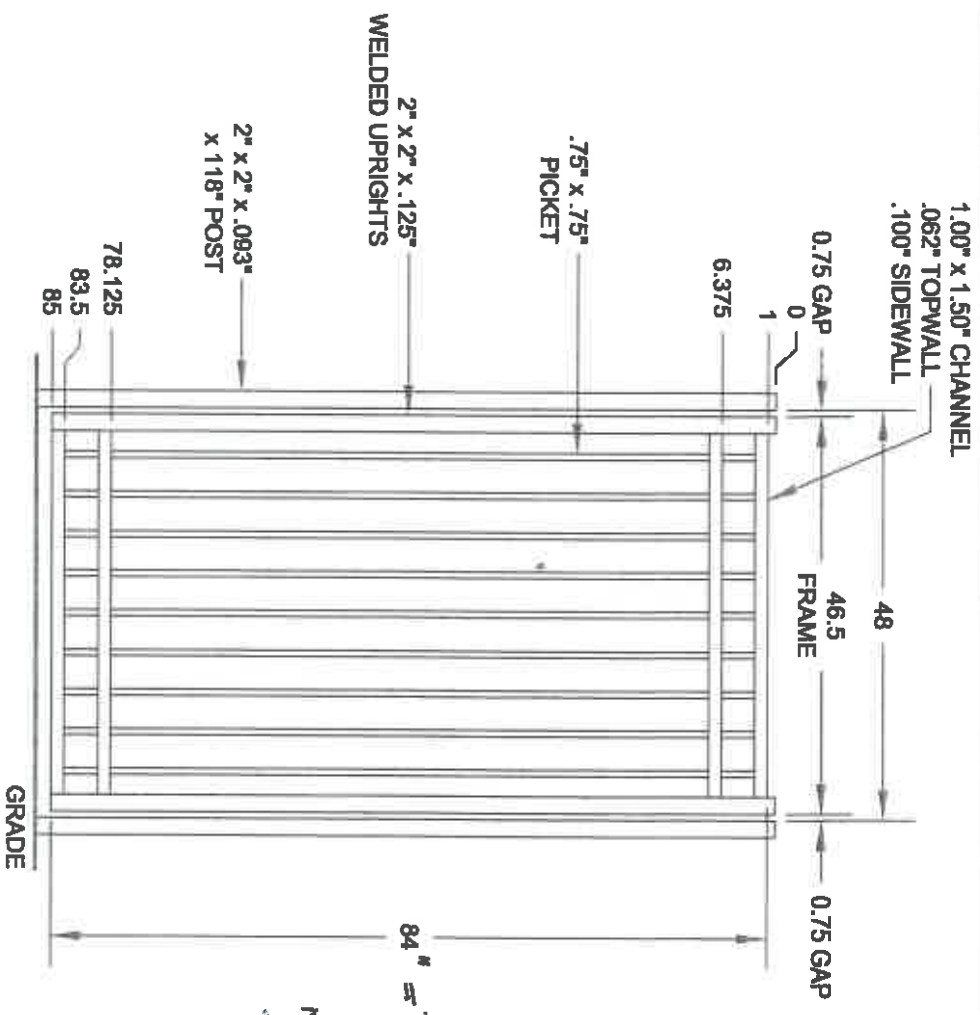
The HPC meets the second Wednesday of each month and complete applications are due the first Wednesday of each month before 4:00 p.m. You (or a representative) are required to attend the meeting scheduled for your COA review. Preservation Guidelines can be found on the City of Cumberland website at www.cumberlandmd.gov. Navigate to Historic Preservation Commission and then to Revised Guidelines.

To apply online go to citizenserve.com/Cumberland

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

Boys Fence & Gate

Sheet 3005
5/19/23



84" = 7'-0"

NOTE:
See Lockbox
"PSSI Panic Bar"
CARTBURY CURT

Gate w/ Panic Bars



48" GATE SERIES-A
4-CH 84" MUNICIPAL - FLUSH BTM W/ 2" POSTS

DESIGNER Jgroves	DATE 2/22/2023	APPROVAL SPECIALIST [Signature]	DC NUMBER DC-30421
PART NUMBER Q20090869-R0		QUO.#	

HINGE & LOCKBOX LOCATIONS	
IF YOUR GATE REQUIRES A LOCKBOX OR SPECIAL HINGES, PLEASE NOTE HINGE SIDE, SWING AND LOCATION OF LOCKBOX.	
EXAMPLE	
WELDS INSIDE	WELDS INSIDE
WELDS OUTSIDE	WELDS OUTSIDE

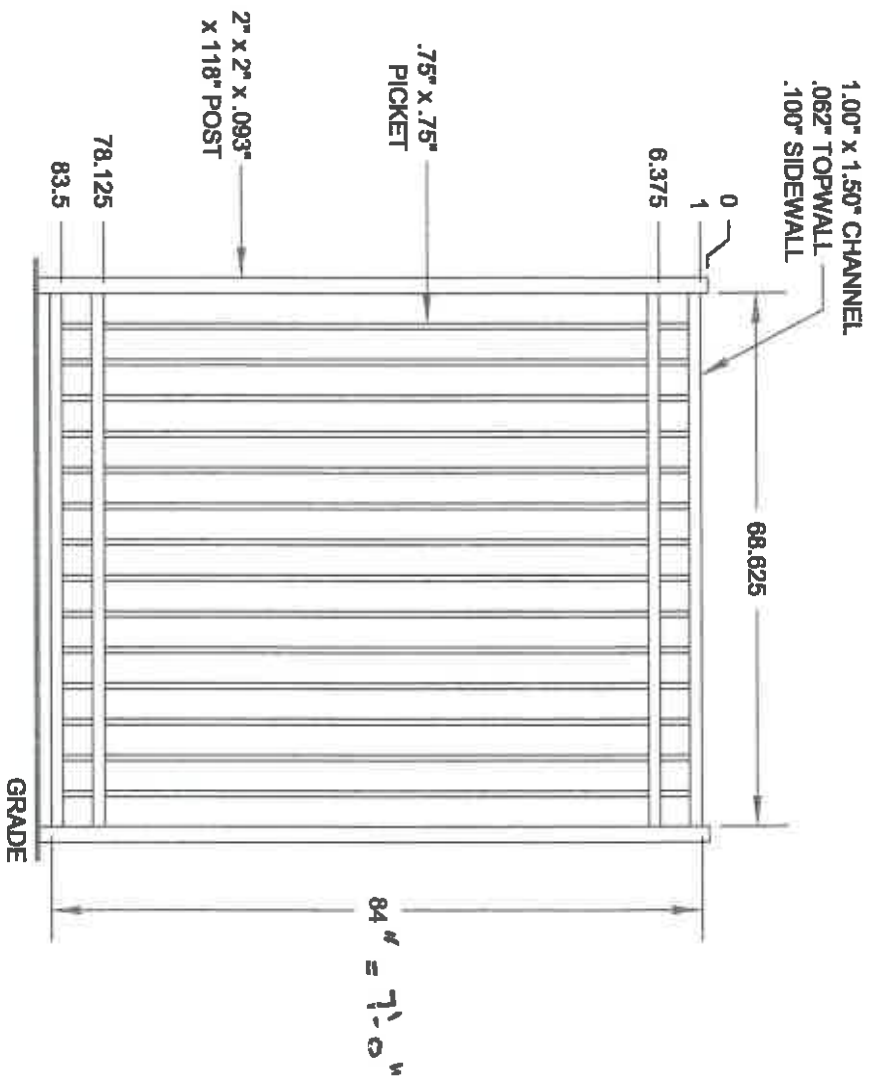
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Bocky's Fence & Gate

Est 24 ac 5

5/19/23



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Fence Panel



PROJECT NAME		68.625" PANEL SERIES-A	
DRAWN BY		4-CH 84" MUNICIPAL - FLUSH BTM W/ 2" POSTS	
DATE	APPROVAL SIGNATURE (REQUIRED)	PART NUMBER	DC NUMBER
2/22/2023	Jgroves	Q20090869-R0	DC-30421
		QUC-#	

Carter, Tim



LOCKEY USA

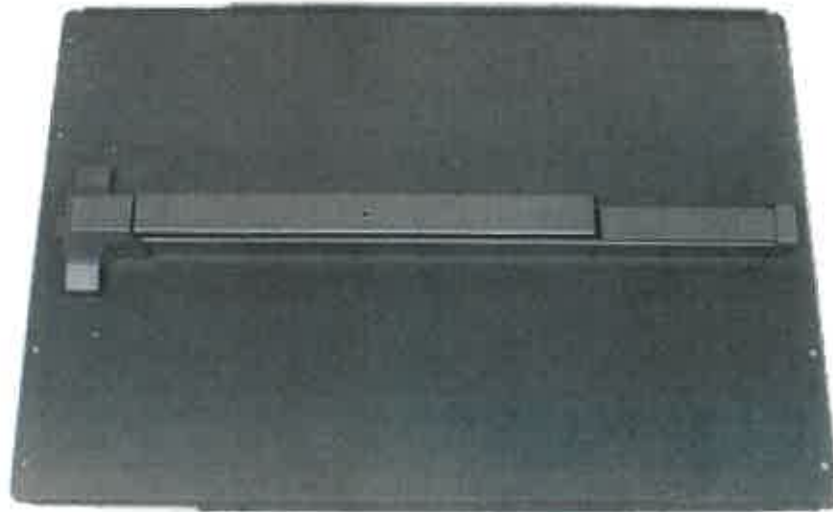
PS51 Safety Panic Bar Kit for Gates

Item # PS11-SAFETY

Boys Fence & Gate

505 S of S

5/19/23



PS51 STANDARD PANIC SHIELD SAFETY KIT (PS11-SAFETY)

The Lockey PS51 Safety Kit includes the parts to easily turn gates into emergency exits using the Lockey PB1100 or PB1142 panic bars. This kit allows for free exit/egress with keyed access from the outside of the gate.



Lockey USA PS51S and PS51B Kits Include:

- Lockey PB1100 Series Panic Bar (#LUS-PB1100-AL or LUS-PB1142-AL)
- Lockey PS-Series 3-In-1 Panic Bar Shield/Mounting Plate (#LUS-PS3X1)
- Lockey Strike Bracket (#LUS-PS-SB)
- Lockey Steel Keybox GB-5 (#LUS-PS-GB-5)
- Lockey Key Cylinder for PS-GB-5 Keybox (#LUS-PS-CYL)

Bo44s Fence + Gate

Shot 1 of 5

5/19/23



Bo44s + Company Offices

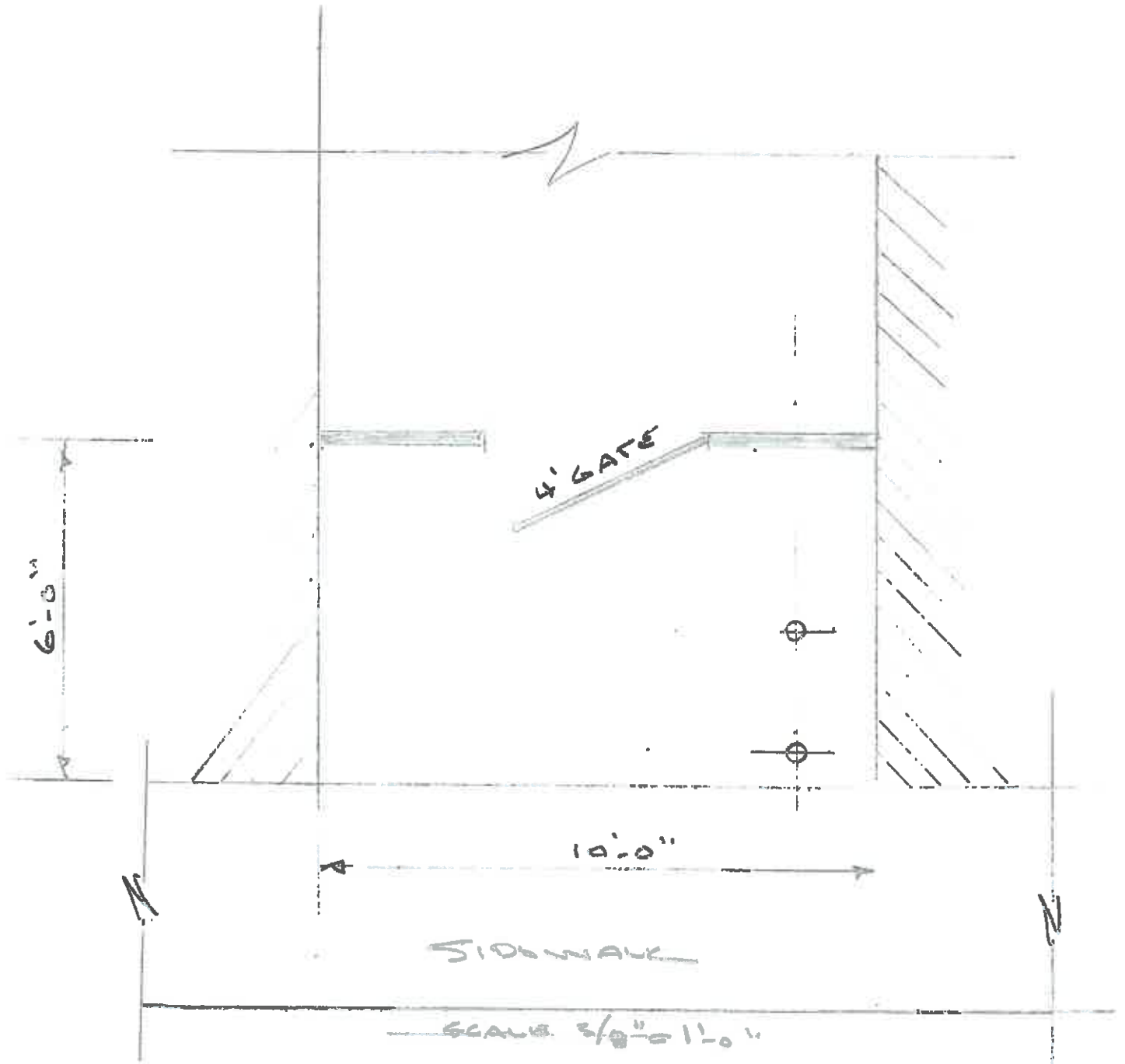
25 N. Centre St

Cumberland, MD

Boyer's Fence & Gate

SHT # 2 OF 5

5/19/23



SIDEWALK

SCALE 3/8" = 1'-0"

FENCE W/ GATE

Boyer's & Company

25 N. LIBERTY STREET

SHT 10 OF 11

2/13/23



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000029

Agenda Item: COA23-000029

Project Address: 17 PROSPECT

Meeting Date: 06/19/2023

Property Number: 06032648

Issued

Carter R Wagoner
230 E Main St.
Romney , WV 26757

Dear Applicant:

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

Exterior improvements are to include: Certificate of Appropriateness 17 Prospect Sq. Repaint entire NW wall. Rebuild brick wall on uppermost level of house. Replace original roof with standing seam metal roof. This is repair work. No other permits required. ROW required if scaffolding and/or yard container should be needed.

The application was:

Issued

APPROVED with the following conditions: Administrative Approval for replacement in kind labor and materials

Sincerely,

Ruth Davis-Rogers

Cc:Planning and Zoning
COA File

NOTE: Please note that the approval listed above only constitutes the approval of the Historic Preservation Commission. You must still ensure that all other permits associated with this project, if required, have been applied for and approved by the Building and Zoning Officer.
EXPIRATION OF CERTIFICATES OF APPROPRIATENESS: This application hereby expires six months following the file date if no action is taken to start specified work. Also, the application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision.



CITY OF
CUMBERLAND
MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

www.cumberlandmd.gov

Permit Number: COA23-000029

Approval Date: 06/19/2023

Certificate of Appropriateness Permit

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

Project Location:	17 PROSPECT	Date applied:	08/08/2023
MD Prop. #:	06032648	Work expected to begin:	08/19/2023
Owner:	WAGONER CARTER R TRUSTEE		
Applicant:	Carter Wagoner	Contractor:	
Address:	230 E Main St.	Address:	230 E Main St.
City/State/Zip:	Romney WV 26757	City/State/Zip:	Romney WV 26757
Phone:	(703) 403-5907	Phone:	(703) 403-5907
Email:	crw59@aol.com	Email:	crw59@aol.com
		MD Master Plumber License #:	108706

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

Project Description:
Certificate of Appropriateness 17 Prospect Sq. Repaint entire NW wall. Rebuild brick wall on uppermost level of house. Replace original roof with standing seam metal roof. This is repair work. No other permits required. ROW required if scaffolding and/or yard container should be needed.

APPROVED with the following conditions: This COA is for replacement -in-kind work and materials. Administrative approval by Ruth-Davis-Rogers, Historic Preservation Planner.

Signature / Date

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

Signature

City of Cumberland - Dept. of Community Development**Internal Routing Sheet**Permit or Review #: **COA23-000029**

Permit or Review Type: Certificate of Appropriateness

Project Location: 17 PROSPECT CUMBERLAND, MD 21502

Applicant Contact Information: Name: Carter Wagoner
Address: 230 E Main St.
City/State/Zip: Romney WV 26757
Phone: (703) 403-5907
Email: crw59@aol.com

Contractor Contact Information: Company Name:
Contact: Carter Wagoner
Address: 230 E Main St.
City/State/Zip: Romney WV 26757
Phone: (703) 403-5907
Email: crw59@aol.com

Date of Application: 06/08/2023

Work Description: (narrative box)

Certificate of Appropriateness 17 Prospect Sq. Repaint entire NW wall. Rebuild brick wall on uppermost level of house. Replace original roof with standing seam metal roof. This is repair work. No other permits required. ROW required if scaffolding and/or yard container should be needed.

Amount Paid: 30.00

Amount Due: 0.00



City of Cumberland

Administrative Review HP Commission Review

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

CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

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

This application is required for ALL exterior work on properties that are located within the Canal Place Preservation District (Cumberland's locally zoned historic district). The application will be reviewed by the Historic Preservation Commission. Examples include additions, alterations, awnings, roofs, doors, painting, porches, fences, siding, signage, window replacement, demolition, and new construction. Please note that you do not need to separately submit this form if you are entering your request through the City of Cumberland's Online Permit Portal - accessed at www.ci.cumberland.md.us/150/Community-Development If you do not already have a portal account, you will need to create one and then please use the same account for any future permit/review applications, rental licenses, and pavilion reservations.

Project Address: 17 PROSPECT SQ Tax ID # 06032648

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

COA #
RCA #

Application Date 5-5-23

Applicant Name CARTER RICH WAGONER Phone 703-403-5907

Applicant Address (if different than project address) 230 E. MAIN ST., ROMNEY WV 26757

Fax 304-877-3580 Email CRW59@AOL.COM

Contractor Name (if applicable) KEYSTONE WATERPROOFING Phone 301-692-7948 *WALL/HIGHLAND CONSTRUCTION*

Contractor Address 2008 MAIN DR. LATROBE, PA Email _____

Summarized Description of Project (please add extra pages, if needed) REPOINT ENTIRE NW WALL & REBUILD BRICK WALL ON UPPERMOST LEVEL. & REPLACE ORIG. ROOF W/ STANDING SEAM METAL ROOF

Attach a full written scope of work Use reverse side or attach additional pages, if needed →

Attach photographs of the site and structure

As it pertains to the application/project scope of work, include the following and consult with HPC staff if you require assistance (please note that all of the following might not pertain to your application):

- Façade Elevations
- Sample of Proposed Materials
- Scaled Drawings
- Digital Renderings, when available
- Color Scheme/Paint Chips
- Manufacturer's Cut-Sheets or Product Specifications

Provide one (1) complete original copy of all supplementary materials (in hardcopy if applying in person; upload digitally if using the portal).

Pay a non-refundable Certificate of Appropriateness review fee of \$30.00 - payable at time of application either in person or online.

Apply for any relevant Building, Sign, and Occupancy Permits through the City (*fees apply*)

The HPC meets the second Wednesday of each month and complete applications are due the first Wednesday of each month before 4:00 p.m. You (or a representative) are required to attend the meeting scheduled for your COA review. Preservation Guidelines can be found on the City of Cumberland website at www.cumberlandmd.gov. Navigate to Historic Preservation Commission and then to Revised Guidelines.

To apply online go to citizenserve.com/Cumberland An HPC brochure is available

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



Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

Thank you for submitting the Maryland Historic Revitalization Tax Credit Application for your property.

We have:

Approved your application

Approved your application with conditions (please see the second page)

Reviewer Contact Information and Notes:

Date: April 27, 2023

Dana Marks Halpert, (410) 697-9551, dana.halpert@maryland.gov

Good luck on your project! Please contact me with any questions.

-Dana

2023-048



Maryland Historical Trust
Historic Revitalization Tax Credit

RECEIVED
MAR 22 2023

Revised 05/07/2021

HOMEOWNER CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

BY: _____

MHT Project Number (MHT office use only) 2023-048

Instructions: Fill out this form in accordance with the application instructions. No certification determination will be made until this form is complete. Please note that it is not necessary for owners of individually listed National Register properties to complete a Part 1 Application.

1. Property Name WASHINGTON STREET HISTORIC DISTRICT
Street 17 PROSPECT SQ.
City CUMBERLAND Zip 21502 County ALLEGANY

State Legislative District 1B MHT Easement property? Yes No Unknown

Check all designations that apply:

- National Register historic district
- National Register Individual listing
- Local historic district
- Local Individual listing
- Pending National Register or local designation (must submit documentation justifying historic district or Individual listing)

Name of Historic District (if applicable) WASHINGTON ST - HISTORIC DISTRICT

2. Nature of request (check only one box)

- Certification that the building contributes to the significance of the above-named historic district.
- Certification that the structure has been individually designated under local law and is eligible for the National Register (designation documentation required).
- Preliminary determination that the structure will be a certified historic structure pending the official National Register or local designation.

3. Project Contact (if different from applicant)

Name _____ Company _____
Street _____ City _____ State _____
Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one box as applicable] (1) I am the fee-simple owner of the above-described property or (2) If I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name CAROL RICH WARBONER Signature [Signature] Date 7-13-2023
Street 700 H ST. City MT. LAKE PARK State MD
Zip 21550 Telephone 703-403-5907 Email Address CRW59@AOL.COM

MHT Official Use Only

The Maryland Historical Trust has reviewed the Historic Revitalization Tax Credit Application- Part 1 for the above-named property and has determined that the property:

- Is a "certified historic structure."
- Appears to meet "certified historic structure" criteria, pending official National Register or local designation
- Is not a "certified historic structure" because it is not individually listed in the National Register or designated under local law; does not contribute to the significance of the above-named historic district; or is a structure pending National Register or local designation that does not appear to meet "certified historic structure" criteria.
- Is not adequately documented in the application and therefore cannot be reviewed.

Date 4/27/23 Maryland Historical Trust Authorized Signature [Signature]

MHT comments attached

**HOMEOWNER CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION**

BY: _____

MHT Project Number (MHT office use only) 2023-048

Instructions: Fill out this form in accordance with the application instructions. This page must bear the applicant's original signature and must be dated. The Maryland Historical Trust's certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. **Property Name** WASHINGTON STREET HISTORIC DISTRICT
Street (17 PROSPECT SQ) WASH. ST. FROM WILLS CREEK TO THE MIDDLE OF EYE'S 600 BLOCK INCLUDING PROSPECT SQ.
City CUMBERLAND **Zip** 21502 **County** ALLEGANY
State Legislative District 1B **MHT Easement property?** Yes No Unknown
 Listed individually in the National Register of Historic Places or as an individual local designation; date of listing FEB. 6, 1973
 Located in a National Register or locally designated historic district; name of district _____
 Part 1 - Evaluation of Significance submitted? **Date submitted** _____ **Date of certification (if applicable)** _____

2. **Project Data**
 Primary/secondary residence Mixed-use residential/commercial Owner-occupied residential co-op unit
Date of building construction 1842 **Floor area before / after rehabilitation** 4500 / 4500 sq ft
Start date (estimated) 4/2023 **Completion date (estimated)** 5/2023

CHECK IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT

Insurance claim reimbursement funds Other local and/or state funding (i.e. grants or loans) **Specify funding source** _____
 *Estimated qualified rehabilitation expenditures are capped at \$250,000 and should not include additional state/local funding, insurance reimbursements or ineligible expenses including new construction, site work, appliances, etc. *Estimated Qualified Rehabilitation Expenditures 150,000.

3. **Project Contact (if different from applicant)**
Name _____ **Company** _____
Street _____ **City** _____ **State** _____
Zip _____ **Telephone** _____ **Email Address** _____

4. **Applicant**
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one box as applicable] (1) I am the fee-simple owner of the above-described property or (2) If I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.
Name CARTER RICH WAGONER **Signature** [Signature] **Date** 12-1-2022
Street 930 E. MAIN ST. **City** ROMNEY **State** WV
Zip 26757 **Telephone** 703-403-5907 **Email Address** CRW59@AOL.COM

MHT Official Use Only
 The Maryland Historical Trust has reviewed the Historic Revitalization Tax Credit Application - Part 2 for the above-named property and has determined that the proposed rehabilitation described herein:

is consistent with the Secretary of the Interior's Standards for Rehabilitation. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
 is consistent with the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
 is not consistent with the Secretary of the Interior's Standards for Rehabilitation, eligibility requirements, and/or does not comply with program requirements and therefore certification is denied.
 is not adequately documented in the application and therefore cannot be reviewed.
Date 4/27/23 **Maryland Historical Trust Authorized Signature** [Signature]

MHT conditions or comments attached

CONDITIONS SHEET

Historic Revitalization Certification Application

MHT Project Number: 2023-048

Property Name and Address 17 Prospect Square, Cumberland, MD 21502

The rehabilitation of this property as described in the Historic Revitalization Certification Application will meet the Secretary of the Interior's *Standards for Rehabilitation* and the requirements of §5A-303(h) of the State Finance and Procurement Article of the Annotated Code of Maryland provided that the following condition(s) is/are met:

This approval is based on the Part 2 received 3/22/2023 and email correspondence between the applicant, project contact, and MHT staff between 4/12/2023 – 4/27/2023.

1. Repointing mortar must match the existing historic mortar in size, design, color, texture, composition, joint width, joint profile, strength, and other visual qualities, per Standard #6. This work must be accomplished in accordance with the guidance provided in Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings.
2. Where bricks must be replaced, they must match the adjacent existing brick in size, color, texture, and other visual qualities.
3. The use of sandstone headers above the third and second story windows in connection to the brick wall reconstruction is approved as described in the email from John Thiry, Keystone Waterproofing, Inc., on 4/26/2023.
4. The approval does not extend to work not submitted as part of this application. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. Please submit for review information regarding any additional work as soon as available to ensure conformance over the overall project with the Secretary's Standards

Note: Any work started prior to Part 2 approval on 4/27/2023 is not eligible for the tax credit and must not be included in the qualified rehabilitation expenditures on the Part 3: Request for Certification of Completed Work. Per the program statute, all work must meet the Secretary's Standards. Should any work not comply with the Secretary's Standards, it may jeopardize your ability to claim the tax credit at the end of the project.

Please note that failure to comply with any of the above conditions may result in a denial of final certification.

4/27/23



Date

Maryland Historical Trust Authorized Signature

17 Prospect Square

Cumberland, Maryland

“17” was built by Col. Johnson (for whom Johnson Street was named) in the mid 1840’s on what was once the town square and parade grounds of Fort Cumberland. It enjoys a remarkable history of interesting owners, uses and untouched architectural design, features and condition.

The subjects of this application are it’s Northwest, exterior, 4 level brick wall and replacing the original, metal roof.

The wall is in desperate need of repointing, and recently learned, rebuilding on the uppermost level. There is a bulge in the wall on level 5 that can only be detected from certain angles. It has been reported that should this wall fail, it will fail catastrophically. When the house was restored in 1960, it was in very poor condition and had been used as a tenement slum. The new owners retained an architect from Savannah, GA., John LeBay, who guided the restoration and the remarkable results that “17” currently maintains. It is unfortunate that his expertise did not reach as far as the masonry work that was used on the wall in question. Incorrect brick, mortar and poor construction are responsible for the current situation. It is my intent to have this wall restored to it’s original appearance and condition and to have (2) air conditioners permanently removed from same wall.

The roof is metal and it is believed to be the original. It has been painted and resealed countless times. In the last several years, those efforts have become fruitless and it appears a new roof is in order. It is my intent to replace the roof with a period correct, standing seam metal roof, silver in color.

Should you find this application to be lacking any information or details, please contact me and I will do my best to correct.

Carter Wagoner

703-403-5907

Scope of Work – Existing Structures

Existing Material/Appearance	Proposed Work/Changes
<p>17 Prospect Square, Cumberland, MD</p> <p>The exterior wall (northwest) made of brick, 4 levels above grade, is in danger of failing on level 5 and the entire wall is in need of repointing.</p>	<p>Rebuild exterior brick wall on level 5 and repoint entire wall to include using period correct brick and mortar. Please see Keystone Waterproofing's description and scope of work included in this presentation.</p>
<p>Original standing seam tin roof (approx. 180 years old) is failing and repainting / sealing is no longer effective.</p>	<p>Replace original roof on house and back porch area with period correct standing seam metal. Please see Highland Construction's description and scope of work, including color, included in this presentation.</p>

**17 Prospect Square (left) and 15 Prospect Square, Cumberland,
Maryland. Built in 1842 by Col. Johnson for whom Johnson Street,
Cumberland, Maryland was named.**



Johnson Street and Prospect Square, Cumberland, Maryland. Roofline of 17 Prospect Square visible with areas of concern and the subject of this presentation apparent from visible windows to the top of house



The original masonry work is what is on either side of the windows. The masonry work from the windows up is presumed to have been done when the house was restored in 1960. It can only be presumed that the pink bricks were used when the availability of the original bricks was exhausted. Additionally, the incorrect mortar was used. The biggest concern is a bulge in the wall (not visible in photos) to the left of the windows. Several experts have stated that should this part of the wall fail, it would fail catastrophically. This entire effort is focused on the intent of taking this wall down to the original bricks, restoring with bricks that are period correct and repointing with correct mortar and mortar joints and cleaning the entire north wall



Internal Routing Sheet

Permit or Review #: **COA23-000007**

Permit or Review Type: Certificate of Appropriateness

Project Location: 76 BALTIMORE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Matthew Smith
Address: 76 Baltimore St
City/State/Zip: Cumberland MD 21502
Phone: (301) 724-7611
Email: msmith@smithp-d.com

Contractor Contact Information: Company Name:
Contact: Matthew Smith
Address: 76 Baltimore St
City/State/Zip: Cumberland MD 21502
Phone: (301) 724-7611
Email: msmith@smithp-d.com

Date of Application: 01/27/2023

Work Description: (narrative box)

Certificate of Appropriateness for 76 Baltimore St. Window replacement. Work is to replace glazing materials in the storefront and arched windows with double-paned thermally insulated glass and aluminum framing.

Amount Paid: 30.00

Amount Due: 0.00



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

COA23-000007

Address: 76 Baltimore Street

Project Contact: Matthew Smith/Glass Service of Cumberland

Project Summary:

This proposed project replaces the windows of 76 Baltimore Street.

Property Description:

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

Staff Summary:

The proposed window replacement at 76 Baltimore Street is not compatible with the subject property and the surrounding district nor does it meet the City of Cumberland Design Guidelines. This is a beautiful iconic building in downtown Cumberland which is an asset to Baltimore Street. This building retains many of its original features. The existing windows are not damaged beyond repair and can be repaired, or possibly replaced, with a better product consisting of wood. The proposed replacement windows are vinyl and an online search did not list them as an approved replacement window for historic buildings nor could it be found where any other HPC has approved them. The appropriate treatment of historic windows is one of the most important issues involved in maintaining the architectural character of a building. In general, the approved guidelines, based upon the Secretary of the Interior Standards, advocate for the preservation and maintenance of historic windows. When that is no longer feasible, the guidelines recommend in-kind replacement. Wood windows, if historic to the building, should always be maintained. When window replacement is necessary, the new window should match the historic window in location, size, type, glazing pattern, profile and color.

Applicable Guidelines:

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

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

• ARCHED WINDOW TO STAY AS-IS
• UNCLEAR ABOUT BAND OF 1ST FLOOR WINDOWS & DOOR



Glass Service of Cumberland, Inc.

813 LaFayette Ave.
Cumberland, MD 21502
Phone 301-724-3434 Fax 301-724-5912

TO: Smith Planning and Design
76 Baltimore Street
Cumberland, MD
Attention: Matt Smith

DATE: 12/12/22

PROJECT: Storefront Renovation- REVISION 2

DESCRIPTION OF WORK TO BE PERFORMED:

At 4 sidelites and the main entrance door, remove wood stops to allow for removal of glass. At the sidelites, furnish and install new clear low E tempered insulated glass. At exterior of window frames, furnish and install dark bronze anodized brake metal trim over the existing wood trim. At interior, furnish and install new red oak wood glass stops, staining and wood finishing by owner. At the door, furnish and install clear low E tempered insulated glass with new interior wood glass stops glass stops.

Lump Sum Price \$5,859

Alternate Add- Remove and dispose of existing wood door and frame. Furnish and install new 3'0" x 7'0" aluminum storefront door with transom frame. Transom height sized to accommodate the existing opening. New door to be narrow stile with 10" bottom rail. Door glass and aluminum finish as described above. Door hardware to include LCN surface mount overhead closer, manufacturer's standard butt hinges, push/pull, locking hardware, threshold and weatherstripping. We have not included floor repairs which may be required as a result of the removal of the existing frame.

Alternate Add Price \$2,994

Thank you for allowing us the opportunity to work with you. If you have any questions or I may be of further assistance please advise.

ACCEPTED:

Firm/Owner: _____ GLASS SERVICE OF CUMBERLAND, INC.

By: _____ By: _____

Title: _____ Title: Dale Hankinson

Date: _____ Date: Estimator

MHC 12957

This Proposal is subject to revision or withdrawal by GSC until communication of acceptance, and may be revised after communication of acceptance where an inadvertent error by GSC has occurred. This Proposal expires thirty (30) days after the date stated above, unless Glass Service of Cumberland expressly agrees to an extension. Posted prices reflect "cash prices". Credit or debit card purchases will be assessed a 4% convenience fee which will be reflected on debit or credit card receipt.

Glass Service of Cumberland, Inc.

813 LaFayette Ave.

Cumberland, MD 21502

Phone 301-724-3434 Fax 301-724-5912

TO: Smith Planning and Design
76 Baltimore Street
Cumberland, MD
Attention: Matt Smith

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Alternate Add Price \$2,994

Thank you for allowing us the opportunity to work with you. If you have any questions or I may be of further assistance please advise.

ACCEPTED:

Firm/Owner:

Smith Planning & Design, LLC

GLASS SERVICE OF CUMBERLAND, INC.

By:

Matt Smith MATTHEW SMITH

By:

Title:

PRINCIPAL

Dale Hankinson

Estimator

Date:

1/3/2023

Title:

Date:

MHC 12957

This Proposal is subject to revision or withdrawal by GSC until communication of acceptance, and may be revised after communication of acceptance where an inadvertent error by GSC has occurred. This Proposal expires thirty (30) days after the date stated above, unless Glass Service of Cumberland expressly agrees to an extension. Posted prices reflect "cash prices". Credit or debit card purchases will be assessed a 4% convenience fee which will be reflected on debit or credit card receipt.

CONCEPT DRAWINGS

JOB: SMITH PLANNING AND DESIGN

FRAME: 1

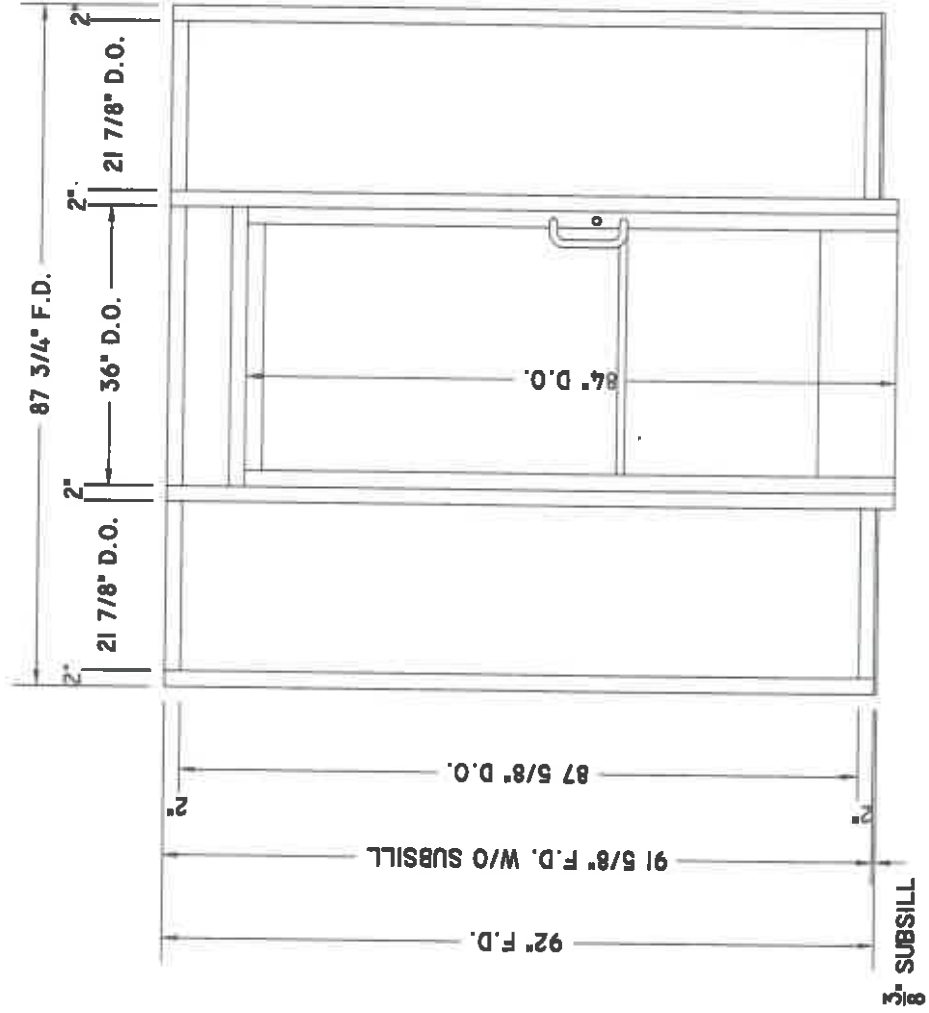
QUANTITY: 1

DATE: 4-27-23

FRAME COLOR: DARK BRONZE ANODIZED

NOTES:

GLASS SERVICE OF CUMBERLAND, INC.



CONCEPT DRAWINGS

JOB: SMITH PLANNING AND DESIGN

FRAME: 2

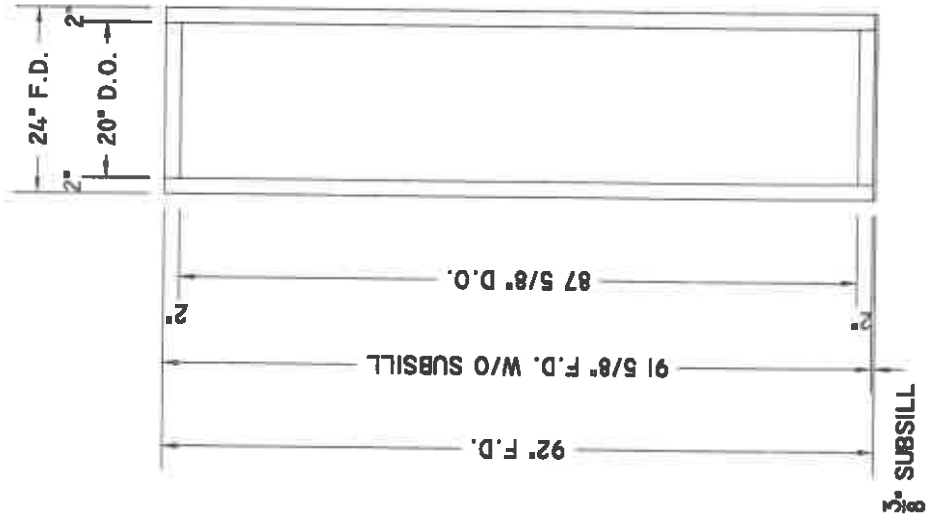
QUANTITY: 1

DATE: 4-27-23

FRAME COLOR: DARK BRONZE ANODIZED

NOTES:

GLASS SERVICE OF
CUMBERLAND, INC.



**GLASS SERVICE OF
CUMBERLAND, INC.**

FRAME COLOR: DARK BRONZE ANODIZED

NOTES:

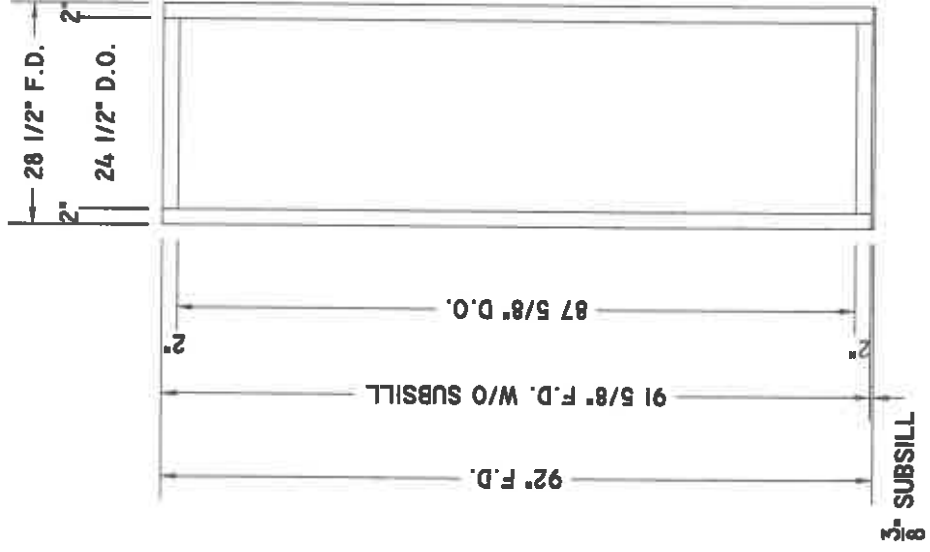
JOB: SMITH PLANNING AND DESIGN

FRAME: 3

QUANTITY: 1

DATE: 4-27-23

CONCEPT DRAWINGS



**GLASS SERVICE OF
CUMBERLAND, INC.**

FRAME COLOR: DARK BRONZE ANODIZED

NOTES:

JOB: SMITH PLANNING AND DESIGN

FRAME:

QUANTITY: 1

DATE: 4-27-23

CONCEPT DRAWINGS

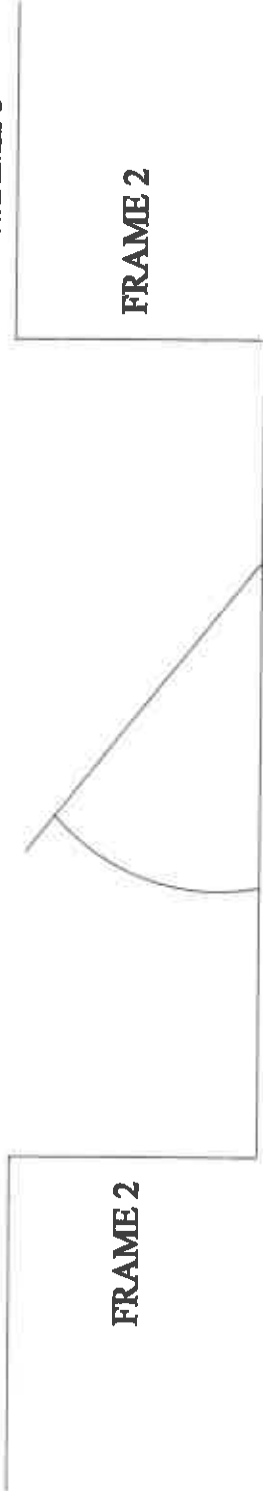
FRAME 3

FRAME 2

FRAME 3

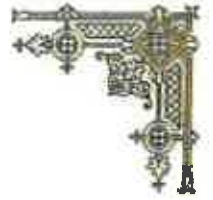
FRAME 2

FRAME 1





City of Cumberland



MINUTES

HISTORIC PRESERVATION COMMISSION

February 15, 2023

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, February 15, 2023, within the Council Chambers of City Hall. Members present Chairman Larry Jackson, Mr. Tim Hoffman, Mr. Justin Paulman, Councilwoman Laurie Marchini, and Ms. Lynda Lambert.

Others in attendance were, Ms. Ruth Davis-Rogers (supporting staff), Historic Preservation Planner/Grants Management, Ms. Chelsea Rexrode, Codes Technician, Matt Smith (Smith Planning & Design), and Steven Kasner (Cumberland Housing Group).

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."

APPROVAL OF MINUTES

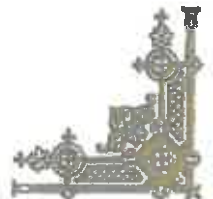
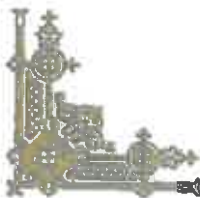
1. Minutes from January 18, 2023 were approved as written. Mr. Justin Paulman made the motion for approval and Councilwoman, Laurie Marchini, seconded the motion. All members were in favor. Motion approved.

PUBLIC COMMENTS

There were no comments made.



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



CONSENT AGENDA

1. **COA23-000005 - 59 Baltimore St. (Façade Improvements)- adding new awnings and updating tile work**

Applicant: City Lights

2. **COA23-000006 - 3 Pershing St. (Façade Improvements) - adding mounted banners**

Applicant: Allegany Museum

3. **COA23-000008 - 22 Queen City Dr. (Sign Replacement) - updating lettering/logos**

Applicant: MG Permits for M&T Bank

4. **COA23-000009 - 135 N Mechanic St. (Resurrect and Reapprove Expired COA18-823/RCA18-823-1) - renovating building to update**

Applicant: Cumberland Housing

5. **COA23-000010 - 22 Queen City Dr. (Additional Signage for Drive-Thru)- adding signs to accommodate new drive- thru**

Applicant: Northcraft Signs for McDonald's

REGULAR AGENDA

1. **COA23-000007 - Applicant: Smith Planning & Designs - Matt is proposing to change out the existing window to have a double pane window. Matt states the window needs to be upgraded from a single pane to a double pane to help with air drafting issues. He is proposing replaced the wood frame with a bronzed aluminum frame. Glass unlimited will be completing the glass work.**

The HPC had an open discussion about the history of the window(s), the condition of the framing/surround, and the how the proposed windows would look. The HPC would like the applicant to find an option closer to the existing pane layout. It was decided that research was needed to see if old pictures could be found on how the original windows looked. Approval was delayed to give applicant time to find a better solution.

2. **COA23-000034 - Applicant: JZ's Pub - New pole signage - The applicant proposed a pole mounted sign. The sign originally proposed 12 $\frac{1}{2}$ inches X 32 inches. The applicant has already installed a sign which is 24 inches X 48 inches.**

The HPC had an open discussion on proposed sign. Applicant was not present at the meeting. The size and placement of the sign does not meet city code. Options were discussed based on the City of Cumberland Preservation Guidelines. Safety was a big concern due to the fact the sign and brackets of the existing sign (installed without a permit) protrude into the public sidewalk. The existing sign is a Code Enforcement issue, however the HPC agreed that this style of sign, and placement, is ok. They also added that if any additional businesses in this complex would like the same type of sign, all signs should match in size and mounting method. Mr. Tim Hoffman made the motion to approve a pole mounted sign 12 1/2 inch by 32 inches with the text and style currently shown without the brackets protruding beyond the 12 1/2 inch wide sign. Mr. Justin Paulman seconded the motion, all members were in favor. Motion approved.

Chairman Larry Jackson read the approval statement: We have studied the application in all other relevant documents and presentation related to the formation cases COA23-000005, COA23-000006, COA23-000008, COA23-000009, and COA23-000010. We find the properties on the approve Certificate of Appropriateness contribute to the Historic Districts where they are located and the proposed changes are consisted with guidelines and criteria found in the Historic Preservation District designed guidelines for Cumberland Maryland. COA23-000007 & COA23-000034 were not approved and will return to the next meeting (in March) with a revised COA.

OTHER BUSINESS/STAFF UPDATES

- 1. The HPC welcomes Lynda Lambert to the commission.**
- 2. A Tax Incentive Workshop was held on February 9, 2023 and there were 41 people in attendance and 10 people virtually. Many positive comments have been made regarding this event.**

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

ADJOURNMENT

Chairman Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary



PERMIT PROJECT
FILE #: 23-000894
118 BALTIMORE ST CUMBERLAND MD 21502
ROSENBAUM BUILDING - EXTERIOR SIGNAGE FOR BUSINESSES



PERMIT #: COA23-000028

Permit Type
Certificate of Appropriateness

Subtype
Certificate of Appropriateness ▼

Work Description:
Rosenbaum Building - Exterior Signage for Businesses 📄

Applicant
CG Enterprises LLC * - Chris Hendershot ▼ ⋮

Status
Under Review ▼

Valuation
7,000.00



FEES & PAYMENTS

Plan Check Fees	<u>30.00</u>
Permit Fees	<u>0.00</u>
Total Amount	<u>30.00</u>
Amount Paid	<u>0.00</u>
Balance Due	<u>30.00</u>

Non-Billable



PERMIT DATES

Application Date
06/02/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor 536 N Centre St, Cumberland, MD 21502
 Fischer Signs - Don Fischer (301) 759-3560; dfischer@atlantibb.net ...

Contact 68 Pershing St, Cumberland, MD 21502
 CG Enterprises LLC * - Chris Hendershot (301) 876-1022; c.hendershot10@gmail.com ...

Estimated Cost of the project

\$7,000.00

Attach a full written scope of work

ROS HPC SPECS.pdf



Attach photographs of the site and structure

IMG_2425 (2).JPEG



Facade Elevations

BRW8CC84B7135D5_002219.pdf

BRW8CC84B7135D5_002218.pdf



Sample of Proposed Materials

379b-20-ad-c.pdf



Scaled Drawings

BRW8CC84B7135D5_002219.pdf

BRW8CC84B7135D5_002218.pdf



Digital Renderings, when available



Color Scheme/Paint Chips

sbs-cover-lifestyle-9a-_2_1.jpg

379b-20-ad-c.pdf



Manufacturer Cut-Sheets or Product Specifications

379b-20-ad-c.pdf



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

sbs-cover-lifestyle-9a_2_1.jpg



The HPC meets the third Wednesday of each month and complete applications are due the second Wednesday of each month before 4:00 p.m. You (or a representative) are required to attend the meeting scheduled for your COA review.

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

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

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

Signing Method

Acknowledgement



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

Type your name

Chris Hendershot

Today's Date

06/02/2023

FEES



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

PAYMENTS



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



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

COA23-000028

Address: 118 Baltimore Street

Project Contact: Glass Service of Cumberland for CG Enterprises LLC

Project Summary:

The Rosenbaum Project includes the rehabilitation of the front facade of the building. The scope of work is only limited to the street level facade, and will not include any of the upper story original windows, trim, brick, and stone decoration materials. The proposed signs will be mounted on metal arms and installed on the buildings brick pillars found on each side of the entrance (see attached pictures and scope of work).

Property Description:

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

Staff Summary:

The proposed façade rehabilitation at 118 Baltimore Street is compatible with the subject property and the surrounding district. The lower façade of this building was compromised in the 80's and does not retain many of its original features. The proposed changes will be an improvement and give a nod to the buildings historic past while toning down some of the "modern" improvements. While this renovation/replacement does not replicate the original it will compliment nicely with other historic buildings in the downtown area. The hanging signs proposed do follow the City of Cumberland's sign guidelines, however signs have not previously been hung on the pillars.

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.

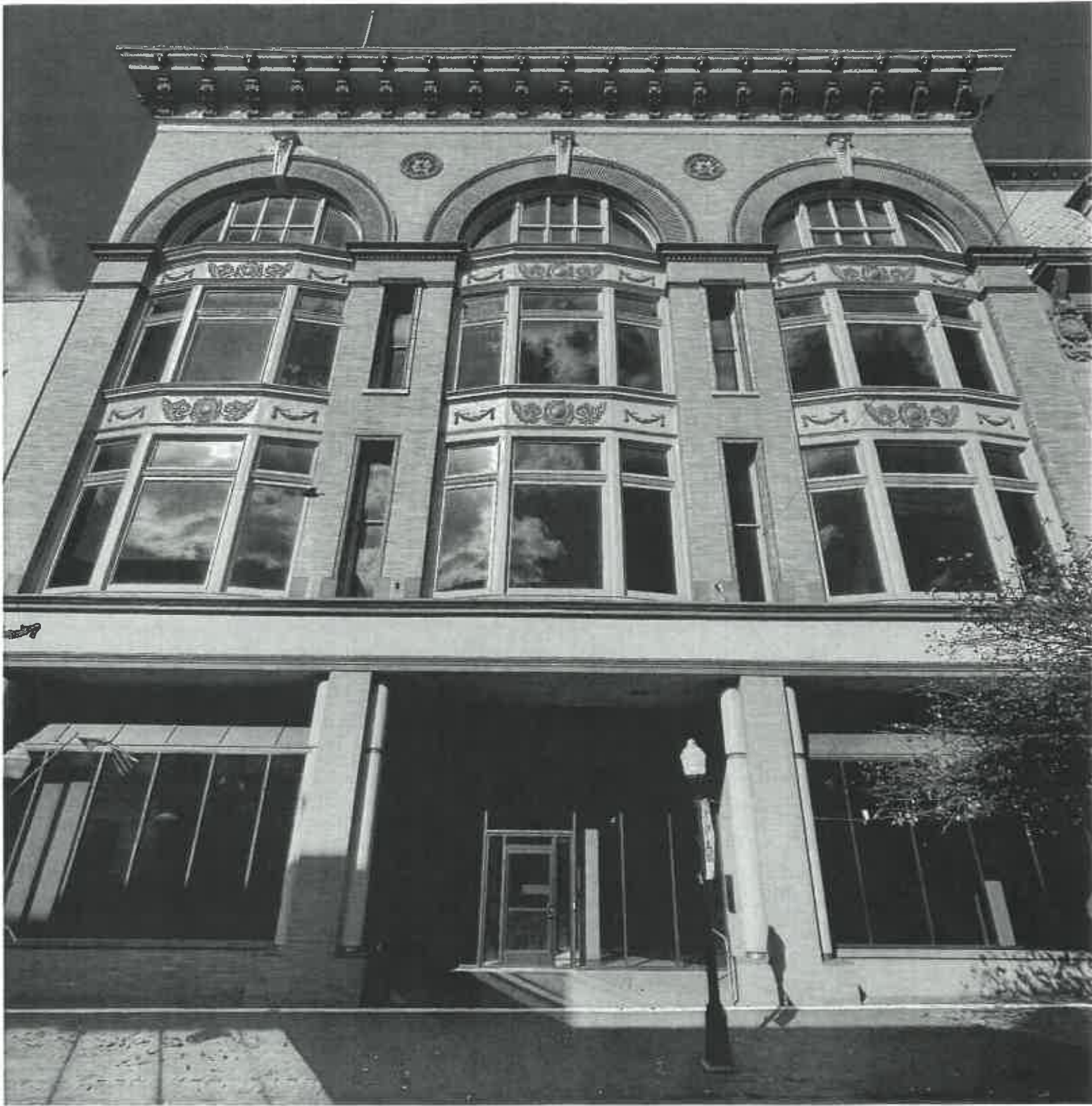
The sections of the Preservation Guidelines that pertain to this application can be found under Specific Design Guidelines for Commercial Buildings (the entire chapter) including guideline 37, 38, 39, 40, 41 and 42. Other applicable guidelines can be found in the chapter titled Design Guidelines for Signs - Guideline 46; sign placement, Guideline 47; Sign Size, Guideline 48; Sign Lighting and Guideline 49, New Sign Materials.

