

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
Feb. 15, 2023, 4:00 P.M.

APPROVAL OF MINUTES

- Review and approval of February 2023 meeting minutes

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

- 127 Polk Street COA23-000011 (*back yard fence*)
Applicant: Brogan Grimm
- 123 Baltimore Street COA23-000012 (*facade improvements*)
Applicant: Town Center Development
- 113 Baltimore Street COA23-000013 (*façade improvements*)
Applicant: Town Center Development
- 113 Baltimore Street COA23-000014 (*facade improvements*)
Applicant: Town Center Development
- 66 Queen City Drive COA23-000016
Applicant: Kenny Signs for Hookup Hustle (*signage*)
- 138 Baltimore Street RCA23-000002 (*façade improvement alteration*)
Applicant: C&M Construction for CG Enterprises

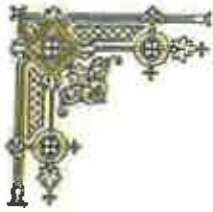
Regular Agenda – to be reviewed by HPC

- 120 Fayette Street COA23-000015 (*entrance improvements*)
Applicant: Montum Architecture/Thomas Pritts for Robotics and Engineering of Allegany County
- 24 Washington Street COA23-000017 (*porch restoration*)
Applicant: Fielding Construction for Emmanuel Episcopal Church

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT`



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

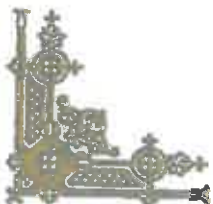
There were no comments made.



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 ½ 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 for-mention 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



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000011

Agenda Item:

Project Address: 127 POLK ST

Meeting Date:

Property Number: 14003312

Under Review

Brogan L. Grimm
127 Polk St.
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: COA for 79LF of 6' privacy fence with gate to replace current chain link fence in rear yard.

The application was:

APPROVED via Administrative Review

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 301-739-6442 • FAX 301-739-6432 • TDD 800-735-2258
www.cumberlandmd.gov

Permit Number: COA23-000011
Approval Date:

Certificate of Appropriateness Permit

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

Project Location: MD Prop. #: Owner:	127 POLK ST 14003312 GRIMM BROGAN L	Date applied: Work expected to begin:	02/21/2023
Applicant: Address: City/State/Zip: Phone: Email:	Brogan Grimm 127 Polk St Cumberland MD 21502 (412) 422-2772	Contractor: Address: City/State/Zip: Phone: Email: MD Master Plumber License #:	Upright Fence PO BOX 1070 Corryganville MD 21524 (301) 707-5874 rickburley@verizon.net 106559

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

Project Description:
COA for 79LF of 6' privacy fence with gate to replace current chain link fence in rear yard.

APPROVED

[Signature]

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 #: COA23-000011

Permit or Review Type: Certificate of Appropriateness

Project Location: 127 POLK ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Brogan Grimm
Address: 127 Polk St.
City/State/Zip: Cumberland MD 21502
Phone: (412) 422-2772
Email:

Contractor Contact Information: Company Name: Upright Fence
Contact: Rick Burley
Address: PO BOX 1070
City/State/Zip: Corriganville MD 21524
Phone: (301) 707-5874
Email: rickburley@verizon.net

Date of Application: 02/21/2023

Work Description: (narrative box)

COA for 79LF of 6' privacy fence with gate to replace current chain link fence in rear yard.

Amount Paid: 30.00

Amount Due: 0.00

SKETCH ESTIMATE

DAVE HOFFMAN

UPRIGHT FENCE

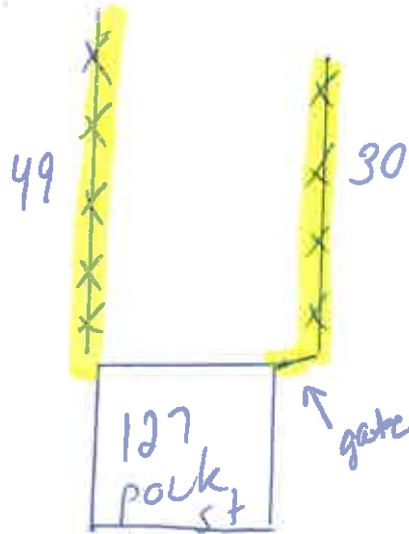
PO BOX 1070

CORRIGANVILLE, MD 21524

PHONE: 301-707-5874

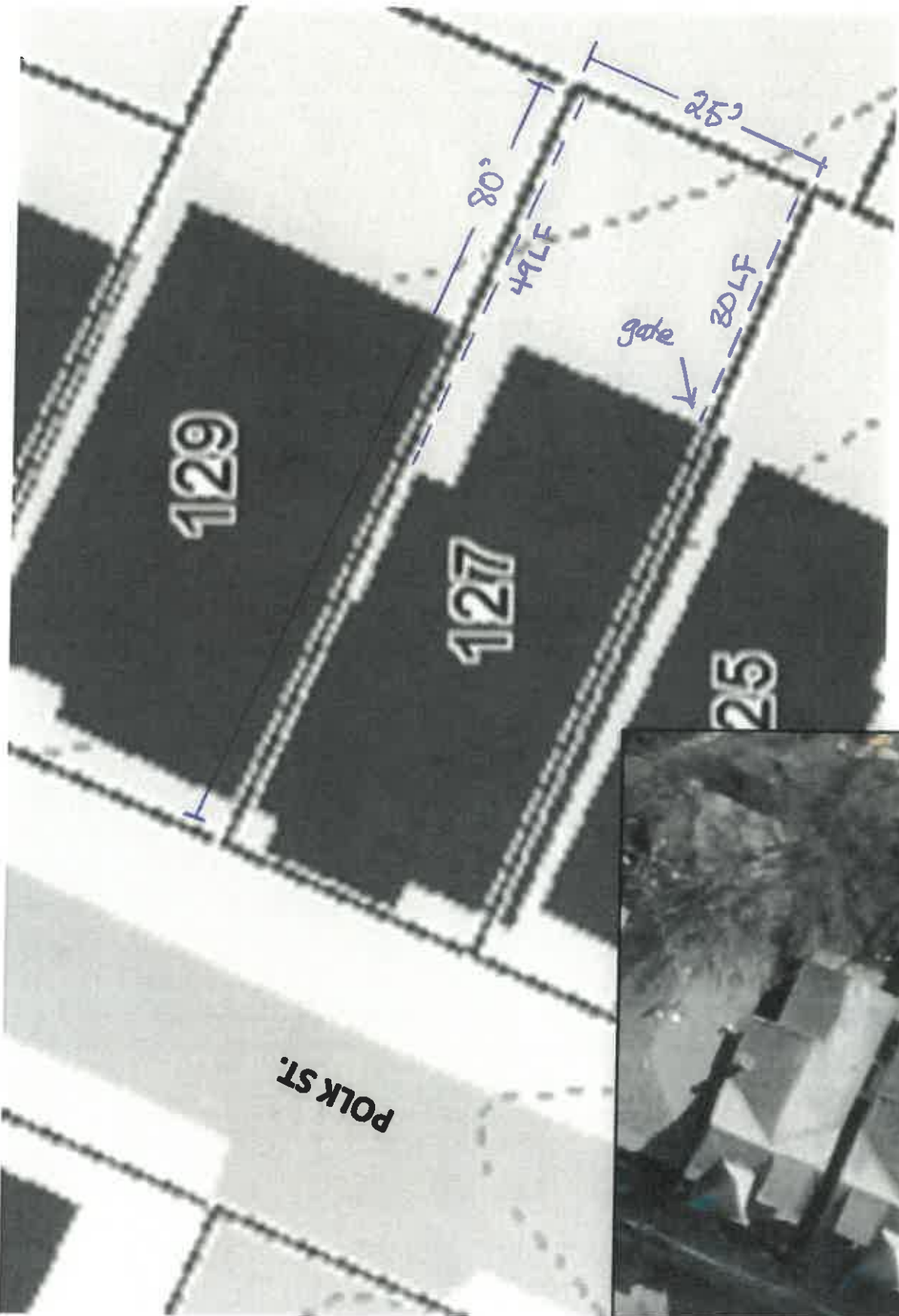
Proposed Layout for:

NAME	BROGAN GRIMM	
ADDRESS	127 Polk St Cumberland MD 21502	
PHONE NO.	412 927-2772	
ESTIMATOR	RICK	DATE 2-21-23



Polk St

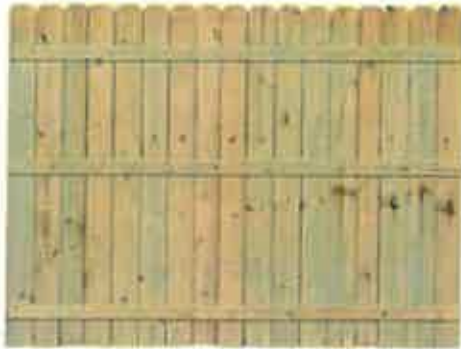
Notes	MHIC # 106559	APPROX 79 FT 6 FT High	Materials	
		WOOD Privacy with ONE Gate	Labor	
		REMOVE old chain Link FENCE	Tax	
			Total	\$2590.00



127 Polk St. (14-003312)

Project to include the removal of chain link fence and the

Installation of 79LF of 6' wood privacy fencing with one gate, est. 48".



Materials

**4-in x 4-in Pressure Treated Posts
(Actual: 3-1/2-in x 3-1/2-in)**

**2-in x 4-in Pressure Treated Lumber
(Actual: 1-1/2-in x 3-1/2-in)**

**1-in x 4-in Furring Strips (Actual:
0.718-in x 3.437-in)**

Concrete Mix

Exterior Screws

Mason Line

**Fence Pickets (Pressure Treated or
Cedar)**

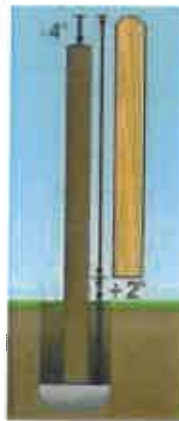
**Fasteners for Pickets (Nails,
Screws or Staples)**

Gate Hardware Kit

**1/3 of post will be below the ground to clear
frost line.**

4" of gravel added – or concrete.

2" clearance + 6' picket height – 4" = post height



1 stringer for each 2' of post height.

Top, Middle, bottom stringers required.

Stringer to be on inside of fencing facing home.

Stained once dry (water soaks into the wood).





Real Property Data Search ()

Search Result for ALLEGANY COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 14 Account Number - 003312

Owner Information

Owner Name: GRIMM BROGAN L Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 127 POLK ST Deed Reference: /02759/ 00095
 CUMBERLAND MD 21502-

Location & Structure Information

Premises Address: 127 POLK ST Legal Description: 127 POLK ST
 CUMBERLAND 21502-0000 25X80
 Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0104 0000 0022B 8050001.01 0000 2021 Plat Ref:
 Town: CUMBERLAND

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1905 1,766 SF 2,000 SF

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
 2 YES STANDARD UNITSIDING/4 1 full

Value Information

	Base Value	Phase-In Assessments		
		Value As of 01/01/2021	As of 07/01/2022	As of 07/01/2023
Land:	6,000	6,000		
Improvements	58,700	41,400		
Total:	64,700	47,400	47,400	47,400
Preferential Land:	0	0		

Transfer Information

Seller: BERNARD AESTHETIC LLC Date: 03/04/2022 Price: \$140,000
 Type: ARMS LENGTH IMPROVED Deed1: /02759/ 00095 Deed2:
 Seller: ALLEGANY COUNTY COMMISSIONERS Date: 06/07/2021 Price: \$35,000
 Type: NON-ARMS LENGTH OTHER Deed1: /02867/ 00207 Deed2:
 Seller: DUDEK, JOSEPH Date: 01/11/1991 Price: \$32,500
 Type: ARMS LENGTH IMPROVED Deed1: /00592/ 00391 Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



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: 127 Polk St Tax ID # 14 - 003212

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).

Application Date 2-21-23 ^{Homeowner} For BROGAN
Applicant Name Rick Bualey Grimm Phone _____

COA # 23-000011
RCA # _____

Applicant Address (if different than project address) _____
Fax N/A Email rick.bualey@verizon.net

Contractor Name (if applicable) UPRIGHT FENCE Phone 301-707-5874 *

Contractor Address UPRIGHT FENCE PO Box 1070 CORRIGANVILLE MD 21524 Email _____

Summarized Description of Project (please add extra pages, if needed) 6 FT high PRIVACY FENCE 1 GATE

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).

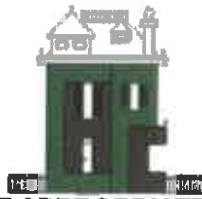
Pay a non-refundable Certificate of Appropriateness review fee of \$30.00 - payable at time of application either in person or online. PAID CASH

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.



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000012

Agenda Item: Administrative Approval

Project Address: 123 BALTIMORE ST

Meeting Date: 03/06/2023

Property Number: 22002961

Issued

Larry Jackson
841 Windsor 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 123-125 Baltimore St. for the refreshing and rehabbing the 1st floor area facade as well as the 2nd and 3rd floor and cornice. Existing color scheme to remain intact. Paint colors consist of Sherwin-Williams SW 7526 Maison Blanche, SW 0072 Deep Maroon and Krylon brilliant metallic gold. Work involves caulking, priming, painting storefront entry and column areas of 1st floor facade. Upper floor area repairs will consist of fascia board and metal roof areas. Existing missing trim at base areas will be repaired/replaced as needed. Original look and scheme will not, in any way, be altered.

The application was:

Issued

APPROVED with the following conditions: Approved as presented

Sincerely,

Ruth Davis-Rogers

Cc: Planning and Zoning
COA File

NOTE: Please note that the approval listed above only constitutes the approval of the Historic Preservation Commission. You must still ensure that all other permits associated with this project, if required, have been applied for and approved by the Building and Zoning Officer.

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



CITY OF CUMBERLAND MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

www.cumberlandmd.gov

Permit Number: COA23-000012

Approval Date: 03/06/2023

Certificate of Appropriateness Permit

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

Project Location:	123 BALTIMORE ST	Date applied:	02/27/2023
MD Prop. #:	22002961	Work expected to begin:	03/06/2023
Owner:	TOWN CENTER DEV GROUP LLC		
Applicant:	Town Center Development Group, L.L.C.	Contractor:	E and J Contractor Services, Inc
Address:	841 Windsor Rd.	Address:	4805 Prince Georges Ave
City/State/Zip:	Cumberland, MD 21502	City/State/Zip:	Beltsville MD 20705
Phone:	(301) 268-3971	Phone:	(443) 829-1393
Email:	towncenterdevelopmentgroup@yahoo.com	Email:	eandjwesley@gmail.com
		MD Master Plumber License #:	16322949

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

Project Description:
 Certificate of Appropriateness for 123-125 Baltimore St. for the refreshing and rehabbing the 1st floor area facade as well as the 2nd and 3rd floor and cornice. Existing color scheme to remain intact. Paint colors consist of Sherwin-Williams SW 7526 Maison Blanche, SW 0072 Deep Maroon and Krylon brilliant metallic gold. Work involves caulking, priming, painting storefront entry and column areas of 1st floor facade. Upper floor area repairs will consist of facia board and metal roof areas. Existing missing trim at base areas will be repaired/replaced as needed. Original look and scheme will not, in any way, be altered.

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.

Signature

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA23-000012**

Permit or Review Type: **Certificate of Appropriateness**

Project Location: **123 BALTIMORE ST CUMBERLAND, MD 21502**

Applicant Contact Information: Name: **Town Center Development Group, L.L.C.**
Address: **841 Windsor Rd.**
City/State/Zip: **Cumberland, MD 21502**
Phone: **(301) 268-3971**
Email: **towncenterdevelopmentgroup@yahoo.com**

Contractor Contact Information: Company Name: **E and J Contractor Services, Inc**
Contact: **Wesley Henry**
Address: **4805 Prince Georges Ave**
City/State/Zip: **Beltsville MD 20705**
Phone: **(443) 829-1393**
Email: **eandjwesley@gmail.com**

Date of Application: **02/27/2023**

Work Description: (narrative box)

Certificate of Appropriateness for 123-125 Baltimore St. for the refreshing and rehabbing the 1st floor area facade as well as the 2nd and 3rd floor and cornice. Existing color scheme to remain intact. Paint colors consist of Sherwin-Williams SW 7526 Malson Blanche, SW 0072 Deep Maroon and Krylon brilliant metallic gold. Work involves caulking, priming, painting storefront entry and column areas of 1st floor facade. Upper floor area repairs will consist of facia board and metal roof areas. Existing missing trim at base areas will be repaired/replaced as needed. Original look and scheme will not, in any way, be altered.

Amount Paid: **30.00**

Amount Due: **0.00**



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)

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Project Address: 123-125 Baltimore St. Tax ID # 22 - 002961

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 # 23-000012
RCA #

Application Date 2/24/23

Applicant Name Town Center Development Group, LLC Phone 301-268-3971

Applicant Address (if different than project address) 841 Windsor Rd. Cumberland, MD 21502

Fax N/A Email towncenterdevelopmentgroup@yahoo.com

Contractor Name (if applicable) E and J Contractor Services, Inc. Phone 443-829-1393

Contractor Address 4805 Prince Georges Ave., Beltsville, MD 20705 Email eandjunesley@gmail.com

Summarized Description of Project (please add extra pages, if needed) Attached (in email)

Est. Cost: \$8,000

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):

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- Scaled Drawings
- Digital Renderings, when available
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- Manufacturer's Cut-Sheets or Product Specifications

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123 baltimore st submission

1 message

Larry Jackson <towncenterdevelopmentgroup@yahoo.com>
To: ruth.davis-rogers@cumberlandmd.gov

Wed, Feb 22, 2023 at 10:35 PM

Hi Ruth,

the portal still not working. I am gonna submit everything to you that I think will be in the portal

First one:

121-123 Baltimore St.

Parcel # 22009370

Contractor:

E and J Contractor Services, Inc.

4805 Prince Georges Ave.

Beltsville, MD 20705

Contact: Wesley Henry

(443) 829-1393

eandjwesley@gmail.com

Md contractor license #: 16322949

Scope of work for 123 Baltimore St., Cumberland, MD

The work involved at 123 Baltimore St. will involve refreshing and rehabbing the 1st floor area of the facade as well as the 2nd and 3rd floor and cornice.. The existing color scheme will remain intact. Paint colors consist of Sherwin Williams SW 7526 Maison Blanche, SW 0072 Deep Maroon and Krylon brilliant metallic gold. The work will involve caulking, priming and painting the storefront entry, column areas of the first floor facade. Upper floor area repairs will consist of fascia board and metal roof areas. Existing missing trim at base areas will be repaired/replaced as required. Original look and scheme will not be altered in any way.

thanks1

larry

Town Center Development Group, L.L.C.841 Windsor Rd., Cumberland, MD 21502
development- leasing- historic rehabilitation - consultants

10 attachments**123baltimorestfullfacade.jpeg**
1054K



123baltstcloseuprightside.jpeg
1014K



123baltcloseup2.jpeg
1280K



123baltfirstfloor.jpeg
960K



123baltcloseupleftside copy.jpg
1230K



123baltstcloseuprightside.jpeg
1014K



GoldPaintSample.jpeg
133K



Image4.jpeg
897K



Paintcolors.jpeg
54K

 **123 Baltimore Scope of Work.pages**
133K



123 clarification

1 message

Larry Jackson <towncenterdevelopmentgroup@yahoo.com>
To: ruth.davis-rogers@cumberlandmd.gov

Wed, Feb 22, 2023 at 11:15 PM

I think I had the wrong parcel #

from SDAT

Account Identifier: District - 22 Account Number - 002961

Owner Information

Owner Name: TOWN CENTER DEV GROUP LLC

Use:

Principal Residence: COMMERCIAL

NO

Mailing Address: 841 WINDSOR RD

CUMBERLAND MD 21502- Deed Reference: /02118/ 00520

Location & Structure Information

Premises Address: 123 BALTIMORE ST

CUMBERLAND 21502-0000

Legal Description:

123-125 BALTIMORE ST

23X126

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0018	7006	10003.01	0000		2021			
						Plat Ref:			

Town Center Development Group, L.L.C. 841 Windsor Rd., Cumberland, MD 21502
development- leasing- historic rehabilitation - consultants

123 BALTIMORE STREET











Repaint color 2

Repaint color 2

Repaint color 1

Repaint color 1

Repaint color 2

Repaint color 1

Repaint color 2

Repaint color 3

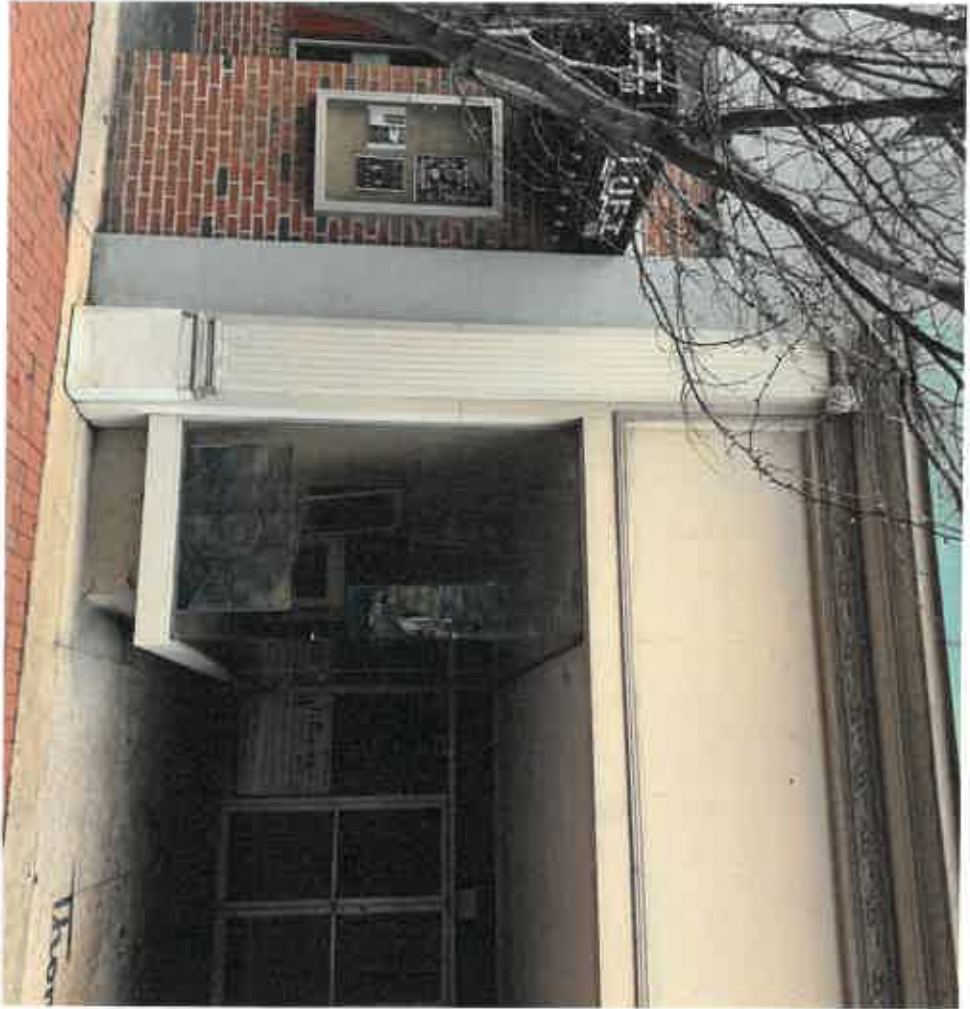
Repaint color 1

Repaint color 3

Repaint column to match left side

Repaint color 1

12

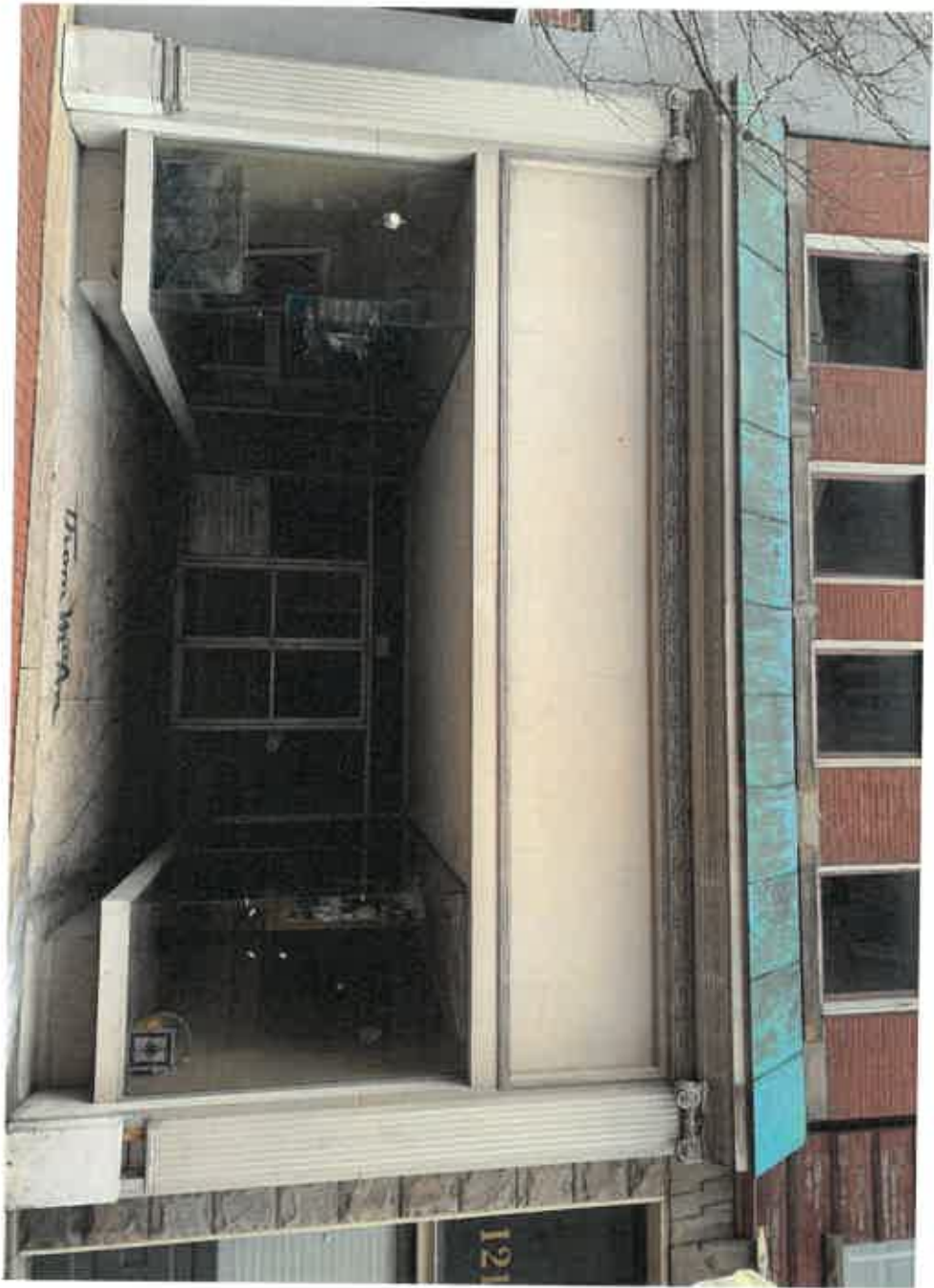


LUSTROUS FINISH MADE EASY.

Style décor to add shine and durability.

Color 2

DIY | DESIGN · IT
SERIES



SW 0072

Deep Maroon

Streamlined Years

Color 3

SW 7526

Maison Blanche

288-C1

Color 1



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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

RECEIPT

Date: February 27, 2023

Town Center Development Group, L.L.C.
841 Windsor Rd.
Cumberland, MD 21502,

Application #: COA23-000012
Address: 123 BALTIMORE ST
CUMBERLAND, MD 21502
Amount Paid: \$30.00 Check Payment



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000013

Agenda Item: Administrative Approval

Project Address: 113 BALTIMORE ST

Meeting Date: 03/06/2023

Property Number: 22009370

Issued

Larry Jackson
841 Windsor 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 115 Baltimore St. Work involves refreshing & rehabbing 1st floor area of facade. Existing color scheme will remain intact. Paint colors consist of Sherwin-Williams SW 7526 Maison Blanche, SW 0072 Deep Maroon, SW 6244 Naval. Work to involve caulking, priming, and painting the storefront entry, doors, and column areas of 1st floor facade. Existing tile to be removed and replaced at storefront base. Tile will be replaced with Lowe's Brand Mesa Beige Porcelain 6 x 6 with a Mesa Beige Bullnose to ensure a proper finish at top transition (current tile does not have).

The application was:

Issued

APPROVED with the following conditions: Approved as Proposed

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.



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www.cumberlandmd.gov

Permit Number: COA23-000013

Approval Date: 03/06/2023

Certificate of Appropriateness Permit

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

Project Location:	113 BALTIMORE ST	Date applied:	02/27/2023
MD Prop. #:	22008370	Work expected to begin:	03/06/2023
Owner:	TOWN CENTER DEVELOPMENT GROUP		
Applicant:	Town Center Development Group, L.L.C.	Contractor:	E and J Contractor Services, Inc
Address:	841 Windsor Rd.	Address:	4805 Prince Georges Ave
City/State/Zip:	Cumberland, MD 21502	City/State/Zip:	Beltsville MD 20705
Phone:	(301) 288-3971	Phone:	(443) 828-1393
Email:	towncenterdevelopmentgroup@yahoo.com	Email:	eandjwesley@gmail.com
		MD Master Plumber License #:	16322949

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

Project Description:
Certificate of Appropriateness for 115 Baltimore St. Work involves refreshing & rehabbing 1st floor area of facade. Existing color scheme will remain intact. Paint colors consist of Sherwin-Williams SW 7528 Maison Blanche, SW 0072 Deep Maroon, SW 6244 Naval. Work to involve caulking, priming, and painting the storefront entry, doors, and column areas of 1st floor facade. Existing tile to be removed and replaced at storefront base. Tile will be replaced with Lowe's Brand Mesa Beige Porcelain 6 x 6 with a Mesa Beige Bullnose to ensure a proper finish at top transition (current tile does not have).

ADMINISTRATIVE APPROVAL

Signature / Date

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

Signature

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA23-000013**

Permit or Review Type: Certificate of Appropriateness

Project Location: 113 BALTIMORE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Town Center Development Group, L.L.C.
Address: 841 Windsor Rd.
City/State/Zip: Cumberland, MD 21502
Phone: (301) 268-3971
Email: towncenterdevelopmentgroup@yahoo.com

Contractor Contact Information: Company Name: E and J Contractor Services, Inc
Contact: Wesley Henry
Address: 4805 Prince Georges Ave
City/State/Zip: Beltsville MD 20705
Phone: (443) 829-1393
Email: eandjwesley@gmail.com

Date of Application: 02/27/2023

Work Description: (narrative box)

Certificate of Appropriateness for 115 Baltimore St. Work involves refreshing & rehabbing 1st floor area of facade. Existing color scheme will remain intact. Paint colors consist of Sherwin-Williams SW 7526 Maison Blanche, SW 0072 Deep Maroon, SW 6244 Naval. Work to involve caulking, priming, and painting the storefront entry, doors, and column areas of 1st floor facade. Existing tile to be removed and replaced at storefront base. Tile will be replaced with Lowe's Brand Mesa Beige Porcelain 6 x 6 with a Mesa Beige Bullnose to ensure a proper finish at top transition (current tile does not have).

Amount Paid: 30.00

Amount Due: 0.00



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.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: 115 Baltimore St Tax ID # 22-009370

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 # 23-000013
RCA #

Application Date 2/24/23

Applicant Name Town Center Development Group LLC Phone 301-268-3971

Applicant Address (if different than project address) 841 Windsor Rd., Cumberland, MD 21502

Fax N/A Email towncenterdevelopmentgroup@yahoo.com

Contractor Name (if applicable) E+J Contractor Services, Inc Phone 443-829-1393

Contractor Address 4805 Prince Georges Ave., Beltsville, MD 20705 Email eandjwesby@gmail.com

Summarized Description of Project (please add extra pages, if needed) Attached (in email)

Est. Cost: \$8,000

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.

115 Baltimore St.

1 message

Larry Jackson <towncenterdevelopmentgroup@yahoo.com>
To: ruth.davis-rogers@cumberlandmd.gov

Wed, Feb 22, 2023 at 11:13 PM

Third one:

115 Baltimore St.

Parcel # 22009370

Contractor:

E and J Contractor Services, Inc.

4805 Prince Georges Ave.

Beltsville, MD 20705

Contact: Wesley Henry

(443) 829-1393

eandjwesley@gmail.com

Md contractor license #: 16322949

Scope of work for 115 Baltimore St., Cumberland, MD

The work involved at 115 Baltimore St. will involve refreshing and rehabbing the 1st floor area of the facade. The existing color scheme will remain intact. Paint colors consist of Sherwin Williams SW 7526 Maison Blanche, SW 0072 Deep Maroon, SW 6244 Naval. The work will involve caulking, priming and painting the storefront entry, doors, column areas of the first floor facade. Existing tile will be removed and replaced at the base of the storefront. The tile will be replaced with Lowe's Brand Mesa Beige Porcelain 6 x 6 with a Mesa Beige Bullnose to ensure a proper finish at the top transition (that the current tile does not have).

Thanks

Larry

10 attachments

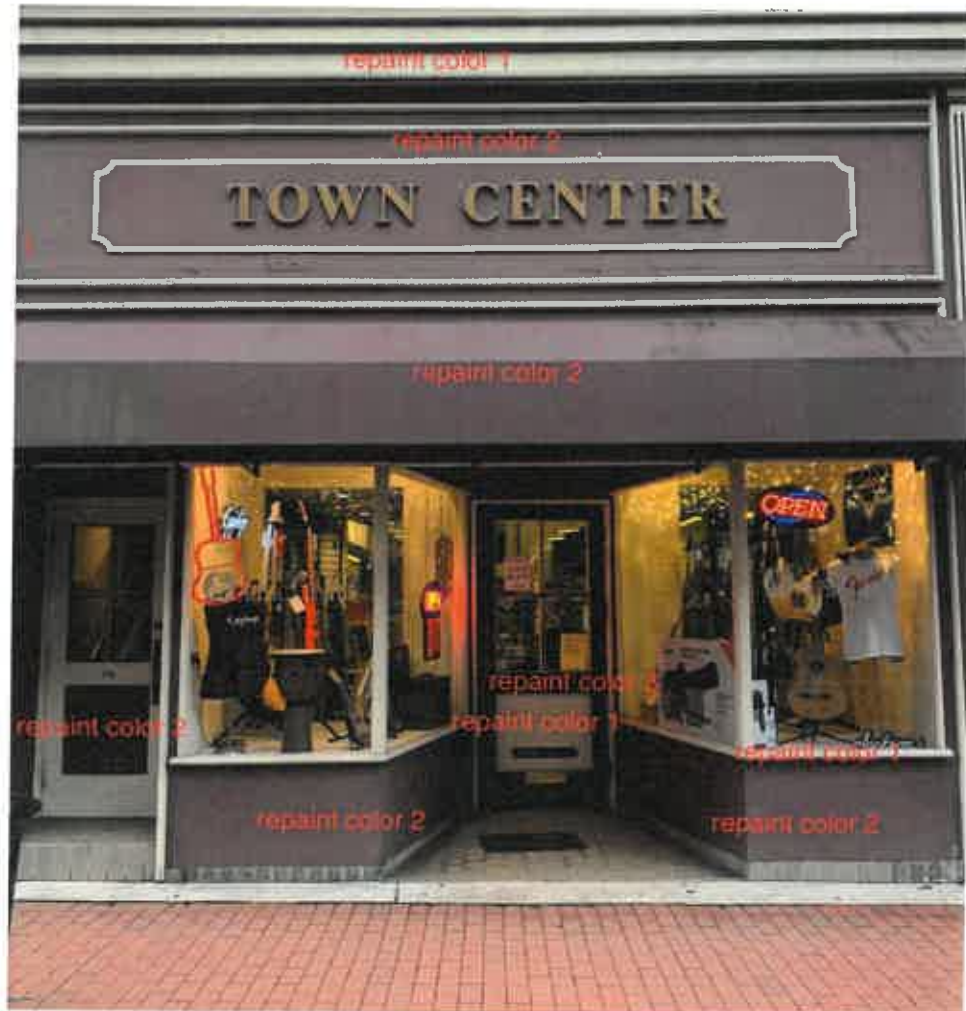


115facade.jpeg
1038K



115baltsignarea.jpeg
1033K

115 BALTIMORE STREET







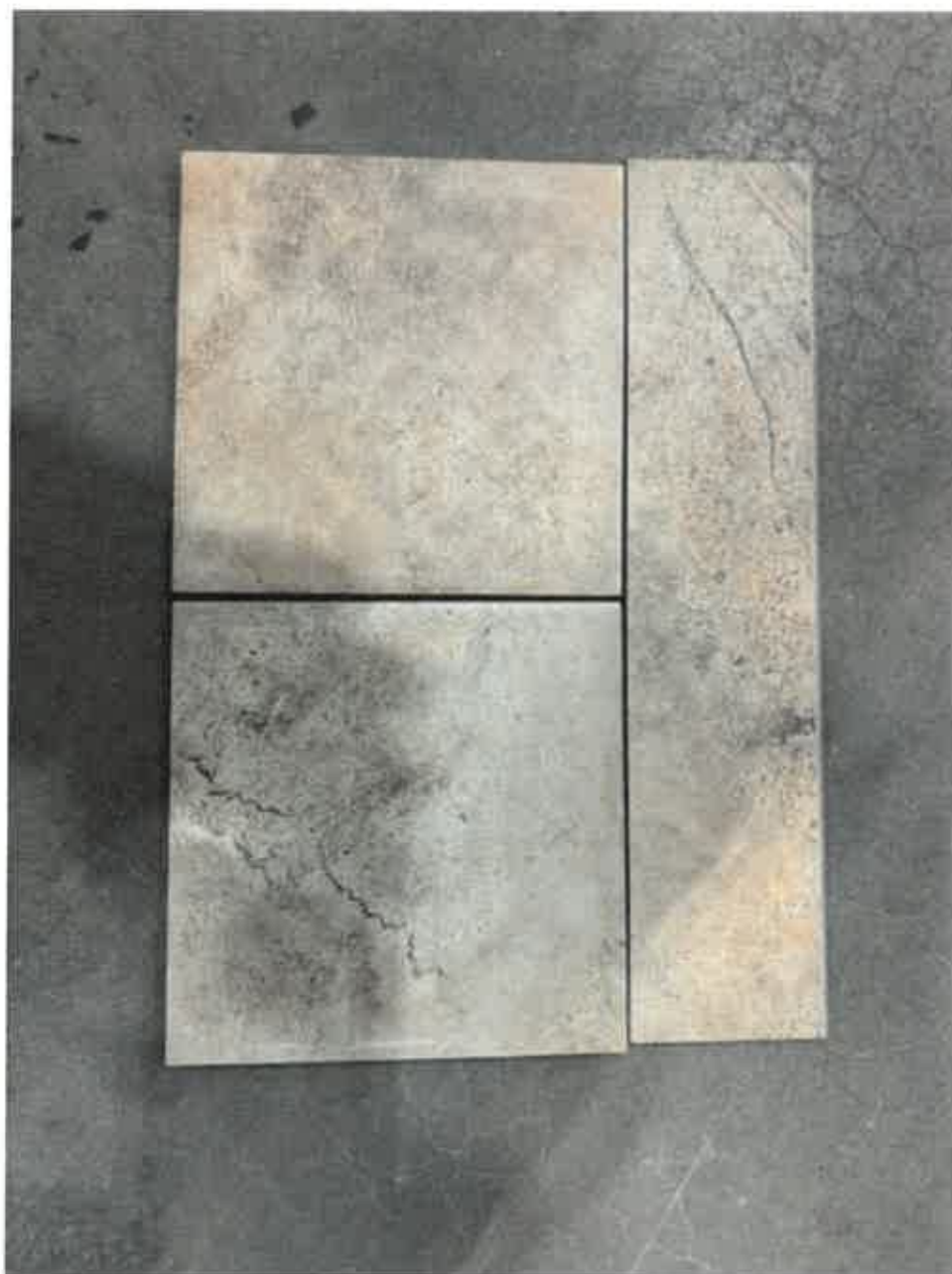














CITY OF
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DEPARTMENT OF COMMUNITY DEVELOPMENT

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

www.cumberlandmd.gov

RECEIPT

Date: February 27, 2023

Town Center Development Group, L.L.C.
841 Windsor Rd.
Cumberland, MD 21502,

Application #: COA23-000013
Address: 113 BALTIMORE ST
CUMBERLAND, MD 21502
Amount Paid: \$30.00 Check Payment



CITY OF
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MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

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www.cumberlandmd.gov

Permit Number: COA23-000014

Approval Date: 03/06/2023

Certificate of Appropriateness Permit

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

Project Location: MD Prop. #: Owner:	113 BALTIMORE ST 22009370 TOWN CENTER DEVELOPMENT GROUP	Date applied: Work expected to begin:	02/27/2023 03/06/2023
Applicant: Address: City/State/Zip: Phone: Email:	Town Center Development Group, L.L.C. 841 Windsor Rd. Cumberland, MD 21502 (301) 288-3971 towncenterdevelopmentgroup@yahoo.com	Contractor: Address: City/State/Zip: Phone: Email: MD Master Plumber License #:	E and J Contractor Services, Inc 4805 Prince Georges Ave Beltsville MD 20705 (443) 828-1393 eandjwesley@gmail.com 16322949

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

Project Description:
Certificate of Appropriateness for 113 Baltimore St. Work is for the refreshing/rehabbing of 1st floor area facade. Existing color scheme to remain intact. Paint colors consist of Sherwin-Williams SW 7528 Maison Blanche, SW 0072 Deep Maroon, SW 6244 Naval. Work involves caulking, priming, and painting storefront entry, doors, canopy, and column areas of 1st floor facade. Existing cracked concrete step and base areas will be repaired/replaced as needed. Rusted tin molding will be repaired/replaced as needed. Original look and scheme will not, in any way, be altered.

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



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000014

Agenda Item: Administrative Approval

Project Address: 113 BALTIMORE ST

Meeting Date: 03/06/2023

Property Number: 22009370

Issued

Larry Jackson
841 Windsor 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 113 Baltimore St. Work is for the refreshing/rehabbing of 1st floor area facade. Existing color scheme to remain intact. Paint colors consist of Sherwin-Williams SW 7526 Maison Blanche, SW 0072 Deep Maroon, SW 6244 Naval. Work involves caulking, priming, and painting storefront entry, doors, canopy, and column areas of 1st floor facade. Existing cracked concrete step and base areas will be repaired/replaced as needed. Rusted tin molding will be repaired/replaced as needed. Original look and scheme will not, in any way, be altered.

The application was:

Issued

APPROVED with the following conditions: As per proposed

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 - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA23-000014**

Permit or Review Type: Certificate of Appropriateness

Project Location: 113 BALTIMORE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Town Center Development Group, L.L.C.
Address: 841 Windsor Rd.
City/State/Zip: Cumberland, MD 21502
Phone: (301) 268-3971
Email: towncenterdevelopmentgroup@yahoo.com

Contractor Contact Information: Company Name: E and J Contractor Services, Inc
Contact: Wesley Henry
Address: 4805 Prince Georges Ave
City/State/Zip: Beltsville MD 20705
Phone: (443) 829-1393
Email: eandjwesley@gmail.com

Date of Application: 02/27/2023

Work Description: (narrative box)

Certificate of Appropriateness for 113 Baltimore St. Work is for the refreshing/rehabbing of 1st floor area facade. Existing color scheme to remain intact. Paint colors consist of Sherwin-Williams SW 7526 Maison Blanche, SW 0072 Deep Maroon, SW 6244 Naval. Work involves caulking, priming, and painting storefront entry, doors, canopy, and column areas of 1st floor facade. Existing cracked concrete step and base areas will be repaired/replaced as needed. Rusted tin molding will be repaired/replaced as needed. Original look and scheme will not, in any way, be altered.

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: 113 Baltimore St. Tax ID # 22-009370

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 # 23-000014
RCA #

Application Date 2/24/23

Applicant Name Town Center Development Group, LLC Phone 301-268-3971

Applicant Address (if different than project address) 841 Windsor Rd., Cumberland MD 21502

Fax N/A Email towncenterdevelopmentgroup@yahoo.com

Contractor Name (if applicable) E+J Contractor Services, Inc. Phone 443-829-1393

Contractor Address 4805 Prince Georges Ave., Beltsville, MD 20705 Email earljunesley@gmail.com

Summarized Description of Project (please add extra pages, if needed) Attached (in email)

Est. Cost: \$8,000

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*)

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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.

113 Baltimore St.

1 message

Larry Jackson <towncenterdevelopmentgroup@yahoo.com>
To: ruth.davis-rogers@cumberlandmd.gov

Wed, Feb 22, 2023 at 10:57 PM

second one

113 Baltimore St.

Parcel # 22009370

Contractor:
E and J Contractor Services, Inc.
4805 Prince Georges Ave.
Beltsville, MD 20705
Contact: Wesley Henry
(443) 829-1393
eandjwesley@gmail.com
Md contractor license #: 16322949

Scope of work for 113 Baltimore St., Cumberland, MD

The work involved at 113 Baltimore St. will involve refreshing and rehabbing the 1st floor area of the facade. The existing color scheme will remain intact. Paint colors consist of Sherwin Williams SW 7526 Malson Blanche, SW 0072 Deep Maroon, SW 6244 Naval. The work will involve caulking, priming and painting the storefront entry, doors, canopy, column areas of the first floor facade. Existing cracked concrete step and base areas will be repaired/replaced as required. Rusted tin molding will be repaired and replaced as needed. Original look and scheme will not be altered in any way.

Thanks!

Larry

Town Center Development Group, L.L.C. 841 Windsor Rd., Cumberland, MD 21502
development- leasing- historic rehabilitation - consultants

6 attachments**113balt1stfloor.jpeg**
1000K**113baltcloseupleftside.jpeg**
1082K

113 BALTIMORE STREET





repaint color 3

repaint color 1

repaint color 3

repaint color 2

repaint color 1

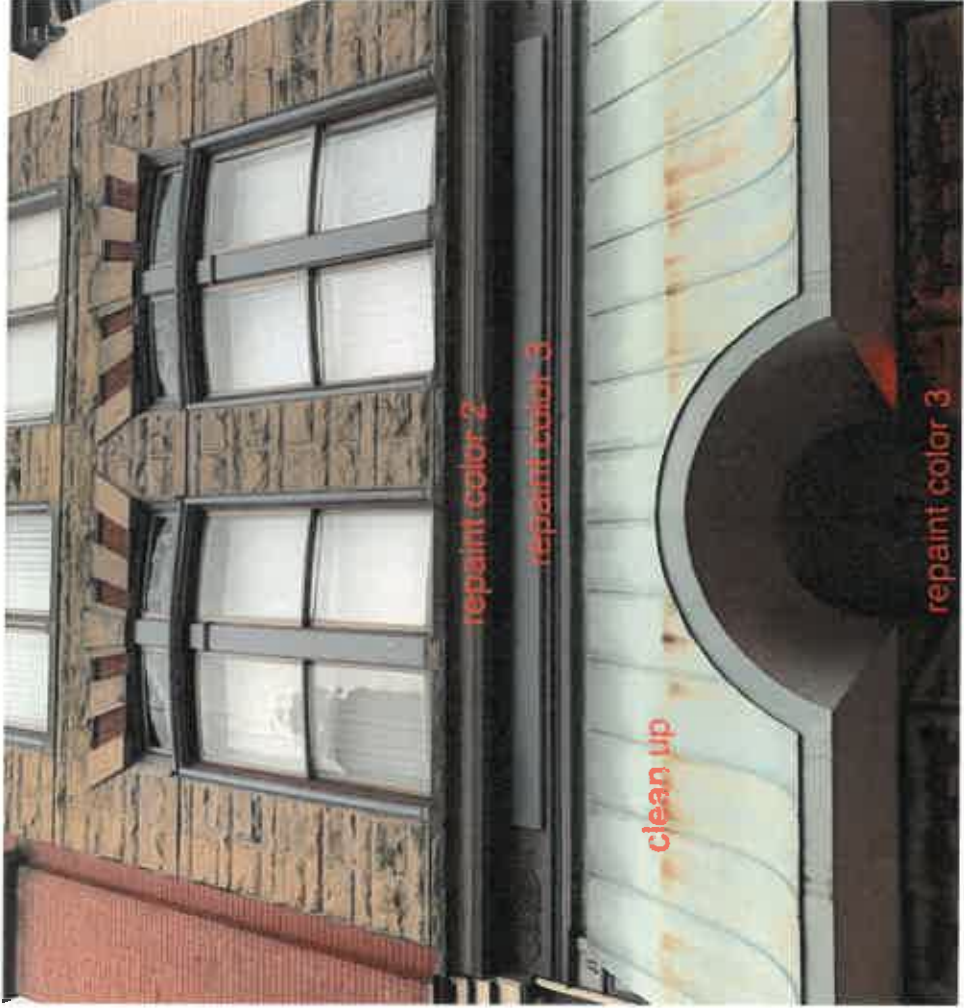
repaint color 1

fix the metal

fix concrete

clean

fix concrete









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

RECEIPT

Date: February 27, 2023

Town Center Development Group, L.L.C.
841 Windsor Rd.
Cumberland, MD 21502,

Application #: COA23-000014
Address: 113 BALTIMORE ST
CUMBERLAND, MD 21502
Amount Paid: \$30.00 Check Payment



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000016

Agenda Item: Administrative Approval

Project Address: 22 QUEEN CITY DR

Meeting Date: 03/13/2023

Property Number: 14006117

Issued

Jessica Lawyer
113 McCulloh Street
Frostburg, MD 21532

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: COA- 66 Queen City- 4 X 8 non illuminated aluminum composite panel with black vinyl graphics

The application was:

Issued

APPROVED with the following conditions: Approved administratively based on submitted application and drawings

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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MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

57 N. LIBERTY STREET, CUMBERLAND, MD 21502 • PHONE 301-739-6442 • FAX 301-739-6432 • TDD 800-735-2258

www.cumberlandmd.gov

Permit Number: COA23-000016

Approval Date: 03/13/2023

Certificate of Appropriateness Permit

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

Project Location: MD Prop. #: Owner:	22 QUEEN CITY DR 14008117 CUMBERLAND PLAZA ASSOCIATES LP	Date applied: Work expected to begin:	03/09/2023 03/13/2023
Applicant: Address: City/State/Zip: Phone: Email:	Hookup Hustle 88 Queen city Dr Cumberland MD 21502 (443) 522-0117 hookuphustle@gmail.com	Contractor: Address: City/State/Zip: Phone: Email: MD Master Plumber License #:	Kenney Signs PO Box 45 Frostburg MD 21532 (301) 689-8000 00000

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

Project Description:
COA- 66 Queen City- 4 X 8 non illuminated aluminum composite panel with black vinyl graphics

Administrative Approval per 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 #: **COA23-000016**

Permit or Review Type: Certificate of Appropriateness

Project Location: 22 QUEEN CITY DR CUMBERLAND, MD 21502

Applicant Contact Information: Name: Hookup Hustle
Address: 66 Queen city Dr
City/State/Zip: Cumberland MD 21502
Phone: (443) 522-0117
Email: hookuphustle@gmail.com

Contractor Contact Information: Company Name: Kenney Signs
Contact:
Address: PO Box 45
City/State/Zip: Frostburg MD 21532
Phone: (301) 689-8000
Email:

Date of Application: 03/09/2023

Work Description: (narrative box)

COA- 66 Queen City- 4 X 8 non illuminated aluminum composite panel with black vinyl graphics

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.cumberlandmd.gov/permits. 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: 606 Queen City Cumberland MD Tax ID # _____

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 # 23-000016

RCA # _____

Application Date 3-9-23

Applicant Name Jessica Lawyer Phone 443-522-0117

Applicant Address (if different than project address) 113 McCulloh St Frostburg

Fax _____ Email hookuphustle@gmail.com

Contractor Name (if applicable) _____ Phone _____

Contractor Address _____ Email _____

Summarized Description of Project (please add extra pages, if needed) Sign

4x8 non illuminated Aluminum composite panel with black vinyl graphics.

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.



Estimate

PO Box 45
 Frostburg, MD 21532
 (301) 689-8000 (301) 689-8335 Fax

DATE	ESTIMATE NO.
2/23/2023	Est-30865

ESTIMATE FOR
Hookup Hustle 113 MCCULLOH ST FROSTBURG, Maryland 21532

TERMS	PROJECT		
50% down, balance on completion	EST - S&I ACM Panel on storefront		
DESCRIPTION	QTY	COST	TOTAL
Supply and Install (1) 4'h x 8'w non-illuminated Aluminum Composite Panel with Black vinyl graphics applied as shown in layout. This estimate is pending a survey required upon acceptance to ensure proper fit in place of existing sign. > Unobstructed access to job site. > Landlord approval, if applicable, is customer's responsibility prior to accepting estimate/layout > Permits and inspections by others or additional, including cost to apply			1,894.40
6% MD Sales Tax		6.00%	40.16
		TOTAL	\$1,934.56

This estimate is good for 10 days. If it meets with your approval, please sign and return.

Due to rapidly fluctuating prices of materials in the current market, it will be necessary to pass on increases to customer.

SIGNATURE _____



4' x 8' Aluminum composite panel with black vinyl graphics



kenesign.com | electricalgpros.com



Signature: _____
 Print Name: _____
 Title: _____
 Date: _____

Comments:

Job: Hook-Up Hustle
 Revision#: _____
 Date: 2-23-23

WE ARE A PROFESSIONAL COMPANY. OUR WORK IS A COMMITMENT TO THE INTEGRITY OF A GREAT INDUSTRY. WE ARE PROUD TO BE A PART OF THE ELECTRICAL INDUSTRY AND TO SUPPORT THE GROWTH OF OUR INDUSTRY THROUGH EDUCATION AND TRAINING. WE ARE COMMITTED TO EXCELLENCE IN EVERYTHING WE DO.



**EXISTING CERTIFICATE OF
APPROPRIATENESS
REQUEST FOR CHANGE/AMENDMENT**

Request for Change Amendment (RCA) #: RCA23-000002
Certificate of Appropriateness (COA) #: COA23-000001
Property Owner: CG ENTERPRISES LLC
Applicant: Chris Hendershot
Original Approval Date: 01/18/2023
Project Address: 138 BALTIMORE ST
Property Number: 14004343
Change/Amendment Review Date: 03/06/2023

The request for a change/amendment to the original review includes the following scope of work:
Change of window configuration and door locations as per submitted drawings. Overall approved design not changed.

The request was: Issued Administrative Review by Ruth Davis -
Rogers, Historic Preservation Planner

:

Signed:

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.



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #RCA23-000002
Agenda Item: Administrative Approval for RCA23-000002 (related to COA23-000001)
Project Address: 138 BALTIMORE ST
Meeting Date: 03/06/2023
Property Number: 14004343

Issued

Chris Hendershot
68 Pershing St
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: Request for Change Amendment Related to an Earlier COA (REF: COA23-000001). This request is to change door locations on the front of the façade. Tim with EADS revised the drawings. Only change being made is storefront door locations.

The application was:

Issued

APPROVED ADMINSTRATIVELY BY RUTH DAVIS-ROGERS, HISTORIC PRESERVATION PLANNER ON 3/6/23

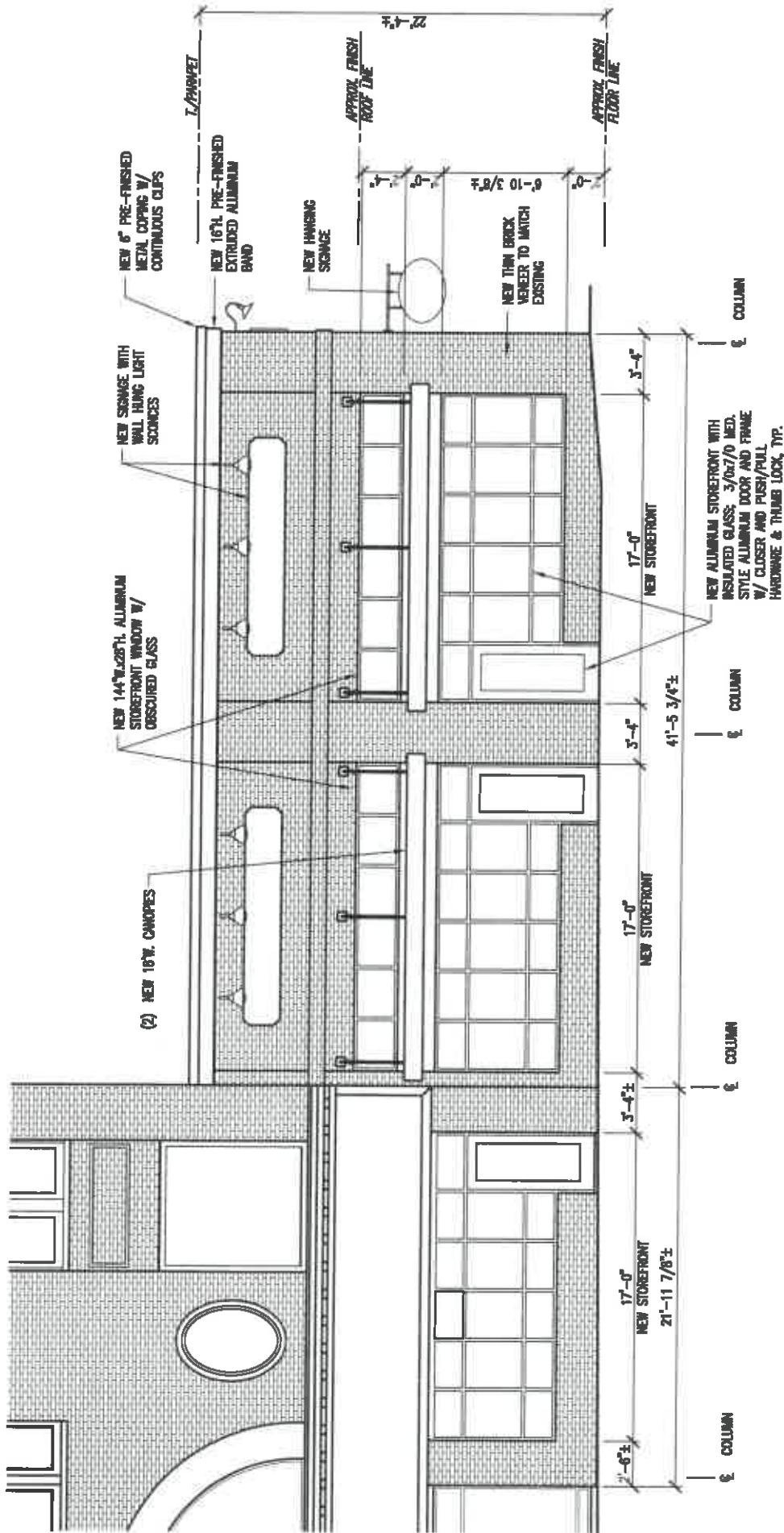
Sincerely,

Ruth Davis-Rogers

Cc:Planning and Zoning
COA File

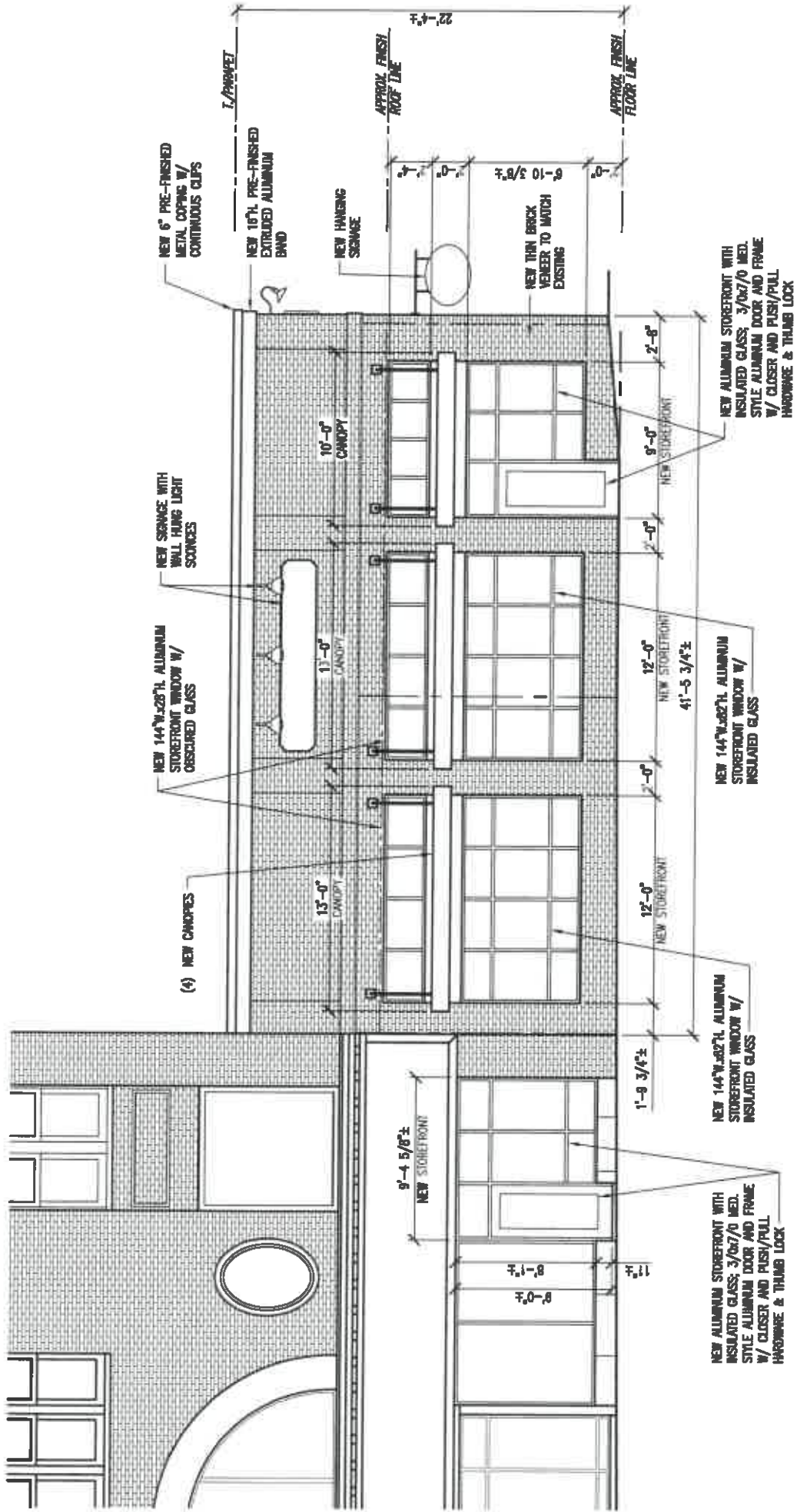
NOTE: Please note that the approval listed above only constitutes the approval of the Historic Preservation Commission. You must still ensure that all other permits associated with this project, if required, have been applied for and approved by the Building and Zoning Officer.

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.



FRONT EXTERIOR ELEVATION - PROPOSED
 3/16" = 1'-0"

Revised Request



FRONT EXTERIOR ELEVATION - PROPOSED

3/16" = 1'-0"

*Original Request
COA23-000001*

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: COA23-000015

Permit or Review Type: Certificate of Appropriateness

Project Location: 120 FAYETTE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Montum Architecture, LLC
Address: 37 ER Path
City/State/Zip: Keyser WV 26726
Phone: (304) 276-7151
Email: tom@montumarch.com

Contractor Contact Information: Company Name: Montum Architecture, LLC
Contact: Thomas Pritts, AIA
Address: 37 ER Path
City/State/Zip: Keyser WV 26726
Phone: (304) 276-7151
Email: tom@montumarch.com

Date of Application: 03/08/2023

Work Description: (narrative box)

REACT Institute - Entrance Improvements

Amount Paid: 30.00

Amount Due: 0.00



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

COA#23-000015

St. Peter & Paul Parish Hall

Address: 120 Fayette Street

Project Contact: Thomas Pritts – Montum Architecture

Project Summary:

This property is located in Canal Place Heritage Area as well as the West Side Historic District which is recognized by the State of Maryland (AL-IV-A-145). This district contains much of Cumberland's fashionable west side. Traditionally the home of affluent and comfortable industrialists, merchants, and professionals, this area has the finest concentration of residential architectural styles. Saint Peter and Paul Parish is located in this district and at one time was a major hub of activity. The church was founded by St. John Newman, the first American Saint of the Roman Catholic Church in the early 1840's. The cornerstone to the church was laid on July 4, 1848, the monastery (no longer standing) was built in 1854-56, the chapel to the monastery was added in 1888 and parish hall in 1893.

The parish hall has had few minor exterior updates/renovations and retains many of its original exterior features. Due to accessibility codes doors were replaced and a ramp was added.

Staff Summary:

Historically, most buildings and landscapes were not designed to be readily accessible for people with disabilities. In recent years, however, emphasis has been placed on preserving historically significant properties, and on making these properties and the activities within them more accessible to people with disabilities. With the passage of the Americans with Disabilities Act in 1990, access to properties open to the public is now a civil right. An accessible route from a parking lot, sidewalk, and public street to the entrance of a historic building or facility is essential. An accessible route, to the maximum extent possible, should be the circulation route used by the general public. Critical elements of accessible routes are their widths, slopes, cross slopes, and surface texture. Each of these route elements must be appropriately designed so that the route can be used by everyone, including people with disabilities. The distance between the arrival and destination points should also be as short as possible. The proposed drawings submitted by Thomas Pritts of Montum Architecture appear to address all of these items while respecting and maintaining the integrity of the historic building as it finds an adaptive new use, and as a result, a new life.

Applicable Guidelines:

It is predicted that up to one-third of all houses of worship (and affiliated buildings on church campuses) in the United States will close by 2030. Currently the City of Cumberland Historic District guidelines do not address the adaptive reuse for houses of worship, however the National Park Service did create a preservation brief on the best practices to use when making historic properties handicap accessible. I have attached this document for HPC review.



March 8, 2023

Historic Preservation Commission
Cumberland City Hall, Council Chambers
57 N. Liberty Street, Cumberland, MD 21502
Attn: Ruth Davis-Rogers

RE: HPC Certificate of Appropriateness – Scope of Work
REACT Project, 120 Fayette Street, Cumberland, MD
Montum Project Number: M22009

Dear Ms. Davis-Rogers:

The former Parish Hall of the Shrine of Saints Peter & Paul Roman Catholic Church located at 120 Fayette Street was purchased by Robotics and Engineering in Allegany County – Together, Inc (REACT). REACT is a club for development of robotics and other STEM-related skills for the youth of Allegany County, MD. The primary use of the interior of the building will be a robot competition field (looks like a hockey rink) for testing the robots. Other areas include space for assembly of mechanical and electrical components.

The Parish Hall was constructed in 1893. Interior renovations occurred in what visually appears to be the late-1970's. The property is part of the Canal Place Certified Heritage Area & Preservation District. The property is not within a National Register of Historic Places but located between The Greene Street Historic District and the Washington Street Historic District. The property was historically evaluated twice under Maryland Inventory of Historic Properties files AL-IV-A-117 and

During the ownership by the Archdiocese of Baltimore, the front door of the building was replaced with a pair of glass and clear-finish aluminum commercial doors. These doors are 30" wide, which are not compliant with modern egress or accessibility codes.

Also during the prior ownership, a ramp was placed to the west side of the main entrance. There are multiple issues with the ramp as follows:

1. The ramp is nearing the end of its useful life due to weathering
2. The ramp is too steep per modern accessibility codes.
3. The landing at the bottom of the ramp is not level.
4. Handrails are not compliant with accessibility codes.

The proposed exterior work includes replacement of the pair of exterior doors with a 36" single door with a fixed glass sidelight. The new door will be configured with similar materials to the current door. The work also includes construction of a poured concrete ramp with compliant



handrails and landings. The handrails will be located on both sides of the ramp. Due to condition of the existing stair handrails, they will be replaced and integrated into the ramp railing for the best configuration to prevent falls. While modular ramps were considered for the project, it is the opinion that accessibility requirements are a permanent reality of the modern built world and this ramp construction should provide a long-term solution to reflect that.

HVAC work is planned in the project which primarily effects the interior of the building. There is a possibility of small exterior louvers or pipe vents on the exterior of the building. Depending on the concern of the commission and final design of the HVAC systems, an additional submission to the HPC if deemed necessary.

The design team is fully assisting in the above-described entry work. Additional exterior planned work by the Owner includes the following, pending funding availability:

- The Archdiocese previously boarded up the windows on the lower level of the building. Ultimate plans for the building include installing windows at these former locations, in a style that matches historic documentation, if it can be located, or in a sympathetic style if no records exist. For egress purposes, one of the window locations will be configured with an exterior door.
- The existing slate roof is being evaluated for deficiencies and repairs and/or replacement of individual tiles may be necessary.
- The existing masonry walls are being evaluated for deficiencies with minor repointing being a possibility.

If further documentation is required for any of the above noted work, please reach out and we can develop that info.

If you have any questions or require additional information, please contact me directly 304-276-7151 or email tom@montumarch.com. We look forward to your prompt review of this project and to any input and comments that you may have.

Very Truly Yours,
Montum Architecture, LLC



Thomas Pritts, AIA
Architect



March 8, 2023

Historic Preservation Commission
Cumberland City Hall, Council Chambers
57 N. Liberty Street, Cumberland, MD 21502
Attn: Ruth Davis-Rogers

RE: HPC Certificate of Appropriateness – Samples, Color Scheme, and Manufacturer Cut-Sheet
REACT Project, 120 Fayette Street, Cumberland, MD
Montum Project Number: M22009

Dear Ms. Davis-Rogers:

The proposed project utilizes standard gray concrete for the ramp construction. The railings will be steel painted black to match the existing handrails. The door replacement will utilize the same materials as what currently exist. Those are evident in the existing photo provided and in the proposed rendering. Please let me know if additional information is needed.

If you have any questions or require additional information, please contact me directly 304-276-7151 or email tom@montumarch.com. We look forward to your prompt review of this project and to any input and comments that you may have.

Very Truly Yours,
Montum Architecture, LLC



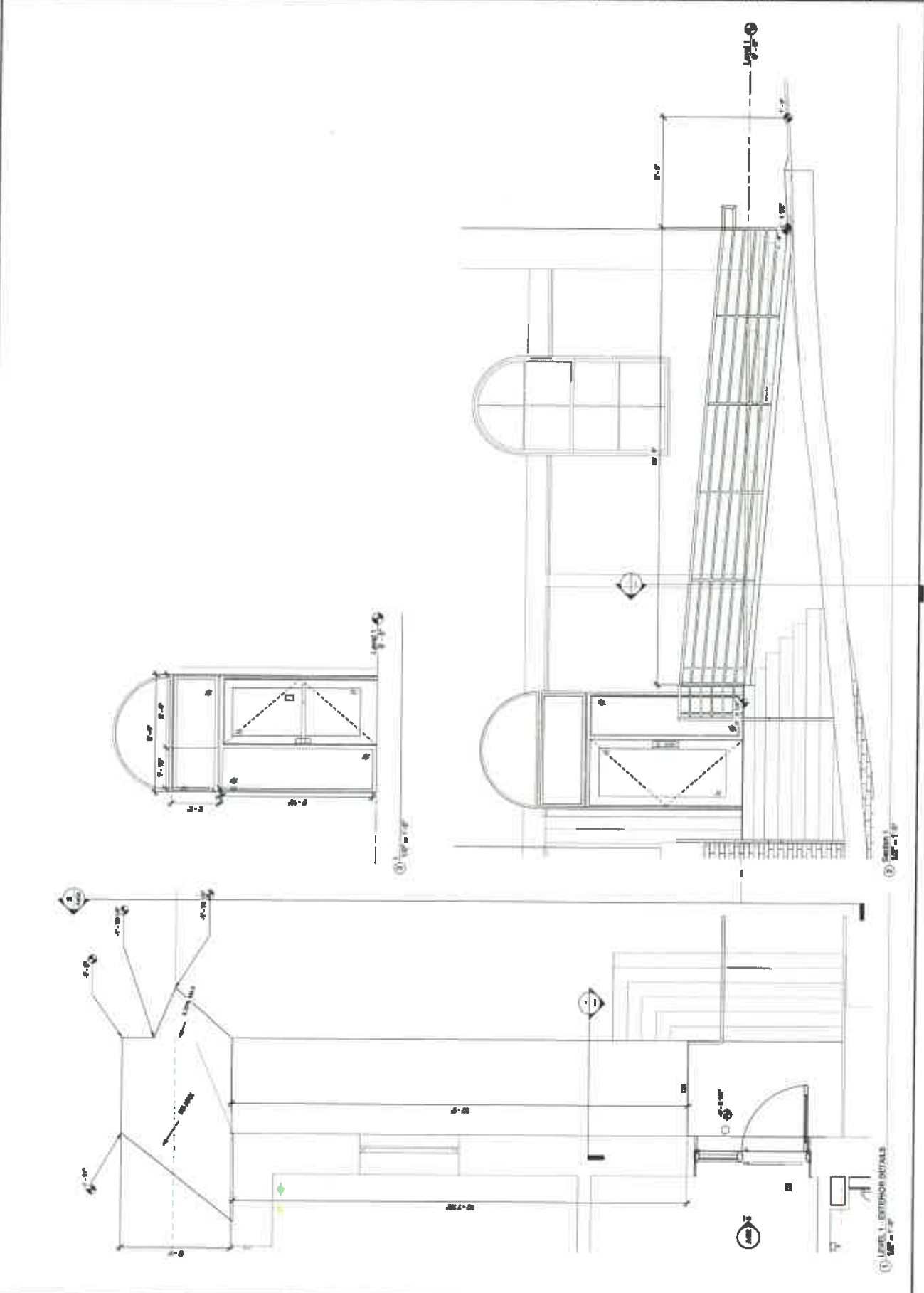
Thomas Pritts, AIA
Architect







AL IX - A-117

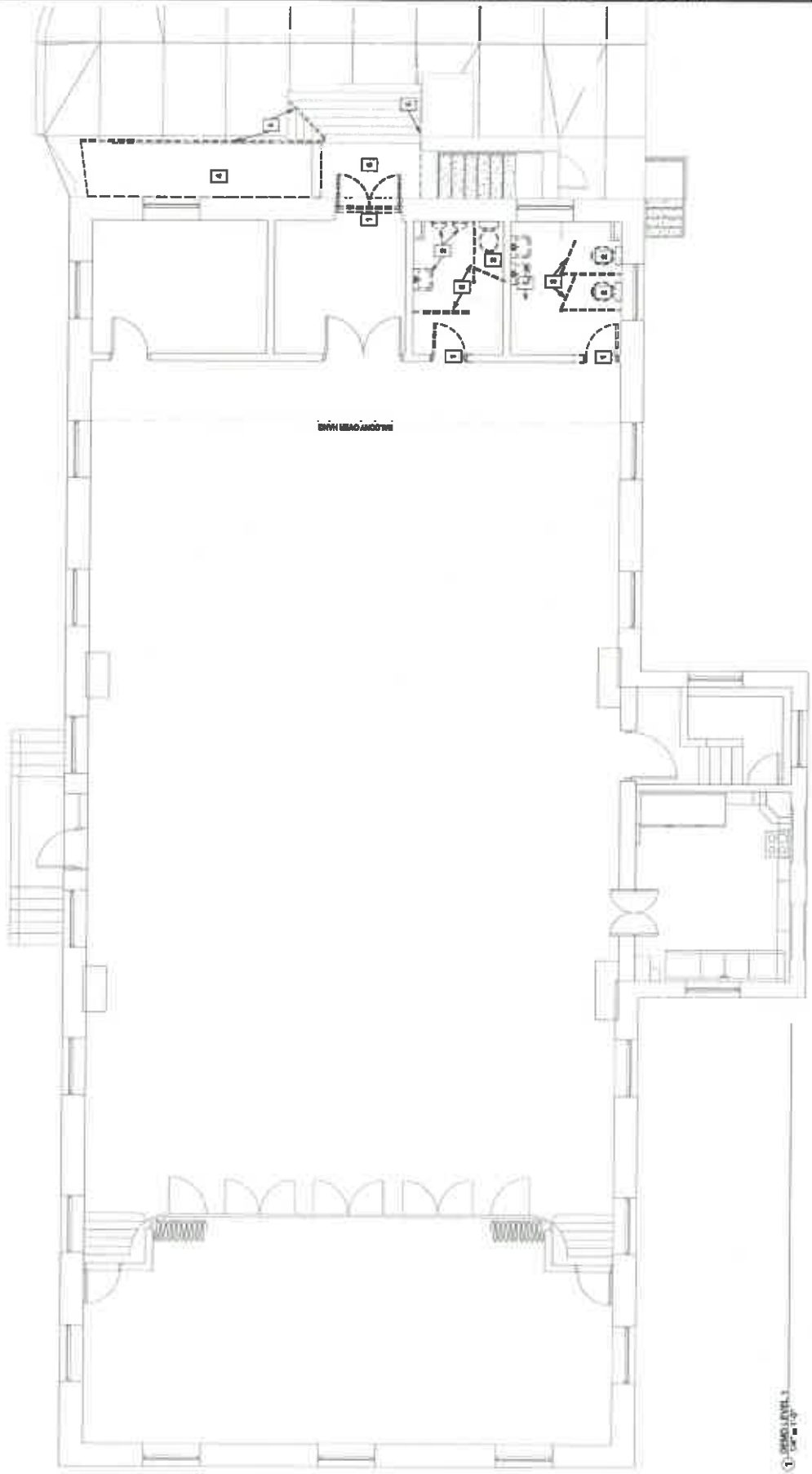


PROJECT NUMBER	150101
DATE	11/15/15
DESIGNED BY	MTM

DEMOLITION
 PLANS

A011

DESIGN DEVELOPMENT



- NOTES TO ARCHITECT:**
1. REMOVE EXISTING PERIMETER SYSTEMS OF A SUPPORT AND FINISH SYSTEMS.
 2. REMOVE EXISTING INTERIOR PARTITION WALLS.
 3. REMOVE EXISTING CEILING.
 4. REMOVE EXISTING FLOOR.
 5. REMOVE EXISTING DOORS.
- GENERAL NOTES:**
1. REMOVE EXISTING INTERIOR PARTITION WALLS.
 2. REMOVE EXISTING CEILING AND FLOOR SYSTEMS.
 3. REMOVE EXISTING DOORS AND FLOOR SYSTEMS.
 4. REMOVE EXISTING INTERIOR PARTITION WALLS.
 5. REMOVE EXISTING CEILING AND FLOOR SYSTEMS.

① DEMO LEVEL 1
 1/8" = 1'-0"

32 PRESERVATION BRIEFS



Making Historic Properties Accessible

Thomas C. Jester and Sharon C. Park, AIA



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

Historically, most buildings and landscapes were not designed to be readily accessible for people with disabilities. In recent years, however, emphasis has been placed on preserving historically significant properties, and on making these properties—and the activities within them—more accessible to people with disabilities. With the passage of the Americans with Disabilities Act in 1990, access to properties open to the public is now a civil right.

This Preservation Brief introduces the complex issue of providing accessibility at historic properties, and underscores the need to balance accessibility and historic preservation. It provides guidance on making historic properties accessible while preserving their historic character; the Brief also provides examples to show that independent physical accessibility at historic properties can be achieved with careful planning, consultation, and sensitive design. While the Brief focuses primarily on making buildings and their sites accessible, it also includes a section on historic landscapes. The Brief will assist historic property owners, design professionals, and administrators in evaluating their historic properties so that the highest level of accessibility can be provided while minimizing changes to historic materials and features. Because many projects encompassing accessibility work are complex, it is advisable to consult with experts in the fields of historic preservation and accessibility before proceeding with permanent physical changes to historic properties.

Modifications to historic properties to increase accessibility may be as simple as a small, inexpensive ramp to overcome one entrance step, or may involve changes to exterior and interior features. The Brief does not provide a detailed explanation of local or State accessibility laws as they vary from jurisdiction to jurisdiction. A concise explanation of several federal accessibility laws is included on page 13.

Planning Accessibility Modifications

Historic properties are distinguished by features, materials, spaces, and spatial relationships that contribute to their historic character. Often these elements, such as steep terrain, monumental steps, narrow or heavy doors,

decorative ornamental hardware, and narrow pathways and corridors, pose barriers to persons with disabilities, particularly to wheelchair users (See Figure 1).

A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of historic properties:

- 1) Review the historical significance of the property and identify character-defining features;
- 2) Assess the property's existing and required level of accessibility; and
- 3) Evaluate accessibility options within a preservation context.

1) Review the Historical Significance of the Property

If the property has been designated as historic (properties that are listed in, or eligible for listing in the National Register of Historic Places, or designated under State or local law), the property's nomination file should be reviewed to learn about its significance. Local preservation commissions and State Historic Preservation Offices can usually provide



Figure 1. It is important to identify the materials, features, and spaces that should be preserved when planning accessibility modifications. These may include stairs, railings, doors, and door surrounds. Photo: National Park Service files.

copies of the nomination file and are also resources for additional information and assistance. Review of the written documentation should always be supplemented with a physical investigation to identify which character-defining features and spaces must be protected whenever any changes are anticipated. If the level of documentation for a property's significance is limited, it may be necessary to have a preservation professional identify specific historic features, materials, and spaces that should be protected.

For most historic properties, the construction materials, the form and style of the property, the principal elevations, the major architectural or landscape features, and the principal public spaces constitute some of the elements that should be preserved. Every effort should be made to minimize damage to the materials and features that convey a property's historical significance when making modifications for accessibility. Very small or highly significant properties that have never been altered may be extremely difficult to modify.

Secondary spaces and finishes and features that may be less important to the historic character should also be identified; these may generally be altered without jeopardizing the historical significance of a property. Non-significant spaces, secondary pathways, later additions, previously altered areas, utilitarian spaces, and service areas can usually be modified without threatening or destroying a property's historical significance.

2) Assess the Property's Existing and Required Level of Accessibility

A building survey or assessment will provide a thorough evaluation of a property's accessibility. Most surveys identify accessibility barriers in the following areas: building and site entrances; surface textures, widths and slopes of walkways; parking; grade changes; size, weight and configuration of doorways; interior corridors and path of travel restrictions; elevators; and public toilets and amenities (See Figure 2). Simple audits can be completed by property owners using readily available checklists (See Further Reading). Accessibility specialists can be hired to assess barriers in more complex properties, especially those with multiple buildings, steep terrain, or interpretive programs. Persons with disabilities can be particularly helpful in assessing specific barriers.

