

Historic Preservation Commission



Members:

Dr. Stephen Gibson – Chairperson

Ms. Suzanne Wright – Vice Chairperson

Mr. Tim Hoffman – Secretary

Mr. Larry Jackson

Mr. Chris Myers

Dr. Michael Garrett

Lincoln Wilkins, Jr. PhD

Councilwoman Laurie Marchini

Staff Liaison: Kathy McKenney, Historic Planner/Preservation Coordinator

AGENDA

Historic Preservation Commission
Cumberland City Hall, Council Chambers

DATE: May 12, 2021

TIME: 5:30 PM

Public Notice:

The Cumberland Historic Preservation Commission will meet virtually on May 12, 2021 at 5:30pm. (Please note that the meeting time has changed due to a training event that will take place prior to the start of the regular meeting). The meeting will be held on the WebEx platform. The following link will allow the participant to view the meeting live:

<https://cumberlandmd.webex.com/cumberlandmd/j.php?MTID=m9a90bfc4b466b49c00fdd1509c0775d0>

Citizens who wish to provide a comment at designated times should select the option to "Raise your Hand" in order to be called upon.

A copy of the meeting agenda has been attached. In addition to accessing the meeting virtually through WebEx, it can also be viewed on the City of Cumberland's website at the following link:

<http://www.ci.cumberland.md.us/633/Historic-Preservation-Commission-Live-Me>

APPROVAL OF MINUTES

1. Review of the meeting minutes from the April 14, 2021 Historic Preservation Commission meeting, prepared by Debbie Helmstetter, Codes Technician.

PUBLIC COMMENT

CERTIFICATES OF APPROPRIATENESS – CONSENT AGENDA

2. 15 South Centre Street – Cumberland Economic Development Corporation – RCA21-000005 - Request for a Change/Amendment to COA21-000007 for the after the fact installation of new signage - Stu Czapski, applicant

CERTIFICATES OF APPROPRIATENESS

3. 35 North Liberty Street – Curtis’ Coney Island – RCA21-000006 – Request for a Change/Amendment to COA21-000002 to construct a faux façade at the entrance to the outdoor dining area – Gino Giatras, applicant.
4. 217 North Centre Street - Humpty Dumpty Learning Center – RCA21000008 – Request for a Change Amendment to COA 20-000014 for the installation of signage – Jane Belt, Applicant
5. 119 North Centre Street – COA21-000008 – Request to remove textured full height textured panel, install new windows, widen and replace the side door, construct an accessible ramp and railings – Renee Knisley, applicant
6. Baltimore Street Access Project – COA868 was approved in May 2019 contingent upon a final review once all of the final designs and engineering was complete. Those items are now complete. Robert Smith, Cumberland City Engineer, will represent the project
7. 15 South Liberty Street – RCA21-000007 – Request to repair broken glass in windows and to install new lighting fixtures, Chris Myers, applicant

OTHER BUSINESS

8. Staff/Chairperson Updates
9. Administrative Approvals Report: 15 South Centre Street, repainting previously painted surfaces, Stu Czapski, Cumberland Economic Development Corporation, Applicant

ADJOURNMENT

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

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

File Attachments for Item:

1. Review of the meeting minutes from the April 14, 2021 Historic Preservation Commission meeting, prepared by Debbie Helmstetter, Codes Technician.

MINUTES

HISTORIC PRESERVATION COMMISSION

April 14, 2021

Virtual WebEx Meeting

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, April 14, 2021 at 4:00 p.m., via a virtual WebEx meeting. Members present were Chairperson Dr. Stephen Gibson, Ms. Suzanne Wright, Mr. Chris Myers, Mr. Tim Hoffman, Dr. Lincoln Wilkins Jr., Mr. Larry Jackson, Councilwoman Laurie Marchini and Dr. Michael Garrett.

Others in attendance were Kathy McKenney, Historic Planner/Preservation Coordinator, Debbie Helmstetter, Code Technician, Mrs. Jane Belt, 217 N. Mechanic Street RCA21-000006, Christopher Hendershot, 66-72 Pershing Street RCA21-000003, and Mr. Ray Beall, 222 Washington Street.

Chairperson, Dr. Stephen Gibson, 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. Please note that the meeting is recorded and that digital signatures are on file from the Chairperson, Vice Chairperson, and Secretary for utilization in project determinations."

Chairperson Dr. Stephen Gibson introduced the Commission members present and staff.

APPROVAL OF MINUTES

1. Minutes for March 10, 2021 were approved as written. Ms. Suzanne Wright made the motion to approve and Mr. Tim Hoffman seconded the motion; all members were in favor, motion approved.

PUBLIC COMMENT

There were no public comments.

CONSENT AGENDA

1. RCA21-000004 - 217 North Centre Street - Mrs. Jane Belt - Applicant, Humpty Dumpty - is requesting to relocation of the playground for Humpty Dumpty from the original site to be located within a paved area that was previously used for parking. There would be no disturbance to any existing structure and would not disturb any ground along with a ramp that will provide access. A new ramp that will need to be constructed in order to provide access from the learning center to the playground. **Ms. Suzanne Wright made the motion to approve the Consent Agenda and Mr. Larry Jackson seconded the motion; all members were in favor, motion approved.**

CERTIFICATES OF APPROPRIATENESS

1. **COA21-000006** - 222 Washington Street - Applicant Mr. Ray Beall is requesting to replace porch components, including, railings, balustrade, and spindles to appear closer to evidence from a 1920s postcard. On the postcard different details to the front porch can be observed in the 1920s, show balustrades and spindles on the front porch that no longer exist. There does appear to be visible evidence of removed components when viewing these existing features. The applicant intends to replicate these features, using wood. Porch roof is to be repaired, along with soffit and fascia, and the gutter to be replaced in-kind. Mr. Beall wants to replace the gas light that is located in the walkway, which goes into the building on the left side. **Ms. Suzanne Wright made the motion to approve COA21-000006 at 222 Washington Street in pursuant to Guidelines 3, 5, 13, 14, 20, 33, 54 & 64; with the agreement that**

the light fixture will be approved by Staff. Mr. Tim Hoffman seconded the motion; all members were in favor, motion approved. Vote 7-0

2. **RCA21-000003 - 66-72 Pershing Street** -Change to amendment for COA 870. Applicant - Chris Hendershot - CG Enterprises - is requesting approval for the second component of a new signage for the other store fronts at this location. Fischer Signs will install the signage using vinyl decals that will be replaced inside the storefront window and in the upper glass panel of the storefront entrance door for "Hometown H-O-B-B-Y". There will also be a hanging sign that will be placed above the front entrance door, attached to a metal bracket and installed into the front brick façade has been requested. *The applicant should be encouraged to use the mortar joints, instead of the brick to attach the sign.*

The first component is related to the "after the fact" review of nine windows that were replaced on the second floor of the structure adjacent to Merchants Alley. Photographs have been included that demonstrate the condition of the windows prior to their removal. Each window was replaced with a one over one double hung vinyl unit, which was manufactured by Sprouse. **Mr. Chris Myers made a motion to approve the proposed changes for COA21-000003; Chapter 3 Guidelines 22, 23 and Chapter 5 Guidelines 46, 47, and 49. Mr. Tim Hoffman seconded the motion; all members were in favor; motion approved. Vote 7-0**

TAX INCENTIVE REVIEW

1. The City of Cumberland property tax credit recommended in the amount of \$18,783.63 (10% of total eligible project costs of \$187,836.32). The credit will be applied to real estate property taxes and is valid for a total of five years unless exhausted. The remaining amount would expire.
2. Property tax assessment freeze versus the pre-improvement value of \$113,833.00 is 165%. Based on this percentage, the application qualifies for a seven year assessment freeze.
3. Since this property is located within the Special Taxing District, the

special tax should also be frozen for seven years at the 2017 assessment.

Recommendation was made by Mr. Chris Myers to send it to the Mayor and City Council for review. Councilwomen Laurie Marchini seconded the motion; all members were in favor. Vote was 7-0

OTHER BUSINESS/STAFF UPDATES

1. Ms. McKenney would like to schedule the training "Connecting with the Public" at our next meeting on May 12, 2021. Ms. McKenney said she will be a doodle poll to see what is best for The Commission. The Commission agreed to do this training prior to the 2021 Historic Preservation Virtual Summit that is usually held in May.

ADMINISTRATIVE APPROVAL

1. 506 Washington Street - Replacement in-kind broken glass.
2. 15 South Centre Street - Re-painting.

ADJOURNMENT

Councilwomen Laurie Marchini made the motion to adjourn and seconded by Mr. Tim Hoffman. All members were in favor; motion approved.

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

ADJOURNMENT

Mr. Tim Hoffman made the motion to adjourn and Dr. Lincoln Wilkins Jr. seconded the motion. All members were in favor; motion approved.

Respectfully,

Mr. Tim Hoffman, Secretary

May 12, 2021

File Attachments for Item:

2. 15 South Centre Street – Cumberland Economic Development Corporation – RCA21-000005 -
Request for a Change/Amendment to COA21-000007 for the after the fact installation of new signage -
Stu Czapski, applicant



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PERMIT NO. RCA21-000005

CERTIFICATE OF APPROPRIATENESS

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

LOCATION: 15 S CENTRE ST
OWNER: GAMM COMPANY
APPLICANT _____

Stuart Czapski
609 Thompson Ave
Cumberland, Md 21502

File Date: 04/21/2021

Work Description: CEDC New Sign

Description

Total Cost

TOTAL AMOUNT: 0.00

Proposed Work: After the fact review of the installation of a new sign graphic measuring ? to be placed on the existing wooden sign board on the front facade. The existing sign board measures 28.5" x 30" and the new graphic measures 16" in diameter.

Subject: However to revocation by the HPC in the case the afore named construction is not in compliance with the requirements of the City Ordinance related to Historic Preservation, especially Ordinance No. 3208. H.P.C Chairman _____ H.P.C Secretary

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



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PIA

41

New Signage 15 South Centre Street





Photo: Sign Closeup
Apr 27, 2021



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

RCA#21-000005

Business Name: Cumberland Economic Development Corporation (CEDC)

Address: 15 South Centre Street

Project Contact: Stu Czapski

Project Summary

The Cumberland Economic Development Corporation is seeking after the fact approval of a recently installed graphic upon an existing sign board at their new office. The project is being processed as a Request for a Change Amendment to COA21-000007 as I recently administratively approved repainting previously painted exterior surfaces at this location.

The sign will not require the issuance of a zoning-related Miscellaneous Sign Permit since it is considered, by definition, as a "change of copy".

The new sign graphic measures 16" in diameter. The existing sign board onto which it is placed measures 28.5" x 30".

The sections of the Preservation Guidelines that pertain to this application are Guideline 46: Sign Placement; Guideline 47: Sign Size (Chapter 5, Pages 102-103); Guideline 49: New Sign Materials (Chapter 5 Page 104); Guideline 50: Existing Non-Historic Signs

File Attachments for Item:

3. 35 North Liberty Street – Curtis’ Coney Island – RCA21-000006 – Request for a Change/Amendment to COA21-000002 to construct a faux façade at the entrance to the outdoor dining area – Gino Giatras, applicant.



EXISTING CERTIFICATE OF APPROPRIATENESS REQUEST FOR CHANGE/AMENDMENT

Certificate of Appropriateness #: COA21-000002

Property Owner: GIATRAS GINO

Applicant: GIATRAS GINO

Original Approval Date: 02/10/2021

Project Address: 35 N LIBERTY ST

Property Number: 14003304

Change/Amendment Review Date:

The request for a change/amendment to the original review includes the following scope of work: Construction of a faux facade in the location of the existing vacant lot onto which the outdoor dining structure is located. The street front structure will feature a wooden structure that is constructed in the shape shown here. A custom created vinyl print will be attached to the structure to match the design of the brick structure of the modern addition that was constructed years ago and attached to the historic building. The signage will also be screened onto the print; however, the lettering will be raised to provide relief of the sign from the facade. The doors and windows will be functional and appear similar to the design concept shown.