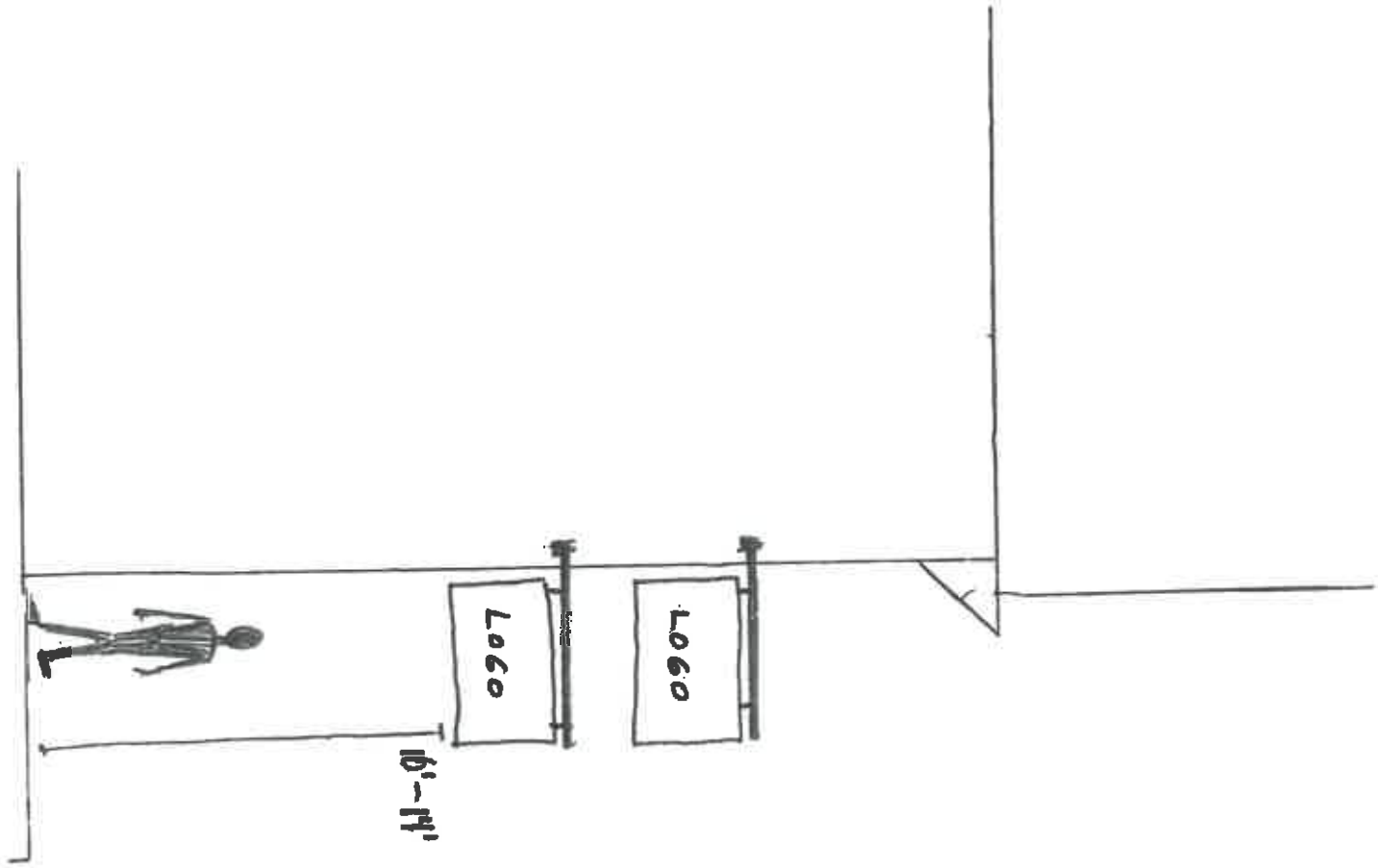
SCOPE OF WORK:

Exterior signage will be installed on the building's brick pillars flanking the common-area entrance on the front of the building. There will be individual black metal arms mounted to the brick pillar facade. Each metal arm will hold a sign for a corresponding business located within the building's first and/or second floor.

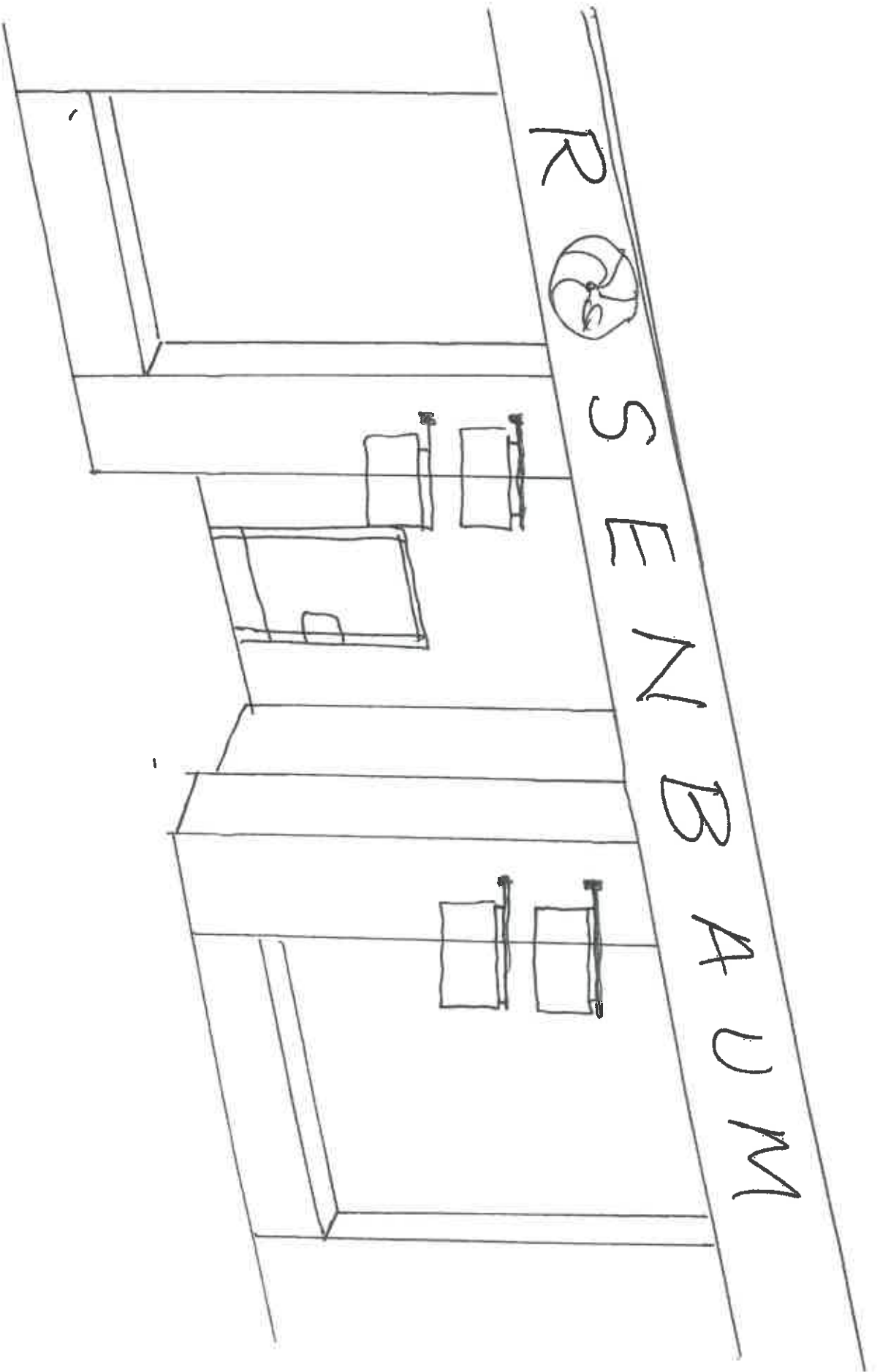
The construction of the metal arms and the signs will be identical and in the same style as other downtown businesses located within the historic district. Sign faces will be double sided so that the logos of the businesses will be seen by pedestrians and motorists traveling both east and west on Baltimore Street.

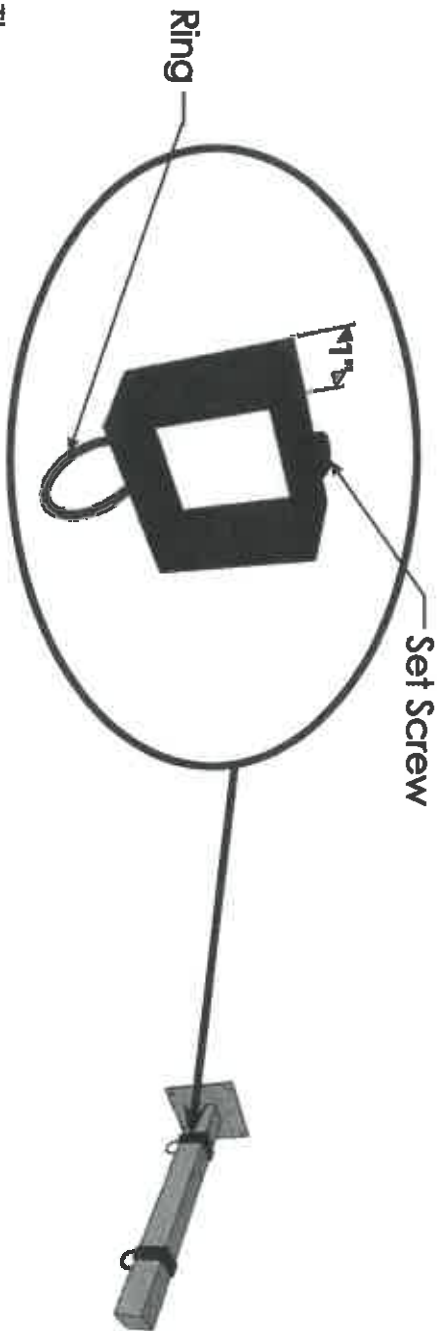
The lowest hanging sign will clear the recommended clearance of the sidewalk that it hangs over, and adhere to historic district specifications. There will be two signs mounted to each of the brick pillars (total of 4 signs) at the front entrance.



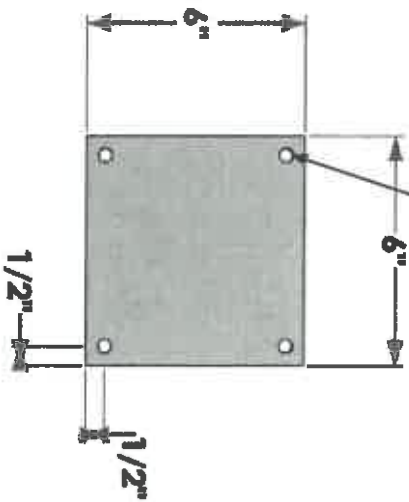


R S E N B A U M



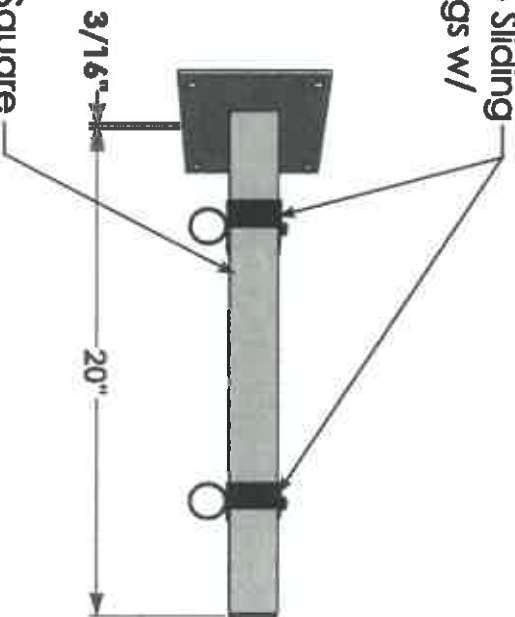


(4) $\text{\O} 3/8$ " Thru



Adjustable Sliding
Square Rings w/
Set Screw

2" Steel Square
Tube



SIDE VIEW

FRONT VIEW

Material: STEEL
Date: 10/2020
Scale: NTS
Rev: DB:

Content: 20" Universal Straight Arm Bracket with Pair of Collars
PN: 379B-20-AD-C
Color/Finish: Textured Black Powder Coat
Customer Approval:

Designs by Sign Bracket Store.
All visual representations and designs
are the intellectual property of Sign
Bracket Store and protected under
copyright law. Any duplication of this
design is in direct violation of the law
and will result in legal action.
© Copyright 2008-2019



SIGN BRACKET
STORE

T: 888-919-7446 F: 760-603-0812





**Certificate of Appropriateness Application
Presentation of Information
By Ruth Davls-Rogers**

COA#23-000030

Residential Home

Address: 514 Washington Street

Project Contact: Christopher Sloan/Christina Elson (*applicant*)

Project Summary:

This proposed project involves the repair and replacement-in-kind of the roof and decorative trim/fretwork. Also proposed is reflashing and repointing of chimneys. At this time a contractor's proposal has not been provided indicating what the replacement materials will be.

Property Description:

This property is located in the Washington Street Historic District. This historic district consists of a six-block stretch of this prominently sited thoroughfare that includes much of the City of Cumberland's most significant civic, religious, and residential architecture. This wide street, with brick sidewalks shaded by old-growth trees, is architecturally and historically significant. These structures represent the heyday of Cumberland, when the city was the second largest in the state (next to Baltimore) and was recognized as an important center of industry and transportation.

This house, located at 514 Washington Street, retains many of its original exterior features and commands attention. It is a two and a half story Victorian, Second Empire structure with a front porch, bay window and a center mansard roof tower. All trim/fret work is elaborate and decorative.

The Secretary of the Interior's Standards for the Treatment of Historic Properties address four types of treatments to properties undergoing renovations: preservation, rehabilitation, restoration, and reconstruction. As stated in the regulations (36 CFR Part 68), "one set of standards ...will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project." The purpose of these standards is to provide guidance, not case-specific advice, to historic building owners (and those involved) before beginning work. It is recommended that preservation professionals be consulted early in any project and Mr. Pendleton is doing that by contacting the City of Cumberland Historic Preservation Commission.

The renovation of this structure would be rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, and/or architectural values. Because Mr. Sloan would like to keep the home in its current state, the rehabilitation standards allow for alterations to the building as long as its historic character is retained. The specific of these standards can be found at: https://www.wbdg.org/FFC/NPS/nps_standards-treatment-guidelines-historic-properties_2017.pdf.

The sections of the Preservation District Design Guidelines for Cumberland, Maryland that pertain to this application are as follows: Guidelines 15: Roofing Material, 17: Roof Shape and slope, 18: Dormers, 20: Gutters and Downspouts, 21: Chimneys and Vents, 22: and 33: Restore Historic Porch Features.



City of Cumberland

Department of Community Development - 57 N. Liberty Street • Cumberland, MD 21502 • www.cumberlandmd.gov
Ruth Davis Rogers, Historic Preservation Planner • 301-728-5431 • ruth.davis-rogers@cumbrmd.gov

COA23 - 000030

Adminstrative Review HPC Commission Review

CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

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

This application is required for ALL exterior work on properties that are located within the Canal Place Preservation District (Cumberland's locally scored historic district). The application will be reviewed by the Historic Preservation Commission. Examples include additions, alterations, awnings, roofs, doors, painting, porches, fences, siding, signage, window replacement, demolition, and new construction. Please note that you do not need to separately submit this form if you are entering your request through the City of Cumberland's Online Permit Portal - accessed at www.cumberlandmd.gov/COA or www.cumberlandmd.gov/CommunityDevelopment if you do not already have a portal account, you will need to create one and then please use the same account for any future permits/renew applications, record requests, and position reservations.

Project Address 514 Washington St, Cumberland, MD 21502 Tax ID # 06 - 016596

The Tax ID# can be found on your tax bill or by visiting www.irs.gov/irs/individuals / Joint Property / Real Property Search. If you are using the permit portal, you may use the search function to select your property account number. Where construction is being done and several property accounts which are involved, permits must be entered under the account of the main structure referring other accounts (or a separate permit will be required per each property of record).

COA #
NCA #

Application Date 5/29/23

Applicant Name Christopher Sloan/Christina Elson Phone 301-919-3494

Applicant Address (if different than project address) _____

Fax _____ Email chrispsloan@gmail.com

Contractor Name (if applicable) Durable Slate and others* Phone _____

Contractor Address 8725 Bullman Ave., Savage, MD Email egiron@durableslate.com

Summarized Description of Project (please add extra space if needed)
Roof repair, including slate roof, gussets, architectural ornaments, replacimng old EPDM and asphalt shingle roof repair. Some painting.
* Asphalt shingle work may be done by T.L. Walkmire (t.l.waltemireconstruction@gmail.com)

Attach a full written scope of work Use reverse side or attach additional pages, if needed →

Attach photographs of the site and structure

As it pertains to the application/project scope of work, include the following and consult with HPC staff if you require assistance (please note that all of the following might not pertain to your application):

- Facade Elevations
- Sample of Proposed Materials
- Scaled Drawings
- Digital Renderings, when available
- Color Scheme/Paint Chips
- Manufacturer's Cut-Sheets or Product Specifications

Provide one (1) complete original copy of all supplementary materials (in hardcopy if applying in person; upload digitally if using the portal).

Pay a non-refundable Certificate of Appropriateness review fee of \$30.00 - payable at time of application either in person or online.

Apply for any relevant Building, Sign, and Occupancy Permits through the City (if applicable)

The HPC meets the second Wednesday of each month and complete applications are due the first Wednesday of each month before 4:00 p.m. You (or a representative) are required to attend the meeting scheduled for your COA review. Preservation Guidelines can be found on the City of Cumberland website at www.cumberlandmd.gov. Navigate to Historic Preservation Commission and then to Revised Guidelines.

To apply online go to citizensrvs.com/Cumberland An HPC brochure is available

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

Historic Preservation Tax Credit Program

Tax Credit Program for Property Owners of Historic Buildings

Step 1 - Certification of Eligibility - to be approved by City of Cumberland Historic Preservation Commission

General Property Information

Property Address 514 Washington St., Cumberrland, MD 21502

Tax ID# 06-016596

Property Owner(s):

Name: Christopher Sloan/Christina Elson

Address: 514 Washington St., Cumberrland, MD 21502

Phone/Email: 301-919-3494

Property Type (select one)

- Residential
- Income-producing
- Mill

The structure is located in the (select all that apply):

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

Provide brief description of proposed work:

-
- Roof and upper story repair including reflashing and repointing chimneys, replacing upper flat roof old EPDM with new insulation and sheeting, as well as new EPDM. Replace turret gusset w/ 16 oz. copper. Repair front porch roof with new sheeting and new asphalt shingles. Replace 50 pieces of broken or missing slate.
-
-

Historic Preservation Tax Credit Program

Tax Credit Program for Property Owners of Historic Buildings

Step 2 - Pre-Construction Work Scope Application - to be approved by City of Cumberland Historic Preservation Commission

General Property Information

Property Address: 514 Washington St, Cumberland MD 21502

Tax ID# 06-016596

Property Owner(s):

Name: Christopher Sloan/ Christina Elson

Address: 514 Washington St, Cumbnerrland, MD 21502

Phone/Email: 301-919-3494

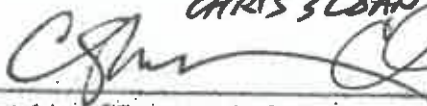

chrispsloan@gmail.com

Checklist:

- Ⓒ Detailed description of all proposed work items, with information on existing condition and proposed colors, materials, dimensions, samples, etc.
- Ⓒ Color photos of the following:
 - Principal facades of structure
 - Proposed areas of work
 - Immediate environmental setting, viewsheds to and from the property, and streetscape views
- Ⓒ Sketch of site or site plan
- Ⓒ Architectural or shop drawings, as required
- Ⓒ Ensure that all relevant building and code-related permits are obtained from the City of Cumberland's Department of Community Development. Checklists are available upon request to address your specific scope of work.

Owner Authorization

I hereby certify that the information supplied with this form is correct and complete to the best of my knowledge, and authorize such periodic on-site inspections by the City of Cumberland Department of Community Development, as may be necessary, to assess this work.

CHRIS SLOAN

Signature of Owner or Authorized Agent
CHRISTINA ELSON


512972
Date 1

6/8/23

Historic Preservation Planner or Authorized Agent

Date

City of Cumberland
Historic Preservation Tax Program
Part I – Pre-Construction Work Scope Application

FOR OFFICE USE ONLY	
COA #	_____
Tax Account #	_____
Date COA/Part I Approved	_____

Cumberland Historic Preservation Commission
North Liberty Street
Cumberland, MD 21502

-type or print in ink-

APPLICANT:
Name: Christopher Sloan/Christina Elson
514 Washington St, Cumberland, MD 21502

301-919-3494

PROPERTY: (if different from applicant information)

Name: _____
Address: _____

Check the District in Which Structure is Located:

- Canal Place Preservation District (CPPD) (Locally Zoned Historic District)***
For properties in the CPPD, is the property also located within:
- | | |
|--|--|
| <input type="checkbox"/> Primary Special Taxing District | } <i>An additional assessment freeze may apply</i> |
| <input type="checkbox"/> Secondary Special Taxing District | |
- Decatur Heights District (National Register of Historic Places District)
 Greene Street District (National Register of Historic Places District)
 South Cumberland (Chapel Hill) District (National Register of Historic Places District)

If a structure is located in the Canal Place Preservation District, a Certificate of Appropriateness must be approved prior to the commencement of construction. A Certificate of Appropriateness is required for all exterior work in this district even if the tax application process is not completed and/or is denied.

If unsure as to which district your property is located, please consult the City of Cumberland's Historic Preservation Coordinator at 301-759-6431 or the City of Cumberland's website at www.ci.cumberland.md.us/engineering/maps.htm

18 February 2023

Historic Preservation Capital Grant

To Whom it may concern:

I am writing to confirm the City of Cumberland's support for the Historic Preservation Capital Grant for 514 Washington Street, Cumberland MD. This unique property is located in our City's most historic district and is in much need of repair.

Located at 514 Washington Street, this home has a rich history dating back to the 1800's. As the City's representative on the Historic Preservation Committee, I can attest to the fact that its prime location on historic Washington Street is frequented by locals, visitors, and tourists. It represents a grand time in our City's past which we strive to preserve.

The City of Cumberland fully supports projects that save and reuse historic properties which, in turn, encourages job growth, employment, direct investment and preserves existing infrastructure in the community. I recommend Mr. Sloan and Ms. Elson for consideration of this grant award, and have no doubt that this project, when completed, will be admired and appreciated by many and serve as a beacon for others to follow.

As City Councilwoman and the City's representative on our Historic Preservation Committee, I am thrilled with Mr. Sloan's and Ms. Elson's personal investment and commitment to preserve this property.

Please feel free to contact me with any questions you may have.

Sincerely,

Laurie P. Marchini
Councilwoman, City of Cumberland
Laurie.marchini@cumberlandmd.gov

SALES CONTRACT

J.M. JOHNSON LLC

d/b/a ABC Seamless of Western Maryland

P.O. Box 198 Corriganville, Maryland 21524 • Showroom Located at: 10460 Mount Savage Road

LEAD-SAFE CERTIFIED RENOVATOR 301-724-8774 • 1-800-498-8774

MHIC# 102572 WV049613

SUBMITTED TO Chris Sloan	PHONE 301-919-2494	DATE 10/12/22
STREET 574 Washington st	JOB NAME	
CITY, STATE AND ZIP CODE Cumberland, MD 21502	JOB LOCATION	

We hereby submit specifications and estimates for the following scope of work:

1) To install 30 year aluminum architectural shingle to front porch

includes: drip edge, chime ~~improvement~~ w/d, ice & water and all fasteners

\$8,550⁰⁰

Depending on rotten wood price is subject to change

2) To install 1" k-style seamless gutter to front porch and to both upper sections that catch valleys

includes: 2x2 dampers, roof straps, hidden hangers and mtrcs

\$1,972⁰⁰

THE ABOVE INCLUDES ALL TAXES, LABOR AND MATERIALS

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

*Discounts/Specials only apply on the date the contract is written.

Payments to be as follows: 1/3 down, 1/3 at start, Balance at Day of Completion

All materials are guaranteed to be as specified. All Work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. In the event JM Johnson LLC is not paid according to the terms of this contract, the homeowner will be liable for attorney fees and any other costs incurred by J M Johnson LLC in the collection process.

Total Price _____

Down Payment _____

Unpaid Balance _____

Salesman 

NOTE: This proposal may be withdrawn if not accepted within 7 days.

Acceptance of Contract - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do this work as specified. Payment will be made as outlined above with FINAL PAYMENT DUE DAY OF COMPLETION.

Buyer X _____

Date of acceptance: _____

Buyer X _____

T • H • E
**DURABLE
SLATE**
COMPANY

8725 Bollman Ave. Suite 8 • Savage, Maryland 20763 •
p 240-650-9780 • f 877-340-9180 • www.DurableSlate.com
Columbus • Cincinnati • Cleveland • Indianapolis • New Orleans • Clearwater • Savage • Baltimore • DC
MHIC License # 105029

NAME CHRIS SLOAN	PHONE (301) 919-3494	DATE 11/30/2022	Job # 221109-009
JOB LOCATION 514 WASHINGTON ST	JOB NAME	BILLING ADDRESS (IF DIFFERENT) N/A	
CITY, STATE, ZIP CODE CUMBERLAND MD 21502	CONTACT	CITY, STATE, ZIP CODE	

Every home improvement contract must contain a notice that gives the telephone number of MHIC and state that each contractor and subcontractor hold a Maryland Home Improvement Contractor license. Anyone can ask MHIC about a contractor or subcontractor. MHIC can be contacted at 410-230-6309.

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

Homeowner's Initials: _____

We Propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of: Dollars \$ 53,700

Note: This proposal may be withdrawn by The Durable Slate Company if not accepted within 15 days; as of 11/30/2022

Estimator's Signature *Edwin Giron*

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

Evaluation: Buckingham slate is the most durable and long lasting in the industry. Condition: Proper Repairs & tune up needed to prolong service life. Please note, not all roofing contractors have the skill or experience to repair slate roofs without causing additional damage.

Repair package

Replace 50pcs broken/missing slates throughout roof \$ 5,040

Heavily caulked slates/improper repairs will not be replaced at this time.

This roof has been very poorly maintained; yearly service is recommended.

Cement ridge to prevent water intrusion

Reflash two chimneys with 16oz copper \$ 8,560

Replace upper flat roof with Epdm \$11,800

Replace turret rear gusset with 16oz copper \$ 14,800

Replace front porch roof with GAF Slate line Weathered slate asphalt shingles \$ 13,500

It is the owner's responsibility to remove any asbestos or lead laden material.

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

*You, the buyer, may cancel this transaction at any time prior to midnight of the 5th business day after the date of the transaction. See the attached Notice of Cancellation for an explanation of this right. Buyer's acknowledgement of receipt of Notice of Cancellation: _____ Initial

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

Total contract amount: \$ 53,700 1/3 Deposit Amount: \$ 17,900 Balance: \$ 35,800

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

Accepted by: _____

Customer Signature _____

Date of Acceptance _____

Terms and Conditions

Deposits: Customer understands and acknowledges that Contractor may procure materials and take other necessary actions to perform the work agreed to in this contract. Therefore, any deposit returned at the request of the Customer will be the amount of the original deposit less any job related expenses incurred by the Contractor after the deposit has been received and before the Customer's request for the deposit to be returned. These expenses may include, but are not limited to materials purchased specifically for the cancelled job and permit fees. Contractor will provide written proof of all expenses deducted from the returned deposit. Additionally, Customer acknowledges that obtaining approval of an insurance claim from a carrier involves time and expense and provides value to the Customer. Accordingly, Customer understands and agrees that if he/she cancels this contract after the insurance carrier approves the claim but before the work commences,

Defects: Customer understands that certain defects including, but not limited to, deteriorated decking or rafters, may not be discoverable until work has commenced and therefore, unless specifically included in writing, are not included within the initial scope of this contract. Customer and Contractor agree that work to address these and other such discovered defects will be bid as needed at time of discovery and, upon acceptance, this amount will be in addition to the original contract amount. Contractor is not obligated to perform any such work if Customer does not accept and agree to Contractor's bid or unless otherwise agreed by Contractor and Customer in a change order signed by both Customer and Contractor.

Payment Terms: The parties agree that Contractor will issue bi-weekly invoices for payment (also referred to herein as a "draw") to Customer. Full payment by Customer on a draw shall be due within 5 days of the date of the draw. Any draw not paid within 5 days will accrue interest at the rate of 1.5% per month or 18% annually, and will be subject to the Breach Due to Non-Payment provision below. A 1½% per month service charge will be added to the balance of all accounts 30 days or older.

Breach Due to Non-Payment: Customer's failure to comply with any payment obligations under this contract shall constitute a material breach of this contract, and Contractor shall be entitled to all remedies and damages available to Contractor under the law. Further, in the event of such breach by Customer, Contractor shall have the right to permanently stop work and leave the project due to Customer's breach. Contractor shall be entitled to recover from Customer all attorneys' fees, expenses, and costs incurred by Contractor in connection with Contractor's attempts to collect any amounts owed to Contractor by Customer under this contract, including, but not limited to, those fees, expenses, and costs incurred as a result of litigation.

Partially Completed Jobs: Customer understands that Contractor may need to put a commenced job on hold due to circumstances beyond the control of Contractor. Such circumstances include, but are not limited to, weather, hazardous conditions, Customer's express decision and/or waiting for other contractors to complete necessary preliminary work. Customer agrees that the cost of the completed portion of the work will be billed and is payable at the time such circumstance occurs, and that Contractor shall not be responsible or liable to Customer or any third party for any losses, costs, or damages that may result from Contractor acting pursuant to this provision.

Materials: Customer understands and acknowledges that unless specifically agreed to in writing, all materials removed from the job location for the purpose of performing work, and any unused materials remaining after this job is completed are the sole property of Contractor.

Excess Costs: If at any time a home construction service provided under this contract requires extra costs above the cost specified or estimated in the contract that were reasonably unforeseen, but necessary, and the total of all extra costs to date exceeds \$5000 over the course of the entire contract, Customer has a right to an estimate of those excess costs before Contractor begins work related to those costs. Customer shall initial below his/her choice of the type of estimate the Customer requires from the Contractor.

Written estimate: _____ Oral Estimate: _____ Date: _____
OUR POLICY IS THAT YOU WILL RECEIVE A WRITTEN ESTIMATE REGARDLESS OF AMOUNT BEFORE THE HOME CONSTRUCTION SERVICE SUPPLIER BEGINS WORK RELATED TO THOSE COSTS.

Customer's Indemnification of Contractor: Customer has represented to Contractor that Customer has obtained the necessary permissions and/or authorizations for Contractor to perform the work set forth in this contract, and Customer acknowledges that Contractor has relied on such representations. Customer agrees to fully indemnify and hold harmless Contractor and its employees from any demand, claim, or action of any kind by any third party that may arise out of Contractor's performance under this contract, including any damages, attorneys' fees, expenses, or costs arising out of any such demand, claim, or action, except any that may arise out of the sole negligence of Contractor.

Dispute Resolution: For any disputes that arise under this contract, except for those that arise solely due to Customer's breach of the Payment provision above, the parties acknowledge and agree that no lawsuit may be filed unless and until after the dispute has been submitted to mediation through the American Arbitration Association. The mediation shall be pursuant to the American Arbitration Association's Construction Industry Rules and Mediation Procedures and shall occur in Sevege, Maryland. This contract shall be governed by Maryland law and the parties acknowledge and agree that exclusive venue and forum for any lawsuit arising under this contract shall be a state or federal court located in Howard County, Maryland. Contractor shall be entitled to recover its attorneys' fees, expenses, and costs in the event Contractor prevails in any such lawsuit between the parties. A formal mediation dispute between homeowners and contractors is available through the Maryland Home Improvement Commission. The Maryland Home Improvement Commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors. A homeowner may request that a contractor purchase a performance bond for additional protection against losses not covered by the Guaranty Fund. Claims against the Guaranty Fund will be stayed until completion of any mandatory arbitration.

Severability: In case any one or more of the provisions contained in this contract should be invalid, illegal, or unenforceable in any respect, such provision shall be deemed modified to the extent necessary to permit its enforcement under applicable law, and the validity, legality, or enforceability of the remaining provisions hereof shall not be affected nor impaired and shall remain in full force and effect.

General Warranty Conditions: Contractor gives the following limited warranty on all types of repair and installation. All labor and material is warranted as specified on the following page – titled *Categories of State Repair & Warranties*, and will be provided in a workmanlike manner according to standard practice of the trade. Contractor cannot warrant that the roof will never leak. Contractor warrants that they will repair any leaks caused by Contractor's work occurring during the term of any specific warranty. No provision of this or any other warranty shall be construed to cover damages to the building or contents thereof or to cover damages or leaks caused by circumstances including, but not limited to, the following:

- | | |
|--|--|
| - Any condition beyond the control of Contractor | - Defective workmanship of other trades or contractors |
| - Acts of God | - Negligence in maintaining the roof |
| - Strikes or delays | - Structural defect |
| - Abuse, misuse, accident, vandalism | |
| - Installation of skylights, attachments or penetrations, unless performed by Contractor | |

All warranties are eligible to be transferred to a new owner for the remainder of the life of the original warranty. In order to qualify for a transferrable warranty, the current owner must have The Durable Slate Company out to inspect our work prior to the sale of the property. If upon inspection the work appears to have been properly maintained and unaltered, then a transfer of warranty that covers only our work, specifically indicated in writing by the Contractor will be provided. If the current owner has hired any other company to do any work on or related to the roof in the area of where our work was done, our warranty will be null and void and no transfer of warranty is permitted.

Accepted by: _____

Customer Signature _____

Date of Acceptance _____

Categories of Slate Repair and Warranty Information

Please note: The category selected by the estimator applies only to slate repair, and is not relevant to any problems noted or repairs needed on flashings, valleys, gutters, masonry, etc. Additional work may be needed in these areas.

New Roof

Projects located within a 2 hour distance of one of our offices: 10 Years

Customer's Initial: _____

Projects located more than 2 hours from one of our offices: 5 Years

Customer's Initial: _____

Complete Repair

All slates with broken corners on a very visible face should be replaced, unless the break is very small (1/2" - 1" or less).
 The bottom row should be very intact with no signs of aluminum sticking out, no back-up slates hanging down, no large broken corners, etc.
 No pieces of aluminum should be left in place of a slate or any part of a slate.
 Face nails should be removed.
 Any slates with metal clips will be re-hung, preferably with slate hooks or center nails. No metal clips should be left in the roof.
 Wrong-width slates should be changed.
 Wrong-colored slates on very visible faces will be replaced, unless otherwise stated on the estimate.
 Any loose ridge roll will be screwed down.
 Slates on the hips, ridges, valleys, and flashing areas will be repaired as needed if those areas are not being re-flashed as part of the job.
 All caulked or tarred slates will be replaced.

Unless specifically stated on the estimate, the following is not covered on a complete repair:

If there are many face nails (found usually on houses in rural areas) they will not *all* be replaced.
 Occasionally, a slate roof can be stained due to a rust streak or some other reason. These slates will not be replaced unless specified.
 Any slates with gutter straps nailed through them on the first row of slates will not be replaced.

Warranty: 1 year

Customer's Initial: _____

Basic Repair on Buckingham Slate

This is a repair that is normally done when the roof is in good condition and needs only necessary maintenance as specified on the contract.

Unless specifically stated on the estimate, the following is not covered on a basic repair:

Slates that are slightly off-color	Slates that are slightly the wrong size
Slates that are held with a <i>small</i> metal clip	Slates with broken corners that will not cause a leak
Large areas of caulked or tarred slates will not be replaced	

Warranty: 6-Month

Customer's Initial: _____

Minimum Repair on Pen Black Slate

On a minimum repair, only missing slates and the worst of the broken slates will be repaired. This also includes fixing a specific leak only, or the worst of the potential leaks, as specified on the contract.

Unless specifically stated on the estimate, the following is not covered on a minimum repair:

Metal clips will not be removed (unless a slate is about to fall out)	Slates that are the wrong color will not be replaced
Slates that are the wrong size will not be replaced	Face-nailed slates will not be replaced
Caulked or tarred slates will not be replaced	

Warranty: None on slate Repair

Customer's Initial: _____

Specific Area Repair

Only the specific area, as specified on the contract will be worked on.

No Warranty

Warranty

Customer's Initial: _____

Chimney Leaks & Water Repellent

There are many reasons for chimney leaks, and it is not always possible to identify the specific reason for the leak. Even when an estimator sees an obvious reason for a leak, there can also be factors that contribute to the leak which are *not* obvious and will only become clear once the obvious repair is made. *Because of this we do not offer any guarantee that the leak will be resolved, however each step taken to repair a leaking chimney will be warranted as to materials and workmanship.* The following are the most common reasons for leaks around chimneys:

- Poor joint between the masonry and counterflashing (the part of the flashing that is cut into the masonry joint)
- Flaws in the roofing material above or adjacent to the chimney
- Flashing problems
- Very porous bricks
- Problems with an adjacent gutter
- Condensation from a furnace, hot water tank, vent pipe, etc. which are vented through the chimney
- Capillary action (the tendency of a liquid to adhere to a solid surface)
- Faults in the crown of the chimney
- Gaps between the flue liner and the chimney
- Missing mortar
- Ice damming

No Warranty

Customer's Initial: _____

Tile Roofs

Complete Pick up and Relay

Specific Area Pick up and Relay

Warranty: 5-year warranty on workmanship/specific area worked on *only*

Customer's Initial: _____

Tile repair

No Warranty

Customer's Initial: _____

Flashing & Valley Replacement

Warranty: 5-year warranty on workmanship and metal installation

Customer's Initial: _____

Metal & Metal Roofs

Paint Grip, Copper Flat Lock, Standing Seam Copper, Box Gutter, Hanging Gutter, Stop Gutter, etc.

Warranty: 5 Years

Customer's Initial: _____

Rubber Roofs:

Warranty 3 years

Customer's Initial: _____

spot point

WARRANTY 2 years

Customer's Initial: _____

Other: shingle roof

Warranty 3 years

Customer's Initial: _____



NOTICE OF CANCELLATION

Date of transaction: ____/____/____

Customer may cancel this transaction, without any penalty or obligation, within five (5) business days from the above date or, if the owner is at least 65 years old, within seven (7) business days from the date of the contract.

If customer cancels, any property traded in, any payments made by the customer under the contract or sale, and any negotiable instrument executed by the customer will be returned within ten (10) business days following receipt by the Contractor of customer's cancellation notice, and any security interest arising out of the transaction will be cancelled.

If customer cancels, customer must make available to the contractor at customer's residence, in substantially as good condition as when received, any goods delivered to customer under this contract or sale; or customer may if customer wishes, comply with the instructions of the contractor regarding the return shipment of the goods at the contractor's expense and risk.

If customer does make the goods available to the contractor and the contractor does not pick them up within twenty days of the date of customer's notice of cancellation, customer may retain or dispose of the goods without any further obligation. If customer fails to make the goods available to the contractor, or if customer agrees to return the goods to the contractor and fails to do so, then customer remains liable for performance of all obligations under the contract.

To cancel this transaction, mail with return receipt requested, deliver in person a signed and dated copy of this cancellation notice or any other written notice of cancellation, or send notice by facsimile transmission or electronic mail, to:

The Durable Slate Company
8725 Bollman Ave. Suite 8
Savage, Maryland 20763
p 240-650-9780 f. 877-340-9180
jwillis@durableslate.com
jhowes@durableslate.com

I hereby cancel this transaction.

Date: ____/____/____

Customer's signature: _____

_____ Check here if Owner is at least 65 years old.



Job # 221109-009

Date: 11/30/2022

Customer Name: Chris Sloan

ATTACHMENT A

NONE REQUIRED

T.L. WALTEMIRE CONSTRUCTION

October 13, 2022

Chris Sloan
Washington St
Cumberland, MD 21502

RE: *Porch Roof Repairs*

Dear Mr. Sloan:

T.L. Waltemire Construction is pleased to provide you with our proposal for the following scope of work.

- Removal and replacement of sheeting on front porch
- GAF Timeberline HD shingles with lifetime warranty roof replacement
- Removal and replacement of 12" of sheeting that hangs past rear deck 31'
- Removal and replacement of face boards, drip edge and fascia on rear deck
- **Total.....\$8,600.00**

Exclusions/Clarifications

- Payment terms as follows: 25% at contract signing, 25% at end of first day of work, and remaining 50% within 1 week of completion.
- Price on all materials good for 30 days due to extreme fluctuations. After that, costs will be reevaluated directly prior to start date
- Price includes removal and disposal of existing shingles.
- Price includes new underlayment and drip edge.
- Contractor is not responsible for any necessary permits.
- Customer is to remove all décor, lawn furniture, trim back plants, bushes, etc. before beginning.

