



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
Councilman: Rock Cioni

Staff Liaison: Ruth Davis - Rogers, Historic Preservation Planner

AGENDA

Historic Preservation Commission
City Hall Council Chambers
January 14, 2026, 4:00 P.M.

CALL TO ORDER

APPROVAL OF MINUTES

- Review and approval of December 2025 meeting minutes

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

Non-Consent/Regular Agenda – to be reviewed by HPC

- 153 Polk Street (COA26-000001) Window Replacement

OTHER BUSINESS

ANNOUNCEMENTS

- The Position of Historic/City Planner is advertised and resumes are being reviewed on a rolling basis.

ADJOURNMENT

File Attachments for Item:

1. Review and approval of December 2025 meeting minutes

MINUTES

HISTORIC PRESERVATION COMMISSION

December 17, 2025

The Cumberland Historic Preservation Commission held its regular meeting on November 12, 2025 within the Council Chambers of City Hall. Members present were Mr. Larry Jackson, Mr. Justin Paulman, Mr. Tim Hoffman, Dr. Brian Plitnik, Dr. Lincoln Wilkins, and Councilman, Rock Cioni. Ms. Lynda Lambert attended meeting virtually.

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management, Jeff Silka, City Administrator, Mayor Ray Morris, and Ms. Chelsea Rexrode, Codes Technician. Applicant present was Adam Sterne (Carl Belt) and Madeline Lafferty (Representative for 60 Pershing St.)

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 November 2025 were approved as written. **Mr. Tim Hoffman made the motion to approve. Mr. Justin Paulman seconded the motion. All members were in favor. Motion approved.**

PUBLIC COMMENTS

- N/A

CONSENT AGENDA

- 14 S. Mechanic St. - COA25-000055
Applicant: Dennis Dillon

REGULAR AGENDA

- 60 Pershing St. - COA25-000054
Applicant: Madeline Lafferty

Representative, Madeline Lafferty, spoke in regards to this project. They are proposing a 40"X40" Faux Neon sign. It will be Light Blue in color. It is a LED Light and plastic-type tubing that appears neon-like. It will not be flashing; it will be a solid light. It has not been determined on how the sign will be attached to the building.

Commission had an open discussion in regards to what "city code" states. Ruth explained that we follow the "Secretary of the Interior Standards." The Commission agreed that our guidelines for signage needs to be looked at. Ruth states that the lighting fits the timeframe of the building. Ruth mentioned that we will need to know who is installing the sign and how it will be attached to the building.

Mr. Tim Hoffman made the motion to approve the signage based on the "Secretary of the Interior Standards" and on conditions that we will need to be notified how the sign will be attached to the building. Dr. Lincoln Wilkins seconded the motion. All members were in favor. Motion approved.

- 135 N Mechanic St -COA25-000056 (fence)
Applicant: Cumberland Housing - Michele Bender

Adam Sterne, Representative for Carl Belt, explained their project. They are proposing to replace 4'H chain link with 6' black ornamental aluminum. Replace existing 4' chain link with new 6'H black ornamental aluminum. Add new 6'H black ornamental aluminum. Install 8'H chain link & gate with black privacy slats to create a screen barrier. Install 4'H chain link fence to match (or possibly 4' ornamental fence) with two access gates.

Mr. Justin Paulman made the motion to approve COA25-000056. Dr. Lincoln Wilkins 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 COA25-000054, COA25-000055, and COA25-000056. 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.

TAX INCENTIVES

- 204 Washington St - John Pendleton (Part 3)

Mr. Justin Paulman made the made the motion to approve all above tax incentives and Mr. Tim Hoffman seconded the motion. All members were in favor.

"Maryland State law grants the City of Cumberland the authority to provide local historic preservation tax credits. Before us are tac credit application for work to be performed at 204 Washington St. We have studied the applications and find that these properties quality based on City of Cumberland Code and section 9-204 of the Tax Property Article of the Annotated Code of Maryland."

