



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
Oct. 8th, 2025, 4:00 P.M.

CALL TO ORDER

APPROVAL OF MINUTES

- Review and approval of Sept. 2025 meeting minutes

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

No consent items on the agenda

Regular Agenda – to be reviewed by HPC

- 111 Hanover St. COA25-000032 (demolition of building)
Applicant: Jason Wolford
- 107 Hanover St. COA25-000035 (*demolition of building*)
Applicant: Jason Wolford
- 1 Washington St. COA25-000042 (*new roof*)
Applicant: Ed Mullany
- 15 Greene St. Cumberland Masonic Temple COA25-000043 (*solar panels*)
Applicant: Energy Select
- 120 Fayette St. COA25-000044
(*convert window to door, replace a few doors and windows, add storm windows*)
Applicant: Mike Fiscus/Robotics and Engineering in Allegany County – Together (REACT)

OTHER BUSINESS

Step 1 Tax Credit Approvals (Certification of Eligibility)

- 57 N. Baltimore Street – Downtown Historic District
- 132 Springdale St. – Chapel Hill Historic District (*Virginia Ave. corridor of Opportunity Initiative*)

ANNOUNCEMENTS

ADJOURNMENT `

MINUTES

HISTORIC PRESERVATION COMMISSION

September 17, 2025

The Cumberland Historic Preservation Commission held its regular meeting on September 17, 2025 within the Council Chambers of City Hall. Members present were Mr. Larry Jackson, Mr. Justin Paulman, and Councilman, Rock Cioni. Mr. Tim Hoffman, Mr. Nathan Williams, and Ms. Lynda Lambert attended meeting virtually.

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management and Ms. Chelsea Rexrode, Codes Technician. Applicants present were Brooke Hill.

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 July 2025 were approved as written. **Mr. Justin Paulman made the motion to approve. Councilman Rock Cioni seconded the motion. All members were in favor. Motion approved.**

PUBLIC COMMENTS

- N/A

CONSENT AGENDA

- 82 Baltimore St. COA25-000033 (City Seal placed on electrical box)
Applicant: Melinda Kelleher/ City of Cumberland
- 400 N Mechanic St COA25-000034 (new sign on NTHP listed building)
Applicant: Oxbow Cultural Research - Suzanne Trussell
- 6 Pershing St and City Garage COA25-000036 (temp banners for festivals)
Applicant: Allegany Historical Society/ DDC - Becky McClarran
- 203 N Mechanic St COA25-000037 (exterior painting)
Applicant: Reptilian Arts - Rohman Taylor
- 42 Baltimore St COA25-000039 (public art on wall of CBIZ building)
Applicant: Allegany Arts Commission/ Kaitlyn Wharton
- 511 Washington St COA25-000040 (maintenance on house)
Applicant: Fielding Construction on behalf of Bob and Julie Courtney

Mr. Justin Paulman made the motion to approve. Councilman Rock Cioni seconded the motion. All members were in favor. Motion approved.

Chairman Larry Jackson read "based on these findings we move to approve COA25-000033, COA25-000034, COA25-000036, COA25-000037, COA25-000039, and COA25-000040 in accordance with the presentation of information/staff report and the items on record placed before us."

REGULAR AGENDA

- 74 Baltimore St - COA25-000038
Applicant: Brooke Hill/ owner of "Hill&Co"

Brooke is proposing painting the window trims black and adding black paint to the already existing painted areas on the front of the façade. She is proposing installing brass lettering on the front of the building "Hill&Co." In the future, she would like to replace the door, but was advised that she would have to return to have approval by the HPC. She is not changing the lighting on the building.

Mr. Justin Paulman made the motion to approve. Councilman Rock Cioni 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 COA25-000038. 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

- None.

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

ADJOURNMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000032**

Permit or Review Type: Certificate of Appropriateness

Project Location: 111 HANOVER ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Wolford Rentals
Address: 514 John Chaney RD
City/State/Zip: Ridgeley WV 26753
Phone: 3016972706
Email: jlwolford73@gmail.com

Contractor Contact Information: Company Name: Wolford Rentals
Contact: Jason Wolford
Address: 514 John Chaney RD
City/State/Zip: Ridgeley WV 26753
Phone: 3016972706
Email: jlwolford73@gmail.com

Date of Application: 08/08/2025

Work Description: (narrative box)

COA to complete demolition and removal of debris 111 Hanover St, a 2-story brick with basement. Property site will be leveled and gravel put down. Total demolition from neglect of previous property owner(s) is proposed.

Amount Paid: 30.00

Amount Due: 0.00



City of Cumberland

Department of Community Development • 57 N. Liberty Street • Cumberland, MD 21502 • www.cumberlandmd.gov
Ruth Davis Rogers, Historic Preservation Planner • 301-759-6431 • ruth.davis-rogers@cumberlandmd.gov

☐ Administrative Review ☐ HP Commission Review

CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

AND/OR REQUEST FOR CHANGE AMENDMENT RELATED TO AN EARLIER COA (WITHIN 2 YEARS)

This application is required for ALL exterior work on properties that are located within the Canal Place Preservation District (Cumberland's locally zoned historic district). The application will be reviewed by the Historic Preservation Commission. Examples include additions, alterations, awnings, roofs, doors, painting, porches, fences, siding, signage, window replacement, demolition, and new construction. Please note that you do not need to separately submit this form if you are entering your request through the City of Cumberland's Online Permit Portal - accessed at www.ci.cumberland.md.us/150/Community-Development if you do not already have a portal account, you will need to create one and then please use the same account for any future permit/review applications, rental licenses, and pavilion reservations.

Project Address: 111 Hanover Street, Cumberland, MD 21502 Tax ID # 14 - 001115

The Tax ID # can be found on your tax bill or by visiting www.dat.state.md.us/RealProperty/RealPropertySearch. If you are using the permit portal, you may use the search function to select your property account number. When construction is being done and several property account numbers are involved, permit must be entered under the account of the main structure referencing other accounts (or a separate permit will be required per each property of record).

COA # 25-000032

RCA #

Application Date 8/1/2025

Applicant Name Vason Wolford, Owner Wolford Rentals, LLC Phone 301-697-2706

Applicant Address (if different than project address) 514 John Chaney Road, Ridgeley, WV 26753

Fax N/A Email jwolford73@gmail.com

Contractor Name (if applicable) J. L. Wolford Contracting, Inc Office Phone 301-697-6199

Contractor Address 160 North Centre Street, Cumberland, MD 21502 Email jwolford73@gmail.com

Summarized Description of Project (please add extra pages, if needed) Complete demo and removal of debris on property. Property site will be leveled and gravel put down.

Total demolition by neglect, of previous owners of property, is proposed.

Attach a full written scope of work

Use reverse side or attach additional pages, if needed →

Attach photographs of the site and structure

As it pertains to the application/project scope of work, include the following and consult with HPC staff if you require assistance (please note that all of the following might not pertain to your application):

- Façade Elevations
- Sample of Proposed Materials
- Scaled Drawings
- Digital Renderings, when available
- Color Scheme/Paint Chips
- Manufacturer's Cut-Sheets or Product Specifications

Provide one (1) complete original copy of all supplementary materials (in hardcopy if applying in person; upload digitally if using the portal).

Pay a non-refundable Certificate of Appropriateness review fee of \$30.00 - payable at time of application either in person or online.

Apply for any relevant Building, Sign, and Occupancy Permits through the City (fees apply)

The HPC meets the second Wednesday of each month and complete applications are due the first Wednesday of each month before 4:00 p.m. You (or a representative) are required to attend the meeting scheduled for your COA review. Preservation Guidelines can be found on the City of Cumberland website at www.cumberlandmd.gov. Navigate to Historic Preservation Commission and then to Revised Guidelines.

To apply online go to citizenserve.com/Cumberland

An HPC brochure is available

Do not begin work until written approval is received from HPC Staff, and; if the project requires additional building, sign, or occupancy permits, all applicable permits must also have been applied for separately and then approved by the Code Compliance Manager or designated representative.

PAID
#1764

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:District - 14 Account Identifier - 001115

Owner Information

Owner Name:WOLFORD RENTALS LLC

Use:RESIDENTIAL

Principal Residence:NO

Mailing Address:160 NORTH CENTRE STEET

Deed Reference:/02646/ 00468

CUMBERLAND MD 21502-

Location & Structure Information

Premises Address:111 HANOVER ST

Legal Description:111 HANOVER ST

CUMBERLAND 21502-0000

PT LOTS 5-6 32X79

PIATTS ADDN

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0016	0045B	6050001.01	0000				2024	Plat Ref:

Town: CUMBERLAND

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1890	2,440 SF		2,521 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	FRAME/ BRICK	3	2 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	6,000	6,000		
Improvements	1,000	1,000		
Total:	7,000	7,000	7,000	7,000
Preferential Land:	0	0		

Transfer Information

Seller: MORGAN KARIN J	Date: 04/06/2021	Price: \$2,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02646/ 00468	Deed2:
Seller: MARVIN JOHN C	Date: 03/08/2018	Price: \$8,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02364/ 00083	Deed2:
Seller: RICE, DAVID G	Date: 07/20/2001	Price: \$21,500
Type: ARMS LENGTH IMPROVED	Deed1: /00695/ 00393	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Give Feedback

Jason L. Wolford
Wolford Rentals, LLC
160 North Centre Street
Cumberland, MD 21502
jlfwolford73@gmail.com
Phone: 301-697-2706

August 1, 2025

City of Cumberland - Preservation Coordinator
Department of Community Development
57 North Liberty Street
Cumberland, MD 21502

Subject: Required Supplemental Information for Demolition Applications of 107–109 & 111 Hanover Street, Cumberland, MD 21502

Dear Preservation Coordinator in the Department of Community Development at City Hall,

Please refer to the following information related to the full demolition of the structures on 107, 109, and 111 Hanover Street, Cumberland, MD 21502.