The request was: Under Review

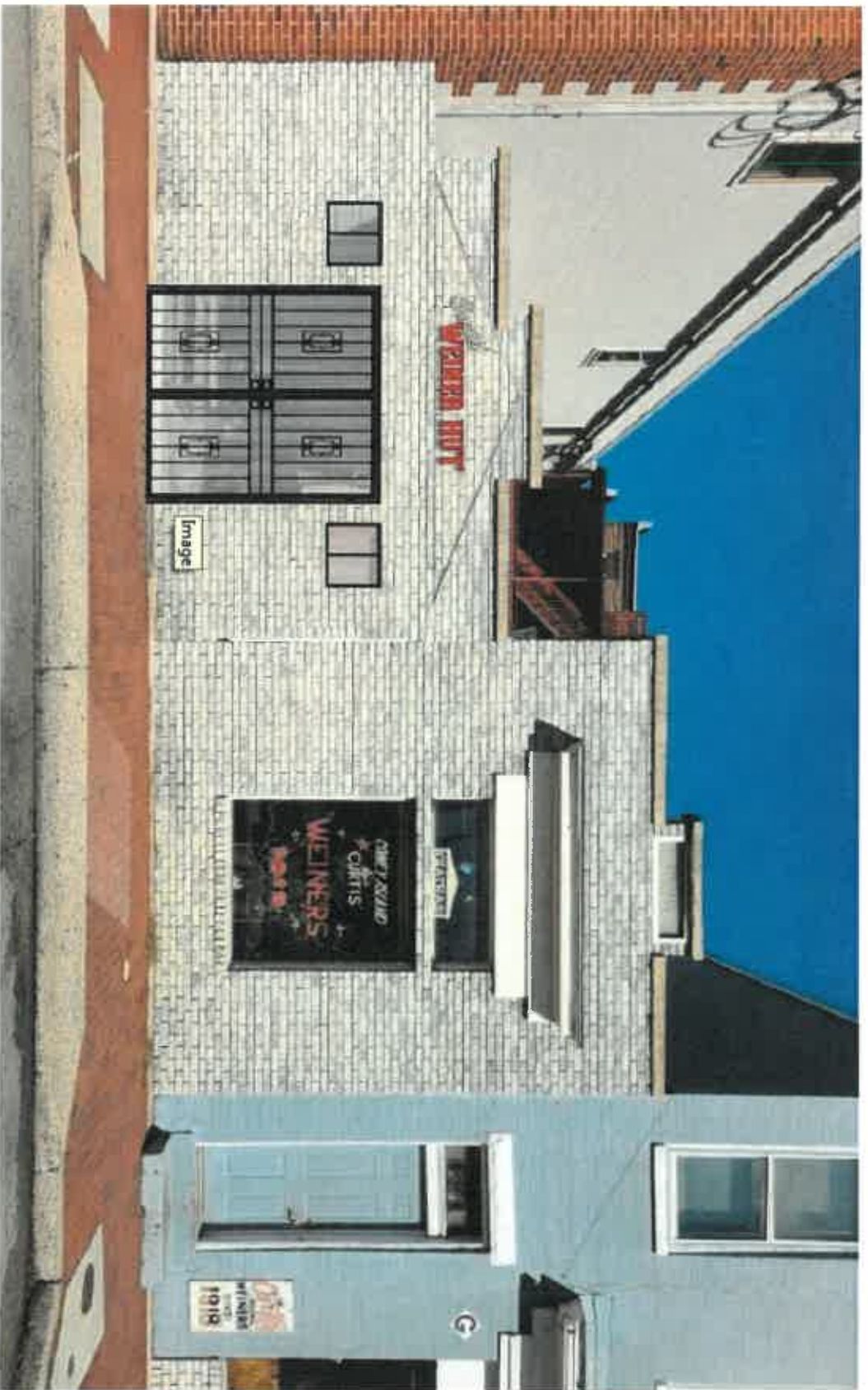
:

Signed:

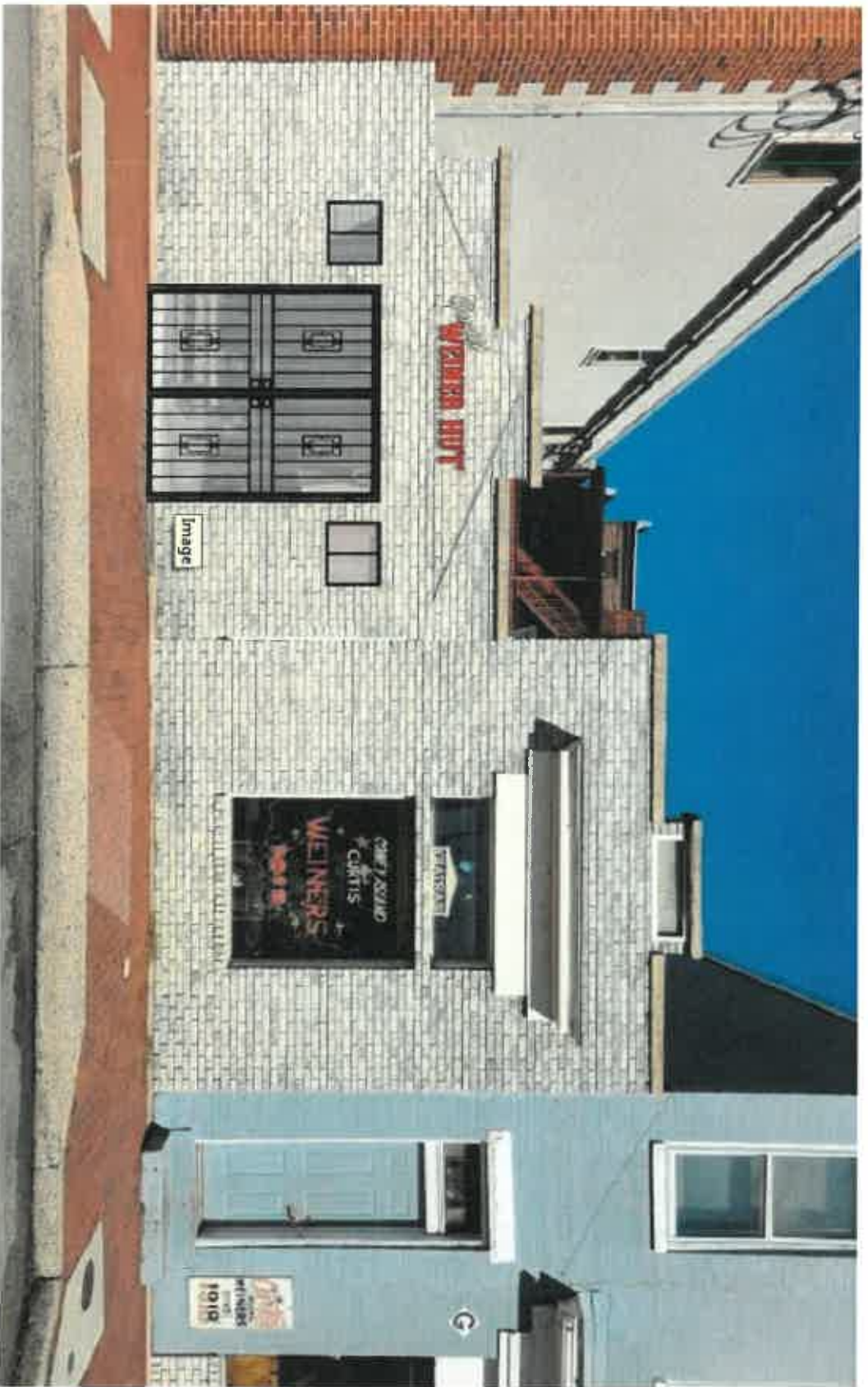
HPC Chair

HPC Secretary

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.



Construction of a faux facade in the location of the existing vacant lot onto which the outdoor dining structure is located. The street front structure will feature a wooden structure that is constructed in the shape shown here. A custom created vinyl print will be attached to the structure to match the design of the brick structure of the modern addition that was constructed years ago and attached to the historic building. The signage will also be screened onto the print; however, the lettering will be raised to provide relief of the sign from the facade. The doors and windows will be functional and appear similar to the design concept shown.



Construction of a faux facade in the location of the existing vacant lot onto which the outdoor dining structure is located. The street front structure will feature a wooden structure that is constructed in the shape shown here. A custom created vinyl print will be attached to the structure to match the design of the brick structure of the modern addition that was constructed years ago and attached to the historic building. The signage will also be screened onto the print; however, the lettering will be raised to provide relief of the sign from the facade. The doors and windows will be functional and appear similar to the design concept shown.



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

RCA#21-000006

Business Name: Curtis' Coney Island

Address: 35 North Liberty Street

Project Contact: Gino Giatras

Project Summary:

Earlier this year, the property owner received approval for the placement of an outdoor seating structure in the lot adjacent to the restaurant (COA#21-000002 2/10/21). This approval was contingent on the following "the accessory structure is considered temporary and will be reviewed by the Historic Preservation Commission again at the February 2022 meeting (approximately one year following the 2/10/2021 meeting)".

I have been working with Mr. Giatras since the original review took place in February and we discussed ideas that would tie the project more into the streetscape (similar to the project involving the salvaged storefront installation in the Centre Street parklet in 2018). The current proposal would involve constructing a wooden storefront structure that would tie design elements from the adjacent addition (which was constructed in 1999 COA#70 approved on 12/8/99). The wooden structure would have a screened vinyl print that would contain a replication of the brick façade onto the print. This would be applied to the wooden structure to create a faux storefront façade.

The windows and doors that are shown on the rendering would be functional.

The sign that is shown on the rendering will also be part of the print, however, there will be an additional structure behind the print that will allow for the lettering to appear as extending from the print in order to provide some relief from the print.

The sections of the Preservation Guidelines that pertain to this application are Guideline 5: Context Sensitive New Design (Chapter 5 Page 69); Guideline 38: Façade Configuration

File Attachments for Item:

4. 217 North Centre Street - Humpty Dumpty Learning Center – RCA21000008 – Request for a Change Amendment to COA 20-000014 for the installation of signage – Jane Belt, Applicant



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

Certificate of Appropriateness #: COA20-000014

Property Owner: METHODIST CHURCH CENTRE ST UNITED

Applicant: JANE BELT

Original Approval Date: 12/03/2020

Project Address: 217 N CENTRE ST

Property Number: 14004491

Change/Amendment Review Date:

The request for a change/amendment to the original review includes the following scope of work:
install (2) - 3 foot x 3 foot signs on the fence when it gets installed on either end of the fence. One will be placed facing up North Centre Street. The other will face Queen City Drive. The larger sign, measuring 66 inches x 66 inches will be attached to the back of the building facing the parking lot. The sign material is composite aluminum.

The request was: Under Review

:

Signed:

HPC Chair

HPC Secretary

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.

Hope all is good. Check out the attached for building and fence sign. I can adjust for sizing, but right now the fence size is 3' x 3' and building sign is approximately 66" x 66". Let me know if this is helpful and if you need anything else.

Thanks,

Tom Evans

Owner/Senior Graphic Designer

Jane,

Custom Concepts LLC. 11317388 is my sales and use number. I do not have a Maryland Contractors License. as I have never needed that to install graphics or signage.

The estimated cost of signage and installation would be \$925.00. I would be using a 3mm composite aluminum material.

Hops this helps.