OTHER BUSINESS/STAFF UPDATES

- Ruth Davis-Rogers has accepted another position for Calvert County Department of Planning and Zoning. Her last day in office will be 12/19/25. This will be Ruth's last meeting and Jeff Silka will be filling in until the position is filled.

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

ADJOURMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary

File Attachments for Item:

2. COA 26-000001 - 153 Polk Street Window Replacement

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA26-000001**

Permit or Review Type: Certificate of Appropriateness

Project Location: 153 POLK ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: MIRLO Enterprises LLC
Address: 2241 Pigs Ear Road
City/State/Zip: Grantsville MD 21536
Phone: 4439562681
Email: brian.p.schilpp@gmail.com

Contractor Contact Information: Company Name: MIRLO Enterprises LLC
Contact: Brian Schilpp
Address: 2241 Pigs Ear Road
City/State/Zip: Grantsville MD 21536
Phone: 4439562681
Email: brian.p.schilpp@gmail.com

Date of Application: 01/07/2026

Work Description: (narrative box)

COA - Proposal to Install 10 Pro Via Aspect Series replacement windows. All units will be white in color, be double hung in operation, and receive full perimeter insulation. Exterior framing for ALL windows will be covered with white aluminum cladding, and completely sealed with a urethane based sealant.

Amount Paid: 31.00

Amount Due: 0.00

Proposal to Install 10 Pro Via Aspect Series replacement windows. All units will be white in color, be double hung in operation, and receive full perimeter insulation. Exterior framing for ALL windows will be covered with white aluminum cladding, and completely sealed with a urethane based sealant. Work would be completed sometime between February 2026 - April 2026 if approved.

The property is located at 153 Polk Street and it falls within the Canal Place Preservation District. Glass Service of Cumberland provided me with a quote for window replacement for the entire building. A total of 10 replacement windows with no alterations to the existing sizes or changes to the openings. The dormer window in the attic area would not be replaced or wrapped with aluminum. That window would remain exactly the way it currently exists.

The 10 current windows I am hoping to replace are a variety of replacement styles and storm windows that have been replaced at all different times throughout the building's history. None of the windows are original to the building and are all mis-matched. Exterior flashings and aluminum have also been added at various times.

Also the property owner information contained in the Citizenserve Online Portal is not updated and I was unable to edit that information when I submitted this application. Golbert Investments Inc. is no longer the owner. The building was purchased in August 2025 by Mirlo Enterprises LLC.

Thank you -
Mirlo Enterprises LLC.
Brian Schilpp
443-956-2681
brian.p.schilpp@gmail.com

Glass Service of Cumberland, Inc.

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

TO: Brian Schilpp
153 Polk Street.
Cumberland, Md. 21502

Date: 01/06/2026

Project: Replacement Windows

DESCRIPTION OF THE WORK TO BE PERFORM: Furnish and install 10 ProVia Aspect Series replacement windows. All units will be white in color, be double hung in operation, and receive full perimeter insulation. Exteriors framing will be covered with aluminum cladding, and completely sealed with a urethane based sealant.

Lump Sum Price: \$ 8238.00

Exclusions/Clarifications:

1. We exclude any glass breakage except by GSC personnel.
2. One Third down payment required prior to ordering.
3. Quoted price is the cash discounted price.
4. Collection fees will be added if sent to collections.
5. Terms of Payment is 30 days from invoice date.
6. We exclude any rough frame work.
7. We exclude any interior work.

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: Samuel Lepley

Title: _____ Title: Estimator **Sam Lepley**
Date: _____ Date:

The terms and conditions set forth on the reverse side are a part of this proposal and contract. 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.

Cancellation Policy: If the customer chooses to cancel this contract, Glass Service of Cumberland, Inc. and/or Hoyman Painting, a division of Glass Service of Cumberland, Inc. reserves the right to retain any monies applied toward this contract to cover the cost of materials ordered and/or in production that were intended for the completion of this contract.

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 501 - Double Hung



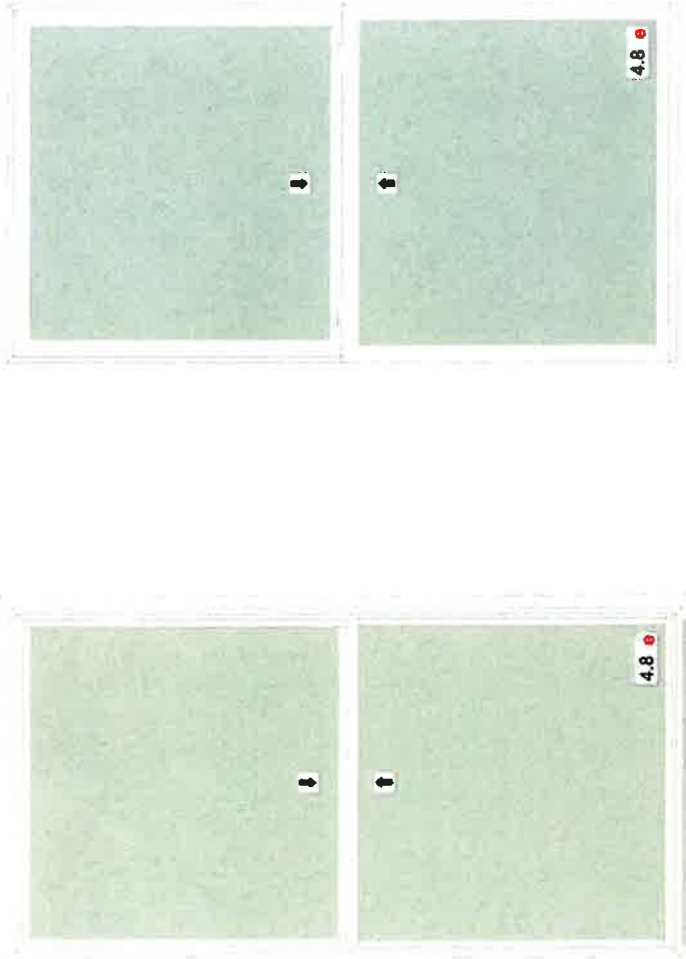
QUOTE INFORMATION

Job:
Order #14579873-1
Qty: 4

DETAILS

Aspect Window - AP500 Series

- 501 - Double Hung
- White
- Opening Size: 34 1/2" x 61 1/2"
- Unit Size: 34" x 61"
- Constant Force Roller Tilt Balance System
- Snap-In Frame Sash Stops
- Double Profile SA Locks
- White Vent Locks
- White Hardware
- INNERGY Thermal Sash Reinforcement
- Roll Form Bottom Screen (White) with BetterVue Screen Mesh
- Sill Extender
- Comfortech DLA
- Double Strength Glass (1/8" per pane)
- 3/4" IG Thickness



OUTSIDE VIEW

INSIDE VIEW

SIZING		Structural	ENERGY	
Opening Width Range:	34 1/4" to 34 1/2"	N/A	ENERGY PERFORMANCE RATINGS	
Opening Height Range:	61 1/4" to 61 1/2"		U-Factor (U5/H-P)	Solar Heat Gain Coefficient
Window Size:	34" x 61"	Installation Instructions	0.28	0.28
United Inches:	95		ADDITIONAL PERFORMANCE RATINGS	
Egress Size:	29" x 23 21/32"		Visible Transmittance	Condensation Resistance
Egress Square Foot:	4.7691		0.53	60.00
Egress Meets Criteria:	No		Air Infiltration (cfm/ft2)	
Top Sash Size:	30" x 29 1/16"		<= 0.05	
Top Glass Size:	28 3/16" x 27 5/16" x 3/4"		CPD: PRD-N-101-01049-00005	
Top Glass Viewable Size:	27 3/16" x 26 5/16"			
Bottom Sash Size:	31" x 30 1/16"			
Bottom Glass Size:	29 3/16" x 28 5/16" x 3/4"			
Bottom Glass Viewable Size:	28 3/16" x 27 5/16"			
Bottom Screen:	30 7/16" x 30 1/2"			





