

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
City Hall Council Chambers
February 12th, 2024, 4:00 P.M.

APPROVAL OF MINUTES

- Review and approval of Jan. 2025 meeting minutes

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

- No items on the consent agenda this month

Regular Agenda – to be reviewed by HPC

- 18 N. Centre St. COA24-000063 (replace exterior doors)
Applicant: James Walsh
- 37 Baltimore St. COA25-000003 (addition of exterior lighting)
Applicant: Ed Mullaney
- 61 Baltimore St. COA25-000004 (addition of exterior lighting)
Applicant: Ed Mullaney
- 610 Washington St. COA25-000005 (relace slate roof with asphalt shingles)
Applicant: Peter Anger

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

MINUTES

HISTORIC PRESERVATION COMMISSION

January 8, 2025

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday December 11, 2024, within the Council Chambers of City Hall. Members present were, Chairman, Mr. Larry Jackson and Mr. Brian Plitnik. Members present VIA phone were, Dr. Lincoln Wilkins, Mr. Tim Hoffman, and Mr. Nathan Williams.

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. The Project Manager, Forrest Freeman from JG Construction was also present.

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 December 2024 were approved as written. **Mr. Brian Plitnik made the motion for approval and Mr. Nathan Williams, seconded the motion. All members were in favor. Motion approved.**

PUBLIC COMMENTS

- None.

CONSENT AGENDA

- None

REGULAR AGENDA

- 407 Washington St. COA24-000062 (solar panels on roof)
Applicant: JG Construction Co- Nick Vaccaro

Mr. Forrest Freeman (Project Manager), spoke on behalf of this project. They are proposing to install 60 solar panels which will be 24.60 KW. The panels will sit 4 inches off of the roof. Most of the panels will be located in the back over the house and will not be visible from the view shed.

Mr. Tim Hoffman made the motion to approve COA24-000062 and Mr. Nathan Williams seconded the motion. All members were in favor. Motion approved.

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 COA24-000062. 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.

OTHER BUSINESS/STAFF UPDATES

- We were recently audited by the Maryland Historical Trust.
 1. Continuing education class is recommended

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

ADJOURMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary



**Certificate of Appropriateness Application
Presentation of Information/Staff Report
By Ruth Davis - Rogers**

COA24-000063

Address: 18 N. Centre St.

Project Contact: James Walsh

Project Summary:

This proposed project involves the replacement of the exterior doors which are original to the building

Property Description:

This building is located in the Downtown Cumberland Historic District, on N. Centre Street. The Cumberland Historic District gains its significance from both its architecture and the history of its commercial development. These late 19th to early 20th century buildings consist of a broad array of significant architectural styles. 18 N. Centre St. was constructed in the early 1950's.

Staff Summary:

The doors on this building appear to be original to the building. Any original door that exists on your historic house or commercial building is an important character-defining feature. These original doors have designs and materials that help to define the age and style of a building. If you want to maintain the architectural integrity of a historic structure, the original doors should be saved. Any significant alteration made to an entrance door, or replacement with an inappropriate door style, can severely affect the character of a historic building. It appears by the paperwork and samples submitted the proposed replacement is in keeping with the style, design and materials of the original.

Applicable Guidelines:

Identifying, retaining, and preserving storefronts, and their functional and decorative features, is important in defining the overall historic character of a building and the district where it is located. Storefront materials, and retaining the configuration of the storefront, is significant (such as display windows, doors, transoms, etc.).

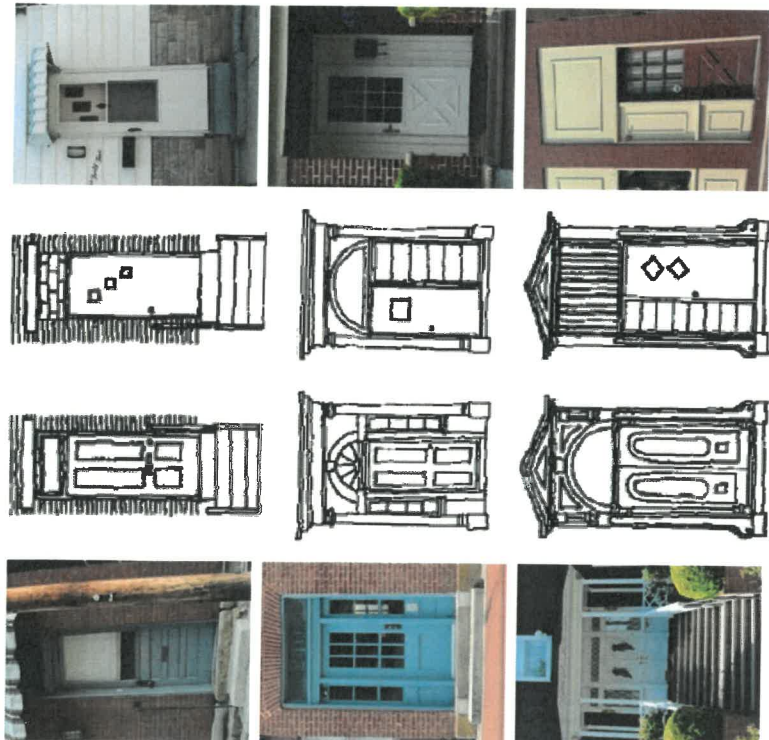
The sections of the Preservation Guidelines that pertain to this application can be found under Specific Design Guidelines for Commercial Buildings (the entire chapter).

Below are the best practices for the maintenance and repair of original doors on a historic house or commercial building:

- Preserve and maintain your original doors and entrances. If you have original doors, do not remove or alter the original door, surrounds, transoms or sidelights unless they are deteriorated beyond repair. Keep and maintain the original door framing, including jambs, sills and headers. It is especially important to preserve your primary and storefront doors, because these doors are significantly contribute to a building's historic appearance. Do not infill or partially block historic door openings.
- Repair deteriorated or damaged historic doors in keeping with historic materials. If your historic doors need to be repaired, use methods that will preserve their historic materials and appearance as much as possible. Use epoxy to strengthen and replace deteriorated wood in your doors.

Design Guidelines for Doors

Similar to the treatment of historic windows, the HPC advocates for the preservation and maintenance of historic doors. When that is no longer feasible, the guidelines recommend in-kind replacement.



Guidelines 28 and 29: The doors on the left are appropriate rehabilitation, restoration, and replacement options. The doors on the right are examples of replacement and infill choices which detract from the historic character of the building.

GUIDELINE 28: RETAIN HISTORIC DOORS

- a. Maintain and repair historic doors and their hardware.

GUIDELINE 29: REPLACEMENT DOORS

- a. Where door replacement is necessary, the new door should match the historic door in location, size, type, paneling, glazing pattern, profile, and color.
 - » Retain the door type indigenous to the historic style of the building. For example, do not install a sliding door to replace a double-leaf wood paneled door.
- b. Many incompatible door treatments have already occurred. The HPC encourages applicants to improve the historic character of their building by replacing a non-historic door with one that is more compatible to a historic door style and type complementary to the historic building.
 - » The HPC will consider the overall character and style of the building when reviewing a replacement door. Look beyond the individual door when selecting style and color - does it work with the overall design? Is it compatible with other doors on the same elevation?
- c. Maintain the historic door opening size and surrounding trim, including side lights and transoms.

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA24-000063**

Permit or Review Type: Certificate of Appropriateness

Project Location: 18 N CENTRE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: James Walsh
Address: 1428 Laurel Ct
City/State/Zip: Cumberland MD 21502
Phone: 3017225511
Email: jwalsh@robbandwalsh.com

Contractor Contact Information: Company Name:
Contact: James Walsh
Address: 1428 Laurel Ct
City/State/Zip: Cumberland MD 21502
Phone: 3017225511
Email: jwalsh@robbandwalsh.com

Date of
Application: 12/30/2024

Work Description: (narrative box)

Replace (2) exterior doors in front of the building with (2) new glass doors with aluminum frames.

Amount Paid: 30.00

Amount Due: 0.00

Glass Service of Cumberland, Inc.

813 LaFayette Ave.
Cumberland, MD 21502
Phone 301-724-3434 Fax 301-724-5912

TO: Robb&Walsh, LLC
18 North Centre Street
Cumberland, MD

DATE: 12/20/24

PROJECT: Main Entrance Door Replacements
REVISED

DESCRIPTION OF WORK TO BE PERFORMED:

Remove and dispose of 2 existing doors, frames and transoms. Furnish and install new aluminum storefront doors, frames and transom frames sized to the existing openings. Doors to be narrow stile with 10" bottom rails. Transoms to include horizontal members to accommodate dropped ceiling. We have included insulated metal panel at the transom areas above the ceiling. Door and lower transom glass to be 1" clear low E tempered insulated. Aluminum finish to be clear anodized. Door hardware to include LCN surface mount overhead closers, manufacturer's standard butt hinges, push/pulls, locking hardware, thresholds and weatherstripping.

Lump Sum Price \$8,260

Thank you for allowing us the opportunity to work with you. If you have any questions or I may be of further assistance please advise.

ACCEPTED:

Firm/Owner: _____ GLASS SERVICE OF CUMBERLAND, INC.

By: _____ By: _____

Title: _____ Title: Dale Hankinson

Date: _____ Date: Estimator

MHIC 12957

This Proposal is subject to revision or withdrawal by GSC until communication of acceptance, and may be revised after communication of acceptance where an inadvertent error by GSC has occurred. This Proposal expires thirty (30) days after the date stated above, unless Glass Service of Cumberland expressly agrees to an extension. Posted prices reflect "cash prices". Collection Fees will be added if sent to collections.





18

WALSH, L.L.C.

E. WALSH

YS AT LAW

ROBB, JR.

2005

STREET LAND
LOVABLE

PULL

CONCEPT DRAWINGS	JOB: ROBB & WALSH, LLC.		FRAME COLOR: CLEAR ANODIZED	GLASS SERVICE OF CUMBERLAND, INC.
	FRAME: ENTRANCE REPLACEMENTS		NOTES: HARDWARE TO INCLUDE BUTT-HINGES, PUSH/PULLS, THRESHOLD, SURFACE MOUNT CLOSERS	
	QUANTITY: 2			
	DATE: 1-21-25			

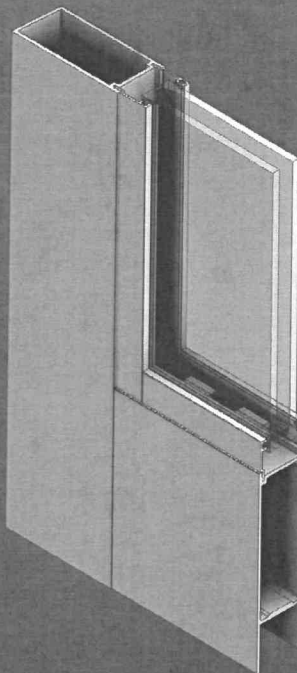
Standard Narrow Stile Entrances

Our Standard Narrow Stile Entrances are designed for light-to-moderate use in commercial applications. Standard Narrow Stile has 2-1/8" vertical stiles and top rail, and 4" bottom rail – optional up to 10" for ADA compliance. "Stacked" bottom rails beyond 10" also available. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor. Stock doors and frames are anodized with clear, dark bronze or black finishes, and readily available for quick delivery.

Our doors come with newly designed "blade" style glass stops as well as built-in glass jacks which aid in squaring up the doors in relation to the frames.

Durable Tie-Rod Construction

The strength and flexibility of steel tie-rod construction is what holds it all together and makes our doors endure. Tie-rod assembly is as durable as welded corner construction, but superior in many ways. Tubelite doors can be modified, disassembled or resized right in the field. No other door offers you this much strength and flexibility.



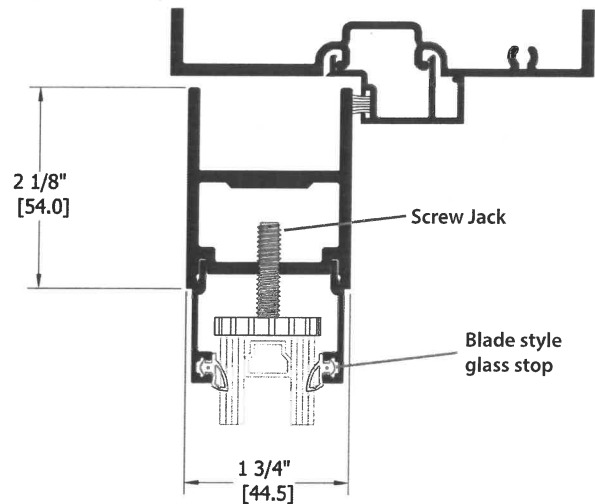
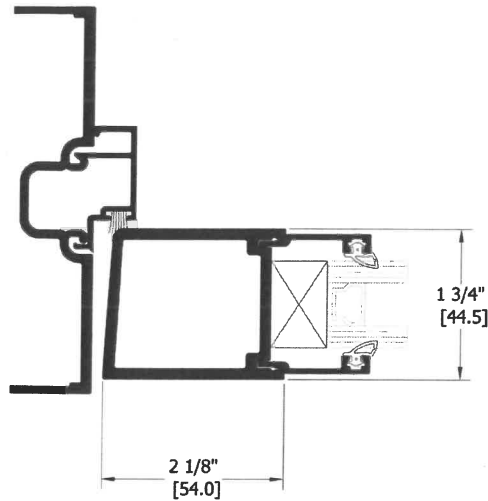
**400 Series
Curtainwall**

**ALSO
USED
WITH**

**14000 Series
Storefront**

TUBELITE®
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

Standard Narrow Stile Entrances



System Features:

- Standard 2-1/8" (53.975mm) sight line on verticals and top rail
- Deadbolt lock
- 1" dia. push bar and offset pull handle
- Standard infill options 1" (25.4mm), and 1/4" (6.35mm), other infills available
- 3'0" width single doors, 6'0" width pairs of doors
- 7'0" height door leaves*

*available up to 10' with engineering review

Optional Features:

- 4" (101.6mm) and 10" (254mm) bottom rails
- Mortised butt hinges, offset pivots, continuous hinges, center pivots
- Latch locks, cvr & rim panics, electric strikes
- Hardware by others
- 1-3/4" or 2" x 4-1/2" sight line frame member
- Intermediate horizontal or vertical mid-rails
- A wide variety of standard anodized and painted colors are available to complement any project with warranted protection, as well as street appeal.
- Custom height and width doors

Note: Dimensions do not include glass stops.