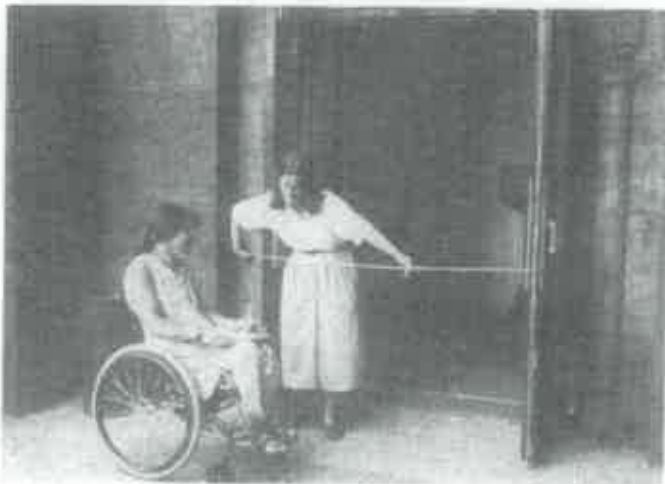


Figure 2. Surveys of historic properties can identify accessibility barriers. Persons with disabilities and accessibility consultants should participate whenever possible. Photo: Thomas Jester.

All applicable accessibility requirements—local codes, State codes and federal laws—should be reviewed carefully before undertaking any accessibility modification. Since many States and localities have their own accessibility regulations and codes (each with their own requirements for dimensions and technical requirements), owners should use the most stringent accessibility requirements when implementing modifications. The Americans with Disability Act Accessibility Guidelines (ADAAG) is the document that should be consulted when complying with the Americans with Disabilities Act (ADA) requirements.

3) Identify and Evaluate Accessibility Options within a Preservation Context

Once a property's significant materials and features have been identified, and existing and required levels of accessibility have been established, solutions can be developed (See Figure 3). Solutions should provide the greatest amount of accessibility without threatening or destroying those materials and features that make a property significant. Modifications may usually be phased over time as funds are available, and interim solutions can be considered until more permanent solutions are implemented. A team comprised of persons with disabilities, accessibility and historic preservation professionals, and building inspectors should be consulted as accessibility solutions are developed.

Modifications to improve accessibility should generally be based on the following priorities:

- 1) Making the main or a prominent public entrance and primary public spaces accessible, including a path to the entrance;
- 2) Providing access to goods, services, and programs;
- 3) Providing accessible restroom facilities; and,
- 4) Creating access to amenities and secondary spaces.

All proposed changes should be evaluated for conformance with the Secretary of the Interior's "Standards for the Treatment of Historic Properties," which were created for property owners to guide preservation work. These Standards stress the importance of retaining and protecting the materials and features that convey a property's historical significance. Thus, when new features are incorporated for accessibility, historic materials and features should be retained whenever possible.

Accessibility modifications should be in scale with the historic property, visually compatible, and, whenever possible, reversible. Reversible means that if the new feature were removed at a later date, the essential form and integrity of the property would be unimpaired. The design of new features should also be differentiated from the design of the historic property so that the evolution of the property is evident. See Making Historic Buildings Accessible on page 9.

In general, when historic properties are altered, they should be made as accessible as possible. However, if an owner or a project team believes that certain modifications would threaten or destroy the significance of the property, the State Historic Preservation Officer should be consulted to determine whether or not any special accessibility provisions may be used. Special accessibility provisions for historic properties will vary depending on the applicable accessibility requirements.



A.



B.



C.

Figure 3. Before implementing accessibility modifications, owners should consider the potential effect on their historic property. At the Derby House in Salem, Massachusetts, several solutions to make the entrance accessible were considered, including regrading (a); a lift (b); and a ramp (c). The solution, an entrance on a secondary elevation, preserves the building's architectural significance and is convenient to designated parking. Drawings: National Park Service Files..

In some cases, programmatic access may be the only option for extremely small or unaltered historic properties, such as a two-story house museum with no internal elevator. Programmatic access for historic properties refers to alternative methods of providing services, information, and experiences when physical access cannot be provided. It

may mean offering an audio-visual program showing an inaccessible upper floor of a historic house museum, providing interpretive panels from a vista at an inaccessible terraced garden, or creating a tactile model of a historic monument for people with visual impairments.

Accessibility Solutions

The goal in selecting appropriate solutions for specific historic properties is to provide a high level of accessibility without compromising significant features or the overall character of the property. The following sections describe accessibility solutions and offer guidance on specific historic property components, namely the building site, entrances, interiors, landscapes, amenities, and new additions. Several solutions are discussed in each section, referencing dimensions and technical requirements from the ADA's accessibility guidelines, ADAAG. State and local requirements, however, may differ from the ADA requirements. Before making any modification owners should be aware of all applicable accessibility requirements.

The Building Site

An accessible route from a parking lot, sidewalk, and public street to the entrance of a historic building or facility is essential. An accessible route, to the maximum extent possible, should be the circulation route used by the general public. Critical elements of accessible routes are their widths, slopes, cross slopes, and surface texture. Each of these route elements must be appropriately designed so that the route can be used by everyone, including people with disabilities. The distance between the arrival and destination points should also be as short as possible. Sites containing designed landscapes should be carefully evaluated before making accessibility modifications. Historic landscapes are described in greater detail on pages 10 and 11.

Providing Convenient Parking. If parking is provided, it should be as convenient as possible for people with disabilities. Specially designated parking can often be created to improve accessibility (See Figure 4). Modifications to parking configurations and pathways should not alter significant landscape features.

Creating an Accessible Route. The route or path through a site to a historic building's entrance should be wide enough, generally at least 3 feet (91 cm), to accommodate visitors



Figure 4. Parking designated for people with disabilities is provided near an accessible entrance to the Springfield Library in Springfield, Massachusetts. Photo: William Smith.

with disabilities and must be appropriately graded with a stable, firm, and slip-resistant surface. Existing paths should be modified to meet these requirements whenever possible as long as doing so would not threaten or destroy significant materials and features.

Existing surfaces can often be stabilized by providing a new base and resetting the paving materials, or by modifying the path surface. In some situations it may be appropriate to create a new path through an inaccessible area. At large properties, it may be possible to regrade a slope to less than 1:20 (5%), or to introduce one or more carefully planned ramps. Clear directional signs should mark the path from arrival to destination.

Entrances

Whenever possible, access to historic buildings should be through a primary public entrance. In historic buildings, if this cannot be achieved without permanent damage to character-defining features, at least one entrance used by the public should be made accessible. If the accessible entrance is not the primary public entrance, directional signs should direct visitors to the accessible entrance (See Figure 5). A rear or service entrance should be avoided as the only mean of entering a building.



Figure 5. A universal access symbol clearly marks the Arts and Industries Building in Washington, D.C., and a push plate (right) engages the automatic door opener. Photo: Thomas Jester.

Creating an accessible entrance usually involves overcoming a change in elevation. Steps, landings, doors, and thresholds, all part of the entrance, often pose barriers for persons with disabilities. To preserve the integrity of these features, a number of solutions are available to increase accessibility. Typical solutions include regrading, incorporating ramps, installing wheelchair lifts, creating new entrances, and modifying doors, hardware, and thresholds.

Regrading an Entrance. In some cases, when the entrance steps and landscape features are not highly significant, it may be possible to regrade to provide a smooth entrance into a building. If the existing steps are historic masonry, they should be buried, whenever possible, and not removed (See Figure 6).

Incorporating Ramps. Permanent ramps are perhaps the most common means to make an entrance accessible. As a new feature, ramps should be carefully designed and appropriately located to preserve a property's historic character (See Figure 7). Ramps should be located at public



Figure 6. Entrances can be regraded to make a building accessible as long as no significant landscape features will be destroyed and as long as the building's historic character is preserved. The Houghton Chapel (a) in Wellesley, Massachusetts, was made accessible by regrading over the historic steps (b). Photos: Carol R. Johnson & Associates.



Figure 7. This ramp is convenient for visitors with disabilities and preserves the building's historic character. The design is also compatible in scale with the building. Photo: William Smith.

entrances used by everyone whenever possible, preferably where there is minimal change in grade. Ramps should also be located to minimize the loss of historic features at the connection points—porch railings, steps, and windows—and should preserve the overall historic setting and character of the property. Larger buildings may have below grade areas that can accommodate a ramp down to an entrance (See Figure 8). Below grade entrances can be considered if the ramp leads to a publicly used interior, such as an auditorium, or if the building is serviced by a public elevator. Ramps can often be incorporated behind



Figure 8. A new below-grade ramp provides access to Lake MacDonahí Lodge in Glacier National Park. Photo: Thomas Jester

historic features, such as cheek-walls or railings, to minimize the visual effect (See Figure 9).

The steepest allowable slope for a ramp is usually 1:12 (8%), but gentler slopes should be used whenever possible to accommodate people with limited strength. Greater changes in elevation require larger and longer ramps to meet accessibility scoping provisions and may require an intermediate landing. Most codes allow a slightly steeper ramp for historic buildings to overcome one step.

Ramps can be faced with a variety of materials, including wood, brick, and stone. Often the type and quality of the materials determines how compatible a ramp design will be with a historic property (See Figure 10). Unpainted pressure-treated wood should not be used to construct ramps because it usually appears temporary and is not visually compatible with most historic properties. Railings



Figure 9. This ramp was created by infilling the window-well and slightly modifying the historic railing. The ramp preserves this building's historic character. Photo: Thomas Jester



Figure 10. This brick ramp provides access to St. Anne's Episcopal Church in Annapolis, Maryland. Its design is compatible with the historic building. Photo: Charity V. Davidson.

should be simple in design, distinguishable from other historic features, and should extend one foot beyond the sloped area (See Figure 11).

Ramp landings must be large enough for wheelchair users, usually at least 5 feet by 5 feet (152.5 cm by 152.5 cm), and the top landing must be at the level of the door threshold. It may be possible to reset steps by creating a ramp to accommodate minor level changes and to meet the threshold without significantly altering a property's historic character. If a building's existing landing is not wide or deep enough to accommodate a ramp, it may be



Figure 11. Simple, contemporary railings that extend beyond the ramp slope make this ramp compatible with the industrial character of this building. Photo: Thomas Jester.

necessary to modify the entry to create a wider landing. Long ramps, such as switchbacks, require intermediate landings, and all ramps should be detailed with an appropriate edge and railing for wheelchair users and visually impaired individuals.

Temporary or portable ramps are usually constructed of light-weight materials and, thus, are rarely safe or visually compatible with historic properties. Moreover, portable ramps are often stored until needed and, therefore, do not meet accessibility requirements for independent access. Temporary and portable ramps, however, may be an acceptable interim solution to improve accessibility until a permanent solution can be implemented (See Figure 12).



Figure 12. The Smithsonian Institution installed a temporary ramp on its visitor's center to allow adequate time to design an appropriate permanent ramp. Photo: Thomas Jester

Installing Wheelchair Lifts. Platforms lifts and inclined stair lifts, both of which accommodate only one person, can be used to overcome changes of elevation ranging from three to 10 feet (0.9 m-3 m) in height. However, many States have restrictions on the use of wheelchair lifts, so all applicable codes should be reviewed carefully before installing one. Inclined stair lifts, which carry a wheelchair on a platform up a flight of stairs, may be employed selectively.

They tend to be visually intrusive, although they are relatively reversible. Platform lifts can be used when there is inadequate space for a ramp. However, such lifts should be installed in unobtrusive locations and under cover to minimize maintenance if at all possible (See Figure 13). A similar, but more expensive platform lift has a retracting railing that lowers into the ground, minimizing the visual effect to historic properties (See Figure 14). Mechanical lifts have drawbacks at historic properties with high public visitation because their capacity is limited, they sometimes cannot be operated independently, and they require frequent maintenance.

Considering a New Entrance. When it is not possible to modify an existing entrance, it may be possible to develop a new entrance by creating an entirely new opening in an appropriate location, or by using a secondary window for an opening. This solution should only be considered after exhausting all possibilities for modifying existing entrances (See Figure 15).

Retrofitting Doors. Historic doors generally should not be replaced, nor should door frames on the primary elevation be widened, as this may alter an important feature of a historic design. However, if a building's historic doors have been removed, there may be greater latitude in designing a compatible new entrance. Most accessibility standards require at least a 32" (82 cm) clear opening with manageable door opening pressures. The most desirable preservation solution to improve accessibility is retaining historic doors and upgrading the door pressure with one of several devices. Automatic door openers



Figure 13. Platform lifts like the one used on this building require minimal space and can be removed without damaging historic materials. Shielded with lattice work, this lift is also protected by the roof eaves. Approach path should be stable, firm, and slip resistant. Photo: Sharon Park

Readily Achievable Accessibility Modifications



Many accessibility solutions can be implemented easily and inexpensively without destroying the significance of historic properties. While it may not be possible to undertake all of the modifications listed below, each change will improve accessibility.

Sites and Entrances

- Creating a designated parking space.
- Installing ramps.
- Making curb cuts.

Interiors

- Repositioning shelves.
- Rearranging tables, displays, and furniture.
- Repositioning telephones.
- Adding raised markings on elevator control buttons.
- Installing flashing alarm lights.
- Installing offset hinges to widen doorways.
- Installing or adding accessible door hardware.
- Adding an accessible water fountain, or providing a paper cup dispenser at an inaccessible water fountain.

Restrooms

- Installing grab bars in toilet stalls.
- Rearranging toilet partitions to increase maneuvering space.
- Insulating lavatory pipes under sinks to prevent burns.
- Installing a higher toilet seat.
- Installing a full-length bathroom mirror.
- Repositioning the paper towel dispenser.



Figure 14. At the Lieutenant Governor's Mansion in Frankfort, Kentucky, a retracting lift (b) was installed to minimize the visual effect on this historic building when not in use (a). Photos: Aging Technology Incorporated.



Figure 15. A new entrance to the elevator lobby replaces a window at Faneuil Hall in Boston, Massachusetts. The new entrance is appropriately differentiated from the historic design. Photo: Paul Holtz.



Figure 16. During the rehabilitation of the Rookery in Chicago, the original entrance was modified to create an accessible entrance. Two revolving doors were replaced with a new one flanked by new doors, one of which is operated with a push-plate door opener. Photo: Thomas Jester.

requirements. If the threshold is deemed to be significant, a bevel can be added on each side to reduce its height (See Figure 17). Another solution is to replace the threshold with one that meets applicable accessibility requirements and is visually compatible with the historic entrance.

Moving Through Historic Interiors

Persons with disabilities should have independent access to all public areas and facilities inside historic buildings. The extent to which a historic interior can be modified depends on the significance of its materials, plan, spaces, features, and finishes. Primary spaces are often more difficult to modify without changing their character. Secondary spaces may generally be changed without compromising a building's historic character. Signs should clearly mark the route to accessible restrooms, telephones, and other accessible areas.

Installing Ramps and Wheelchair Lifts. If space permits, ramps and wheelchair lifts can also be used to increase accessibility inside buildings (See Figures 18 & 19). However, some States and localities restrict interior uses of wheelchair lifts for life-safety reasons. Care should be taken to install these new features where they can be readily accessed. Ramps and wheelchair lifts are described in detail on pages 4-6.

Upgrading Elevators. Elevators are an efficient means of providing accessibility between floors. Some buildings have existing historic elevators that are not adequately accessible for persons with disabilities because of their size, location, or detailing, but they may also contribute to the historical significance of a building. Significant historic elevators can usually be upgraded to improve accessibility. Control panels can be modified with a "wand" on a cord to make the control panel accessible, and timing devices can usually be adjusted.

Retrofitting Door Knobs. Historic door knobs and other hardware may be difficult to grip and turn. In recent years, lever-handles have been developed to replace door knobs. Other lever-handle devices can be added to existing hardware. If it is not possible or appropriate to retrofit existing door knobs, doors can be left open during operating hours (unless doing so would violate life safety codes), and power-assisted door openers can be installed. It may only be necessary to retrofit specific doorknobs to create an accessible path of travel and accessible restrooms.

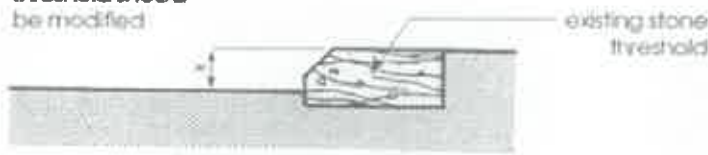
(operated by push buttons, mats, or electronic eyes) and power-assisted door openers can eliminate or reduce door pressures that are accessibility barriers, and make single or double-leaf doors fully operational (See Figure 16).

Adapting Door Hardware. If a door opening is within an inch or two of meeting the 32" (81 cm) clear opening requirement, it may be possible to replace the standard hinges with off-set hinges to increase the size of the door opening as much as 1 1/2" (3.8 cm). Historic hardware can be retained in place, or adapted with the addition of an automatic opener, of which there are several types. Door hardware can also be retrofitted to reduce door pressures. For example, friction hinges can be retrofitted with ball-bearing inserts, and door closers can be rethreaded to reduce the door pressure.

Altering Door Thresholds. A door threshold that exceeds the allowable height, generally 1/2" (1.3 cm), can be altered or removed with one that meets applicable accessibility

Threshold Modifications

If x exceeds $1/2"$,
threshold should
be modified



securely fastened
wood or other
addition 1:12 slope

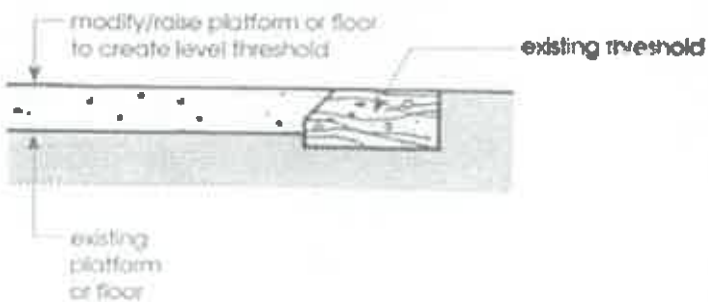
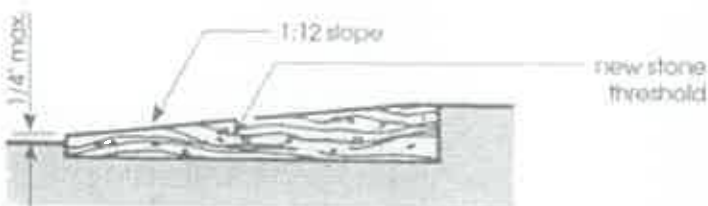
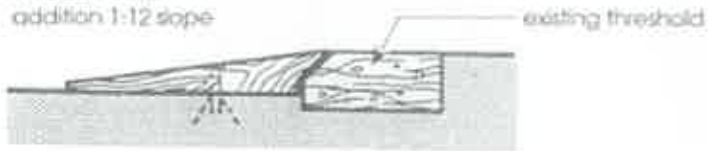


Figure 17. Thresholds that exceed allowable heights can be modified several ways to increase accessibility. Source: Uniform Federal Accessibility Standard (UFAS) Retrofit Manual.

Modifying Interior Stairs. Stairs are the primary barriers for many people with disabilities. However, there are some ways to modify stairs to assist people who are able to navigate them. It may be appropriate to add hand railings if none exist. Railings should be $1\ 1/4"$ (3.8 cm) in diameter and return to the wall so straps and bags do not catch. Color-contrasting, slip-resistant strips will help people with visual impairments. Finally, beveled or closed risers are recommended unless the stairs are highly significant, because open risers catch feet (See Figure 20).

Building Amenities

Some amenities in historic buildings, such as restrooms, seating, telephones, drinking fountains, counters, may contribute to a building's historic character. They will often require modification to improve their use by persons with disabilities. In many cases, supplementing existing amenities, rather than changing or removing them, will increase access and minimize changes to historic features and materials.

Upgrading Restrooms. Restrooms may have historic fixtures such as sinks, urinals, or marble partitions that can

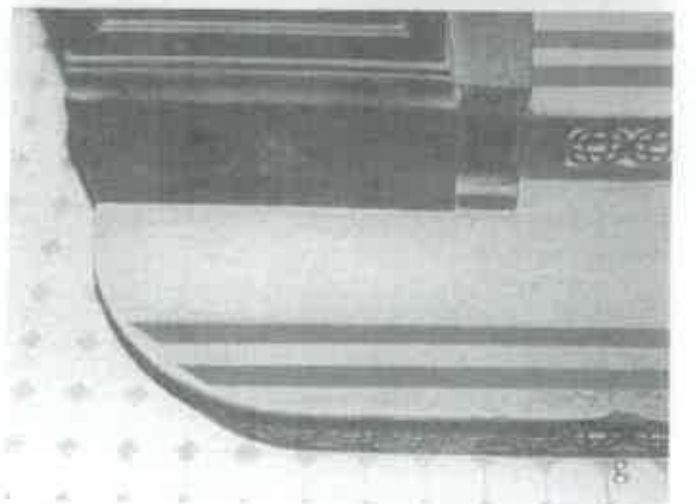
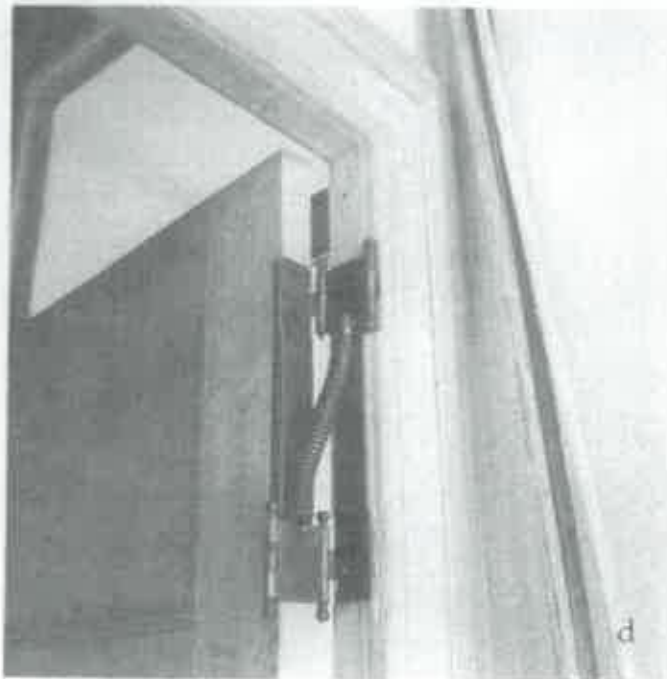
be retained in the process of making modifications. For example, larger restrooms can sometimes be reconfigured by relocating or combining partitions to create an accessible toilet stall. Other changes to consider are adding grab bars around toilets, covering hot water pipes under sinks with insulation to prevent burns, and providing a sink, mirror, and paper dispenser at a height suitable for wheelchair users. A unisex restroom may be created if it is technically infeasible to create two fully accessible restrooms, or if doing so would threaten or destroy the significance of the building. It is important to remember that restroom fixtures, such as sinks, urinals, and partitions, may be historic, and therefore, should be preserved whenever possible.

Modifying Other Amenities. Other amenities inside historic buildings may require modification. Seating in a theater, for example, can be made accessible by removing some seats in several areas (See Figure 21). New seating that is accessible can also be added at the end of existing rows, either with or without a level floor surface. Readily removable seats may be installed in wheelchair spaces when the spaces are not required to accommodate wheelchair users. Historic water fountains can be retained and new, two-tiered fountains installed if space permits. If public telephones are provided, it may be necessary to install at least a Text Telephone (TT), also known as a Telecommunication Device for the Deaf (TDD) (See Figure 22). Historic service counters commonly found in banks, theaters, and hotels generally should not be altered. It is preferable to add an accessible counter on the end of a historic counter if feasible. Modified or new counters should not exceed 36" (91.5 cm) in height.



Figure 18. Symmetrical ramps at the Mayflower Hotel in Washington, D.C., provide access to the hotel's lower level. The design for the ramps respects the historic character of this landmark building. Photo: Thomas Jester

MAKING A HISTORIC BUILDING ACCESSIBLE



The Orange County Courthouse (a), located in Santa Ana, California, was rehabilitated in the late 1980s as a county museum. As part of the rehabilitation, the architect sensitively integrated numerous modifications to increase accessibility. To preserve the building's primary elevation, a new public entrance was created on the rear elevation where parking spaces are located. A ramp (b) leads to the accessible entrance that can be opened with a push-plate automatic door opener (c). Modifications to interior features also increased accessibility. To create an accessible path of travel, offset hinges (d) were installed on doors that were narrower than 32 inches (81.3 cm). Other doors were rethreaded to reduce the door pressure. Beveling the 1" high thresholds (e) reduced their height to approximately 1/8 inch (6.4 mm). The project architect also converted a storeroom into an accessible restroom (f). The original stairway, which has open grilles, was made more accessible by applying slip-resistant pressure tape to the marble steps (g). And the original elevator was upgraded with raised markings, alarm lights, and twice floor indicators. Photos: Milford Wayne Donaldson, FAIA.

MAKING HISTORIC LANDSCAPES ACCESSIBLE

To successfully incorporate access into historic landscapes, the planning process is similar to that of other historic properties. Careful research and inventory should be undertaken to determine which materials and features convey the landscape's historical significance. As part of this evaluation, those features that are character-defining (topographical variation, vegetation, circulation, structures, furnishings, objects) should be identified. Historic finishes, details, and materials that also contribute to a landscape's significance should also be documented and evaluated prior to determining an approach to landscape accessibility. For example, aspects of the pedestrian circulation system that need to be understood include walk width, aggregate size, pavement pattern, texture, relief, and joint details. The context of the walk should be understood including its edges and surrounding area. Modifications to surface textures or widths of pathways can often be made with minimal effect on significant landscape features (a) and (b).

Additionally, areas of secondary importance such as altered paths should be identified — especially those where the accessibility modifications will not destroy a landscape's significance. By identifying those features that are contributing or non-contributing, a sympathetic circulation experience can then be developed.

After assessing a landscape's integrity, accessibility solutions can be considered. Full access throughout a historic landscape may not always be possible. Generally, it is easier to provide accessibility to larger, more open

sites where there is a greater variety of public experiences. However, when a landscape is uniformly steep, it may only be possible to make discrete portions of a historic landscape accessible, and viewers may only be able to experience the landscape from selected vantage points along a prescribed pedestrian or vehicular access route. When defining such a route, the interpretive value of the user experience should be considered; in other words, does the route provide physical or visual access to those areas that are critical to understand the meaning of the landscape?

The following accessibility solutions address three common landscape situations: 1) structures with low integrity landscapes; 2) structures and landscapes of equal significance; and, 3) landscapes of primary significance with inaccessible terrain.

1. The Hunnewell Visitors Center at the Arnold Arboretum in Jamaica Plain, Massachusetts, was constructed in 1892. Its immediate setting has changed considerably over time (c). Since the existing landscape immediately surrounding this structure has little remaining integrity, the new accessibility solution has the latitude to integrate a broad program including site orientation, circulation, interpretation, and maintenance.

The new design, which has few ornamental plants, references the original planting design principles, with a strong emphasis on form, color, and texture. In contrast with the earlier designs, the new plantings were set away from the facade of this historic building,



(a.) To improve accessibility in Boston's Emerald Necklace Parks, standard asphalt paving was replaced in selected areas with an imbedded aggregate surface that is more in keeping with the landscape's historic appearance. Photo: Charles Birnbaum.



(b.) The Friendly Garden at Rancho Los Alamitos, a historic estate with designed gardens in southern California, was made accessible with limited widening of its existing approach path. Photo: Rancho Los Alamitos Foundation



(c.) Hunnewell Visitors Center before rehabilitation, revealing the altered landscapes. Photo: Jennifer Jones, Carol R. Johnson and associates.



(d.) Hunnewell Visitors Center's entrance following rehabilitation, integrating an accessible path (left), platform, and new steps. Photo: Charles Birnbaum

allowing the visitor to enjoy its architectural detail. A new walk winds up the gentle earthen berm and is vegetated with plantings that enhance the interpretive experience from the point of orientation (d). The new curvilinear walks also provide a connection to the larger arboretum landscape for everyone.

2. The Eugene O'Neill National Historic Site overlooks the San Ramon Valley, twenty-seven miles east of San Francisco, California. The thirteen-acre site includes a walled courtyard garden on the southeast side of the Tao House, which served as the O'Neill residence from 1937-44 (e). Within this courtyard are character-defining walks that are too narrow by today's accessibility standards, yet are a character-defining element of the historic design. To preserve the garden's integrity, the scale and the characteristics of the original circulation were maintained by creating a wheelchair route which, in part, utilizes reinforced turf. This route allows visitors with disabilities to experience the main courtyard as well.
3. Morningside Park in New York City, New York, designed by Frederick Olmstead, Sr., and Calvert Vaux in 1879, is sited on generally steep, rocky terrain (f). Respecting these dramatic grade changes, which are only accessible by extensive flights of stone stairs, physical access cannot be provided without destroying the park's integrity. In order to provide some accessibility, scenic overlooks were created that provide broad visual access to the park.



(e.) This view shows the new reinforced turf path at the Eugene O'Neill National Historic Site that preserved the narrow Historic Path. Photo: Patricia M. O'Donnell.



(f.) Steep terrain at Morningside Park in New York City cannot be made accessible without threatening or destroying this landscape's integrity. Photo: Quennell Rothschild Associates.



Figure 19. Inclined lifts can sometimes overcome interior changes of elevation where space is limited. This lift in Boston's Faneuil Hall created access to the floor and stage level of the State Room. Photo: Paul Holtz.

Considering a New Addition as an Accessibility Solution

Many new additions are constructed specifically to incorporate modern amenities such as elevators, restrooms, fire stairs, and new mechanical equipment. These new additions often create opportunities to incorporate access for people with disabilities. It may be possible, for example, to create an accessible entrance, path to public levels via a ramp, lift, or elevator (See Figure 23). However, a new addition has the potential to change a historic property's appearance and destroy significant building and landscape features. Thus, all new additions should be compatible with the size, scale, and proportions of historic features and materials that characterize a property (See Figure 24).

New additions should be carefully located to minimize connection points with the historic building, such that if the addition were to be removed in the future, the essential form and integrity of the building would remain intact. On the other hand, new additions should also be conveniently located near parking that is connected to an accessible route for people with disabilities. As new additions are incorporated, care should be taken to protect significant landscape features and archeological resources. Finally, the design for any new addition should be differentiated from the historic design so that the property's evolution over time is clear. New additions frequently make it possible to increase accessibility, while simultaneously reducing the level of change to historic features, materials, and spaces.

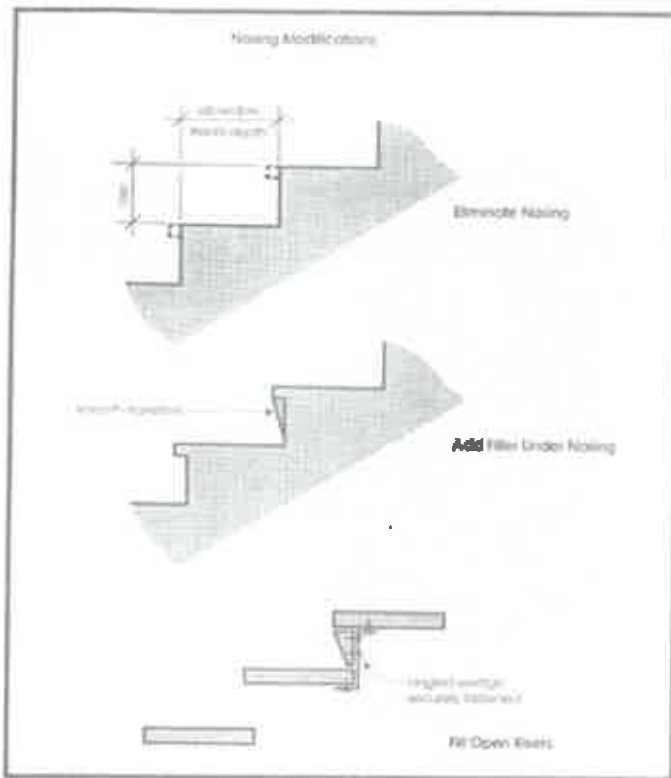


Figure 20. In certain situations it may be appropriate to modify stair nosings for persons with mobility impairments. Whenever possible, stairs should be modified by adding new materials rather than removing historic materials. Source: UFAS Retrofit Manual.

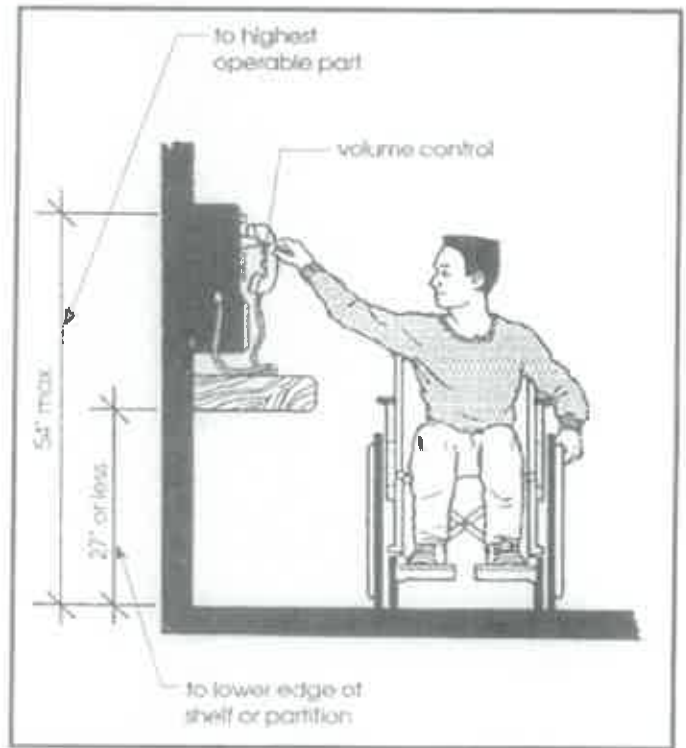


Figure 22. Amenities such as telephones should be at height that wheelchair users can reach. Changes to many amenities can be adapted with minimal effect on historic materials, features, and spaces. Source: UFAS Retrofit Manual.

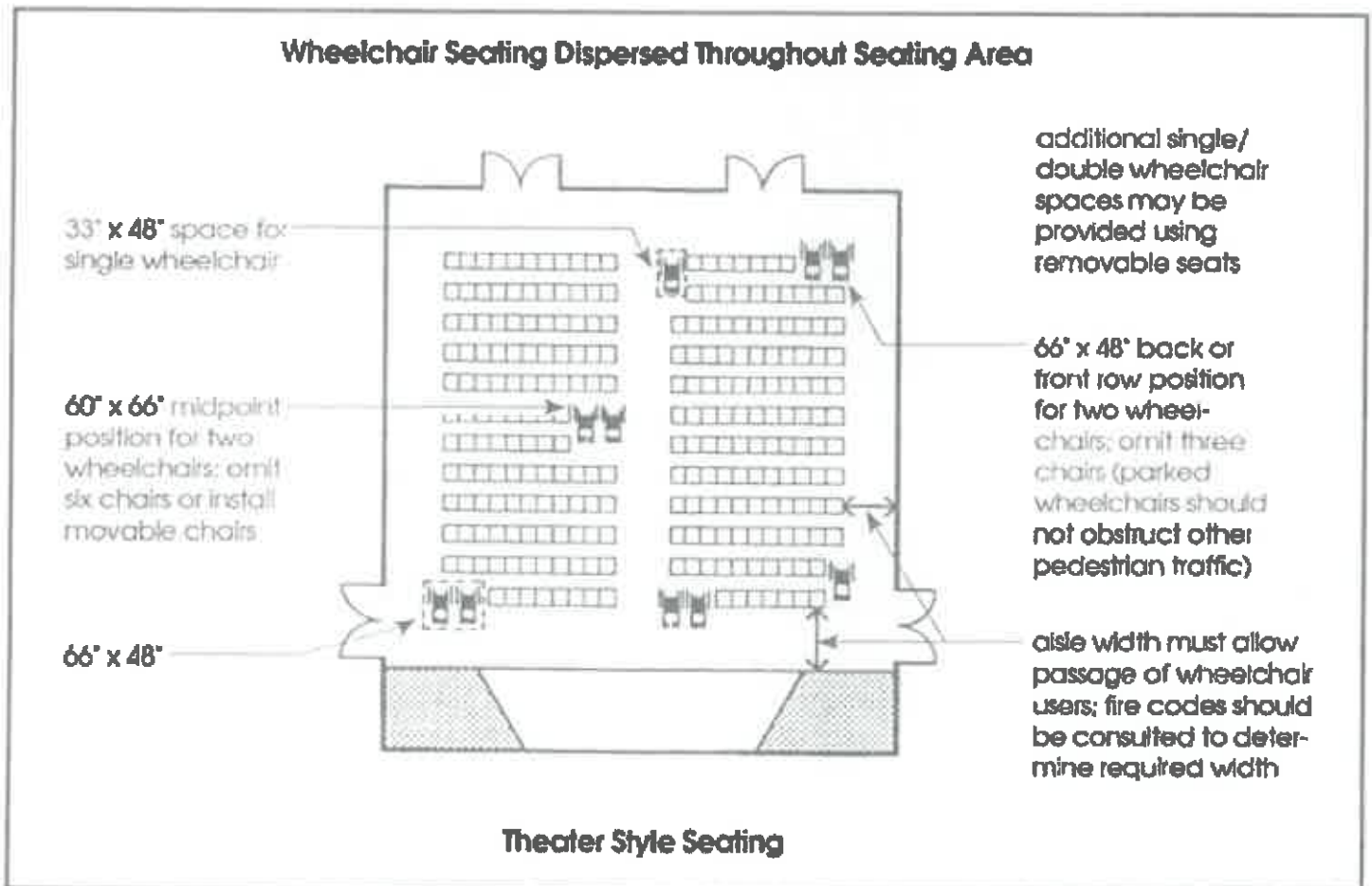


Figure 21. Seating in historic theaters and auditoriums can be changed to accommodate wheelchair users. Accessible seating areas should be connected to an accessible route from the building entrance. Source: UFAS Retrofit Manual.

Federal Accessibility Laws

Today, few building owners are exempt from providing accessibility for people with disabilities. Before making any accessibility modification, it is imperative to determine which laws and codes are applicable. In addition to local and State accessibility codes, the following federal accessibility laws are currently in effect:

Architectural Barriers Act (1968)

The Architectural Barriers Act stipulates that all buildings designed, constructed, and altered by the Federal Government, or with federal assistance, must be accessible. Changes made to federal buildings must meet the Uniform Federal Accessibility Standards (UFAS). Special provisions are included in UFAS for historic buildings that would be threatened or destroyed by meeting full accessibility requirements.

Rehabilitation Act (1973)

The Rehabilitation Act requires recipients of federal financial assistance to make their programs and activities accessible to everyone. Recipients are allowed to make their properties accessible by altering their building, by moving programs and activities to accessible spaces, or by making other accommodations.

Americans with Disabilities Act (1990)

Historic properties are not exempt from the Americans with Disabilities Act (ADA) requirements. To the greatest extent possible, historic buildings must be as accessible as non-historic buildings. However, it may not be possible for some historic properties to meet the general accessibility requirements.

Under Title II of the ADA, State and local governments must remove accessibility barriers either by shifting services and programs to accessible buildings, or by making alterations to existing buildings. For instance, a licensing office may be moved from a second floor to an accessible first floor space, or if this is not feasible, a mail service might be provided. However, State and local government facilities that have historic preservation as their main purpose—State-owned historic museums, historic State capitols that offer tours—must give priority to physical accessibility.

Under Title III of the ADA, owners of "public accommodations" (theaters, restaurants, retail shops, private museums) must make "readily achievable" changes; that is, changes that can be easily accomplished without much expense. This might mean installing a ramp, creating accessible parking, adding grab bars in bathrooms, or modifying door hardware. The requirement to remove barriers when it is "readily achievable" is an ongoing responsibility. When alterations, including restoration and rehabilitation work, are made, specific accessibility requirements are triggered.

Recognizing the national interest in preserving historic properties, Congress established alternative requirements for properties that cannot be made accessible without "threatening or destroying" their significance. A consultation process is outlined in the ADA's Accessibility Guidelines for owners of historic properties who believe that making specific accessibility modifications would "threaten or destroy" the significance of their property. In these situations, after consulting with persons with disabilities and disability organizations, building owners should contact the State Historic Preservation Officer (SHPO) to determine if the special accessibility provisions for historic properties may be used. Further, if it is determined in consultation with the SHPO that compliance with the minimum requirements would also "threaten or destroy" the significance of the property, alternative methods of access, such as home delivery and audio-visual programs, may be used.



Figure 23. New additions to historic buildings can be designed to increase accessibility. A new addition links two adjacent buildings used for the Albany, New York, Visitor's Center, and incorporates an accessible entrance, restrooms, and signage. Photo: Clare Adams.

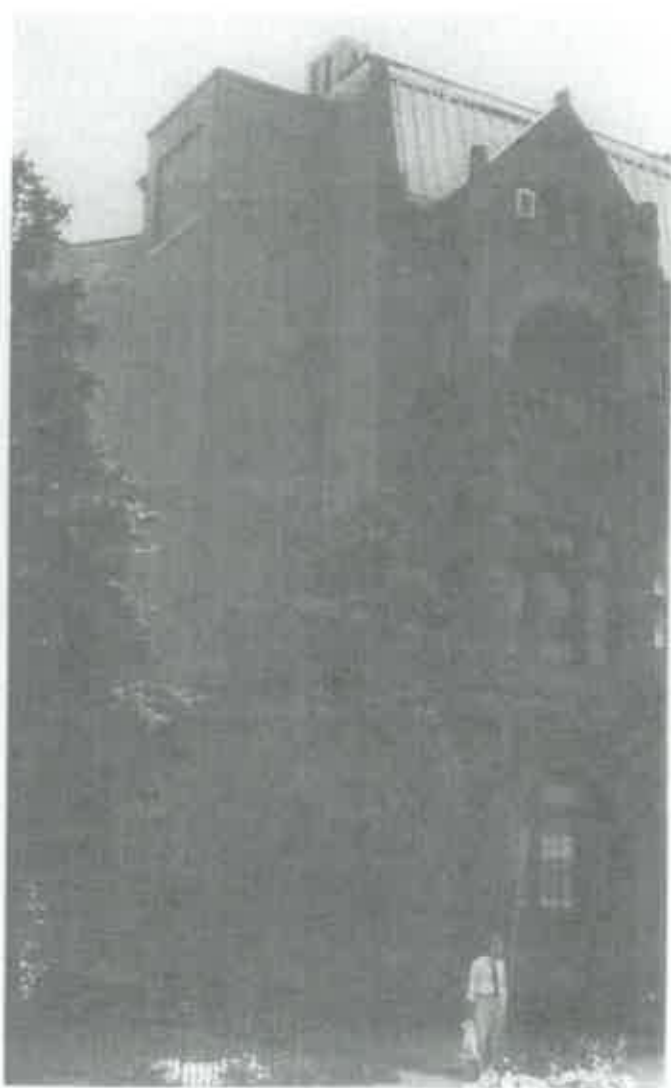


Figure 21. Creating an accessible entrance with a new elevator tower requires a compatible design. This elevator addition blends in with the historic building's materials and provides access to all public levels. Photo: Sharon Park.