Thanks,

Tom Evans

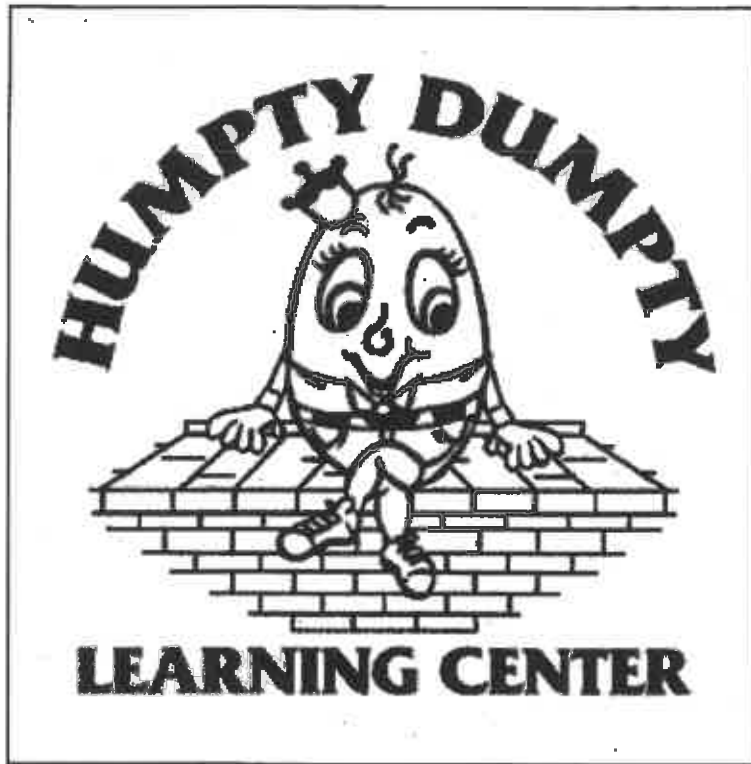
Owner/Senior Graphic Designer

12418 Vale Summit RD SW
Frostburg, MD 21532

301.689.6141

<http://www.customconceptsllc.com/>
www.facebook.com/custom.concepts.35

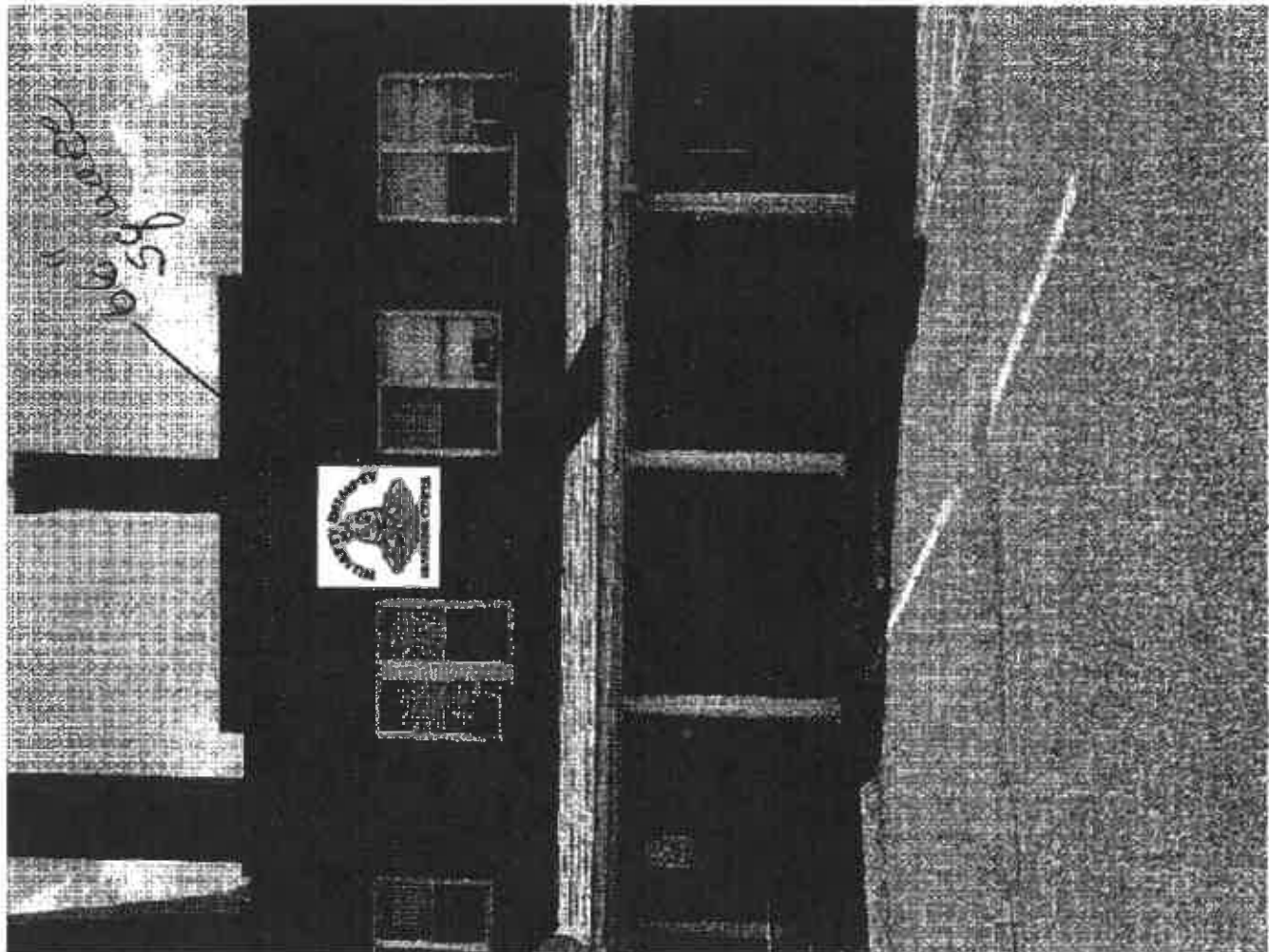
Deposit required before starting Artwork...





NO TRESPASSING
PROPERTY OF THE BOARD OF EDUCATION
OF THE DISTRICT OF COLUMBIA







**Request for Change Amendment Application
Presentation of Information
By Kathy McKenney**

RCA#21-000008

COA#20-000014

Business Name: Humpty Dumpty Learning Center

Address: 217 North Mechanic Street

Project Contact: Jane Belt

Project Summary The original Certificate of Appropriateness was approved in December 2020 for the installation of a fence. In April, the applicant received approval for a Request for a Change Amendment to relocate their playground from the existing site on the right-hand side of the former church to a new site.

The current Request for a Change Amendment to the same original Certificate of Appropriateness is for the installation of new signs. One of the existing signs detached from the site during a recent windstorm.

Two of the three signs will be placed at each end of the soon to be installed permanent fence. One will face up North Centre Street and the other will face Queen City Drive. Each sign measures 3' by 3' and will be constructed of composite aluminum. The graphic is shown in the attachments.

The lettering on the back of the building which read "Centre Street United Methodist Church" will be removed. The third sign in this proposal will be installed, as shown, on the attached rendering (nearly at the center point of the rear addition – on the brick façade of the second floor between two double sets of windows. This sign is also made of composite aluminum and measures 66" x 66". Although this is a later addition, the applicant should be encouraged to attach the sign panel to the mortar joints, instead of into the brick.

The sections of the Preservation Guidelines that pertain to this application are Guideline 46: Sign Placement; Guideline 47: Sign Size (Chapter 5, Pages 102-103); Guideline 49: New Sign Materials (Chapter 5 Page 104)

File Attachments for Item:

5. 119 North Centre Street – COA21-000008 – Request to remove textured full height textured panel, install new windows, widen and replace the side door, construct an accessible ramp and railings – Renee Knisley, applicant



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PERMIT NO. COA21-000008

CERTIFICATE OF APPROPRIATENESS

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

LOCATION: 119 N CENTRE ST
 OWNER: ALLEGANY YOUTH ENRICHMENT PROGRAM
 APPLICANT _____

Renee Kniseley
 119 N Centre Street
 Cumberland, MD 21502

File Date: 04/19/2021

Work Description: AYEPS Youth Center

Description

Total Cost

TOTAL AMOUNT: 0.00

Proposed Work: AYEPS Youth Center - Proposal to remove the full height textured aluminum facade panel; install new aluminum Tubelite-brand window units in each window opening; install a new Tubelite-brand aluminum storefront; enlarge the side entrance door opening; install a new insulated metal door with ADA-compliant hardware; construct a concrete accessibility ramp with metal railings leading to the enlarged side entrance door; repaint the exterior (black in color)

Subject: However to revocation by the HPC in the case the afore named construction is not in compliance with the requirements of the City Ordinance related to Historic Preservation, especially Ordinance No. 3208. H.P.C Chairman _____ H.P.C Secretary _____

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

Signed:

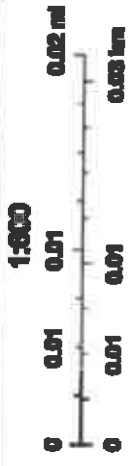
Oliver Jones

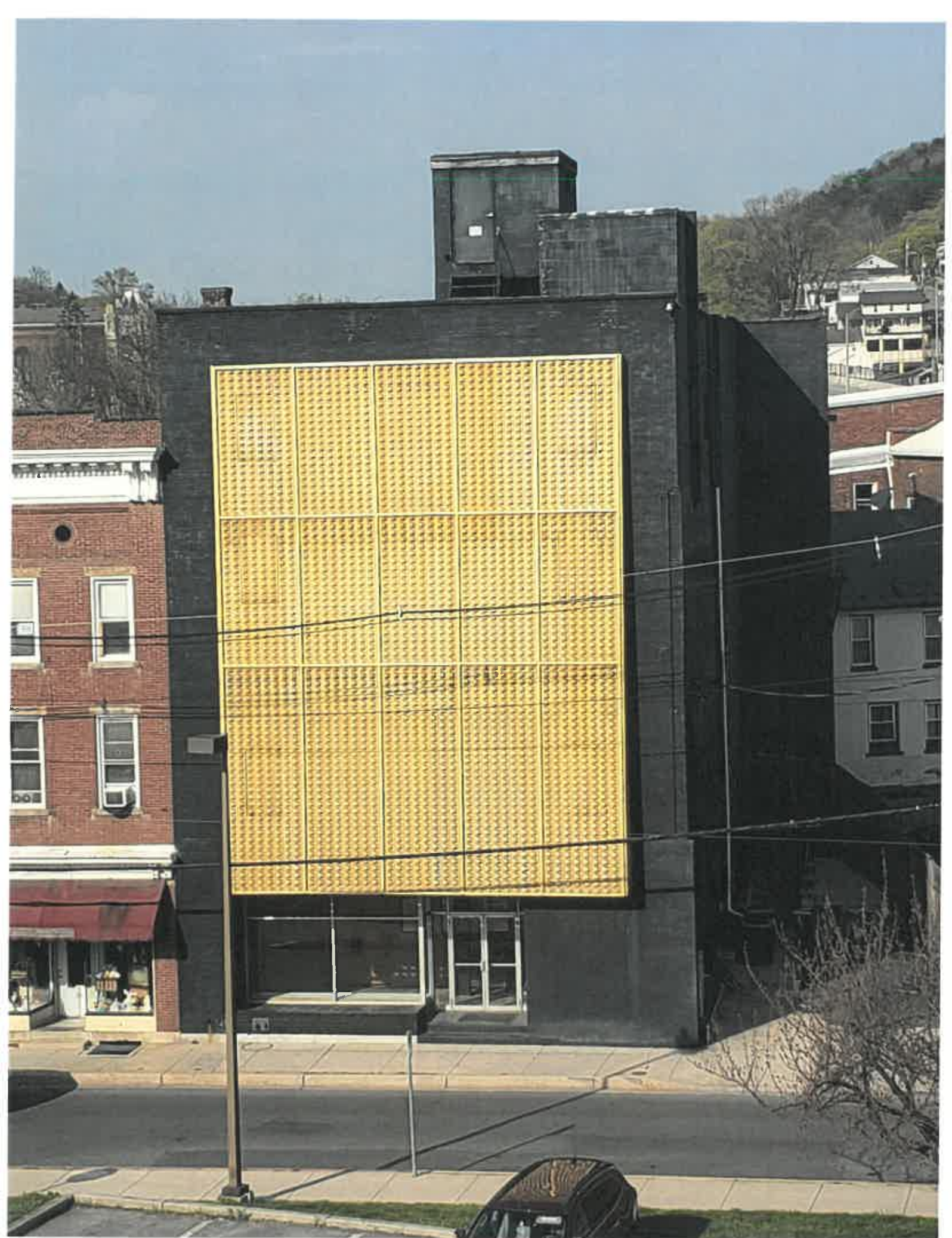
ArcGIS Web Map



4/20/2021, 3:28:37 PM

- Parcel Lines
- County Roads
- Structure Numbers



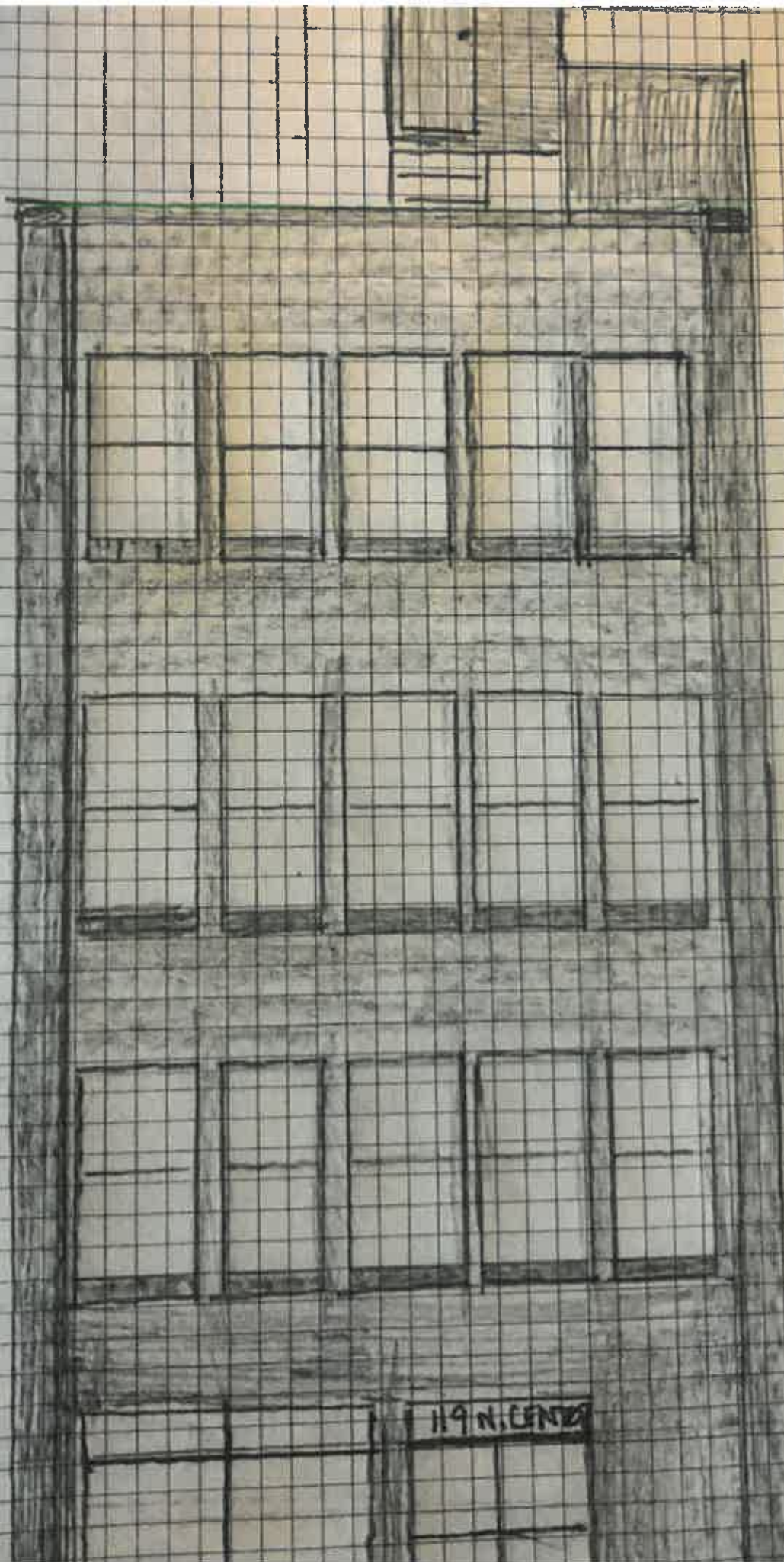












119 N. CENTER



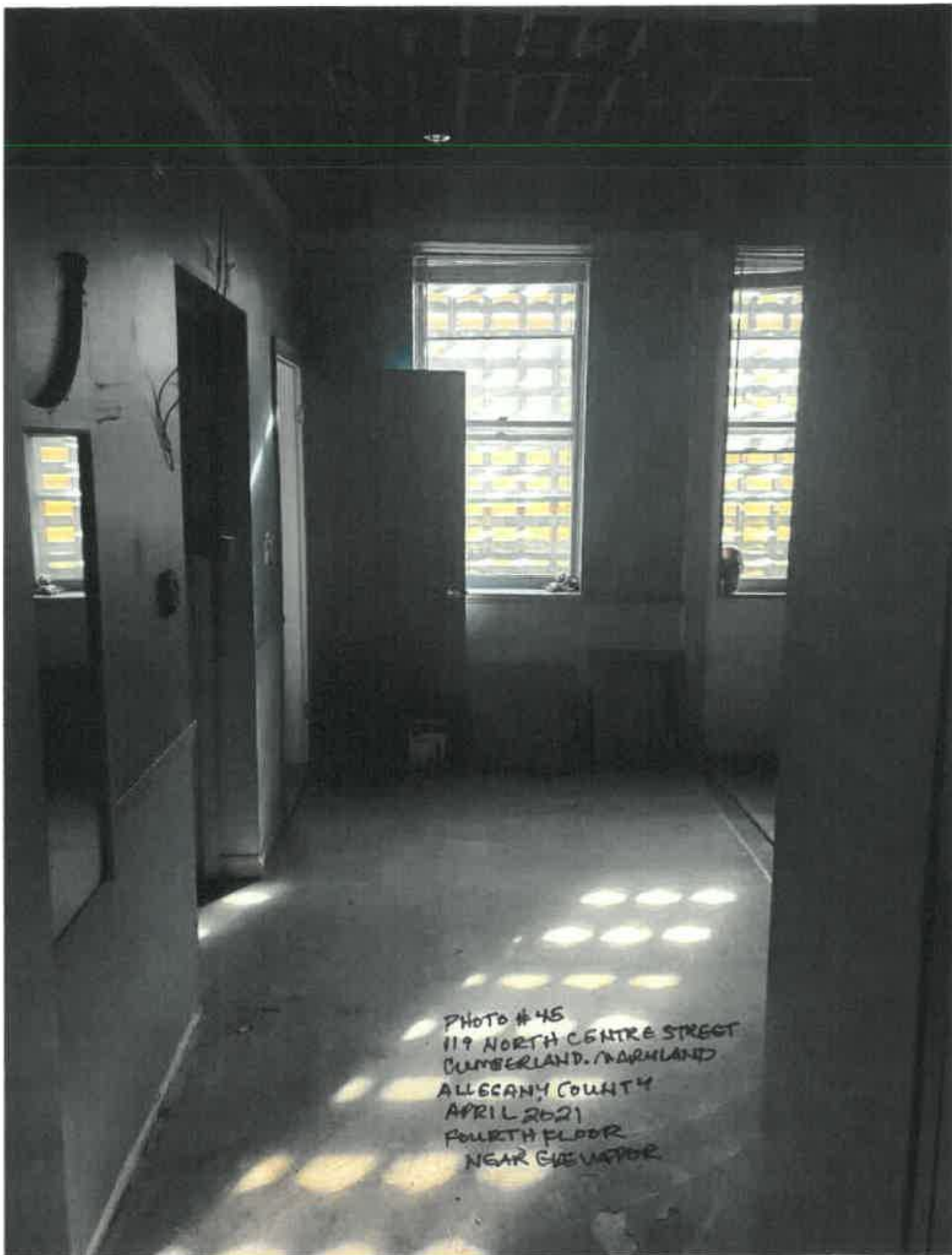


PHOTO # 45
119 NORTH CENTRE STREET
CUMBERLAND, MARYLAND
ALLEGANY COUNTY
APRIL 2021
FOURTH FLOOR
NEAR ELEVATOR

PHOTO # 34
119 ABJECTIVE
CUMBERLAND, MD
ALLSOP AVE, COUNTY
APRIL 2001
THIRD FLOOR
KITCHEN





PHOTO #44
119 NORTH COMBES ST
CAMBERLAND, MD
ALLEGANY COUNTY
APRIL 2021
FRONT OF
POWELL FLOOR



CARL BELT
INCORPORATED
CONTRACTING .. ENGINEERING

Telephone: 801-729-8000
FAX Number: 801-729-0188

11321 MILNOR AVENUE
UPPER POTOMAC INDUSTRIAL PARK

POST OFFICE BOX L218
CUMBERLAND, MARYLAND 21501-1218

February 18, 2021

Allegheny Youth Enrichment Services, Inc.
119 North Centre Street
Cumberland, Maryland 21502
Attn: Mr. Alan Zapf, President

Project: Youth Center Renovations
119 North Centre Street
Cumberland, MD 21502

Mr. Zapf,

Carl Belt, Inc. is providing the following proposal estimate for the renovations & ADA upgrades to the four-story property located at 119 North Centre Street. The first priority is to bring the building up to ADA standards with exterior access to the building as well as to bring the building up to the current electrical code. The other changes will provide a program filled environment providing the highest quality of service to the area's youth. The scope of the new work and pricing is as follows:

Exterior Building & Roof Related Work:

- New concrete ADA ramp and railings:	\$ 13,740.00
- Enlarge Off Street Entrance doorway opening to ADA standard:	\$ 3,400.00
- New insulated metal door, frame, & ADA compliant hardware:	\$ 2,830.00
- New 1 st Floor aluminum windows with insulated glass (8 total):	\$ 7,400.00
- New 2 nd Floor aluminum windows with insulated glass (8 total):	\$ 7,400.00
- New 3 rd Floor aluminum windows with insulated glass (8 total):	\$ 7,400.00
- New 4 th Floor aluminum windows with insulated glass (8 total):	\$ 7,400.00
- New fully adhered EPDM roof replacement (approx. 38 squares):	\$ 32,000.00
Total Exterior Building & Roof Work:	\$ 81,370.00

Interior Stairwell Lighting: (4 floors)

- New stairwell wiring & light fixtures:	\$ 4,500.00
Total Stairwell Lighting:	\$ 4,500.00

1st Floor - New ADA Restroom Upgrades: (1 location)

- New domestic waterline, vent, & sewer piping, plumbing fixtures:	\$ 3,100.00
- Minor wall repairs, & new ADA compliant doorframe/hardware:	\$ 1,880.00
- New VGT flooring, acoustical ceilings, & painting:	\$ 1,830.00
- New toilet accessories including ADA grab bars:	\$ 580.00
- New exhaust fan, power wiring and light fixtures:	\$ 2,640.00
Total 1st Floor - New ADA Restroom Upgrades:	\$ 10,030.00

**CARL BELT
INCORPORATED**

Youth Center Renovations

Page 2

February 16, 2021

1st Floor – New ADA Dressing Room Upgrades: (2 locations)

- Minor wall repairs, & new ADA compliant doorframes/hardware:	\$ 1,190.00
- New VCT flooring, acoustical ceilings, & painting:	\$ 700.00
- New power wiring and lighting:	\$ 1,110.00
Total 1st Floor – New ADA Dressing Room Upgrades:	\$ 3,000.00

1st Floor – New Office/Security Room Upgrades:

- Drywall work, & new doorframes/hardware:	\$ 1,000.00
- New VCT flooring, acoustical ceilings, & painting:	\$ 700.00
- New power wiring and lighting:	\$ 670.00
Total 1st Floor – New Office/Security Room Upgrades:	\$ 2,400.00

1st Floor – Open Work-Out Area Upgrades: (Approx. 3,600 sq. ft.)

- Floor leveling repairs:	\$ 2,780.00
- New work-out barn floor mats (@ 2.90 per sq. ft. material cost):	\$ 10,600.00
- Demo existing wiring, new power wiring and lighting:	\$ 17,100.00
Total 1st Floor – Open Work-Out Area Upgrades:	\$ 30,480.00

1st Floor – Front Lobby Upgrades:

- Minor demo, new stud & drywall work:	\$ 1,000.00
- New carpet tile flooring, wood wall base, & painting:	\$ 1,800.00
- New power wiring and accent lighting:	\$ 1,170.00
Total 1st Floor – Front Lobby Upgrades:	\$ 4,140.00

2nd Floor – Sewer Pipe Replacement:

- Demo existing 6" cast iron pipe & fittings:	\$ 1,700.00
- New schedule 40 PVC pipe & fittings / tie into existing:	\$ 3,530.00
- Jet clean lines:	\$ 1,000.00
Total 2nd Floor – Sewer Pipe Replacement:	\$ 6,230.00

2nd Floor – New Electrical Panel and Wiring:

- Install one 100-amp electrical panel with all power wiring:	\$ 12,100.00
- Receptacles & switches, associated wiring:	\$ 3,600.00
Total 2nd Floor – Electrical Panel & Wiring:	\$ 15,700.00

2nd Floor – New ADA Restroom Upgrades: (2 locations)

- New domestic waterline, vent, & sewer piping, plumbing fixtures:	\$ 4,950.00
- Minor wall repairs, & new ADA compliant doorframes/hardware:	\$ 3,310.00
- Floor repairs, new VCT flooring, acoustical ceilings, & painting:	\$ 3,780.00
- New toilet accessories including ADA grab bars:	\$ 950.00
- New exhaust fan, power wiring & lighting:	\$ 4,770.00
Total 2nd Floor – New ADA Restroom Upgrades:	\$ 17,760.00

**CARL BELT
INCORPORATED**

Youth Center Renovations

Page 2

February 18, 2021

2nd Floor – New Office & Adjacent Closet:

- Construct new office & closet with studs & drywall:	\$ 3,100.00
- New door/frame/hardware:	\$ 1,980.00
- New VCT flooring, acoustical ceilings, & painting:	\$ 1,330.00
- New power wiring & lighting:	<u>\$ 880.00</u>
Total 2nd Floor – New Office & Adjacent Closet:	\$ 7,270.00

2nd Floor – Open Work-Out Area Upgrades: (Approx. 3,600 sq. ft.)

- Floor leveling repairs:	\$ 2,000.00
- New carpet tile flooring:	\$ 16,400.00
- Demo existing wiring, new power wiring & lighting:	<u>\$ 17,600.00</u>
Total 2nd Floor – Open Work-Out Area Upgrades:	\$ 38,000.00

2nd Floor – Elevator Lobby Upgrades:

- Demo, new stud & drywall work, new double door/frame/hardware:	\$ 3,780.00
- New LVT flooring, vinyl wall base, & painting:	\$ 1,360.00
- New power wiring & accent lighting:	<u>\$ 1,170.00</u>
Total 2nd Floor – Elevator Lobby Upgrades:	\$ 6,340.00

3rd Floor – New Electrical Panel and Wiring:

- install one 100-amp electrical panel with all power wiring:	\$ 15,700.00
- Receptacles & switches, associated wiring:	<u>\$ 3,600.00</u>
Total 3rd Floor – Electrical Panel & Wiring:	\$ 19,300.00

3rd Floor – New ADA Restroom Upgrades: (2 locations)

- New domestic waterline, vent, & sewer piping, plumbing fixtures:	\$ 4,880.00
- Minor wall repairs, & new ADA compliant door/frame/hardware:	\$ 3,310.00
- Floor repairs, new VCT flooring, acoustical ceilings, & painting:	\$ 3,760.00
- New toilet accessories including ADA grab bars:	\$ 880.00
- New exhaust fan, power wiring & lighting:	<u>\$ 4,770.00</u>
Total 3rd Floor – New ADA Restroom Upgrades:	\$ 17,700.00

3rd Floor – New ADA Kitchen Remodel:

- New domestic waterline, vent, & sewer piping, plumbing fixtures:	\$ 4,100.00
- Minor wall repairs, & new door/frame/hardware:	\$ 3,000.00
- Floor repairs, new VCT flooring, acoustical ceilings, & painting:	\$ 8,800.00
- Cabinet & counter replacement:	\$ 11,800.00
- New thru wall exhaust fan, power wiring & lighting:	<u>\$ 4,220.00</u>
Total 3rd Floor – New ADA Kitchen Remodel:	\$ 28,020.00

3rd Floor – New Office/Security Room:

- New studs & drywall work, new door/frame/hardware:	\$ 2,930.00
- New VCT flooring, acoustical ceilings, & painting:	\$ 900.00
- New power wiring and lighting:	<u>\$ 1,070.00</u>
Total 3rd Floor – New Security/Office Room:	\$ 4,930.00

**CARL BELT
INCORPORATED**

Youth Center Renovations

Page 4

February 16, 2021

3rd Floor – Storage Room Upgrades:

- Minor wall repairs, & new door/frame/hardware:	\$ 1,400.00
- Floor repairs, new LVT flooring, acoustical ceilings, & painting:	\$ 1,800.00
- Power wiring & lighting:	\$ 700.00
Total 3rd Floor – Storage Room Upgrades:	\$ 3,900.00

3rd Floor – Multi-Purpose/Conference Room: (Approx. 3,600 sq. ft.)

- Floor leveling repairs:	\$ 2,000.00
- New LVT flooring:	\$ 18,900.00
- New acoustical ceiling system:	\$ 12,600.00
- New ductwork & diffusers:	\$ 10,100.00
- Demo existing wiring, new power wiring & lighting:	\$ 19,100.00
Total 3rd Floor – Multi-Purpose/Conference Room:	\$ 63,600.00

3rd Floor – Elevator Lobby Upgrades:

- Demo, new stud & drywall work, new double door/frame/hardware:	\$ 3,780.00
- New LVT flooring, vinyl wall base, & painting:	\$ 1,380.00
- New power wiring & accent lighting:	\$ 1,170.00
Total 3rd Floor – Elevator Lobby Upgrades:	\$ 6,330.00

4th Floor – New Electrical Panel and Wiring:

- Install one 100-amp electrical panel with all power wiring:	\$ 18,700.00
- Receptacles & switches, associated wiring:	\$ 1,200.00
Total 4th Floor – Electrical Panel & Wiring:	\$ 17,900.00

4th Floor – ADA & Standard Restrooms: (2 locations)

- New domestic waterline, vent, & sewer piping, plumbing fixtures:	\$ 4,400.00
- Minor wall repairs, & new ADA compliant door/frame/hardware:	\$ 3,480.00
- Floor repairs, new VCT flooring, acoustical ceilings, & painting:	\$ 3,200.00
- New toilet accessories including ADA grab bars:	\$ 380.00
- New exhaust fan, power wiring & lighting:	\$ 3,180.00
Total 4th Floor – ADA & Standard Restrooms:	\$ 14,600.00

4th Floor – New Offices: (4 locations)

- New studs & drywall work, new door/frame/hardware:	\$ 8,010.00
- New VCT flooring, acoustical ceilings, & painting:	\$ 2,020.00
- New power wiring and lighting:	\$ 3,210.00
Total 4th Floor – New Offices:	\$ 13,240.00

**CARL BELT
INCORPORATED**

Youth Center Renovations

Page 5

February 16, 2021

RECAP:

- Exterior Building & Roof Work:	\$ 81,370.00
- Stairwell Lighting:	\$ 4,500.00
- 1 st Floor Work:	\$ 80,180.00
- 2 nd Floor Work:	\$ 89,630.00
- 3 rd Floor Work:	\$ 144,280.00
- 4 th Floor Work:	\$ 45,740.00
PROPOSAL TOTAL	\$ 415,680.00

Clarifications:

- Price does not include any architectural design & City permit fees.
- No work in the basement area.

If you should have any questions, please contact me at (301)729-8900.



**Adam Stems
Estimator/Project Manager
Carl Belt, Inc.**

CB-21-028

Materials Needed:

Insulated metal door and frame

ADA Compliant Hardware

Aluminum windows with insulated glass

Concrete for ramp

Railings for ramp



ADA COMPLIANT RAMP
1:12 IN CENTRE ST.



Submittal #24.0 08000 - Windows & Doors

Carl Belt, Inc. - An Equal Opportunity Employer
P.O. Box 12107
11521 Minor Avenue
Cumberland, Maryland 21502

Project: 4015 - GRMC Pm Management Clinic

Tubelite Window System

REVISION:	0	SUBMITTAL MANAGER:	Paula Hite (Carl Belt, Inc.)
STATUS:	Open	DATE CREATED:	10/2/2020
ISSUE DATE:	10/2/2020	SPEC SECTION:	08000 - Windows & Doors
RESPONSIBLE CONTRACTOR:	Glass Service of Cumberland, Inc.	RECEIVED FROM:	
RECEIVED DATE:	10/2/2020	SUBMIT BY:	
FINAL DUE DATE:	10/16/2020	LOCATION:	
		COST CODE:	
		TYPE:	

APPROVER: Todd Edwards (CRGA Design, LLC)

CALL IN COURT:
Todd Edwards (CRGA Design, LLC)

DISTRIBUTION:
Adam Stone (Carl Belt, Inc.), Dale Hankinson (Glass Service of Cumberland, Inc.), Brent Frazee (Glass Service of Cumberland, Inc.)

DESCRIPTION:

SUBMITTAL WORKFLOW

NAME	SENT DATE	DUE DATE	RETURNED DATE	RESPONSE	ATTACHMENTS	COMMENTS
Todd Edwards		10/16/2020		Pending		

BY _____

DATE _____

COPIES TO _____

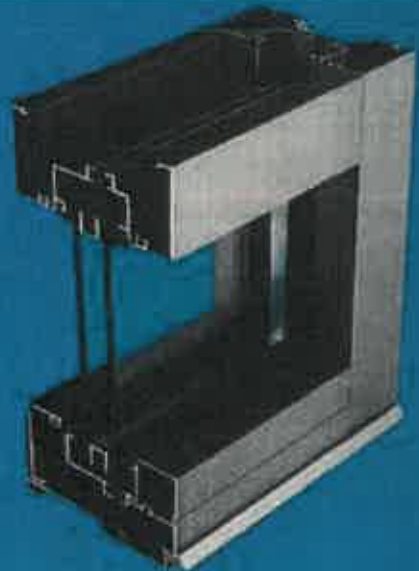
T14000 Series Storefront

Single cavity pour and debridge thermal barrier

For glass storefront and thermal performance, Tubelite's T14000 Series Standard Framing is a high rated system for use in exterior and low rise applications. Framing is available in various single cavity pour and debridge thermal barrier profiles with 2" x 4 1/2" profiles and 4 1/2" bits for use with glass of panels up to 1 1/2" thick. Extra heavy aluminum verticals are available for high performance against strong windload.

Reduce project labor costs with the flexibility of multiple panel sizes. Members can be assembled using various panel sizes, clip assembly, and framing is compatible with Tubelite's Intra-Medium and Wide-Span Doors.

T14000 Series storefront products with triple glazing through tested by an independent laboratory. Call now to see you get the highest quality storefront framing applied in the industry best practice.



Wendy's, Cemetery Road, Hilliard, OH

Standard Medium Sile Entrances

ALSO USED WITH

200 Series Curtainwall

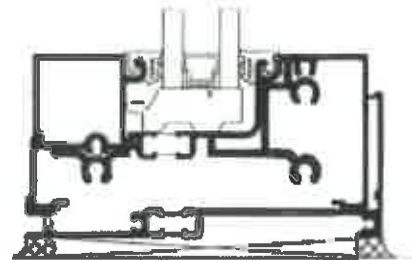
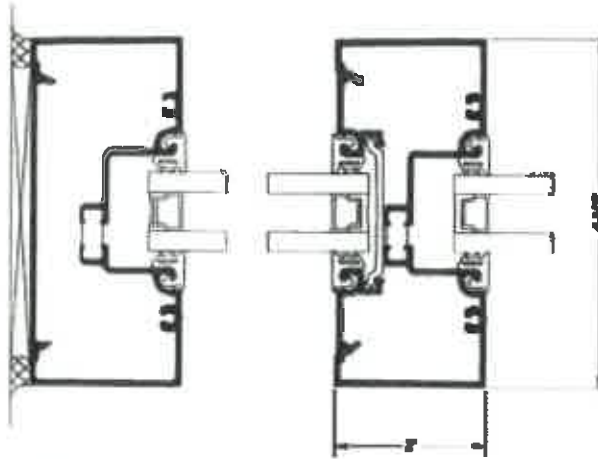
TUBELITE

DEPENDABLE

FRAMING IN HIGH EFFICIENT STOREFRONT CURTAINWALL AND ENTRANCE SYSTEMS

T14000 Series Storefront

Single cavity pour and debridge thermal barrier



System Features:

- Standard 2" (50.8mm) sight-line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Single cavity pour and debridge thermal barrier with Azon's Lancer® mechanical lock
- EPDM wedge type gaskets for 1" glass or panel thickness
- Glass centered in the system depth

Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors, operable vent windows & sun shades
- A wide variety of standard anodized and painted colors are available to complement any project with warranted protection, as well as street appeal.
- Curved Headers
- Non-thermal Framing



T14000 Series Product Specifications

Applications: Low-rise commercial buildings: retail, office, hospitals, schools, etc.

Description: 2" x 4-1/2" corner set, outside or inside flush glazed storefront

Face Width	System Depth	Glass	Air Infiltration	Water Infiltration	Structural	C/P ¹	U-Factor ²	Acoustic
2"	4-1/2"	1" and (1/4" - 1-1/4")	60 CFM/Ft ² @ 0.24 IPIF	10 IPIF - Static 10 IPIF - Dynamic	20 IPIF - Design 40 IPIF - Overload	T (Thermal) G3, G6,	0.30 - Thermally Insulated 0.33 - Thermally Broken	STC 32 OWC 26

¹ U-Factor per NFRC 100. COG = 0.24 with warm edge spacer, 1-3/4" x 4-1/2" non-thermal frame

Refer to the U-Value table at www.tubeliteinc.com/products/storefront/14000-series-thermal-framing/ for other glass makeups and configurations.

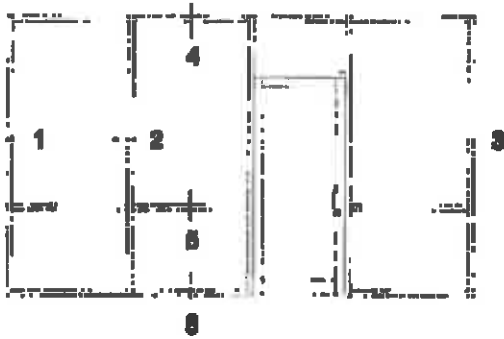
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TUBELITE

DEPENDABLE

LEARNING IS AN EFFICIENT STOREFRONT,
CORNER, AND ENTRANCE SYSTEM

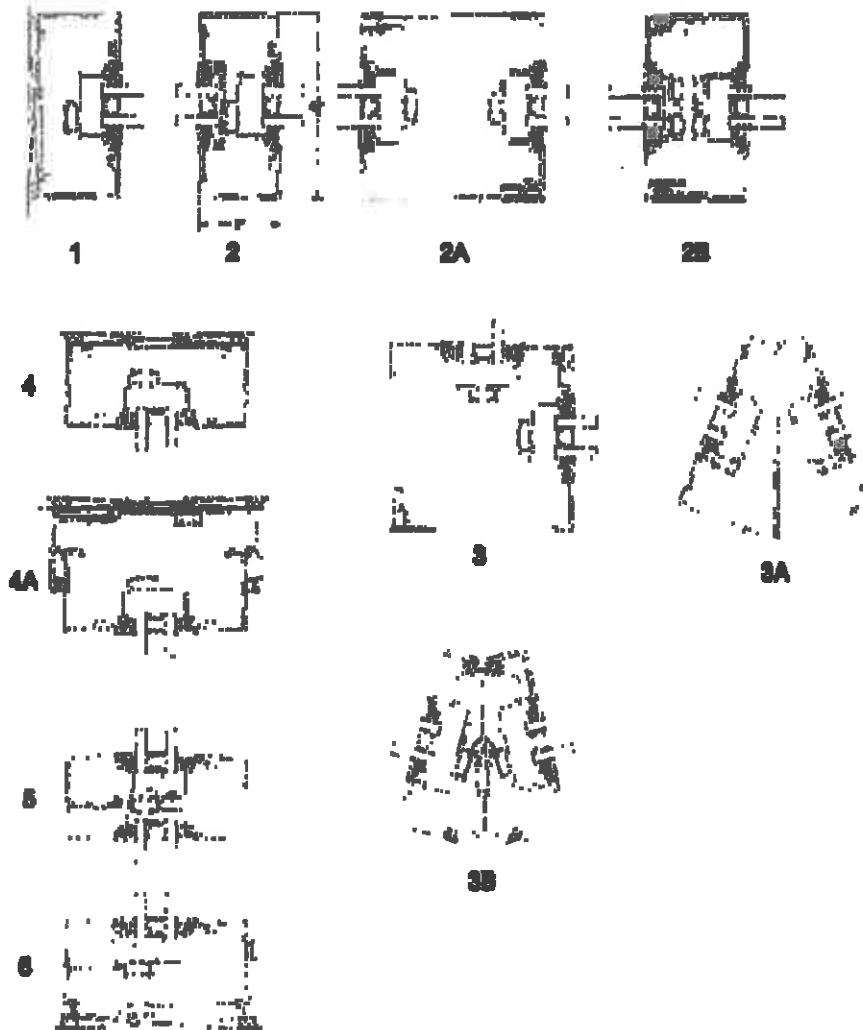
T14000 STOREFRONT



Tubelite reserves the right to change system configurations without prior notice when deemed necessary for product improvement.

Local and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility therefor.