- a. Form of Ownership of the property: Wolford Rentals, LLC, 160 North Centre Street, Cumberland, MD.
- b. Cost of the proposed demolition, removal of debris, and finishes to sites is estimated to be between \$20,000.00 and \$25,000.00.
- c. The fair market value as determined in a professional appraisal was not available. However, the tax bill lists 107 – 109 Hanover Street at \$7,900.00 and 111 Hanover Street at \$7,000.00.
- d. Please refer to the report from **Raymond C. Rase, PE, PLS**, a duly licensed professional Engineer under the laws of the State of Maryland (License No. 200457), and President of **SPECS, Inc.**, 105 South Centre Street, Cumberland, MD 21502. Mr. Rase conducted a full structural inspection of all three properties and documented extensive damage that supports the urgency of demolition.
- e. Please again refer to the report from **Raymond C. Rase, PE, PLS**, President of **SPECS, Inc.**, 105 South Centre Street, Cumberland, MD 21502.
- f. The amount paid for 107 – 109 Hanover Street, Cumberland, MD was \$2,000.00. The amount paid for 111 Hanover Street, Cumberland, MD was \$2,000.00. The seller was James E. Walsh, Trustee of the Richard Erikson Trust, and the buyer was Wolford Rentals, LLC. There was no relationship between the owner of record or applicant and the person from whom the properties were purchased. There was no remaining balance on any mortgage or other financing secured by properties for the previous two years.
- g. The properties 107, 109, 111 Hanover Street are not income producing.
- h. N/A, i.N/A, and j. N/A

Jason Wolford, Owner, Wolford Rentals, LLC

Jason L. Wolford
Wolford Rentals, LLC
160 North Centre Street
Cumberland, MD 21502
jlwolford73@gmail.com
Phone: 301-697-2706

August 1, 2025

City of Cumberland
Department of Community Development
57 North Liberty Street
Cumberland, MD 21502

Subject: Request for Demolition Approval: 107-109 & 111 Hanover Street, Cumberland, MD

Dear Department of Community Development,

I am writing as the Owner of the properties located at 107-109 and 111 Hanover Street, Cumberland, Maryland, to formally request approval for their demolition. These structures, owned under Wolford Rentals, LLC, have suffered severe deterioration over time and now present ongoing safety concerns to the public and nearby properties.

Enclosed with this letter are photos of the buildings, along with a structural engineering report prepared by **Raymond C. Rase, PE, PLS**, a duly licensed professional Engineer under the laws of the State of Maryland (License No. 200457), and President of **SPECS, Inc.**, 105 South Centre Street, Cumberland, MD 21502. Mr. Rase conducted a full structural inspection of all three properties and documented extensive damage that supports the urgency of demolition.

The report outlines major structural instability, including foundation degradation, partial roof collapse, and interior compromise. Restoration is not economically viable and would not eliminate the public safety risks these buildings now pose. Based on this professional assessment and my own observations, demolition is the most responsible course of action.

I understand this request will be reviewed by the appropriate commissions and committees, and I will be in attendance at the scheduled review meeting to answer any questions and provide further documentation as needed.

Upon receiving demolition approval, we are prepared to begin work within **30 days**. All necessary safeguards and regulatory requirements will be fully adhered to throughout the demolition process. I, as Owner, will personally direct and supervise all work to ensure that the project is carried out safely, professionally, and in full compliance with city guidelines.

Thank you for your attention and consideration of this matter.

Sincerely,



Jason L. Wolford
Owner, Wolford Rentals, LLC

Jason L. Wolford
Wolford Rentals, LLC
160 North Centre Street
Cumberland, MD 21502
jlwolford73@gmail.com
Phone: 301-697-2706

August 1, 2025

Maryland Department of the Environment
Air and Radiation Management Main Field Office
Attn: Tamara Davis, Manager
160 South Water Street
Frostburg, MD 21532
Phone: 301-689-5756
Fax: 301-689-6544
Email: frostburg@hereintown.net

Re: Notification of Demolition – 107–109 & 111 Hanover Street, Cumberland, MD 21502

Dear Tamara. Davis,

I am writing to formally notify your office of the Maryland Department of the Environment (MDE) regarding the abatement of asbestos, lead paint, etc. from above mentioned properties in preparation for demolition. All properties are in Cumberland, MD and are owned under Wolford Rentals, LLC and have been deemed structurally unsound based on a recent professional engineering inspection.

The premises have been inspected and no asbestos nor lead paint were found on said properties.

If asbestos is found during the demolition project, all work will cease. The asbestos will then be removed by a licensed contractor.

Sincerely,



Jason L. Wolford
Owner, Wolford Rentals, LLC
jlwolford73@gmail.com
Phone: 301-697-2706



June 6, 2026

Mr. Jason Wollford
JL Wollford Contracting
514 John Chaney Road
Ridgeley, WV 26753

**RE: Structural Inspection of 111 Hanover Street
Cumberland, Maryland
SPECS Project No. 5860**

Dear Mr. Wollford:

At your request, on May 22, 2025, I performed a visual inspection of the abandoned residence at 111 Hanover Street. The building is a two-story brick dwelling with a basement. The house was built in 1890 according to the tax records found on the *MD Real Property Website*. However, structures very close in size and shape appear on the 1887 Sanborn Maps. Construction techniques observed place the structures construction in the late 1800's. See Photos 1-4 for exterior views.

Upon entering the structure, it was apparent that previous tenants (or squatters) had left the place in disarray. Trash and debris made it difficult to gain entry to some of the rooms, most notably the basement. See Photos 5 and 6. I was, however, able to enter a few of the rooms enough to notice the sever damage to the floors. The first floor was so damaged, I was unsure if it would have held my weight just walking into the room. In addition, there was severe damage to the north exterior wall where the building transitions from brick to frame construction. See photos 4 and 7-9. The damage appears to be water related.

It is my opinion that the building is not safe to enter until proper shoring can be installed to prevent collapse of the floor. However, even without additional investigation, it is my opinion that the cost of remodel would exceed the value of the building. This would be a total gut with only the exterior brick walls eligible for re-use. The floors will need replaced and all new utilities installed in the structure. Given the staining visible on the upstairs ceiling and the condition of the floors below, the roof most likely will also be a total replacement.

RECOMMENDATIONS

The structure is in Cumberland's historic district. However, in my opinion, the simple box construction has no remarkable contribution to the historic district. Given the amount of work necessary to make the building habitable, I recommend that the building be demolished as the amount of structural work alone would exceed any reasonable return on investment. Add to that the cost of making the structure livable, and renovating this structure is not financially feasible.

The intent of this inspection was to determine the suitability of the building for re-use. The results and recommendations provided are based on the best available information and are not intended

105 S. CENTRE ST., SUITE 100 • CUMBERLAND, MD 21502

PHONE: 301.777.2510 • FAX: 301.777.8419

Mr. Jason Wollford
Structural Inspection of 111 Hanover Street
Cumberland, Maryland
SPECS Project No. 5860

Page 2

to convey any representation regarding latent or concealed defects that may exist, and no warranty or guarantee is expressed or implied. No destructive testing has been performed. SPECS reserves the right to modify these recommendations based on revised information as it is presented to us. Additional digital photographs were taken and are available upon request. If you have any additional questions, please contact me at 301.777.2510x15 or by email at rrase@specseng.com.

Sincerely,
SPECS, Inc.



Raymond C. Rase, PE, PLS
Project Engineer



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 200457.

Expiration Date: September 2, 2025.



Photo 1. This is the front (west) side of 111 Hanover Street.



Photo 2. This is the rear portion of 107-109 and 111 Hanover. The shed roof addition is part of 111 Hanover.



Photo 3. This is part of the north side of 111 Hanover. The shingled walls are the enclosed porch.



Photo 4. This is the remaining north side of 111 Hanover Street. Note excessive damage to the frame walls.



Photo 5. This is the basement entry on the east wall. There was too much debris to safely enter the basement.



Photo 6. This is looking east on the first floor. The floor was unstable and not safe to walk on.



Photo 7. This is the north hallway on the lower floor. It was a former porch. There was extensive water damage to the exterior walls, ceiling and floor.



Photo 8. Separation of outside wall at enclosed porch. Wall has pulled away from ceiling by over an inch.



Photo 9. This is the upstairs bedroom with attic access. The floor in this room was also damage by water and was no longer safe.



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

COA25-000032 & COA-000035

Address: 107 & 111 Hanover St.

Project Contact: Jason Wolford

Request: Demolition of Two Residential Structures

I. Background

The buildings located at 107 and 111 Hanover Street are situated in one of the earliest settled residential areas north of downtown Cumberland, along North Mechanic and North Center Streets. This neighborhood developed during the nineteenth and early twentieth centuries, housing many of the immigrants who came to Cumberland to work in local industries such as the Baltimore & Ohio Railroad, the Chesapeake & Ohio Canal, and various breweries and tanneries. Cumberland experienced sustained industrial growth through much of the twentieth century. However, by the 1980s, significant industrial closures resulted in widespread economic hardship, job loss, and population decline. The city's population fell from a peak of approximately 40,000 residents in 1940 to fewer than 20,000 today. This economic contraction led to diminished housing demand, stagnant property values, and the deterioration of once-vibrant neighborhoods, including Hanover Street.

II. Property Description and Condition

The subject properties, 107 and 111 Hanover Street, were originally constructed as single-family homes in the late nineteenth century. They are modest vernacular dwellings that reflect the working-class housing typical of the period. City inspection records indicate that both structures were converted into rental properties and began to decline around the year 2000. Neither structure has been occupied for approximately eight to ten years, during which time squatters have intermittently entered and occupied the premises.

Both buildings exhibit severe deterioration, including structural failure, roof collapse, and extensive interior decay. While these buildings contribute to the historical context of the neighborhood, they are not architecturally significant nor individually eligible for listing on the National Register of Historic Places.

III. Evaluation and Findings

1. Historic Significance:
The properties are representative of late-nineteenth-century worker housing but lack distinctive architectural or historical significance. Their contribution is primarily contextual rather than individual.
2. Structural Integrity:
The applicant has submitted structural engineering reports documenting unsafe conditions, including compromised foundations, water infiltration, and structural instability that render rehabilitation economically and physically infeasible.
3. Economic Feasibility:
The applicant has demonstrated that the cost of rehabilitation would substantially exceed the fair market value

of the properties upon completion. The Historic Tax Credit (HTC) program, while beneficial for larger projects, does not provide adequate financial relief for small-scale or severely blighted structures in economically distressed areas such as this one.

4. **Public Welfare and Neighborhood Impact:**

The continued vacancy and deterioration of these structures pose safety hazards and serve as a deterrent to nearby investment. Removal of these buildings will support broader efforts to revitalize the surrounding area and attract new development opportunities.

IV. Staff Analysis

The Historic Preservation Commission is tasked with both preserving the city's historic fabric and managing change wisely. While demolition is not typically encouraged, there are circumstances—such as this—where the public benefit and safety considerations outweigh the preservation value of the existing structures.

The properties at 107 and 111 Hanover Street have reached a point of advanced deterioration, and the cost and complexity of rehabilitation make preservation impractical. Given their lack of individual significance and the potential for future redevelopment, staff finds that demolition is consistent with the city's goal of stabilizing and revitalizing the Hanover Street corridor.

V. Recommendation

Staff recommends approval of the demolition request for 107 and 111 Hanover Street, based on the following findings:

1. The structures are in a state of severe disrepair and constitute a public safety concern.
2. The applicant has demonstrated economic hardship through documentation and structural reports.
3. The properties lack sufficient architectural or historical significance to merit preservation in their current form.
4. Hanover Street is a vibrant street showcasing many renovated historic buildings. It is the hope that the demolition of these two buildings will facilitate reinvestment and contribute to the long-term revitalization of the Hanover Street neighborhood.
5. As mitigation the owner is proposing to save and renovate 113 Hanover Street.

Reference: City of Cumberland Preservation District Design Guidelines

Chapter 6 - Demolition and Economic Hardship

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000035**

Permit or Review Type: Certificate of Appropriateness

Project Location: 107 HANOVER ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: J.L. Wolford Contracting, Inc.
Address: 160 N. Centre St.
City/State/Zip: Cumberland MD 21502
Phone: 3016976199
Email: jlwolford73@gmail.com

Contractor Contact Information: Company Name: J.L. Wolford Contracting, Inc.
Contact: Jason Wolford
Address: 160 N. Centre St.
City/State/Zip: Cumberland MD 21502
Phone: 3016976199
Email: jlwolford73@gmail.com

Date of Application: 08/19/2025

Work Description: (narrative box)

COA for demolition and removal of debris on property. Site will be leveled and gravel put down.

Amount Paid: 30.00

Amount Due: 0.00



City of Cumberland

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Project Address: 109-109 Hanover Street, Cumberland, MD 21502 Tax ID # 14-005366

The Tax ID # can be found on your tax bill or by visiting www.dat.state.md.us/RealProperty/RealPropertySearch. If you are using the permit portal, you may use the search function to select your property account number. When construction is being done and several property account numbers are involved, permit must be entered under the account of the main structure referencing other accounts (or a separate permit will be required per each property of record).

COA # 25-000035
RCA #

Application Date 8/1/2025

Applicant Name Jason Wolford, Owner Wolford Rentals, LLC Phone 301-697-2706

Applicant Address (if different than project address) 514 John Chaney Road, Ridgeley, WV 26753

Fax N/A Email j.wolford73@gmail.com

Contractor Name (if applicable) J.L. Wolford Contracting, Inc Office Phone 301-697-6199

Contractor Address 160 North Centre Street, Cumberland, MD 21502 Email j.wolford73@gmail.com

Summarized Description of Project (please add extra pages, if needed) Complete demo and removal of debris on property. Property site will be leveled and gravel put down. Total demolition by neglect of the previous owners of the property is proposed.

Attach a full written scope of work

Use reverse side or attach additional pages, if needed →

Attach photographs of the site and structure

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To apply online go to citizenserve.com/Cumberland

An HPC brochure is available

Do not begin work until written approval is received from HPC Staff, and; if the project requires additional building, sign, or occupancy permits, all applicable permits must also have been applied for separately and then approved by the Code Compliance Manager or designated representative.

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 14 Account Identifier - 005366

Owner Information

Owner Name:

WOLFORD RENTALS LLC

Use:

COMMERCIAL

Principal Residence:

NO

Mailing Address:

160 NORTH CENTRE STREET
CUMBERLAND MD 21502-2310

Deed Reference:

/02646/ 00462

Location & Structure Information

Premises Address:

107 HANOVER ST
CUMBERLAND 21502-0000

Legal Description:

107-109 HANOVER ST
LOT 4 PT 5 33X70

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0016	0044B	10003.01	0000				2024	Plat Ref:

Town: CUMBERLAND

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1910	1,638 SF		2,310 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		STORAGE WAREHOUSE	/	C2			

Value Information

	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2024	07/01/2025
Land:	6,900	6,900	
Improvements	1,000	1,000	
Total:	7,900	7,900	7,900
Preferential Land:	0	0	

Transfer Information

Seller: SCHREIB RICHARD-WALSH JAMES E TR

Date: 04/06/2021

Price: \$2,000

Type: ARMS LENGTH VACANT

Deed1: /02646/ 00462

Deed2:

Seller: COX, DAVID W-KATHRYN A

Date: 02/23/2007

Price: \$25,000

Type: NON-ARMS LENGTH OTHER

Deed1: /01360/ 00161

Deed2:

Seller: CONLON, MARY

Date: 02/19/1992

Price: \$6,000

Type: ARMS LENGTH IMPROVED

Deed1: /00600/ 00072

Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

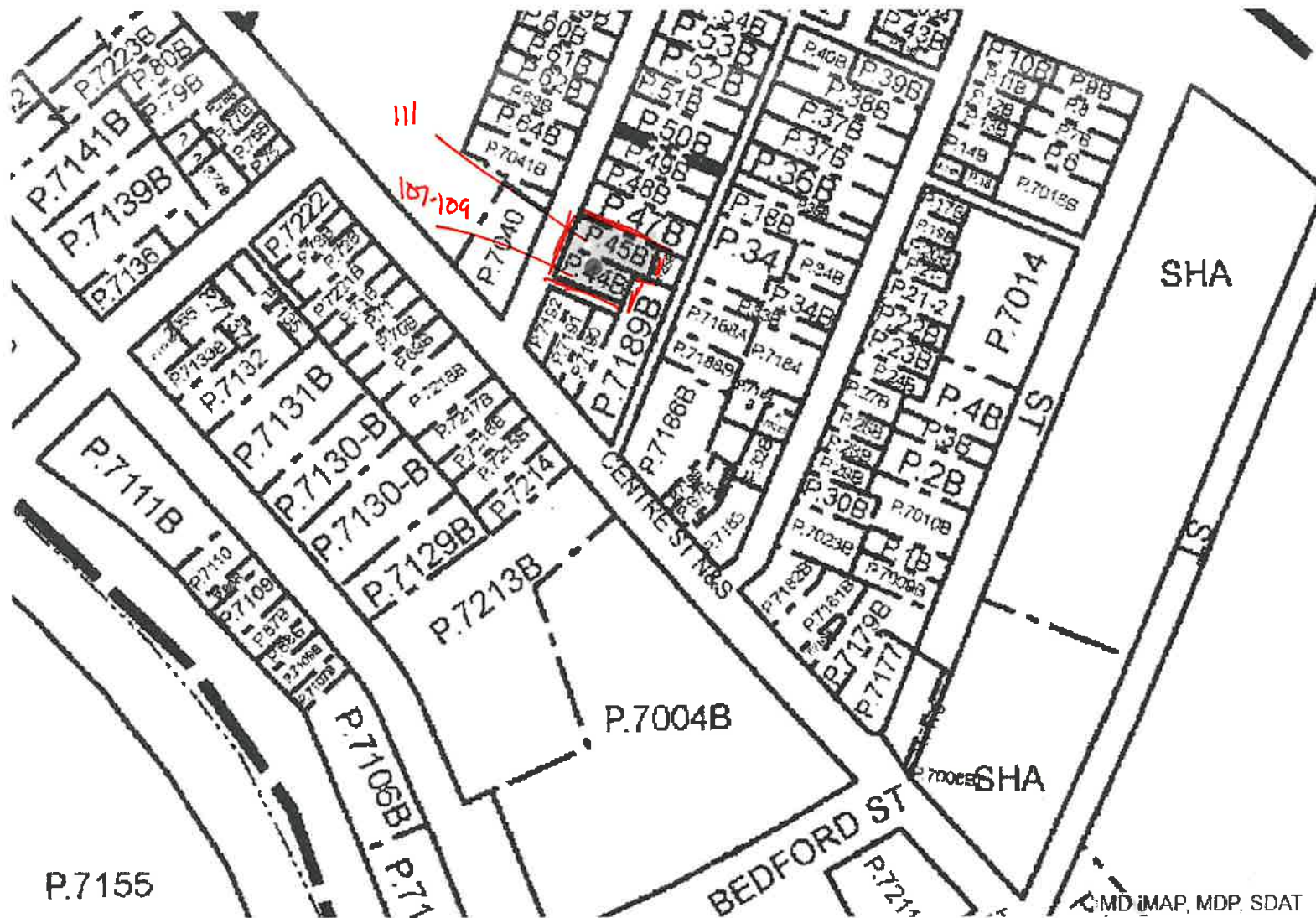
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:





Google

Jason L. Wolford
Wolford Rentals, LLC
160 North Centre Street
Cumberland, MD 21502
jlfwolford73@gmail.com
Phone: 301-697-2706

August 1, 2025

City of Cumberland - Preservation Coordinator
Department of Community Development
57 North Liberty Street
Cumberland, MD 21502

Subject: Required Supplemental Information for Demolition Applications of 107–109 & 111 Hanover Street, Cumberland, MD 21502

Dear Preservation Coordinator in the Department of Community Development at City Hall,

Please refer to the following information related to the full demolition of the structures on 107, 109, and 111 Hanover Street, Cumberland, MD 21502.

- a. Form of Ownership of the property: Wolford Rentals, LLC, 160 North Centre Street, Cumberland, MD.
- b. Cost of the proposed demolition, removal of debris, and finishes to sites is estimated to be between \$20,000.00 and \$25,000.00.
- c. The fair market value as determined in a professional appraisal was not available. However, the tax bill lists 107 – 109 Hanover Street at \$7,900.00 and 111 Hanover Street at \$7,000.00.
- d. Please refer to the report from **Raymond C. Rase, PE, PLS**, a duly licensed professional Engineer under the laws of the State of Maryland (License No. 200457), and President of **SPECS, Inc.**, 105 South Centre Street, Cumberland, MD 21502. Mr. Rase conducted a full structural inspection of all three properties and documented extensive damage that supports the urgency of demolition.
- e. Please again refer to the report from **Raymond C. Rase, PE, PLS**, President of **SPECS, Inc.**, 105 South Centre Street, Cumberland, MD 21502.
- f. The amount paid for 107 – 109 Hanover Street, Cumberland, MD was \$2,000.00. The amount paid for 111 Hanover Street, Cumberland, MD was \$2,000.00. The seller was James E. Walsh, Trustee of the Richard Erikson Trust, and the buyer was Wolford Rentals, LLC. There was no relationship between the owner of record or applicant and the person from whom the properties were purchased. There was no remaining balance on any mortgage or other financing secured by properties for the previous two years.
- g. The properties 107, 109, 111 Hanover Street are not income producing.
- h. N/A, i. N/A, and j. N/A

Jason Wolford, Owner, Wolford Rentals, LLC

Jason L. Wolford
Wolford Rentals, LLC
160 North Centre Street
Cumberland, MD 21502
jlwolford73@gmail.com
Phone: 301-697-2706

August 1, 2025

City of Cumberland
Department of Community Development
57 North Liberty Street
Cumberland, MD 21502

Subject: Request for Demolition Approval: 107–109 & 111 Hanover Street, Cumberland, MD

Dear Department of Community Development,

I am writing as the Owner of the properties located at 107–109 and 111 Hanover Street, Cumberland, Maryland, to formally request approval for their demolition. These structures, owned under Wolford Rentals, LLC, have suffered severe deterioration over time and now present ongoing safety concerns to the public and nearby properties.

Enclosed with this letter are photos of the buildings, along with a structural engineering report prepared by **Raymond C. Rase, PE, PLS**, a duly licensed professional Engineer under the laws of the State of Maryland (License No. 200457), and President of **SPECS, Inc.**, 105 South Centre Street, Cumberland, MD 21502. Mr. Rase conducted a full structural inspection of all three properties and documented extensive damage that supports the urgency of demolition.

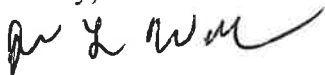
The report outlines major structural instability, including foundation degradation, partial roof collapse, and interior compromise. Restoration is not economically viable and would not eliminate the public safety risks these buildings now pose. Based on this professional assessment and my own observations, demolition is the most responsible course of action.

I understand this request will be reviewed by the appropriate commissions and committees, and I will be in attendance at the scheduled review meeting to answer any questions and provide further documentation as needed.

Upon receiving demolition approval, we are prepared to begin work within **30 days**. All necessary safeguards and regulatory requirements will be fully adhered to throughout the demolition process. I, as Owner, will personally direct and supervise all work to ensure that the project is carried out safely, professionally, and in full compliance with city guidelines.

Thank you for your attention and consideration of this matter.

Sincerely,



Jason L. Wolford
Owner, Wolford Rentals, LLC

Jason L. Wolford
Wolford Rentals, LLC
160 North Centre Street
Cumberland, MD 21502
jlwolford73@gmail.com
Phone: 301-697-2706

August 1, 2025

Maryland Department of the Environment
Air and Radiation Management Main Field Office
Attn: Tamara Davis, Manager
160 South Water Street
Frostburg, MD 21532
Phone: 301-689-5756
Fax: 301-689-6544
Email: frostburg@hereintown.net

Re: Notification of Demolition – 107–109 & 111 Hanover Street, Cumberland, MD 21502

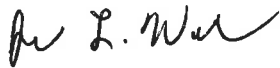
Dear Tamara. Davis,

I am writing to formally notify your office of the Maryland Department of the Environment (MDE) regarding the abatement of asbestos, lead paint, etc. from above mentioned properties in preparation for demolition. All properties are in Cumberland, MD and are owned under Wolford Rentals, LLC and have been deemed structurally unsound based on a recent professional engineering inspection.

The premises have been inspected and no asbestos nor lead paint were found on said properties.

If asbestos is found during the demolition project, all work will cease. The asbestos will then be removed by a licensed contractor.

Sincerely,



Jason L. Wolford
Owner, Wolford Rentals, LLC
jlwolford73@gmail.com
Phone: 301-697-2706



June 6, 2026

Mr. Jason Wollford
JL Wollford Contracting
514 John Chaney Road
Ridgeley, WV 26753

**RE: Structural Inspection of 111 Hanover Street
Cumberland, Maryland
SPECS Project No. 5860**

Dear Mr. Wollford:

At your request, on May 22, 2025, I performed a visual inspection of the abandoned residence at 111 Hanover Street. The building is a two-story brick dwelling with a basement. The house was built in 1890 according to the tax records found on the *MD Real Property Website*. However, structures very close in size and shape appear on the 1887 Sanborn Maps. Construction techniques observed place the structures construction in the late 1800's. See Photos 1-4 for exterior views.

Upon entering the structure, it was apparent that previous tenants (or squatters) had left the place in disarray. Trash and debris made it difficult to gain entry to some of the rooms, most notably the basement. See Photos 5 and 6. I was, however, able to enter a few of the rooms enough to notice the sever damage to the floors. The first floor was so damaged, I was unsure if it would have held my weight just walking into the room. In addition, there was severe damage to the north exterior wall where the building transitions from brick to frame construction. See photos 4 and 7-9. The damage appears to be water related.

It is my opinion that the building is not safe to enter until proper shoring can be installed to prevent collapse of the floor. However, even without additional investigation, it is my opinion that the cost of remodel would exceed the value of the building. This would be a total gut with only the exterior brick walls eligible for re-use. The floors will need replaced and all new utilities installed in the structure. Given the staining visible on the upstairs ceiling and the condition of the floors below, the roof most likely will also be a total replacement.

RECOMMENDATIONS

The structure is in Cumberland's historic district. However, in my opinion, the simple box construction has no remarkable contribution to the historic district. Given the amount of work necessary to make the building habitable, I recommend that the building be demolished as the amount of structural work alone would exceed any reasonable return on investment. Add to that the cost of making the structure livable, and renovating this structure is not financially feasible.

The intent of this inspection was to determine the suitability of the building for re-use. The results and recommendations provided are based on the best available information and are not intended

Mr. Jason Wollford
Structural Inspection of 111 Hanover Street
Cumberland, Maryland
SPECS Project No. 5860

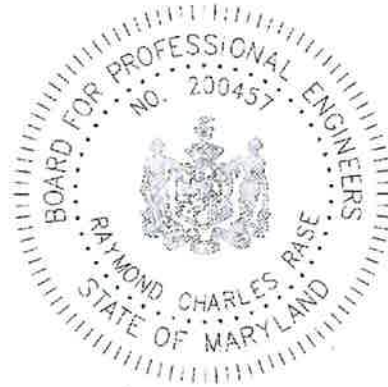
Page 2

to convey any representation regarding latent or concealed defects that may exist, and no warranty or guarantee is expressed or implied. No destructive testing has been performed. SPECS reserves the right to modify these recommendations based on revised information as it is presented to us. Additional digital photographs were taken and are available upon request. If you have any additional questions, please contact me at 301.777.2510x15 or by email at rrase@specseng.com.

Sincerely,
SPECS, Inc.



Raymond C. Rase, PE, PLS
Project Engineer



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 200457.
Expiration Date: September 2, 2025.



Photo 1. This is the front (west) side of 111 Hanover Street.



Photo 2. This is the rear portion of 107-109 and 111 Hanover. The shed roof addition is part of 111 Hanover.



Photo 3. This is part of the north side of 111 Hanover. The shingled walls are the enclosed porch.



Photo 4. This is the remaining north side of 111 Hanover Street. Note excessive damage to the frame walls.



Photo 5. This is the basement entry on the east wall. There was too much debris to safely enter the basement.



Photo 6. This is looking east on the first floor. The floor was unstable and not safe to walk on.



Photo 7. This is the north hallway on the lower floor. It was a former porch. There was extensive water damage to the exterior walls, ceiling and floor.



Photo 8. Separation of outside wall at enclosed porch. Wall has pulled away from ceiling by over an inch.



Photo 9. This is the upstairs bedroom with attic access. The floor in this room was also damage by water and was no longer safe.



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

COA25-000032 & COA-000035

Address: 107 & 111 Hanover St.

Project Contact: Jason Wolford

Request: Demolition of Two Residential Structures

I. Background

The buildings located at 107 and 111 Hanover Street are situated in one of the earliest settled residential areas north of downtown Cumberland, along North Mechanic and North Center Streets. This neighborhood developed during the nineteenth and early twentieth centuries, housing many of the immigrants who came to Cumberland to work in local industries such as the Baltimore & Ohio Railroad, the Chesapeake & Ohio Canal, and various breweries and tanneries. Cumberland experienced sustained industrial growth through much of the twentieth century. However, by the 1980s, significant industrial closures resulted in widespread economic hardship, job loss, and population decline. The city's population fell from a peak of approximately 40,000 residents in 1940 to fewer than 20,000 today. This economic contraction led to diminished housing demand, stagnant property values, and the deterioration of once-vibrant neighborhoods, including Hanover Street.

II. Property Description and Condition

The subject properties, 107 and 111 Hanover Street, were originally constructed as single-family homes in the late nineteenth century. They are modest vernacular dwellings that reflect the working-class housing typical of the period. City inspection records indicate that both structures were converted into rental properties and began to decline around the year 2000. Neither structure has been occupied for approximately eight to ten years, during which time squatters have intermittently entered and occupied the premises.

Both buildings exhibit severe deterioration, including structural failure, roof collapse, and extensive interior decay. While these buildings contribute to the historical context of the neighborhood, they are not architecturally significant nor individually eligible for listing on the National Register of Historic Places.

III. Evaluation and Findings

1. **Historic Significance:**
The properties are representative of late-nineteenth-century worker housing but lack distinctive architectural or historical significance. Their contribution is primarily contextual rather than individual.
2. **Structural Integrity:**
The applicant has submitted structural engineering reports documenting unsafe conditions, including compromised foundations, water infiltration, and structural instability that render rehabilitation economically and physically infeasible.
3. **Economic Feasibility:**
The applicant has demonstrated that the cost of rehabilitation would substantially exceed the fair market value

of the properties upon completion. The Historic Tax Credit (HTC) program, while beneficial for larger projects, does not provide adequate financial relief for small-scale or severely blighted structures in economically distressed areas such as this one.

4. **Public Welfare and Neighborhood Impact:**

The continued vacancy and deterioration of these structures pose safety hazards and serve as a deterrent to nearby investment. Removal of these buildings will support broader efforts to revitalize the surrounding area and attract new development opportunities.

IV. Staff Analysis

The Historic Preservation Commission is tasked with both preserving the city's historic fabric and managing change wisely. While demolition is not typically encouraged, there are circumstances—such as this—where the public benefit and safety considerations outweigh the preservation value of the existing structures.

The properties at 107 and 111 Hanover Street have reached a point of advanced deterioration, and the cost and complexity of rehabilitation make preservation impractical. Given their lack of individual significance and the potential for future redevelopment, staff finds that demolition is consistent with the city's goal of stabilizing and revitalizing the Hanover Street corridor.

V. Recommendation

Staff recommends approval of the demolition request for 107 and 111 Hanover Street, based on the following findings:

1. The structures are in a state of severe disrepair and constitute a public safety concern.
2. The applicant has demonstrated economic hardship through documentation and structural reports.
3. The properties lack sufficient architectural or historical significance to merit preservation in their current form.
4. Hanover Street is a vibrant street showcasing many renovated historic buildings. It is the hope that the demolition of these two buildings will facilitate reinvestment and contribute to the long-term revitalization of the Hanover Street neighborhood.
5. As mitigation the owner is proposing to save and renovate 113 Hanover Street.

Reference: City of Cumberland Preservation District Design Guidelines

Chapter 6 - Demolition and Economic Hardship

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000042**

Permit or Review Type: Certificate of Appropriateness

Project Location: 1 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Midson, LLC
Address: 213 Fayette Street
City/State/Zip: Cumberland MD 21502
Phone: (301) 268-2135
Email: ed@windsorcastleeventscentre.com

Contractor Contact Information: Company Name: MIDSON LLC
Contact:
Address: 213 FAYETTE ST
City/State/Zip: CUMBERLAND MD 21502
Phone:
Email:

Date of Application: 10/01/2025

Work Description: (narrative box)

Install raised standing seam metal roof in colonial blue. Paint entire bldg in colonial revival gray.

Amount Paid: 30.00

Amount Due: 0.00



City of Cumberland

☐ Administrative Review ☐ HP Commission Review

Department of Community Development • 57 N. Liberty Street • Cumberland, MD 21502 • www.cumberlandmd.gov
Ruth Davis Rogers, Historic Preservation Planner • 301-759-6431 • ruth.davis-rogers@cumberlandmd.gov

CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

AND/OR REQUEST FOR CHANGE AMENDMENT RELATED TO AN EARLIER COA (WITHIN 2 YEARS)

This application is required for ALL exterior work on properties that are located within the Canal Place Preservation District (Cumberland's locally zoned historic district). The application will be reviewed by the Historic Preservation Commission. Examples include additions, alterations, awnings, roofs, doors, painting, porches, fences, siding, signage, window replacement, demolition, and new construction. Please note that you do not need to separately submit this form if you are entering your request through the City of Cumberland's Online Permit Portal - accessed at www.ci.cumberland.md.us/150/Community-Development. If you do not already have a portal account, you will need to create one and then please use the same account for any future permit/review applications, rental licenses, and pavilion reservations.

Project Address: 1-3-5 Washington St Tax ID # 06 004318

The Tax ID # can be found on your tax bill or by visiting www.dat.state.md.us/ Real Property / Real Property Search. If you are using the permit portal, you may use the search function to select your property account number. When construction is being done and several property account numbers are involved, permit must be entered under the account of the main structure referencing other accounts (or a separate permit will be required per each property of record).

Midson LLC

COA #

RCA #

Application Date 9/26/25

Applicant Name Edward P. Mulkeny Phone 301-268-2135

Applicant Address (if different than project address) 213 Fayette St. Cumb, MD

Fax _____ Email ed@windsorcastleeventscentre.com

Contractor Name (If applicable) Self Phone _____

Contractor Address _____ Email _____

Summarized Description of Project (please add extra pages, if needed) just all raised ^{standing} seam of

metal roof in colonial blue. Paint entire bldg -

What is now Pink will be painted in colonial revival gray

Attach a full written scope of work

Use reverse side or attach additional pages, if needed →

Attach photographs of the site and structure

White trim will be painted SW 7006 Extra White

Shutters will be painted SW 6258 Tricorn Black

As it pertains to the application/project scope of work, include the following and consult with HPC staff if you require assistance (please note that all of the following might not pertain to your application):

- Façade Elevations
- Sample of Proposed Materials
- Scaled Drawings
- Digital Renderings, when available
- Color Scheme/Paint Chips
- Manufacturer's Cut-Sheets or Product Specifications

see attached

Provide one (1) complete original copy of all supplementary materials (in hardcopy if applying in person; upload digitally if using the portal).

Pay a non-refundable Certificate of Appropriateness review fee of \$30.00 - payable at time of application either in person or online.

Apply for any relevant Building, Sign, and Occupancy Permits through the City (fees apply)

The HPC meets the second Wednesday of each month and complete applications are due the first Wednesday of each month before 4:00 p.m. You (or a representative) are required to attend the meeting scheduled for your COA review. Preservation Guidelines can be found on the City of Cumberland website at www.cumberlandmd.gov. Navigate to Historic Preservation Commission and then to Revised Guidelines.

To apply online go to citizenserve.com/Cumberland

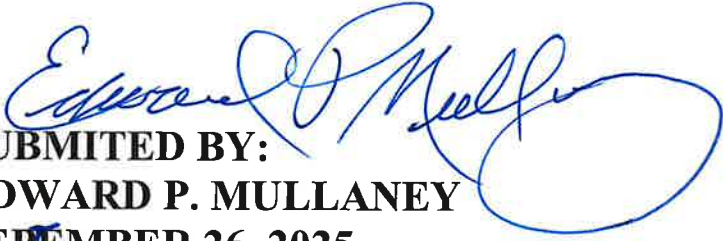
An HPC brochure is available

Do not begin work until written approval is received from HPC Staff, and; if the project requires additional building, sign, or occupancy permits, all applicable permits must also have been applied for separately and then approved by the Code Compliance Manager or designated representative.

**EDWARD P. MULLANEY
213 FAYETTE ST.
CUMBERLAND, MARYLAND 21502**

**DESCRIPTION OF WORK TO BE COMPLETED AT
1-3-5 WASASHINGTON EET**

- 1. INSTALL A CERAM-A-STAR 1050 STANDING SEAM METAL ROOF IN HISTORIC COLOR REFERRED TO AS COLONIAL BLUE (SEE ATTACHED).**
- 2. PAINT MAIN BODY OF BUILDING BRICKWORK THAT IS NOW PINK WITH SHERWIN-WILLIAMS AMERICA'S HERITAGE PAINT COLONIAL REVIVAL GRAY SW 2832.**
- 3. PAINT SHUTTERS AND METAL HAND RAILING ON BUILDING WITH SHERWIN-WILLIAMS PAINT SW 62589 TRICORN BLACK.**
- 4. ALL TRIM WILL BE PAINTED WITH SHERWIN-WILLIAMS SW 006 EXTRA WHITE.**
- 5. CEMENT AND STONE ENTRANCES WILL BE CLEANED AND RESTORED TO ORIGINAL COLOR.**


**SUBMITTED BY:
EDWARD P. MULLANEY
SEPTEMBER 26, 2025**



SW 7006
Extra White

257-C1



Colonial Revival Gray
SW 2832



Shiny Black



Graphite



Charcoal



Gray



White

Bright White



Ivory



Tan



Stone



Clay



Burnished Slate



Brown



Burgundy



Red



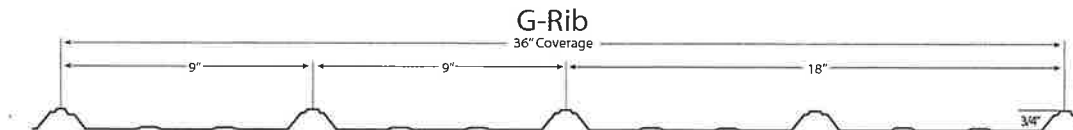
Dark Red*



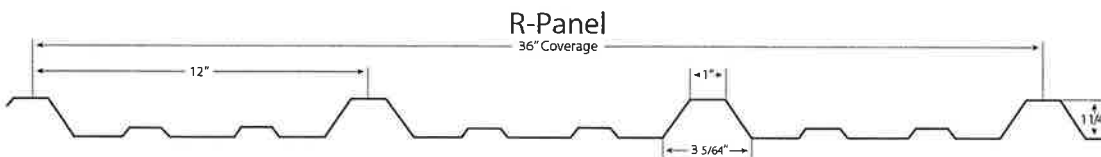
Crimson Red*



Standing Seam



G-Rib



R-Panel



CHS CONTRACTING
COMPANY
A DIVISION OF CONTRACTORS AND
HOMEOWNERS' SUPPLY COMPANY
414 N CENTRE ST.
CUMBERLAND MD 21502
301-724-1909



AkzoNobel

Authorized Reseller

CERAM-A-STAR® is a registered trademark of AkzoNobel.

* Referred to as
Colonial Blue

*Premium Colors

Galvalume



Copper*



Gallery Blue



Blue



Evergreen



Hartford Green





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

COA25-000042

Address: 1 Washington Street

Project Contact: Ed Mullany

Request: New Paint and Roof

I. Background

The property located at 1 Washington Street is part of the Washington Street National Register District and the local Canal Place Historic District. According to the 1988 Survey of this district, 1 Washington Street is a non-contributing resource. This area features a mix of late-nineteenth and early-twentieth-century commercial and residential buildings that collectively reflect Cumberland's historic architectural character. Situated prominently near the intersection of Greene and Washington Streets, records estimate it to be constructed circa 1890.

II. Project Description

The applicant proposes the following exterior improvements:

1. Roof Replacement:
 - Removal of the existing deteriorated asphalt shingle roof.
 - Installation of new standing seam metal roof
2. Exterior Painting:
 - Preparation and repainting of all previously painted exterior wood surfaces including trim, cornices, and window frames.
 - Proposed color scheme:
 - Body: Colonial Revival Grey SW2832
 - Trim: Extra White SW7006
 - Accent: Shutters will be painted in SW6258 Tricorn Black

III. Review Criteria

The proposed work has been evaluated for compliance with the City of Cumberland's Historic District Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and relevant provisions of the City's Historic Preservation Ordinance.

Key considerations include:

- Standard 2: Retention of historic character — The proposed materials and colors are compatible with the building's age and style.
- Standard 5: Preservation of distinctive features — Original trim, cornices, and other decorative details will be retained and restored.
- Standard 6: Repair rather than replacement — Only deteriorated materials beyond repair will be replaced in kind.

- Standard 9: New materials should not destroy historic materials and should be visually compatible.

IV. Staff Analysis

Records indicate that 1 Washington Street has primarily been offices throughout its life with a few periods of residential occupancy. It is unknown when exactly when this building was constructed. If you look at the attached photos of when the Algonquian Hotel was being built in 1926, it appears a wood structure was in place at 1 Washington St., however the current façade is now in place and made of brick (which has been painted). This being said the brackets on the exterior of the building (sides and rear) appear to be of Italianate influence from the late 1800's. It is very likely this building may have had significant alterations made to it throughout its lifetime. While the proposed roof replacement and repainting are appropriate and consistent with the historic character of the building and the district, however it is unknown what the original roofing material was due to renovations made to it over the past 100 years.

