

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
Nov. 15th, 2023, 4:00 P.M.

APPROVAL OF MINUTES

- Review and approval of Oct. 2023 meeting minutes

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

- 305 Washington St. COA-000060 (*roof and chimney repair*)
Applicant: Tara Collier
- 74 Baltimore St. COA23-00061 (*brick and stucco repair*)
Applicant: CEDC
- 19 Frederick COA23-000062 (*Surveillance Camera*)
Applicant: CEDC Matt Miller
- 514 Washington Street COA23-000063 (*roof repair*)
Applicant: Chris Sloan

Regular Agenda – to be reviewed by HPC

- Nothing to review this month

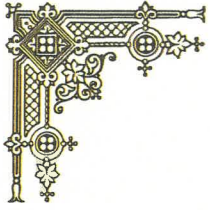
TAX INCENTIVES

- 305 Washington Street (*Step 1 and 2 Approval*)
Applicant: Tara Collier/Hemlock Leasing LLC
- 74 Baltimore Street (*Step 1 and 2 Approval*)
Applicant: Katherine James Realty

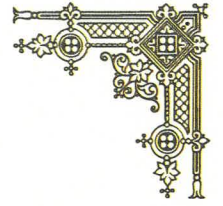
OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT



City of Cumberland



MINUTES

HISTORIC PRESERVATION COMMISSION

October 11, 2023

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, October 11, 2023, within the Council Chambers of City Hall. Members present were, Mr. Larry Jackson, Mr. Brian Plitnik, Councilwoman Laurie Marchini, Ms. Lynda Lambert, and via phone, Mr. Nathan Williams.

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management, Ms. Chelsea Rexrode, Codes Technician. There were no citizens in attendance.

Chairman, Mr. 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

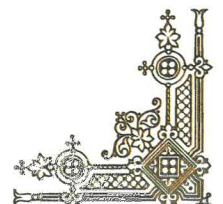
1. Minutes from August 2023 were approved as written. **Mr. Brian made the motion for approval and Ms. Lynda Lambert, seconded the motion. All members were in favor. Motion approved.**



PUBLIC COMMENTS

There were no comments made.

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



CONCENT AGENDA

1. 33 N Centre St. - COA23-000055 (Sign)
Applicant: Christie Livengood
2. 40 N Centre St. - COA23-000056 (Installation of Downtown Surveillance Camera)
Applicant: CECD
3. 172 N Centre St. - COA23-000057 (Painting)
Applicant: Tim Mullaney
4. 50 N Centre St. - COA23-000058 (Sign)
Applicant: Chelsea Boyle
5. 158 N Centre St. - COA23-000059 (Maintenance/ replacement-in-kind)
Applicant: Kristofer Lyon
6. 505 Washington St. - RCA23-000004 (change order to add gutter to COA22-000029)
Applicant: Durable Slate Company

Mr. Larry Jackson read the approval statement: We have studied the application in all other relevant documents and presentation related to the for-mention cases COA23-000055, COA23-000056, COA23-000057, COA23-000058, COA23-000059, and RCA23-000004. 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.

REGULAR AGENDA

- Nothing to be reviewed this month by the Commission

OTHER BUSINESS/STAFF UPDATES

1. We would like to thank everyone who attended the "Continuing Education" presentation.
2. We have received approval from the Maryland Historical Trust on the 95% draft of the City of Cumberland Historic Preservation Plan. The Lakota Group will be back to visit Cumberland and present the final draft plan to the Mayor and City Council in December.

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

ADJOURMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000060

Agenda Item: COA23-000060

Project Address: 305 WASHINGTON ST

Meeting Date: 10/17/2023

Property Number: 06042007

Issued

c/o Tara Collier

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 three roofs and chimney repair due to valley and tile failure. Upper Roof & Chimney, Rear EPDM Roof and Front Porch Roof. Details and photos are attached.

The application was:

Issued

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

Sincerely,

Ruth Davis-Rogers

Cc:Planning and Zoning
COA File

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



CITY OF
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: COA23-000060
Approval Date: 10/17/2023

Certificate of Appropriateness Permit


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

| | | | |
|-------------------|--------------------------------|------------------------------|---|
| Project Location: | 305 WASHINGTON ST | Date applied: | 10/17/2023 |
| MD Prop. #: | 06042007 | Work expected to begin: | 10/17/2023 |
| Owner: | HEMLOCK LEASING LLC (1/8/2019) | | |
| Applicant: | Elevated Settlements LLC | Contractor: | The Durable Slate Company (240)935-8905 |
| Address: | 305 Washington St. | Address: | 11 Prospect Square |
| City/State/Zip: | Cumberland MD 21502 | City/State/Zip: | Cumberland MD 21502 |
| Phone: | (301) 722-2226 | Phone: | (814) 494-5752 |
| Email: | tara@elevatedsettlements.com | Email: | |
| | | MD Master Plumber License #: | |

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

Project Description:
COA for three roofs and chimney repair due to valley and tile failure. Upper Roof & Chimney, Rear EPDM Roof and Front Porch Roof. Details and photos are attached.
Contractor: The Durable Slate Company

Roof repair and replacement in kind. Administrative approval by Ruth Davis-Rogers, Historic Preservation Planner.



 Signature / Date

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

Signature



City of Cumberland

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: 305 WASHINGTON STREET Tax ID # 31 - 1381403

The Tax ID # can be found on your tax bill or by visiting www.dat.state.md.us / Real Property / Real Property Search. 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 10/12/23

| |
|-------|
| COA # |
| RCA # |

Applicant Name ELEVATED SETTLEMENTS, LLC. Phone (814) 442 9638

Applicant Address (if different than project address) _____

Fax _____ Email _____

Contractor Name (if applicable) THE DURABLE SLATE CO. Phone 240 935 8905

Contractor Address 8725 BOLLMAN PL., SAVAGE, MD 20763 Email M4TORAZODURABLE SLATE.COM

Summarized Description of Project (please add extra pages, if needed)
SLATE ROOF REPAIR/REPLACE IN KIND

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.

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA23-000060**

Permit or Review Type: Certificate of Appropriateness

Project Location: 305 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Elevated Settlements LLC
Address: 305 Washington St.
City/State/Zip: Cumberland MD 21502
Phone: (301) 722-2226
Email: tara@elevatesettlements.com

Contractor Contact Information: Company Name: Elevated Settlements LLC
Contact:
Address: 305 Washington St.
City/State/Zip: Cumberland MD 21502
Phone: (301) 722-2226
Email: tara@elevatesettlements.com

Date of Application: 10/17/2023

Work Description: (narrative box)

COA for three roofs and chimney repair due to valley and tile failure. Upper Roof & Chimney, Rear EPDM Roof and Front Porch Roof. Details and photos are attached.

Amount Paid: 0.00

Amount Due: 30.00

| | | | |
|--|--|--|--------------------------|
| PROPOSAL SUBMITTED TO ELEVATED SETTLEMENTS LLC | PHONE TARA COLLIER Mobil (814) 442-9638 Office (301) 722-2226 | DATE 10/03/2023 | ID# 230926-017 |
| JOB address 305 WASHINGTON ST. | JOB NAME | BILLING ADDRESS (IF DIFFERENT) N/A | |
| CITY, STATE, ZIP CODE CUMBERLAND MD 21502 | CONTACT/architect TARA@ELEVATESETTLEMENTS.COM | CITY, STATE, ZIP CODE | |

We Propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of:
Payment to be made as follows: **\$ 78,890**

- 1/3 deposit required at signing
- For any special-order items, a 75% deposit of the cost of the item will be required at signing
- Balance due as set forth in Payment Terms provision of Terms and Conditions attached hereto

Total Amount \$ 78,890 Deposit \$ 26,297 Material Deposit: \$0.00 Balance \$ 52,593

Note: This proposal may be withdrawn by The Durable slate Company if not accepted within 30 days.

Leak assessment: one Leak was reported, valley & tile failure.

Roof assessment: front porch roof/box gutter system & rear EPDM roof has exceeded its useful service life,

UPPER ROOF REPAIRS

- Replace all valleys with 16oz copper and solder with lead free solder **\$ 24,640**
- Replace 40pcs broken/missing tiles (customer has tile) and reflash two soil vent pipes with 16oz copper **\$ 4,800**
- Reflash both chimneys with 16oz copper **\$ 6,650**
- Repoint small chimney with historic lime mortar **\$ 3,200**

REAR EPDM ROOF \$ 14,250

- Remove gutter and save for re installation.
- Remove fascia as needed and install 3/4" plywood closing out soffit area.
- Remove existing flat roof, insulation, and flashing down to the bare roof deck.
- This does not include any woodwork; any rotting wood shall be quoted upon discovery.
- Install 1/2 inch polyisocyanurate roofing insulation mechanically fastened to the roof deck with plates and screws.
- Install new 60mil white GAF TPO roofing membrane in accordance with manufacturers specifications.
- Reinstall gutter,
- The main advantage of having a TPO roofing system is that it is UV-resistant. and can help reduce home energy consumption.

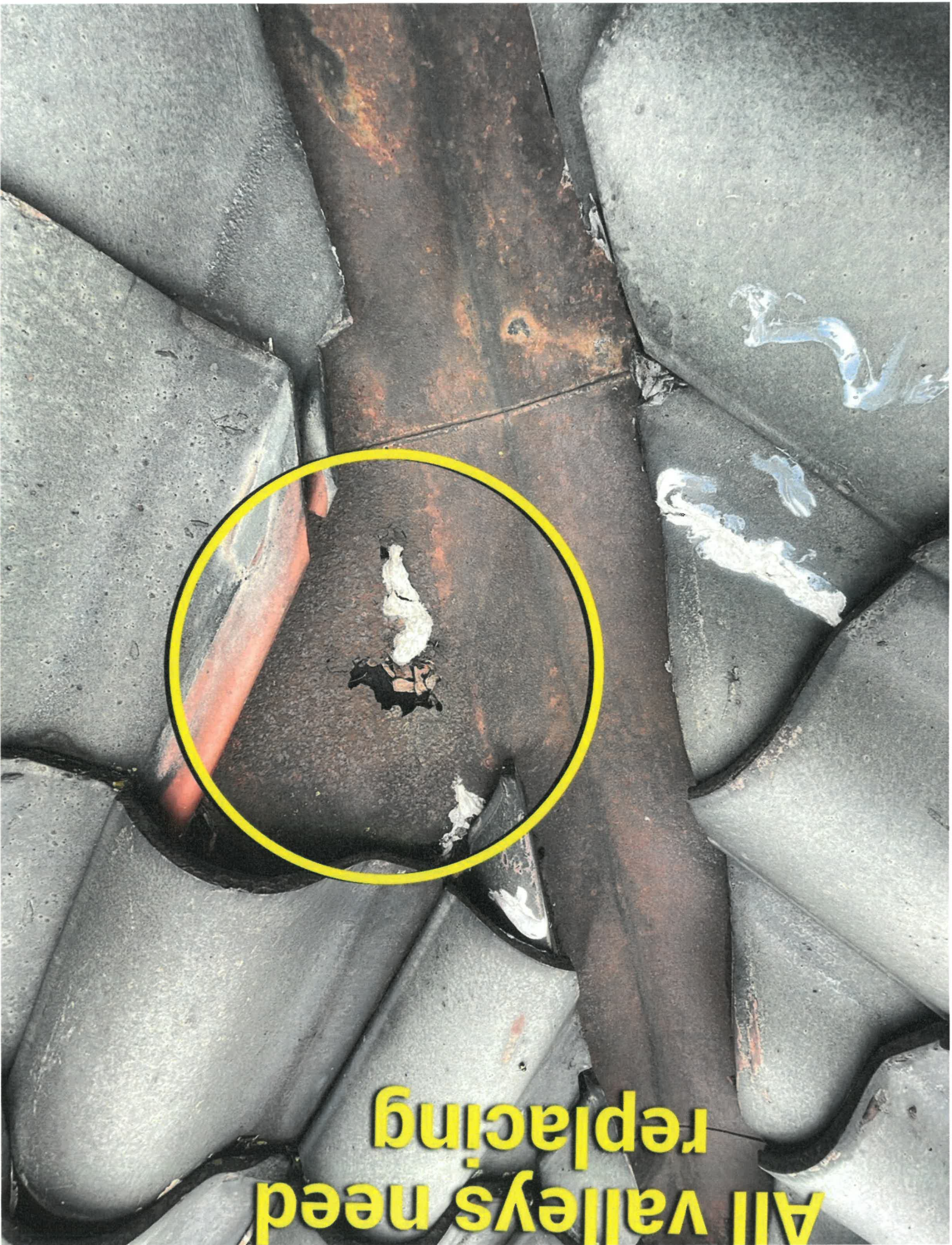
FRONT PORCH ROOF \$ 25,350

- Wrap power line and remove shingle roof.
- Remove built gutter liner and inspect substructure.
- This does not include any woodwork; any rotting wood shall be quoted upon discovery.
- Inspect original carpentry design and make sure the pitch is sufficient for new application.,
- Install titanium PSU30 underlayment and fabricate new box gutters system using 16oz copper.









All valleys need
replacing







CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000061
Agenda Item: COA23-000061
Project Address: 74 BALTIMORE ST
Meeting Date: 10/31/2023
Property Number: 14003657

Issued

James McKee
14 GREEN ST
Cazenovia, NY 13035

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 to replace the facade on exterior of the building. Photos and job estimate attached.

The application was:

Issued

APPROVED with the following conditions: Replacement in kind, repair, wall color to match existing.
Administrative Approval by Ruth Davis-Rogers, Historic Preservation Planner

Sincerely,

Ruth Davis-Rogers

Cc:Planning and Zoning
COA File

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



CITY OF
CUMBERLAND
MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

www.cumberlandmd.gov

Permit Number: COA23-000061

Approval Date: 10/31/2023

Certificate of Appropriateness Permit

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

| | | | |
|-------------------|---------------------------------------|------------------------------|----------------------------|
| Project Location: | 74 BALTIMORE ST | Date applied: | 10/24/2023 |
| MD Prop. #: | 14003657 | Work expected to begin: | 10/31/2023 |
| Owner: | KATHERINE JAMES REALTY COMPANY LLC | | |
| Applicant: | Katherine James Realty Company | Contractor: | Robey Stucco |
| Address: | 74 Baltimore Street | Address: | 9001 Baltimore RD, Ste 200 |
| City/State/Zip: | Cumberland MD 21502 | City/State/Zip: | Frederick MD 21704 |
| Phone: | 4344206661 | Phone: | (410) 751-7788 |
| Email: | jamesrmckee1@gmail.com | Email: | |
| | | MD Master Plumber License #: | 00000000 |

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

Project Description:
COA to replace the facade on exterior of the building. Photos and job estimate attached.

ADMINISTRATIVE APPROVAL: This COA is for repair of the building with replacement-in-kind materials. Wall color is to match existing. Approved by Ruth Davis-Rogers, Historic Preservation Planner.

Signature / Date

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

Signature

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA23-000061**

Permit or Review Type: Certificate of Appropriateness

Project Location: 74 BALTIMORE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Katherine James Realty Company
Address: 74 Baltimore Street
City/State/Zip: Cumberland MD 21502
Phone: 4344206661
Email: jamesrmckee1@gmail.com

Contractor Contact Information: Company Name: Robey Stucco
Contact:
Address: 9001 Baltimore RD, Ste 200
City/State/Zip: Frederick MD 21704
Phone: (410) 751-7788
Email:

Date of Application: 10/24/2023

Work Description: (narrative box)

COA to replace the facade on exterior of the building. Photos and job estimate attached.

Amount Paid: 30.00

Amount Due: 0.00

MD License # required

Facade elevations required, scaled drawings, color scheme

BUILDING PERMIT MUST BE APPLIED FOR UPON APPROVAL



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: 74 Baltimore Street Tax ID # 14-003657

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).

IRS Tax # RI 64-2156011

COA # 23-000061
RCA #

Application Date 18 October 2023

Applicant Name Katherine JAMES Realty Co. Phone 434.420.6661

Applicant Address (if different than project address) 14 Green Street Cazenovia NY 13035

Fax N/A Email Katherine.james.realty@gmail.com

Contractor Name (If applicable) Robey Phone

Contractor Address 9001 Baltimore Road, Suite 200 Email robeystucco.com
Fredrick MD 21704

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

Replace facade on exterior of the building
See photos and jobes, final

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.