Standard Outside Glazed Details 1/4 scale



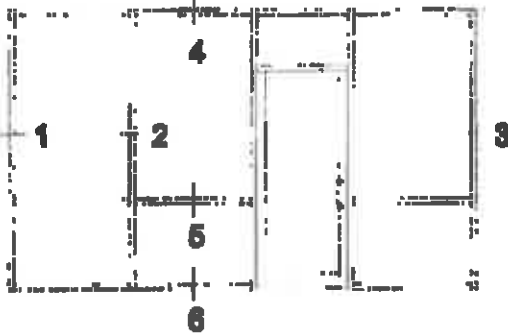
June 2020

For specific product applications, contact your Tubelite representative.
 Details on this page represent standard details found on our website.
 For more options, visit our website at
www.tubelite.com/14000-series-storefront-framing/

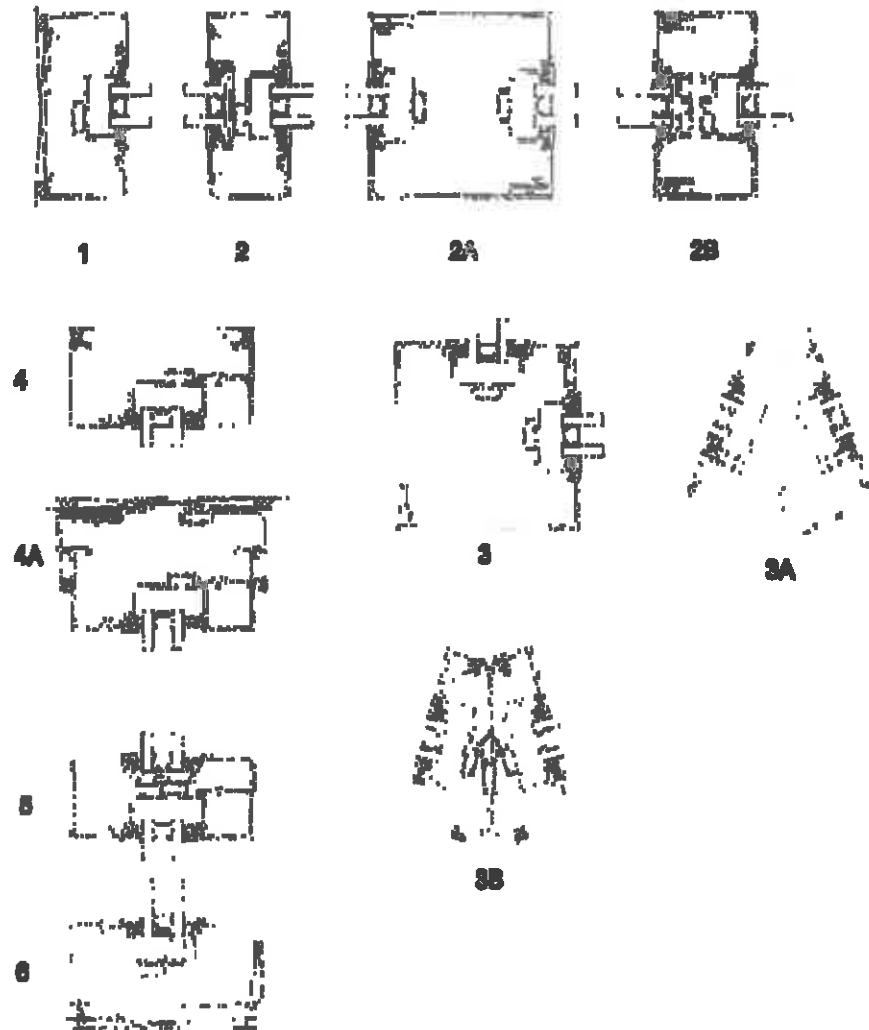
T14000 STOREFRONT

Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

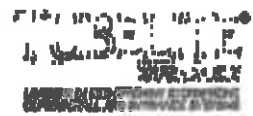
Lens and framing & safety codes governing the design and use of glazed entrances, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, opening hardware or glazing materials, and assumes no responsibility thereof.



Standard Inside Glazed Details 1/4 scale

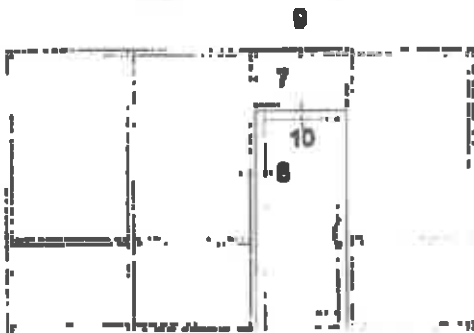


June 2020



For specific product applications, contact your Tubelite representative.
 Details on this page represent standard details found on our website.
 For more options, visit our website at
www.tubelite.com/t14000-series-storefront-framing/

T14000 STOREFRONT



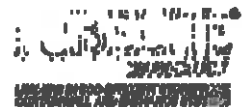
Tubelite reserves the right to change system configuration without prior written notice deemed necessary for product improvements.

Local and building & safety codes governing the design and use of glazed entrances, windows and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility therefor.

Standard Details 1/4" scale



June 2000



For specific product applications, contact your Tubelite representative.
Details on this page represent standard details found on our website.
For more options, visit our website at
www.tubeliteinc.com/t14000-series-entrances-doors/



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Mundelein High School, Science Expansion | Solarban® 60 Clear Glass, Solarban® 70 Clear Glass & Solarban® 60 Solargray Glass

Solarban™ 60 Solar Control Low-E Glass

|

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Achieve Year-Round Comfort with



With its ability to block 62 percent of solar energy while allowing light to pass through, Solarban® 60 glass can help you provide year-round heating and cooling cost savings.

Need help? I'm happy to answer any questions!



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Versatile Applications

In addition to functioning with clear glass, Solarban® 60 glass also can be combined in insulating glass units (IGUs) with an outboard lite of tinted or reflective-tinted glass to increase aesthetic and performance options.

Solarban® 60 Starphire® Glass

Solarban® 60 Starphire® glass can help you achieve your design vision of a glass building with the ultimate in transparency and visual clarity combined with energy efficiency. Solarban® 60 Starphire® glass allows ultra-clear glass to be used for vision glass, skylights, atriums, storefronts and entryways without sacrificing energy performance.

Aesthetics & Performance

Aesthetics

Looks	Clear, color-neutral
Reflectivity	Low

Performance Data Comparisons

Featured Configurations	VLT	SHGC
Clear Glass + Clear	79	0.70
Solarban® 60 (2) + Clear	70	0.39
Solarban® 60 (2) Acuity™ + Acuity™	70	0.39
Solarban® 60 (2) Starphire® + Starphire®	70	0.39
Solarban® 60 (2) Solarblue® + Clear	70	0.39

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10/1/2020

Solution 60 Glass Low-E Glass | Viro Architectural Glass

Clear

Low-Iron

Tinted



Colors are reproductions and are for descriptive purposes only.

Spec Tools and Downloads

Tools

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

COMPARE WITH SEARCH

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

CONFIGURE WITH CONSTRUCT

Downloads

Product Data Sheet

VIEW

Solution 60 Step-by-Step Product Data Sheet

Low-E Glass Color Chart

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The Spheres

Solarban® 60 Starphire® Glass

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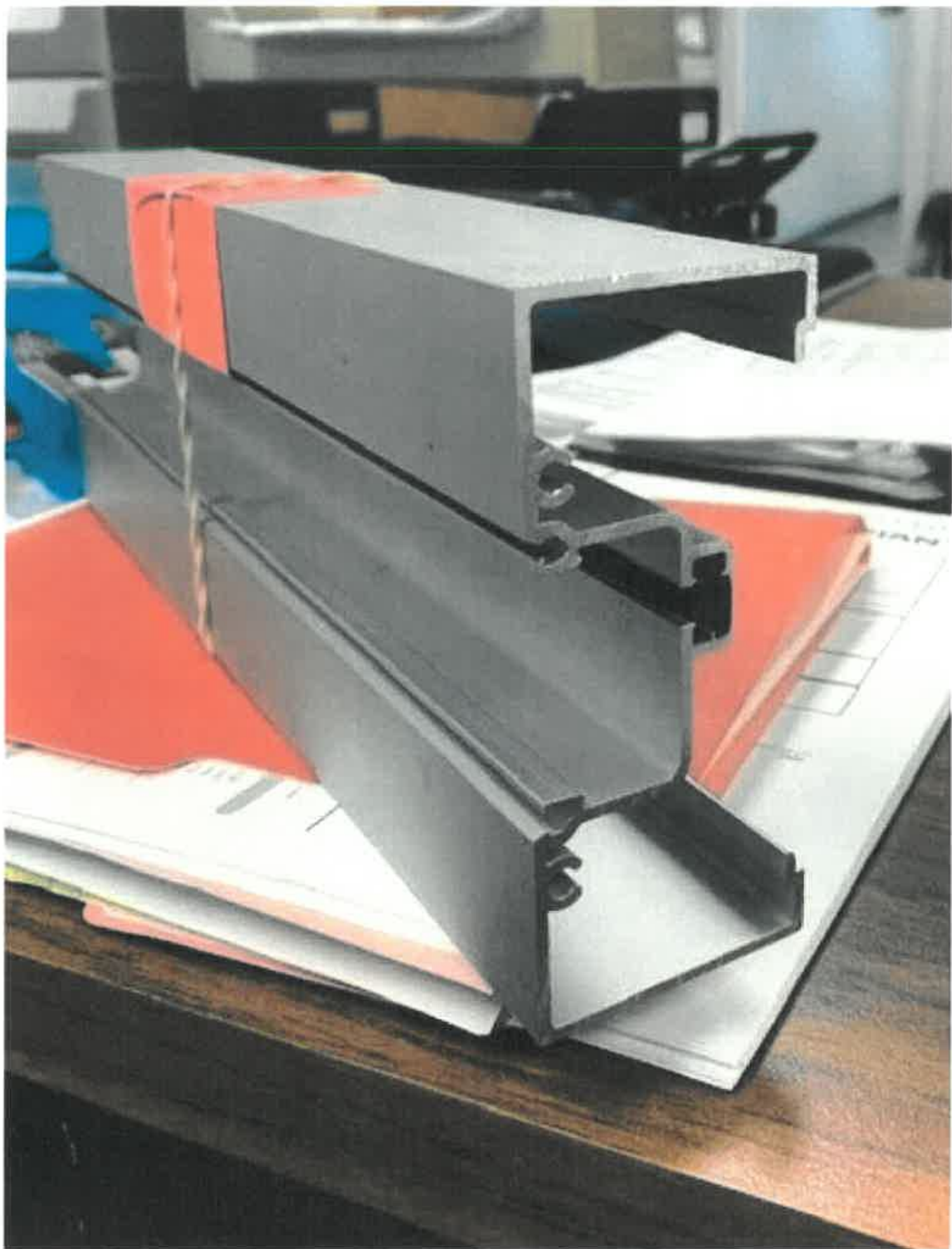
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**Certificate of Appropriateness Application
Presentation of Information
By Kathy McKenney**

COA#21-000008

Business Name: Allegany Youth Enrichment Program (AYEPS)

Address: 119 North Centre Street

Project Contact: Renee Knisley

Project Summary

According to our most recent district update in 2012, this structure is considered contributing to the Canal Place Preservation District. It appears to have been constructed around 1910 with some significant alterations that took place around 1970 when a new use occupied the structure. These alterations did not render the structure noncontributing. The undertaking involves the use of Community Development Block Grant funds for the purpose of an extensive interior and exterior rehabilitation. Full details of the complete scope of work have been included as the 16 February 2021 estimate by Carl Belt Incorporated. Those exterior alterations are subject to review by the Historic Preservation Commission.

The proposal includes the removal of the full height textured aluminum façade panel. Once removed, the existing windows will again be visible. The applicant has proposed to replace these windows and to install new aluminum Tubelite-brand window units in each window opening consistent with the product specification that has been provided. You will note that the packet includes some photographs that have been taken from the interior that depict the window openings. Please disregard the photo numbers on them as they were utilized for a federal Section 106 review.

City records seem to indicate that the full height textured aluminum panel was installed c1970 when some other alterations took place to accommodate the new use within this structure. As such, the question would need to be asked is whether the panel has achieved its own significance now that it has reached fifty years. Staff does not believe that this panel has gained individual significance and its removal will not result in an adverse effect to this structure.

The applicant proposes to install a new Tubelite-brand aluminum storefront. It appears that the existing storefront might also have been among the items that were altered during the 1970s renovation. The proposed replacement is essentially a modern equivalent of the product that is currently in place.

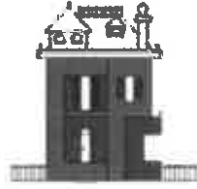
In order to provide accessibility to the structure, the applicant has requested to enlarge the side entrance door opening in order to accommodate the proper sized door which will be an insulated metal door with ADA-compliant hardware. This door is situated back from the public right of way and has minimal visibility. At this same location, a concrete accessibility ramp will be constructed with metal railings leading to the enlarged side entrance door. A sketch of this ramp has been provided.

A review of the construction permit is still pending at the time the May meeting agenda of the Historic Preservation Commission was set.