Should you have any questions or would like to schedule construction, please do not hesitate to call.

Sincerely,

T.L. WALTEMIRE CONSTRUCTION

Tanner L. Waltemire

Tanner Waltemire
Owner

T. L. WALTEMIRE CONSTRUCTION
1303 BEDFORD VALLEY RD
BEDFORD, PA 15522
(814) 285-7727

514 Washington Street
SCOPE OF WORK

Number 1 Feature: Chimneys Date of feature: 1874

Describe existing feature and its condition:

Chimney flashing has broken away from chimney creating cracks through which water may be leaking into the house.

Photo numbers: 1A overview, 1B, 1C, 1D, 1E

Describe work and impact on feature:

Remove existing flashing and connect with slate roofing. Haul away. Install ice and water shields. Fabricate and install new copper flashing. Re-install salvaged slates. Cut mortar joint and seal. Reflashing the two chimneys with 16 oz. copper will eliminate any leaking and will restore the flashing to its original condition. Photos 1A, 1B, and 1C show one chimney. Photo 1D shows the other. Both are functioning chimneys. Life span of repair is 70yrs/warranty 5 yrs.

Number 2 Feature: Chimneys Date of feature: 1874

Describe existing feature and its condition:

One chimney need to be repointed.

Photo numbers: 2A, 2B, 2C

Describe work and impact on feature:

Repointing chimney will reinforce the masonry and help preserve it.

Number 3 Feature: Flat upper roof Date of feature: 1874

Describe existing feature and its condition:

The upper roof is flat and was originally covered by tin. As the tin rusted, a previous owner covered it with EPDM. The EPDM is now old and not adhering to the rusted tin. The EPDM is only held to the roof by cement blocks. When the wind blows, the EPDM tends to blow off. The

EPDM is currently being held down by concrete blocks, but this has proved ineffective. The wind still manages to blow it loose.

Photos: 3A, 3B, 3C, 3D, 3E, 3F, 3G

Describe work and impact on feature:

Remove existing flat roof, insulation, and flashing down to the bare roof deck. Install ½ inch polyisocyanurate roofing insulation mechanically fastened to the roof deck with plates and screws. Install new 80mil white GAF EPDM Rubber roofing membrane in accordance with manufacturers specifications. Life span 20yrs warranty 3 yrs.

Number 4 Feature: Turret rear gusset Date of feature: 1874

Describe existing feature and its condition:

Turret rear gusset has corroded, become unattached, and is allowing water to leak into the house.

Photo numbers: 4A, 4B, 4C

Describe work and impact on feature:

Remove existing tin/rubber gusset roof and haul away. Remove connecting slates and save for reinstallation. Install new copper panels roof system and solder with lead free. Reinstall slates and flash wall. Life span 100yrs warranty 5 yrs.

Number 5 Feature: Missing, broken, and improperly repaired slate Date of feature: 1874

Describe existing feature and its condition:

The slate roof has not been properly maintained. As a result, about 50 pieces need to be replaced. Numerous others that were improperly repaired need to be properly repaired or replaced

Photo numbers: 5A, 5B, 5C, 5D, 5E

Describe work and impact on feature:

Replace approx. 50 pieces missing/broken Buckingham slate and improperly repaired slate.

Number 6 Feature: Tin roofs over bay windows Date of feature: 1874

Describe existing feature and its condition:

The paint on the tin roofs over two bay windows is blistering. These are difficult to access and require professional attention.

Photo numbers: 6A, 6B

Describe work and impact on feature:

The tin roofs need scraping and repainting.

Number 7 Feature: Repair and paint tower windows Date of feature: 1874

Describe existing feature and its condition:

The wood trim on the tower windows needs repairing and repainting. These are difficult to access and require professional attention.

Photo numbers: 7A, 7B

Describe work and impact on feature:

Repair and re paint wooden windows in the tower (3rd floor)

Number 8 Feature: Architectural ornaments Date of feature: 1874

Describe existing feature and its condition:

Four architectural finials need repair and one large pendant needs replacing.

Photo numbers: 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J

Describe work and impact on feature:

All architectural ornaments need to be checked, repaired. or replaced. All need to be painted.

Number 9 Feature: Front porch roof Date of feature: 1874

Describe existing feature and its condition:

Roof over the front porch needs to be replaced. The original tin has rusted and has been covered with plywood and asphalt shingles by the previous owner. The plywood is rotting under the asphalt shingles and the shingles are old and growing moss. The rain gutters (not original) have holes in them and need to be replaced as well.

Photo numbers: 10A, 10B, 10C, 10D

Describe work and impact on feature:

Plywood will be replaced as needed. Existing shingles will be replaced with GAF asphalt shingles. The rain gutters will be replaced at the same time.

11a replace front porch roof with GAF asphalt shingles
and repair wood/tin as needed

Number 10 Feature: Front porch rain gutters and downspouts Date of feature: 1990

Describe existing feature and its condition:

Rain gutters and downspouts are rusted and leaky. Fascia is rotting in sections. Birds are nesting in rotted spots.

Photo numbers: 11A, 11B, 11C

Describe work and impact on feature:

Existing 5" K-style rain gutters, downspouts, and fascia to front porch and both upper sections of catch valley.

Number 12 Feature: Garage roof Date of feature: 1990

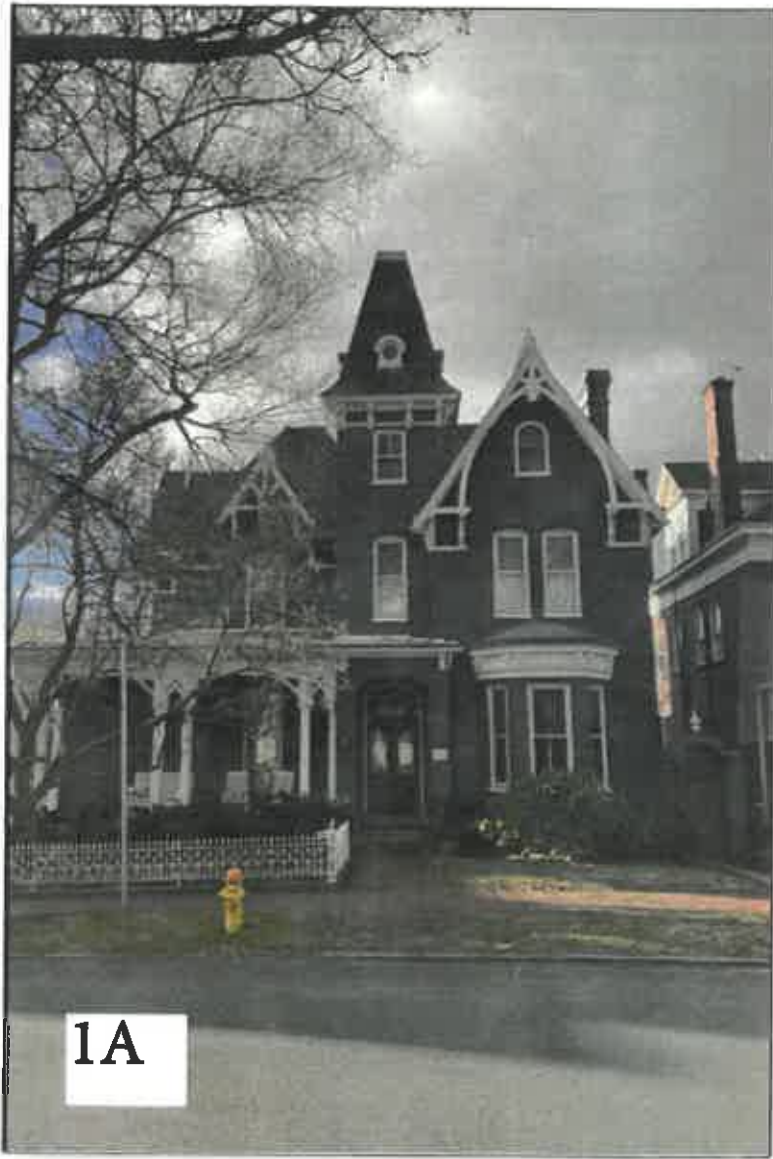
Describe existing feature and its condition:

Garage roof is leaking. Copper is bent and underlying plywood has rotted and warped.

Photo numbers: 12A, 12B, 12C

Describe work and impact on feature:

Replace sheeting face boards, drip edges, and fascia on 31' garage roof



1A



1B













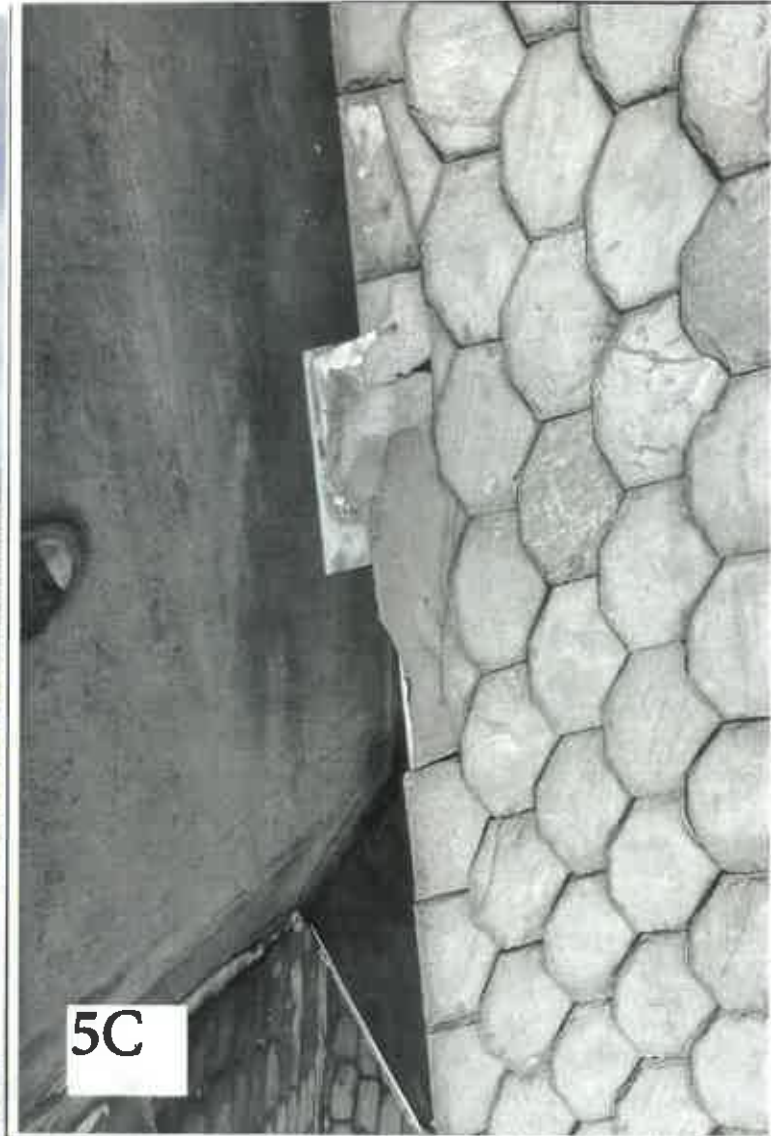
4A



4B



4C











8A



8B



8C



8F



8G





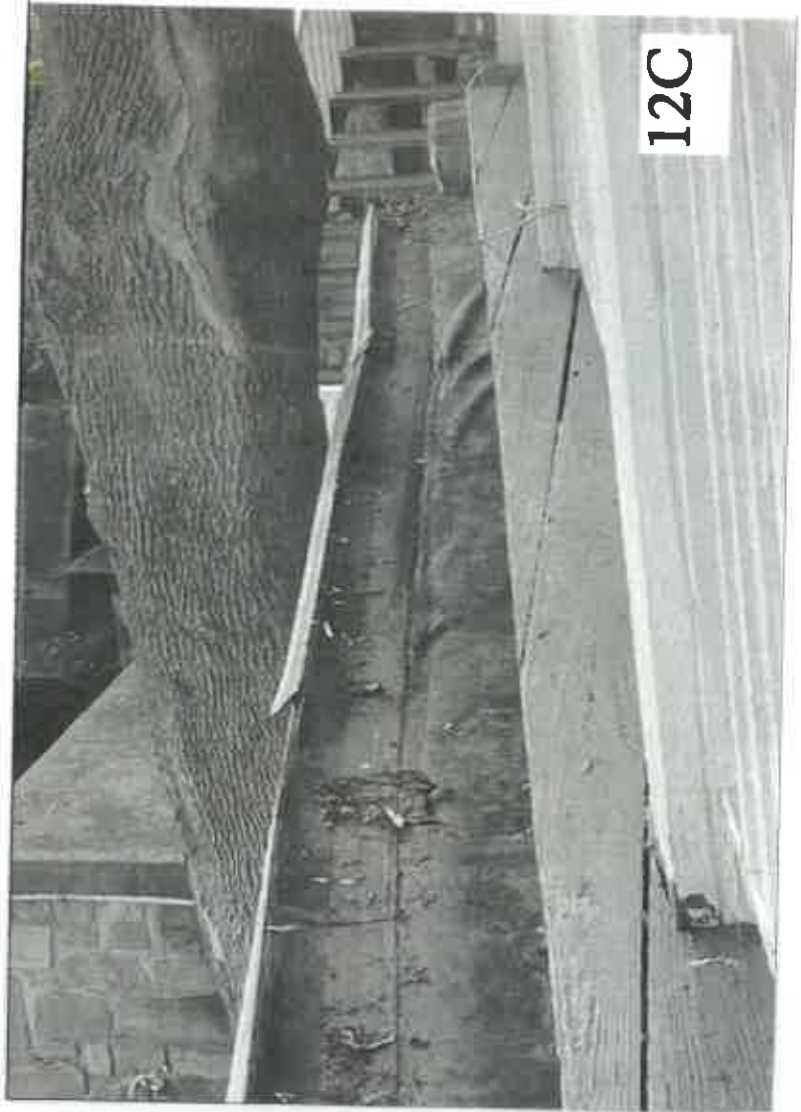








12B



12C