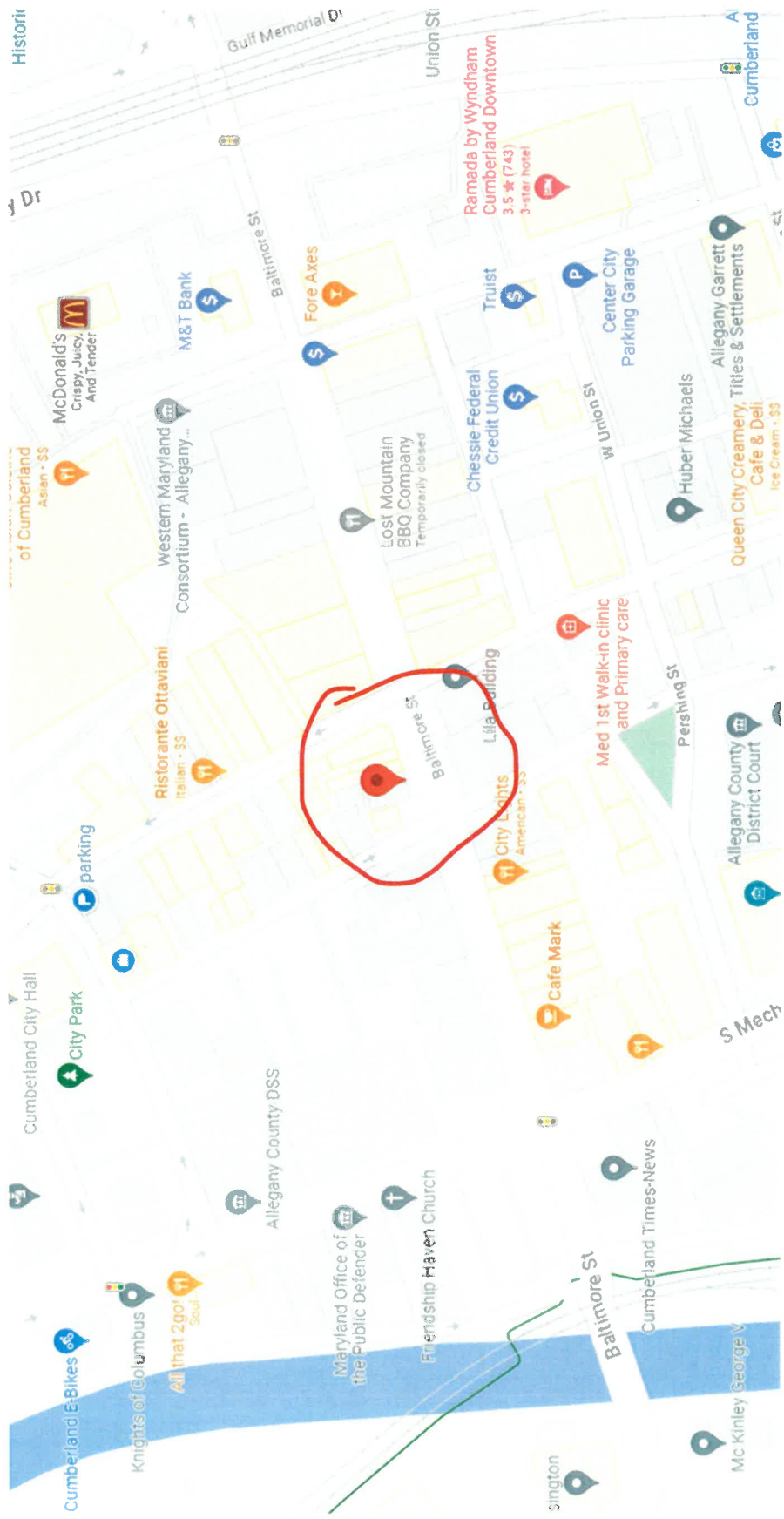
To apply online go to citizenserve.com/Cumberland

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.



74 Baltimore Street



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 14 Account Number - 003657

Owner Information

| | | | |
|-------------------------|------------------------------------|-----------------------------|---------------|
| Owner Name: | KATHERINE JAMES REALTY COMPANY LLC | Use: | COMMERCIAL |
| Mailing Address: | 14 GREEN ST CAZENOVIA NY 13035- | Principal Residence: | NO |
| | | Deed Reference: | /02717/ 00005 |

Location & Structure Information

| | | | |
|--------------------------|--|---------------------------|-----------------------------------|
| Premises Address: | 74 BALTIMORE ST CUMBERLAND 21502-0000 | Legal Description: | 74 BALTIMORE ST 19X86 12X83 |
|--------------------------|--|---------------------------|-----------------------------------|

| | | | | | | | | | | |
|------------------|-------------------|----------------------|-------------------------------|--------------------------|-----------------|---------------|-------------|------------------------------|-----------------|------------------|
| Map: 0104 | Grid: 0000 | Parcel: 7231B | Neighborhood: 10003.01 | Subdivision: 0000 | Section: | Block: | Lot: | Assessment Year: 2024 | Plat No: | Plat Ref: |
|------------------|-------------------|----------------------|-------------------------------|--------------------------|-----------------|---------------|-------------|------------------------------|-----------------|------------------|

Town: CUMBERLAND

| | | | | |
|--------------------------------|--------------------------------|-------------------------------|---------------------------|-------------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| 1900 | 3,300 SF | | 1,306 SF | |

| | | | | | | | |
|----------------|-----------------|--------------|-----------------|----------------|-----------------------|---------------|--|
| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
| | | RETAIL STORE | / | C3 | | | |

Value Information

| | | | | |
|---------------------------|-------------------|--------------|-----------------------------|------------|
| | Base Value | Value | Phase-in Assessments | |
| | | As of | As of | As of |
| | | 01/01/2021 | 07/01/2023 | 07/01/2024 |
| Land: | 9,100 | 9,100 | | |
| Improvements | 110,600 | 110,600 | | |
| Total: | 119,700 | 119,700 | 119,700 | |
| Preferential Land: | 0 | | | |

Transfer Information

| | | |
|------------------------------------|-----------------------------|------------------------|
| Seller: GARBER CHAD | Date: 10/28/2021 | Price: \$90,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /02717/ 00005 | Deed2: |
| Seller: GARBER CHARLES W | Date: 09/15/2020 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /02584/ 00388 | Deed2: |
| Seller: GIARRITTA, NICHOLAS | Date: 07/19/1991 | Price: \$95,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /00595/ 00964 | Deed2: |

Exemption Information

| | | | |
|------------------------------------|--------------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2023 | 07/01/2024 |
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00 | 0.00 |

Special Tax Recapture: None

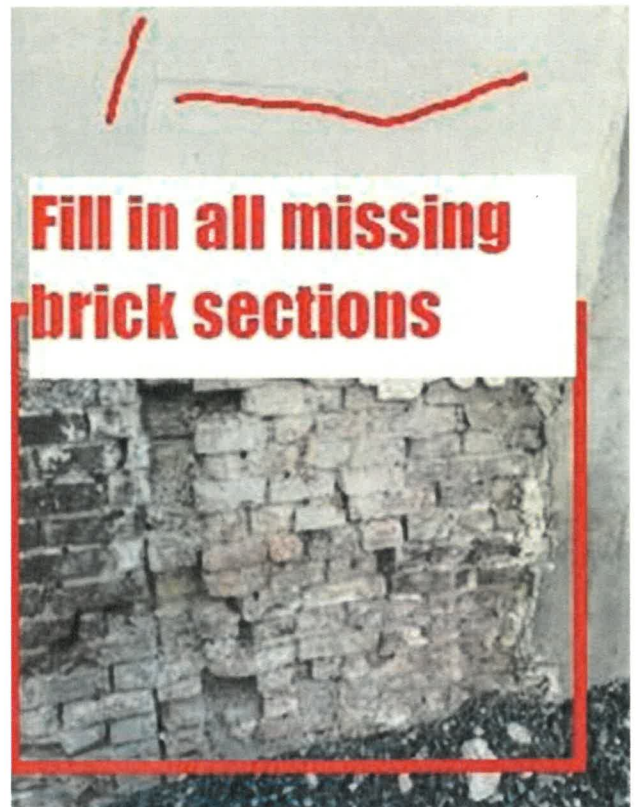
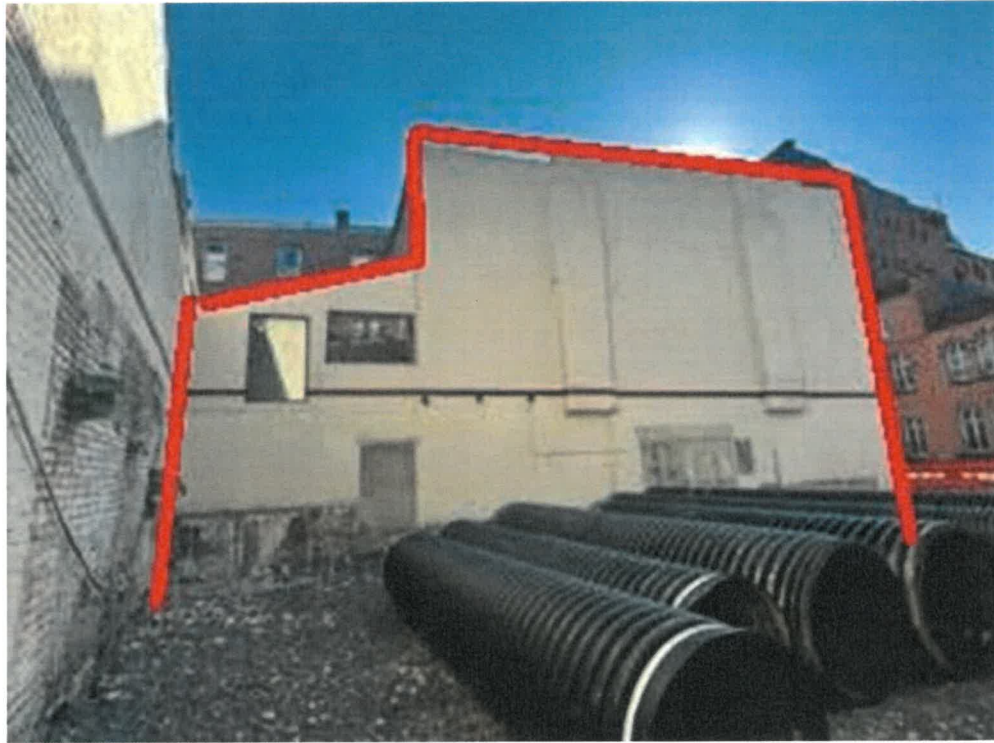
Homestead Application Information

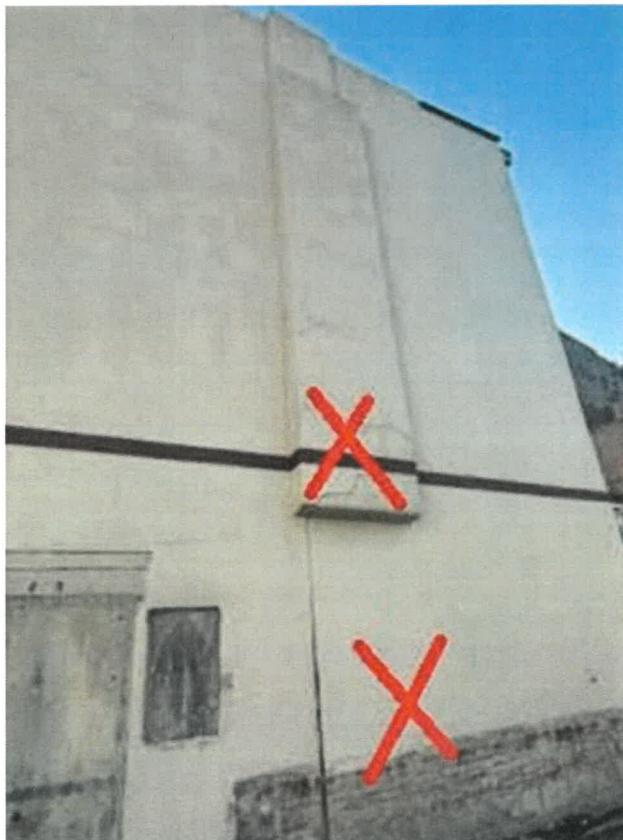
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

74 Baltimore Street









| | | | | | |
|------------------------------|------------------------|-------------------------------|--------------------|------------------|----------------|
| Proposal Submitted To | | Phone | Date | | |
| Robert Smith | | 301-759-6601 | September 18, 2023 | | |
| Street | | City | State | Zip | |
| 57 N. Liberty St | | Cumberland | MD | 21502 | |
| Job Name | | Job Street | Job City | Job State | Job Zip |
| City Cumberland | | 74 Baltimore Street | Cumberland | MD | 21502 |
| Attention | Date of Plans | Email | Cell | | |
| Robert Smith | On Site Measure | robert.smith@cumberlandmd.gov | 301-268-1180 | | |

STUCCO REPAIR

Scope of Work:

Install staging/scaffolding to perform work
 Install cover/protection to adjacent areas of work
 Remove existing damaged, loose, cracked and "bulged" stucco
 - This proposal covers up to 50% of the wall being removed
 Fill in areas with missing brick with a stucco mix (If brick needs to be purchased and installed, it will be handled on a T&M basis)
 Repair all bad patches and uneven surfaces
 Straighten out all corner and trim areas from old patches
 Use Rapid Patch to repair larger cracks
 Remove finish/paint (approximately 10%) on all sound existing stucco around areas of repairs
 Lightly grind all surrounding edges of the repaired areas in order to tie in new system
 Lightly grind all remaining walls in the area highlighted in **RED**
 Prep and clean all surfaces prior to installing new system

As Needed to rebuild areas after removing bad stucco:

- Install 15lbs felt paper to wood sheathing
- Install 2.5 lb. self-furring metal lath, (galvanized) over felt paper to sheathing as needed
- Install 3/4" casing bead and expansion bead as needed
- Install corner bead at outside corners only as needed
- Install (1) scratch coat over and embedded into metal lath
- Install (1) brown coat over scratch coat

Apply a bonding agent as needed
 Install synthetic base coat with embedded fiber mesh over existing stucco and newly patched stucco areas
 Install finish coat over base coat (color and standard texture to be approved)
 - Color and standard texture will not match a 100%

Area of work:

Left elevation on the entire wall outlined in **RED**

***Do to the constant fluctuations in material cost and the project begins 30 days after it has been accepted. Robey Stucco has the discretion to adjust base dollars and options for material cost changes.**
**** We have not included any framing, sheathing, sub-straight repairs or any other work needed behind existing system. All repairs will handle on T&M basis at \$75 per/man hr. and material cost plus 15%. Before and after pictures will be provided.**

Traditional stucco will crack. Per PCA guidelines, expansion joints should be installed at horizontal floor lines, vertically from window/door heads and sill corners, and in walls to create panels not to exceed 144 sq. ft. This will help to minimize the amount of cracking which will occur with the application of traditional stucco. In wood frame construction, sheathing must be installed with a 1/8" gap.

Note 1: We have not included any demo, framing, sheathing, metal flashing, shop drawings, permits or prevailing wages.

Note 2: The base bid includes only one mobilization; each remobilization will be an extra charge of \$1,200.

EXCLUDES: Temporary heat and winter protection, paint, custom colors, damage to shrubs, lawn and landscaping, unless provided above.

**** CONTRACTOR TO SUPPLY FREE AND CLEAR ACCESS, DUMPSTER, WATER AND ELECTRIC****

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

FIFTY THREE THOUSAND, SEVEN HUNDRED FIFTY SEVEN

Dollars \$ 53,757.00

Payment to be made as follows: 1/3 DUE AT START, 1/3 DUE AT 50% COMPLETION AND FINAL 1/3 DUE UPON COMPLETION

If a project is delayed for a period of at least 1 wk, Robey Stucco will solely determine the estimated completion % at the point of delay and will bill accordingly. Payment will be due upon receipt of invoice.

Authorized Signature

Date

Robey Signature

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra or additional material/labor 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, torn ado and other necessary insurance.

Acceptance of Proposal and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Late payment will result in 18% finance charge accrued on monthly basis. If account is sent to collections, client will be responsible for all legal fees and court costs. A ll matters affecting interpretation of this agreement shall be governed by the laws of the State of Maryland and shall serve as the venue of any litigation. This proposal may be withdrawn by us if not accepted within 30 days. Signed under seal.