Conclusion

Historic properties are irreplaceable and require special care to ensure their preservation for future generations. With the passage of the Americans with Disabilities Act, access to historic properties open to the public is a now civil right, and owners of historic properties must evaluate existing buildings and determine how they can be made more accessible. It is a challenge to evaluate properties thoroughly, to identify the applicable accessibility requirements, to explore alternatives and to implement solutions that provide independent access and are consistent with accepted historic preservation standards. Solutions for accessibility should not destroy a property's significant materials, features and spaces, but should increase accessibility as much as possible. Most historic buildings are not exempt from providing accessibility, and with careful planning, historic properties can be made more accessible, so that all citizens can enjoy our Nation's diverse heritage.



Photo: Massachusetts Historical Commission.

Acknowledgements

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Commission; Milford Wayne Donaldson, FAIA, Paul Beutry, U.S. Architectural and Transportation Barriers Compliance Board, Mid-Atlantic Regional Office, National Park Service; Western Regional Office, National Park Service.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Comments about this publication should be directed to H. Ward Janell, Deputy Chief, Preservation Assistance Division, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the authors and the National Park Service are appreciated.

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA23-000017**

Permit or Review Type: **Certificate of Appropriateness**

Project Location: **24 WASHINGTON ST CUMBERLAND, MD 21502**

Applicant Contact Information: Name: **Fielding Construction**
Address: **400 Piedmont Ave, 400**
City/State/Zip: **Cumberland MD 21502**
Phone: **(240) 727-4679**
Email: **fieldingconstruction01@gmail.com**

Contractor Contact Information: Company Name: **Fielding Construction**
Contact: **Elliot Fielding**
Address: **400 Piedmont Ave, 400**
City/State/Zip: **Cumberland MD 21502**
Phone: **(240) 727-4679**
Email: **fieldingconstruction01@gmail.com**

Date of Application: **03/13/2023**

Work Description: **(narrative box)**

Certificate of Appropriateness for 24Washington St. Work is for the rebuild of front porch with hand rail across the right side toward parking lot. Rail will have custom spindles, cap and base. Paint to match.

Amount Paid: **30.00**

Amount Due: **0.00**



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

COA23-00007

Address: 24 Washington Street

Project Contact: Fielding Construction/Ellot Fielding

Project Summary:

This proposed project involves rebuilding the deteriorating porch of the Emmanuel House

Property Description:

This property is located in the Washington Street Historic District and the building is recognized as historic by the State of Maryland (AL-IV-016). 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 24 Washington Street, retains many of its original exterior features. It is a two and a half story brick structure which stands on the southerly side of the street between Greene Street and East Prospect Square in the Washington Street Historic District. It is often referred to as the Emmanuel House. It has sharply pitched hip roofs with small dormers and crowned with metal crestings. According to tradition, it was erected for the Millholland family. James A. Millholland purchased the property in 1879. The Vestry of Emmanuel Parish acquired the property and house in 1960 and presently used the building for offices and classrooms. Emmanuel House is representative of domestic architecture of the Second Empire Revival style.

Staff Summary:

Porches are among the most vulnerable components of an older building. As they are generally constructed of wood, they are susceptible to rotting, sagging, deterioration and freeze-thaw cycles. They are also often modernized with unsympathetic alterations that use inappropriately contemporary materials. For these reasons, many original porches have not survived, making the conservation of those remaining more important.

The proposed porch replacement is compatible with the City of Cumberland Design Guidelines if it is replaced with exactly the same materials, mouldings, bevels, accents and paint color. Scope of work proposes using Azek composite decking and adding a handrail with spindles (design of spindles and handrail not provided). Design guidelines allow for synthetic material on a case-by-case basis if the new material matches what it is replicating.

Applicable Guidelines:

Identifying, retaining, and preserving porches, and their functional and decorative features, is important in defining the overall historic character of the building and district. The sections of the Preservation Guidelines that pertain to this application can be found in the chapter titled Design Guidelines for Porches - Guideline 33, 34 and 35.

RESPECT

FIELDING CONSTRUCTION

www.fieldingconstruct.com • MHIC# 105208

The Emmanuel House
28 Washington St.
Cumberland, Md.

I have worked up a great estimate for you. The work done includes:

- 1: Jack up the porch roof and set roof on (4-5) 2x6 T-braces. Demo off the entire deck, joists and dump. Remove 100" (partial demo) of the columns from the deck up and dump. Keep the decorative upper parts. Put down weed stop barrier and 3" of gravel to cover the underside.
2. Reframe with a new 2x12 joist layout to meet code with 3 sections of joists put together with beams and extra posts to hold the beams. Wrap the build with a pine skirt, painted to finish. Close in the under porch openings with a lattice build to keep critters and debris out. Paint to match the original. Reset/replace the electrical boxes and GFI outlets. As shown in the drawing.
- 3: Install Azek 3"x12' tongue and groove composite decking. 26'x12' Wood grain top. Color: _____ . www.timbertech.com (Choose porch)
- 4: Rebuild posts from 1" pine to match the original posts with exact matching bevels and accent trim pieces. Set a 4x4 post inside the old decorative top posts for all 6 of them. This will hold the load and then wrap the posts in 2 pieces. Three sides put together and then piece the single board to close the column. Paint to match the original build. Color: _____
5. Build a custom hand rail across the right side toward the parking lot. Custom spindles, cap and base. Paint to match and design TBD.
6. Touch up any mortar work that needs it.
- 7: Apply for permits and have each step inspected as needed. I'll cover permit and inspection costs.

Total labor \$27,000.00 and Materials \$17,000.00 = \$44,000.00

I propose hereby to furnish materials and labor – complete in accordance with above specifications, for the sum of: **Total Price: \$ 44,000.00**

5% down to secure your summer start date (None refundable if you decide to cancel): \$2,250.00
About 40% payment before March 1st to purchase the materials at current cost: \$17,000.00
50% payment the day we start construction: \$21,500.00
Final remainder payment at completion: \$3,250.00

Elot Fielding

**400 Piedmont Avenue
Cumberland, MD 21502**

240-727-4679

For the last 2 years our Market has had a 35% material price increase right before spring hits with the demand for these products going up in our region. It's better to lock in these purchases before March 1st to avoid the price increase. This is a precautionary step to keep the contract price fixed.

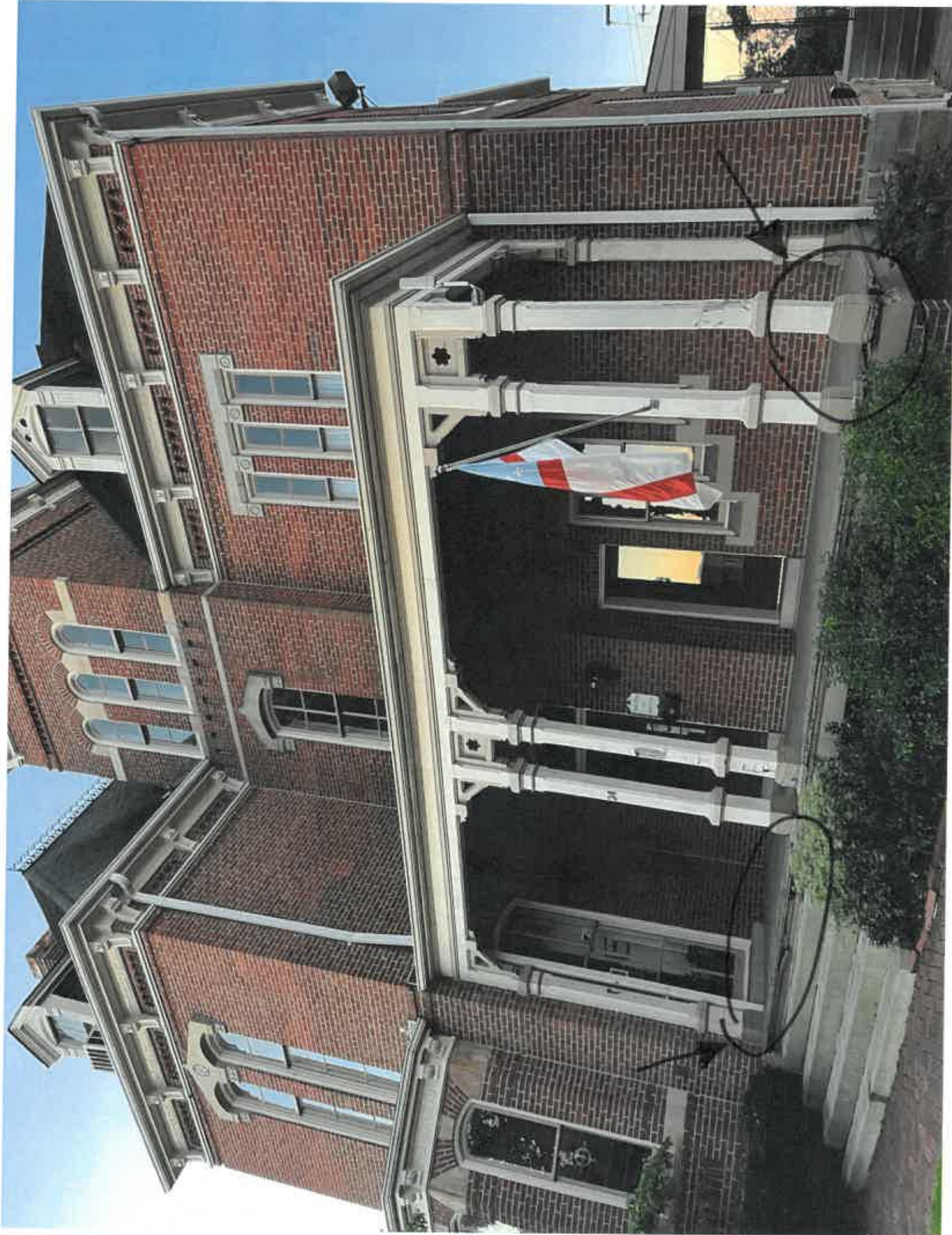
Above includes all taxes, labor and materials:

All materials are guaranteed to be specified. All work to be completed in workmanlike manner by licensed contractors 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. We have our own liability insurance. In the event Fielding Construction is not paid according to the terms of the contract, the home owner will be liable for attorney fees and any other costs incurred by Fielding Construction in the collection process.

Acceptance of Contract – The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do this work as specified. Payment will be made as outlined above.

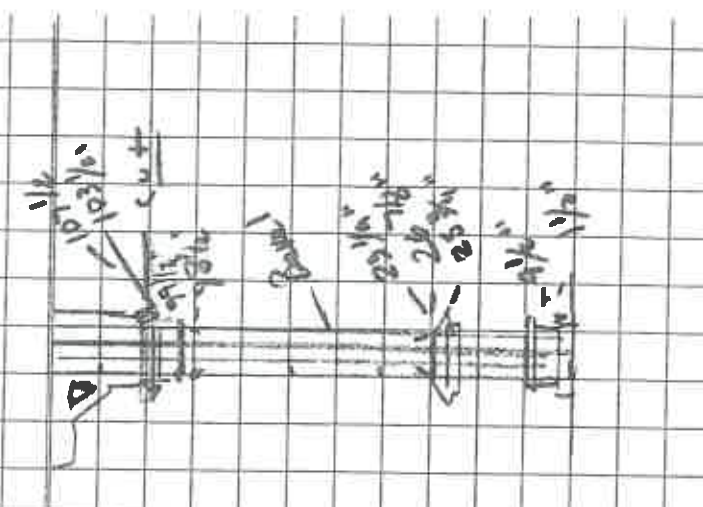
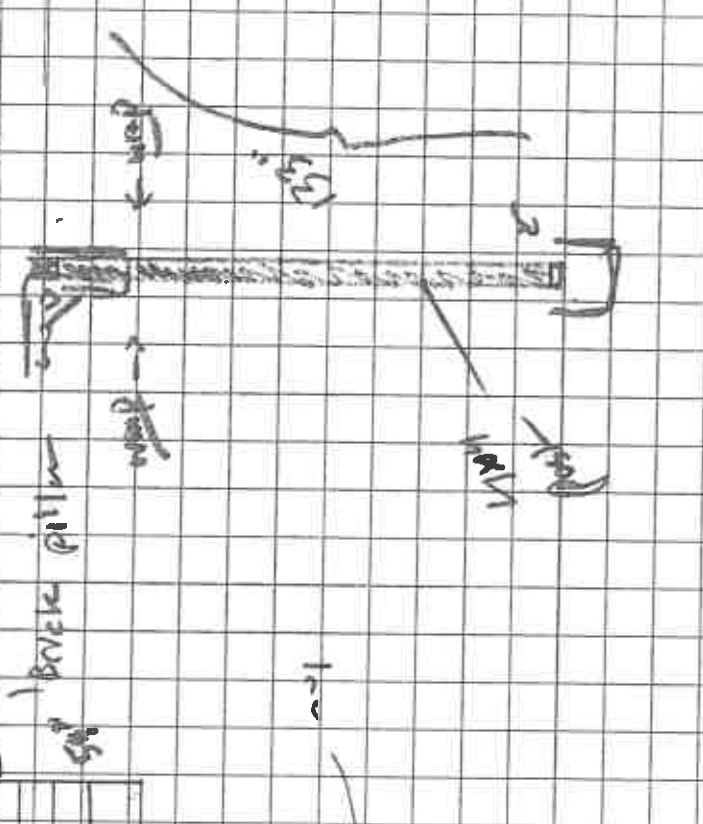
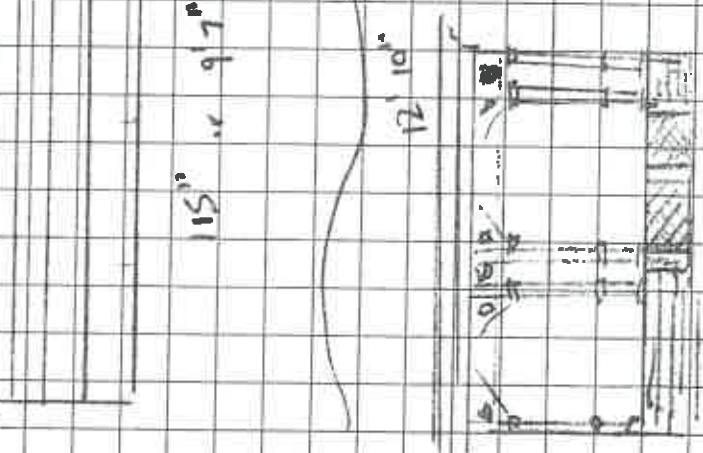
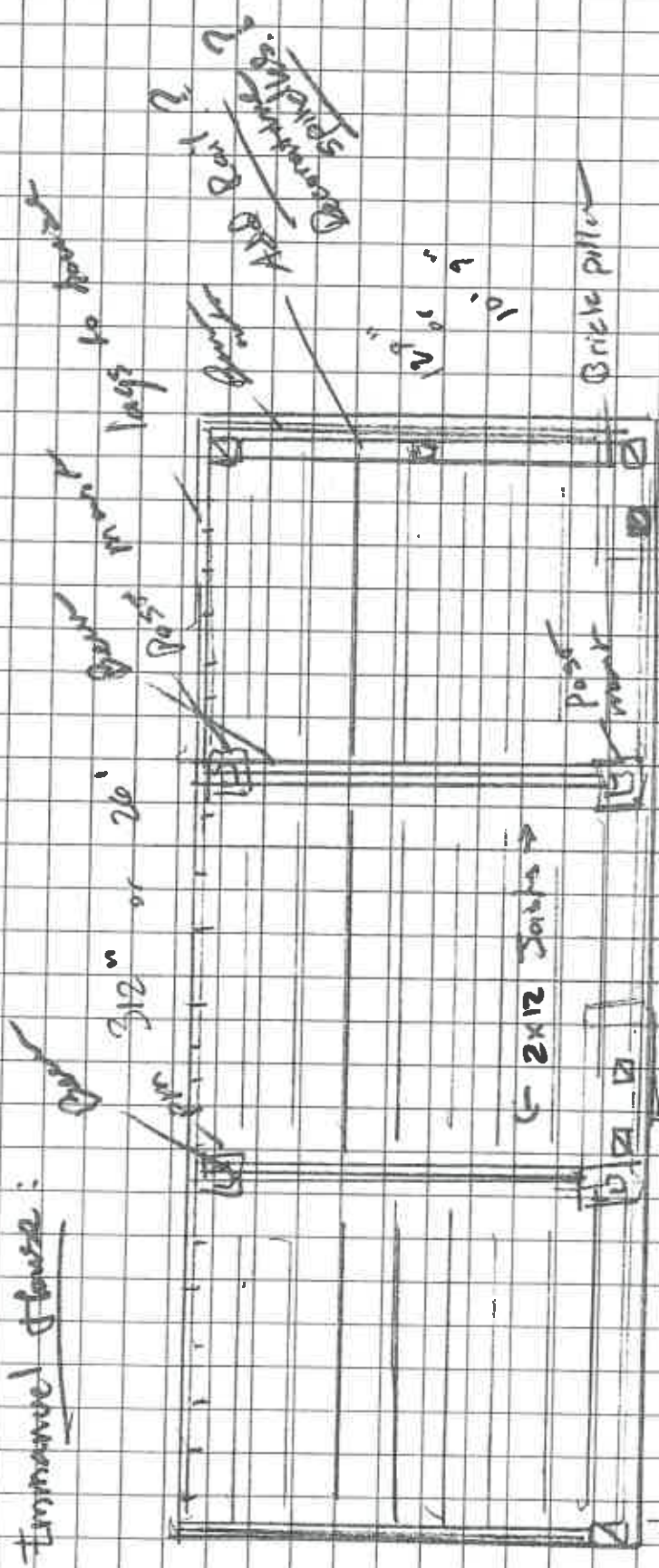
Date of acceptance: _____

Buyer X _____
Contractor X _____





Immature House:



ESTIMATE #414
02/23/23 11:34 AM

84 LUMBER CO.

PAGE 1

NAME: FIELDING CONSTRUCTION
CODE: 0443092900-000-000
ADDRESS: 400 PIEDMONT AVE
CUMBERLAND, MD 21502
PHONE: (240) 727-4679 FAX:
PROJECT: *Emmal House*

STORE: 0929 - LAVALE #0929
ADDRESS: 14700 NATL. HWY
PHONE: (301) 689-8402
ASSOCIATE: JASON WOOLARD
EST DATE: 12/21/22 START: / /

< THIS IS NOT A RECEIPT >

#414

CUSTOMER COPY

P.O.S.#	QTY	DESCRIPTION	PRICE	EXTENDED
1.	88400	AZEK T&G PORCH FLOORING		
2.	88405	104 COASTLINE 3"X12'	54.84	5703.36
		SLATE GRAY IS LESS AT \$51.96 EACH		
4.	8936800	2 FLN200 FLOOR CLEAT 2IN 1M	54.75	109.50
5.	2121671	4 2X12X16 #1 TREATED GRD CNT	39.31	157.24
6.	2121271	8 2X12X12 #1 TREATED GRD CNT	30.58	244.64
7.	2121071	36 2X12X10 #1 TREATED GRD CNT	24.57	884.52
8.	5412066	288 5/4X12 BULLN PP TRD	4.71	1356.48
9.	9927700	32 LUS210Z (50)	3.04	97.28
10.	5531205	1 N10D5HDG-R (4)	27.80	27.80
11.	841701	24 1/2X8 ANCH BOLT GALV	1.15	27.60
12.	1121619	3 1X12X16 PRMD T&G SPF	106.84	320.52
13.	6061007	1 6X6X10 SYP TREATED #1	48.85	48.85
14.	3410100	40 60# HANDICRETE	5.25	210.00
15.	6322957	3 ABA66Z (10)	36.04	108.12
16.	12345	4 0000000 TREATED LATTICE 4X8 HEAVY DUTY LATTICE	27.50	110.00
18.	4683513	1 650839 3-1/4X131 RD N/GEN	95.35	95.35
19.	9915620	1 3" PREMIUM DECK TAN 25/BKT	105.89	105.89
20.	2061601	1 2X6X16 #2 BTR KD SPF	14.40	14.40
21.	2041601	4 2X4X16 #2 BTR KD SPF	8.32	33.28

ESTIMATE #414

02/23/23 11:34 AM

84 LUMBER CO.

PAGE 2

NAME: FIELDING CONSTRUCTION
 CODE: 0443092900-000-000
 ADDRESS: 400 PIEDMONT AVE
 CUMBERLAND, MD 21502
 PHONE: (240) 727-4679 FAX:
 PROJECT:

STORE: 0929 - LAVALE #0929
 ADDRESS: 14700 NATL. HWY
 PHONE: (301) 689-8402
 ASSOCIATE: JASON WOOLARD
 EST DATE: 12/21/22 START: / /

< THIS IS NOT A RECEIPT >

#414

CUSTOMER COPY

P.O.S.#	QTY	DESCRIPTION	PRICE	EXTENDED
22. 5912560	1	SDWS22300DB-R50 (6)	32.30	32.30
23. 5912570	1	SDWS22500DB-R50 (6)	47.84	47.84
24. 680135	12	LN-903 VOC HEAVYDUTY 100Z	4.47	53.64
25. 30000	1	DELIVERY SERVICE	40.00	40.00
26. 29000	1	FUEL SURCHARGE	10.00	10.00

SUBTOTAL \$9,838.61
 TAX \$587.32
 TOTAL \$10,425.93

84 LUMBER CO. ESTIMATE AND PRICING POLICY

1. REGULAR UNIT PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE ANYTIME AFTER 7 DAYS FOLLOWING DATE OF ESTIMATE.
2. SALE PRICES ARE IN EFFECT ONLY UNTIL THE END OF THE ADVERTISED SALE PERIOD.
3. CUSTOMER DEPOSIT OF FULL AMOUNT OF ESTIMATED TOTAL PRICE WILL RENDER UNIT PRICES FIRM FOR 30 DAYS FROM DATE OF DEPOSIT.
4. 84 LUMBER CO. ASSUMES NO RESPONSIBILITY FOR ACCURACY OF TAKE OFFS FROM DRAWINGS OR BLUEPRINTS OR THAT THE PRODUCTS LISTED WILL BE SUFFICIENT TO COMPLETE CUSTOMER'S INTENDED PROJECT. CUSTOMERS SHOULD HAVE QUALIFIED ENGINEER OR ARCHITECT REVIEW ALL QUANTITIES.
5. THIS ESTIMATE DOES NOT CONSTITUTE A CONTRACT OF SALE OR GUARANTEE AVAILABILITY OF ANY PRODUCT LISTED.
6. ALL PRICES QUOTED BASED ON TOTAL PACKAGE PRICE AND SUBJECT TO CHANGE IF TOTAL PACKAGE NOT PURCHASED OR CONTENTS OF PACKAGE CHANGE.

For this project, call Maggie's Mgmt LLC dba 84 Insurance for a quote on Builders Risk Insurance at 877-866-1384 Opt. 1 Ext. 2165 or visit 84insurance.com.

Maggies Management, LLC is a licensed insurance producer and is a separate entity from 84 Lumber Co. 84 Lumber Co. is not licensed to and does not sell insurance.

CHARACTER DEFINING FEATURES OF A PORCH



Cornice

Column

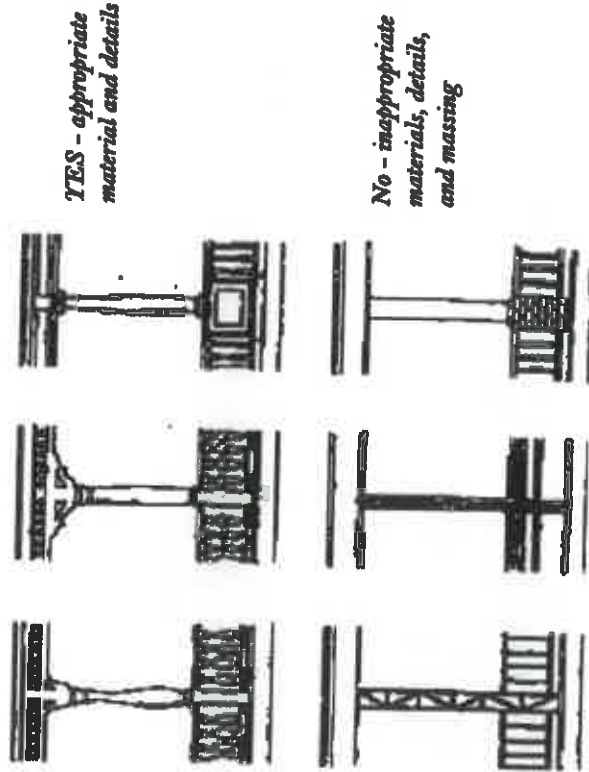
Column Base

Design Guidelines for Porches

In the residential area of Cumberland, porches are perhaps the key defining feature of a neighborhood's streetscape. Almost all styles of dwellings employ them and they are often the most important visual and decorative building element, set against a simpler building massing. They provide shade and provide a human scale element to the sidewalk and street. Their general character should be preserved, including posts, balustrades, steps, roof shape, and architectural detail.

GUIDELINE 33: RESTORE HISTORIC PORCH FEATURES

- a. Maintain the historic porch or stoop on your building, where feasible.
- b. If repair or restoration is necessary, keep as much of the historic materials, proportion, and ornament as possible.
- c. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.
- d. Use wood for porch details and structural parts, including steps and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.
 - » Pipe columns, concrete blocks, poured concrete, other poured masonry and masonry units are not permissible for use on visible structural porch supports unless historic evidence reveals their previous use.
 - » Flat-iron columns, iron railings and horizontal board railings are not permissible for use on porch columns and balustrades unless evidence of their early use is documented.
- e. Synthetic material will be allowable on a case-by-case basis if the new material, size, scale, and overall appearance matches the historic feature.



Guideline 33: Retain historic porch features and replace in-kind as necessary.

PRESERVATION DISTRICT DESIGN GUIDELINES
Design Guidelines for Cumberland, Maryland



Guideline 34: Undesirable treatment of historic porch features. Though the porch retains the overall massing and proportions, all of the porch details have been sheathed in synthetic siding.

GUIDELINE 34: REPLACEMENT PORCHES

- a. If porch replacement is necessary in whole or in part, reconstruct it to match the historic porch in both form and detail.
 - » Use materials similar to the historic feature wherever feasible.
 - » Do not use decorative elements that were not known to be on your house or on others like it. Conversely, do not oversimplify the design.

GUIDELINE 35: PORCH ADDITIONS AND MODIFICATIONS

In general, enclosing or altering front porches is discouraged by the HPC.

- a. When enclosing or adding screens to a historic porch, design the enclosure or screen detail to be recessed from the supporting posts and railings so that the historic form of the porch is maintained and apparent. The enclosure should appear darker than the historic porch elements themselves, much as a shaded porch would appear. This helps to distinguish the historic porch configuration.



Guideline 35: There is a wide range of vernacular porch details, both historic and modern. The HPC encourages owners to retain and restore those features typical to the design and style of the building.

GUIDELINE 36: NEW PORCHES

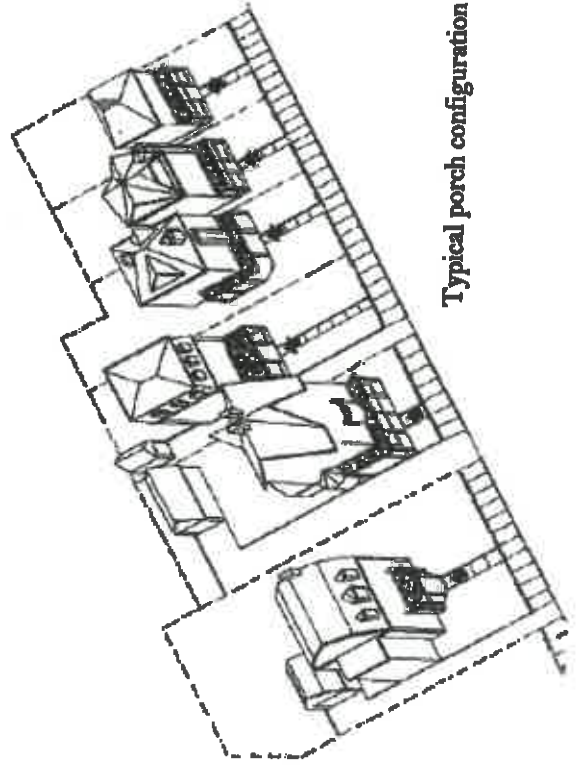
- a. The house or lot in question must have a front yard setback sufficient to allow the porch to fall within the front setback guidelines for additions and new construction, as required by the Cumberland zoning code and the setback guidelines for additions described in this document.
- b. A new porch may be added if the house belongs to a building type that typically featured a porch and where they exist elsewhere in the District on similar building types.
 - » The new porch must be designed in a character similar to those found on other buildings of the same type.

PRESERVATION DISTRICT DESIGN GUIDELINES
Design Guidelines for Cumberland, Maryland



Guideline 55: One of the most important features of a bungalow type dwelling is its integrated porch. An enclosed porch significantly alters the design of this type of building.

- » Do not obscure the historic building entry when locating a new porch. An open porch maintains the historic building entry but an enclosed front porch would violate this guideline.
- c. On a new building, maintain the typical orientation and dimensions of porches found on buildings in the District.
 - » In Cumberland, porches historically protect the entrance of the house. The main porch faced the street and ran across the entire front of the house and often around to the side. They should not be enclosed.



Typical porch configuration

7. DESCRIPTION

CONDITION	(Check One)				
	Excellent <input checked="" type="checkbox"/>	Good <input type="checkbox"/>	Fair <input type="checkbox"/>	Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>
INTEGRITY	(Check One)			(Check One)	
	Altered <input type="checkbox"/>	Unaltered <input checked="" type="checkbox"/>		Moved <input type="checkbox"/>	Original Site <input checked="" type="checkbox"/>

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Emmanuel House, which serves as rectory and church offices, is a large brick 'Victorian' structure having a central tower flanked by a peaked mansard roof of slate. The 'tower' is the dominant feature of the house, for the main (2) sections of the building are attached to (or grow out of) it at right angles. This gives the house a slightly Italianate-villa plan which is heightened by the porch across the front, the semi-octagonal oriel-bay window, and the tower itself with its triple round head widows at third storey level -- features of the Italianate style. The decorative treatment is relatively simple, being mostly constructional, however; the variety of window sizes, shapes, and placement give the impression of some variety. The attic windows are dormers (gabled), there are the three tower windows already mentioned, and the front windows have various drip moldings and different lengths -- most windows being long and narrow. The main cornice consists of bricks set at an angle with gouged, stocky brackets; shorter, fatter brackets form the porch, oriel, and tower roof cornices. The ridge of the roof(s) is lined with decorative iron work. The tower forms a transitional step between the tall church and courthouse towers.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

c. 1860s-'70s+ [?]

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---------------------------------------|--|--|
| Aberiginal <input type="checkbox"/> | Education <input type="checkbox"/> | Political <input type="checkbox"/> | Urban Planning <input type="checkbox"/> |
| Prehistoric <input type="checkbox"/> | Engineering <input type="checkbox"/> | Religion/Philosophy <input type="checkbox"/> | Other (Specify) <input type="checkbox"/> |
| Historic <input type="checkbox"/> | Industry <input type="checkbox"/> | Science <input type="checkbox"/> | <u>architecture</u> |
| Agriculture <input type="checkbox"/> | Invention <input type="checkbox"/> | Sculpture <input type="checkbox"/> | _____ |
| Art <input type="checkbox"/> | Landscape <input type="checkbox"/> | Social/Humanitarian <input type="checkbox"/> | _____ |
| Commerce <input type="checkbox"/> | Architecture <input type="checkbox"/> | Theater <input type="checkbox"/> | _____ |
| Communications <input type="checkbox"/> | Literature <input type="checkbox"/> | Transportation <input type="checkbox"/> | _____ |
| Conservation <input type="checkbox"/> | Military <input type="checkbox"/> | | _____ |
| | Music <input type="checkbox"/> | | _____ |

STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

Emmanuel House is a restrained and dignified version of the High Victorian urban mansion, although set off from the usual examples of that style by not being wood or employing lots of it for decoration. Using motifs from a variety of styles -- Emmanuel House might be called "Franco-Italianate-Victoriana" -- the total effect is one of picturesqueness with solidity.

The house fills an important position on Washington Street and its light putty-colored brick is a good foil to the dark stone of Emmanuel Church.

[Handwritten notes in cursive script, partially illegible]

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Rev. J. Finley Cooper, Rector

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	°	'	"
NE	°	'	"	°	'	"	°	'	"
SE	°	'	"	°	'	"	°	'	"
SW	°	'	"	°	'	"	°	'	"

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
William Morgan

ORGANIZATION: **Department of Art History** DATE: **June 8, 1970**

STREET AND NUMBER:
University of Delaware

CITY OR TOWN: **Newark** STATE: **Delaware** CODE:

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name _____

Title _____

Date _____

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

~~AL-IV-A-016~~

AL-IV-A-016

STATE Maryland
 COUNTY Allegany
 TOWN Cumberland VICINITY "Fort
 Cumberland
 STREET NO. 24 Washington Street
 ORIGINAL OWNER Hopewall Hebb
 ORIGINAL USE Home
 PRESENT OWNER Emmanuel Episcopal
 PRESENT USE Educational Church
 WALL CONSTRUCTION Brick
 NO. OF STORIES 3

HISTORIC AMERICAN BUILDINGS SURVEY
 INVENTORY #1832
 NAME CHURCH HOUSE (EMMANUEL EPISP.)
 DATE OF RECORD VICTORIAN (Ginger-bread trim)
 STYLE
 ARCHITECT
 BUILDER
 3 FOR LIBRARY OF CONGRESS USE

4 NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION

Built by Hopewall Hebb

Listed in Art Book of Homes and Buildings of Allegany County as the Millholland HouseHistory House File.

James T. Johnson, Sr., M.D.

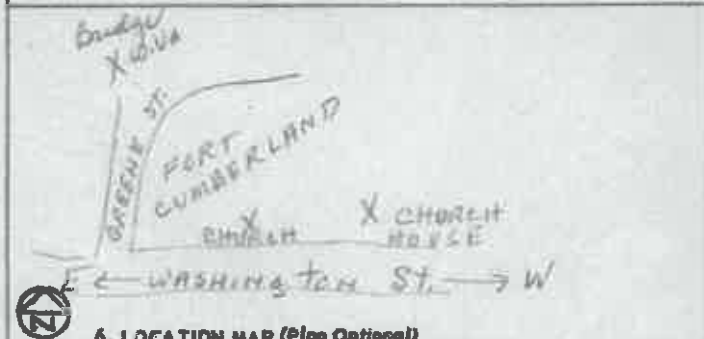
Dr. Frank A. Davis, who discovered "Washington's Well" in his front yard and had it reconstructed on the original site of Fort Cumberland. Two men climbed down the well and found pre-revolutionary muskets, a sabre, a one-pound cannon and other cannon balls. The cannon balls were taken to Fort McHenry, Baltimore, Md., --thus causing a major loss of some of Fort Cumberland history.

..Landmarks, Allegany County by Hazel Groves Hansrote June 4, 1970, Guardian Newspaper.

OPEN TO PUBLIC YES

(slated to be torn down, 1970)

5. PHYSICAL CONDITION OF STRUCTURE Engineered (a)



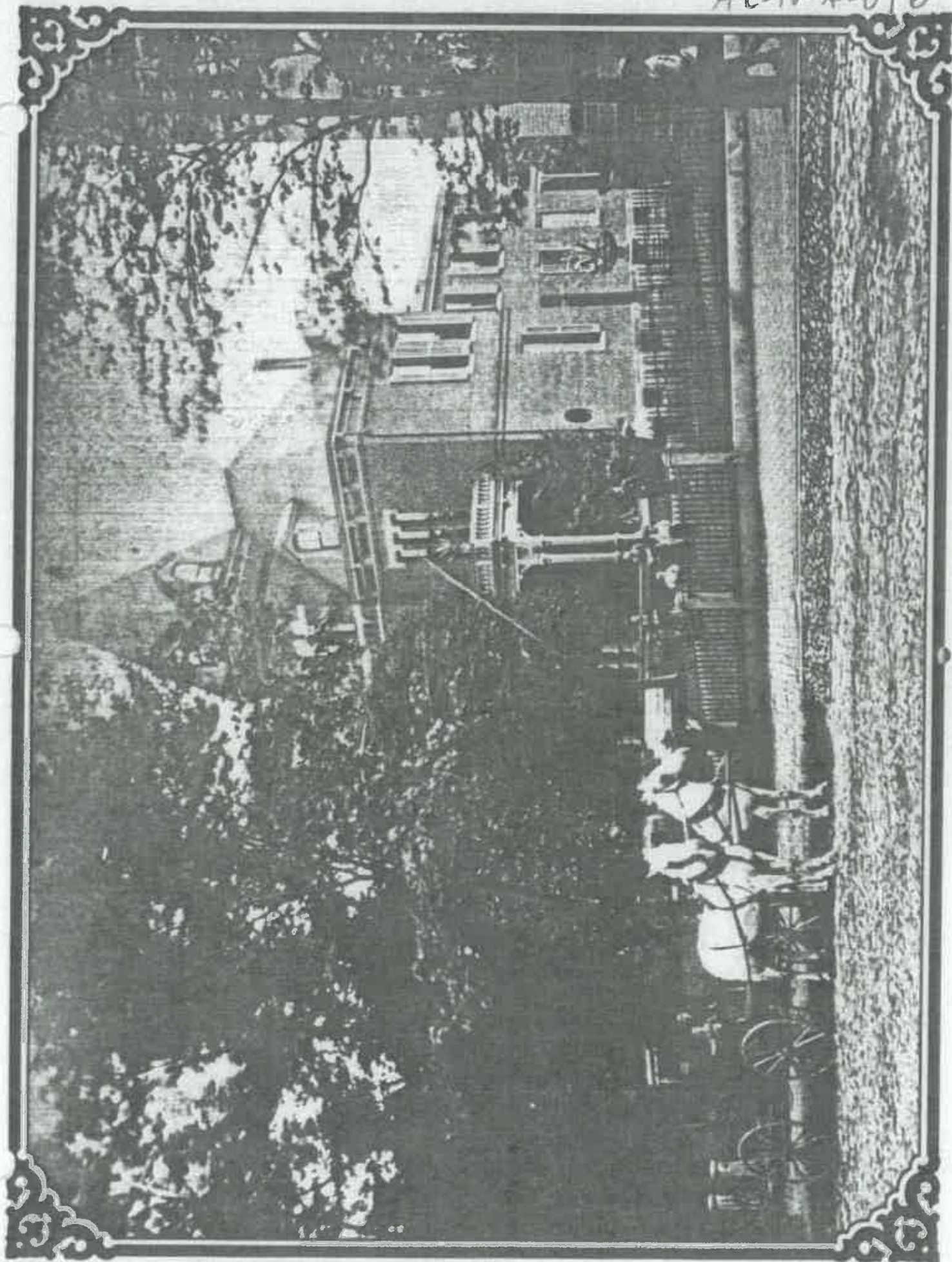
6 LOCATION MAP (Plan Optional)

8 PUBLISHED SOURCES (Author, Title, Page)
 INTERVIEWS, RECORDS, PHOTOS, ETC.
 Newspaper clipping about Dr. David "find".
 ..H.G.H.



9. NAME, ADDRESS AND TYPE OF RECORDS
 Hazel Groves Hansrote, Chairman
 Maryland Historical Trust
 Sec. Preservation Society
 Allegany County, Md.
 DATE OF RECORD Oct. 9, 1970

AL-IV-A-016



24
Washington
Street

In the years following the Civil War, Cumberland and Allegany County grew rapidly. Growth came from the development of the community as a transportation center and the development of coal mining in nearby George's Creek Valley. The growth of industry produced an elite; a group of families that were associated with the new industries; that accumulated substantial wealth; and essentially, ran the community, furnishing directors for local banks and industries and electing suitable politicians to local offices.

Many of the new elite built large and elaborate homes on Washington Street. The street, in fact, became Cumberland's "Silk Stocking Row," where the new wealth could be displayed and enjoyed. Most structures were built in the late nineteenth and early twentieth centuries, the period of the community's greatest growth, and featured the latest styles in large homes. Washington Street became a showcase for the formal architectural styles of the era.

The Millholland House is a case in point. It was built by James A. Millholland around 1870. Both he and his father were officers in the Consolidation Coal Company, the largest coal company in the area. James A. left Consolidation Coal in 1879 and became president of the Georges Creek and Cumberland Railroad, the coal railroad of Consolidation's rivals. The house was built in the Second Empire style which was popular immediately after the Civil War.

