

MINUTES

HISTORIC PRESERVATION COMMISSION

February 26, 2025

The Cumberland Historic Preservation Commission held its regular meeting on February 26, 2025 within the Council Chambers of City Hall. Members present were, Chairman, Mr. Larry Jackson, Mr. Tim Hoffman, and Dr. Lincoln Wilkins. Members present VIA virtually, Mr. Brian Plitnik, and Ms. Lynda Lambert.

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management and Ms. Chelsea Rexrode, Codes Technician. There were no media or citizens present. Applicants Peter Anger and Annie Hershberg.

Mr. Larry Jackson, called the meeting to order. This special meeting of the Historic Preservation Commission, meaning it is a meeting convened outside of the regular schedule, is being called to address urgent matter of the roof at 610 Washington St.

PUBLIC COMMENTS

- None.

REGULAR AGENDA

- 610 Washington St - COA25-000005 (replace slate roof with asphalt shingles)
Applicant: Peter Anger

A review was called by Ruth Davis-Rogers. Application was received by Applicant, Peter Anger is proposing replacing his slate roof with asphalt shingles. He stated that the roof is in need of repair due to repeated leaks in multiple areas of the roof. It is not cost effective for them to replace the roof with slate. He stated that he has researched multiple materials and asphalt will be the most cost-effective route for them. He has concerns of the longevity of the synthetic slate roof material. The Commission had an open discussion about the importance of maintaining the slate due to the historical aspect. The Commission is suggesting to help with costs that the applicant should look into options of synthetic slate that would be placed in the viewshed of the property. They would be fine with the materials were synthetic slate in the viewshed and asphalt shingles in the back of the house. Mr. Tim Hoffman has suggested that his intern will be researching different synthetic slate options for Mr. Anger. They

would like Mr. Anger to get new estimates of what it would cost for half synthetic slate (viewshed) and half asphalt shingles (in the back of the house.) They stated they would like to have a special scheduled meeting to help move this process along, due to the urgency of the roof leaking. The meeting will be scheduled for February 26, 2025.

Ruth Davis-Rogers asked for the members and applicant to present their findings.

Mr. Tim Hoffman presented the options of synthetic slate that is intern found for Mr. Anger.

Mr. Peter Anger stated many companies have discontinued the synthetic slate due to having issues with installation. He explains that he can't install half asphalt/synthetic slate because with most companies it will void the warranty. He still explains his concerns about the cost of installation of a slate roof material. He explained that his roof is leaking in 6 different places and it is very urgent to have his roof replaced as soon as possible. He stated durable slate stated that they could repair it, but it is recommended that he has the entire roof replaced.

The Commission had a discussion in regards to the findings. They find it necessary for Mr. Peter Anger to complete the application for "Economic Hardship."

Mr. Tim Hoffman made the motion to deny COA25-000005 to replace slate roof with asphalt shingles and recommend that the applicant submit the application for "Economic Hardship". Ms. Lynda Lambert seconded the motion. All members were in favor. Motion approved.

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

ADJOURNMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary