

MINUTES

HISTORIC PRESERVATION COMMISSION

February 12, 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, Mr. Nathan Williams, Mr. Brian Plitnik. Members present VIA virtually, Mr. Tim Hoffman, and Ms. Lynda Lambert.

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management, Mr. Jeff Silka, City Administrator, and Ms. Chelsea Rexrode, Codes Technician. There were no media or citizens present. Applicants Peter Anger, Annie Hershberg, Laurie Walsh, and Ed Mullaney were 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 January 2025 were approved as written. **Mr. Tim Hoffman 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

- 18 N Centre St - COA24-000063
Applicant: James Walsh

Mrs. Laurie Walsh spoke on behalf of the project. They are proposing to remove existing doors, frames, and transom frames. They will install new aluminum storefront doors, frames, and transom frames sized to the existing openings.

Mr. Tim Hoffman made the motion to approve COA24-000063 and Mr. Brian Plitnik seconded the motion. All members were in favor. Motion approved.

- 37 Baltimore St - COA25-000003 (addition of exterior lighting)
Applicant: Ed Mullaney

Applicant, Ed Mullaney is proposing 9 Lumark LED lights to highlight the 2nd and 3rd floors. They will be a copper color. The lights will be dusk to dawn. These will be installed by Braddock Electric.

- 61 Baltimore St - COA25-000004 (addition of exterior lighting)
Applicant: Ed Mullaney

Applicant, Ed Mullaney is proposing 2 Lumark LED Lights to highlight the 2nd floor of the building. These will be installed by Braddock Electric. The lights will be dusk to dawn.

Mr. Nathan Williams made the motion to approve COA25-000003 and COA25-000004. Mr. Brian Plitnik seconded the motion. All members were in favor. Motion approved.

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

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 at 4pm.

Ms. Lynda Lambert made the motion to table COA25-000005 until the next meeting to be able to collect more information on the roofing materials. 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 COA24-000063, COA25-000003, COA25-000004, and COA25-000005. 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

1. Consultant for the downtown register update was in town. He is collecting his data and MHT stated that we were awarded for phase two. He may plan to come back for that.

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

ADJOURNMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary