



City of Cumberland



MINUTES

HISTORIC PRESERVATION COMMISSION

November 16, 2022

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, November 16, 2022 at 4:00 p.m., within the Council Chambers of City Hall. Members present Chairman Larry Jackson, Mr. Tim Hoffman, Dr. Michael T. Garrett, Councilwoman Laurie Marchini, and Mr. Nathan Williams.

Others in attendance were, Ms. Ruth Davis-Rogers Historic Preservation Planner/Grants Management and Ms. Debbie Helmstetter, Code Technician and James Bange 317 Washington Street.

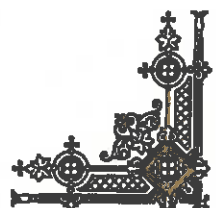
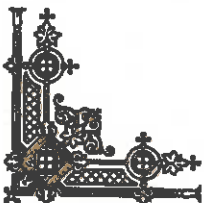
Chairman Larry Jackson, called the meeting to order. He read the following statement into the record: "The Cumberland Historic Preservation Commission exists pursuant to Section 11 of the City of Cumberland Municipal Zoning Ordinance. Members are appointed by the Mayor and City Council and shall possess 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 October 19, 2022 were approved as written. *Dr. Garrett made the motion for approval and Mr. Nathan Williams 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.

CONCENT AGENDA

1. COA22-000033 - 501 Washington Street - COA22-000033 - Applicant James Hilggeman is requesting to replacement-in-kind painting and related repairs to the building. Mr. Hilggeman is requesting to replace apron flashing at the front porch. Replace 10 pieces 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 and rosin paper. Fabricate and install new valley pen using 18 oz copper, solder with lead free soldered. Twenty (20) additional slates will be used to complete this task. Dr. Michael Garrett made the motion to approve the request and Mr. Tim Hoffman seconded the motion; all members were in favor.

Chairman Larry Jackson read the approval statement: We have studied the application in all other relevant documents and presentation related to the four mention cases. 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.

CERTIFICATE OF APPROPRIATNESS

2. COA22-000032 - 317 Washington Street - applicant James Bange is requesting to rehabilitate the deteriorated back porch, to reinforce the posts with structural I-beams, and slightly enlarge the back porch floor with a bump out area. This property is considered one of Wright Butler's well-known design. Mr. Bange's repairs allow for a continued use of the property while preserving features which convey its historical, cultural, and /or architectural values. He is replacing rotten tongue and groove flooring with new tongue and groove flooring to match the front porch. Mr. Bange will be replacing unsafe rotten hand rail with new solid wood rail matching to an adjacent historical house rail. This is a after the fact, but Mr. Bange said all work has not been completed yet.

Nathan Williams made the motion to approve COA22-000032 pursuant to Guidelines 33, 34, and 35. Mr. Tim Hoffman 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.

Mrs. Ruth Davis-Rodgers announced they received about twenty-five (25) RFP (Request for proposals) and eight (8) sent in the proposals; some are local, but then we received one as far as Indiana, Pennsylvania, New York, DC, and Virginia.

ADJOURMENT

Chairman Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary

November 17, 2022