

## Historic Preservation Commission



### Members:

Mr. Larry Jackson – Chairperson  
Mr. Tim Hoffman - Secretary  
Dr. Lincoln Wilkins, Jr.  
Dr. Michael Garrett

Mr. Justin T. Paulman  
Mr. Nathan C. Williams  
Dr. Brian Plitnik  
Councilwoman: Laurie Marchini

Staff Liaison: Ruth Davis - Rogers, Historic Planner/Preservation Coordinator

## AGENDA

Historic Preservation Commission  
Cumberland City Hall, Council Chambers  
Nov. 16, 2022, 4:00 P.M.

### APPROVAL OF MINUTES

Review and approval of October 2022 meeting minutes

### PUBLIC COMMENT

### CERTIFICATE OF APPROPRIATENESS

*Consent Agenda – these COA's received administrative approval*

- 501 Washington Street COA22-000033  
*(replacement-in-kind painting and related repairs to building)*  
Applicant: The Durable Slate Company *(for owner - M/M Hilgeman)*

*Regular Agenda – to be reviewed by HPC*

- 317 Washington St. COA22-000032 *(replacement porch with small addition/alteration to original)*  
Applicant: James Bange (homeowner)

### OTHER BUSINESS

- RFP Historic Preservation Plan

### ANNOUNCEMENTS

### ADJOURNMENT



CITY OF  
**CUMBERLAND**  
MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

57 N. LIBERTY STREET, CUMBERLAND, MD 21902 • PHONE 301-759-6443 • FAX 301-759-6432 • TDD 800-735-2258  
www.cumberlandmd.gov

Permit Number: COA22-000033

Approval Date: 11/10/2022

## Certificate of Appropriateness Permit

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

<b>Project Location:</b>	501 WASHINGTON ST	<b>Date applied:</b>	10/31/2022
<b>MD Prop. #:</b>	06005969	<b>Work expected to begin:</b>	11/10/2022
<b>Owner:</b>	HILGEMAN JAMES L-CAROLYN B		
<b>Applicant:</b>	The Durable Slate Company	<b>Contractor:</b>	The Durable Slate Company
<b>Address:</b>	8725 Bollman Place Suite 8	<b>Address:</b>	8725 Bollman Place Suite 8
<b>City/State/Zip:</b>	Savage MD 20763	<b>City/State/Zip:</b>	Savage MD 20763
<b>Phone:</b>	(410) 371-8813	<b>Phone:</b>	(410) 371-8813
<b>Email:</b>	jwillie@durableslate.com	<b>Email:</b>	jwillie@durableslate.com
		<b>MD Master Plumber License #:</b>	105029

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

**Project Description:**  
Replace apron flashing at front porch, replace flashing at turret using 16oz. copper

APPROVED

Signature / Date

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

Justin Willis

Signature

**City of Cumberland - Dept. of Community Development**

**Internal Routing Sheet**

Permit or Review #: **COA22-000033**

Permit or Review Type: Certificate of Appropriateness

Project Location: 501 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: The Durable Slate Company  
Address: 8725 Bollman Place Suite 8  
City/State/Zip: Savage MD 20763  
Phone: (410) 371-8613  
Email: jwillis@durableslate.com

Contractor Contact Information: Company Name: The Durable Slate Company  
Contact: Justin Willis  
Address: 8725 Bollman Place Suite 8  
City/State/Zip: Savage MD 20763  
Phone: (410) 371-8613  
Email: jwillis@durableslate.com

Date of Application: 10/31/2022

Work Description: (narrative box)

Replace apron flashing at front porch, replace flashing at turret using 16oz. copper

Amount Paid: 30.00

Amount Due: 0.00

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 <b>JAMES HILGEMAN</b>	PHONE <b>(301) 697-8037</b>	DATE <b>9/06/2022</b>	Job # <b>220808-021</b>
JOB LOCATION <b>501 WASHINGTON ST</b>	JOB NAME	BILLING ADDRESS (IF DIFFERENT) <b>N/A</b>	
CITY, STATE, ZIP CODE <b>CUMBERLAND MD 21502</b>	CONTACT <b>HBOYD@ATLANTICBB.NET</b>	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 410-230-6300.

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

Homeowner's initials: \_\_\_\_\_

**We Propose** hereby to furnish material and labor – complete in accordance with specifications below, for the sum of: Dollars \$ 20,900

Note: This proposal may be withdrawn by The Durable Slate Company if not accepted within 15 days; as of 9/06/2022

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: Peach Bottom slate is the most durable and long lasting in the industry, with proper repairs it can last another century. Condition: Proper Repairs & tune up needed to prolong service life.

**Repair package \$ 20,900**

Replace 10pcs broken/missing slates throughout roof  
Inspect shingle roof and repair nail holes with solar seal.

**Turret repair**

Replace tower valley pan.  
Install ice and water shield & rosin paper.  
Fabricate & install new valley pan using 16oz copper.  
Solder with lead free soldered.  
20 additional slates will be used to complete this task.

**Front porch**

Replace perimeter apron flashing along the front porch with 16oz copper. \$ 8,000  
Replace damaged cedar shakes and paint to match (customer must acquire paint)

See attachment A at bottom of the contract

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 5<sup>th</sup> 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: \$ 20,900 1/3 Deposit Amount: \$ 6,967 Balance: \$ 13,933

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

Accepted by: \_\_\_\_\_  
Customer Signature \_\_\_\_\_  
Date of Acceptance \_\_\_\_\_

## Terms and Conditions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Categories of Slate Repair and Warranty Information**

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

**New Roof**

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

Customer's Initial: \_\_\_\_\_

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

Customer's Initial: \_\_\_\_\_

**Complete Repair**

All slates with broken corners on a very visible face should be replaced, unless the break is very small (1/4" - 1" or less).  
 The bottom row should be very intact with no signs of aluminum sticking out, no back-up slates hanging down, no large broken corners, etc.  
 No pieces of aluminum should be left in place of a slate or any part of a slate.  
 Face nails should be removed.  
 Any slates with metal clips will be re-hung, preferably with slate hooks or center nails. No metal clips should be left in the roof.  
 Wrong-width slates should be changed.  
 Wrong-colored slates on very visible faces will be replaced, unless otherwise stated on the estimate.  
 Any loose ridge roll will be screwed down.  
 Slates on the hips, ridges, valleys, and flashing areas will be repaired as needed if those areas are not being re-flashed as part of the job.  
 All caulked or tarred slates will be replaced.

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

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

Warranty: 1 year

Customer's Initial: \_\_\_\_\_

**Basic Repair on Buckingham Slate**

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

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

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

Warranty: 6-Month

Customer's Initial: \_\_\_\_\_

**Minimum Repair on Pen Black Slate**

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

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

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

Warranty: **None on slate Repair**

Customer's Initial: \_\_\_\_\_

**Specific Area Repair**

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

No Warranty

Warranty

Customer's Initial: \_\_\_\_\_

**Chimney Leaks & Water Repellent**

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

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

No Warranty

Customer's Initial: \_\_\_\_\_

**Tile Roofs**

**Complete Pick up and Relay**

**Specific Area Pick up and Relay**

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

Customer's Initial: \_\_\_\_\_

**Tile repair**

No Warranty

Customer's Initial: \_\_\_\_\_

**Flashing & Valley Replacement**

Warranty: 5-year warranty on workmanship and metal installation

Customer's Initial: \_\_\_\_\_

**Metal & Metal Roofs**

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

Warranty: 5 Years

Customer's Initial: \_\_\_\_\_

Rubber Roofs:

Warranty 3 years

Customer's Initial: \_\_\_\_\_

spot point

WARRANTY 2 years

Customer's Initial: \_\_\_\_\_

Other:

Warranty 3 years

Customer's Initial: \_\_\_\_\_

T • H • E  
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SLATE  
COMPANY

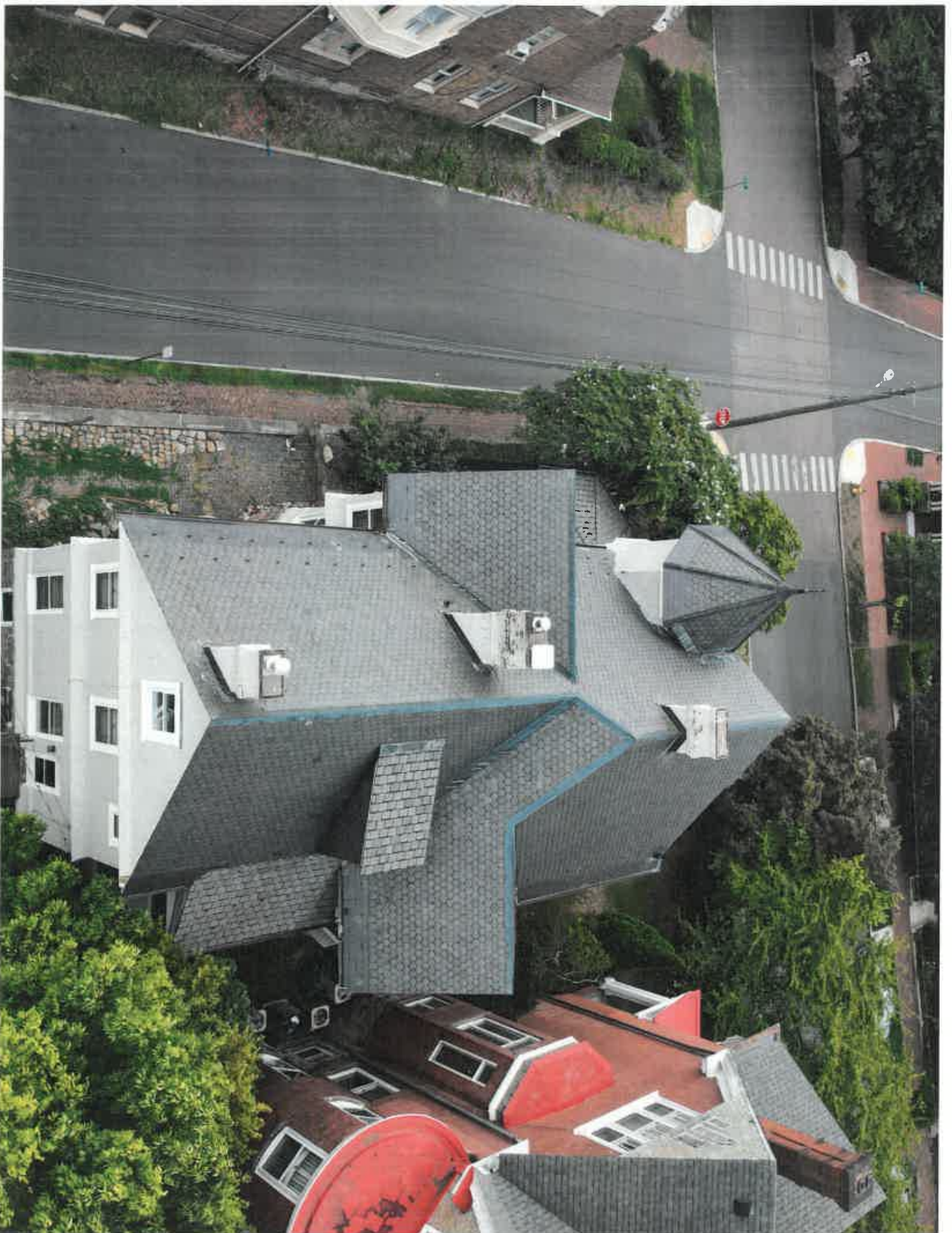
Job # 220808-021

Date: 9/02/2022

Customer Name: James Hilgeman

**ATTACHMENT A**

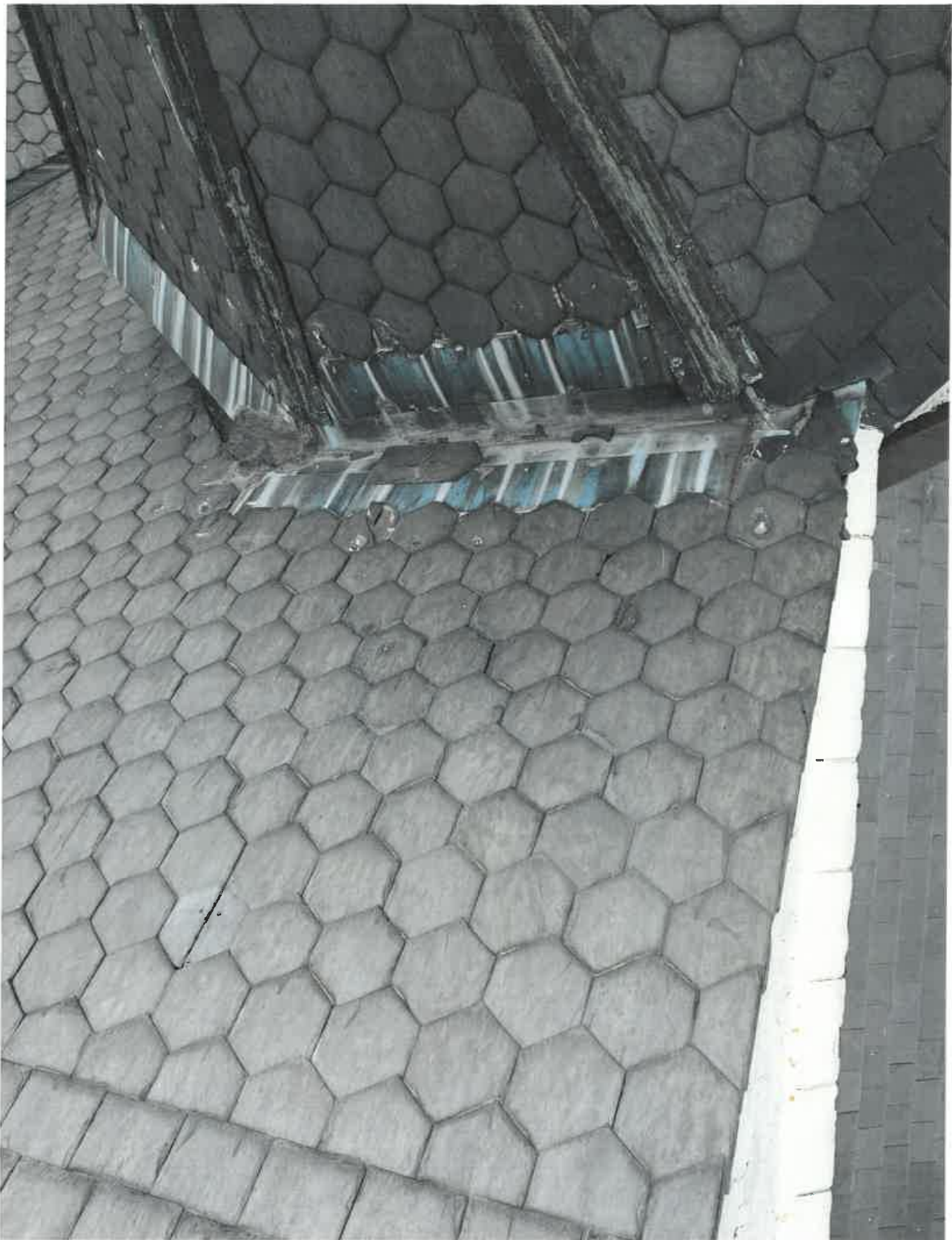






replace apron flashing & solder  
replace damage  
cedar





**City of Cumberland - Dept. of Community Development**

**Internal Routing Sheet**

Permit or Review #: **COA22-000032**

Permit or Review Type: Certificate of Appropriateness

Project Location: 317 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: James Bange  
Address: 317 Washington St  
City/State/Zip: Cumberland MD 21502  
Phone: (717) 654-8564  
Email: railroadjames98@gmail.com

Contractor Contact Information: Company Name:  
Contact: Tom Ostendorf  
Address: 3295 Frostburg Road  
City/State/Zip: Frostburg MD 21532  
Phone: 3017071277  
Email: tomostendorf51@gmail.com

Date of Application: 10/27/2022

Work Description: (narrative box)

Replace unsafe rear porch and add small addition

Amount Paid: 30.00

Amount Due: 0.00



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

**COA#22-000013**

**Residential Home**

**Address: 317 Washington Street**

**Project Contact: James Bange (owner)**

**Project Summary:**

Mr. James Bange (applicant) is the owner of 317 Washington Street. He is applying for a COA to repair and rehabilitate the deteriorated back porch, reinforce the posts with structural I-beams, and slightly enlarge the back porch floor with a bump out area.

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

This 2 story, brick and shingle house was designed by well-known local architect Wright Butler for Thomas Hobbs in 1901. It is one of the most eclectic houses in the district due to its multiplicity of intersecting and projecting roof lines and dormers. This home is considered one of Wright Butler's most interesting designs in Cumberland. The house is a 2 story, intersecting gabled house. The gable facing north has hip-roofed dormers, each with a shed-roofed dormer, projecting from it. The dormer to the east covers a two-story porch--each with a balcony--and is supported by two very tall, slender columns on pedestals. The gable running east-west is accented by a two-story bay window which has a tower-like appearance and a one-story bay window to the west. Columned porches run along the principal or north facade and parts of the east and west facades.

If you look at the attached photographs, Mr. Bange's repairs allow for a continued use of the property while preserving features which convey its historical, cultural, and/or architectural values. The slight bump out addition to this rear facing porch differs from the architect's original design but is compatible and complimentary to the various roof lines and projections.

**The sections of the Preservation District Design Guidelines for Cumberland, Maryland that pertain to this application are as follows: Guidelines 33: Restore Historic Porch Features, 34: Replacement Porches, 35: Porch Additions and Modifications.**

Thursday, October 27, 2022

## **317 Washington Street - Rear porch Repair**

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### **Scope of work**

- Replace five, 2-piece (first floor and second floor separate) hollow 1"x 8" square columns with 4"x 6" steel beam continuous from existing footers to bottom of room above.
  - Wrap in trim boards with dimensions and paint to match existing house trim.
- Replace collapsing hollow 1"x 12" rectangular "header" beam with solid 6" x 10" beam.
- Replace failing floor joist with new 2"x10" equivalent
  - 16" spacing opposed to 24" spacing in original construction,
  - Incorporating original fastening points to structure and also adding more.
  - Including proper 1/4" per 1' floor slope for drainage.
- Replace rotten tongue and groove flooring with new tongue and groove flooring to match the front porch (approved in an earlier COA).
- Replace unsafe rotten hand rail with new solid wood rail matching to an adjacent historical house rail design on 400 Washington St. (approved in previous COA) due to not knowing the original style my house may have used.

Thursday, October 27, 2022

## **317 Washington St. Rear Porch Repair - Addendum**

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### **Small Addition**

- Add 3'5" x 13' "bump out" to center of porch
  - Add two 1'x1'x1' footers at 36" below existing grade and 6x6 ground-contact treated wood columns wrapped in trim boards with dimensions and paint to match existing house trim.
  - Floor joist will be 2x10 on 16" centers with joist hangers where appropriate.
  - Extend columns to include the first floor and cover bump out with small roof of appropriate size.
  - Roof will be standing seam matching the front porch (Approved in earlier COA)



































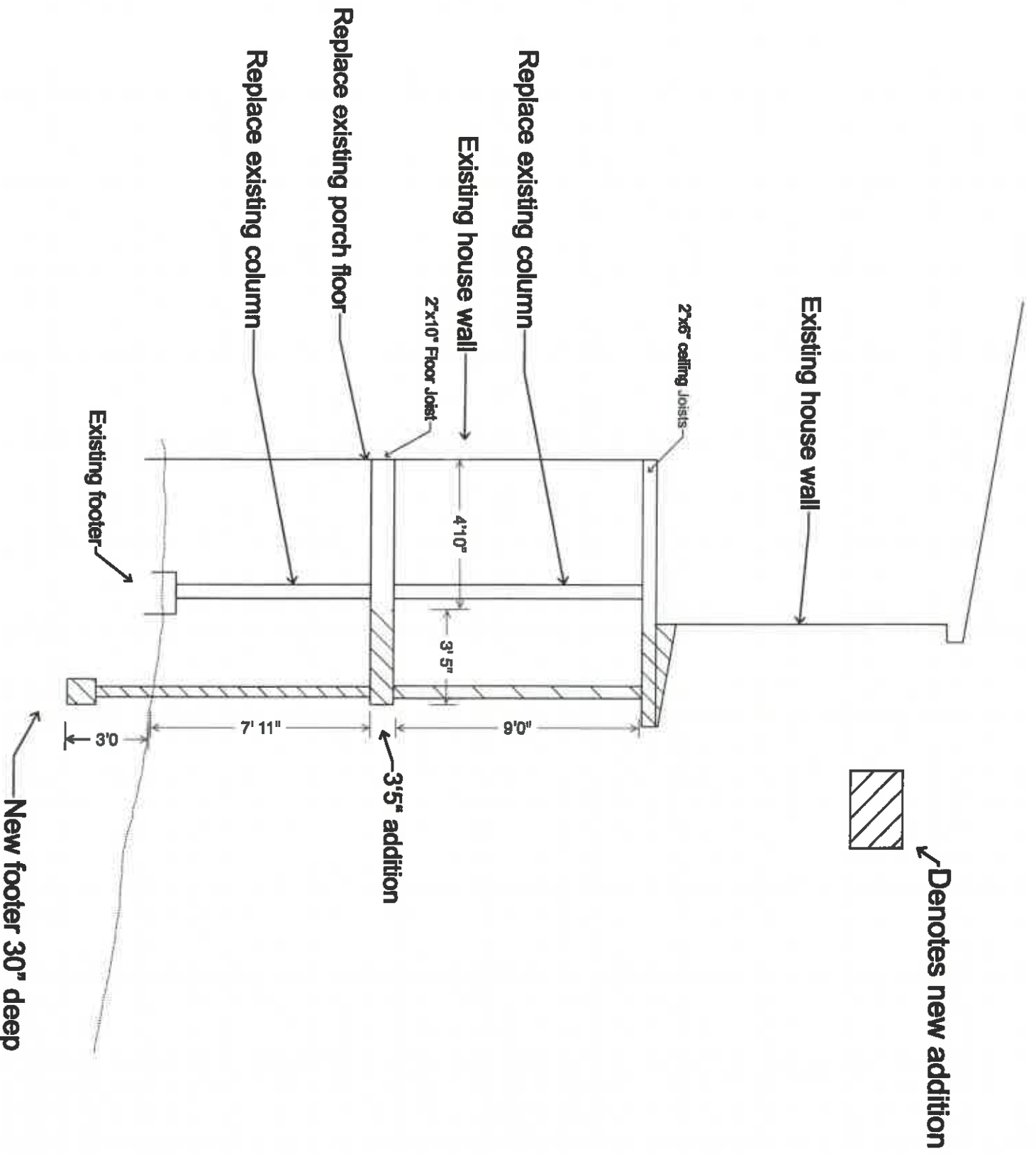


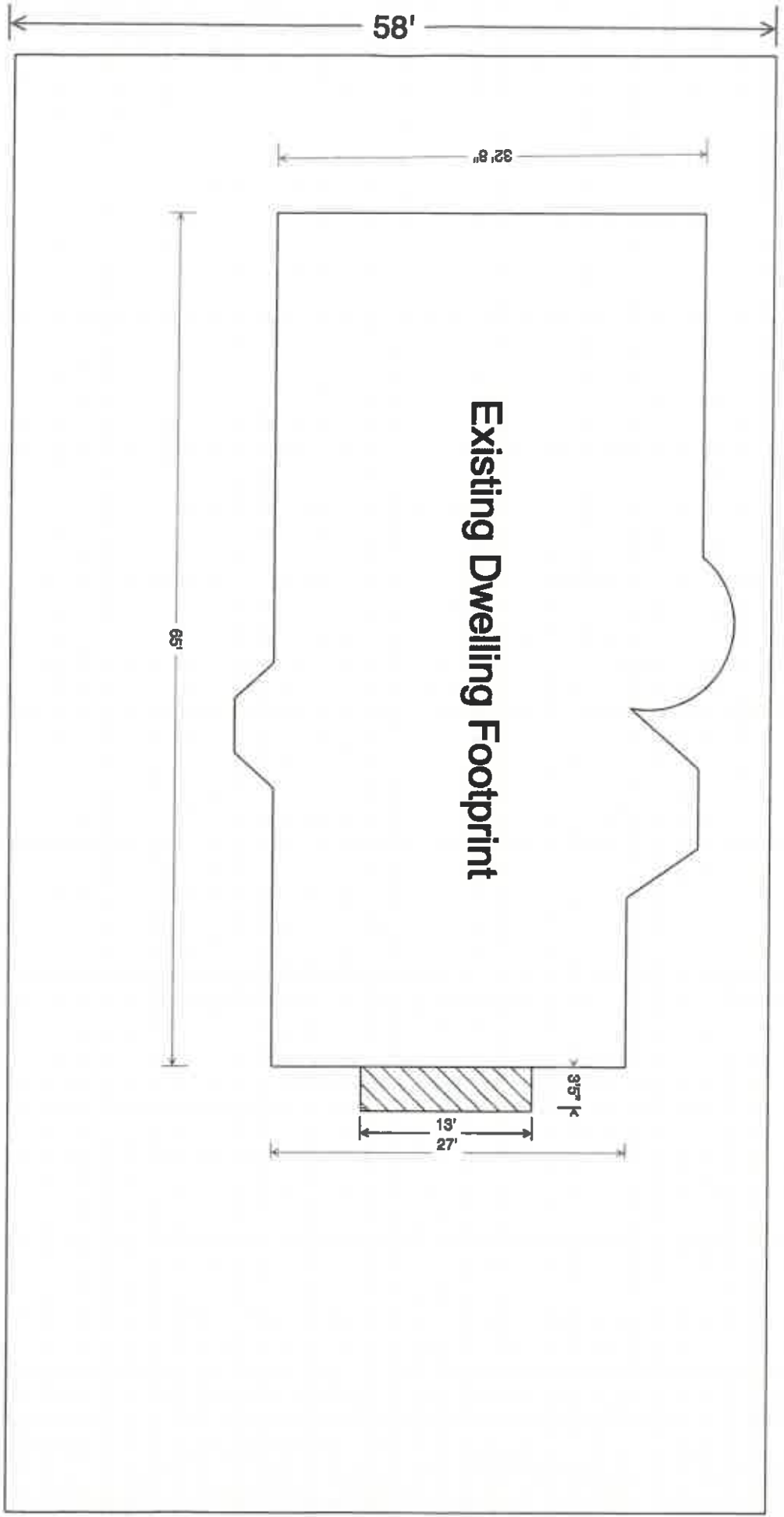




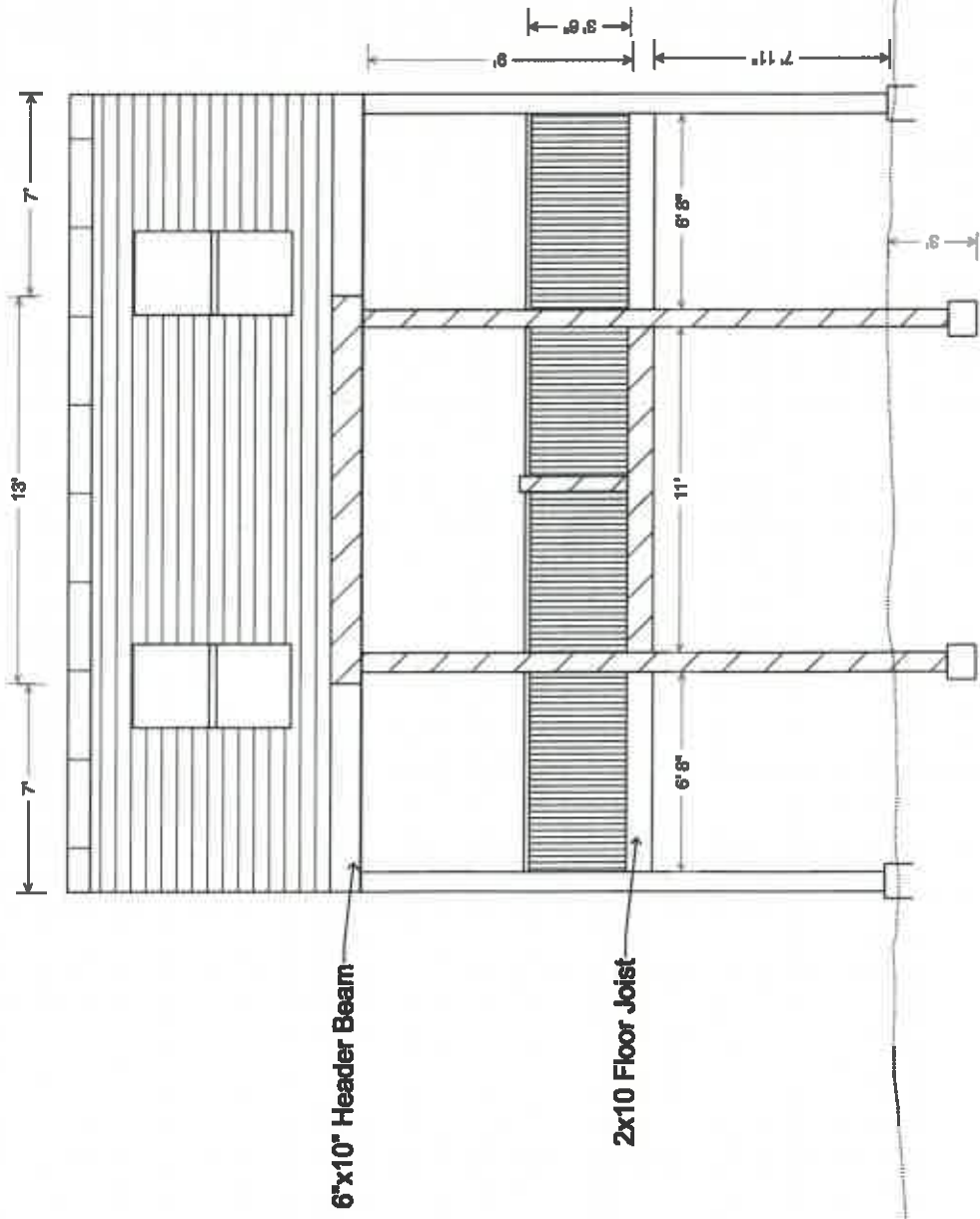




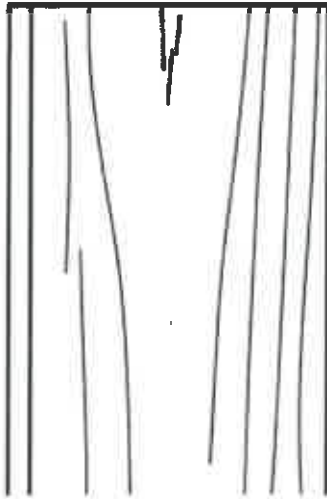




Denotes new addition



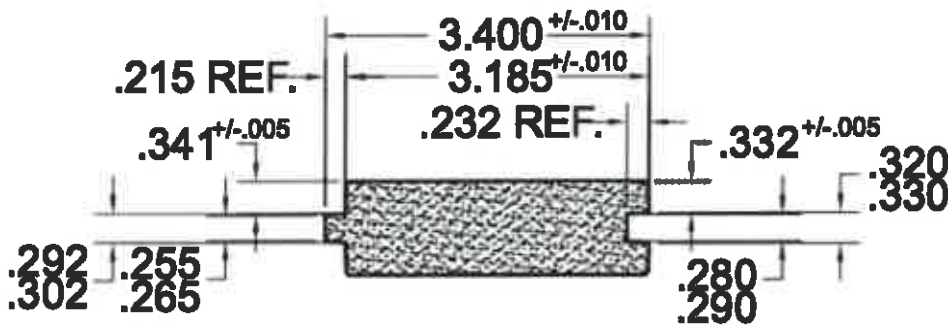
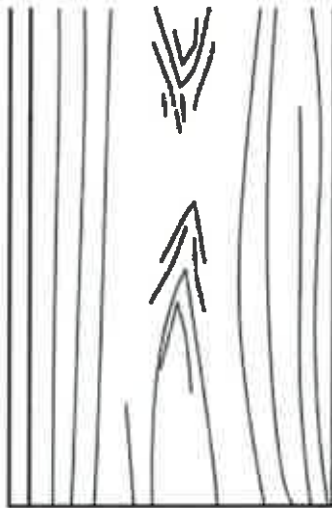
SYSTEM DESCRIPTION	NO.	ECN NO.	CHANGES	DATE



(10') 120.5<sup>+.250</sup><sub>-.000</sub>

(12') 144.5<sup>+.250</sup><sub>-.000</sub>

(16') 192.5<sup>+.250</sup><sub>-.000</sub>



**NOMINAL WEIGHT PER FT.  
1.01 LB. +/- 10%**

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[MILLIMETER]/INCH  
 [±X.X]±.XX      TOLERANCE  
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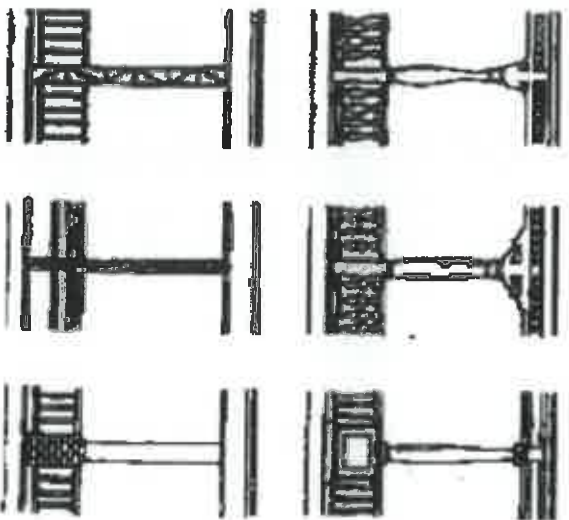
DESCRIPTION	PORCH BOARD		
DRAWN BY	MAF	PART NO.	ADP135YYXX
SCALE	NOT TO SCALE	ASSEMBLY	
DATE	4/7/08		

**CHARACTER DEFINING FEATURES OF A PORCH**

Correlator

Column

Column Base



*1728 - appropriate material and details*

*No - inappropriate materials, details, and spacing*

**Guideline 58: Rebuild historic porch features and replace in-kind as necessary.**

**Design Guidelines for Porches**

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

**GUIDELINE 58: RESTORE HISTORIC PORCH FEATURES**

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



**Guideline 33:** Undesirable treatment of historic porch features. Though the porch retains the overall massing and proportions, all of the porch details have been sheathed in synthetic siding.



**Guideline 34:** There is a wide range of vernacular porch details, both historic and modern. The HPC encourages owners to retain and restore those features typical to the design and style of the building.

#### **GUIDELINE 34: REPLACEMENT PORCHES**

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

#### **GUIDELINE 35: PORCH ADDITIONS AND MODIFICATIONS**

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

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

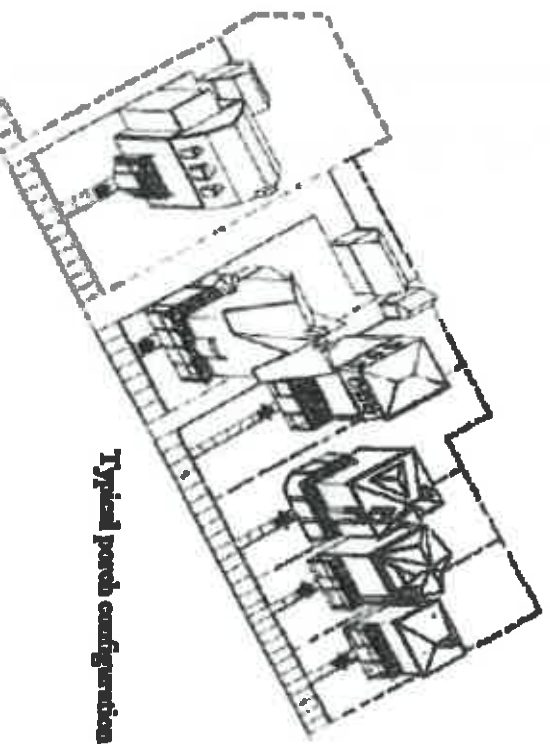
#### **GUIDELINE 36: NEW PORCHES**

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

**PRESERVATION DISTRICT DESIGN GUIDELINES**  
**Design Guidelines for Cumberland, Maryland**



**Guideline 5a:** One of the most important features of a bungalow type dwelling is its integrated porch. An enclosed porch significantly alters the design of this type of building.



**Typical porch configuration**

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