The sections of the Preservation Guidelines that pertain to this application are Guideline 1: Preserve Significant Historic Features (Chapter 5 Page 65 – 1b – “Materials which were installed at a date later than building construction, but have since gained significance in their own right should be retained. For example, a late nineteenth-century commercial building which underwent an Art-Deco store-front upgrade in the 1920s should retain the later storefront and its materials and details should be preserved where feasible”); Guideline 3: Restore Significant Historic Features (Chapter 5 Page 67); Guideline 6: Safety Codes and Handicap Access (Chapter 5, Page 69); Guideline 14: Painting Masonry (Chapter 5 Page 74); Guideline 23: Replacement Windows (Chapter 5 Page 82); Guideline 29: Replacement Doors (Chapter 5 Page 29); Guideline 39: Storefront Entrances (Chapter 5 Page 94)

File Attachments for Item:

6. Baltimore Street Access Project – COA868 was approved in May 2019 contingent upon a final review once all of the final designs and engineering was complete. Those items are now complete. Robert Smith, Cumberland City Engineer, will represent the project



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

**COA# 868 (May 8, 2019)
Baltimore Street Redesign
Project Contact: Robert Smith (City of Cumberland Engineer)**

Project Summary:

The initial review of the Baltimore Street Redesign Project took place on May 8, 2019 and was conditionally approved requiring that “once all engineering work related to the conceptual plan has been completed, the completed plan will be submitted to the Historic Preservation Commission for additional review”. The project is now at the point where the engineering work has been completed and the project is being readied for other State of Maryland-required reviews as well as for the preparation of bid documents.

A more recent presentation by the project’s conceptual designer, William Cochran, took place on March 23, 2021. That presentation can still be viewed on the Downtown Development Commission’s new webpage at this url: <https://historiccumberlandcitycenter.com/>

Overall, aside from some changes that were required in two of the parklets, the overall design remains relatively unchanged from the original presentation. Something to keep in mind is that alternative materials that are in keeping with the overall conceptual design will likely be included in the bid packet in order to potentially have a means to save funding on comparable building materials.

As a reminder from the initial presentation, the streetscape will be altered in order to reintroduce vehicular traffic to Baltimore Street. This will require changes to the current pedestrian setting that has been in place since 1978 (actually outside the period of significance for the historic context). Since projects that involve proposals to change the design, landscape, and characteristics of a street or park have the potential to alter the setting, the Historic Preservation Commission helps to ensure that an adverse effect to the setting does not take place.

The plan identifies opportunities for incorporating public art into the streetscape. Please note, however, that specific proposals for buildings and designs have not yet been created.

The sections of the Preservation Guidelines that pertain to this application are Chapter 3: Historic Context; Guideline 5: Context Sensitive New Design (Chapter 5 Page 69); Guideline 51: Murals and Signs as Art (Chapter 5 Page 104); Guideline 54: Building Lighting (Chapter 5 Page 107); Guideline 55: Utility Equipment (Chapter 5 Page 108); Guideline 64: Landscaping (Soft Scape) (Chapter 5 Page 114); Guideline 65 Landscaping (Hard Scape)(Chapter 5 Page 114); Guideline 66: Parking (Chapter 5 Page 115)



Baltimore Street Access Historical Preservation Commission Certificate of Appropriateness

Robert Smith, PE

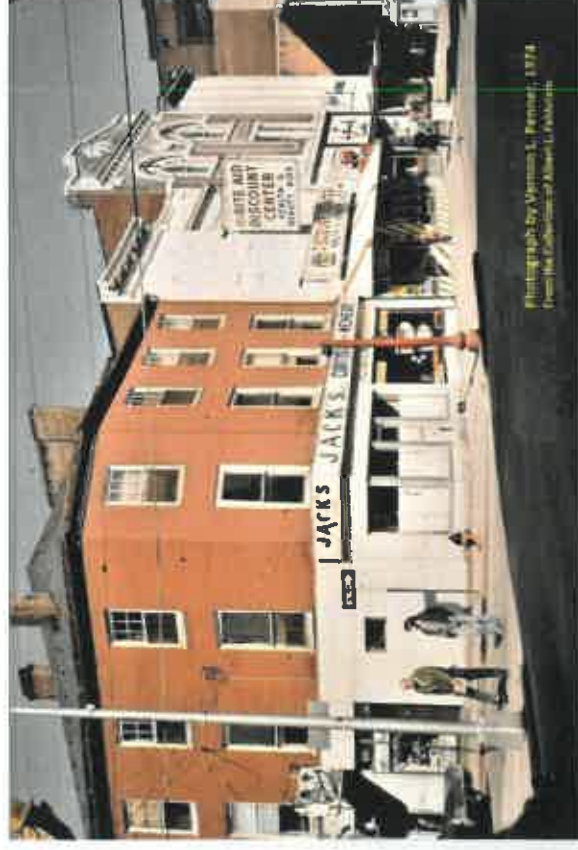
Director of Engineering

5/12/2021



Historical Background

- Prior to 1976, Baltimore Street was constructed like a typical street with pavement and curbed sidewalks



Site of Existing Liberty Street Plaza



Historical Background (Cont.)

- In the 1976, Baltimore Street was closed to traffic and converted to Pedestrian Mall
- Performed as an Economic Development Project to revitalize the downtown



Site of Existing Liberty Street Parklet



Sage Report

- In the 2016, the City commissioned the Sage Policy Group, Inc., to generate an Economic Strategic Plan for the future
- One proposed strategy was to open up the pedestrian portion of Baltimore Street to one way traffic to advance economic opportunities





Baltimore Street Access Design Team

- The EADS Group, Inc. – Project Engineering and Landscape Architecture
 - French Engineering – Transportation Engineers (Traffic Signal)
- Cochran Studios – Project Designer
 - Flaura Teeter – Landscape Architecture
- Baltimore Street Access Design Committee
- Baltimore Street Access Workgroup
- Public Outreach





Baltimore Street Access Design

- Original Plan
 - Reconstruct Baltimore Street with paver road and sidewalks with traditional curbed design
 - Replace Utilities
- Amended Plan due to Cochran Studios Streetscape Plan
 - Reconstruct Baltimore Street with paver road and sidewalks without curbs
 - Apply same design to Liberty and Centre Streets with curbs
 - Redesign the existing Mechanic and Liberty Street Plazas
 - Replace Utilities and install new street furnishings
 - Install London Plane Trees with Engineered Soils and Modular Suspended Pavement System for Stormwater Infiltration



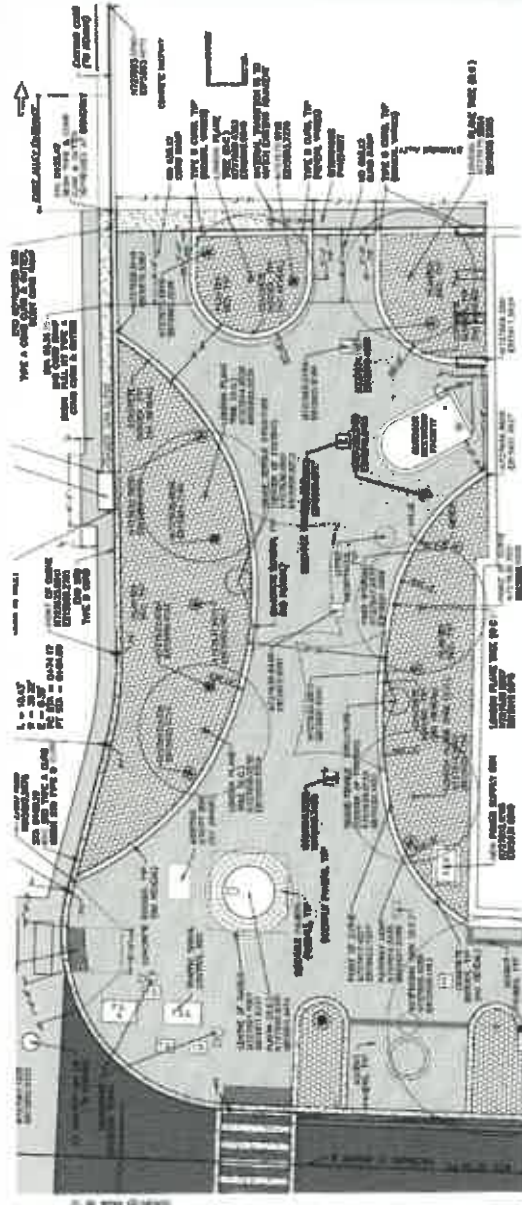
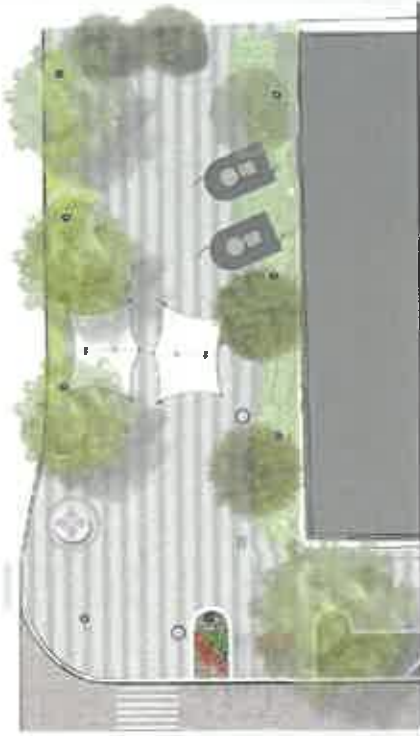
Baltimore Street Access Design

- The Streetscape Plan was presented to the HPC on 5/8/2019
- The plan was presented with the request to present the project after all Engineering was complete
- The majority of the presented plan was preserved in design
- The major changes within the design revolved around the plazas due to existing infrastructure obstructions





Mechanic Street Welcoming Plaza



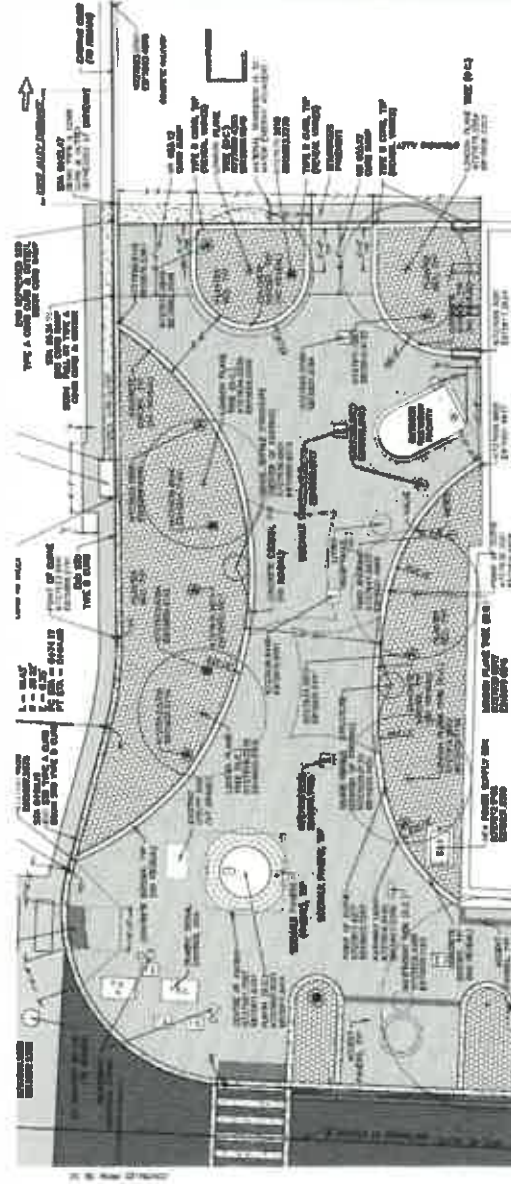
Streetscape Plan

Final Design



Mechanic Street Welcoming Plaza

- New Elliptical Planting Beds due to Fiber Conduit
- Outdoor Restroom Facility
- Plinth
- Bollard Lights

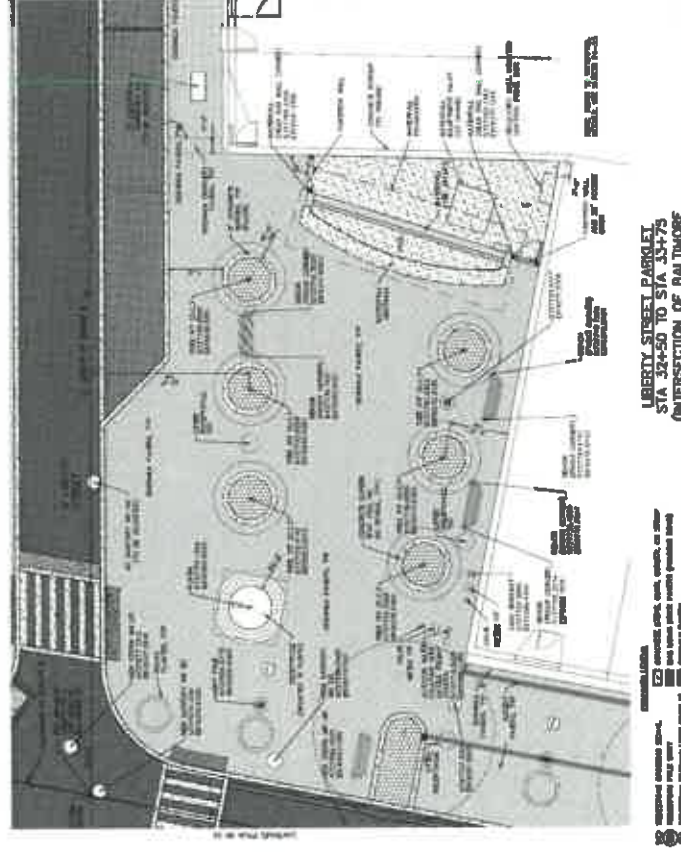


Final Design

Liberty Street Plaza



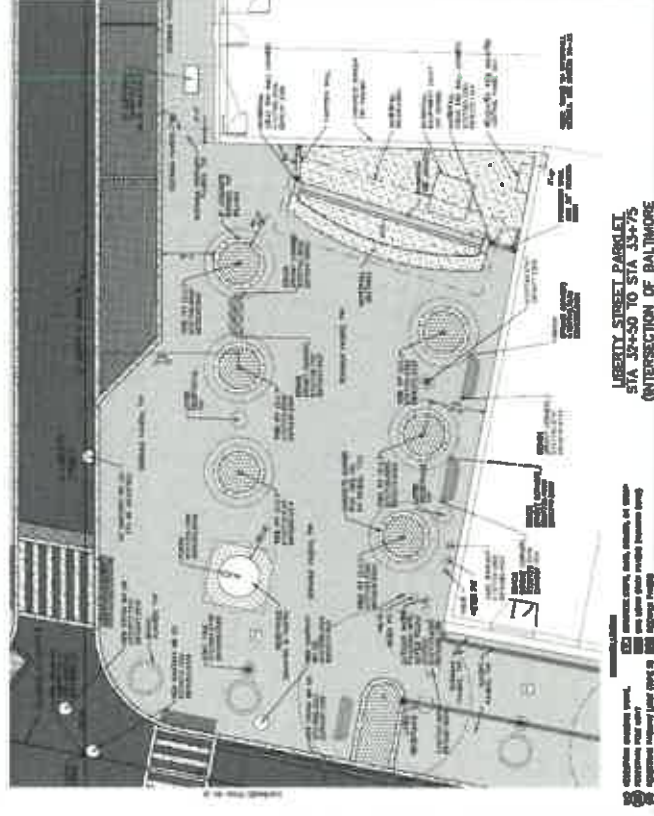
Streetscape Plan



Final Design

Mechanic Street Welcoming Plaza

- Moved the Water Feature further from the Existing Buildings due to unknown foundation issues
- London Plane Trees
- Honor Plinth to utilize art and Christmas Tree



Final Design



Project Design Challenges

- **Balancing Act**
 - Aesthetics
 - Preserving Historical Context
 - Transportation
 - ADA Access
 - Existing Utilities
 - New Utilities
 - Potable Water
 - Sanitary Sewer
 - Stormwater
 - Electrical System
 - Fiber Conduits





Baltimore Street Access – Street Level Design

- Pavers
- Trench Grate
- Furnishings
 - Benches
 - Lighting
 - Litter Receptacles
 - Bicycle Racks
 - Planters
 - Water Fountains
- Trees
- Plantings
- Wayfinding Signage
- Water Feature





Baltimore Street Access – Pavers

- Fired Clay Pavers
 - Three Approved Manufacturers Required
 - Roadway & Parking Stalls
 - Herringbone Pattern
 - Sidewalk
 - Running Bond Pattern
 - Base Bid – 2 ¾" pavers on stone base
 - Alternate Bid – 2 ¼" pavers on concrete base
 - Pavers arranged in 24" Bands (Alternating Dark and Light Courses) with solder course to delineate walking path from dining areas





Baltimore Street Access – Street Parking Pavers

- Pine Hall Pathway Paver



Road



Parking Area

- Belden Brick Company – Beehive Pavers



Road



Parking Area





Baltimore Street Access – Street Parking Pavers

- Endicott 2-5/8" x 4" x 8"

- Road Blend – Equal Parts



- Parking Area Blend – Equal Parts





Baltimore Street Access – Sidewalk Pavers

- Pine Hall Pathway Paver
 - Baltimore Street – Darker Color to be used a Solder Course



Light Color Band



Dark Color Band

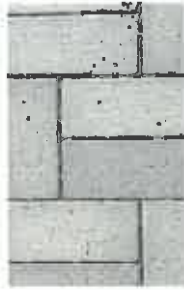
- Liberty and Centre Street





Baltimore Street Access – Sidewalk Pavers

- Belden City Line Paver
 - Baltimore Street



Light Color Band

- Liberty and Centre Street



Equal Parts for Dark Color Band & Solder Course



50%



50%

Dark Color Band





Baltimore Street Access – Sidewalk Pavers

- Whitacre Greer 4x8 Clay Paving Brick
 - Baltimore Street

Equal Parts for Dark Color Band & Solder Course



50%



50%



50%



50%

Light Color Band

Dark Color Band

- Liberty and Centre Street





Baltimore Street Access – Trench Grate

- Trench Grate is 12" Wide to delineate roadway from sidewalk
- Diverts stormwater into modular suspended pavement system to water trees
- Basis of Design – Rain Drop Pattern
- Patina Finish
- Generalized Specification





Baltimore Street Access – Street Furnishings

- Proprietary Items
 - Require to City to Pay 100% of cost with own funds outside of Grant Match Requirements
- These Items include
 - Benches
 - Trash Receptacles
 - Bicycle Racks
 - Post Lights
 - 12' Tall
 - Dimmer System to adjust light level for events or as luminaires decline
 - Bollard Lights





Baltimore Street Access – Street Furnishings





Baltimore Street Access – Dining Planters

- Creates a barrier between diners and the roadway
- Weathering Steel
- Patina Finish





Baltimore Street Access – Round Planters

- Set on Caster to relocate to block roadway for events
- Glas Fiber Reinforced Concrete with Grey Pigment Finish



- Internal Irrigation System



Baltimore Street Access – Water Fountain

- Traditional ADA Water Fountain Station
- Bottle Filling Station
- Pet Fountain
- 3 Approved Manufacturers of the same relative design



Baltimore Street Access – Trees

- London Plane Trees will line all Streets
- Honey Locust planted in Plazas as well
- Cumberland Allée
- London Plane Trees will grow rapidly to eventually reveal the downtown façades





Baltimore Street Access – Wayfinding Sign

- Generalized Specification
- Composite Aluminum Construction
- No business names
- Verbiage to be determined during construction





Baltimore Street Access – Water Feature

- 14’-6” Tall
- Mechanic Equipment and Storage Area in the Rear





Baltimore Street Access – Renderings



Renderings
by Cochran
Studios





Baltimore Street Access – Renderings



Renderings
by Cochran
Studios



Baltimore Street Access – Renderings



Renderings
by Cochran
Studios



Baltimore Street Access

- Questions?



File Attachments for Item:

7. 15 South Liberty Street – RCA21-000007 – Request to repair broken glass in windows and to install new lighting fixtures, Chris Myers, applicant



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

Certificate of Appropriateness #: COA20-000006
Property Owner: LEPLEY NANCY C
Applicant: Christopher Myers
Original Approval Date: 10/14/2020
Project Address: 15 S LIBERTY ST
Property Number: 04049381
Change/Amendment Review Date:

The request for a change/amendment to the original review includes the following scope of work:
Request to replace broken window glass, as needed, as well as to install a total of six new exterior lighting fixtures - four on the storefront cornice and two on the Merchants Alley side to down light the two infilled windows on the second floor.

The request was: Under Review

:

Signed:

HPC Chair

HPC Secretary

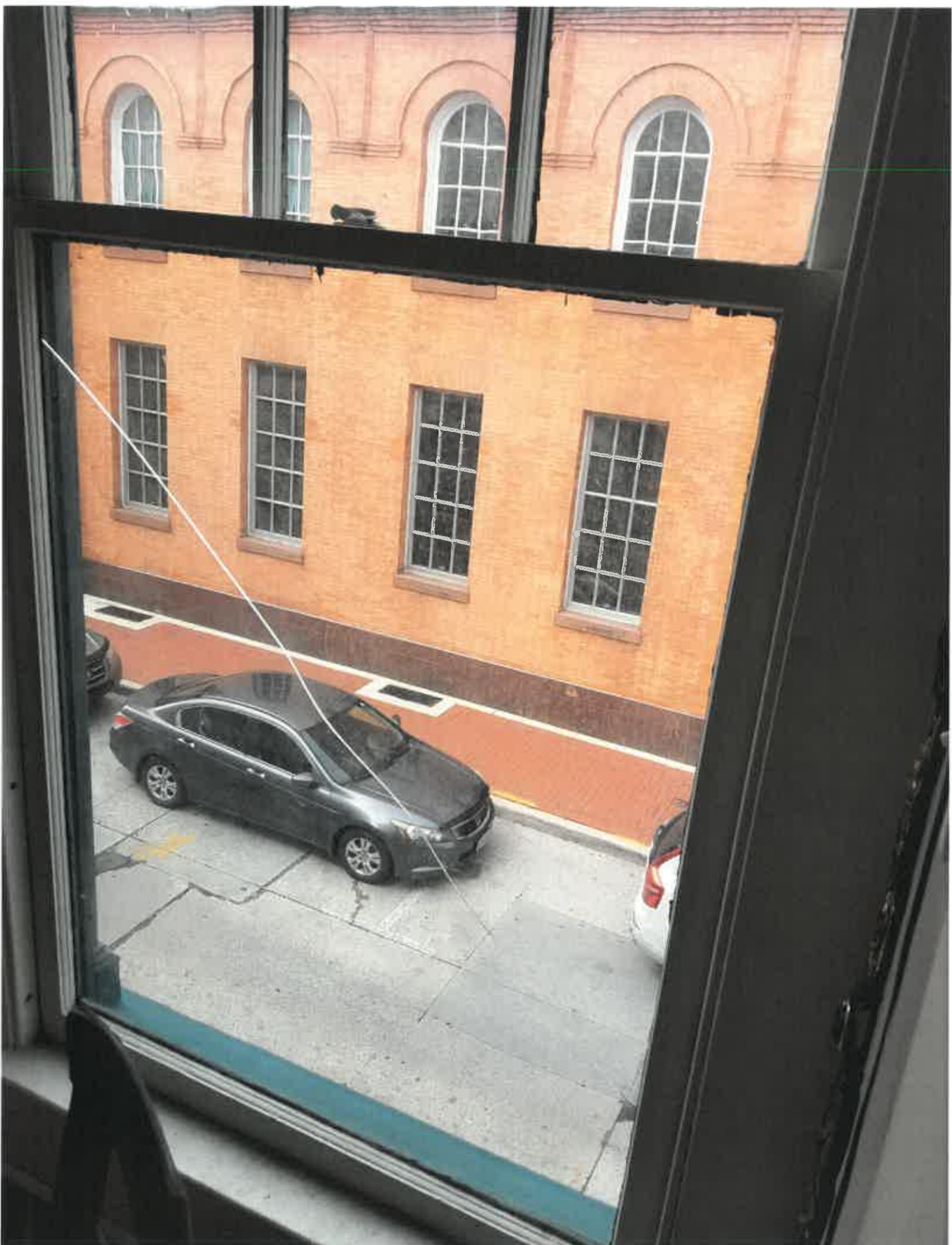
NOTE: Please note that the approval listed above only constitutes the approval of the Historic Preservation Commission. You must still ensure that all other permits associated with this project, if required, have been applied for and approved by the Building and Zoning Officer.





11
South Liberty Street

MERCHANTS













ZUCKEO



COLOR LANDSCAPE LIGHTS WITH CONNECTORS

Lights Features

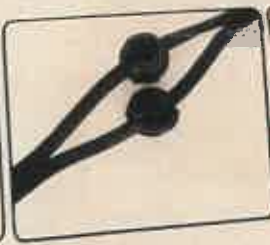
Working Voltage	12V 24V
Wattage	10W
Light Source	SMD LED
IP Protection	IP66
Material	Casting Aluminum

Installation steps:

Work for 12-20 Gauge low voltage wires and NO need peel any cable



1. Separate the wires



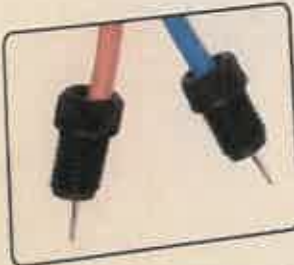
2. Put the cable into the large cap



3. Twist the pin part into power cable tightly



4. Tighten up large cap



5. Insert the wire through the small cap



6. Twist the small cap into the joint



7. Tighten up small cap



8. Pull test to make sure connect well





**Request for Change Amendment Application
Presentation of Information
By Kathy McKenney**

RCA#21-000007

COA#20-000006

Business Name: Craft table

Address: 15 South Liberty Street

Project Contact: Chris Myers

Project Summary The original Certificate of Appropriateness was approved in October 2020 for the creation of Trompe L'Oiel window murals on the infilled window openings facing Merchants Alley.

The current Request for a Change Amendment to the same original Certificate of Appropriateness is for the installation of new lighting fixtures as well as for the in-kind replacement of broken window glass, where needed.

The lighting fixtures will appear similar to the "Zuckeo" fixture that has been provided with the application. A total of four of these fixtures will be installed on the bottom ledge of the cornice near the top of the façade. These will be placed below each of the cornice medallions to provide an uplighting effect to these features.

The other two light fixtures will be placed on the Merchants Alley façade. Each fixture will align with the two infilled window openings on the second floor and will be situated below the gutter. They will provide illumination to the artwork that will eventually be placed on those locations.

Where possible, the lighting should be installed carefully to reduce the impact to the original materials on the cornice components and within the mortar joints, instead of the brick.

The sections of the Preservation Guidelines that pertain to this application are Guideline 2: Repair Before Replace (Chapter 5 Page 66); Guideline 54: Building Lighting (Chapter 5 Page 107)