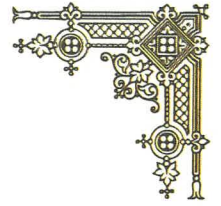


City of Cumberland



Minutes

Historic Preservation Commission Meeting

August 9, 2023

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, August 9, 2023, within the Council Chambers of City Hall. Members present were Mr. Larry Jackson, Mr. Justin Paulman, Councilwoman Laurie Marchini, Mr. Nathan Williams, and Ms. Lynda Lambert.

Others in attendance were Mrs. Ruth Davis-Rogers, Historic Planner/Preservation Coordinator, Ms. Eve Hutcherson, Mr. David Romero and Mrs. Meg Romero (Applicants).

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 HPC operates pursuant to the State of Maryland 1977 Open Meetings Act and therefore no pending application shall be discussed between or amongst commissioners outside the public hearing to determine the disposition of the application. Please note that the meeting is recorded and that digital signatures are on file from the Chairperson, Vice Chairperson, and Secretary for utilization in project determinations."

APPROVAL OF MINUTES:

1. Minutes from June 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.

CONSENT AGENDA:

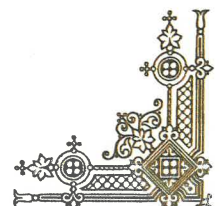
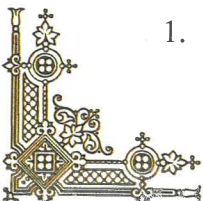
1. 178 N. Mechanic Street COA-000032
Applicant: Optimal Health & Wellness – Sign Installation



CUMBERLAND HISTORIC PRESERVATION COMMISSION

57 N. Liberty Street

CUMBERLAND, MARYLAND 21502



2. 138 Baltimore Street COA23-000033
Applicant: Paradise Energy Solutions for CG Enterprises – Solar Panel Installation
3. 522 Washington Street COA-000034
Applicant: Durable Slate – Roof Replacement/Repair In-Kind
4. 101 Baltimore Street COA23-000035
Applicant: Elijah Thane – Sign Installation
5. 33 Washington Street COA23-000036
Applicant: Allegany County Commissioners/Steve Young – Roof Replacement (Approved by MHT)

REGULAR AGENDA:

1. COA23-000037 – 55 Baltimore Street – Window Installation and Exterior Improvements – David Romero – Applicant is appearing in front of the Commission to discuss improvements to the Baltimore Street façade of 55 Baltimore Street. He is proposing repainting and refinishing all of the windows and installing up-lighting on the upper arcade windows. The windows on the third floor will be replaced with the same transom, and the lower windows will be an all-wood double casement painted to match all of the other windows. Street-level improvements to the front include repairs to the Carrera glass (subject to availability) and replacement of cracked windows. In the back entryway, he proposed installing new tile on the floor in an area 3 tiles wide by 4 tiles deep.

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

Mr. Larry Jackson read, “We have studied the applications and all other relevant documents and presentations related to the aforementioned cases. We find that the properties on the approved Certificates of Appropriateness contribute to the historic districts where they are located and the proposed changes are consistent with guidelines and criteria found in the Preservation District Design Guidelines for Cumberland, Maryland.”

Tax Incentives:

1. 505 Washington Street – Step 3- Certification of Work – A tax credit was applied for and approved in January 2023 for M/M Armiento. Work has been completed, pictures taken of the completed project, receipts and proof of payment submitted. Approval needed from HPC for finance department.

Mr. Larry Jackson made the motion to approve based on the findings. All members were in favor; motion approved.

Other Business:

1. 90% draft of Historic Preservation Plan was recently submitted. Public meetings to follow. The draft with MHT edits is due by August 18. Community open house to be held during their site visit in September. Ruth hopes to have it all wrapped up by the end of October.
2. Two Washington Street residents received residential tax credit awards totaling around \$70,000. Both had attended the Historic Preservation tax incentive meeting in February. Ruth hopes this will encourage more people to apply.
3. Lots of event coming up in the next few months.
 - a. Window workshop in conjunction with Preservation Maryland pushed out indefinitely.
 - b. Durable Slate would like to hold a Slate Roof Repair Workshop. Ruth is working with them to secure a time and place.
 - c. Virtual Summer Short Course Seminar offered by the National Alliance of Preservation Commissions being offered in a few weeks.
4. Ruth's intern, Eve Hutcherson, is helping with a number of different projects.
 - a. New historic preservation website page on the city website is now live.
 - b. Helped to research history of 215 Cumberland Street for the Cumberland Street Bridge repairs.
 - i. Found that it was built by an African American Civil War veteran named John W. Howard.
 - ii. Eve helped to fill out the Maryland Inventory of Historic Properties form for the house.
5. The HPC is sharing a booth with the DDC at Heritage Days
 - a. Offering Cumberland Jeopardy

Adjournment:

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary