

MINUTES

HISTORIC PRESERVATION COMMISSION

June 21, 2023

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, June 21, 2023, within the Council Chambers of City Hall. Members present were Mr. Tim Hoffman, Mr. Brian Plitnik, Councilwoman Laurie Marchini, Ms. Lynda Lambert, Mr. Nathan Williams, and Mr. Justin Paulman.

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management, Ms. Chelsea Rexrode, Codes Technician, Chris Hendershot (Applicant), and Matt Smith (Applicant).

Mr. Tim Hoffman, 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 May 2023 were approved as written. **Mr. Nathan Williams 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.

CONCENT AGENDA

1. 24 S. Centre St. - COA23-000026

Applicant: Permits by Pinecrest - Replacement-in-kind A/C water chillers on roof

2. 25 N. Liberty St. - COA23-000027

Applicant: Carl Belt - Installation of fence and gate

3. 17 Prospect Sq. - COA23-000029

Applicant: Carter Wagoner - Replacement/ Rebuild brick wall, replacement-in-kind roof

Mr. Tim Hoffman read the approval statement: We have studied the application in all other relevant documents and presentation related to the for-mention cases COA23-000026, COA23-000027 and COA23-000029. 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.

Mr. Justin Paulman made the motion to approve. Councilwoman Laurie Marchini 2nd the motion. All members were in favor.

REGULAR AGENDA

1. COA23-000007 - 76 Baltimore St. - Window Installation- Smith Planning & Design- Applicant is re-appearing in front of the Commission to discuss an alternate plan to his project that was discussed previously in February 2023. He is proposing using a custom-built aluminum frame made by Glass Service to replace all wooden window frames on the first floor. The large single payne windows will be framed with Bronzed aluminum. The front door will be replaced with a transom glass door. The door will be 3ft X 7ft. There will be a 10-inch bottom rail that will match the aluminum frame on the window.

Mr. Nathan Williams made the motion to approve based on the findings. Ms. Lynda Lambert seconded the motion for approval. All members were in favor; motion approved.

2. COA23-000028 - 118 Baltimore St. - Exterior Signage for Businesses- Chris Hendershot - Applicant is proposing arm signs to be placed on the pillars in front of the building. The signs will be 30" X 24" that will have the business names on them. Currently he is requesting space for four arm signs, he believes there will be space for 8 total in the future.

Mr. Justin Paulman made the motion to approve based on the findings. Councilwoman, Laurie Marchini, seconded the motion for approval. All members were in favor; motion approved.

3. COA23-000030 - 514 Washington St. - Replacement-in-kind material and labor for roof/decorative trim work- Chris Sloan- Applicant is currently out of town, but spoke to Ruth Davis-Rogers on the phone. Applicant is proposing to have their roof replaced. Currently, his roof is made out of slate, metal, and asphalt shingles. His roof needs to be repointed as well. They are awaiting possible grant funding and deciding whom may be doing the work. They are proposing replacing the roof with all slate. The Durable Slate Company is a possible contractor for them. The Commission had an open discussion on how the importance of keeping our districts features to "replacement-in-kind", such as slate roofs.

Mr. Nathan Williams made a motion to approve with the contingency of replacement-in-kind material for the slate roof and as long as the applicant informs us who the certified slate contractor is. Mr. Justin Paulman seconded the motion for approval. All members were in favor; motion approved.

TAX INCENTIVES

1. 514 Washington St. -Replacement-in-kind material and labor for roof/decorative trim work- Chris Sloan

Mr. Nathan Williams made the motion to approve based on the findings. Mr. Justin Paulman seconded the motion. All members were in favor; motion approved.

Mr. Tim Hoffman read "Maryland State law grants the City of Cumberland the authority to provide local historic preservation tax credits. Before us are tax credit application for work to be performed at 514 Washington St. We have studied the applications and find that these properties qualify based on City of Cumberland Code and section 9-204 of the Tax Property Article of the Annotated Code of Maryland."

Mr. Tim Hoffman read the approval statement: We have studied the application in all other relevant documents and presentation related to the for-mention case COA23-000007, COA23-000028, and COA23-000030. 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.

OTHER BUSINESS/STAFF UPDATES

1. Ruth has been working on "The Department of Housing and Community Development Revitalization" Grant Applications. There are 4 Applications that the Mayor and City Council approved last week.
 - The Baltimore St. Gateway Project
 - Roof Replacement Program
 - Mid-town Façade Grant (asking for \$200,000)
 - Choose Cumberland Relocation Package (\$20,000)
2. Maryland Historical Trust spoke about the non-capital grant program. They would like to see us expand our districts.
3. Next Week is the "MMLA" Conference in Ocean City, MD.

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

ADJOURMENT

Mr. Tim Hoffman adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary