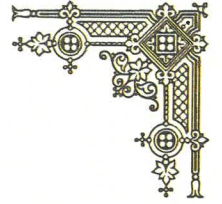


City of Cumberland



MINUTES

HISTORIC PRESERVATION COMMISSION

September 13, 2023

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, September 13, 2023, within the Council Chambers of City Hall. Members present were, Mr. Larry Jackson, Mr. Tim Hoffman, Mr. Brian Plitnik, Dr. Lincoln Wilkins, 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. The citizens/applicants that attended were Rev. Martha Macgill, Barb Crane, Bill Deffinbaugh, and Michael Corle. The consultants, Nicholas Kalogeresis and Josh bloom, from the Lakota group were also in attendance.

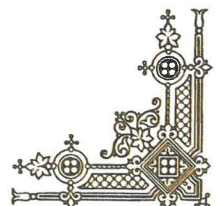
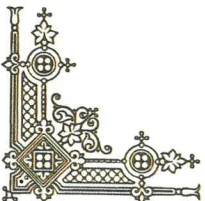
Chairman, Mr. Larry Jackson, called the meeting to order. He read the following statement into the record: "The Cumberland Historic Preservation Commission exists pursuant to Section 11 of the City of Cumberland Municipal Zoning Ordinance. Members are appointed by the Mayor and City Council and shall 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. Tim Hoffman made the motion for approval and Ms. Lynda Lambert, seconded the motion. All members were in favor. Motion approved.**



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



PUBLIC COMMENTS

There were no comments made.

**NOTE: Due to Scheduling conflicts, this evening's agenda had to be rearranged.*

OTHER BUSINESS

- Lakota Group gave an overview of the first draft of the Historical Preservation Plan.

Nick spoke on behalf of the Lakota Group and wanted to give the Commission a first draft update. There are six chapters of the Preservation Plan- Introduction, Cumberland's Heritage Places, Preservation Planning Context, Community Engagement, Historic Preservation Plan, and Implementation. Nick spoke on the Key Preservation issues and the Key Plan Recommendations. He spoke on the current historic districts in the area and discussed what the plan should be to establish new designated districts. The Commission expressed different comments throughout. It was suggested by Larry Jackson that if the commission has any comments or concerns about the draft, please reach out to Ruth to get those over to the Lakota Group. The City Council adoption will be held in November.

REGULAR AGENDA

1. 28 Washington St.- COA23-000039

Applicant: Emmanuel Episcopal Church - Michael Corle (SSE, Architecture firm in Bedford), spoke on behalf on this application. They would like to renovate the Hoye House to make it a Heritage Museum/ Tour Center. This is a multiple phase project. Their goal is to create an active museum space to extend the historical and cultural learning experience for visitors and residents of Cumberland. They are proposing a new entryway in the lower level of the building. It will be ADA Accessible and will be a covered walk way. They will replace the existing sign with their logo "Wills Creek Museum." There will be four 12'X4' Full Color Banners to be hung in between the pillars on the front of the building. They would like to add bike racks in their parking lot to allow bikers to enjoy their museum after coming from the trails. There will be a 3-sided Kiosk to advertise for local businesses and the museums attractions. They are proposing a street style mural to be placed behind the Hoye House that will be where tables will place for gathering. All proposed improvements and renovations meet the City of Cumberland Preservation District Guidelines.

Mr. Tim Hoffman made the motion for approval, in addition to keeping the banners in good condition, and Councilwoman, Laurie Marchini, seconded the motion. All members were in favor. Motion approved.

CONCENT AGENDA

1. 60 N. Centre St. - COA23-000038 - Sign
2. 630 Washington St- COA23-000040 - Deck Replacement from Fire Damage
3. 107 Polk St. - COA23-000041 - Exterior Doors/ Windows Replacement-in-kind
4. 15 Prospect Sq. - COA23-000042- Exterior Painting
5. 83 Baltimore St.- COA23-000043- Exterior Painting
6. COA23-000044-COA23-000054 - Installation of Downtown Surveillance Cameras

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 COA23-000038, COA23-000040, COA23-000041, COA23-000042, COA23-000043, and COA23-000044-COA23-000054. 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.

Dr. Lincoln Wilkins made the motion to approve. Mr. Tim Hoffman seconded the motion. All members were in favor.

TAX INCENTIVES

1. 69 Baltimore St. (Step 1 and 2 Approval)
Applicant: Brian Gilbride

The "Wills Hotel" will be a 20-room boutique hotel. He has been working closely with the Maryland Historical Trust on this project.

Mr. Larry Jackson 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 69 Baltimore St. We have studied the applications and find that these properties quality based on City of Cumberland Code and section 9-204 of the Tax Property Article of the Annotated Code of Maryland."

OTHER BUSINESS/STAFF UPDATES

1. Heritage Days follow-up:
 - a. Jeopardy was a success.
 - b. Durable Slate Workshop was held.
2. The State would like a continuing education class to be taken. The dates are September 25th, 26th, and 27th. The Commission can decide what day works better for them when a Doodle Poll is sent out.
3. New Logos are provided by Ruth. She would like the Commission to choose one black/white logo and one logo with color.

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

ADJOURMENT

Mr. Larry Jackson adjourned the meeting at 5:51 PM.

Respectfully,

Mr. Tim Hoffman, Secretary