

# 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  
Oct. 19, 2022, 4:00 P.M.

### APPROVAL OF MINUTES

Review and approval of September 2022 meeting minutes

### PUBLIC COMMENT

### CERTIFICATE OF APPROPRIATENESS

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

- 505 Washington St. COA22-000029 (*replacement-in-kind roof and gutter repairs*)  
Applicant: Durable Slate Company for Mr. & Mrs. Armiento
- 23 Washington Street COA22-000030  
(*replacement-in-kind painting and related repairs to building*)  
Applicant: Gorman Getty
- 38, 42 & 50 Baltimore St. COA22-000031  
(*replacement-in-kind painting of windows/trim, and related repairs, to building*)  
Applicant: CBIZ
- 33 Washington St. RCA22-000002 – reference COA22-000024  
(*addition of replacement-in-kind painting of windows/doors*)

*Regular Agenda – to be reviewed by HPC*

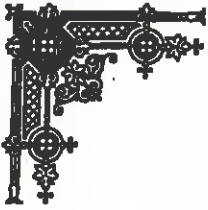
- 64 N. Centre Street RCA22-00003 – Reference COA22-000002  
(*repaint exterior of building*)  
Applicant: Tucker and Abbie Mullan

### TAX INCENTIVES

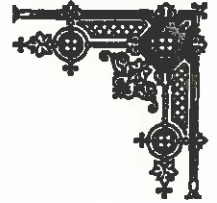
- 505 Washington St. - Mr. & Mrs. Armiento  
(*Reference COA22-000029 approve eligibility for local tax credit*)
- 38, 42 & 50 Baltimore St. - CBIZ  
(*Reference COA22-000031 approve eligibility for local tax credit*)

### OTHER BUSINESS

### ADJOURNMENT



# City of Cumberland



## MINUTES

### HISTORIC PRESERVATION COMMISSION

September 14, 2022

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, September 14, 2022 at 4:00 p.m., within the Council Chambers of City Hall. Members present were Mr. Tim Hoffman, Dr. Michael T. Garrett, Councilwoman Laurie Marchini, Mr. Brian Pitnik, and Mr. Nathan Williams.

Others in attendance were, Ms. Ruth Davis-Rogers Historic Preservation Planner/Grants Management and Ms. Debbie Helmstetter, Code Technician. Ms. Sandra Saville (owner of 27 N. Centre St.) and Dana Tinner (DATV Inc.)

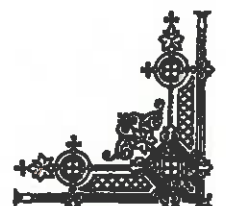
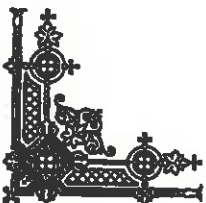
Ruth Davis-Rogers Historic Preservation Planner, called the meeting to order. She read the following statement into the record: "The Cumberland Historic Preservation Commission exists pursuant to Section 11 of the City of Cumberland Municipal Zoning Ordinance. Members are appointed by the Mayor and City 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 10, 2022 were approved as written.



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



Councilwoman Laurie Marchini made a motion to approved the minutes from August 10, 2022 seconded by Dr. Michael Garrett. All members were in favor; motion approved.

Minutes were approved and the end of the COA's due to Dr. Garrett arriving at the meeting at 4:12 pm.

### **CONSENT AGENDA**

1. 33 Washington St. COA22-000024 - Replacement in-kind sidewalk and retaining wall.
2. 24 Frederick St. COA22-000025 - Replacement in-kind roof repair. Allegany County Chamber of Commerce.
3. 507 Washington St. COA22-000026 - Replacement in-kind painting and repairs to existing porch and windows.

*Mr. Nathan Williams made the motion to approve all consent agenda (COA22-000024, COA22-000025 and COA22-000026) and Mr. Tim Hoffman seconded the motion; all members were in favor; motion approved.*

*Mr. Tim Hoffman made the temporary approval for HPC to be moved to the 3<sup>rd</sup> Wednesday of the month instead of the 2<sup>nd</sup> Wednesday. Mr. Brian Pitnik second the motion. All members were in favor; motion approved. The approval date span will start on October 22, 2022 through May 23, 2023.*

### **CERTIFICATE OF APPROPRIATNESS**

1. 27 N. Centre St. COA22-000028 - Applicant is Sandra Saville (owner) - Ms. Saville is requesting new signage and painting on the dark bronze only. Mr. Tim Hoffman suggested to have the correct primary used on the areas of painting to avoid paint peeling or letters appearing through the paint.

*Mr. Hoffman made the motion to approved the work and Dr. Garrett seconded the motion. All members were in favor; motion approved.*

**OTHER BUSINESS/STAFF UPDATES**

**Mrs. Davis-Rogers had no staff update or business.**

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

**ADJOURMENT**

**Mrs. Ruth Davis-Rogers adjourned the meeting. She announced there will be a training at 5:00 pm this evening for the HPC Commissioners.**

**Respectfully,**

---

**Mr. Tim Hoffman, Secretary**

**September 15, 2022**



CITY OF  
**UMBERLAND**  
MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

Permit Number: COA22-000029  
Approval Date: 09/28/2022

**Certificate of Appropriateness Permit**


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

|                          |                            |                                     |                            |
|--------------------------|----------------------------|-------------------------------------|----------------------------|
| <b>Project Location:</b> | 505 WASHINGTON ST          | <b>Date applied:</b>                | 09/28/2022                 |
| <b>MD Prop. #:</b>       | 06029590                   | <b>Work expected to begin:</b>      | 09/28/2022                 |
| <b>Owner:</b>            | ARMIENTO MICHAEL J-NANCY L |                                     |                            |
| <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) 371-8613             | <b>Phone:</b>                       | (410) 371-8613             |
| <b>Email:</b>            | jwills@durableslate.com    | <b>Email:</b>                       | jwills@durableslate.com    |
|                          |                            | <b>MD Master Plumber License #:</b> | 105028                     |

| Quantity | align="right" Description                 | align="right" Amount | Total Cost |
|----------|-------------------------------------------|----------------------|------------|
| 1.0      | Certificate of Appropriateness Review Fee | 30.00                | 30.00      |

**Project Description:**  
Erect Scaffold, replace built in gutter at turret as well as turret flashing pans. Replace built in gutter at alley side of property. Replace a section of downspout and restore soffit

**APPROVED:** All work is replacement-in-kind with historically accurate materials. Integrity of the building will not be affected. 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.

Justin Wills  
\_\_\_\_\_  
Signature

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

**Internal Routing Sheet**

Permit or Review #: **COA22-000029**

Permit or Review Type: Certificate of Appropriateness

Project Location: 505 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: 09/26/2022

Work Description: (narrative box)

Erect Scaffold, replace built in gutter at turret as well as turret flashing pans. Replace built in gutter at alley side of property.  
Replace a section of downspout and restore soffit

Amount Paid: 0.00

Amount Due: 30.00



**PERMIT PROJECT**

FILE #: 22-001285

505 WASHINGTON ST CUMBERLAND MD 21502

**ERECT SCAFFOLD, REPLACE BUILT IN GUTTER AT TURRET AS WELL AS TURRET FLASHING PANS. REPLACE BUILT IN GUTTER AT ALLEY SIDE OF PROPERTY. REPLACE A SECTION OF DOWNSPOUT AND RESTORE SOFFIT**



**PERMIT #: COA22-000029**

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness



Work Description:

Erect Scaffold, replace built in gutter at turret as well as turret flashing pans. Replace built in gutter at alley side of property. Replace a section of downspout and restore soffit

Applicant

The Durable Slate Company - Justin Willis



Status

Online Application Received



Valuation

0.00



**FEES & PAYMENTS**

Plan Check Fees

30.00

Permit Fees

0.00

Total Amount

30.00

Amount Paid

0.00

Balance Due

30.00

Non-Billable



**PERMIT DATES**

Application Date

09/26/2022

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

The Durable Slate Company - Justin Willis



Contact

The Durable Slate Company - Justin Willis



Estimated Cost of the project

\$79,200.00

Attach a full written scope of work

MICHAEL ARMIENTO.doc



Attach photographs of the site and structure

DJL\_0262.JPG

DJL\_0265.JPG



Facade Elevations

DJL\_0263.JPG

DJL\_0276.JPG

DJL\_0282.JPG

IMG\_2216.JPG

IMG\_2217.JPG



Sample of Proposed Materials

Material Sheet.pdf



Scaled Drawings

DJL\_0265.JPG



Digital Renderings, when available



Color Scheme/Paint Chips

HUSSEY COPPER PRODUCT DATA.pdf





**Manufacturer Cut-Sheets or Product Specifications**

- Solar Seal #900.pdf
- Solar-Seal-900-MSDS.pdf
- HUSSEY COPPER PRODUCT DATA.pdf
- HUSSEY COPPER SDS.pdf
- Grace PDS.pdf
- Grace SDS.pdf



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

- HUSSEY COPPER PRODUCT DATA.pdf



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 (Updated 1/1/16) can be found on the City of Cumberland website at [www.cumberlandmd.gov](http://www.cumberlandmd.gov).

**Do not begin work until an approval is received on Permits from both The Historic Preservation Commission and the City of Cumberland. A signed, approved, and stamped COA and MB or RB permit form is required for application to be considered complete. These will be sent to you upon approval of the department manager or designated representative.**

**Signing Method**

**Acknowledgement**



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

**Type your name**

Justin Willis

**Today's Date**

09/26/2022

**FEES**



| FEE                                       | DESC | QUANTITY | AMOUNT                 | TOTAL        |
|-------------------------------------------|------|----------|------------------------|--------------|
| Certificate of Appropriateness Review Fee |      |          |                        | 30.00        |
|                                           |      |          | <b>Plan Check Fees</b> | <b>30.00</b> |
|                                           |      |          | <b>Permit Fees</b>     | <b>0.00</b>  |
|                                           |      |          | <b>Total Fees</b>      | <b>30.00</b> |

**PAYMENTS**

| DATE | TYPE | REFERENCE | NOTE | RECEIPT # | RECEIVED FROM      | AMOUNT       |
|------|------|-----------|------|-----------|--------------------|--------------|
|      |      |           |      |           | <b>Amount Paid</b> | <b>0.00</b>  |
|      |      |           |      |           | <b>Balance Due</b> | <b>30.00</b> |

T · H · E  
**DURABLE  
SLATE**  
COMPANY

8725 Bollman Ave. Suite 8 • Savage, Maryland 20783 •  
p 240-850-9780 • f 877-340-8180 • www.DurableSlate.com  
Columbus • Cincinnati • Cleveland • Indianapolis • New Orleans • Clearwater • Savage • Baltimore • DC  
MHIC License # 105029

|                                                     |                                           |                                              |                            |
|-----------------------------------------------------|-------------------------------------------|----------------------------------------------|----------------------------|
| NAME<br><b>MICHAEL, NANCY ARMIENTO</b>              | PHONE<br><b>(301) 795-3543</b>            | DATE<br><b>9/08/2022</b>                     | Job #<br><b>220809-017</b> |
| JOB LOCATION<br><b>505 WASHINGTON ST</b>            | JOB NAME                                  | BILLING ADDRESS (IF DIFFERENT)<br><b>N/A</b> |                            |
| CITY, STATE, ZIP CODE<br><b>CUMBERLAND MD 21502</b> | CONTACT<br><b>NANCYARMIENTO@YAHOO.COM</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 410-230-6309.

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 5 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 \$ 79,200

Note: This proposal may be withdrawn by The Durable Slate Company if not accepted within 15 days; as of 9/08/2022

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, With proper repairs it can last another century. 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.

**Turret repair :**

This scope of work will include the repair of the upper turret built in gutter.  
Provide scaffolding and overhead protection as required.  
Maintain resident and emergency ingress & egress.  
Remove shingle and gutter liner.  
Remove damaged wood components.  
Install new sub-framing supports, decking & install grace ice and water shield.  
Replace turret built in gutter with 16oz copper & solder with lead free.

**Turret side gusset repairs :**

Replace three levels of gusset pans.  
Replace rotted decking as required and install grace ice and water shield.  
Fabricate new gusset pans out 16oz copper & solder with lead free

**Mansard repairs :**

Provide scaffold to access roof line.  
Remove downspout and save for re-installation.  
Remove damaged slate area, and replace decking and soffit as required.  
Install ice and water shield and new Buckingham slate.  
Caulk & Paint to match soffit as required & reinstall downspout.

**Side built in gutter :**

Replace 10 linear feet of built-in gutter at alleys way.  
Replace rotted decking as required and install grace ice and water shield.  
Fabricate new gusset pans out 16oz copper & solder with lead free

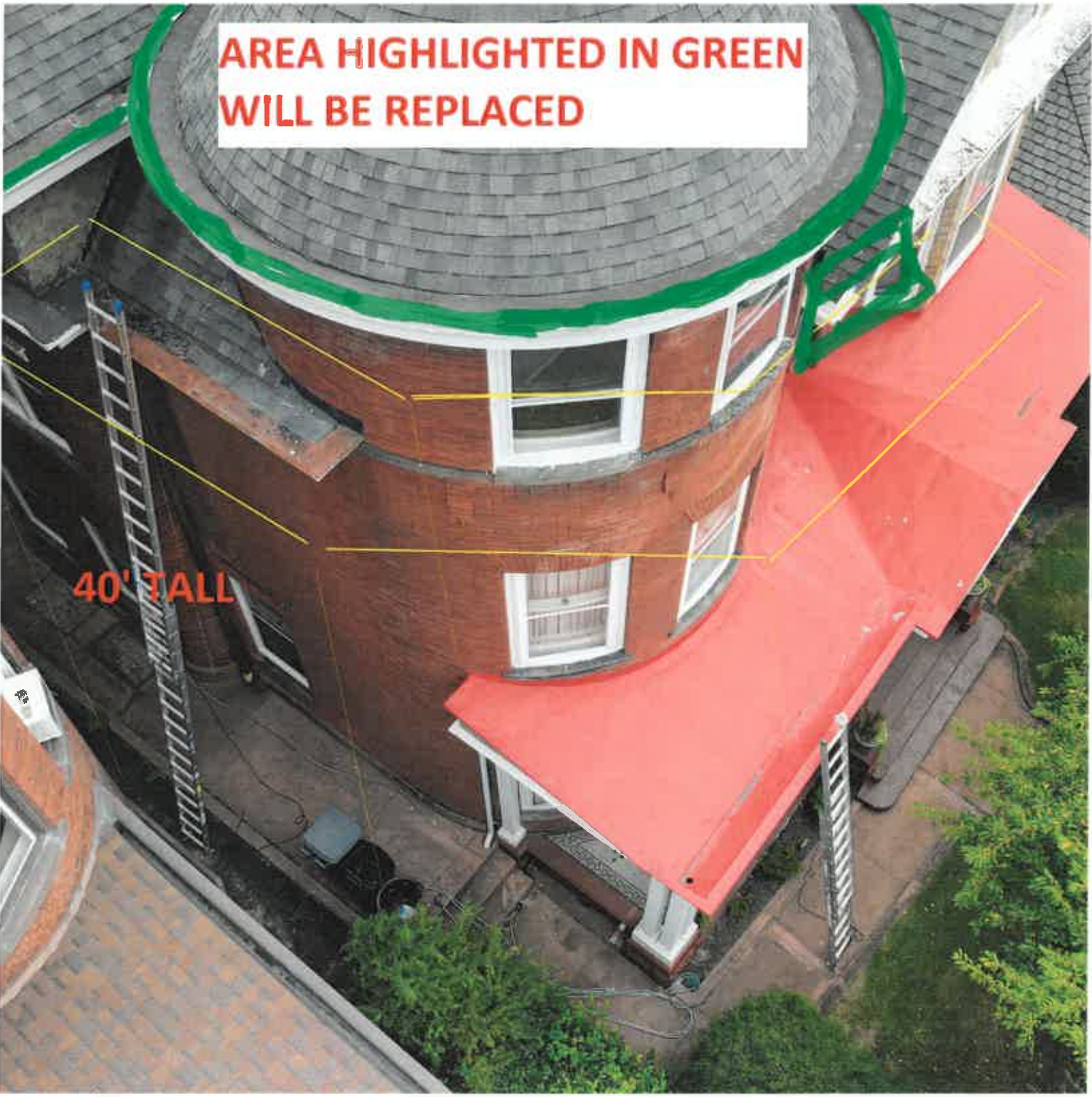
Install two clean out boxes on key locations around the property.  
And replace the final 10' of damaged downspout with 6" paint grip spout & paint to match