Standard Entrance Series	Narrow Stile
Traffic	Light to Moderate
Vertical Stile 1-3/4" x	2-1/8"
Top Rail 1-3/4" x	2-1/8"
Bottom Rail 1-3/4" x	4" (opt. up to 10")*

**stacked" bottom rail options above 10" also available

Standard Narrow Series Product Specifications

Application: Offices, Shopping Plazas

Description: 2-1/8" vertical stiles and top rail, and 4" bottom rail – optional up to 10" for ADA compliance

Glass:	Air Infiltration:	Structural:	CRF - Single Door
1" std (1/8" – 1")	1.0 CFM / Ft.2 @ 1.57 PSF	30 PSF – Design 45 PSF – Overload	CRFf = 28 CRFg = 24 Overall = 24

** U-Factor per NFRC 100: COG = 0.24 with warm edge spacer, 1-3/4" x 4-1/2" non-thermal frame.

Refer to the U-Factor table at: www.tubeliteusa.com/products/entrances/standard-narrow/ for other glass makeups and configurations.

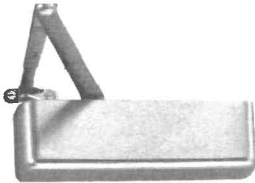
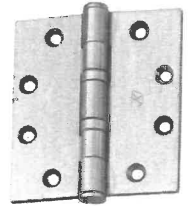
DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2024 Tubelite

090374

7.03 Hardware & Accessories

P092 Mortised Butt Hinge

Both leaves of this hinge are punched and countersunk so they can be mortised into the door stile and frame. They are specially swaged to provide 1/16" clearance between leaves when parallel. Overall dimension is 4" x 4 1/2" when open. Button tips and plugs are standard. Five knuckle ball bearings are packed with grease to assure a quiet long life hinge.



Surface Overhead Closer

This heavy duty non-handed closer package includes Parallel arm shoe #4040 62PA. Adapter plate for mounting must be specified.

Closers feature field adjustable spring power from size 2 through size 6 for exterior handicap doors with opening widths between 36" and 48". P 4041 closers have field adjustable spring power from size 1 through size 4 to provide the right amount of control for interior handicap doors with opening widths between 36" and 48".

P1420 Maximum Security Deadlock

Standard long throw bolt of 5-ply laminated steel resists all types of saws. P 1420 accepts any 1 5/32" cylinder or thumbturn and has 1 1/8" backset on all stile widths. Lock mounts on back web of door stile and is spring loaded for easy adjustment. One 360° turn of the key retracts the counterbalanced bolt. Faceplate and cylinder are separate. May be used with Narrow, Medium and Wide Stile doors, and with conversion kits for 2 point (P 1010) and 3 point (P 1750) locking bolts.



P572 Standard Mortised Cylinder

For use on all of our doors without panic exit devices. 1 5/32" diameter cylinder, plug and five-pin tumblers are made of brass. Face of lock cylinder is made of anodized aluminum to match door. Use 1 per door with P 023 thumb turn for finger operation from the interior side of the door.



P023 Thumb Turn

Use on interior lock stile of all doors without a panic exit device. The thumb turn allows operation of the door lock without using a key.



7.08 Hardware & Accessories



P1565

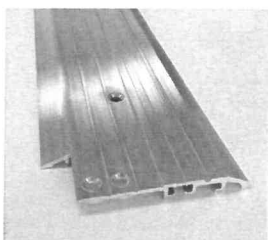
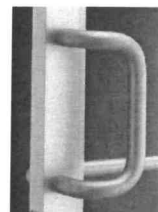
Standard Push Bar

1" diameter aluminum push bar has 2 1/4" projection from the face of the lock stile, which tapers to fasten flush to the face of the hinge stile. It is designed to match Tubelite's P 1564 standard pull handle. P 1565 is available in sizes for 36", 42" and 48" doors and can be cut down for custom sizes. Anodized, Stainless Steel and Brass finishes are available. Can be used on center pivoted doors, as well as butt hinges and offset pivots.

P1564

Standard Pull Handle

1" diameter offset aluminum pull handle features "Barrier Free Design" with 3 1/2" projection from face of door. P 1564 measures 8" from center-to-center of thru-bolt mounting. Use with our P 1565 standard push bar.



X36 thru 72 0PW & AW

Standard Door Thresholds

Extruded aluminum thresholds are machined to fit the type of door, size and type of hinge or pivot. They are furnished standard with the door unless specified otherwise. Standard thresholds are 1/2" in height and are beveled to the floor on both sides to provide easy access for wheelchairs and strollers.

City of Cumberland - Dept. of Community Development**Internal Routing Sheet**Permit or Review #: **COA25-000004**

Permit or Review Type: Certificate of Appropriateness

Project Location: 61 BALTIMORE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Edward Mullaney *
Address: (re: Rental Properties) 213 Fayette St
City/State/Zip: Cumberland MD 21502-2832
Phone: 3017772828
Email: office@windsorcastleeventscentre.com

Contractor Contact Information: Company Name:
Contact: Edward Mullaney *
Address: (re: Rental Properties) 213 Fayette St
City/State/Zip: Cumberland MD 21502-2832
Phone: 3017772828
Email: office@windsorcastleeventscentre.com

Date of
Application: 01/30/2025

Work Description: (narrative box)

Installation of Lumark floodlights to the front facade of 61 Baltimore Street

Amount Paid: 30.00

Amount Due: 0.00



**Certificate of Appropriateness Application
Presentation of Information/Staff Report
By Ruth Davis - Rogers**

COA24-000004

Address: 61 Baltimore Street

Project Contact: Ed Mullaney

Project Summary:

This proposed project involves the addition of exterior lighting (lights shining upward to enhance the building).

Property Description:

This building is located in the Downtown Cumberland Historic District, on Baltimore Street. The Cumberland Historic District gains its significance from both its architecture and the history of its commercial development. These late 19th to early 20th century buildings consist of a broad array of significant architectural styles.

Staff Summary:

When applied properly, without damaging the building's façade material, architectural lighting enhances historic buildings by highlighting their intricate details, architectural features, and historical elements, which allows visitors to fully appreciate the craftsmanship and design of the structure through the use of light and shadow, essentially "painting with light" to bring the building's story to life and create a more impactful visual experience. Several other buildings on Baltimore Street have added the careful placement of fixtures to reveal the building's unique character while preserving its historical integrity. Any conduit used to hide wiring should be painted to match the façade of the building.

Applicable Guidelines:

Guideline 54: Building Lighting

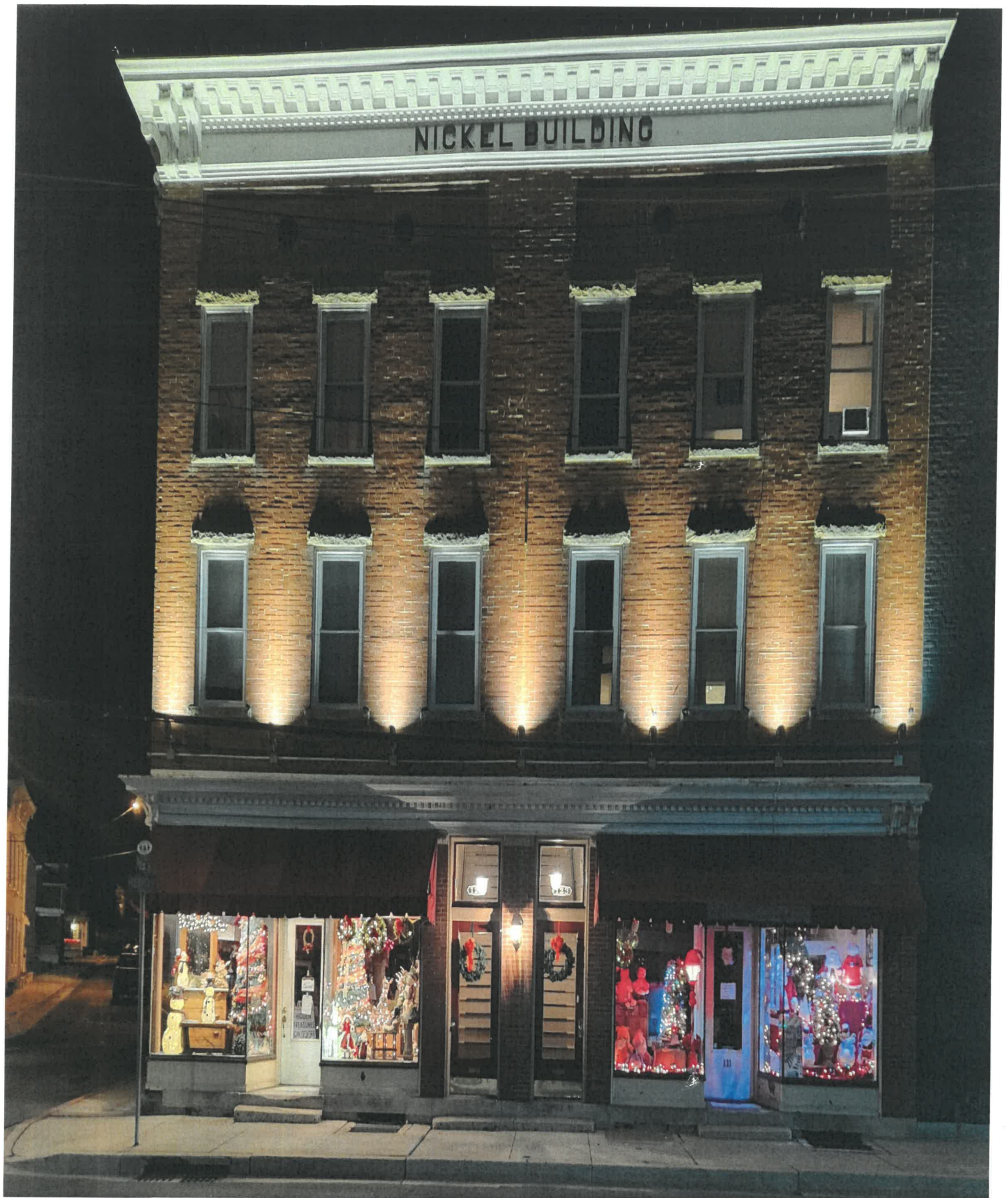
a. Install lighting fixtures that are appropriate to the location and style of your property and surrounding neighborhood. » When selecting a lighting fixture for your house or yard, start first by trying to located a genuine fixture from the era appropriate to the style and era of your building. If one cannot be located, select a fixture that is simple in style and does not detract from your building design. » Consult lighting suppliers for reproduction fixtures. b. Consider installing new porch lighting as recessed ceiling lights, which spread a soft light over your porch entrance and are not visible from the passerby. c. Lighting fixtures proposed for masonry buildings should be attached to the mortar, not to the masonry unit itself. d. Lighting fixtures should not provide intense, obtrusive lighting regardless of whether it is for residential or commercial properties. » The HPC will review the proposed hue and lumens and reserves the right to consult with lighting experts to determine whether a proposed lighting plan exceeds acceptable lighting level standards, and to deny those applications which exceed the standard. » Light levels in residential neighborhoods will be restricted to a lower intensity than commercial areas. The HPC may recommend motion sensors to minimize impact to neighbors.



* Placement of 2 Lumark TCRL15M o.h.



121-127 N Centre St. Bldg with Lumark...



Identical Lighting that was COA approval and
installed at 121 - 127 N. Centre St in Cumberland, MD

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Home » Lumark TCRL15M Floodlight TRCR LED 12W 120 To 277VAC



Lumark TCRL15M Floodlight TRCR LED 12W 120 To 277VAC

Brand: LUMARK SKU: TCRL15M ★★★★★ (0 Reviews)

Availability: In Stock Ships Same Day if Ordered by 12pm

Quantity

1

\$232.93

4 interest-free installments, or from \$21.02/mo with

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Our team is ready to help!



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City of Cumberland - Dept. of Community Development**Internal Routing Sheet**Permit or Review #: **COA25-000003**

Permit or Review Type: Certificate of Appropriateness

Project Location: 37 BALTIMORE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Edward Mullaney *
Address: (re: Rental Properties) 213 Fayette St
City/State/Zip: Cumberland MD 21502-2832
Phone: 3017772828
Email: office@windsorcastleeventscentre.com

Contractor Contact Information: Company Name:
Contact: Edward Mullaney *
Address: (re: Rental Properties) 213 Fayette St
City/State/Zip: Cumberland MD 21502-2832
Phone: 3017772828
Email: office@windsorcastleeventscentre.com

Date of
Application: 01/30/2025

Work Description: (narrative box)

Installation of Lumark Floodlights on the front facade of 37-45 Baltimore Street

Amount Paid: 30.00

Amount Due: 0.00



**Certificate of Appropriateness Application
Presentation of Information/Staff Report
By Ruth Davis - Rogers**

COA24-000003

Address: 37 Baltimore Street

Project Contact: Ed Mullaney

Project Summary:

This proposed project involves the addition of exterior lighting (lights shining upward to enhance the building).

Property Description:

This building is located in the Downtown Cumberland Historic District, on Baltimore Street. The Cumberland Historic District gains its significance from both its architecture and the history of its commercial development. These late 19th to early 20th century buildings consist of a broad array of significant architectural styles.

Staff Summary:

When applied properly, without damaging the building's façade material, architectural lighting enhances historic buildings by highlighting their intricate details, architectural features, and historical elements, which allows visitors to fully appreciate the craftsmanship and design of the structure through the use of light and shadow, essentially "painting with light" to bring the building's story to life and create a more impactful visual experience. Several other buildings on Baltimore Street have added the careful placement of fixtures to reveal the building's unique character while preserving its historical integrity. Any conduit used to hide wiring should be painted to match the façade of the building.

Applicable Guidelines:

Guideline 54: Building Lighting

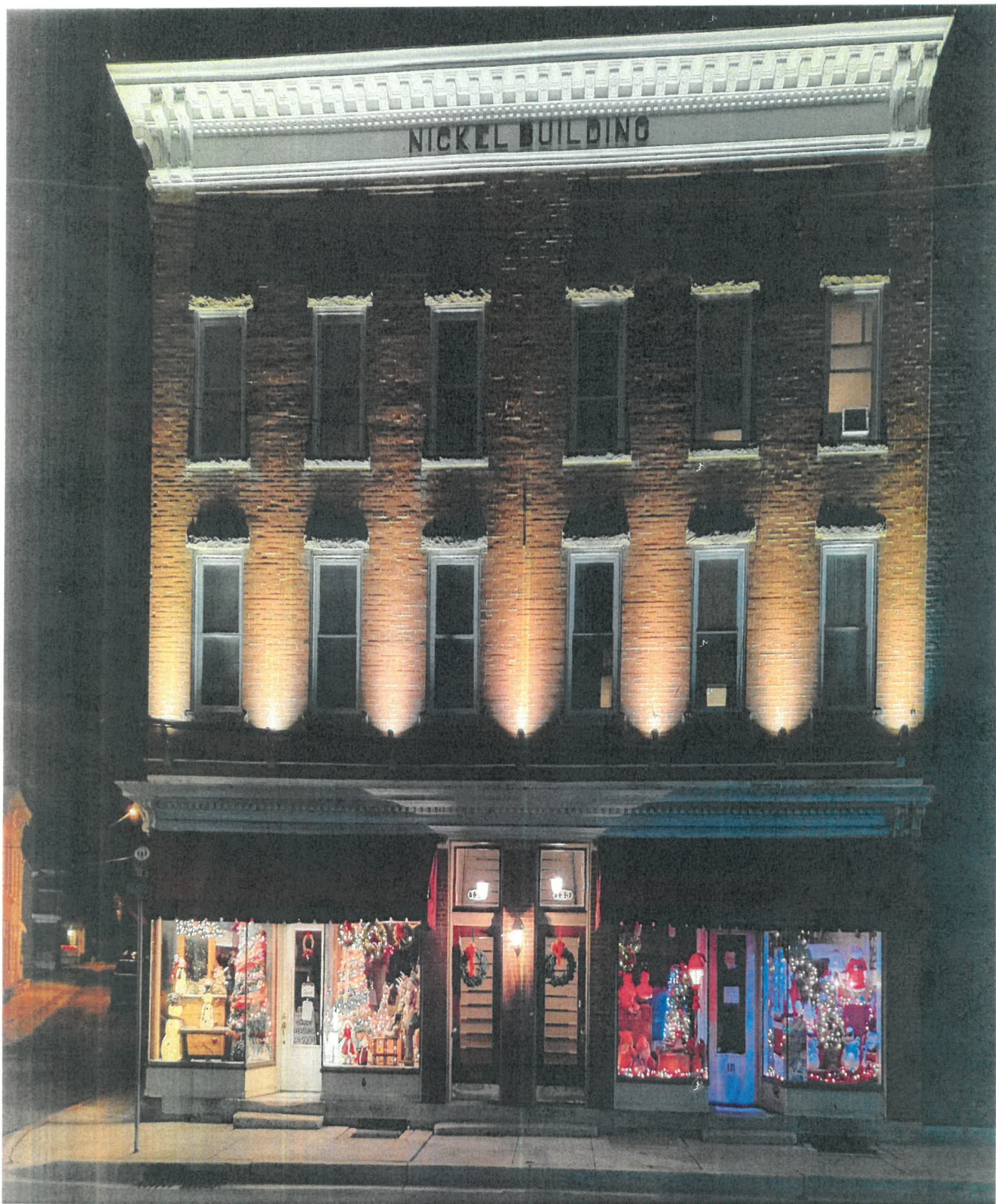
a. Install lighting fixtures that are appropriate to the location and style of your property and surrounding neighborhood. » When selecting a lighting fixture for your house or yard, start first by trying to locate a genuine fixture from the era appropriate to the style and era of your building. If one cannot be located, select a fixture that is simple in style and does not detract from your building design. » Consult lighting suppliers for reproduction fixtures. b. Consider installing new porch lighting as recessed ceiling lights, which spread a soft light over your porch entrance and are not visible from the passerby. c. Lighting fixtures proposed for masonry buildings should be attached to the mortar, not to the masonry unit itself. d. Lighting fixtures should not provide intense, obtrusive lighting regardless of whether it is for residential or commercial properties. » The HPC will review the proposed hue and lumens and reserves the right to consult with lighting experts to determine whether a proposed lighting plan exceeds acceptable lighting level standards, and to deny those applications which exceed the standard. » Light levels in residential neighborhoods will be restricted to a lower intensity than commercial areas. The HPC may recommend motion sensors to minimize impact to neighbors.



* 9 Lights



Bldg with Lumark TCRL15M lights



Identical Lighting that was CoA approved and installed at 121 - 127 N. Centre St in Cumberland, MD

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★★★★★ 4.7
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Home > Lumark TCRL15M Floodlight TRCR LED 12W 120 To 277VAC



* Denotes
where light
placement is
on Building



Lumark TCRL15M Floodlight TRCR LED 12W 120 To 277VAC

Brand: LUMARK SKU: TCRL15M ★★★★★ (0 Reviews)

Availability: In Stock Ships Same Day if Ordered by 12pm

Quantity:

1

\$232.93

4 interest-free installments, or from \$21.02/mo with **shop Pay**

HAVE A QUESTION?

Our team is ready to help!



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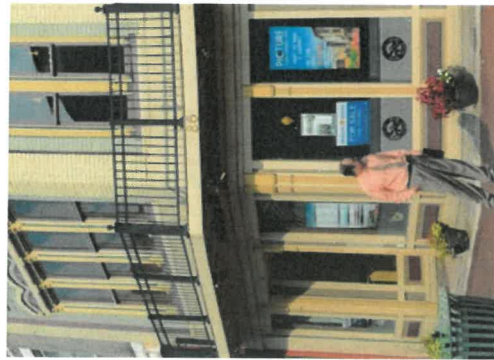
Design Guidelines for Utilities

GUIDELINE 54: BUILDING LIGHTING

- a. Install lighting fixtures that are appropriate to the location and style of your property and surrounding neighborhood.
 - » When selecting a lighting fixture for your house or yard, start first by trying to locate a genuine fixture from the era appropriate to the style and era of your building. If one cannot be located, select a fixture that is simple in style and does not detract from your building design.
 - » Consult lighting suppliers for reproduction fixtures.
- b. Consider installing new porch lighting as recessed ceiling lights, which spread a soft light over your porch entrance and are not visible from the passerby.
- c. Lighting fixtures proposed for masonry buildings should be attached to the mortar, not to the masonry unit itself.
- d. Lighting fixtures should not provide intense, obtrusive lighting regardless of whether it is for residential or commercial properties.
 - » The HPC will review the proposed hue and lumens and reserves the right to consult with lighting experts to determine whether a proposed lighting plan exceeds acceptable lighting level standards, and to deny those applications which exceed the standard.
 - » Light levels in residential neighborhoods will be restricted to a lower intensity than commercial areas. The HPC may recommend motion sensors to minimize impact to neighbors.



Guideline 54: Historically styled residential lighting examples - wall mounted (left) and hanging lamp post (right).



Guideline 54: Commercial building lighting examples - visually unobtrusive hanging fixtures (left) and recessed lights (right).

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000005**

Permit or Review Type: Certificate of Appropriateness

Project Location: 610 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Peter Anger
Address: 610 Washington St
City/State/Zip: Cumberland MD 21502
Phone: (914) 310-4493
Email: peteraanger@gmail.com

Contractor Contact Information: Company Name: Modern Roofing, LLC
Contact:
Address: 50 Steeley Way
City/State/Zip: Kearneysville WV 25430
Phone: (888) 343-2523
Email: contact@modernroofing.com

****Per Craig, COA will be paid upon approval.****

Date of
Application: 02/04/2025

Work Description: (narrative box)

Roof replacement

Amount Paid: 0.00

Amount Due: 30.00



**Certificate of Appropriateness Application
Presentation of Information
By Ruth Davis-Rogers**

COA#25-000005

Residential Home

Address: 610 Washington Street

Project Contact: Peter Anger – owner/resident

Project Summary:

This proposed project involves replacing the existing slate roof with asphalt shingles

Property Description:

This property is located in the Washington Street Historic District. This historic district consists of a six-block stretch of this prominently sited thoroughfare that includes much of the City of Cumberland's most significant civic, religious, and residential architecture. This wide street, with brick sidewalks shaded by old-growth trees, is architecturally and historically significant. These structures represent the heyday of Cumberland, when the city was the second largest in the state (next to Baltimore) and was recognized as an important center of industry and transportation.

This house, located at 610 Washington Street, retains many of its original exterior features and commands attention. It was built between 1866 – 1869. According to the National Park Service Survey of the Washington Street National Register Historic District, the 600 block of Washington Street has the highest concentration of historic contributing buildings (see below). A "historic contributing building" is a structure within a designated historic district that adds to the overall historical significance and character of that district due to its architectural style, historical associations, or archaeological value, meaning it was built during the period of significance for the district and retains a high degree of integrity, contributing to the district's overall story rather than detracting from it.

Applicable Standards to consider:

The Washington street Historic District is part of Cumberland's local historic district, a relatively small designated area where a special group of buildings and their surroundings are protected through regulations, aiming to preserve the area's historical and architectural significance. Buildings in this district must have a Historic Preservation Commission (HPC) review alterations, demolitions, and new construction within the district boundaries, essentially safeguarding the unique character of the neighborhood for future generations. Historic preservation commissions aim to maintain the historic integrity of buildings, which includes preserving original materials like slate roofing whenever feasible. Prior to the City of Cumberland creating the Local Historic District and the Historic Preservation Commission in 1998, many homes were compromised by having their slate roofs replaced with asphalt shingles. Because citizens were concerned about the destruction of historic buildings in the city that a local historic district was created and a Historic Preservation commission formed to review proposed changes to buildings.

The City of Cumberland places an importance on the buildings located in the local historic district, city code states that these buildings are special and shall be retained and preserved. Due to guidelines set forth in the City of Cumberland Historic District Guidelines, approved by the Mayor and City Council, based upon the National Park Service Secretary of the Interior Standards, the HPC would generally not approve replacing a historic slate roof with asphalt shingles as it is

considered a significant alteration to the building's original character and materials. As per the City of Cumberland Historic District Guidelines, it is a priority to preserve slate whenever possible. If a replacement is necessary, a synthetic "look-alike" synthetic slate material which closely resembles the original slate is the recommended substitute. A like material should be consistent with the overall design of the house as well as the scale and texture of the original material. In the event a slate roof was replaced with an asphalt shingle roof prior to 1998, an exception is made and a "replacement -in kind" roof is permitted.

City of Cumberland Historic Preservation Guidelines:

The sections of the Preservation District Design Guidelines for Cumberland, Maryland that pertain to this application are as follows:

Guidelines (see attached)

15: Roofing Material,

17: Roof Shape and slope,

18: Dormers,

20: Gutters and Downspouts,

21: Chimneys and Vents.

United States Department of the Interior
National Park Service

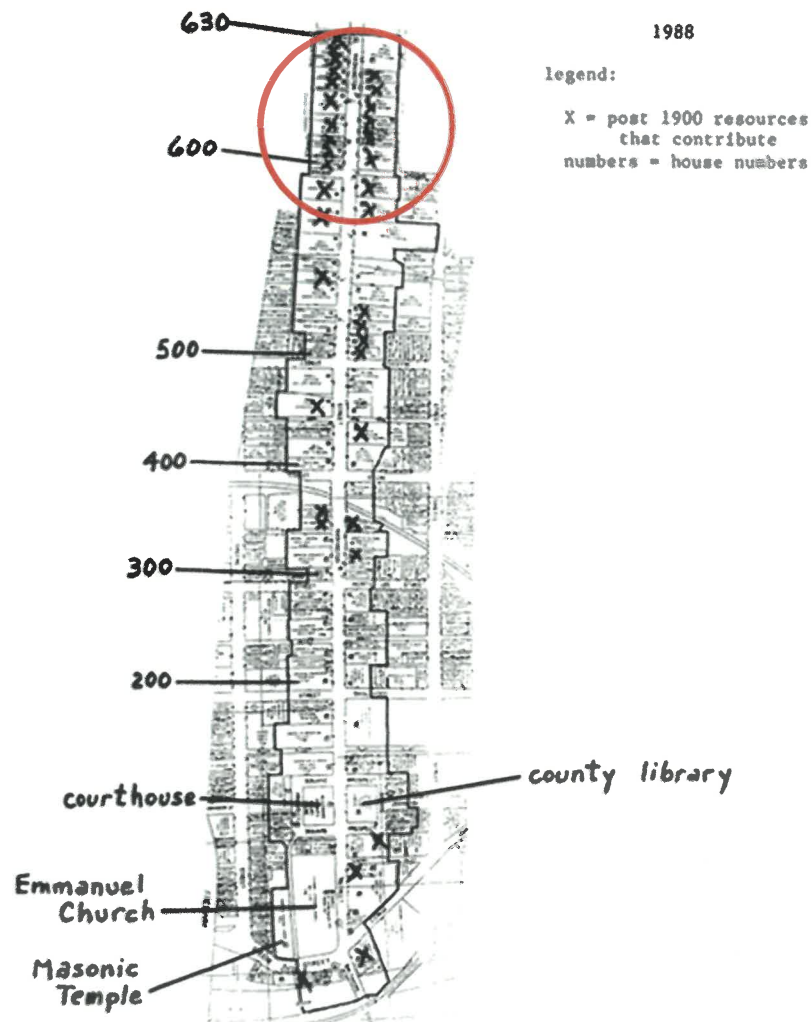
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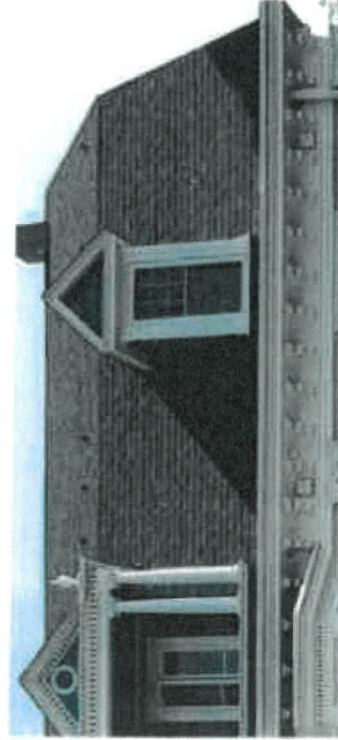
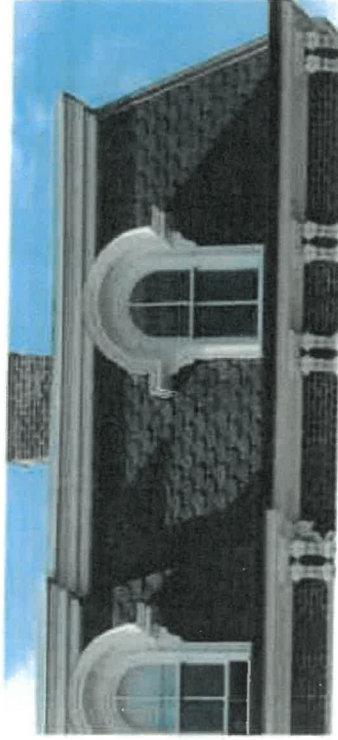
National Register of Historic Places Continuation Sheet

Washington Street Historic District
Allegheny County
Maryland

Section number 7 Page D

revisions, 1989





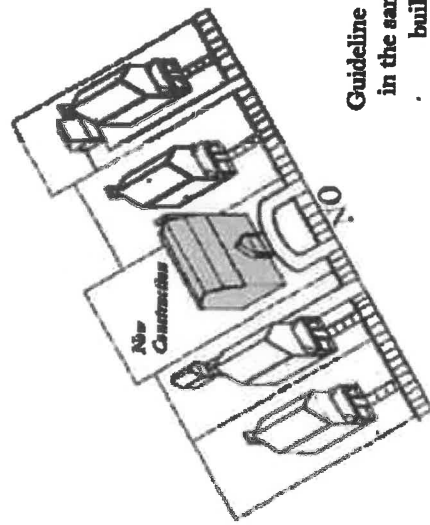
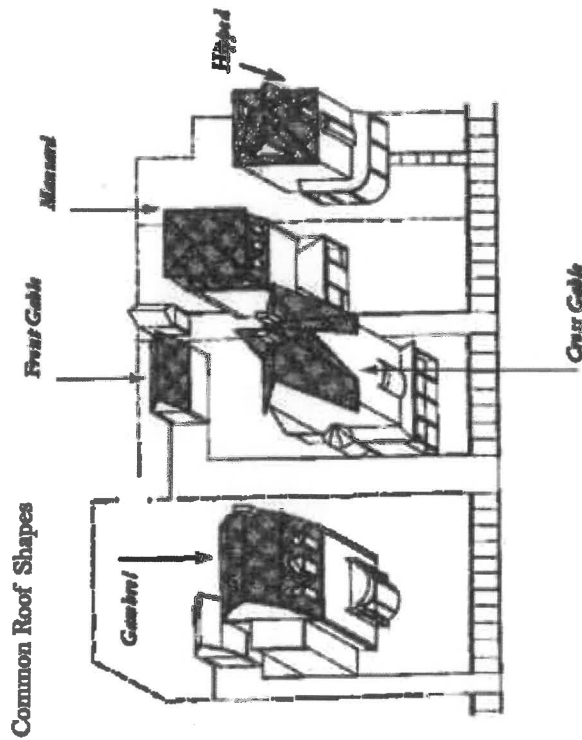
Guideline 16: The roof in the top photograph shows a well-maintained, historic slate roof. The roof in the middle has replacement asphalt shingles that have a depth and texture intended to capture the appearance of slate. The roof in the bottom photograph shows common asphalt roofing that does not reflect a roofing material historically appropriate to Cumberland.

Design Guidelines for Roofs

Historic roof shapes and individual elements such as chimneys, gables, window dormers, steeples, and domes are important visual features in Cumberland. Part of their prominence is due to the City's hilly topography, which accentuates their appearance and the role they play in helping define the architectural character of the city. The buildings of Cumberland exhibit a wide range of roof shapes including front gable, side gable, cross gable, hipped, pyramidal, gambrel and mansard.

GUIDELINE 15: ROOFING MATERIAL

- a. Retain and repair the historic roof materials where feasible.
- b. When replacement is necessary use materials, unit sizes, shapes, and colors similar to the historic roof material. It should be historically appropriate to Cumberland and your building.
- c. When installing a new roof on a historic building, choose a neutral color that will be adaptable to any future color changes on the building.
- d. Requests for substitute materials will be reviewed on a case-by-case basis.
 - » For buildings constructed before 1910, prior to the introduction of asphalt shingles, a more accurate replacement material is recommended. If asphalt shingle roofing is used to replace wood, slate, or metal roofing, the shingles should be heavy weight, square tab strip shingles weighing not less than 290 lbs. per square foot, and of a color similar to the historic roofing material.
 - » Substitute roofing materials, particularly those used to replace slate, should be carefully considered for their ability to capture the appearance and texture of the historic material.



Guideline 17: Orient your roof in the same direction as other buildings on your block.

- » The HPC may require applicants to bring a sample of the substitute material to the HPC meeting for review.
- e. Roofing material on additions or secondary structures to historic buildings should be similar to or compatible with the material used on the primary historic building.
- f. Roofing material on new buildings should be consistent with the prevalent roofing material of the neighborhood.

GUIDELINE 17: ROOF SHAPE AND SLOPE

- a. Preserve the historic shape and slope of the roof.
- b. Roof shapes on additions and secondary structures should be consistent with the architectural style of the main building.
 - » Look at the roof shapes of other structures (porches, small wings) that were historically attached to buildings of your type and style. For example, gable-roofed buildings generally had additions with gable or shed roofs.
- » Roof slope should be roughly consistent with that of the primary structure. For gable roofs, the roof slope ratio of additions and secondary structures should be between 7:10 and 10:12, except where a proposed addition matches a steeper slope on an existing building.
- » Additions to flat-roof buildings should generally also have flat roofs.
- c. On new buildings, use roof shapes similar to those found historically in the District.
 - » Flat roofs should not extend beyond the face of the building, with the exception of cornices.

- Sloped roofs may only be used in commercial districts where there is historic precedent, and generally only as stand-alone buildings, as opposed to buildings sharing party walls.
- d. Orient the roof in the same direction as other similar roofs nearby. For instance, if a new gable roof is planned in a block with other gable-roofed houses, orient the new roof in the same direction.



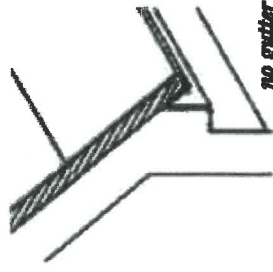
Guideline 18: The dormers on this vernacular dwelling should be maintained, including window sizing and grouping, hipped roof shape, and decorative shingles.

GUIDELINE 18: DORMERS

- a. Dormers should be maintained in their historic size and shape. Maintain the historic details, including but not limited to the windows, window trim, eaves, roof material, and siding.
- b. New dormers on non-public street elevations should be consistent in form, size, roof shape, slope, and detail; should be in the historic style of the building; and should be set back at least two feet from the primary facades so that the historic roof line is still observed from the street.
- c. Dormers on additions or new buildings shall be consistent in proportion, form, size, shape, and slope as dormers found on the primary building, the adjacent buildings, or on the majority of the buildings on the same block.
- d. Total overall width of any new dormer should not exceed one-half the roof width of which it is a part.

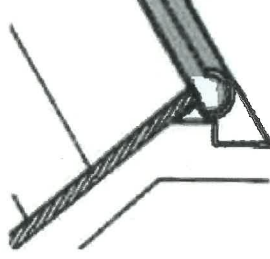
GUIDELINE 19: SKYLIGHTS

- a. New skylights are not permitted if they will be visible from the public right of way, keeping in mind that some roofs are visible from a distance due to the City's topography.

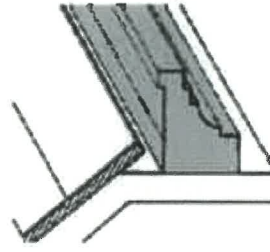


no gutter

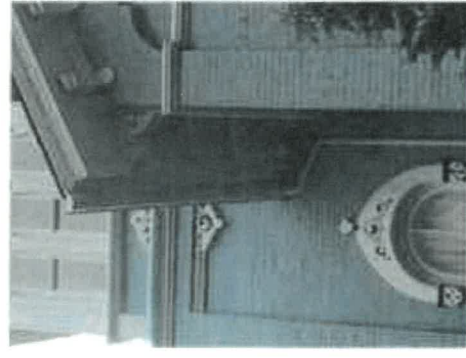
Guideline 20: When adding gutters, replicate ornamental versions where they historically exist, or minimize visual impacts with half-round gutters.



half-round gutter



molded ornamental gutter



Guideline 20: The half-round gutter (left) and molded ornamental gutter (right) are sensitive to the design of their respective buildings, were painted to match the trim and are visually unobtrusive.

b. If they are not visible from the public right-of-way, flat skylights are permitted but should not exceed 3% of the horizontal area under the roof to which they fit.

- » Bubbled or domed skylights are not permitted.

GUIDELINE 20: GUTTERS AND DOWNSPOUTS

a. Replace damaged gutters and downspouts with a system similar to the one historically employed.

- » Replacement in a similar material to the historic is preferred, but substitute materials are acceptable. Try to match the size and profile of the replacement to the historic as closely as possible.

b. When adding new gutters or downspouts, match them to the existing drainage features found elsewhere on the building or use simple shapes to minimize their visual impact where none historically existed.

- » If gutters or downspouts are being added to a facade, place them so that they do not become visually prominent in the composition of the facade and so that they do not obscure important architectural details.

- » Gutters and downspouts should be painted to match the trim of the building, unless there is historic precedent for an exception (refer to Guideline 15 on Determining a Color Scheme).

- » Gutters and downspouts are part of a good drainage system; install them so that they convey water away from the roof and foundation.

- » Galvanized steel is more durable and corrosion-resistant than untreated steel. Painted aluminum is acceptable.

- » Half-round gutters are preferred.

GUIDELINE 21: CHIMNEYS AND VENTS

a. Maintain existing chimneys. If repairs are necessary, match the existing historic materials, colors, shape, brick pattern, height, massing, and details as closely as possible.

b. If a replacement chimney is necessary, the new one should be a reproduction of the historic one, based on photographs or a comparison to buildings of the same style and type.

» Boxed wood chimneys are not permitted except on wood clad houses of less than 2,500 square feet, and then only on interior side or rear walls.

» Concrete block chimneys are not permitted.

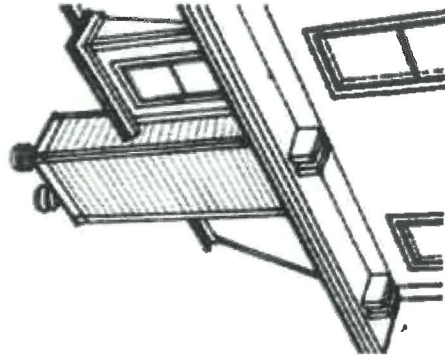
c. Interior chimneys may be removed as part of a proposed alteration only if changes in floor plan configuration require its removal.

d. The height, massing, and proportions of chimneys on new additions should not exceed those of the primary building.

» New vents for wood stoves, double-lined flue fireplaces, or new furnaces should be located on the interior of side or rear walls.

» The chimney stack for a new flue should be of a material consistent with chimneys on similar buildings in the neighborhood. Concrete block is not permitted.

e. A new chimney on a new building shall not exceed the height, massing, or proportions of chimneys typically found on the block.



Guideline 21: Boxed wood chimneys are prohibited, except on small wood clad houses.



Guideline 21: Does your building or building type have a chimney where the entire chimney form is on the exterior end of the building (left)? Is it on the interior end of the building, where nothing but the top is visible (middle)? Or somewhere in between (right)? Is it in the middle of the building? These characteristics are part of the overall design of the building and should be maintained.



Subject: Slate Roof Treatments

Applicable Standards: 2. Retention of Historic Character
6. Repair/Replacement of Deteriorated or Missing Features Based on Evidence

Issue: The roof of a historic building is often its most character-defining feature and a roof covered in slate only adds to this character. Slate as a roofing material continues to be one of the most durable materials available, with a life-span as long as 150 years. It is also weatherproof, aesthetically appealing, and readily obtainable. Although the recommended treatment is to repair a slate roof or replace it in kind if necessary, with rising costs and a variety of alternative roofing products on the market, property owners may prefer to replace slate with alternative roofing materials. These include asphalt-based fiber-glass shingles, polymer-based shingles (often containing recycled materials such as rubber), and less successfully, concrete and metal shingles. Replacing a deteriorated historic roof may fail to meet the Secretary's Standards if it is replaced with a material that does not have the same visual qualities as the original. Slate roofs can often be repaired and some roofers specialize in this practice by removing and replacing only the most damaged tiles and keeping as much of the original as possible. This is the recommended approach. It may be accomplished on an as-needed basis and is generally cost effective. Most importantly, it preserves the roofing material, and thus, preserves the building's historic character.

At times, however, slate may be damaged beyond repair or missing entirely. What, then, is the most appropriate treatment? Replacement of the slate in kind to match the existing is always the preferred treatment. However each project must be evaluated on a case-by-case basis, taking into account the existing condition of the roof, its profile and visibility, the availability of materials, and the overall design of the building.

Application 1 (Compatible Treatment): After surveying approximately fifty buildings in this Colonial Revival-Style apartment complex, it was determined that the 80-year old slate roofing was in poor condition. As a result, the owner proposed that all the slate be removed and replaced with a polymer-based substitute. The most distinctive features of these simple 2-1/2 story brick garden apartments are their hipped and gabled slate roofs, which are very visible within the complex. Therefore, replacement with a substitute material was deemed incompatible and the owner agreed to use new slate from the original quarry. The new slate roofs, which require only seasonal maintenance, are a sound investment and historically appropriate.



Typical view of Colonial-Revival apartment building in complex before rehabilitation. Note the mottled appearance of original slate due to numerous past repairs.



Close up of damaged and previously repaired slate.



Right: New rubber slate (center; left) next to historic slate (right).

Application 2 (Compatible Treatment): This 1894 example of Second Empire architecture is “high style” with pedimented dormers, balconies, corbelled cornices, a dominant central tower, and a small mansard roof covered in slate. Prior to rehabilitation the property was in extremely deteriorated condition and although some of the slate on the mansard was still there, it was delaminating, fractured, and partially painted. Since the roof is only one of many decorative elements making up the primary façade and not the sole defining feature of the building, replacing the slate with a polymer-based substitute slate was an acceptable alternative. Although the replacement slate is visible, it replicates the decorative fish-scale pattern of the historic slate and, thus, has the same appearance as the original roof.

Because the building is on a narrow street and is generally viewed at an angle rather than head on, the mansard roof is not the major focal point.



Left: Second Empire former hotel, built in 1894.

Right: Close-up of substitute slate after installation.

Application 3: (Compatible Treatment): After careful inspection, the slate roof of this circa 1895 former brewery was determined to be beyond repair and during rehabilitation was replaced with high quality asphalt-based fiberglass shingles. The new asphalt shingles are the same size and color as the original slate and have similar shadow lines. The roof, with its many towers, turrets and monitors, is clearly a distinctive and prominent feature, but because of the massive scale and height of the building, it can only be viewed at a considerable distance. For this reason, a substitute roofing material was acceptable in this instance.



Above: Close up of the replacement roof after installation.

Left: View of the historic brewery taken from a distance after rehabilitation.

Contractor: Modern Roofing

45 Sullyruth Ct, Bunker Hill, WV 25413

www.modernroofing.com (888) 343-2523

MD license: #MHIC155607

Subcontractor: Absolute Roofing *(flat roofing and gutter lining)*

22 W Padonia Rd suite B-229, Timonium, MD 21093

www.absoluteroof.co (703) 687-9176

MD license: #05-155361

Work to be performed at 610 Washington St:

1. Removal of existing snow/ice guards, to be reinstalled on the new roof (photo 1)
2. Removal of all existing slate from the main roof, dormer and the turret except for the triangular portion of the dormer front (photos 2, 3 & 4)
3. Removal of asphalt shingles on the roof of the rear bump out (photo 5)
4. Inspection and repair of any damage to the underlying wood structure
5. Installation of GAF ThermaCal 2 Nail Base Ventilated Roof Insulation Panels (1" insulation) across the entirety of the main roof and dormer roof (diagrams 1 & 2)
6. Installation of Certainteed Grand Manor Shingles on the main & dormer roof with alternating bands of Certainteed Carriage House shingles to approximate the bands of diamond shaped slate on the current roof (diagrams 3 & 4)
7. The shingle roofing will be installed with black metal open valleys to match the style of the existing valleys (photo 6)
8. Installation of Certainteed Grand Manor Shingles on the front & sides of the dormer, the sides of the turret, and the roof of the rear bump out
9. Reinstallation of the snow/ice guards on the main and dormer roofs
10. Removal of the EPDM flat roofing on the wrap around front porch, bay & turret gutter (lining)
11. Inspection and repair of any damage to the underlying wood structure
12. In-kind installation of new EPDM flat roofing on wrap around front porch, bay & turret gutter lining

Current Look of the House

Images showing how the house currently looks from the street. (photos 7, 8 & 9)

Need for Replacement

We purchased our home in July 2022, after the roof inspector we hired told us that the roof needed some minor maintenance (replacing some slate tiles) but was overall in sound condition. However, since then we have had numerous repeated leaks in multiple areas of

the roof. As advised by the historic planner, we reached out to The Durable Slate Company. They provided a repair estimate of \$17,950, while noting that because of the condition of the roof, the work would not be guaranteed. They further noted that the roof had exceeded its useful life and needed to be replaced. (photos 10, 11 & 12)

In scoping out the replacement, we looked into the feasibility of keeping the slate on the front and sides of the dormer as well as the roof and sides of the turret. But we were informed that with the exception of the upper part of the dormer front (photo 13) the rest of the slate on the dormer and turret were also too badly deteriorated. (photos 14, 15, 16 & 17)

In addition, the flat roofing and lining of the turret gutter are failing and need to be replaced in kind. (photos 18, 19 & 20)

Certainteed Grand Manor and Carriage House Shingles

We have selected Certainteed Grand Manor and Carriage House shingles that have already been approved by the commission for installation on multiple pre-1910 houses for direct replacement of slate. Grand Manor shingles are installed at 406, 500, 501 & 514 Washington St. (photos 21 - 28)

Grand Manor and Carriage House shingles were installed in alternating bands, as we are proposing, at 412 Washington St. (photos 29-30) However, at 412 Washington St, the Carriage House shingles are installed in a contrasting brick color which we were not planning to do as the existing slate on our roof is all the same type/color.

Color of New Shingles

The color of shingles will be one of: Black Pearl, Colonial Slate, Gatehouse Slate and Stonegate Gray, to be selected with the commission during the review of our application.

GAF ThermaCal 2 Nail Bases

We will be installing the GAF ThermaCal 2 Nail Base Ventilated Roof Insulation Panels to provide the required ventilation for the roof. As a historic house, there are no soffit vents, nor is there a consistent airgap between the insulation and the roof deck – both of which are required to properly vent the attic to prevent roofing failure. Correcting the insulation to provide the required airgap would require us to demolish the original lath and plaster walls on the third floor that block access to most of the roof understructure. We would also need to install attic vents below the eaves of the roof. Using the ventilated roof panels avoids all of that damage to historical elements of the house. Note – these panels will be installed under the shingles.

Consideration of Alternate Roofing Materials

Before selecting Certainteed Grand Manor and Carriage House shingles we investigated three other alternatives:

Natural Slate

We first looked into installing a new slate roof and got a quote from The Durable Slate Company for \$148,000 to replace our roof with new slate. However this did not include the cost of replicating the alternating bands of diamond shaped tiles (required to qualify for MHT tax credits). We were advised that duplicating that pattern would raise the cost to about \$180,000. And that does not include the additional cost of replacing the failing flat roofing. Even assuming we qualified for the full 30% MHT & local tax credits, that amount is not economically feasible for us¹.

Synthetic Slate

Then we looked into replacing the slate with Brava and Davinci Roofscapes but were concerned that they were too plastic looking, not sure how well they would age, and disturbed by reports of dramatic, premature failures of other plastic based synthetic roofing with homeowners left stranded by bankrupt manufacturers.

Other Architectural Shingles

Finally we considered other architectural shingles. We liked the highly rated Owens Corning Berkshire shingles, installed at 212 Washington St, but they were discontinued.

We looked at standard architectural shingles such as Owens Corning's Duration, IKO's Cambridge and GAF's Timberline, which have also been approved by the commission for multiple pre-1910 houses for direct replacement of slate. (photos 31 to 33) Duration shingles are installed at 208, 223, 224, 522 & 600 Washington St. Cambridge shingles are installed at 602 & 609 Washington St, and Timberline shingles are installed at 213 Washington St. (photos 34 to 49). These standard type of architectural shingles are also depicted in the center photo on page 77 of the guidelines (image is of 519 Washington St) in contrast to common asphalt shingles that are noted as not appropriate for Cumberland.

While these standard architectural shingles are 1/3 less expensive than Grand Manor / Carriage House, we thought that the Grand Manor / Carriage House shingles did a much better job of capturing the appearance and texture of our historic slate tiles. First, Grand Manor and Carriage House shingles are much more substantial, weighing 425 and 355 lbs/square respectively, compared to the 210 to 265 lbs/square for the various grades of Duration, Cambridge and Timberline shingles. Second, the tabs on Grand Manor and Carriage House shingles are approximately 8 ½" wide, similar to the 8 ¼" slate on our roof. In contrast, the features on standard architectural shingles average about typical 4 ½" wide. Third, using Grand Manor and Carriage House shingles allows us to mimic the pattern of alternating bands in the current slate, which is not possible with standard architectural shingles.

¹ Furthermore, President Trump's recent actions to freeze federal funding calls into question whether the state will have federal funding for the tax credits.

Attachments/Inclusions

We have included the following materials to aid the evaluation of our COA permit application:

- Supporting photographs (as referenced above)
- Diagrams showing the proposed location of GAF ThermaCal 2 Roof Panels
- Diagrams of the proposed banding of Grand Manor and Carriage House shingles
- Modern Roofing's Roof Replacement Agreement for the slate shingles, asphalt shingles on the rear bump out, flat roofing on the front porch and bay, and gutter lining
- Brochures for Certainteed Grand Manor, Carriage House and Integrity Roof System
- Certainteed Residential Shingle Limited Warranty (for ventilation requirement)
- Brochure for GAF ThermaCal 2 Nail Base Ventilated Roof Panels
- GAF Pro Field Guide (ThermaCal installation instructions on pages 30-39)

Photographs of 610 Washington St

Photo 1: Snow/ice guards



Photo 2: Main roof front



Photo 3: Main roof back



Photo 4: Roof overhead

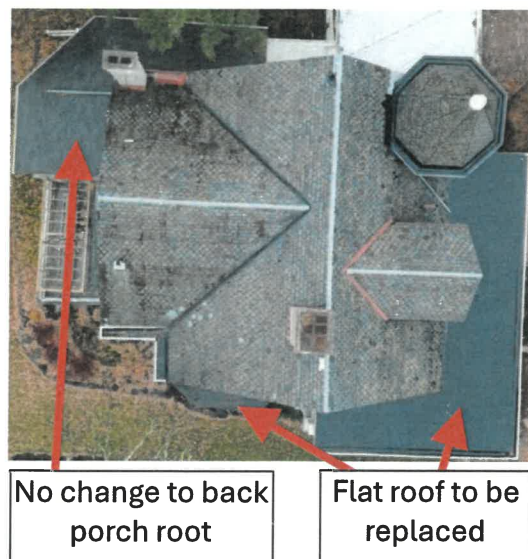


Photo 5: Rear bump out



Photo 6: Example of open valleys



Photo 7: Street photo 1



Photo 8: Street photo 2



Photo 9: Street photo 3



Photo 10: Deteriorated slate example 1



Photo 11: Deteriorated slate example 2



Photo 12: Tar "repairs"



Photo 13: Top front of dormer



Photo 14: Lower front of dormer



Photo 15: Side of dormer



Photo 16: Turret roof



Photo 17: Side of turret



Photo 18: Flat roofing front



Photo 19: Flat roofing side



Photo 20: Turret gutter liner



Certainteed Grand Manor and Carriage House shingles installed in the historic district

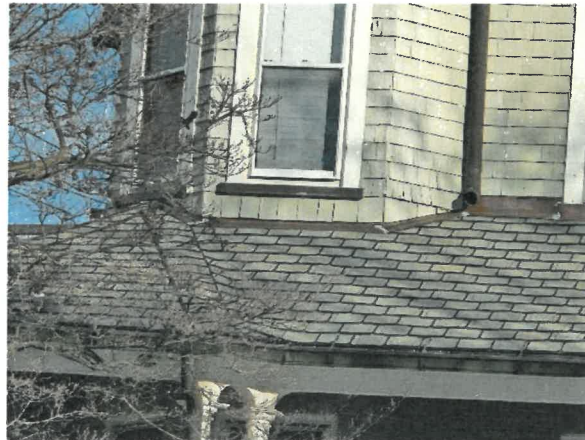
Photos 21 & 22: 406 Washington St – Certainteed Grand Manor



Photos 23 & 24: 500 Washington St - Certainteed Grand Manor



Photos 25 & 26: 501 Washington St – Certainteed Grand Manor



Photos 27 & 28: 514 Washington St - Certainteed Grand Manor



Photos 29 & 30: 412 Washington St – Certainteed Grand Manor & Carriage House



Standard architectural shingles installed in the historic district

Photos 31, 32 & 33: Owens Corning Duration, IKO Cambridge & GAF Timberline



Photos 34 & 35: 208 Washington St – Owens Corning Duration



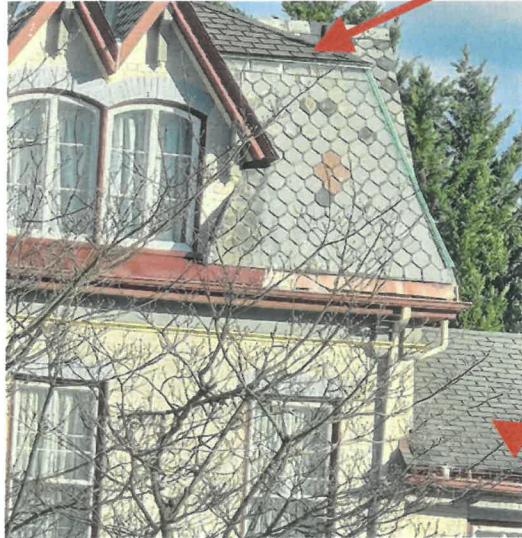
Photos 36 & 37: 223 Washington – Owens Corning Duration



Photos 38 & 39: 224 Washington St – Owens Corning Duration



Photos 40 & 41: 522 Washington St – Owens Corning Duration



Photos 42 & 43: 600 Washington St – Owens Corning Duration



Photos 44 & 45: 602 Washington St – IKO Cambridge



Photos 46 & 47: 609 Washington St – IKO Cambridge



Photo2 48 & 49: 213 Washington St – GAF Timberline



New installation details

Diagram #1: Installation area for GAF ThermaCal 2 Nail Base Ventilated Roof Panels

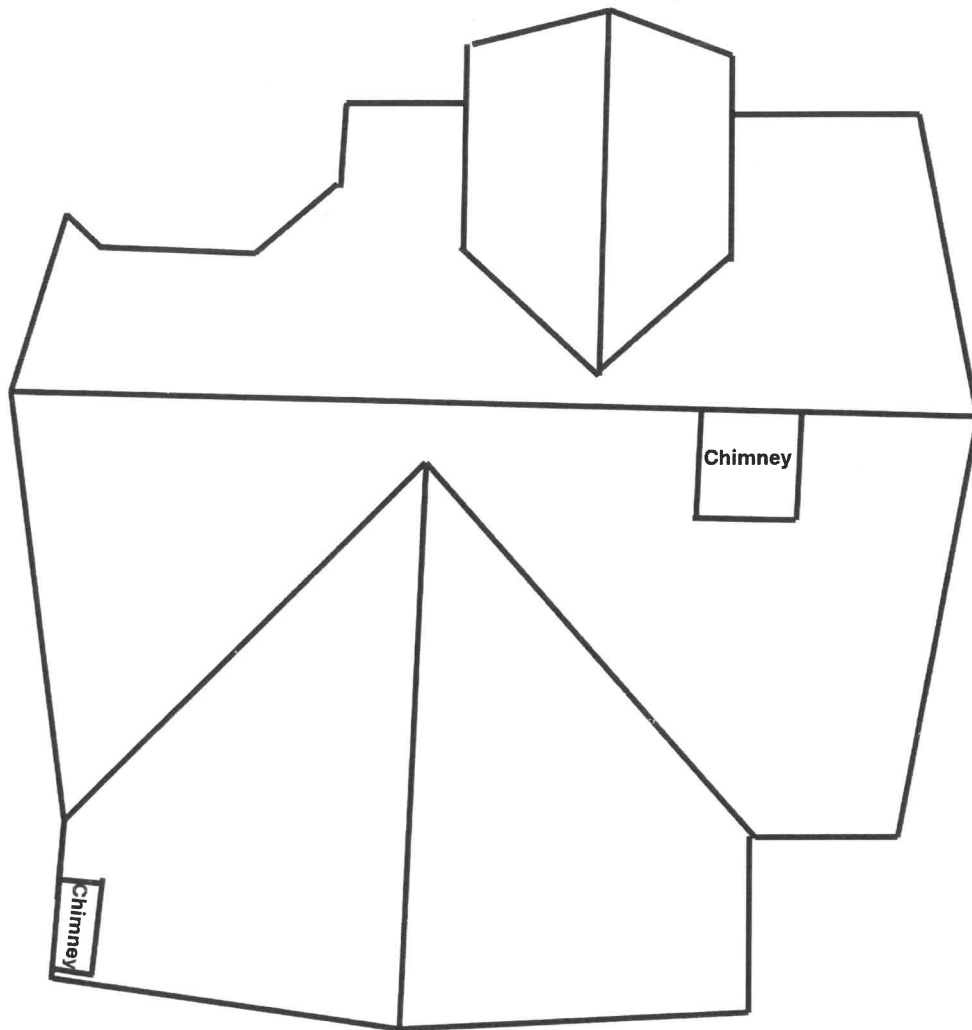


Diagram #2: Installation area for ThermaCal Panels superimposed over existing roof image



Diagram #3: Shingle pattern – all shingles Grand Manor except where noted

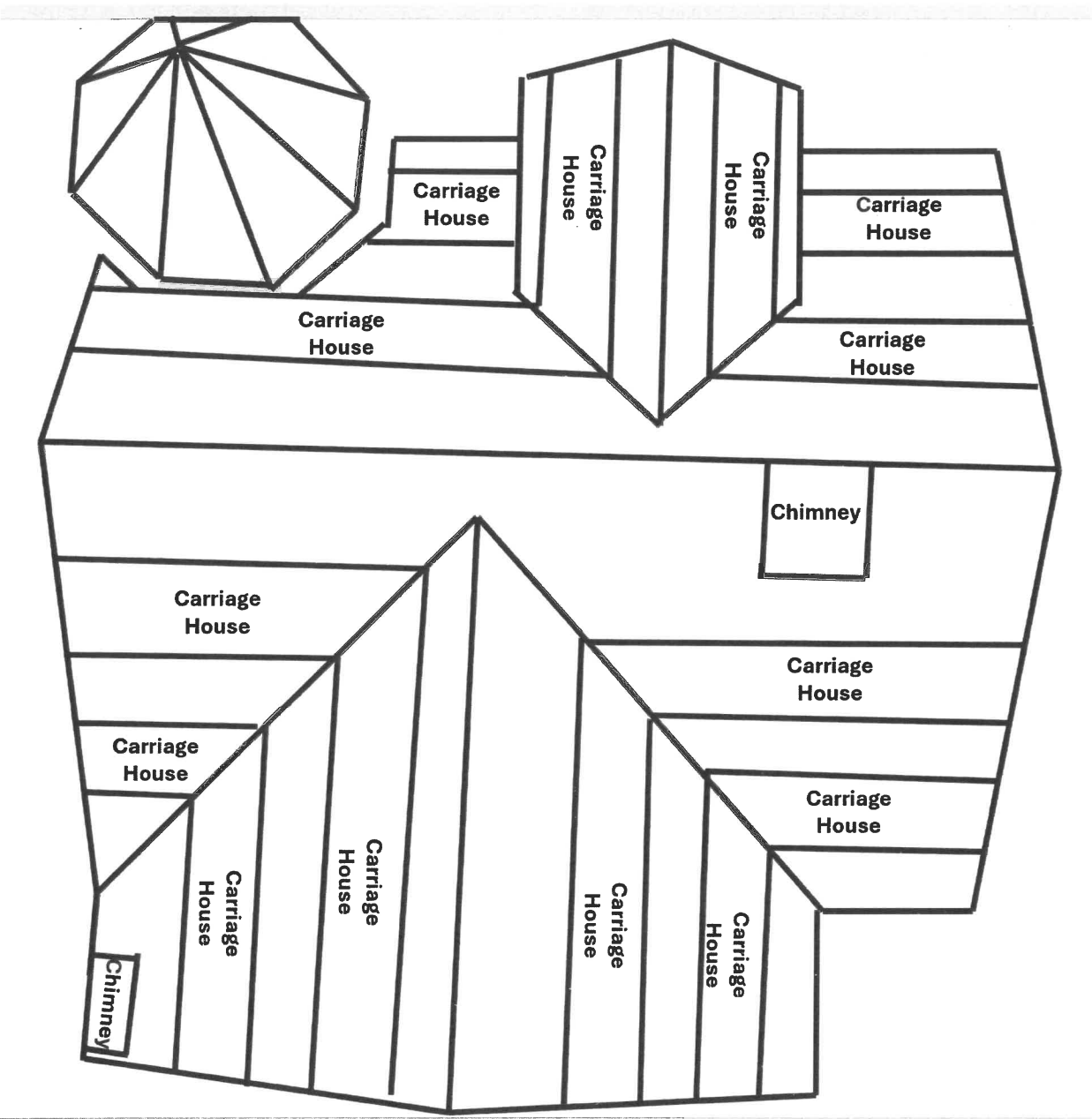
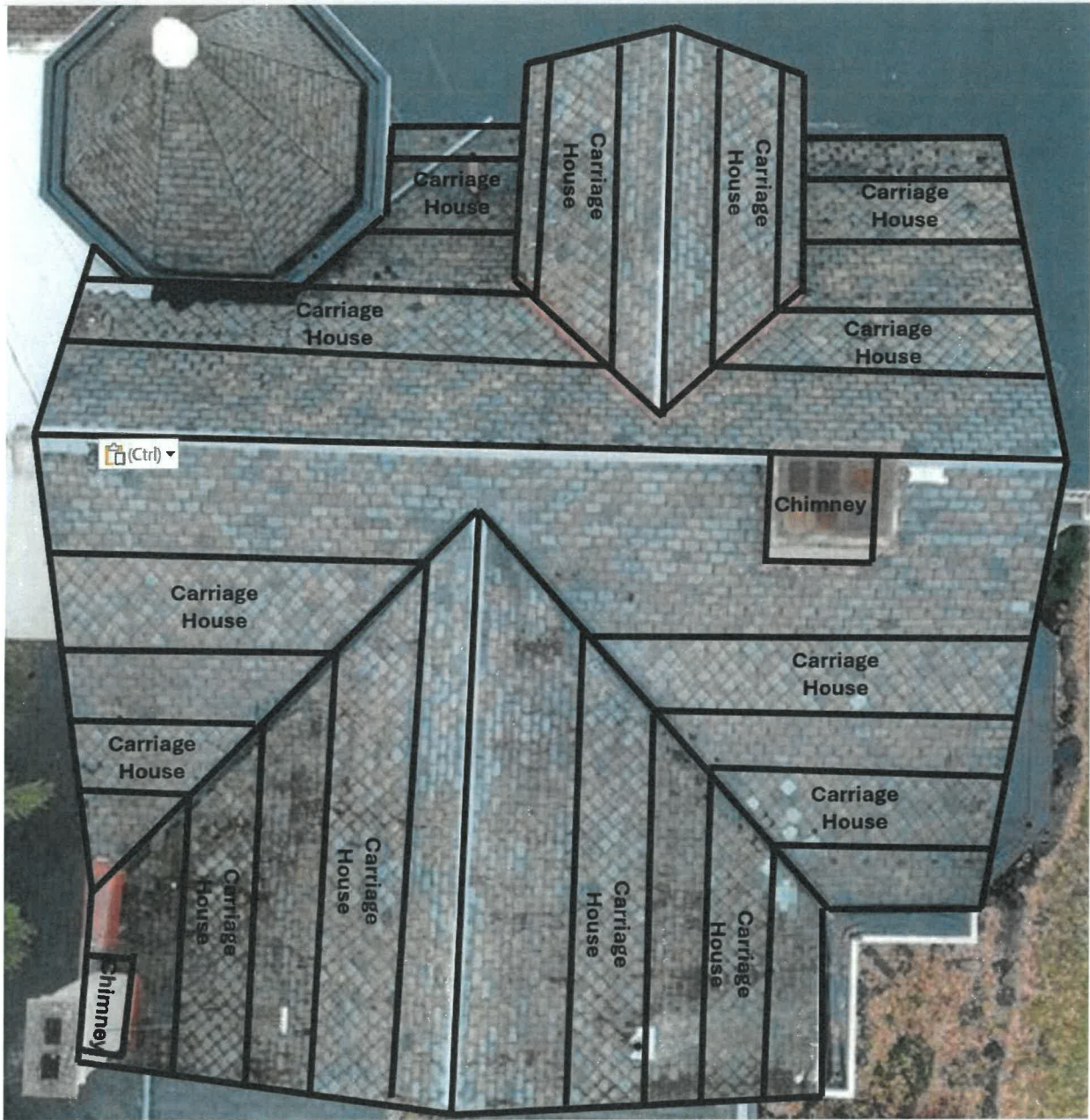


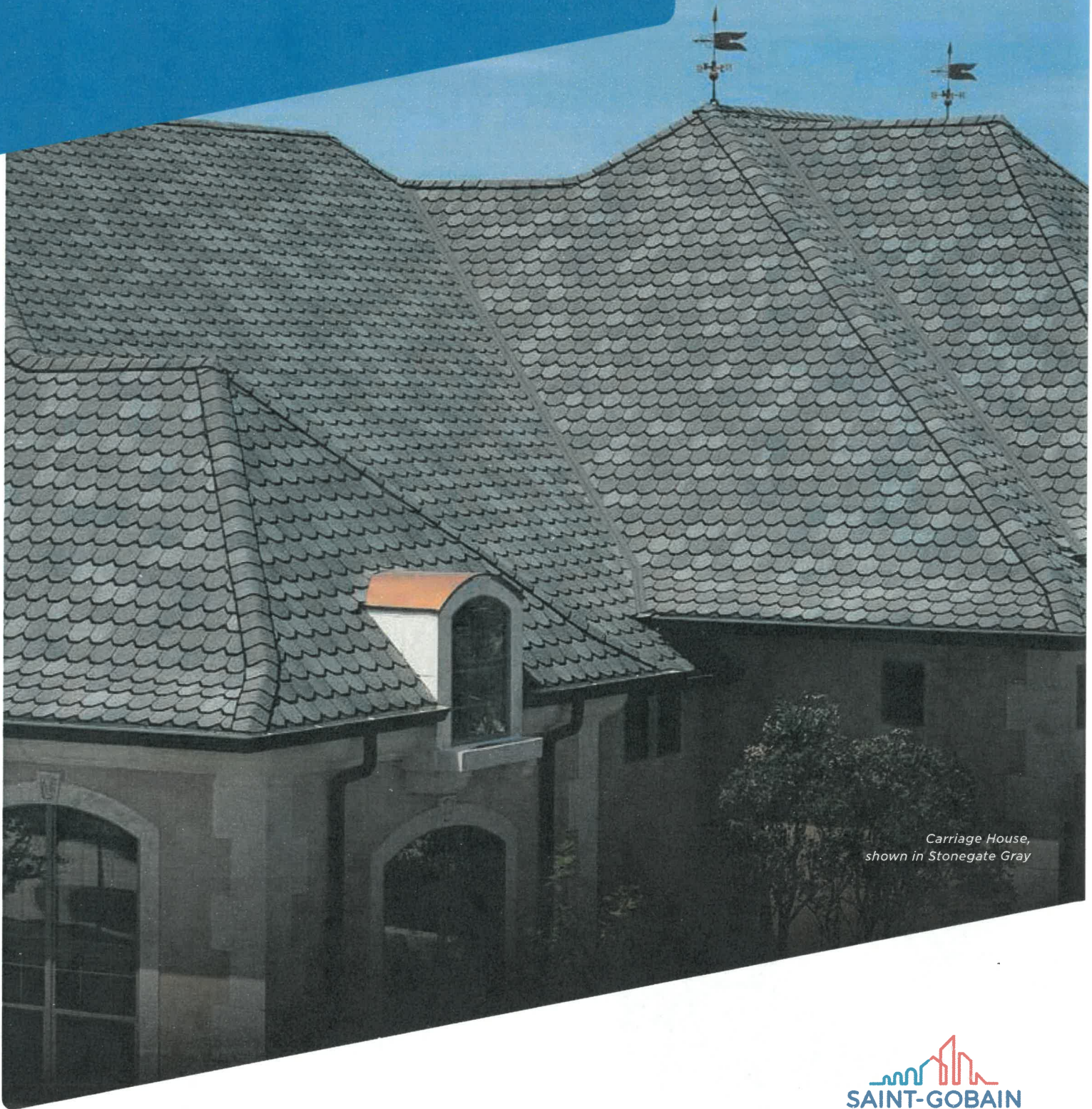
Diagram #4: Shingle pattern superimposed over existing roof image



Carriage House[®]

Luxury Roofing Shingles

certainteed
SAINT-GOBAIN



*Carriage House,
shown in Stonegate Gray*


SAINT-GOBAIN



Slated for Perfection

From the sweep of a Victorian frame to the symmetry of a Colonial gable, the preservation of timeless architecture accented by steeply pitched roofs is a hallmark of the Carriage House® luxury shingle.

Carriage House has been painstakingly designed to evoke the unique hand-crafted look that is at home with our heritage. And the level of protection provided by Carriage House's super heavyweight construction makes for a perfect pitch.

ARCHITECTURAL VISION

Equal measures of craftsmanship and architectural creativity are at play in this shingle. With cut-away corners and wide, dark shadow lines, Carriage House creates a one-of-a-kind look of scalloped-edge natural slate...the perfect roofline for your home.

StreakFighter® PROTECTION

The ultimate in stain protection, CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread. **StreakFighter's** granular blend includes naturally algae-resistant copper to combat the ugly black streaking caused by algae and help your roof maintain its beauty for years to come.

SUPER CONSTRUCTION

An ingenious construction that combines two full-sized base shingles, four layers of protection, and an oversized 8" exposure. Made of the industry's most durable roofing materials, you'll have a roof that really endures the elements.

The super-heavyweight that offers premium performance and the pride and prestige of scalloped slate is a perfect solution for a steeply-pitched roof. Carriage House luxury shingles. A most unique shingle for a one-of-a-kind home.



Perfect Pitch in the Grand Style

CARRIAGE HOUSE®

- Hand-crafted scalloped cut that mimics natural slate
- Dynamic color options
- **StreakFighter®** protection against algae
- Superior resistance to fire and high winds
- Classified as UL 2218 Class 4 Impact Rated



Chestnut



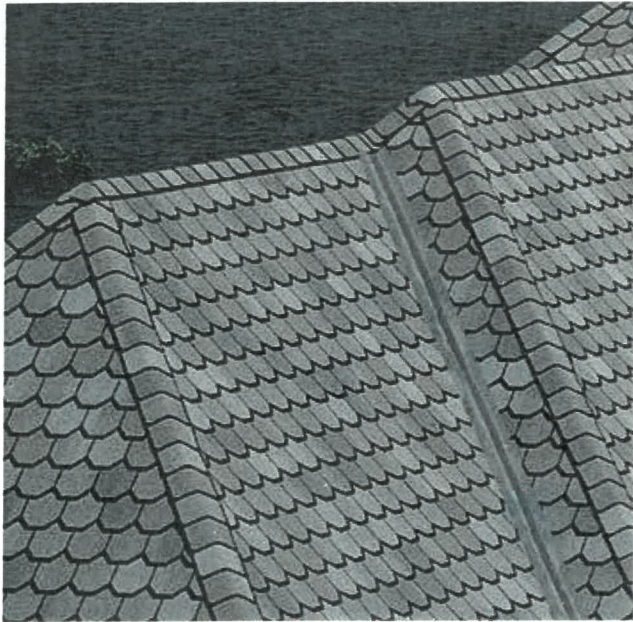
Georgian Brick



Sherwood Forest



Victorian Blue



Add a Little Accent to Your Roof

For a stylish finishing touch to cap hips and ridges, use Shingle Ridge® accessory — available in colors to match your Carriage House shingles.

Color Companion Products for Low Slope Areas

With CertainTeed Flintlastic® SA, you can coordinate low slope areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.



The Ultimate in Protection

StreakFighter®

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread. **StreakFighter's** granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with StreakFighter Technology

Ceramic coating

Copper layer

Mineral core

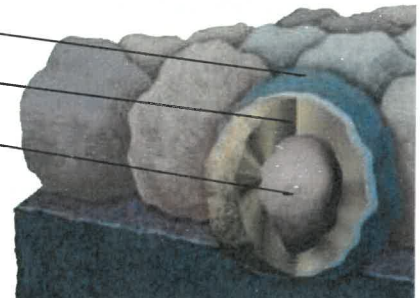


Diagram for illustrative purposes only.

CertaSeal®

Uplift Protection

CertaSeal® is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.

Grand Manor[®]

Luxury Roofing Shingles

certainteed
SAINT-GOBAIN



*Grand Manor,
shown in Brownstone*


SAINT-GOBAIN



The Peak of Perfection

Some roofs say more. About you. About your style. About the home that uniquely showcases your life.

Grand Manor says it all with a style and grace that is exceptional from every angle. The luxurious multi-layered laminated shingle replicates the look of slate with the confidence backed by a lifetime warranty.

Your home becomes your castle with one of the heaviest shingles we've ever made. CertainTeed developed Grand Manor to endure all types of weather and always look its best, even on the steepest slopes.

STRIKING LOOKS

Deep shadows and random tabs are the secrets behind the design genius in Grand Manor. The result is a shingle with the incredibly authentic depth and dimension of slate.

LASTING BEAUTY

Our exclusive Super Shangle® construction design results in a shingle that, once installed, offers virtually five layers of protection. Made of the industry's most durable roofing materials, you'll have a roof with unsurpassed defense against the elements.

StreakFighter® PROTECTION

The ultimate in stain protection, CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper to combat the ugly black streaking caused by algae and help your roof maintain its beauty for years to come.

With Grand Manor on your home, you'll have the assurance of being protected by one of CertainTeed's finest, most durable luxury shingles—and the confidence of knowing that whenever you look up at your roof, you'll see something beautiful.



Elegance Defined with Style and Grace

GRAND MANOR®

- Authentic depth and dimension of natural slate
- Dynamic color options
- Super Shingle® construction offers five layers of protection
- Streakfighter® protection against algae
- Classified as UL 2218 Class 4 Impact Rated



Chestnut



Brownstone



Georgian Brick



Sherwood Forest



Add a Little Accent to Your Roof

For a stylish finishing touch to cap hips and ridges, use Shangle Ridge® accessory — available in colors to match your Grand Manor shingles.

Color Companion Products for Low Slope Areas

With CertainTeed Flintlastic® SA, you can coordinate low slope areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.



The Ultimate in Protection

StreakFighter®

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread. **StreakFighter's** granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with StreakFighter Technology

Ceramic coating

Copper layer

Mineral core

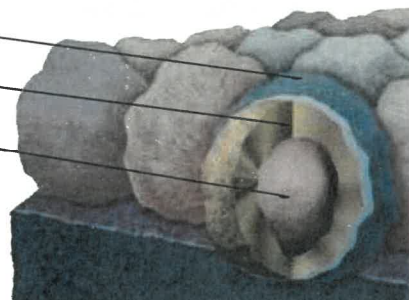


Diagram for illustrative purposes only.

CertaSeal®

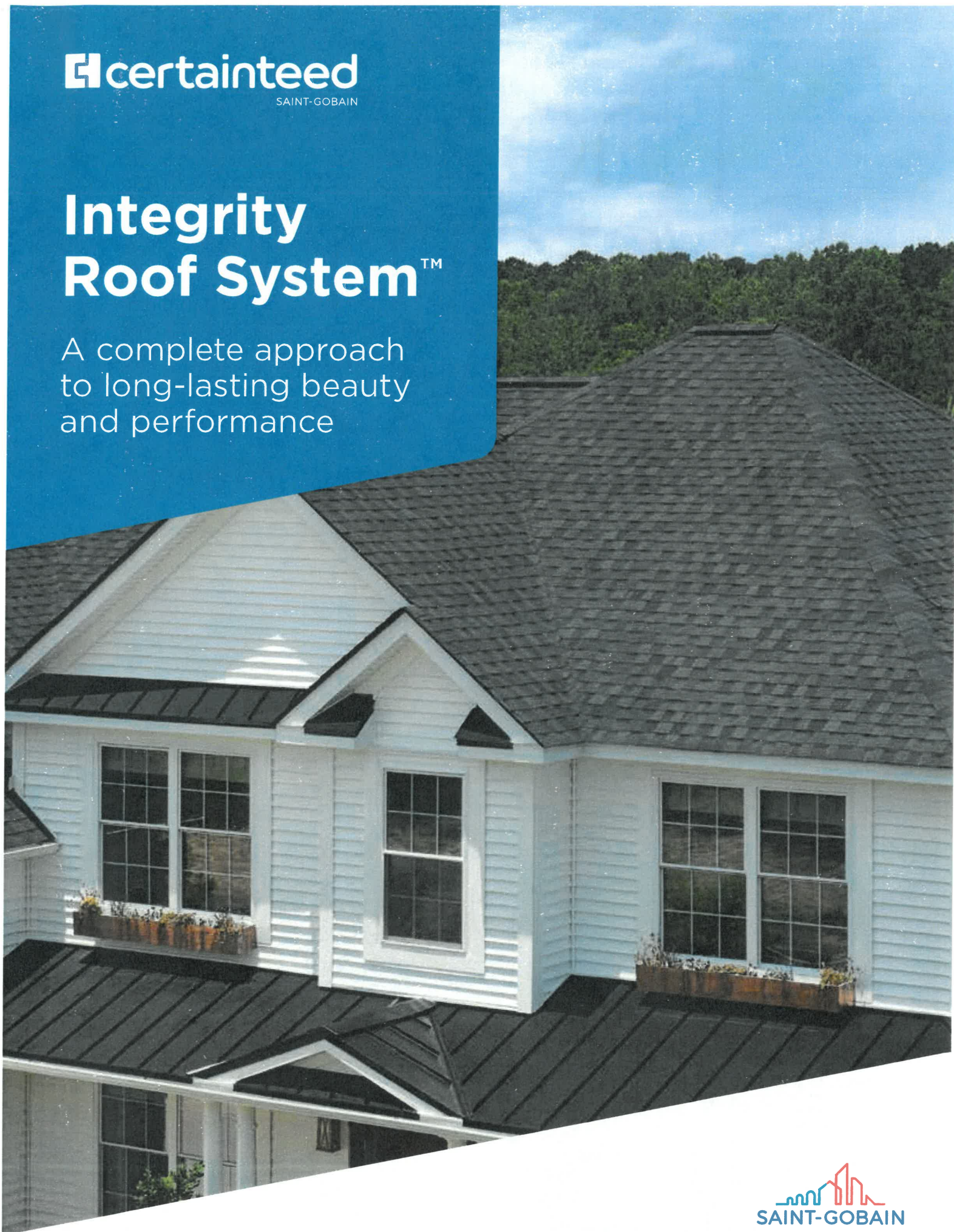
Uplift Protection

CertaSeal® is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



Integrity Roof System™

A complete approach
to long-lasting beauty
and performance



Insist upon the Integrity Roof System™ and get the ultimate in roof performance!

With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System™ combines key elements that help ensure you have a well-built roof for long-lasting performance.

It all starts with CertainTeed's broad line of shingles, featuring brilliant color blends, dramatic styles and shadow lines, and the strongest warranties in the industry. The right shingle can mean the difference between an average, everyday look or a beautiful roof that's the talk of the neighborhood.

Shingles are just the beginning — to keep your new roof performing and looking great for years to come it takes a complete CertainTeed Integrity Roof System approach.

1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.*

2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

5. Ventilation

A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with CertainTeed Intake Vents or Soffit Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

6. Hip & Ridge Caps

Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

Low-Slope Sections

CertainTeed Flintlastic® and SMARTCOAT™ roofing products are also available for low-slope roof areas.

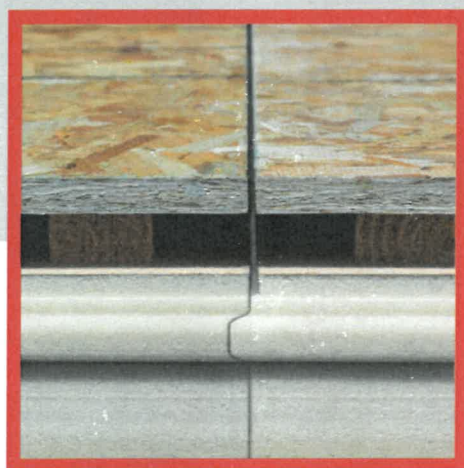


* Waterproofing Underlayment is not typically applied at the eaves in climate areas not prone to snow and ice.



ThermaCal®
Nail Base Roof Insulation Panels

Nail Base Roof Insulation Panels



Exclusive tongue-and-groove ISO design for maximum insulating performance

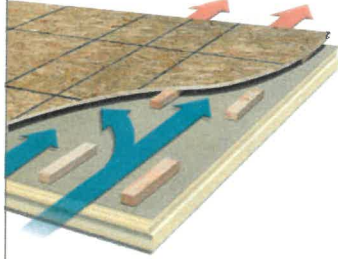


We protect what matters most™

VENTILATED ROOF

GAF ThermaCal^{®1} Ventilated Roof Insulation Panels

For asphalt shingle and metal roof systems

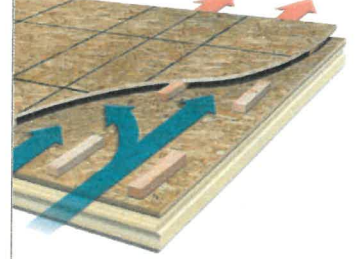


- Nominal 4' x 8' (1.21 m x 2.44 m) panels
- Single layer of sheathing (7/16" [11.1 mm] OSB standard); other options available, including fire-treated sheathing
- R-values from 5.70 to 32.50
- 1" (25.4 mm) airspace standard - 10 sq. in. of NFA per ft. (21,163 sq. mm per m) run. Also available: 1.5" (38.1 mm) and 2" (51 mm) options.
- Panels include premium-quality GAF EnergyGuard[™] Polyiso Insulation

Approximate overall panel thickness ¹		Nominal Polyiso Insulation thickness		Approx. weight		LTTR R-Value ²
in.	mm	in.	mm	lb./sq. ft	kg/sq.m	
2.5	64	1.0	25	1.8	8.82	5.70
3.0	75	1.5	38	1.9	9.29	8.60
3.5	89	2.0	51	2.0	9.76	11.40
4.0	102	2.5	65	2.1	10.25	14.40
4.5	114	3.0	76	2.2	10.74	17.40
5.0	127	3.5	89	2.3	11.23	20.50
5.5	140	4.0	102	2.4	11.72	23.60
6.0	152	4.5	114	2.5	12.21	26.60
6.5	165	5.0	127	2.6	12.69	29.50
7.0	178	5.5	140	2.7	13.18	32.50

GAF ThermaCal^{®2} Ventilated Roof Insulation Panels

For slate, tile, and maximum-loading roof systems



- Nominal 4' x 8' (1.21 m x 2.44 m) panels
- Two layers of sheathing (7/16" [11.1 mm] OSB standard); other options available for top layer only, including fire-treated sheathing
- R-values from 9.20 to 27.20
- 1" (25.4 mm) airspace standard - 10 sq. in. of NFA per ft. (21,163 sq. mm per m) run. Also available: 1.5" (38.1 mm) and 2" (51 mm) options.
- Panels include premium-quality GAF EnergyGuard[™] Polyiso Insulation

Approximate overall panel thickness ³		Nominal Polyiso Insulation thickness		Approx. weight		Total system R-Value ⁴
in.	mm	in.	mm	lb./sq. ft	kg/sq.m	
3.5	89	1.5	38	3.3	16.11	9.20
4.0	102	2.0	51	3.4	16.60	12.00
4.5	114	2.5	64	3.5	17.09	15.00
5.0	127	3.0	76	3.6	17.58	18.00
5.5	140	3.5	89	3.7	18.06	21.10
6.0	152	4.0	102	3.8	18.55	24.20
6.5	165	4.5	114	3.9	19.04	27.20

¹ Approx. overall panel thickness and weight based on the polyiso insulation, one layer of 7/16" (11.1 mm) OSB, and 1" (25.4 mm) spacer height.

² LTTR R-value refers to polyiso insulation. LTTR R-value calculations are based on ASTM C1289-17.

³ Approx. overall panel thickness and weight based on the polyiso insulation, two layers of 7/16" (11.1 mm) OSB and 1" (25.4 mm) spacer height.

⁴ Total system R-value includes the LTTR R-value of the polyiso insulation and .55 R-value of the 7/16" (11.1 mm) OSB attached to the polyiso. LTTR R-value calculations are based on ASTM C1289-17.

Short Form Draft Specifications

ThermaCal® 1 — Ventilated Roof Insulation Panels Only¹

1. VENTILATED ROOF INSULATION

A. Description of system:

1. The ventilated roof insulation should be a factory-assembled panel consisting of one layer of 7/16" (11.1 mm) oriented strand board top surface, a built-in ventilation space maintained by 1" (25.4 mm) wood spacer blocks, and polyisocyanurate insulation on the bottom.
2. The Long Term Thermal Resistance (LTR) R-Value of the polyiso insulation shall be no less than _____.
3. Wood panel edges shall be rabbeted to allow the foam edges to fit together, while providing clearance between the wood sheathing on adjoining panels.
4. ISO foam sides and ends shall have a machined tongue-and-groove profile to reduce heat loss at the joints.
5. The wood spacer blocks shall not exceed 8% of the panel area and shall have 50% open area for lateral (across the slope) ventilation. Spacer blocks shall not be over 12" (305 mm) apart in either direction.
6. The vent space shall provide a minimum of 10 sq. in. of Net Free Area per lineal foot (21,163 sq. mm per 1m) on insulation (along the 8' [2.44 m] edge) after deduction for the spacer blocks.
7. The ventilated roof insulation will be attached with GAF ThermaCal® Fasteners per specified wind load requirements.

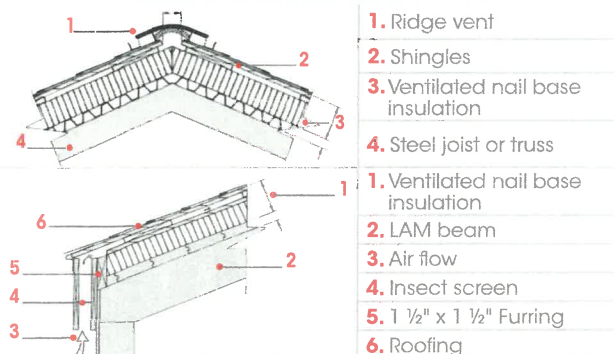
2. SUBMITTALS

- A. The following will be submitted to the architect for approval: copies of the manufacturer's product information and installation instructions; a sample with the edge profile specified and large enough to show the actual lateral spacing of the vent space supports; a manufacturer's dimensioned drawing showing how the 50% lateral ventilation is achieved; and calculations of spacer block percentage of panel area and the Net Free Area per lin. ft. (1m) of insulation after deducting for spacers.

3. PRODUCTS:

- A. Products shown below are acceptable provided they meet the requirements of this specification.²
1. ThermaCal® 1 Ventilated Roof Insulation Panels from GAF, 1 Campus Drive, Parsippany, NJ 07054, 877-GAF-ROOF, 1-800-522-9224, or gaf.com
 2. Fastener Requirements — GAF requires the use of its fasteners for steel and wood substrate applications for all nail base roof insulation panels. See complete installation instructions, available from GAF, for recommended fastening patterns.

Roof Deck Diagrams: Metal or wood



¹ Note to Specification Writer: This draft spec can be used for ThermaCal® 1 (with one layer of oriented strand board). This spec is typically placed in Section 07220. All product specifications can be downloaded from our website at gaf.com or call 877-GAF-ROOF.

² The designer should determine if a vapor barrier is required between the deck and the insulation. The vapor barrier should be specified in accordance with local building codes. Always refer to local building codes.

Codes and Standards

All Panels Except as Noted

Standards

- Polyiso insulation complies with ASTM C1289, Type II, Class I, Grade 2
- Standard APA/TECO rated OSB or CDX Exposure 1 plywood
- Optional fire-treated OSB/Plywood (ventilated roof insulation and wall insulation panels only)

■ ANSI/UL 790 Classification	Classified under ANSI/UL 790 as a Shingle Decking Accessory for use with Class A, B, or C asphalt shingle or metal shingle roof coverings
■ ANSI/UL 1256 Classification	Classified for Insulated Metal Deck Assemblies, Constructions No. 120 and No. 123
■ Physical Properties	1. Sheathing: OSB conforms to APA Standard PRP 109, Exposure 1, and HUD/FHA-918. Plywood conforms to CDX Exposure 1. 2. Polyiso insulation: – ASTM E84 Flame Spread Index of 55 – ASTM E84 Smoke Developed Index of 160 – Moisture Vapor Permeance per ASTM E96 of less than 1.5 perms
■ Vent Space Properties ThermaCal® 1 & ThermaCal® 2 only	1. Depth: 1" (25.4 mm) standard, optional 1.5" (38.1 mm) or 2" (51 mm) 2. Cross Section: 10 sq. in. of Net Free Area per lin. ft. (21,163 sq. mm per 1m) along the 8' (2.44 m) edge dimension after deducting spacer block area 3. Open Area: Not less than 92% of panel area 4. Spacer Separation: 12" (305 mm) or less apart in all directions

Codes

- Miami-Dade County Approved



- UL Listed¹



- Eligible for LEED® Credits



- State of Florida Approved

Note: Always refer to local building codes. For roof pitches less than 3:12, contact GAF Technical Services.

¹ Refer to UL Product iQ for actual assemblies.

Modern Roofing Roof Replacement Agreement

Date: 2/2/2025

Customer: Peter Anger

Address: 610 Washington St Cumberland, MD 21502

Phone Number: (914) 310-4493

Email: peteranger@gmail.com

Modern Roofing, LLC

http://modernroofing.com

WV Contractor License: WV062457

THIS ROOF REPLACEMENT CONTRACT ("Contract"), effective as of the date of the last party to sign below, is between Modern Roofing, LLC, having an address at 45 Sullyruth Ct Bunker Hill WV, 25413 ("Contractor") and the customer listed above ("Owner").

For valuable consideration the parties hereby agree as follows:

1. SCOPE OF WORK:

Roofing:

Tear Off	☒ 1-Layer Asphalt ☐ 2-Layer Asphalt ☐ Cedar ☐ Metal ☒ Other: tear off slate on main home + turret + gables + shingle portion on rear elevation
Included Structures	☒ Main Home Only ☐ Main Home & Detached Garage ☐ Main Home & Detached Shed
Notes:	three tab shingled portion on back right of home excluded

Roof Type	Brand & Product Info
Asphalt	☐ Owens Corning ☒ CertainTeed ☐ GAF
Cedar	☐ Hand-Split ☐ Tapersawn ☐ 1/2" ☐ 3/4"
Metal	☐ 24-gauge ☐ 26-gauge ☐ 12" OC ☐ 18" OC
Other:	

Roof Items	Description & Color	PWI
Plywood	Additional sheets at \$ 100 / sheet Initials X: _____	
Shingle Type	Grand Manor w/ and accent band of Carriage house where current fish scale sl	
Shingle Color	Gatehouse Gray	
Underlayment	Diamond Deck	
Ice & Water	Certainteed	
Starter Strip	Certainteed	
Ridge Vent	Certainteed	
Hip & Ridge	Certainteed	
Warranty	Certainteed 4 Star Sure Start Plus extended warranty	

Gutters & Downspouts

Pre-existing gutter protection	☒ No ☐ Yes, Detach & Reset ☐ Yes, Remove & Dispose
Is the pre-existing gutter protection a one-piece, seamless system	☒ No ☐ Yes
Removal instructions	☒ Leave Gutters ☐ Detach & Reset

There is no warranty on any pre-existing gutter protection

Initials

X: _____

Gutters	_____ - LF	Type: _____	Color: _____	Location: _____
Downspouts	_____ - LF	Type: _____	Color: _____	Location: _____
Screen Guards	_____ - LF	Type: _____	Color: _____	Location: _____

Siding:

Tear Off: _____

Included Structures: _____ Excluded Structures: _____

Modern Roofing Siding System Inclusions: Replacement of all standard gable vents, dryer vents, electrical mounts, light mounts, J-channels, starter strip, and house wrap on all elevations being replaced. No wood or trim replacement unless specified in the Notes section below.

Siding Type	Qty. SQ/FL/EA	Description & Color
Vinyl Siding	_____	Type: _____ Color: _____ Profile: _____ Accessory Color: _____
Hardie Siding	_____	Type: _____ Color: _____ Profile: _____ Accessory Color: _____
Plywood	_____	Additional Pieces at \$: <u>n/a</u> /piece Initials X: _____
House Wrap	_____	Type: _____
Insulation Board	_____	Type: _____

Contract Price		Notes	Payment Method	
Total Contract Price	\$46,630.00	Slate to designer asphalt system	Check	☐
Down Payment	\$23,315.00	ACH to be completed	ACH	☒
Progress Payment	n/a	n/a	Credit Card 4% processing fee charged for all credit card transactions	☐
Final Payment* *Plus any agreed-to additional work	\$23,315.00	Due upon completion of work	Financing	☐

Estimated Work Start Estimated work start date is from the date of receipt of deposit	6-8 weeks from deposit
Estimated Work Completion	2-3 days
Dates Which Do Not Work For Install	n/a
Referral Discount (For Non-Insurance Work) \$ _____ /Referral	Name: _____ Phone: _____ Name: _____ Phone: _____ Name: _____ Phone: _____ Name: _____ Phone: _____ Name: _____ Phone: _____

Contractor shall furnish Owner appropriate releases or waivers of lien for all work performed or materials provided at the time the next periodic payment shall be due.

5. **PERMITS:** Contractor shall apply for and obtain such permits and regulatory approvals as may be required by the local municipal/county government, the cost thereof shall be included as part of the Project price.
6. **INSURANCE:** Contractor shall maintain general liability, workers compensation and builder's risk insurance as required by law.
7. **SURVEY AND TITLE:** If the Project is near the Owner's property boundary, Owner will point out property lines to the Contractor. If the Owner or Contractor has any doubt about the location of the property lines, Owner shall provide Contractor with boundary stakes through a licensed surveyor. In addition, Owner shall provide Contractor documentation that Owner has title to the Work Site and shall provide Contractor copies of any covenants, conditions, or restrictions that affect the Work Site.
8. **CHANGES TO SCOPE OF WORK:** Owner may make changes to the scope of the work, including changes to the drawings and specifications, from time to time during the construction of the Project. However, any such change or modification shall only be made by written "Change Order" signed by both parties. Such Change Orders shall become part of this Contract. Owner agrees to pay any increase in the cost of the Project as a result of a Change Order. In the event the cost of a Change Order is not known at the time a Change Order is executed, the Contractor shall estimate the cost thereof and Owner shall pay the actual cost whether or not it is in excess of the estimated cost.
9. **LATE PAYMENT/DEFAULT:** A failure to make payment for a period in excess of ten (10) days from the due date shall be deemed a material breach of this Contract. If payment is not made when due, Contractor may suspend work on the job until such time as all payments due have been made without breach of the Contract pending payment or resolution of any dispute. Owner agrees to pay a late charge of 1% of all payments that are more than ten (10) days late plus interest at the rate of 1% per month.
10. **DESTRUCTION AND DAMAGE:** If the Project is destroyed or damaged for any reason, except where such destruction or damage was caused by the sole negligence of the Contractor or its subcontractors, Owner shall pay Contractor for any additional work done by Contractor in rebuilding or restoring the Project to its condition prior to such destruction or damage. If the estimated cost of replacing work already accomplished by Contractor exceeds 20 percent of the Contract price, either the Contractor or Owner may terminate this Contract. Upon termination by either party, Contractor shall be excused from further performance under this Contract and Owner shall pay Contractor a percentage of the Contract price in proportion to the amount of work accomplished prior to the destruction or damage.
11. **ASSIGNMENT:** Neither party may assign this Contract, or payments due under the Contract, without the other party's written consent. Any such assignment shall be void and of no effect.

I have read and I agree to the terms stated in this Agreement (as defined above) and I agree to be contractually bound by these terms.

Customer(s)

Modern Roofing Representative

Signature: _____ Date: _____ X: _____
Signature: _____ Date: _____ Scott Krieger Date: _____

Customer(s)

Signature: _____
Date: _____

RIGHT OF RESCISSION: If this agreement was solicited at a residence and you do not want the construction services described above, you, the Customer, may cancel this transaction at any time prior to midnight of the fifth business day after the date of this transaction (or, if you are over 65 years old, at any time prior to midnight of the seventh business day after the date of this transaction). See the attached notice of cancellation form for an explanation of this right. While it is not required to terminate this agreement, we would also appreciate you sending an e-mail to contact@modernroofing.com.

If Customer(s) cancels or terminates this Agreement after the cancellation period described above, Customer(s) is responsible to pay for all work performed by Contractor and all materials provided or ordered by Contractor as of the date of cancellation/termination. In addition, Customer(s) shall pay to Contractor an early cancellation fee equal to fifteen percent (15%) of the remaining balance due to Contractor under this Agreement, inclusive of the Contract Price (as modified by any Change Orders executed by Customer(s)) plus the cost of any Extra Work. Payment of the early cancellation fee is in addition to the payment of any other contract damages to which Contractor is entitled under this Agreement. Customer(s) agrees that the early cancellation fee is not a penalty and is a reasonable estimate of the actual losses Contractor will incur in the event that Customer(s) cancels this Agreement, which losses cannot be ascertained with exact certainty.

Optional notice required only for home solicitation sales:

BUYER'S RIGHT TO CANCEL

Notices to Residential Homeowners:

- A. Do not sign this Agreement before you have read it, or if it contains any blank spaces or information you do not understand. You have the right to consult an attorney. You are entitled to an exact copy of this Agreement.
- B. If this Agreement was solicited at a residence and you do not want the services described above, you may cancel this Agreement as set forth on page one of this Agreement (See RIGHT OF RESCISSION).
- C. Each contractor and subcontractor must be licensed by the Maryland Home Improvement Commission and anyone may ask the Commission about a contractor or subcontractor by Contacting the Commission at 500 North Calvert Street, Baltimore, Maryland 21202. The telephone numbers are 410-230-6309 and 1-888-218-5925.
- D. The Maryland Home Improvement Commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors.
- E. A homeowner has the right to purchase a performance bond for additional protection against losses not covered by the Guaranty Fund.

I, the undersigned Customer, have read and received this agreement, inclusive of the Terms of Agreement and the Project Specifications. By my signature below, I authorize Contractor to proceed with the Services as specified in this Agreement and any Exhibits attached hereto, in accordance with the terms and conditions of this Agreement. I have been provided oral notice that I have the right to cancel this transaction, without any penalty or obligation, within 5 business days from the date of the transaction specified on the Notice of Cancellation attached hereto, or, if I am at least 65 years old, within 7 business days from the date of the transaction specified on the Notice of Cancellation attached hereto.

☐ I am 65 years or older (check if applicable)

Customer(s)

Modern Roofing Representative

Signature: _____ Date: _____ X: _____
Signature: _____ Date: _____ Scott Krieger Date: _____

Customer(s)

Signature: _____
Date: _____

Modern Roofing, LLC
45 Sullyruth Ct
Bunker Hill WV, 25413