

Historic Preservation Commission



Members:

Mr. Larry Jackson – Chairperson
Mr. Tim Hoffman - Secretary
Dr. Lincoln Wilkins, Jr.
Dr. Brian Plitnik

Mr. Justin T. Paulman
Mr. Nathan C. Williams
Ms. Lynda Lambert
Councilwoman: Laurie Marchini

Staff Liaison: Ruth Davis - Rogers, Historic Preservation Planner

AGENDA

Historic Preservation Commission
Cumberland City Hall, Council Chambers
April 19, 2023, 4:00 P.M.

APPROVAL OF MINUTES

- Review and approval of March 2023 meeting minutes

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

- 42 Baltimore Street COA23-000018 (*replacement-in-kind awning, brick repair*)
Applicant: CBIZ-John Buchanan
- 508 Washington Street COA23-000019 (*shed installation*)
Applicant: Town Center Development
- 130 Bedford Street COA23-000020 (*sign*)
Applicant: The New Creation Laundry - John Wigger
- 204 Washington Street RCA (*addition to exterior renovations*)
Applicant: John Pendleton

Regular Agenda – to be reviewed by HPC

- 120 Fayette Street COA23-000021 (*facade improvements*)
Applicant: Embassy Theatre – Jerad Puckett
- 0 Washington Street COA23-000022 (*expansion of courthouse parking lot*)
Applicant: Allegany County Commissioners – Adam Patterson

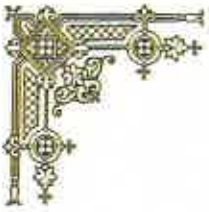
TAX INCENTIVES

- 204 Washington Street (*addition to work previously approved in Aug. 2022*)
Applicant: John Pendleton
- 17 Prospect Square (*step 1 approval*)
Applicant: Carter Wagoner

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT



City of Cumberland



MINUTES HISTORIC PRESERVATION COMMISSION March 15, 2023

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, March 15, 2023, within the Council Chambers of City Hall. Members present Mr. Tim Hoffman, Mr. Lincoln Wilkins, Mr. Nathan Williams, Councilwoman Laurie Marchini, and Ms. Lynda Lambert.

Others in attendance were, Ms. Ruth Davis-Rogers (supporting staff), Historic Preservation Planner/Grants Management, Ms. Chelsea Rexrode, Codes Technician, Mike Fiscus (REACT, INC.), Thomas Pritts (Montum Architecture), Eliot Fielding (Fielding Construction), and Barbara Crane (Emmanuel Episcopal Church).

Secretary 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 February 15, 2023 were approved as written.

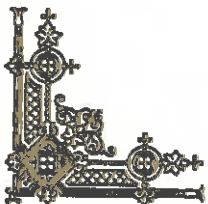
Ms. Lynda Lambert made the motion for approval and Councilwoman, Laurie Marchini, seconded the motion. All members were in favor. Motion approved.

PUBLIC COMMENTS

There were no comments made.



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



CONSENT AGENDA

1. COA23-000011 - 127 Polk St. (Back Yard Fence)- adding new fence to property
Applicant: Brogan Grimm
2. COA23-000012 - 123 Baltimore St. (Façade Improvements) - refreshing and rehabbing the storefront by adding existing paint color to storefront and columns, caulking, priming, repairs of fascia board and metal roof areas, repair trim at base areas as needed
Applicant: Town Center Development Group, LLC
3. COA23-000013 - 113 Baltimore St. (#115) (Façade Improvements) - refreshing and rehabbing the storefront by adding existing paint color to storefront and columns, caulking, priming, existing tile to be removed and replaced at the storefront base
Applicant: Town Center Development Group, LLC
4. COA23-000014 - 113 Baltimore St. (Façade Improvements) - refreshing and rehabbing the storefront by adding existing paint color to storefront, canopies, columns, caulking, priming, repair existing cracked concrete step/base areas, rusted tin molding will be repaired/replaced as needed
Applicant: Town Center Development Group, LLC
5. COA23-000016 - 66 Queen City Dr. (Signage) - adding sign 4X8 non-illuminated aluminum composite panel with black vinyl graphics
Applicant: Kenney Signs, Inc. for HOOKUP HU\$TLE
6. RCA23-000002 - 138 Baltimore St. (Façade Improvement alteration) - Changing door locations on the front of the façade
Applicant: C&M Construction for CG Enterprises

Mr. Nathan Williams made the motion for approval for the following COA23-000011, COA23-000012, COA23-000013, COA23-000014, COA23-000016, RCA23-000002 and Ms. Lynda Lambert, seconded the motion. All members were in favor. Motion approved.

REGULAR AGENDA

1. COA23-000015 - 120 Fayette St - Applicant: Montum Architecture/ Thomas Pritts for Robotics and Engineering of Allegany Co- (Entrance Improvements)-
The applicant (Thomas Pritts) is proposing to replace ramp and replace the front door to make the property ADA Accessible. This project has received approval from the Maryland Historical Trust.
Ms. Lynda Lambert made the motion to approve the above proposal with recommendation from the HPC to have the door frame match the same color as the windows (white). Councilwoman, Laurie Marchini, seconded the motion.

All members were in favor. Motion approved.

2. COA23-000017 - 24 Washington St - Applicant: Fielding Construction of Emmanuel Episcopal Church - (Porch Restoration) - The applicant (Eliot Fielding) is proposing replacing the floor joists and adding Azek composite decking boards to the porch. The decking boards will have a tongue and groove appearance. Eliot explained that the columns needed to be replaced as well due to them being in disrepair. Eliot plans to replicate the existing columns out of 1 inch pine. The handrail will be refabricated and put back into place. Eliot states by replacing the columns it will make the porch more stable. The proposed porch replacement is compatible with the City of Cumberland Design Guidelines if it is replaced with exactly the same materials, mouldings, bevels, accents, and paint color.

Councilwoman, Laurie Marchini made the motion to approve the above proposal with the contingency of approval from the Maryland Historical Trust. Ms. Lynda Lambert, seconded the motion. All members were in favor. Motion approved.

Secretary Tim Hoffman read the approval statement: We have studied the application in all other relevant documents and presentation related to the for-mention. 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.

ANNOUNCEMENTS/OTHER BUSINESS

1. The Capital Grant program has been extended until May 1st, 2023 to submit your applications. They will reopen the applications in January 2024. There is \$600,000 available for projects that promote acquisition, restoration, and rehabilitation of historic properties.
2. The Preservation Maryland Heritage Fund closes in two weeks. This grant is up to \$10,000 per project. This fund meets the needs of cultural resources in Maryland that are not likely to be met through other grant programs, such as, Churches or non-profit organizations.
3. The City of Cumberland Historical Preservation plan has selected the Lakota Group out of Chicago. They visited Cumberland and were able to gather information about our city.
4. NAPC's Webinar is March 23, 2023 @ 1pm. The topic is Preservation Planning. The Lakota Group will be speaking at this event.

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

ADJOURMENT

Secretary Tim Hoffman adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary



CITY OF CUMBERLAND MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

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www.cumberlandmd.gov

Permit Number: COA23-000018

Approval Date: 03/16/2023

Certificate of Appropriateness Permit

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

Project Location: MD Prop. #: Owner:	42 BALTIMORE ST 14008600 BEALL GARNER SCREEN-GEARE INC	Date applied: Work expected to begin:	03/14/2023 03/16/2023
Applicant: Address: City/State/Zip: Phone: Email:	CBIZ, Inc 44 Baltimore St Cumberland MD 21602 (301) 784-2408 jbuchanan@cbiz.com	Contractor: Address: City/State/Zip: Phone: Email: MD Master Plumber License #:	Hetrick Masonry 11308 Poorbaugh Ave Corryville MD 21624 (301) 722-8048 00000

Quantity	Description	Amount	Total Cost
1.00	Certificate of Appropriateness Review Fee	30.00	30.00

Project Description:

Certificate of Appropriateness for repair/replacement of about 800 bricks. Replacement in kind of awning on rear of building. This work is for 44 Baltimore St

APPROVED: Administrative Approval by Ruth Davis-Rogers on 3/16/23. The awning is replacement in kind. The closing in/brickling up of the window is approved on this historic building due to the fact it is located in the back of a building and facing an alley. On the interior the window is located in a stairwell. There has been a long history of water penetration and leaks surrounding this opening which is affecting the wall and the doorway below.

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 HPO 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 #: COA23-000018

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@cblz.com

Contractor Contact Information: Company Name: Hetrick Masonry
Contact: John Hetrick
Address: 11305 Poorbaugh Ave
City/State/Zip: Corriganville MD 21524
Phone: (301) 722-5048
Email:

Date of Application: 03/14/2023

Work Description: (narrative box)

**Certificate of Appropriateness for repair/replacement of about 800 bricks. Replacement in kind of awning on rear of building.
This work is for 44 Baltimore St**

Amount Paid: 30.00

Amount Due: 0.00



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000018

Agenda Item: Administrative Approval

Project Address: 42 BALTIMORE ST

Meeting Date: 03/16/2023

Property Number: 14005900

Issued

John Buchanan

Dear Applicant:

The Historic Preservation Commission of the City of Cumberland on the above date, considered the application for construction at the above address as follows:

Exterior improvements are to include: Certificate of Appropriateness for repair/replacement of about 800 bricks. Replacement in kind of awning on rear of building. This work is for 44 Baltimore St

The application was:

Issued

APPROVED with the following conditions: Approved as presented in application. Awning is replacement in kind. The closing in of this window on this historic building is approved due to the fact it is located on the back of a building, in an alleyway. On the interior of the building it is located in a stairwell. There has been a long history with water leaking in and around this window opening which is affecting the wall and doorway below.

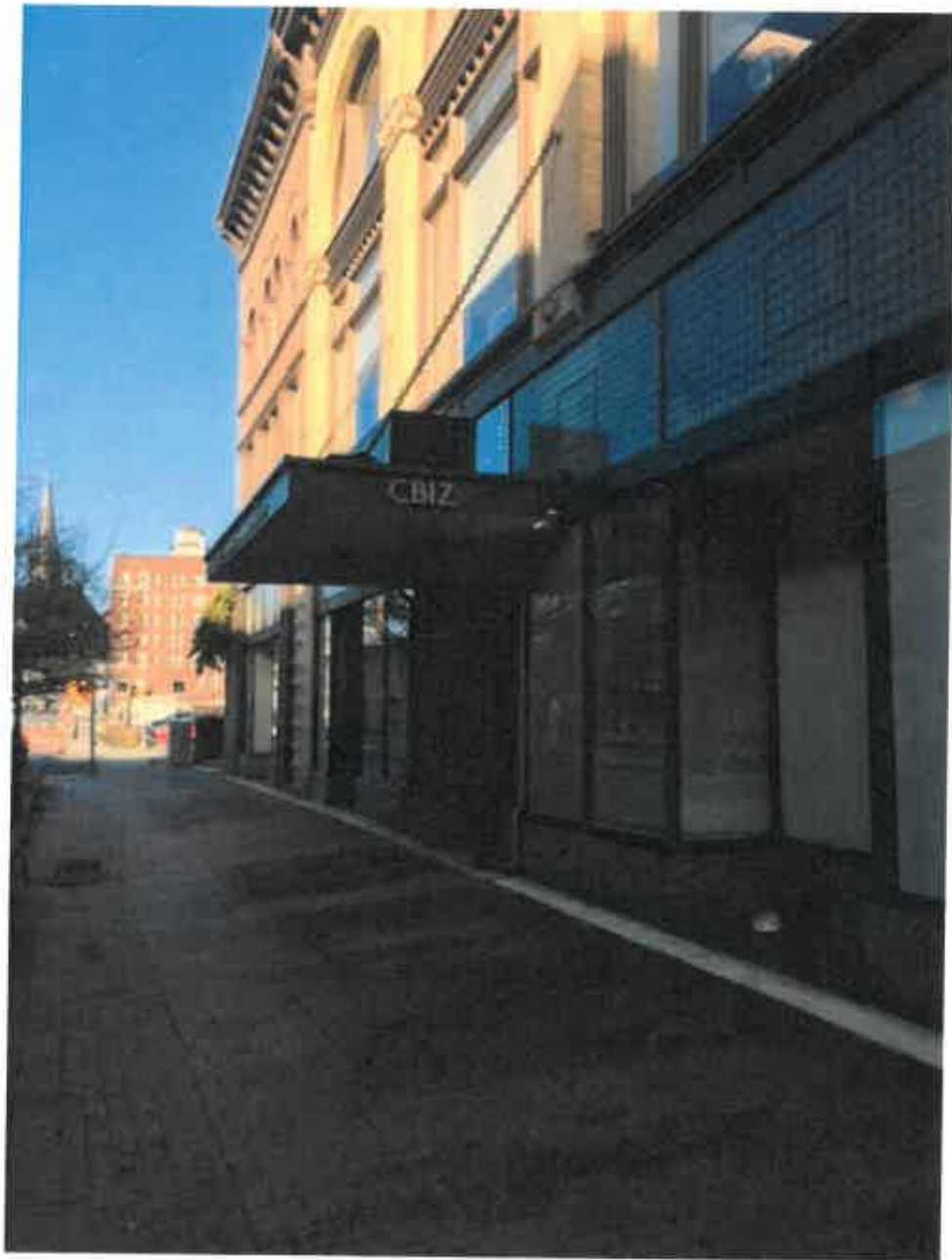
Sincerely,

Ruth Davis-Rogers

**Co:Planning and Zoning
COA File**

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.

EXPIRATION OF CERTIFICATES OF APPROPRIATENESS: This application hereby expires six months following the file date if no action is taken to start specified work. Also, the 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.



FRONT OF CBIZ



BACK OF CB12 BUILDING
SHOWING AWNING & WINDOW



STAIRWELL WINDOW
INTERIOR





LEAKING ROTTEN SILL



BACK OF CBIZ
BUILDING

LEAKING STORM
WINDOW TO BE
CLOSED IN

AWNIN TO
BE REPLACED







City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA23-000019**

Permit or Review Type: Certificate of Appropriateness

Project Location: 508 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Robert Love
Address: 508 Washington St
City/State/Zip: Cumberland MD 21502
Phone: (202) 578-1773
Email: rlove@republicpropertiescorp.com

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

Date of Application: 03/17/2023

Work Description: (narrative box)

Certificate of Appropriateness for 508 Washington St. Placement of pre-fabricated, cottage-style garden shed. 18' L x 10' depth x 12' h @ peak. Shed to be put on prepared timber board outlined shed "pad". Location is to be in lower backyard of property. Shed will not be visible from street. Shed is 30' lower than street due alley slope.

Amount Paid: 0.00

Amount Due: 30.00



CITY OF CUMBERLAND MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

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Permit Number: COA23-000019

Approval Date: 03/20/2023

Certificate of Appropriateness Permit

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

Project Location:	508 WASHINGTON ST	Date applied:	03/17/2023
MD Prop. #:	08032821	Work expected to begin:	03/20/2023
Owner:	LOVE ROBERT J-JULIE L KRESPAN		
Applicant:	Robert Love	Contractor:	
Address:	508 Washington St	Address:	
City/State/Zip:	Cumberland MD 21502	City/State/Zip:	
Phone:	(202) 578-1773	Phone:	
Email:	rllove@republicpropertiescorp.com	Email:	
		MD Master Plumber License #:	

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

Project Description:

Certificate of Appropriateness for 508 Washington St. Placement of pre-fabricated, cottage-style garden shed. 18' L x 10' depth x 12' h @ peak. Shed to be put on prepared timber board outlined shed "pad". Location is to be in lower backyard of property. Shed will not be visible from street. Shed is 30' lower than street due alley slope.

APPROVED: Administrative Approval per Ruth Davis - Rogers, Historic Preservation Planner. Proposed shed is in that back of the property, behind house, and does not affect the historical integrity of the house or the Washington Street Historic District streetscape.

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



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000019

Agenda Item: Administrative Review

Project Address: 508 WASHINGTON ST

Meeting Date: 03/20/2023

Property Number: 06032621

Issued

Robert Love
508 Washington St
Cumberland, MD 21502

Dear Applicant:

The Historic Preservation Commission of the City of Cumberland on the above date, considered the application for construction at the above address as follows:

Exterior improvements are to include: Certificate of Appropriateness for 508 Washington St. Placement of pre-fabricated, cottage-style garden shed. 18' L x 10' depth x 12' h @ peak. Shed to be put on prepared timber board outlined shed "pad". Location is to be in lower backyard of property. Shed will not be visible from street. Shed is 30' lower than street due alley slope.

The application was:

Issued

APPROVED with the following conditions: Approved based on instructions placed in application.

Sincerely,

Ruth Davis-Rogers

Cc:Planning and Zoning
COA File

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.

EXPIRATION OF CERTIFICATES OF APPROPRIATENESS: This application hereby expires six months following the file date if no action is taken to start specified work. Also, the 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.

Lot No. 70 on Map No. 9 Tax Parcel 997

DERBY LANE (ALLEY)

Top of the WALL is 4' 2" above alley

59' 1 1/2"

Top of wall 4' 2" above alley

Existing

FENCE Existing

Cottage Shed 18' x 10'

DOORS

"The shed"

Grass Lawn

Existing STONE and BLOCK WALL

grass/alley paving line

GATE

CLOVER ALLEY

DOWN SPOUT

Scale: 1/8" = 1'

FLOOR

Rear of House

Concrete Slab and Steps

Pathway ABOVE

Trunk

STONE WALL w/ CONG. CAP

North arrow pointing down

508 Washington Street Lot No. 70 on Map No. 9 Tax Parcel 997

COLORS TO MATCH MAIN HOUSE



10' x 16' • Beige Siding\White Trim\Red Doors and Shutters

Painted Garden Cottage

"GARDEN SHED"

508 Washington Street
"Similar" Color scheme to match main house.

10' x 18' tall at peak.

Standard Garden Cottage

Includes:

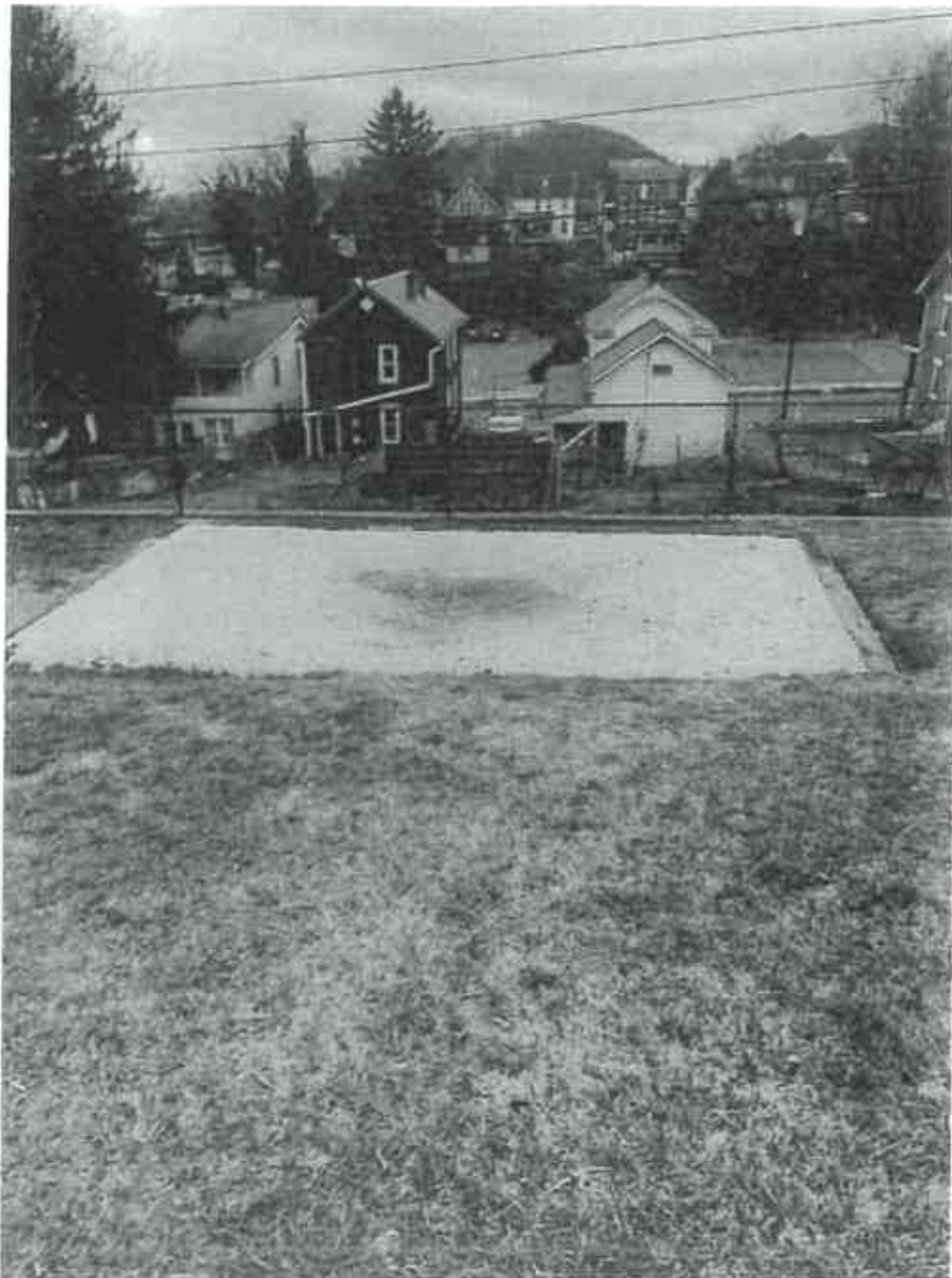
- Bigger Overhangs
- Three Colors of Paint
- Steeper Roof
- Larger Door Hinges



Subject:

Shed pad

508 Washington Street



Sent from my iPhone

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA23-000020**

Permit or Review Type: Certificate of Appropriateness

Project Location: 130 BEDFORD ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: John Wigger
Address: 133 Potomac St
City/State/Zip: Cumberland MD 21502
Phone: (240) 920-4944
Email: johnwigger64@gmail.com

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

Date of Application: 03/20/2023

Work Description: (narrative box)

Certificate of Appropriateness for 128 Bedford St. "The New Creation Laundry" will be using existing interior and exterior. Sign is 3' x 4'. Total sq. ft. of signage is 12. Sign is metal. Moving sign from 313 Springdale St to 128 Bedford St. Sign will be mounted on the side of building that is by the parking area. Sign will be 15ft up from sidewalk.

Amount Paid: 30.00

Amount Due: 0.00



CITY OF CUMBERLAND MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

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Permit Number: COA23-000020

Approval Date: 03/23/2023

Certificate of Appropriateness Permit

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

Project Location:	130 BEDFORD ST	Date applied:	03/20/2023
MD Prop. #:	14004416	Work expected to begin:	03/23/2023
Owner:	BB&BZ PROPERTIES LLC		
Applicant:	John Wigger	Contractor:	
Address:	133 Potomac St	Address:	
City/State/Zip:	Cumberland MD 21502	City/State/Zip:	
Phone:	(240) 920-4944	Phone:	
Email:	johnwigger64@gmail.com	Email:	
		MD Master Plumber License #:	

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

Project Description:
Certificate of Appropriateness for 128 Bedford St. "The New Creation Laundry" will be using existing interior and exterior. Sign is 3' x 4'. Total sq. ft. of signage is 12. Sign is metal. Moving sign from 313 Springdale St to 128 Bedford St.

Administrative approval by Ruth Davis-Rogers, Historic Preservation Planner. Two sided sign approved (moved from previous location) mounted flush to the face of the building approxmatly 15' from sidewalk. .

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



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA23-000020

Agenda Item: Administrative Approval

Project Address: 130 BEDFORD ST

Meeting Date: 03/23/2023

Property Number: 14004416

Issued

John Wigger
133 Potomac St
Cumberland, MD 21502

Dear Applicant:

The Historic Preservation Commission of the City of Cumberland on the above date, considered the application for construction at the above address as follows:

Exterior improvements are to include: Certificate of Appropriateness for 128 Bedford St. "The New Creation Laundry" will be using existing interior and exterior. Sign is 3' x 4'. Total sq. ft. of signage is 12. Sign is metal. Moving sign from 313 Springdale St to 128 Bedford St.

The application was:

Issued

APPROVED with the following conditions: Administrative Approval by Ruth Davis-Rogers, Historic Preservation Planner, for a two sided sign (used at previous location), mounted flush to the face of the building and mounted approximately 15' from sidewalk.

Sincerely,

Ruth Davis-Rogers

Cc: Planning and Zoning
COA File

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.

EXPIRATION OF CERTIFICATES OF APPROPRIATENESS: This application hereby expires six months following the file date if no action is taken to start specified work. Also, the 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.



City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: RCA23-000003

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

Project Location: 204 S WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: E. John Pendleton
Address: 204 Washington St
City/State/Zip: Cumberland MD 21502
Phone: (712) 212-2616
Email: ejohnpendleton@gmail.com

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

Date of Application: 04/17/2023

Work Description: (narrative box)
RCA for additional projects to COA22-023.

Amount Paid: 0.00

Amount Due: 0.00

This is under COA22-000023 approved 8/10/22. (Paid with check 4/17/22)



CITY OF
CUMBERLAND
MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

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Permit Number: COA22-000023

Approval Date: 08/10/2022

Certificate of Appropriateness Permit

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

Project Location:	204 S WASHINGTON ST	Date applied:	08/05/2022
MD Prop. #:	06014398	Work expected to begin:	08/19/2022
Owner:	E. John Pendleton		
Applicant:	E. John Pendleton	Contractor:	
Address:	204 Washington St	Address:	
City/State/Zip:	Cumberland MD 21502	City/State/Zip:	
Phone:	(712) 212-2818	Phone:	
Email:	ejohnpendleton@gmail.com	Email:	
		MD Master Plumber License #:	

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

Project Description:

Certificate of Appropriateness Permit for replacement in kind: Exterior soffits, gutters, paint trim, and window sashes.

APPROVED with the following conditions:

SUBJECT: However to revocation by the HPC in the case the afore named construction is not in compliance with the requirements of the City Ordinances relating to Historic Preservation, especially Ordinance No. 3873.

Larry T. Jackson

Larry Jackson

Timothy B. Hoffmann AIA

Tim Hoffman, for the H.P.C. Secretary

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]

Signature

<p>Existing Material/Appearance</p> <p>Iron. /Single pipe steam radiator system boiler, non-functioning, original to house. Most radiators still remain except in Apt 1 which has electric baseboard heat units. See basement floor plan with attached for boiler picture.</p>	<p>Proposed Work/Changes</p> <p>Remove boiler, replace with Burnham IN 12 Gas Fired steam boiler with automatic water feeder; replace boiler lines as needed, use existing radiators replacing all steam vents and balance system.</p>
<p>Existing Material/Appearance</p> <p>3 electrical service switch boxes, hanging from walls with aged wiring to boxes. /See East Elevation, basement plans, first floor Apt 1 and second floor Apt 3 hallway plans and photos.</p>	<p>Proposed Work/Changes</p> <p>Install a 400 amp service and meter box. Install 5 x 100 amp breakers, 2 mains for apts #1 and #2 and 3 mains for apts #3, #4, #5. Rewire to update as needed, fishing wires to avoid demolition of historic plasters and woodwork.</p>
<p>Existing Material/Appearance</p> <p>Painted brick exterior, wooden window sashes, half window screens, fascia and soffits, wooden dentals, functioning shutters. /Exterior flaking paint on brick facades and scaling, flaking and faded paint on window sashes, soffits, fascia, wood screens, cedar shingles (on dormers) and shutters. See 4 elevation plans and photos.</p>	<p>Proposed Work/Changes</p> <p>Remove paint from bricks with hand brushing and power rotary brush disk; scraping, priming and painting sashes' original black, soffits and fascia with Sherwin Williams historic colors, and green shutters with similar Sherwin Williams historic green. Re-hang all shutters with original or historically identical hardware.</p>
<p>Existing Material/Appearance</p> <p>Brick, wood, slate, rubber roofing sheet. /Roofing or flashing leak front east chimney leaking into front 2nd floor bedroom and roofing or flashing leak front west dormer leaking into front 2nd floor bedroom below; fallen plaster from both ceilings of these rooms, Roof rubber cover separating from house. See 2nd floor plan and attached photos; see East Elevation and photos.</p>	<p>Proposed Work/Changes</p> <p>Repair to flashing behind east front chimney and repair to flashing of west dormer. If any tear-off of shingle is necessary, they will be re-placed or replaced by the same shingles batch (extras in basement); repair plaster ceilings and paint.</p>

<p>Existing Material/Appearance</p> <p>Rubber roofing, wooden decorative trim, mouldings and Corinthian scroll column topping porch support scroll. /Sagging porch roof and holes in hidden gutters leaking and causing soffit rot. See East Elevation plan and attached photos.</p>	<p>Proposed Work/Changes</p> <p>Repairs to hidden gutter East side porch roof and rebuild of skeletal structure to raise pitch to original pitch for free flow of water via hidden gutter. Rebuild using existing mouldings or milled replicas of mouldings. Re-create Corinthian scroll end of porch roof support which is rotted. Seal roofing materials to house.</p>
<p>Existing Material/Appearance</p> <p>Tongue and groove 7/8 inch wood floors; wooden columns and column bases; bricks and mortar./Front and rear porch decks are cracking and rotting. Paint is scaling. Porch columns are sinking and crushing wooden bases and brick and mortar foundations. See Front Elevation and photos and Back Elevation and photos.</p>	<p>Proposed Work/Changes</p> <p>Demo old flooring on front and back porches, remove all rotted wood from sub-structure and replace with treated lumber; install temporary braces to hold porch roof up, front and back porches; custom cut and make floor boards to match existing tongue and groove 7/8" x 3 1/2" (back porch is 3/4") and finish on one side; install new flooring front and back porches; make trim to match rest for under floor overhang; make repairs to columns; re-set and point brick foundations; paint both porches.</p>
<p>Existing Material/Appearance</p> <p>Interior woodwork, painted walls, wallpapered walls, window weights, wooden fir floors. /Woodwork mostly painted but not in main hallway and foyer, painted woodwork drab and dirty, painted walls dirty, shabby, cracking paint but few plaster cracks, wall-papered walls in mostly good shape with some water stains and cracking. Refer to the interior house plans of Basement, 1st floor, 2nd floor, 3rd floor with photos.</p>	<p>Proposed Work/Changes</p> <p>Non-painted woodwork will remain unpainted, painted woodwork and window sashes will be touched up and cleaned with semi gloss Sherwin Williams Statuesque White (most nearly resembling current paint), wallpaper will be preserved and when not possible replaced or removed and wall area painted. 2 windows have broken window weights which will be repaired.</p>

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: COA23-000021

Permit or Review Type: Certificate of Appropriateness

Project Location: 49 BALTIMORE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Jerard Puckett
Address: 49 Baltimore St
City/State/Zip: Cumberland MD 21502
Phone: (240) 362-7183
Email:

Contractor Contact Information: Company Name: Harbel Inc
Contact: Jared Burkett
Address: 11521 Milnor Ave
City/State/Zip: Cumberland MD 21502
Phone: 301-729-8303
Email:

Date of Application: 04/11/2023

Work Description: (narrative box)

COA- Rehabilitation of the front facade

Amount Paid: 30.00

Amount Due: 0.00

HARBEL, INCORPORATED

General Contractors

P.O. Box 358
11521 Milnor Avenue
Cumberland, MD 21501-0358

Telephone (301) 729-8303
Fax (301) 729-0163

November 8, 2022

Embassy Theater
49 Baltimore Street
Cumberland, MD 21502

RE: FRONT FAÇADE RENOVATIONS

Dear Mr. Jerard Puckett,

Harbel, Incorporated is pleased to present our proposal for the above referenced project. Our scope of work is as follows:

SCOPE OF WORK

- Mount black glass provided by Theater on right side of entry - **\$800.00**
- Cover ticket booth with black metal where plywood is exposed - **\$2,000.00**
- Replace (2) translucent exterior sign faces. Provide letter holders, letters, and pole to replace letters. - **\$4,100.00**
- Replace fluorescent lighting with RGB color variable LED recessed lights above doors - **\$2,900.00**
- Add black metal soffit above doors to house lights and cover exposed raw area - **\$4,600.00**

CLARIFICATIONS

- Price excludes any permits, inspections, electronic marquee sign, or attending Historical Society meetings

TOTAL LUMP SUM PRICE \$14,400.00

If you should have any questions regarding this proposal, please do not hesitate to contact me.

Sincerely,

HARBEL, INCORPORATED



Jared Burkett
Vice President

JB/ph

HB-22-039

FLYING HIGH
THIRD GRAND
REOPENING

EMBASSY
THEATRE
PRICES

Replace 2
pieces black
glass to match
left side

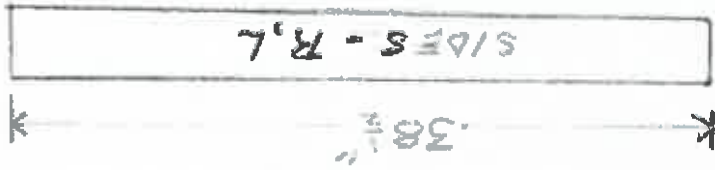
Cover gap
between old +
new black glass
with black metal

Cover
unfinishes
wood with
black metal
to match
black glass

Replace old
Flourescent tube
fixtures with LED,
metal to cover raw
surface

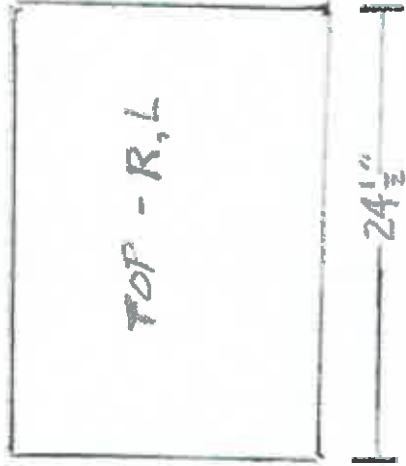
BOX OFFICE TRIM

CUT 2 EACH SIDES

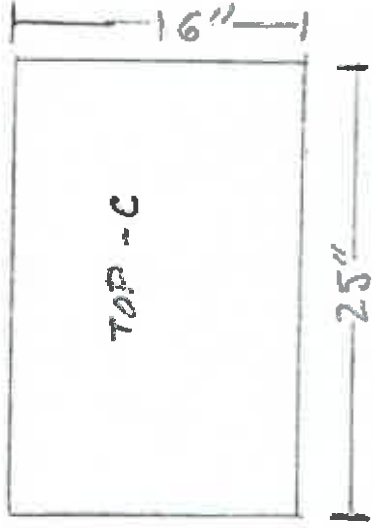


3 1/2"

17"

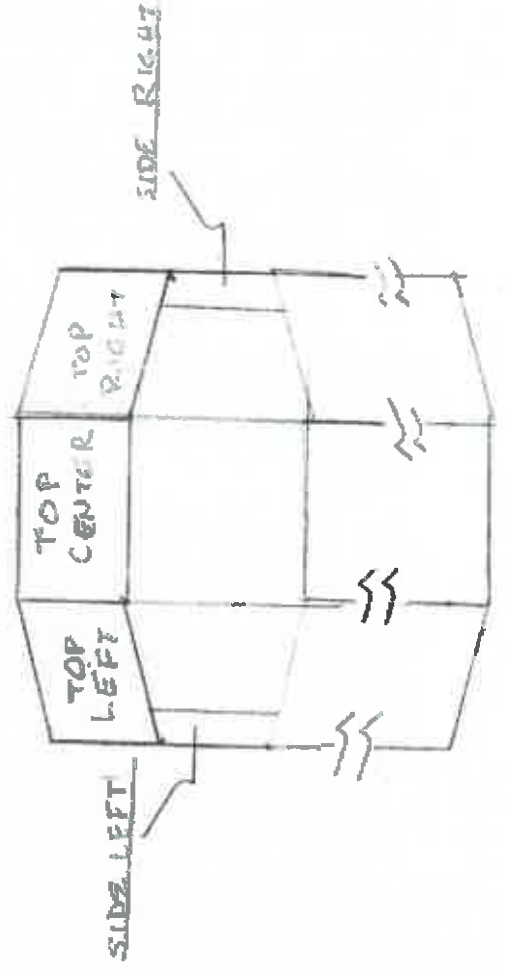


CENTER



6"

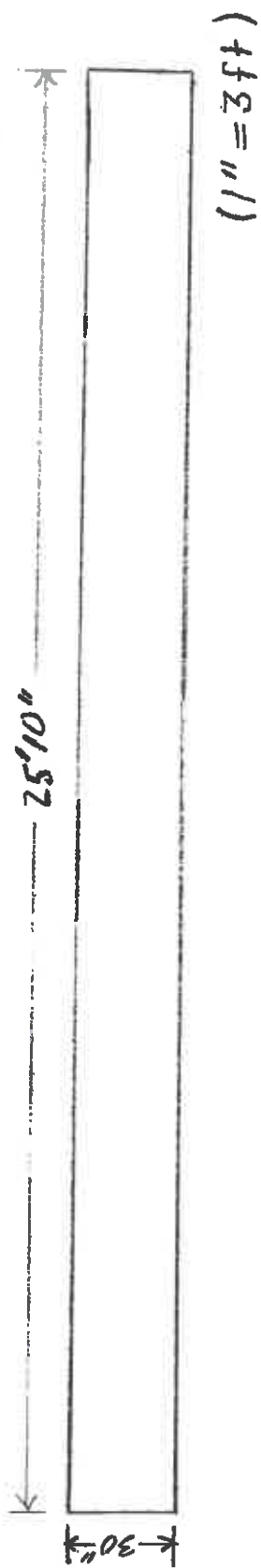
(1" = 10")



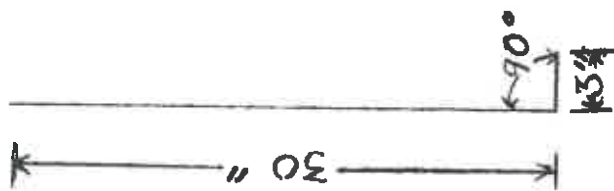
INSTALLATION DETAIL

- N.S.

UPPER TRIM FACADE
FRONT ELEVATION

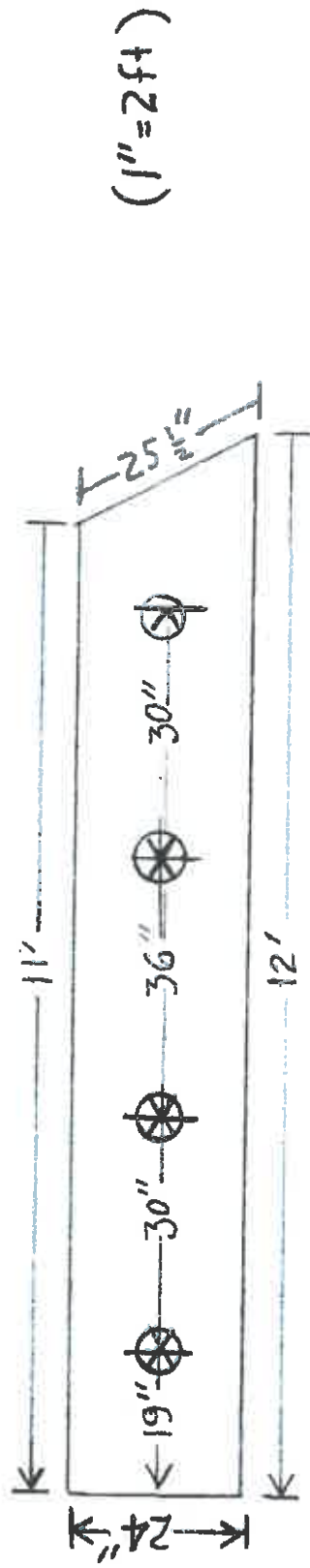


SIDE ELEVATION
(1" = 10')

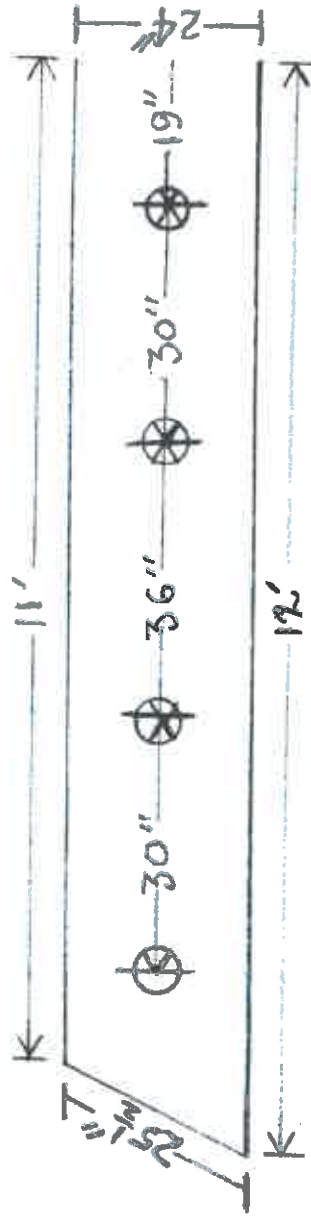


UPPER TRIM INSERT

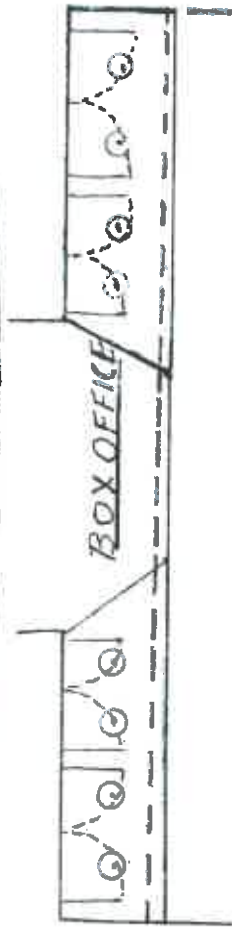
LIGHT PANELS



(1" = 2ft)



DOORS



← 3" LIP OVERHANG -
UPPER TRIM FACADE

INSTALLATION DETAIL - N.S.

No image found for
this file, click here to
upload an image.

PERMIT PROJECT
FILE #: COA2015-698
49 BALTIMORE ST CUMBERLAND MD 21502
MARQUEE REHABILITATION/PAINT, L
CONTACT: MARK BAKER
PROPERTY ADDRESS: 49 BALTIMORE STREET



PERMIT #: COA2015-698

Permit Type

Certificate of Appropriateness

Subtype

Migrated

Work Description:

marquee rehabilitation/paint, lighting, glass repair, refinish doors

Applicant

Status

Issued

Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

0.00

Permit Fees

0.00

Total Amount

0.00

Amount Paid

0.00

Balance Due

0.00

☐ Non-Billable



PERMIT DATES

Application Date

03/02/2015

Approval Date

03/11/2015

Issue Date:

03/11/2015

Expiration Date:

Close Date

03/11/2015

Last Inspection

Non-Billable Comments

Contractor

CERTIFICATE OF APPROPRIATENESS DECISION

☒ Approved
☐ Denied
☐ Conditional

Certificate of Appropriateness: # 698
Agenda Item: V. c.
Project Address: 49 Baltimore Street
Meeting Date: March 11, 2015
Property Number: 04-023803

Mark F. and Dana P. Baker
49 Baltimore Street / Embassy theatre
Cumberland, Maryland 21502

Dear Applicant:

The Historic Preservation Commission of the City of Cumberland on the above date, considered the application for construction at the above address as follows:

Marquee and façade repairs and improvements. Scope of work to include: restoration of printed canvas; fabrication of medallion and corner pieces; clean & paint chain; patch and seal cap; add flash, gutter and spout; repair marquee side box; restore back lighting; and replace bulbs. Façade Improvements will include: paint, replace lighting; replace plate glass mirrors; refinish and seal doors; and polish and seal original brass plates.

The application was:

☐ DENIED
☐ APPROVED AS SUBMITTED
☒ APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS

APPROVED with the following conditions: Staff will approve the luminaire/wattage on replacement lighting.
Staff will approve type of lighting fixture per above.
Consideration of use of marine varnish on woodwork to prevent fading as previous.

Sincerely,

Terri L. Hast, Community Services Specialist

Cc: Planning and Zoning
COA File

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.

EXPIRATION OF CERTIFICATES OF APPROPRIATENESS: This application hereby expires six months following the file date if no action is taken to start specified work. Also, the 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.

Scope of Work EMBASSY THEATRE Façade & Marquee 2015

MARQUEE:

- **Restoration of printed photo on canvas of faux marquee**
- **Fabrication of top medallion & corner pieces to replicate original**
- **Cleaning & painting of the chain supporting marquee**
- **Patch & seal cap to render waterproof**
- **Flash, gutter & spout back top edge of marquee & side boxes**
- **Repair marquee side box fronts**
- **Restore and/or upgrade back lighting**
- **Replacement of standard bulbs with LEDs**

FAÇADE:

- **Gloss black enameled metal to blend with black glass in place:**
 - **beneath façade & side boxes**
 - **marquee underside, above doors**
 - **top and partial frame of box office**
- **Replacement of fluorescents with LED fixtures above doors (8)**
- **Plate glass mirror on facade sides (framed top & bottom in black metal)**
- **Refinish & seal eight front doors**
- **Polish & seal original brass plates**

ADDENDUMS:

Front elevation of Embassy Theatre Building

Photos of current condition of marquee & façade

Inez Foose proposal: marquee graphic restoration/ medallion & corners

Scaled drawings for metal fabrication, mirrors, LEDs

Assorted fabrication material samples

pg. 2.

pg. 3.

pp. 4-6.

pp. 7-10.

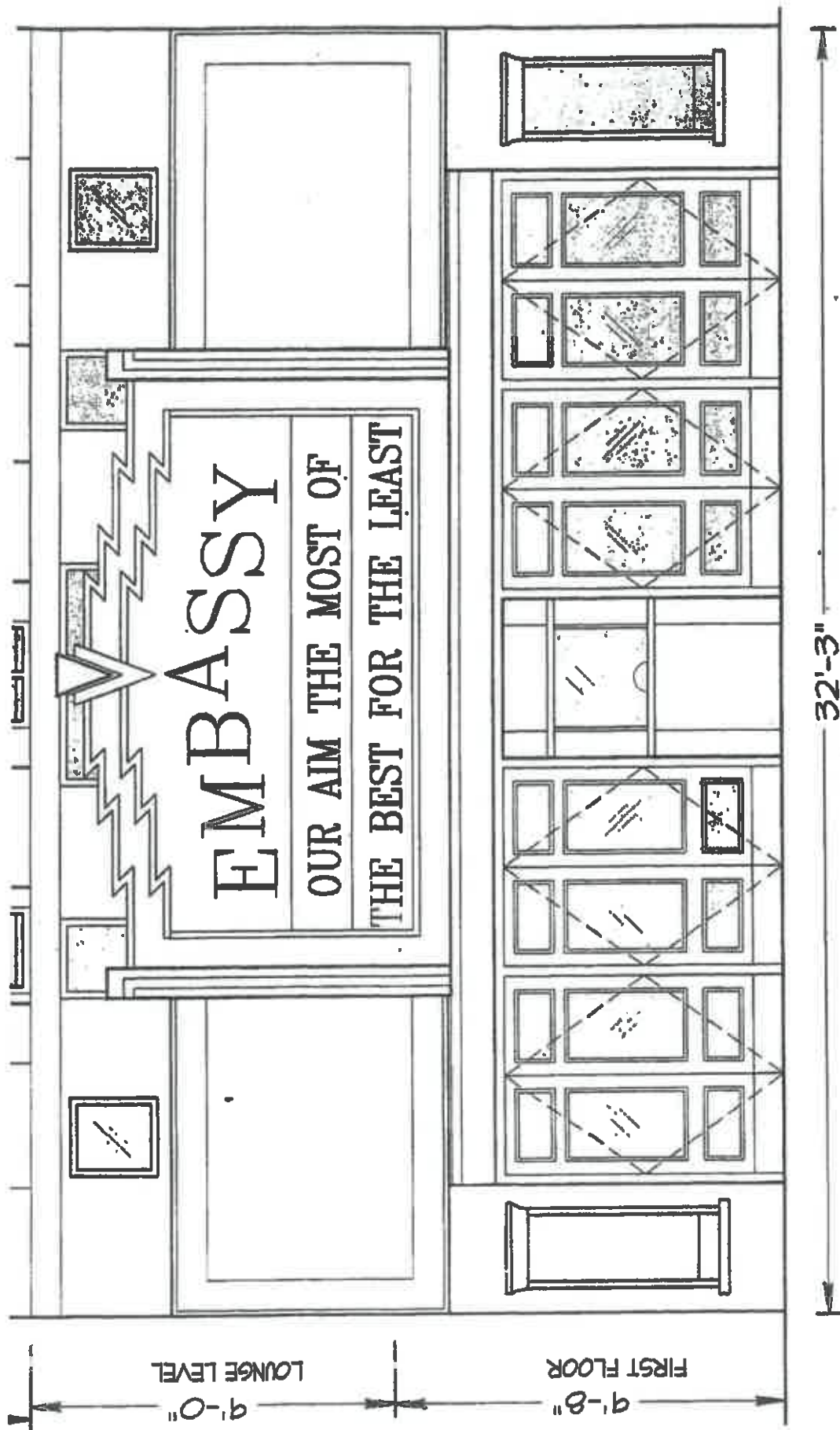




Figure 1 – Front of Embassy Theatre building, February 2015



Figure 2 - Side

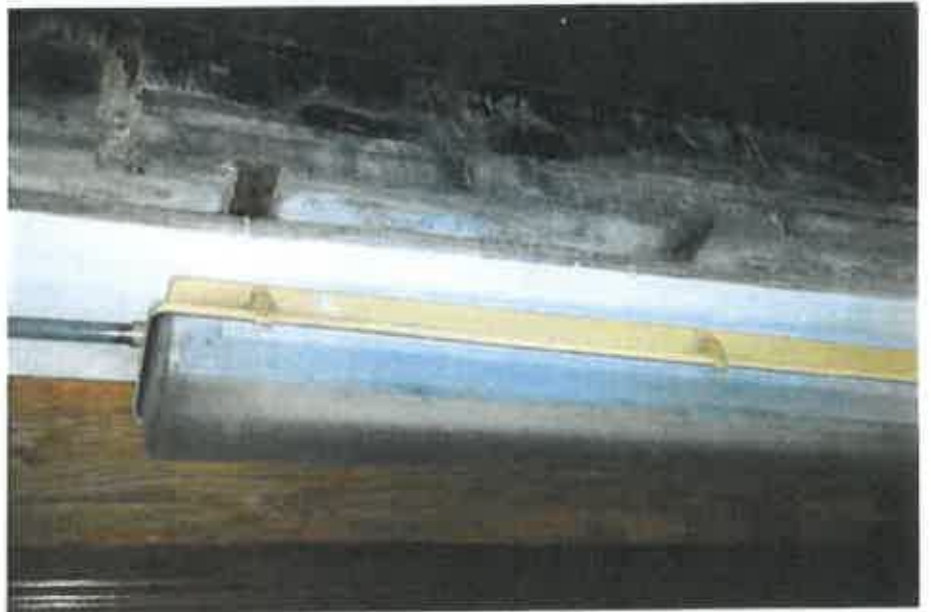


Figure 3 - Above doors, fluorescents to be replaced

INEZ FOOSE DESIGNS
463 WEST STREET G120
NEW YORK, NY 10014
Tel 917 . 912 . 6312
Email inez@Inyc.us

date **January 2015**
order **verbal**
rep **Mark Baker**

name **Embassy Theater**
address **49 Baltimore Street**
city **Cumberland, MD 21502**

project **MARQUEE RESTORATION**

description **Photo of Original Marquee printed on back-lit fabric fabricated in year 2001 and hung on front of building is now in need of restoration.**

scope of work • **Removal of front and side panels to be brought inside building to be worked on.**
 • **Mural artist to match color and detail of original photo using sign paint; returning image to it's original inception.**
 • **Application of center medallion and side caps on awning fabricated in Lucite to enhance the structure of the sign; relating to the black glass front.**

references • **Design showing lucite additions (Figure 4.)**
 • **Maquette of original sign (Figure 5.)**
 • **Photo of Embassy front after initial marquee installation (Figure 6.)**
 • **Scale drawings of lucite additions (Figures 7 & 8.)**

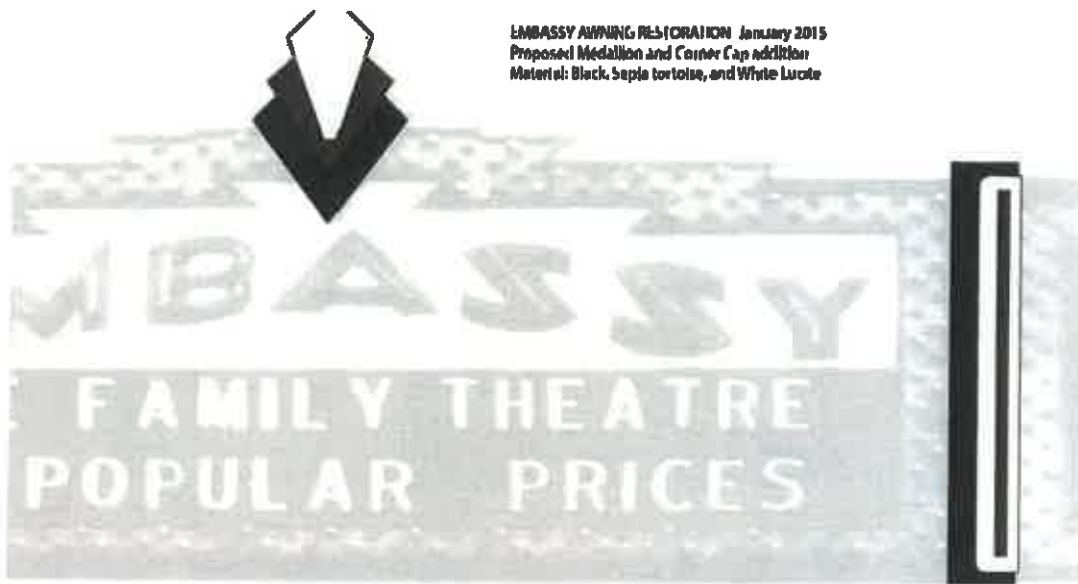


Figure 4 – Design showing Lucite additions.



Figure 5 – Maquette of original sign.



Figure 6 – Photo from original installation in 2001.

Proposed Corner Cap addition

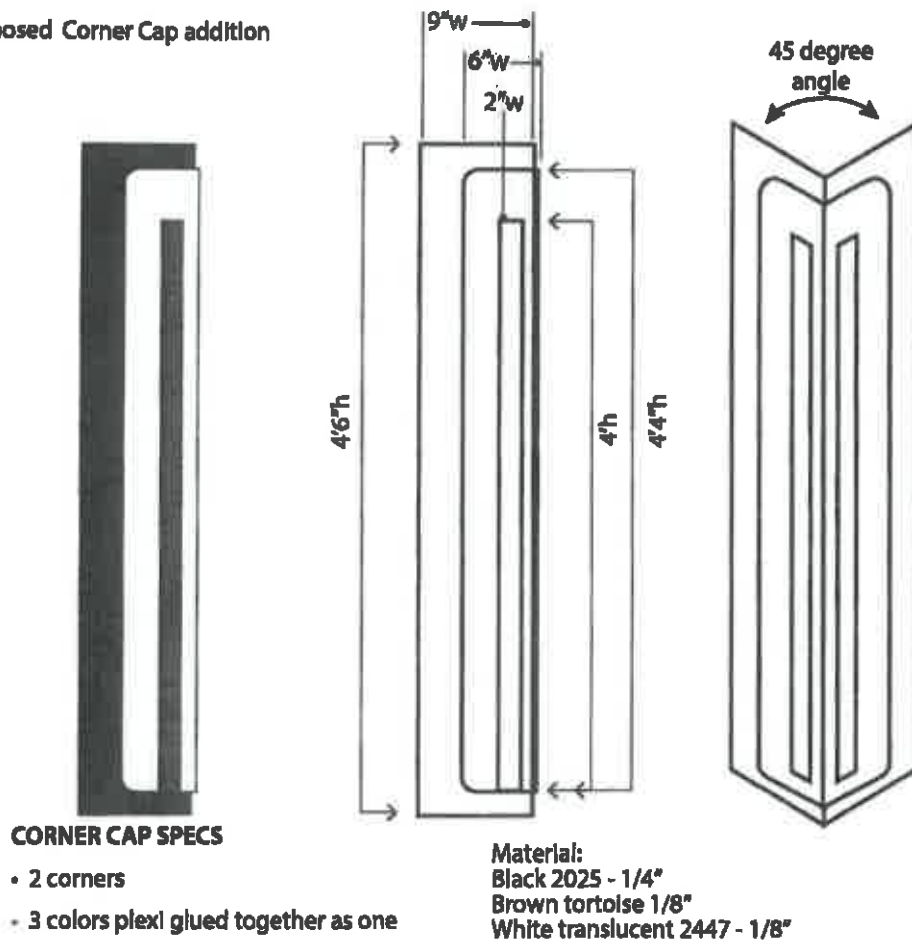


Figure 7 – Corner pieces (2) for marquee.

Proposed Medallion addition

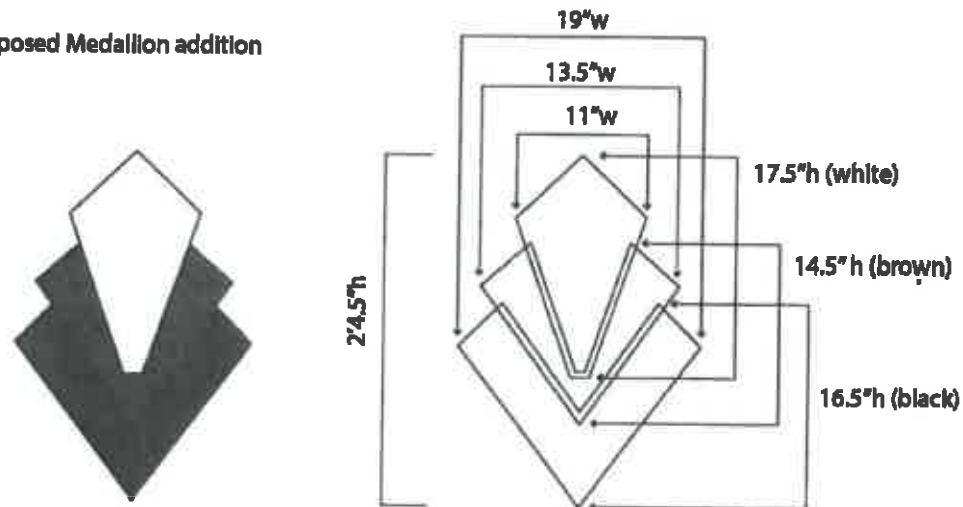
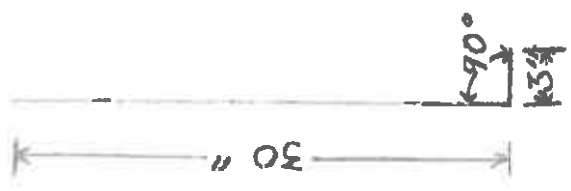


Figure 8 – Medallion for top center of marquee.

UPPER TRIM FACADE

FRONT ELEVATION

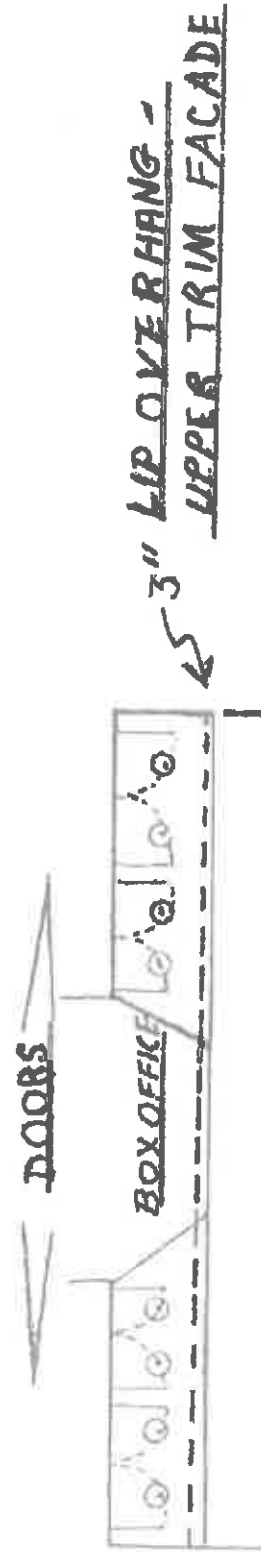
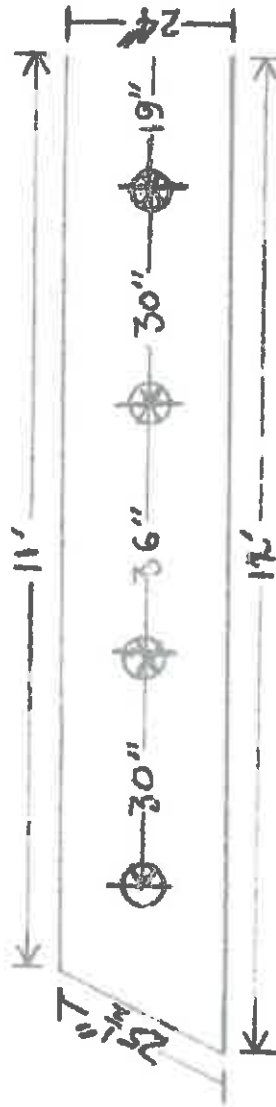


SIDE ELEVATION

(1" = 10')

UPPER TRIM INSERT

LIGHT PANELS

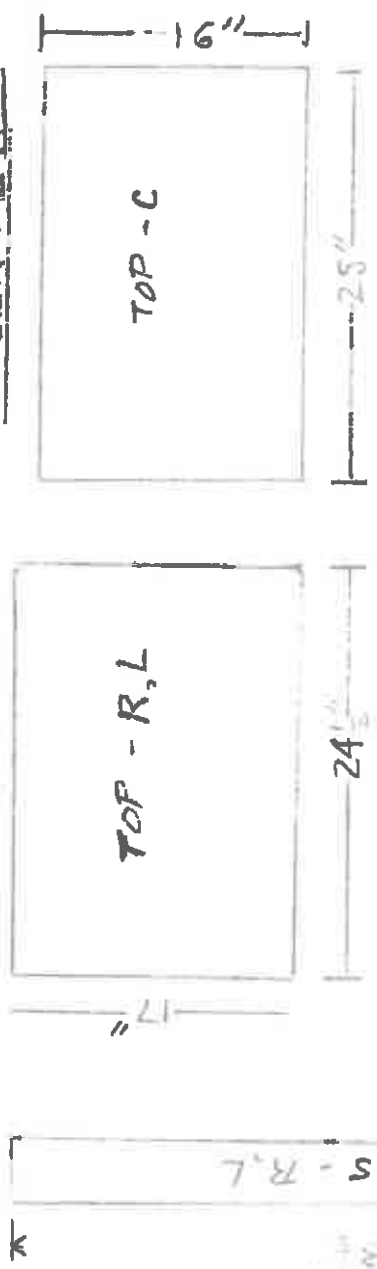


INSTALLATION DETAIL - N.S.

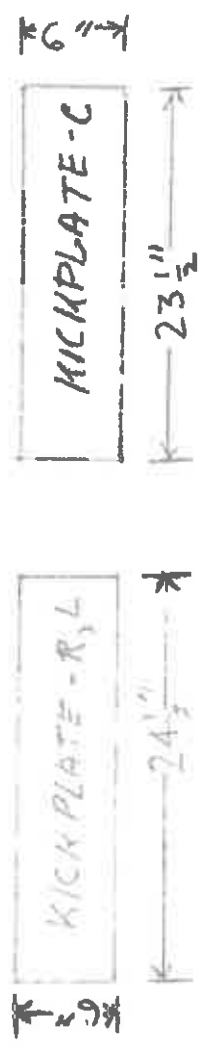
BOX OFFICE TRIM

CUT 2 EACH SIDES

CENTER

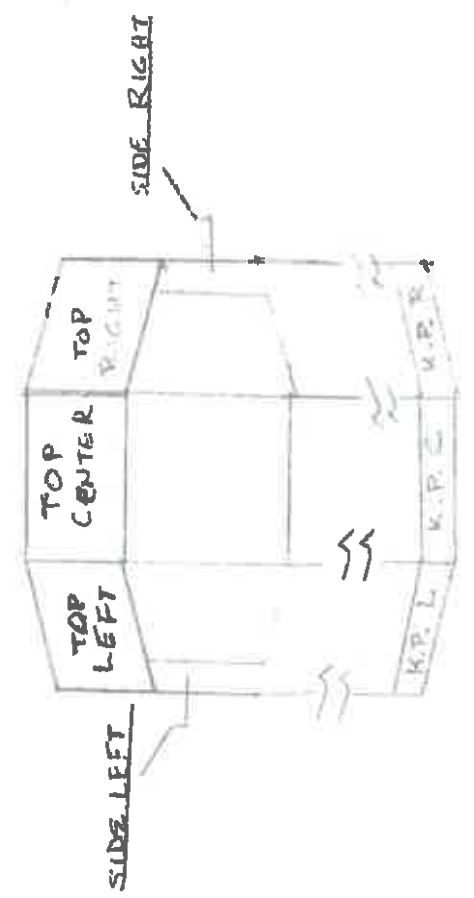


(1" = 10")

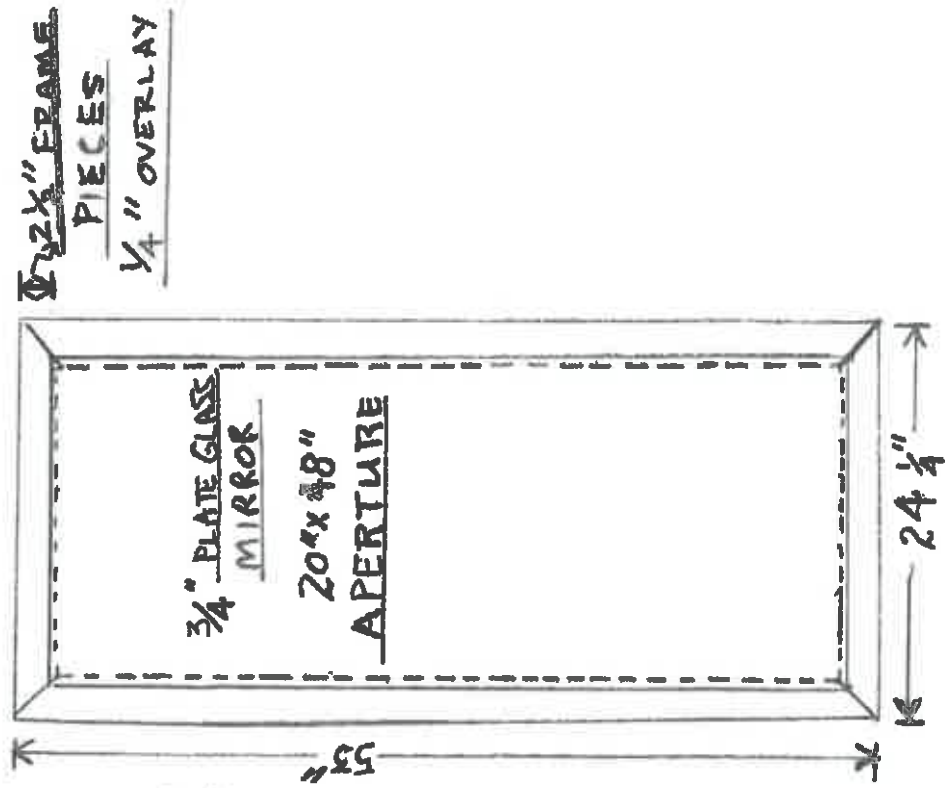
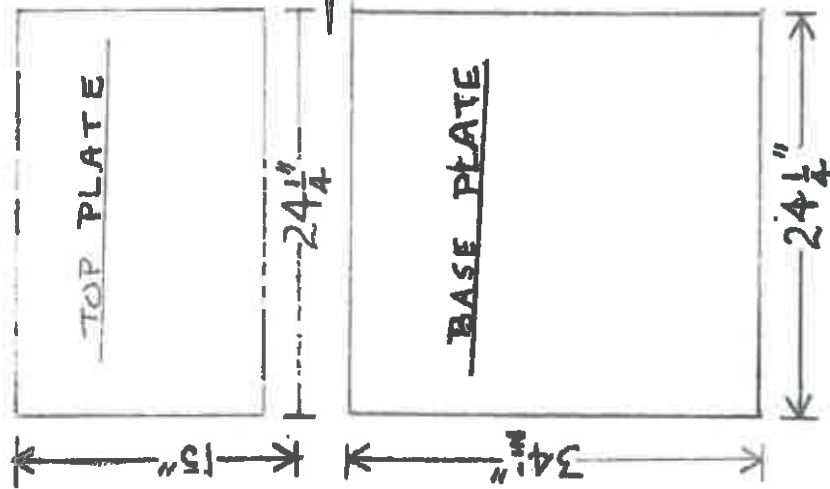


INSTALLATION DETAIL

- N. S.



SIDE WALL PANELS



(1" = 10")

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA23-000022**

Permit or Review Type: Certificate of Appropriateness

Project Location: 0 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Allegany County Commissioners
Address: 701 Kelly Road
City/State/Zip: Cumberland MD 21502
Phone: 301-876-9561
Email: adam.patterson@alleganygov.org

Contractor Contact Information: Company Name: Allegany County Commissioners
Contact: Adam Patterson
Address: 701 Kelly Road
City/State/Zip: Cumberland MD 21502
Phone: 301-876-9561
Email: adam.patterson@alleganygov.org

} Need Contractor
before BP
approval

Date of Application: 04/05/2023

Work Description: (narrative box)

COA for expansion of parking lot for greater aisle space.

Amount Paid: 0.00

Amount Due: 0.00

Estimated Cost: \$ 25,000

Contractor: _____

BP23-014

Real Property Data Search ()
Search Result for ALLEGANY COUNTY

PROPERTY
INFORMATION

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 06 Account Number - 003524

Owner Information

Owner Name: ALLEGANY COUNTY COMMISSIONERS Use: EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: 701 KELLY RD SUITE 214
CUMBERLAND MD 21502-3401 Deed Reference: /00415/ 00130

Location & Structure Information

Premises Address: WASHINGTON ST
CUMBERLAND 21502-0000 Legal Description: COR WASHINGTON ST
PROSPECT SQUARE
14085 SQ FT IRRG LOT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0106 0000 7101 10003.01 0000 2021 Plat Ref:

Town: CUMBERLAND

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
14,085 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value As of 01/01/2021	Phase-In Assessments As of 07/01/2022	As of 07/01/2023
Land:	39,000	39,000		
Improvements	2,800	3,300		
Total:	41,800	42,300	42,133	42,300
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2022	07/01/2023
County: 480	42,133.00	42,300.00
State: 480	42,133.00	42,300.00
Municipal: 480	42,133.00	42,300.00

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:

COURTHOUSE PARKING LOT EXPANSION

Purpose: To extend the existing parking lot about approximately toward Washington Street to increase the available center aisle clearance shared by the County and adjacent private property owner from approximately 15 feet to 20 feet. The small center aisle has resulted in numerous cases of damage to parked cars. The existing small earthen embankment would be excavated and a segmented block wall constructed at the end of the extension.

Approximate Project Quantities:

- | | |
|-------------------------|-----------------------------------|
| 1. Area of Disturbance | 800 ft ² |
| 2. CR-6 Stone | 40 tons |
| 3. Bituminous Concrete | 10 tons |
| 4. Pavestone Block Wall | 400 blocks (270 ft ²) |
| 5. Line Striping | 140 feet |

Estimated Time for Construction 5 days

Project Contact: Adam Patterson, P.E., Director of Public Works

Allegany County DPW

adam.patterson@alleganygov.org

(301) 777-5933 X 207

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10

THE UNIVERSITY OF CHICAGO PRESS

202

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▲ Circuit Court for Allegany County

Age of the child/children

10

Epifanyan, A. 2002. *Epifanyan, A. 2002. Epifanyan, A. 2002.*

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Environmental Protection Agency





DATE	10/10/2018
TIME	10:30
LOCATION	CHAMBERS
OFFICER	CHAMBERS
SUPERVISOR	
REMARKS	



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Delivering to
21227

pavestone retaining wall block



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Internet #202965259 Model #83803

❤ 65

Pavestone

**Legacy Stone Deco 6 in. x 16 in. x 10 in. Charcoal
Concrete Retaining Wall Block (45-Pieces/30.2 sq.
ft./Pallet)**

★★★★★ (24) Questions & Answers (39)

$\frac{894}{30.2 \text{ sq}^2} \approx 29.76$

$0.667 \text{ sq}^2/\text{block}$



Hover Image to Zoom

\$894⁸⁶ /pallet

\$150.00 /mo* suggested payments with 6 months* financing [Apply Now](#)

Color/Finish: Gray



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Pickup
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FREE

Ship to Home
Get it by
Wed, Apr 12
Standard Delivery

Scheduled Delivery
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item

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[Change Store](#)

- 1 +

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— or —

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Product Details

Specifications

Questions & Answers

39 Questions

Customer Reviews

4.7 out of 5  (24)

Frequently Bought Together

☒ Select



☒ Select



☒ Select



Pavestone
Legacy Stone Deco 6 in. x
16 in. x 10 in. Charcoal...

★★★★★ (24)

\$894⁸⁶ /pallet

Pavestone
24 in. x 24 in. x 1.96 in.
Pewter Square Concrete...

★★★★★ (416)

\$449⁰⁰ /pallet

Pavestone
4 in. H x 11.83 in. W x 6.75
in. D Charcoal Retaining...

★★★★★ (574)

\$1799⁰⁰ /pallet

Subtotal: **\$3142⁸⁶**

Add 3 Items to Cart

✕ [Shop This Collection from Pavestone \(27\)](#)

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: 204 WASHINGTON ST. CUMBERLAND

Tax ID#: 06 - 014399

Property Owner(s):

Name: E JOHN PENDLETON

Address: 1619 N 47 ST SEATTLE, WA 98103

Phone/Email: 712.212.2616 EJOHNPENDLETON@GMAIL.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:

EXTERIOR REPAIRS, SCRAPING, PRIMING
PAINTING OF TRIM, SOFFITS, FASCIA, WINDOWS,
SHUTTERS - PAINT COLOR SAME AS EXISTING;
SCRAPE/REMOVE LOOSE PAINT FROM BRICK -
AS APPROVED BY HIST PRES. COMMISSION.
REPLACEMENT OF PORCH FLOORS IN MILLED
WOOD, SAME AS EXISTS. INTERIOR
REPAIR, PAINTING OF THE 6 APARTMENTS;
NEW BOILER, ELECTRIC SERVICE

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: 204 WASHINGTON ST

Tax ID#: 06-014399

Property Owner(s):

Name: E JOHN PENDLETON

Address: 1619 N 47 ST SEATTLE, WA 98103

Phone/Email: 712 212 2616 EJOHNPENDLETON@GMAIL.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.

E John Pendleton

Signature of Owner or Authorized Agent

Luth Davis for
Historic Preservation Planner or Authorized Agent

27 MARCH 2023

Date

4/14/23

Date

City of Cumberland
Historic Preservation Tax Program
Part I – Pre-Construction Work Scope Application

TO: Cumberland Historic Preservation Commission
57 North Liberty Street
Cumberland, MD 21502

FOR OFFICE USE ONLY	
COA	#
Tax Account	#
Date COA/Part I Approved	

APPLICANT:

Owner's Name: CARTER WAGONER
Address: 230 E. MAIN ST.
ROMNEY, WV 26757

Phone: 703-403-5907

-type or print in ink-

PROPERTY: (if different from applicant information)

Name: CARTER WAGONER
Address: 17 PROSPECT SQ.
CUMBERLAND MD.
21502

Please Check the District in Which Structure is Located:

- ☒ **Canal Place Preservation District [CPPD] (Locally Zoned Historic District)***
For properties in the CPPD, is the property also located within:
- | | |
|--|--|
| <input type="checkbox"/> Primary Special Taxing District | } <i>An additional assessment freeze may apply</i> |
| <input type="checkbox"/> Secondary Special Taxing District | |
| <input type="checkbox"/> Decatur Heights District (National Register of Historic Places District) | |
| <input type="checkbox"/> Greene Street District (National Register of Historic Places District) | |
| <input type="checkbox"/> South Cumberland (Chapel Hill) District (National Register of Historic Places District) | |

**If structure is located in the Canal Place Preservation District, a Certificate of Appropriateness must be approved prior to the commencement of construction. A Certificate of Appropriateness is required for all exterior work in this district even if the tax credit application process is not completed and/or is denied.*

If you are unsure as to which district your property is located, please consult the City of Cumberland's Historic Planner/Preservation Coordinator at 301-759-6431 or the City of Cumberland's website at <http://www.ci.cumberland.md.us/engineering/maps.htm>

July 2010

17 Prospect Square

Cumberland, Maryland

"17" was built by Col. Johnson (for whom Johnson Street was named) in the mid 1840's on what was once the town square and parade grounds of Fort Cumberland. It enjoys a remarkable history of interesting owners, uses and untouched architectural design, features and condition.

The subjects of this application are it's Northwest, exterior, 4 level brick wall and replacing the original, metal roof.

The wall is in desperate need of repointing, and recently learned, rebuilding on the uppermost level. There is a bulge in the wall on level 5 that can only be detected from certain angles. It has been reported that should this wall fail, it will fail catastrophically. When the house was restored in 1960, it was in very poor condition and had been used as a tenement slum. The new owners retained an architect from Savannah, GA., John LeBay, who guided the restoration and the remarkable results that "17" currently maintains. It is unfortunate that his expertise did not reach as far as the masonry work that was used on the wall in question. Incorrect brick, mortar and poor construction are responsible for the current situation. It is my intent to have this wall restored to it's original appearance and condition and to have (2) air conditioners permanently removed from same wall.

The roof is metal and it is believed to be the original. It has been painted and resealed countless times. In the last several years, those efforts have become fruitless and it appears a new roof is in order. It is my intent to replace the roof with a period correct, standing seam metal roof, silver in color.

Should you find this application to be lacking any information or details, please contact me and I will do my best to correct.

Carter Wagoner

703-403-5907

Scope of Work – Existing Structures

Existing Material/Appearance	Proposed Work/Changes
<p>17 Prospect Square, Cumberland, MD</p> <p>The exterior wall (northwest) made of brick, 4 levels above grade, is in danger of failing on level 5 and the entire wall is in need of repointing.</p>	<p>Rebuild exterior brick wall on level 5 and repoint entire wall to include using period correct brick and mortar. Please see Keystone Waterproofing's description and scope of work included in this presentation.</p>
<p>Original standing seam tin roof (approx. 180 years old) is failing and repainting / sealing is no longer effective.</p>	<p>Replace original roof on house and back porch area with period correct standing seam metal. Please see Highland Construction's description and scope of work, including color, included in this presentation.</p>

July 2010

**17 Prospect Square (left) and 15 Prospect Square, Cumberland,
Maryland. Built in 1842 by Col. Johnson for whom Johnson Street,
Cumberland, Maryland was named.**



Johnson Street and Prospect Square, Cumberland, Maryland. Roofline of 17 Prospect Square visible with areas of concern and the subject of this presentation apparent from visible windows to the top of house



The original masonry work is what is on either side of the windows. The masonry work from the windows up is presumed to have been done when the house was restored in 1960. It can only be presumed that the pink bricks were used when the availability of the original bricks was exhausted. Additionally, the incorrect mortar was used. The biggest concern is a bulge in the wall (not visible in photos) to the left of the windows. Several experts have stated that should this part of the wall fail, it would fail catastrophically. This entire effort is focused on the intent of taking this wall down to the original bricks, restoring with bricks that are period correct and repointing with correct mortar and mortar joints and cleaning the entire north wall