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000062

Agenda Item: COA23-000062

Project Address: 19 FREDERICK ST

Meeting Date: 10/31/2023

Property Number: 14003096

Issued

Matt Miller

,

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 installation of a surveillance camera on the southwest corner of the building, roughly 18' above finished grade. This is part of downtown district project to be used by the Police and IT department of the City.

The application was:

Issued

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

Sincerely,

Ruth Davis-Rogers

Cc:Planning and Zoning
COA File

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



CITY OF
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: COA23-000062
Approval Date: 10/31/2023

Certificate of Appropriateness Permit

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

| | | | |
|-------------------|---------------------------------------|------------------------------|---------------------------|
| Project Location: | 19 FREDERICK ST | Date applied: | 10/25/2023 |
| MD Prop. #: | 14003096 | Work expected to begin: | 10/31/2023 |
| Owner: | CLOCK TOWER VENTURES LLC (9/14/23) | | |
| Applicant: | Cumberland Economic Development | Contractor: | ARK Systems, Inc |
| Address: | 3 Pershing St, Suite 105 | Address: | 111 S George St, Unit # 5 |
| City/State/Zip: | Cumberland MD 21502 | City/State/Zip: | Cumberland MD 21502 |
| Phone: | 3017224173 | Phone: | (410) 995-1220 x |
| Email: | matt.miller@choosecumberland.org | Email: | bsweitzer@arksysinc.com |
| | | MD Master Plumber License #: | 00000 |

Quantity Description Amount Total Cost

Project Description:
COA for installation of a surveillance camera on the southwest corner of the building, roughly 18' above finished grade. This is part of downtown district project to be used by the Police and IT department of the City.

Administrative Approval by Ruth Davis - Rogers, Historic Preservation Planner :



 Signature / Date

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

Signature

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA23-000062**

Permit or Review Type: Certificate of Appropriateness

Project Location: 19 FREDERICK ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Cumberland Economic Development
Address: 3 Pershing St, Suite 105
City/State/Zip: Cumberland MD 21502
Phone: 3017224173
Email: matt.miller@choossecumberland.org

Contractor Contact Information: Company Name: ARK Systems, Inc
Contact: Bob Sweitzer
Address: 111 S George St, Unit # 5
City/State/Zip: Cumberland MD 21502
Phone: (410) 995-1220 x
Email: bsweitzer@arksysinc.com

Date of Application: 10/25/2023

Work Description: (narrative box)

COA for installation of a surveillance camera on the southwest corner of the building, roughly 18' above finished grade. This is part of downtown district project to be used by the Police and IT department of the City.

Amount Paid: 0.00

Amount Due: 30.00

Need to ask, but I'd expect this to be a NON-BILLABLE application.
Valuation of project is required.



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: 19 Frederick Street Cumberland MD 21502 Tax ID # 47 - 4730548

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 # 23-000062
RCA #

Application Date October 18, 2023

Applicant Name Matt Miller Phone 301-722-4173

Applicant Address (if different than project address) 118 Baltimore Street Suite 202 Cumb MD

Fax _____ Email matt.miller@choosecumberland.org

Contractor Name (if applicable) ARK Phone 301-729-1968

Contractor Address 111 S George Street Unit 5 Cumberland, MD 21502 Email _____

Summarized Description of Project (please add extra pages, if needed) We will be installing a Surveillance Camera on the Southwest Corner of the building, roughly 18' above finished grade. The Camera will be part of a Surveillance.

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).

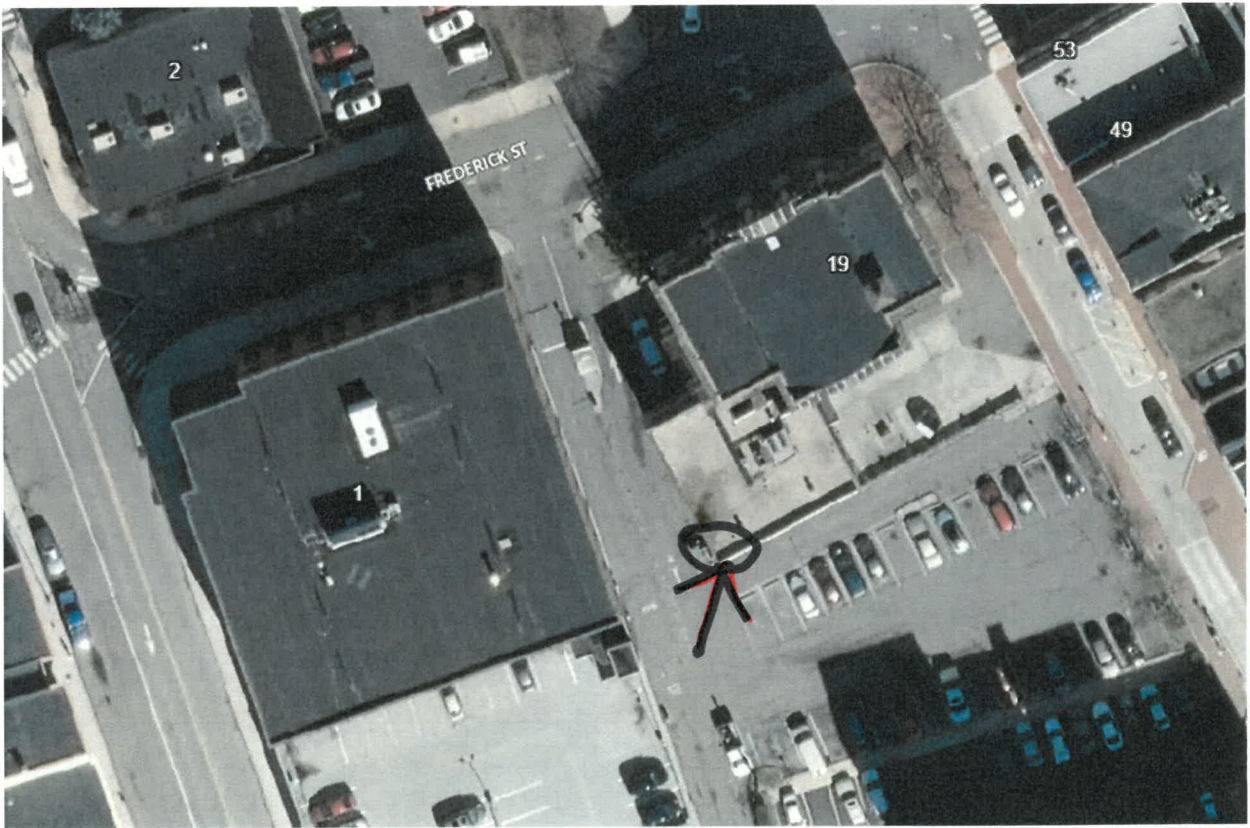
Pay a non-refundable Certificate of Appropriateness review fee of \$30.00 - payable at time of application either in person or online.

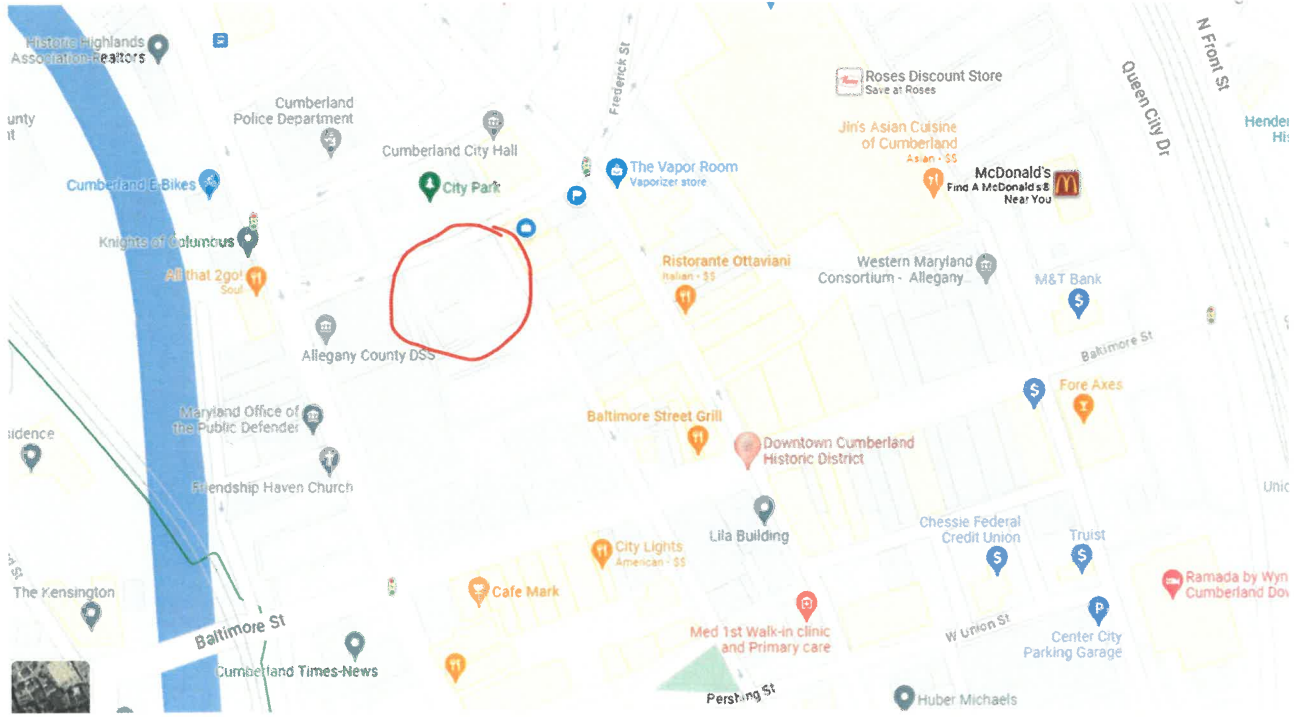
Apply for any relevant Building, Sign, and Occupancy Permits through the City (*fees apply*)

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.





[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 14 Account Number - 003096

Owner Information

Owner Name: CLOCK TOWER VENTURES LLC
Mailing Address: 22 N MULLBERRY ST
 SUITE 100
 HAGERSTOWN MD 21740-
Use: COMMERCIAL
Principal Residence: NO
Deed Reference: /02908/ 00074

Location & Structure Information

Premises Address: 19 FREDERICK ST
 CUMBERLAND 21502-0000
Legal Description: FREDERICK ST
 124X125
 266X400

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|
| 0104 | 0000 | 7162B | 10003.01 | 0000 | | | | 2024 | Plat Ref: |

Town: CUMBERLAND

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1918 | 17,172 SF | | 15,500 SF | |

| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|----------|-----------------|----------|---------|----------------|--------|-----------------------------------|
| | | OFFICE BUILDING | / | C4 | | | |

Value Information

| | Base Value | Value | Phase-in Assessments | |
|--------------------|------------|------------|----------------------|------------|
| | | As of | As of | As of |
| | | 01/01/2021 | 07/01/2023 | 07/01/2024 |
| Land: | 108,500 | 108,500 | | |
| Improvements | 482,200 | 482,200 | | |
| Total: | 590,700 | 590,700 | 590,700 | |
| Preferential Land: | 0 | | | |

Transfer Information

Seller: CUMBERLAND MAYOR AND CITY COUNCIL
Type: NON-ARMS LENGTH OTHER
Date: 09/14/2023
Deed1: /02908/ 00074
Price: \$0
Deed2:

Seller:
Type:
Date:
Deed1: /00172/ 00017
Price: \$0
Deed2:

Seller:
Type:
Date:
Deed1:
Price:
Deed2:

Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2023 | 07/01/2024 |
|-----------------------------|-------|------------|------------|
| County: | 000 | 590,700.00 | |
| State: | 000 | 590,700.00 | |
| Municipal: | 000 | 590,700.00 | 590,700.00 |

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:



H4 MULTISENSOR CAMERA LINE

9 MP

12 MP

15 MP

20 MP

24 MP

32 MP

Provides exceptional scene coverage and high image detail with 3 or 4 individually configurable camera sensors that can be positioned to monitor virtually any area. Delivers broad scene coverage with high image detail up to 32 MP total resolution and uses H.265 compression technology to significantly reduce bandwidth and storage requirements. With self-learning video analytics on board, the H4 Multisensor camera can detect and differentiate people and vehicles from regular motion, and notify operators of potentially critical events that may need further investigation. Featuring wide dynamic range, Avigilon LightCatcher™ technology and the option to add content adaptive IR to outdoor models, the H4 Multisensor camera can provide exceptional image quality in challenging lighting conditions.



FEATURES



SELF-LEARNING VIDEO ANALYTICS

Exceptional efficiency when monitoring and reviewing video with excellent coverage from a single camera.



LIGHTCATCHER™ TECHNOLOGY

Offers excellent image detail in low-light settings.



ONVIF® COMPLIANT

Native ONVIF® Profile S, T and G compliance allows easy integration with existing ONVIF infrastructures.



H.265 & HDSM SMARTCODEC™ TECHNOLOGY

Combines compression technologies to maximize bandwidth and storage.



CONTENT ADAPTIVE IR

Adjusts IR beam width and illumination settings based on scene conditions to help maximize image quality.



WIDE DYNAMIC RANGE

Captures details in scenes with both very bright and very dark areas.

ONVIF is a trademark of Onvif, Inc.

| NETWORK | |
|-----------------------------|--|
| Network | Gigabit Ethernet, 100BASE-TX, 1000BASE-TX |
| Cabling Type | CAT5E |
| Connector | RJ-45 |
| API | ONVIF® compliance Profile S, T, and G (www.onvif.org) |
| Security | Password protection, HTTPS encryption, digest authentication, WS authentication, user access log, 802.1x port based authentication |
| Protocol | IPv4, IPv6, HTTP, HTTPS, SOAP, DNS, NTP, RTSP, RTCP, RTP, TCP, UDP, IGMPv2, ICMP, DHCP, Zeroconf, ARP, HSTS |
| Streaming Protocols | RTP/UDP, RTP/UDP multicast, RTP/RTSP/TCP, RTP/RTSP/HTTP/TCP, RTP/RTSP/HTTPS/TCP, HTTP |
| Device Management Protocols | SNMP v2c, SNMP v3 |

| PERIPHERALS | |
|-----------------|--|
| USB Port | USB 2.0 |
| Onboard Storage | MicroSD/microSDHC/microSDXC slot - video speed class card required. Class V10 or better recommended. |

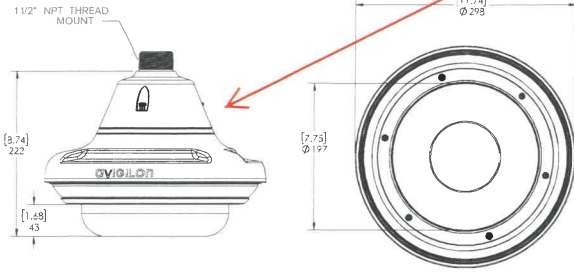
| ELECTRICAL | IN-CEILING | SURFACE MOUNT | PENDANT MOUNT |
|-------------------|---|---|---|
| Power Consumption | 26 W with 24 VDC 37 VA with 24 VAC PoE+ | With IR: 52 W with 24 VDC 74 VA with 24 VAC PoE++ or 60 W PoE* Without IR: 26 W with 24 VDC 37 VA with 24 VAC PoE+ | With IR: 52 W with 24 VDC 74 VA with 24 VAC PoE++ or 60 W PoE* Without IR: 26 W with 24 VDC 37 VA with 24 VAC PoE+ |
| External Power | 24 VDC ± 10 %; 24 VAC rms ± 10 %, 50 or 60 Hz | | |
| PoE* | 25.5 W PoE+, IEEE 802.3at Type 2 PoE Plus | With IR: High Power 51 W PoE++* Without IR: 25.5 W PoE+, IEEE, 802.3at Type 2 PoE Plus | |

| MECHANICAL | IN-CEILING | SURFACE MOUNT | PENDANT MOUNT |
|------------------------------|---|--|---|
| Dimension | 299 mm x 163 mm (11.77" x 6.42"), below mounting surface: 299 mm x 76 mm (11.77" x 2.99") | 299 mm x 115 mm (11.77" x 4.53") | With wall arm: 385 mm x 262 mm x 299 mm (15.15" x 10.30" x 11.77") With NPT adapter: 299 mm x 248 mm (11.77" x 9.76") |
| Weight | 5.2 kg (11.5 lbs) | With IR: 7 kg (15.4 lbs) Without IR: 5.8 kg (12.8 kg) | With wall arm and IR: 8.4 kg (18.5 lbs) With wall arm only: 7.3 kg (16.1 lbs) With NPTA adapter and IR: 7.8 kg (17.2 lbs) With NPTA adapter only : 6.7 kg (14.8 lbs) |
| Body | Aluminum, Plastic dome trim | Aluminum | Aluminum |
| Finish | Plastic, Injection Molded, Close to RAL9002 | Cast, Powder Coated, Close to RAL9002 | Cast, Powder Coated, Close to RAL9002 |
| Environmental | Not applicable | IK10 Impact Rating and IP66 Weather Rating | |
| Optional IR Illuminator Ring | Not available | Optional accessory, 30 m (98 ft) IR range | |

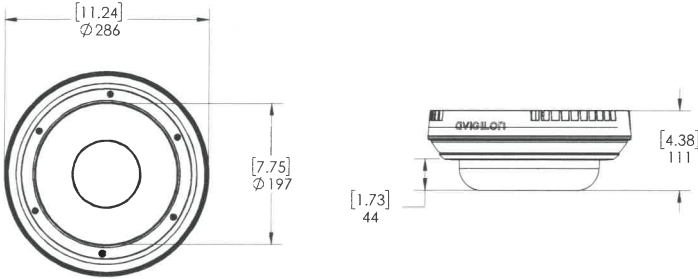
| ENVIRONMENTAL | IN-CEILING | SURFACE MOUNT | PENDANT MOUNT |
|-----------------------|------------------------------------|-------------------------------------|---------------|
| Operating Temperature | -10 °C to +50 °C (14 °F to 122 °F) | -40 °C to +60 °C (-40 °F to 140 °F) | |
| Storage Temperature | -10 °C to +70 °C (14 °F to 158 °F) | | |
| Humidity | 0 - 95% non-condensing | | |

| PER SENSOR | |
|------------|-------------------------|
| Tilt | +7° to 96° from horizon |

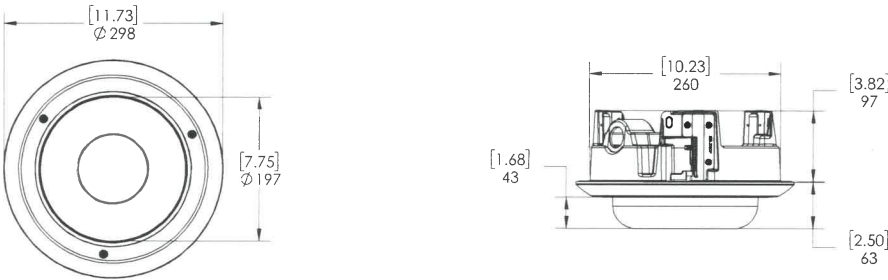
PENDANT NTP MOUNT



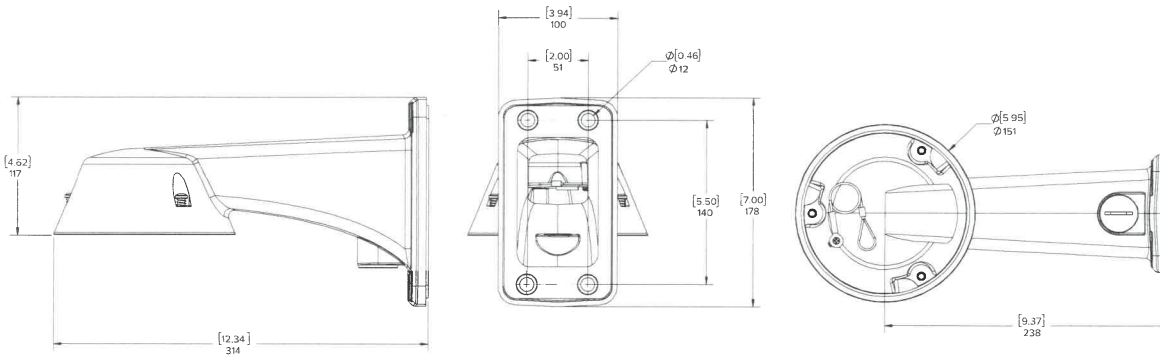
SURFACE MOUNT



IN-CEILING MOUNT







WALL MOUNT



ORDERING INFORMATION

The variety of mounting options for the H4 Multisensor provides maximum flexibility. All the available camera modules can be used in any of the mounting options.

| MOUNTING SCENARIO | | ORDERING INFORMATION |
|--------------------|---|--|
| PENDANT WALL MOUNT |  | Order one of: <ul style="list-style-type: none"> • Camera module • H4AMH-AD-PEND1 • H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE • IRPTZ-MNT-WALL1 • Optional, H4AMH-AD-IRIL1 |
| PENDANT NPT MOUNT |  | Order one of: <ul style="list-style-type: none"> • Camera module • H4AMH-AD-PEND1 • H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE • IRPTZ-MNT-NPTA1 • Optional, H4AMH-AD-IRIL1 |
| SURFACE MOUNT |  | Order one of: <ul style="list-style-type: none"> • Camera module • H4AMH-AD-DOME1 • H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE • Optional, H4AMH-AD-IRIL1 |
| IN-CEILING MOUNT |  | Order one of: <ul style="list-style-type: none"> • Camera module • H4AMH-AD-CEIL1 • H4AMH-DC-COVR1 or H4AMH-DC-COVR1-SMOKE • Optional, H4AMH-DC-CPNL1 if ceiling panel is needed |

CAMERA MODULES

With the modular design of the H4 Multisensor, any camera module can be paired with any mounting adapter for maximum versatility and optimal installation. Each camera module must be ordered with a matching mounting adapter and dome cover.

| DISPLAY PART NUMBER | DESCRIPTION |
|---------------------|---|
| 9C-H4A-3MH-270 | 3x3 MP, WDR, LightCatcher, 2.8 mm, Camera Only |
| 9C-H4A-3MH-180 | 3x3 MP, WDR, LightCatcher, 4 mm, Camera Only |
| 15C-H4A-3MH-270 | 3x5 MP, WDR, LightCatcher, 2.8 mm, Camera Only |
| 15C-H4A-3MH-180 | 3x5 MP, WDR, LightCatcher, 4 mm, Camera Only |
| 24C-H4A-3MH-270 | 3x4K (8 MP), WDR, LightCatcher, 4 mm, Camera Only |
| 24C-H4A-3MH-180 | 3x4K (8 MP), WDR, LightCatcher, 5.2 mm, Camera Only |
| 12C-H4A-4MH-360 | 4x3 MP, WDR, LightCatcher, 2.8 mm, Camera Only |
| 20C-H4A-4MH-360 | 4x5 MP, WDR, LightCatcher, 2.8 mm, Camera Only |
| 32C-H4A-4MH-360 | 4x4K (8 MP), WDR, LightCatcher, 4 mm, Camera Only |



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000063
Agenda Item: COA23-000063
Project Address: 514 WASHINGTON ST
Meeting Date: 10/31/2023
Property Number: 06016596

Issued

Christopher Sloan
514 Washington 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: Replace/Repair slate roof. This is replacement in kind.

The application was:

Issued

APPROVED with the following conditions: Repair of existing roof with replacement-in-kind materials.
Approved by Ruth Davis-Rogers, Historic Preservation Planner

Sincerely,

Ruth Davis-Rogers

Cc:Planning and Zoning
COA File

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



CITY OF
CUMBERLAND
MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

Permit Number: COA23-000063
Approval Date: 10/31/2023

Certificate of Appropriateness Permit

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

| | | | |
|-------------------|--------------------------------------|------------------------------|---------------------------|
| Project Location: | 514 WASHINGTON ST | Date applied: | 10/27/2023 |
| MD Prop. #: | 06016596 | Work expected to begin: | 10/31/2023 |
| Owner: | SLOAN CHRISTOPHER ELSON CHRISTINA | | |
| Applicant: | Christopher Sloan | Contractor: | The Durable Slate Company |
| Address: | 514 Washington St | Address: | 8725 Bollman Place |
| City/State/Zip: | Cumberland MD 21502 | City/State/Zip: | Savage MD 20763 |
| Phone: | 3019193494 | Phone: | 2409358905 |
| Email: | chrissloan@gmail.com | Email: | mlatorre@durableslate.com |
| | | MD Master Plumber License #: | 105029 |

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

Project Description:
Replace/Repair slate roof. This is replacement in kind.

Repair of existing roof with replacement-in-kind materials. Administrative Approval by Ruth Davis-Rogers, Historic Preservation Planner



 Signature / Date

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

Signature

City of Cumberland - Dept. of Community Development**Internal Routing Sheet**Permit or Review #: **COA23-000063**

Permit or Review Type: Certificate of Appropriateness

Project Location: 514 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Christopher Sloan
Address: 514 Washington St
City/State/Zip: Cumberland MD 21502
Phone: 3019193494
Email: chrispsloan@gmail.com

Contractor Contact Information: Company Name: The Durable Slate Company
Contact: Mike Latorre
Address: 8725 Bollman Place
City/State/Zip: Savage MD 20763
Phone: 2409358905
Email: mlatorre@durableslate.com

Date of Application: 10/27/2023

Work Description: (narrative box)

Replace/Repair slate roof. This is replacement in kind.

Amount Paid: 0.00

Amount Due: 30.00

COA 23-000063



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: 514 WASHINGTON ST. Tax ID # 31-1381403

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 10/26/23

| |
|-------|
| COA # |
| RCA # |

Applicant Name CHRIS SLOAN Phone 301 919-3494

Applicant Address (if different than project address) _____

Fax _____ Email _____

Contractor Name (if applicable) THE DURABLE SLATE CO. Phone 240 935-8905

Contractor Address 8725 BOLLMAN PL., SAVAGE, MD 20763 Email ALVARO@DURABLESLATE.COM

Summarized Description of Project (please add extra pages, if needed)
SLATE ROOF REPAIR/REPLACE IN KIND

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.

T • H • E
**DURABLE
 SLATE**
 COMPANY

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

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

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

If you are borrowing money to finance the home improvement project: This contract creates a mortgage or a lien against your property to secure payment and may cause a loss of your property if you fail to pay the amount agreed upon. You have the right to consult an attorney. You have the right to rescind this contract within 6 business days after the date you sign it by notifying the contractor in writing that you are rescinding the contract.

Homeowner's Initials: _____

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

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

Estimator's Signature *Edwin Giron*

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

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

Repair package

Replace 50Pcs broken/missing slates throughout roof \$ 5,040
 Heavily caulked slates/improper repairs will not be replaced at this time.
 This roof has been very poorly maintained; yearly service is recommended.
 Cement ridge to prevent water intrusion

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

Replace upper flat roof with Epdm \$11,800

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

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

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

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

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

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

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

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

Accepted by: _____

Customer Signature _____

Date of Acceptance _____









Historic Preservation Tax Credit Program

Tax Credit Program for Property Owners of Historic Buildings

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

General Property Information

Property Address: 74 Baltimore Street, Cumberland MD

Tax ID#: 14003657 IRS TAX # 84-4566011

Property Owner(s):

Name: Katherine JAMES Realty Co

Address: 14 Green Street, Catskill, New York 13035

Phone/Email: Katherine.james.realty@gmail.com
434.420.6661

Property Type (select one)

- Residential
- Income-producing
- Infill

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

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

Provide brief description of proposed work:

Remove damaged diseased facade and
replace, repair, and finish facade. Repairs
See Robey estimate and job description

Historic Preservation Tax Credit Program

Tax Credit Program for Property Owners of Historic Buildings

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

General Property Information

Property Address: 74 Baltimore, Cumberland MD
Tax ID#: 14003654 IRS TAX # 84-456011

Property Owner(s):

Name: Katherine James Realty Co
Address: 14 Green street, Cazenovia, NY 13035
Phone/Email: 434.420.6661

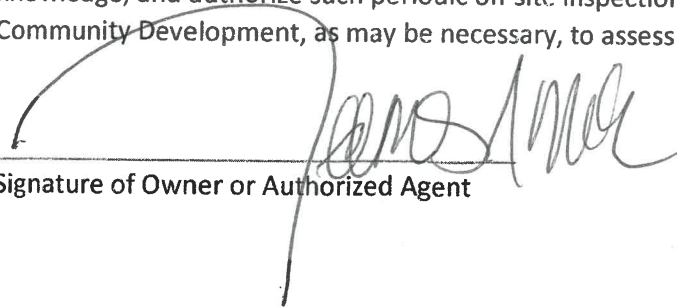
Checklist

Katherine.james.realty@gmail.com

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

Owner Authorization

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


Signature of Owner or Authorized Agent

18 October 2023
Date

Historic Preservation Planner or Authorized Agent

Date

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 - 003657 | | | | | | | | |
| Owner Information | | | | | | | | | |
| Owner Name: | KATHERINE JAMES REALTY COMPANY LLC | Use: COMMERCIAL | | | | | | | |
| Mailing Address: | 14 GREEN ST CAZENOVIA NY 13035- | Principal Residence: NO | | | | | | | |
| | | Deed Reference: /02717/ 00005 | | | | | | | |
| Location & Structure Information | | | | | | | | | |
| Premises Address: | 74 BALTIMORE ST CUMBERLAND 21502-0000 | Legal Description: 74 BALTIMORE ST 19X86 12X83 | | | | | | | |
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| 0104 | 0000 | 7231B | 10003.01 | 0000 | | | | 2024 | Plat Ref: |
| Town: CUMBERLAND | | | | | | | | | |
| Primary Structure Built | Above Grade Living Area | | Finished Basement Area | | Property Land Area | | County Use | | |
| 1900 | 3,300 SF | | | | 1,306 SF | | | | |
| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements | | |
| | | RETAIL STORE | / | C3 | | | | | |
| Value Information | | | | | | | | | |
| | Base Value | | Value | | Phase-in Assessments | | | | |
| | | | As of | | As of | | As of | | |
| | | | 01/01/2021 | | 07/01/2023 | | 07/01/2024 | | |
| Land: | 9,100 | | 9,100 | | | | | | |
| Improvements | 110,600 | | 110,600 | | | | | | |
| Total: | 119,700 | | 119,700 | | 119,700 | | | | |
| Preferential Land: | 0 | | | | | | | | |
| Transfer Information | | | | | | | | | |
| Seller: GARBER CHAD | | | Date: 10/28/2021 | | | Price: \$90,000 | | | |
| Type: ARMS LENGTH IMPROVED | | | Deed1: /02717/ 00005 | | | Deed2: | | | |
| Seller: GARBER CHARLES W | | | Date: 09/15/2020 | | | Price: \$0 | | | |
| Type: NON-ARMS LENGTH OTHER | | | Deed1: /02584/ 00388 | | | Deed2: | | | |
| Seller: GIARRITTA, NICHOLAS | | | Date: 07/19/1991 | | | Price: \$95,000 | | | |
| Type: ARMS LENGTH IMPROVED | | | Deed1: /00595/ 00964 | | | Deed2: | | | |
| Exemption Information | | | | | | | | | |
| Partial Exempt Assessments: | | Class | | | 07/01/2023 | | 07/01/2024 | | |
| County: | | 000 | | | 0.00 | | | | |
| State: | | 000 | | | 0.00 | | | | |
| Municipal: | | 000 | | | 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: | | | |

Historic Preservation Tax Credit Program

Tax Credit Program for Property Owners of Historic Buildings

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

General Property Information

Property Address: 305 Washington Street, Cumberland

Tax ID#: 06-042007

Property Owner(s):

Name: Hemlock Leasing, LLC

Address: 305 Washington St, Cumberland MD 21502

Phone/Email: 301.722.2226 tara@elevatedsettlements.com

Property Type (select one)

- Residential
- Income -producing
- Infill

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

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

Provide brief description of proposed work:

roof repair

Historic Preservation Tax Credit Program

Tax Credit Program for Property Owners of Historic Buildings

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

General Property Information

Property Address: 305 Washington St, Cumberland
Tax ID#: 06-042007

Property Owner(s):


Name: Hemlock Leasing, LLC
Address: 305 Washington St, Cumberland MD
Phone/Email: 301.722.2226 tara@elevatedsettlements.com

Checklist

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

Owner Authorization

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



Signature of Owner or Authorized Agent

10-19-23

Date

Historic Preservation Planner or Authorized Agent

Date