\*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.

**AREA HIGHLIGHTED IN GREEN  
WILL BE REPLACED**

**40' TALL**





**REPLACE PLYWOOD  
STRUCTURE AS NEEDED  
;LATE**

**SEAL HOLE AT ELBOW**

**REPLACE DAN  
CAULK AND P**









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](http://www.cumberlandmd.gov)

Permit Number: COA22-000030

Approval Date: 09/28/2022

### Certificate of Appropriateness Permit

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

|                                                               |                                                                                                             |                                                                                                |                                                                                   |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Project Location:<br>MD Prop. #:<br>Owner:                    | 23 WASHINGTON ST<br>06035620<br>GETTY GORMAN E III GETTY<br>ALICELYN W                                      | Date applied:<br>Work expected to begin:                                                       | 09/27/2022<br>09/28/2022                                                          |
| Applicant:<br>Address:<br>City/State/Zip:<br>Phone:<br>Email: | Gorman E Getty III PA<br>23 Washington St.<br>Cumberland MD 21502<br>(240) 875-1115<br>ggetty@ggettylaw.com | Contractor:<br>Address:<br>City/State/Zip:<br>Phone:<br>Email:<br>MD Master Plumber License #: | HOYMAN PAINTING - DUSTIN<br>HANKINSON<br>813 LAFAYETTE AVE<br>CUMBERLAND MD 21502 |

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

Project Description:  
Trim painting

APPROVED: Maintenance and repair with replacement-in-kind materials and using the same paint colors. 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.

Gorman E. Getty III

Signature



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

**Internal Routing Sheet**

Permit or Review #: **COA22-000030**

Permit or Review Type: Certificate of Appropriateness

Project Location: 23 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Gorman E Getty III PA  
Address: 23 Washington St.  
City/State/Zip: Cumberland MD 21502  
Phone: (240) 675-1115  
Email: ggetty@ggettylaw.com

Contractor Contact Information: Company Name: HOYMAN PAINTING - DUSTIN HANKINSON  
Contact:  
Address: 813 LAFAYETTE AVE  
City/State/Zip: CUMBERLAND MD 21502  
Phone:  
Email:

Date of Application: 09/27/2022  
Work Description: (narrative box)  
Trim painting

Amount Paid: 0.00

Amount Due: 30.00

*Credit Card (Phone)  
RJR x 6456*

**PAID**

2022 SEP 28 PM12:12



**PERMIT PROJECT**  
**FILE #: 22-001290**  
**23 WASHINGTON ST CUMBERLAND MD 21502**  
**TRIM PAINTING**



**PERMIT #: COA22-000030**

Permit Type  
**Certificate of Appropriateness**

Subtype  
**Certificate of Appropriateness** ▼

Work Description:  
**Trim painting**

Applicant  
**Gorman E Getty III PA - Gorman Getty** ▼ ...

Status  
**Online Application Received** ▼

Valuation  
**0.00**



**FEES & PAYMENTS**

Plan Check Fees **30.00**

Permit Fees **0.00**

Total Amount **30.00**

Amount Paid **0.00**

Balance Due **30.00**

Non-Billable



**PERMIT DATES**

Application Date  
**09/27/2022**

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

HOYMAN PAINTING - DUSTIN HANKINSON -



Contact

Gorman E Getty III PA - Gorman Getty



Estimated Cost of the project

\$5,000.00

Attach a full written scope of work

23 Washington Stree, scope of work..docx



Attach photographs of the site and structure

23 Washington Street, Street view.jpg

23 Washington Street-East side.jpg

23 Washington Street- West side.jpg

23 Washington Street -Rear, West side.jpg

23 Washington Street, Rear-East side.jpg



Facade Elevations

23 Washington Street, Street view.jpg



Sample of Proposed Materials

23 Washington Stree, scope of work..docx



Scaled Drawings

23 Washington Stree, scope of work..docx



Digital Renderings, when available



Color Scheme/Paint Chips

23 Washington Stree, scope of work..docx



Manufacturer Cut-Sheets or Product Specifications

23 Washington Stree, scope of work..docx



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

23 Washington Stree, scope of work..docx



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Signing Method

Acknowledgement

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

Type your name

Gorman E. Getty III

Today's Date

09/27/2022

**FEES**

| FEE                                       | DESC | QUANTITY | AMOUNT                 | TOTAL        |
|-------------------------------------------|------|----------|------------------------|--------------|
| Certificate of Appropriateness Review Fee |      |          |                        | 30.00        |
|                                           |      |          | <b>Plan Check Fees</b> | <b>30.00</b> |
|                                           |      |          | <b>Permit Fees</b>     | <b>0.00</b>  |
|                                           |      |          | <b>Total Fees</b>      | <b>30.00</b> |

**PAYMENTS**

| DATE | TYPE | REFERENCE | NOTE | RECEIPT # | RECEIVED FROM      | AMOUNT       |
|------|------|-----------|------|-----------|--------------------|--------------|
|      |      |           |      |           | <b>Amount Paid</b> | <b>0.00</b>  |
|      |      |           |      |           | <b>Balance Due</b> | <b>30.00</b> |

**Scope of work: Scraping, priming, and painting exterior trim.**

**Color: Sherwin Williams exterior ultra-white. (Existing color). Flower boxes  
Sherwin Williams "Tricorn Black" (previously approved).**















**Scope of work: Scraping, priming, and painting exterior trim.**

**Color: Sherwin Williams exterior ultra-white. (Existing color). Flower boxes  
Sherwin Williams "Tricorn Black" (previously approved).**

Real Property Data Search ( )  
 Search Result for ALLEGANY COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier:

District - 06 Account Number - 035620

**Owner Information**

Owner Name:

GETTY GORMAN E III  
 GETTY ALICELYN W

Use:

COMMERCIAL

Mailing Address:

23 WASHINGTON ST  
 CUMBERLAND MD 21502-2923

Principal Residence:

NO

Deed Reference:

/02417/ 00319

**Location & Structure Information**

Premises Address:

23 WASHINGTON ST  
 CUMBERLAND 21502-0000

Legal Description:

23 WASHINGTON ST  
 PT LOT 98 60X120

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|----------|
| 0106 | 0012  | 1108C   | 10003.01      | 0000         |          |        |      | 2021             |          |

Town: CUMBERLAND

Primary Structure Built

1920

Above Grade Living Area

3,368 SF

Finished Basement Area

Property Land Area

7,200 SF

County Use

Stories Basement Type

OFFICE BUILDING

Exterior

/

Quality

C3

Full/Half Bath

Garage

Last Notice of Major Improvements

**Value Information**

Base Value

Value

Phase-In Assessments

As of  
01/01/2021

As of  
07/01/2022

As of  
07/01/2023

Land:

32,400

32,400

Improvements

124,900

171,300

Total:

157,300

203,700

188,233

203,700

Preferential Land:

0

0

**Transfer Information**

Seller: MCMULLEN DANIEL F JR

Type: ARMS LENGTH IMPROVED

Date: 10/04/2018

Deed: /02417/ 00319

Price: \$215,000

Deed2:

Seller: SCHRIVER, CHRISTOPHER J

Type: ARMS LENGTH IMPROVED

Date: 05/01/1989

Deed: /00579/ 00896

Price: \$90,000

Deed2:

Seller: SCHRIVER, ANTHONY H ET AL

Type: NON-ARMS LENGTH OTHER

Date: 04/17/1989

Deed: /00579/ 00548

Price: \$60,000

Deed2:

**Exemption Information**

Partial Exempt Assessments:

Class

07/01/2022

07/01/2023

County:

000

0.00

State:

000

0.00

Municipal:

000

0.00|0.00

0.00|0.00

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application

Date:



CITY OF  
**CUMBERLAND**  
MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

57 N. LIBERTY STREET, CUMBERLAND, MD 21502 • PHONE 301-739-6442 • FAX 301-739-6432 • TDD 800-735-2238

[www.cumberlandmd.gov](http://www.cumberlandmd.gov)

Permit Number: COA22-000031  
Approval Date: 10/04/2022

**Certificate of Appropriateness Permit**

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

|                          |                               |                                     |                                   |
|--------------------------|-------------------------------|-------------------------------------|-----------------------------------|
| <b>Project Location:</b> | 42 BALTIMORE ST               | <b>Date applied:</b>                | 09/30/2022                        |
| <b>MD Prop. #:</b>       | 14005900                      | <b>Work expected to begin:</b>      | 10/04/2022                        |
| <b>Owner:</b>            | BEALL GARNER SCREEN-GEARE INC |                                     |                                   |
| <b>Applicant:</b>        | CBiz, Inc                     | <b>Contractor:</b>                  | Hoyman Painting                   |
| <b>Address:</b>          | 44 Baltimore St               | <b>Address:</b>                     | 813 Lafayette Ave                 |
| <b>City/State/Zip:</b>   | Cumberland MD 21502           | <b>City/State/Zip:</b>              | Cumberland MD 21502               |
| <b>Phone:</b>            | (301) 784-2406                | <b>Phone:</b>                       | (301) 724-5912                    |
| <b>Email:</b>            | jbuchanan@cbiz.com            | <b>Email:</b>                       | dustin@glassservicecumberland.com |
|                          |                               | <b>MD Master Plumber License #:</b> | 01901568                          |

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

**Project Description:**  
Certificate of Appropriateness for 38, 44, & 50 Baltimore St (Tax ID 14005900) for the scraping, repairing, and repainting of the exterior of building. This is replacement in kind. Paint will be exact same as before.

APPROVED: All work is replacement -in-kind. No changes proposed to historic building(s). 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 #: **COA22-000031**

Permit or Review Type: Certificate of Appropriateness

Project Location: 42 BALTIMORE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: CBiz, Inc  
Address: 44 Baltimore St  
City/State/Zip: Cumberland MD 21502  
Phone: (301) 784-2406  
Email: jbuchanan@cbiz.com

Contractor Contact Information: Company Name: Hoyman Painting  
Contact: Dustin Henkinson  
Address: 813 Lafayette Ave  
City/State/Zip: Cumberland MD 21502  
Phone: (301) 724-5912  
Email: dustin@glassservicecumberland.com

Date of Application: 09/30/2022

Work Description: (narrative box)

Certificate of Appropriateness for 38, 44, & 50 Baltimore St (Tax ID 14005900) for the scraping, repairing, and repainting of the exterior of building. This is replacement in kind. Paint will be exact same as before.

Amount Paid: 0.00

Amount Due: 30.00

# Hoyman Painting

*A division of Glass Service of Cumberland, Inc.*

813 LaFayette Ave.

Cumberland, MD 21502

Phone 301-777-7928 Fax 301-724-5912

**TO:** CBIZ

44 Baltimore St.

Cumberland, MD 21502

Attn: John Buchanan

**DATE:** November 1, 2021; **Revised:** 7/21/22;  
8/12/22

**PROJECT:** Exterior Painting and Repairs

## **DESCRIPTION OF WORK TO BE PERFORMED:**

Furnish labor, material and equipment to complete the following:

- 38 and 44 Baltimore St. Cornice- Scrape any loose or peeling paint, spot prime raw substrates and apply two coats of exterior paint to cornice.
- 38 Baltimore St.- Re-glaze wood windows where required, scrape any loose or peeling paint, spot prime and apply coats of paint to four archtop double hung windows and four double hung windows. Prep and paint small sill flashing metal where indicated during site visit.
- 44 Baltimore St.- At windows, evaluate overall condition and refasten any loose window stops, repair any minor issues on exterior of windows only. Prep and paint exterior of three large archtop windows, picture windows below and surrounding decorative woodwork and mullions.
- Prep and paint ceiling of portico above main entrance
- 50 Baltimore St.- Scrape, prep, spot prime and paint steel I-beam above first floor storefronts. At windows, scrape any loose or peeling paint, spot prime and apply two coats of paint to 14 archtop windows and 20 double hung windows.

Lump Sum Price:

Add the sum of \$ 2,227 to replace windowsill flashing/cap at decorative headers at 44 Baltimore St. Flashing to be from .040 dark bronze anodized aluminum. Three flashings at three window openings.



**Exclusions/Clarification:**

1. Due to condition and lack of access, we have not included patching or replacing any rotten wood.
2. We exclude any glass replacement.
3. We exclude any work at storefronts, transoms or windows on first floor and have not included any work at the rear or alley side of building.
4. We exclude any work not specifically called out above.

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

*All quoted prices reflect "cash prices." If you choose to pay with a credit or debit card, you will be assessed a 4% "convenience fee". This fee will be reflected on your credit or debit card receipt.*

**ACCEPTED:**

Firm/Owner: \_\_\_\_\_

HOYMAN PAINTING

By: \_\_\_\_\_

By: \_\_\_\_\_

Dustin Hankinson

Title: \_\_\_\_\_

Title:

Estimator

Date: \_\_\_\_\_

Date:

This Proposal is subject to revision or withdrawal by GSC until communication of acceptance, and may be revised after communication of acceptance where an inadvertent error by GSC has occurred. This Proposal expires thirty (30) days after the date stated above, unless Glass Service of Cumberland expressly agrees to an extension.









## EXISTING CERTIFICATE OF APPROPRIATENESS REQUEST FOR CHANGE/AMENDMENT

**Request for Change Amendment (RCA) #:** RCA22-000002  
**Certificate of Appropriateness (COA) #:** COA22-000024  
**Property Owner:** ALLEGANY COUNTY COMMISSIONERS  
**Applicant:** Steve Young  
**Original Approval Date:** 09/08/2022  
**Project Address:** 33 WASHINGTON ST  
**Property Number:** 06003354  
**Change/Amendment Review Date:** 09/21/2022

The request for a change/amendment to the original review includes the following scope of work:  
Repaint of 23 exterior windows and 2 doors on the academy portion of the Washington St Library. Paint will be semi-gloss latex exterior paint. Either Benjamin Moore or Sherwin-Williams.

The request was: Issued

:

Signed:

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

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

**Internal Routing Sheet**

Permit or Review #: **RCA22-000002**

Permit or Review Type: Request for Change/Amendment to Existing Certificate of Appropriateness

Project Location: 33 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Allegany County Commissioners  
Address: Allegany County Complex 701 Kelly Rd  
City/State/Zip: Cumberland MD 21502  
Phone: 3017772001  
Email:

Contractor Contact Information: Company Name:  
Contact:  
Address:  
City/State/Zip:  
Phone:  
Email:

Date of Application: 09/21/2022

Work Description: (narrative box)

Request for Change/Amendment to Existing Certificate of Appropriateness. REF: COA22-000024. This is to add repainting of 23 exterior windows and 2 doors on academy portion of the Washington St Library. Paint will be white semi-gloss latex exterior paint. Either Benjamin Moore or Sherwin Williams. Fees Waived per Jeff Silka.

Amount Paid: 0.00

Amount Due: 0.00



### PERMIT PROJECT

FILE #: 22-001262

33 WASHINGTON ST CUMBERLAND MD 21502

REQUEST FOR CHANGE/AMENDMENT TO EXISTING CERTIFICATE OF APPROPRIATENESS. REF: COA22-000024. THIS IS TO ADD REPAINTING OF 23 EXTERIOR WINDOWS AND 2 DOORS ON ACADEMY PORTION OF THE WASHINGTON ST LIBRARY. PAINT WILL BE WHITE SEMI-GLOSS LATEX EXTERIOR PAINT. EITHER BENJAMIN MOORE OR SHERWIN WILLIAMS. FEES WAIVED PER JEFF SILKA.



PERMIT #: RCA22-000002

Permit Type

Request for Change/Amendment to Existing Certificate of Appropriateness

Subtype

Request for Change/Amendment to Existing Certificate of Appropriateness

Work Description:

Request for Change/Amendment to Existing Certificate of Appropriateness. REF: COA22-000024. This is to add repainting of 23 exterior windows and 2 doors on academy portion of the Washington St Library. Paint will be white semi-gloss latex exterior paint. Either Benjamin Moore or Sherwin Williams. Fees

Applicant

Allegany County Commissioners - Steve Young

Status

Pending



### PERMIT DATES

Application Date

09/21/2022

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Is the property located in a Designated Historic District?

Yes

Certificate of Appropriateness #

COA22-000024

The request for a change/amendment to the original review includes the following scope of work

Repaint of 23 exterior windows and 2 doors on the academy portion of the Washington St Library. Paint will be semi-gloss latex exterior paint. Either Benjamin Moore or Sherwin-Williams.

---

**Attach a full written scope of work**

Paint sample for 33 Washington St.pdf





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

**Internal Routing Sheet**

**Permit or Review #: RCA22-000003**

**Permit or Review Type: Request for Change/Amendment to Existing Certificate of Appropriateness**

**Project Location: 64 N CENTRE ST CUMBERLAND, MD 21502**

**Applicant Contact Information: Name: Abbie Mullan**  
**Address: 13832 Brianswood Drive SW**  
**City/State/Zip: Cumberland MD 21502**  
**Phone: 301.268.1011**  
**Email:**

**Contractor Contact Information: Company Name: Mullan Homes Inc**  
**Contact: Tucker Mullan**  
**Address: 13832 Brianswood Dr. SW**  
**City/State/Zip: Cumberland, MD 21502**  
**Phone: 301.268.1011**  
**Email:**

**Date of Application: 10/05/2022**  
**Work Description: (narrative box)**  
**Repainting exterior of building with Classic Light Buff SW 0050**

**Amount Paid: 0.00**

**Amount Due: 0.00**



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

**RCA#22-000003**

**Address: 64 N. Centre Street**

**Project Contact: Mullan Homes**

**Project Summary: As shown on the submitted specifications, the project involves repainting the previously painted brick exterior (red) with a new color.**

**Property Description:**

**This building is located in the Downtown Cumberland Historic District, at the corner of Frederick and N. Centre Street. This corner serves as “gateway” into the vibrant N. Centre Street corridor. The Cumberland Historic District gains its significance from both its architecture and the history of its commercial development. These late 19<sup>th</sup> to early 20<sup>th</sup> century buildings consist of a broad array of significant architectural styles. This structure was built in approximately 1900 and is contributing.**

**Applicable Guidelines:**

**Identifying, retaining, and preserving storefronts, and their functional and decorative features, is important in defining the overall historic character of the building. Storefront materials, and retaining the configuration of the storefront, is significant (such as display windows, doors, transoms, etc.). Removing inappropriate additions and replacing deteriorated, or damaged features, with appropriate materials is recommended.**

**The selected exterior paint color is compatible with historic paint colors.**

**The sections of the Preservation Guidelines that pertain to this application are Guideline 14a: Painting Masonry and Guideline 14b: Determining a Color Scheme.**

**Tucker Mullan**

**Mullan Homes Inc**

**MHIC:120369.**

**64 N. Centre Street**

**10/01/2022**

**Scope of Work**

**Repaint entire exterior of building with the historic paint color Classic Light Buff.**

**SW 0050**

**SW 0050**  
**Classic Light Buff**  
*The Classics*

RCA22 - 000003  
64 N. CENTRE ST.

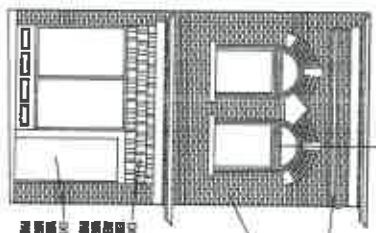
TRIM COLOR:







**FRONT ELEVATION - EXISTING**

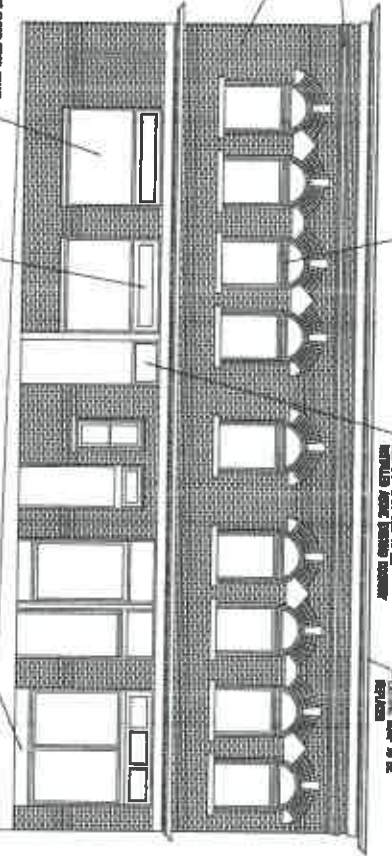


EXISTING BRICK FACADE TO BE REPAIRED AND REFINISHED TO MATCH ORIGINAL APPEARANCE. ALL CRACKS AND DEFECTS TO BE REPAIRED. ALL SURFACES TO BE CLEANED TO REVEAL ORIGINAL MATERIALS. ALL SURFACES TO BE REPAIRED AND REFINISHED TO MATCH ORIGINAL APPEARANCE. ALL CRACKS AND DEFECTS TO BE REPAIRED. ALL SURFACES TO BE CLEANED TO REVEAL ORIGINAL MATERIALS.

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**REAR SIDE ELEVATION - EXISTING**



EXISTING BRICK FACADE TO BE REPAIRED AND REFINISHED TO MATCH ORIGINAL APPEARANCE. ALL CRACKS AND DEFECTS TO BE REPAIRED. ALL SURFACES TO BE CLEANED TO REVEAL ORIGINAL MATERIALS. ALL SURFACES TO BE REPAIRED AND REFINISHED TO MATCH ORIGINAL APPEARANCE. ALL CRACKS AND DEFECTS TO BE REPAIRED. ALL SURFACES TO BE CLEANED TO REVEAL ORIGINAL MATERIALS.

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PROPOSED RENOVATIONS  
84 N. CENTRE STREET BUILDING  
GENERAL RENOVATION, THE  
REAR ELEVATION

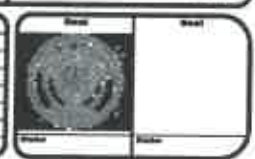
Professional Seal  
I certify that these drawings were prepared or prepared under my direct supervision and I am a duly Licensed Professional Engineer in the State of Ohio, License No. 10000, expires on 06/30/2020.

Sheet No. A-1

**PROPOSED RENOVATIONS  
84 N. CENTRE STREET BUILDING**  
GENERAL RENOVATION, THE  
REAR ELEVATION

**EADS**  
ARCHITECTURE INC.  
60 N. BROADWAY STREET  
COLUMBUS, OHIO 43215  
PHONE 614-777-0000  
WWW.EADSARCHITECTURE.COM

| NO. | DESCRIPTION      | DATE | BY | CHECKED |
|-----|------------------|------|----|---------|
| 1   | AS NOTED         |      |    |         |
| 2   | CLK              |      |    |         |
| 3   | TBH              |      |    |         |
| 4   | 0541-08-080      |      |    |         |
| 5   | 84 N. CENTRE ST. |      |    |         |



**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: 505 Washington St. Cumberland Md, 21502

Tax ID#: 06029590

**Property Owner(s):**

Name: Michael Jr, Nancy L. Armiento

Address: 505 Washington St. Cumberland Md, 21502

Phone/Email: nancy.armiento@yahoo.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:

**REF. COA22-000029**

Erect scaffold, replace, built in gutter at turret  
as well as turret flashing pans. Replace built in  
gutter at alley side of property. Replace a section  
of downspout and restore soff, ti.

All work is replacement-in-kind with historically accurate materials. Integrity of building will not be affected.



**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: 505 Washington St. Cumberland Md, 21502

Tax ID#: 06029590

**Property Owner(s):**

Name: Michael J. Nancy L. Armiento

Address: 505 Washington St. Cumberland Md, 21502

Phone/Email: nancyarmiento@yahoo.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.

Michael J. Armiento

Signature of Owner or Authorized Agent

10/13/22

Date

[Signature]

Historic Preservation Planner or Authorized Agent

10/14/22

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: 38, 44 and 50 Baltimore Street Cumberland MD 21502

Tax ID#: 52-0807416

**Property Owner(s):**

Name: CBIZ, Inc

Address: 44 Baltimore St. Cumberland MD 21502

Phone/Email: 301-784-2400 jbuchanon@cbiz.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

**REF. CDA 22-000031**

Provide brief description of proposed work:

Repair, scrape and paint all exterior windows, frames  
and trim on windows facing Baltimore Street

**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: 38, 44 and 50 Baltimore Street Cumberland MD 21502

Tax ID#: 52-0807414

**Property Owner(s):**

Name: CBIZ, Inc

Address: 44 Baltimore Street Cumberland MD 21502

Phone/Email: 301-784-2404

**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.

John Budicaca  
Signature of Owner or Authorized Agent

8/25/22  
Date

[Signature]  
Historic Preservation Planner or Authorized Agent

10/14/22  
Date