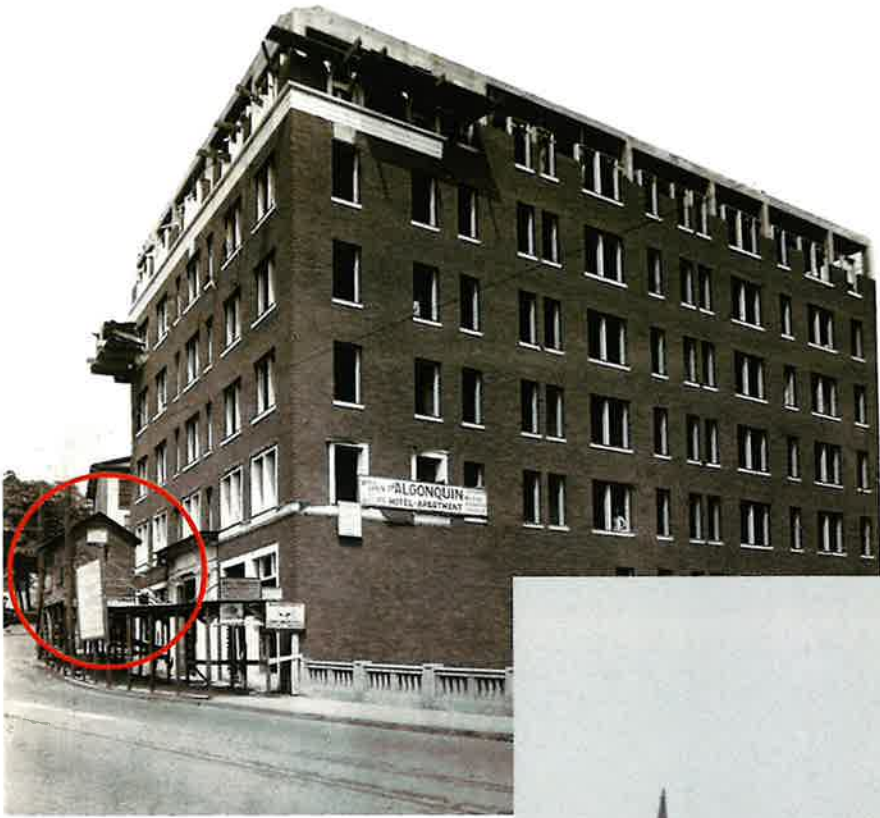
The proposed paint colors and roofing materials, while not being original to the building, complement the architectural period and surrounding context. While it is not recommended to paint brick, the brick on this building has been previously painted. No adverse impacts to historic features or streetscape character are anticipated as a result of this project.

V. Staff Recommendation

Staff recommends APPROVAL of the application for 1 Washington Street as submitted based upon the City of Cumberland Preservation District Design Guidelines:

Chapter 5:

- Painting Historic Buildings (pg.74)
- Exterior Walls (pg. 70)
- Roofs (pg. 77)







#2



#3

#4



City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000043**

Permit or Review Type: Certificate of Appropriateness

Project Location: 15 GREENE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Energy Select LLC
Address: 119 Baltimore Street
City/State/Zip: Cumberland MD 21502
Phone: (240) 920-6547
Email: stone@energysselectllc.com

Contractor Contact Information: Company Name: Energy Select LLC
Contact: Stone Lyons
Address: 119 Baltimore Street
City/State/Zip: Cumberland MD 21502
Phone: (240) 920-6547
Email: stone@energysselectllc.com

Date of Application: 10/02/2025

Work Description: (narrative box)
Rooftop Solar Installation

Amount Paid: 0.00

Amount Due: 30.00

Solar Installation
CUMBERLAND MASONIC TEMPLE

SCOPE OF WORK

Energy Select LLC as solar installation contractor for the Cumberland Masonic Temple is proposing to install 88 Trina 420W Solar panels on the roof of the Masonic Temple at 15 Greene Street in Cumberland, Maryland. As it is in the historic district we are presenting the project for your approval.

Energy Select values keeping the historic building authentic while offering a solution to offset the exponentially rising energy costs for nonprofits like the Cumberland Masonic Temple.

For the case of the Masonic Temple, as you can see by the included photos, the roof isn't visible from Greene Street, Baltimore Street or Washington Street. These would be surface mounted panels.

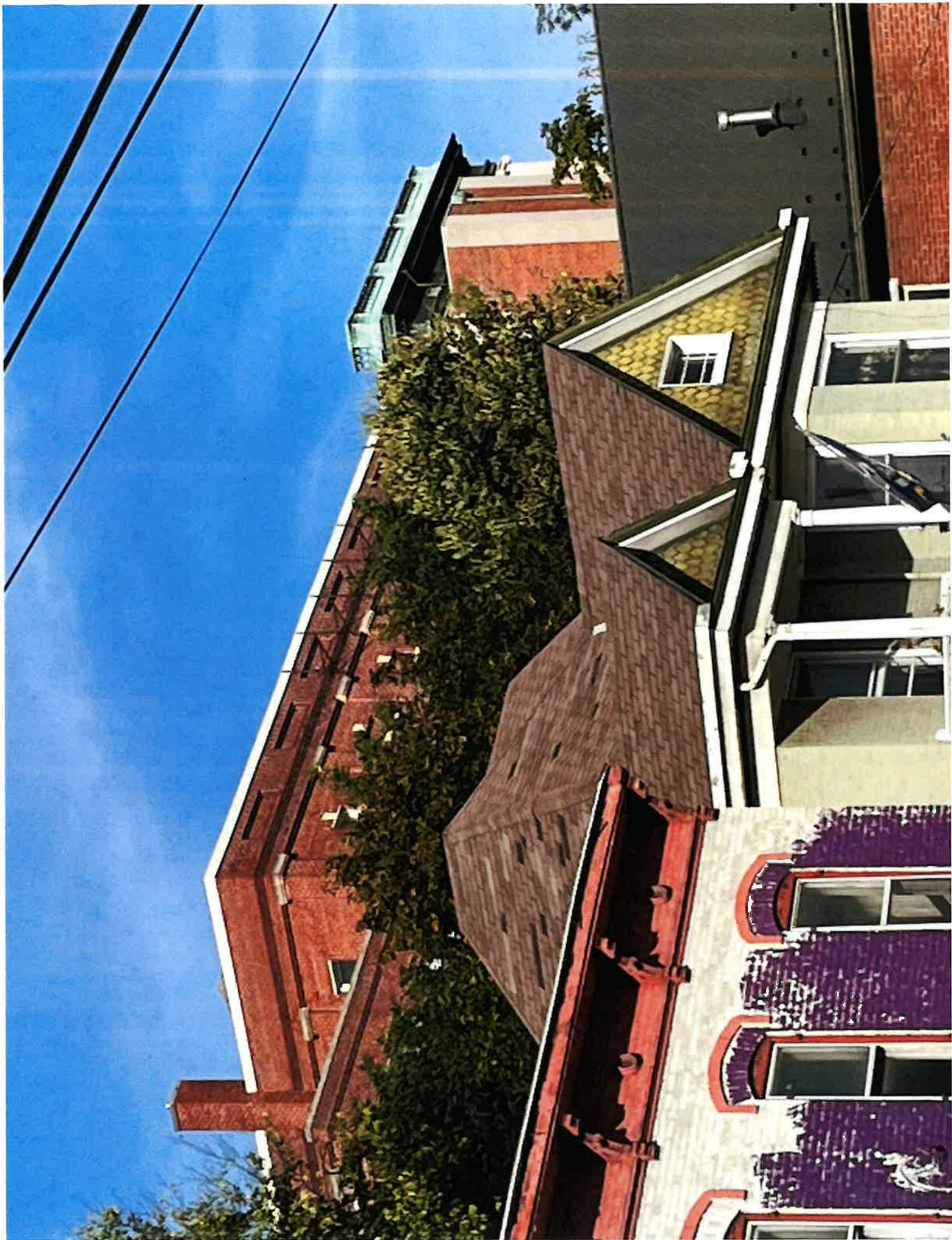
We are hoping that the Cumberland Masonic Temple will qualify for grant funding for this project so we are hoping to get timely review so that we can submit the project for grant funding approval before the funding runs out.

Submitted by:

Stone Lyons, Energy Advisor, Energy Select LLC on behalf of the Cumberland Masonic Temple



 Nat'l Road Monument
GW Hdq 

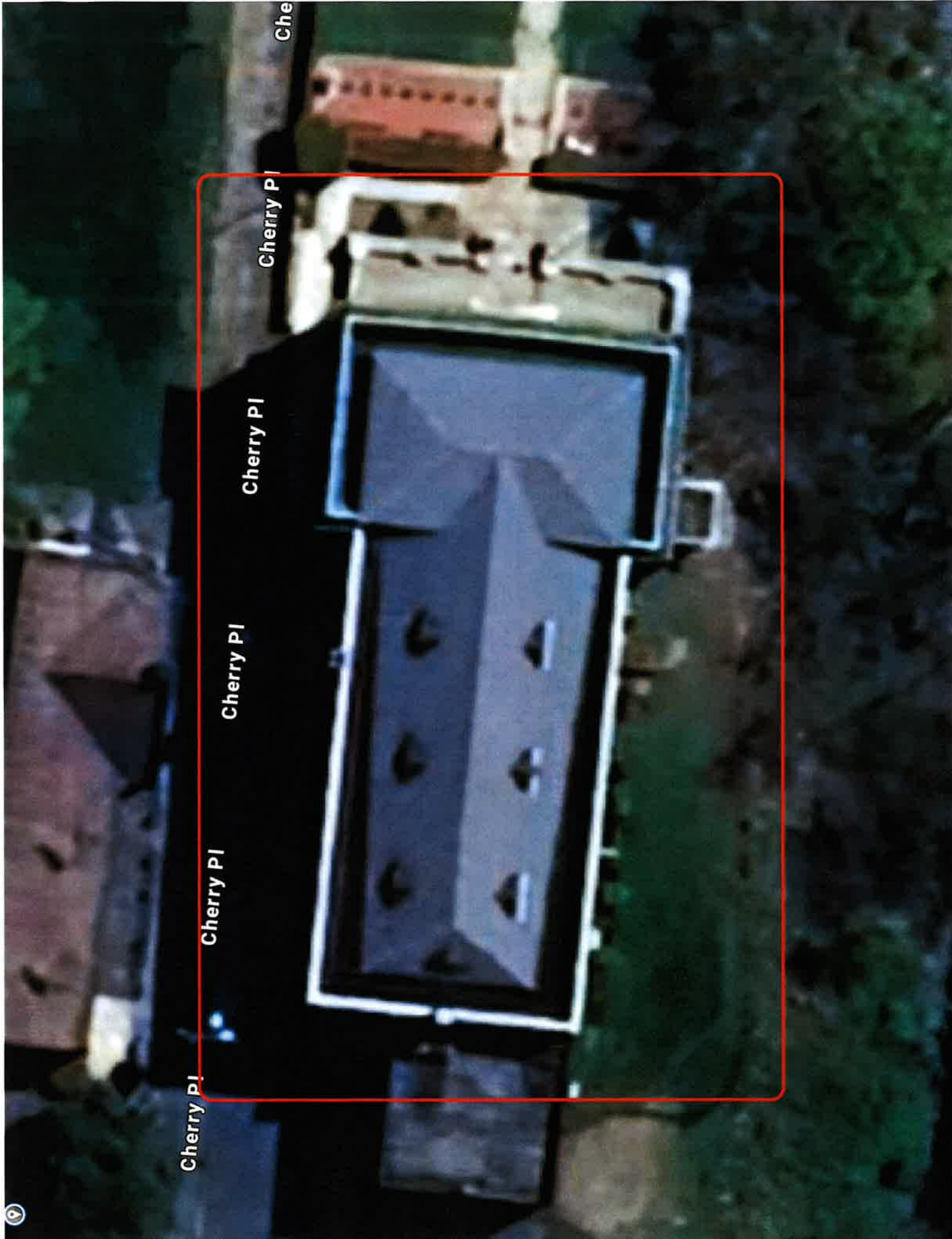












Cherry PI

Cherry PI

Cherry PI

Cherry PI

Cherry PI

Che



System Size: 36.96 kW

**Tier 1 Equipment: (88) modules, inverters,
and site specific racking**

All Manufacturers' Warranties

25 Year Mounting System Warranty

25 Year Workmanship Warranty



Year 1 Production:	44,030 kWh
Lifetime Production of System:	1,229,457 kWh
Energy Offset:	715.04%

69.37"

LENGTH

44.65"

WIDTH

1.18"

THICKNESS



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

COA25-000043

Address: 15 Greene St. – the Masonic Temple

Project Contact: Ed Mullany

Request: Solar Panels

I. Background and Context

This property is located within the Washington Street and Greene Street National Register Districts and the Local Canal Place Historic District, one of the most architecturally and historically significant areas of the City of Cumberland. The Masonic Temple's significance lies in its status as a historical landmark, an iconic symbol of the Freemasonry fraternity, a center for community and charitable activities, and a repository of architectural art and history. It was built in 1912 on the site of the original Fort Cumberland, the location of the first Freemasons' assembly in Allegany County over 150 years prior, making it a direct link to the area's long history of Freemasonry.

The building itself is a prominent symbol on the Cumberland skyline, known for its beautiful structure.

II. Project Description

The applicant is seeking approval to install roof-mounted solar panels on the roof to maximize solar efficiency while minimizing visual impact from the public right-of-way. All proposed work will be completed without altering or removing historic roofing materials or trim features, and the installation will be reversible in accordance with preservation best practices.

III. Applicable Guidelines and Standards

The proposed project falls under the Secretary of the Interior's Standards for Rehabilitation, which is defined as: *"The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, and/or architectural values."*

The Secretary of the Interior identifies four types of treatment—preservation, rehabilitation, restoration, and reconstruction—of which rehabilitation applies to this project, given the property's condition, intended use, and the proposed scope of work.

The installation of solar panels on historic buildings has become an increasingly common aspect of rehabilitation work, as property owners seek to improve energy efficiency while maintaining historic integrity. In locally designated districts, such applications must be reviewed on a case-by-case basis, considering each property's unique characteristics and visibility from public viewpoints.

According to the City of Cumberland Historic District Design Guidelines and the Secretary of the Interior's Standards, solar installations should:

- Be located to minimize visual impact from public streets and sidewalks;
- Avoid damage or removal of historic roofing materials or structural elements;
- Be reversible, allowing for future removal without harm to the building fabric; and

- Be installed in a manner that does not compromise the property's historic character or integrity.

IV. Applicable Secretary of the Interior's Standards

- Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

V. Staff Analysis

Staff finds that the proposed installation is consistent with the intent of the Historic District Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation.

If the solar panels are installed in a location not visible from the public right-of-way—for example, on a rear or secondary roof slope—they will have minimal or no adverse effect on the district's character. The installation does not require removal of historic roofing materials and will be fully reversible.

The proposal balances modern energy efficiency goals with the preservation of historic integrity, aligning with national best practices for integrating renewable energy systems into historic properties.

VI. Staff Recommendation

Staff recommends APPROVAL of the Certificate of Appropriateness for the installation of roof-mounted solar panels at 15 Greene Street, subject to the following conditions:

1. Solar panels shall be installed on roof planes not visible from the public right-of-way to the greatest extent possible. Due to the location of this building, it has multiple "right-of-way" views. Not only the city streets but also the highway Rt.68. The question is if the Rt. 68 applies in this case.
2. All mounting systems and conduit shall be installed in a manner that minimizes visual impact and avoids damage to historic materials.
3. The installation shall be fully reversible, and all work shall comply with the Secretary of the Interior's Standards for Rehabilitation.
4. Any changes to the proposed location, quantity, or configuration of panels must be reviewed and approved by HPC staff prior to installation.

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000044**

Permit or Review Type: Certificate of Appropriateness

Project Location: 120 FAYETTE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Robotics and Engineering in Allegany County--Together, Inc.
Address: 811 MacDonald Terrace
City/State/Zip: Cumberalnd MD 21502
Phone: (240) 920-7507
Email: mtfiscus@gmail.com

Contractor Contact Information: Company Name: Robotics and Engineering in Allegany County--Together, Inc.
Contact: Mike Fiscus
Address: 811 MacDonald Terrace
City/State/Zip: Cumberalnd MD 21502
Phone: (240) 920-7507
Email: mtfiscus@gmail.com

Date of Application: 10/03/2025

Work Description: (narrative box)

REACT, Inc. seeks to convert a window into an exterior door to increase the occupancy rating of the north classroom on the lower level of the building. In addition, we request permission to replace two existing doors to the lower level--one on the south side of the building and the other on the north side. Finally, we propose to add laminated glass storm windows to seven existing windows on the lower level of the building. All of the lower level windows were boarded up by the previous owner. REACT wants to remove the T-111 coverings from the seven windows that open into the large classrooms. The new storm windows will provide additional security and energy efficiency, and they will protect the windows from vandalism.

Amount Paid: 0.00

Amount Due: 30.00



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DEPARTMENT OF COMMUNITY DEVELOPMENT

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RECEIPT

Date: October 03, 2025

Robotics and Engineering in Allegany County--Together, Inc.
811 MacDonald Terrace
Cumberland, MD 21502

Application #:	COA25-000044
Address:	120 FAYETTE ST CUMBERLAND, MD 21502
Amount Paid:	\$30.00 Check Payment

Work Affecting the Exterior of 120 Fayette Street

Detailed Description

REACT, Inc. seeks to convert one of the three windows of the north classroom into an exterior door to increase the occupancy rating of the north classroom on the lower level of the building. To create the door, the stone wall immediately below the window will be removed, and the window will be fitted for a door frame.

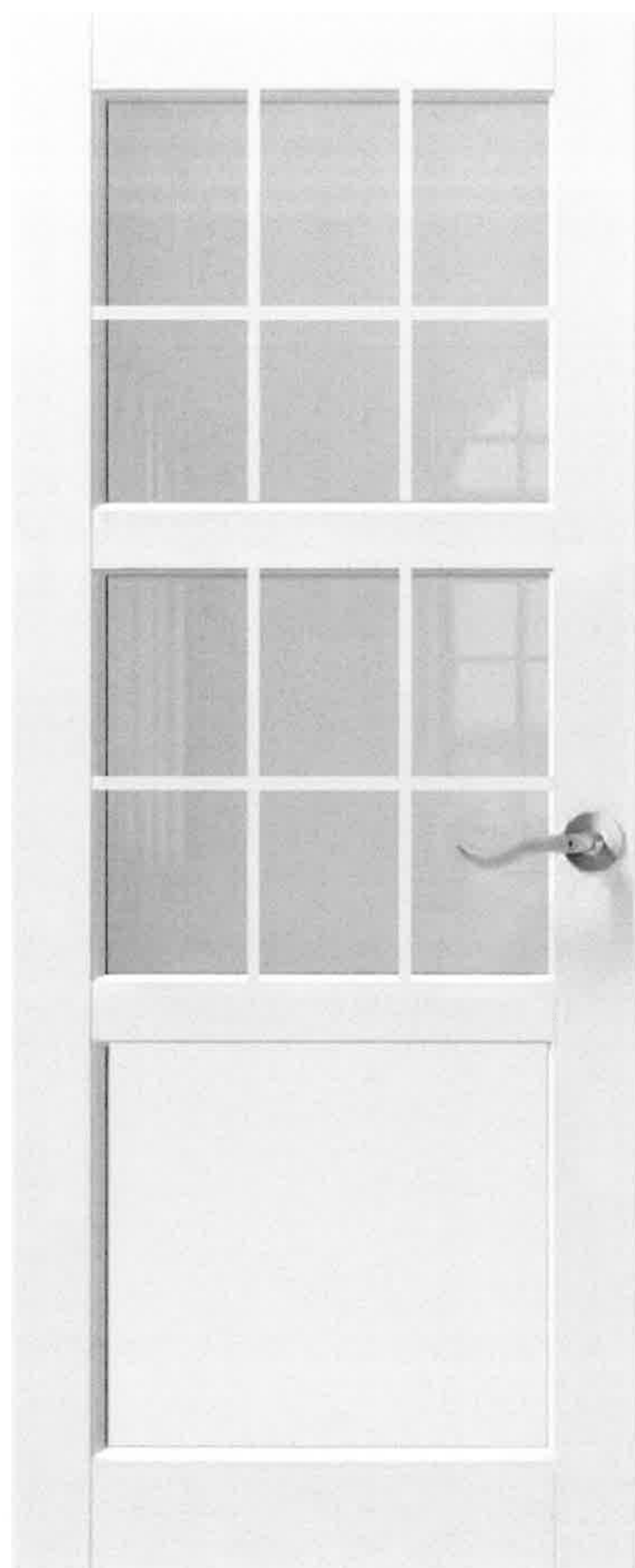
In addition, REACT requests permission to replace two existing doors to the lower level—one on the south side of the building and the other on the north side. The south door is metal, without any panels or windows. The north door is a wood paneled design. Both of these doors are currently lacking the panic bars necessary for them to be safe in the event of an emergency egress. A rendering of the replacement door design is included in this application.

Finally, REACT proposes to add laminated glass storm windows to seven existing windows on the lower level of the building. All of the lower level windows were boarded up by the previous owner. REACT wants to remove the T-111 coverings from the seven windows that open into the large classrooms—all but the one door that we are asking to convert into a door. The new storm windows will provide additional security and energy efficiency, and they will protect the windows from vandalism, which the reason the previous owner provided for boarding them up.

The overall impact of the proposed changes will be to greatly enhance the functionality of the facility for the purposes of educating youth in a safe and comfortable environment. REACT thanks the Historic Preservation Commission for its service to the community.

Color Sample/Paint Chips

The color of the doors and windows will be white—as close as possible to the color of the front door and upper level windows and trim.



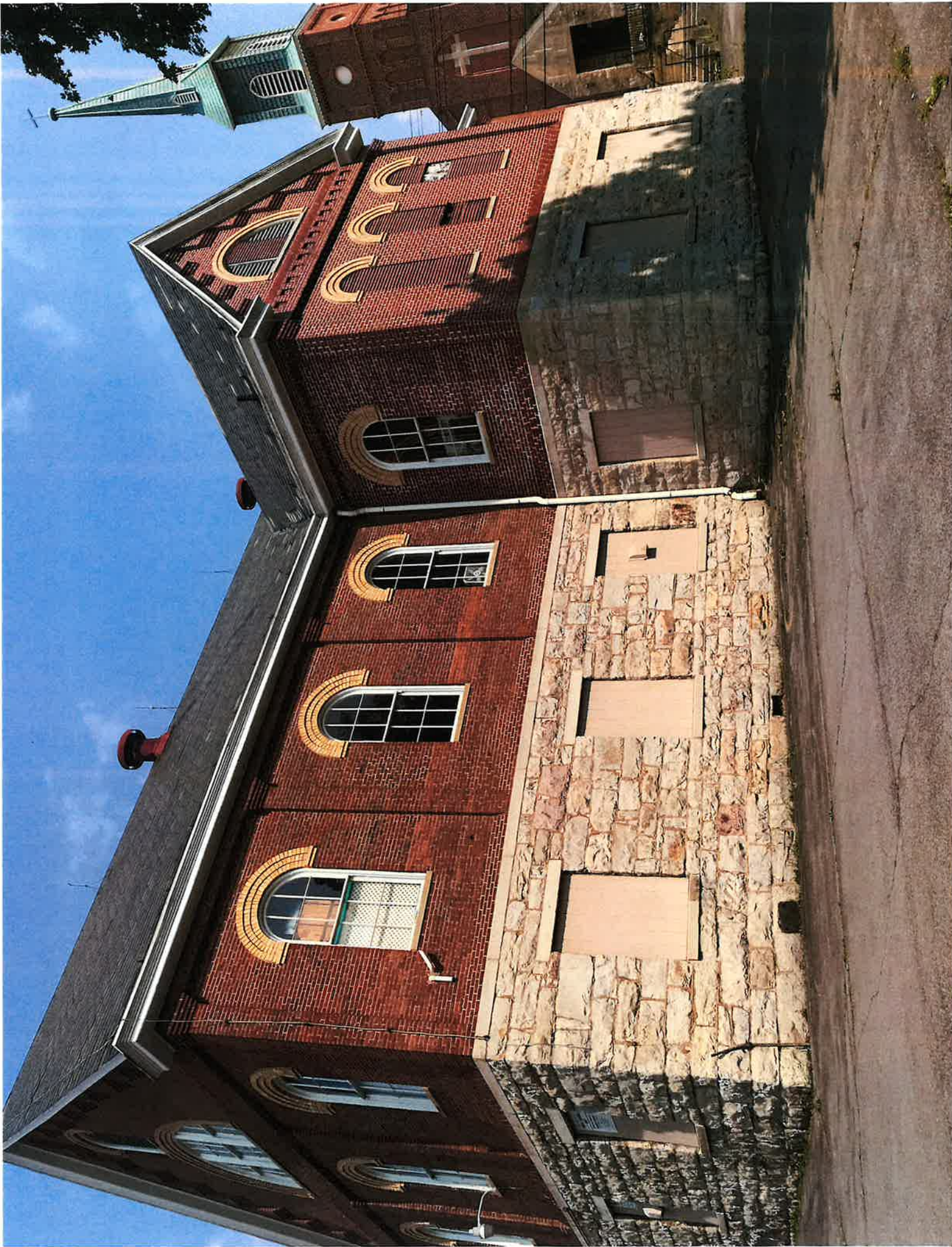








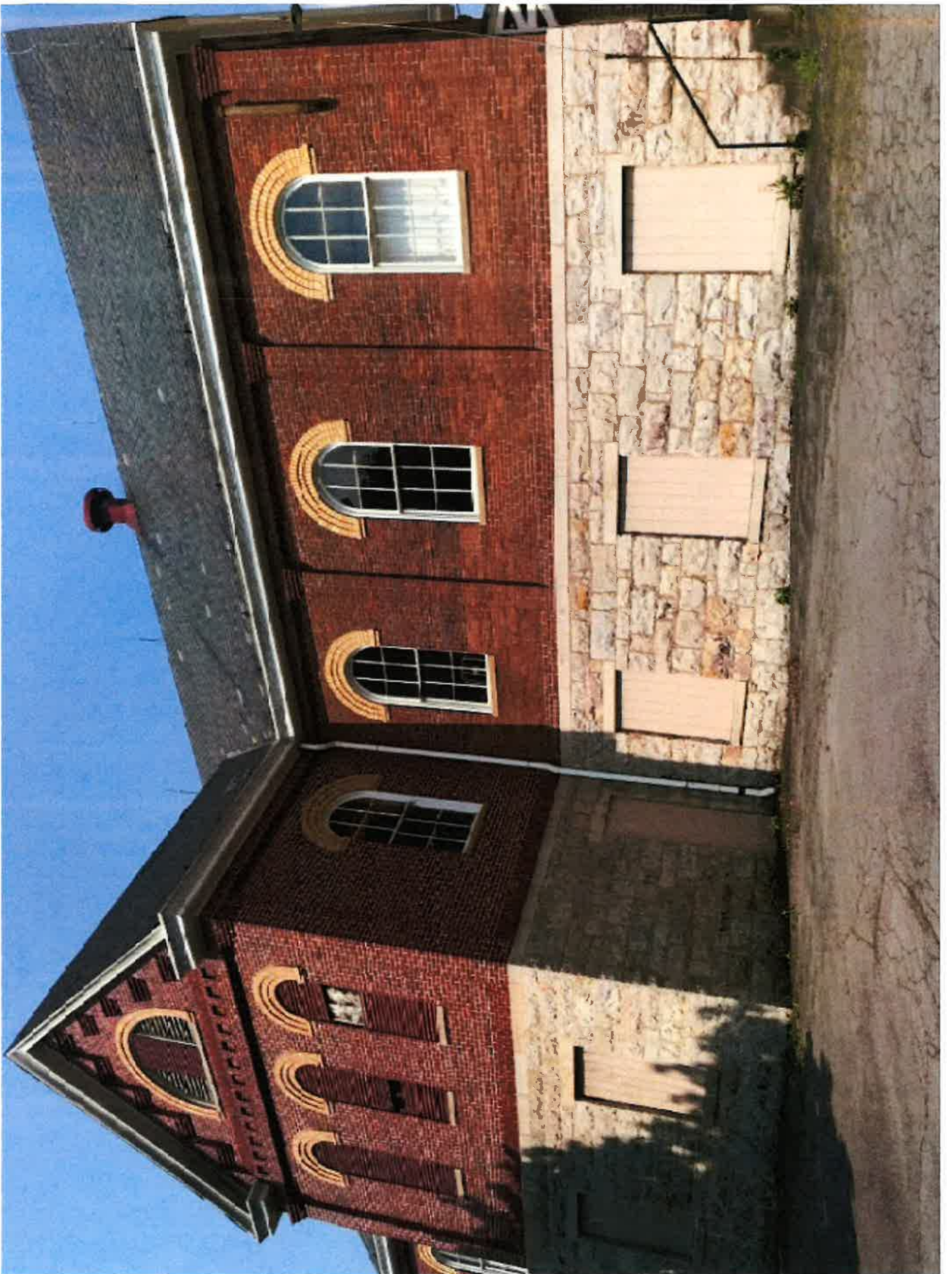














**Certificate of Appropriateness Application
Presentation of Information/Staff Report
By Ruth Davis - Rogers**

COA25-000043

Address: 120 Fayette St.

Project Contact: Mike Fiscus

Request: Window and Door Changes

I. Background and Context

The property at 120 Fayette Street, historically known as St. Peter and Paul Parish Hall, is located within both the Canal Place Heritage Area and the West Side Historic District (AL-IV-A-145), which is listed as a recognized historic district by the State of Maryland.

The West Side Historic District contains much of Cumberland's most architecturally distinguished residential development, historically home to the city's affluent industrialists, merchants, and professionals. The district is noted for its wide range of nineteenth- and early twentieth-century architectural styles, reflecting the city's period of greatest prosperity.

The St. Peter and Paul Parish complex was historically a significant institutional and community hub on the city's west side. The parish was founded by St. John Neumann, the first American saint of the Roman Catholic Church, in the early 1840s.

In 2019, as part of a consolidation effort, the parish sold the former parish hall to REACT, Inc., a local nonprofit dedicated to STEM education (Robotics and Engineering in Allegany County Together). The organization has since repurposed the building as the REACT Institute for STEM Education (RISE), a facility supporting youth robotics and engineering programs. Despite minor updates, such as door replacements and ramp installation to meet ADA accessibility requirements, the parish hall retains much of its original exterior architectural character.

II. Project Description

The applicant proposes the following scope of work:

1. Conversion of an Existing Window to an Exterior Door:
 - One lower-level window opening on the north elevation will be converted into a new exterior door to increase occupancy capacity and improve egress from the north classroom.
 - The modification will be done with minimal alteration to surrounding masonry, and new materials will be compatible with the existing structure.
2. Replacement of Two Existing Lower-Level Doors:
 - Replacement of one door on the south side and one door on the north side of the lower level.
 - New doors will be selected to complement the building's existing materials and architectural character.
3. Installation of Laminated Glass Storm Windows:
 - Removal of existing T-111 board coverings from seven lower-level windows that were previously sealed.

- Installation of new laminated glass storm windows over the restored openings. These additions will provide security, energy efficiency, and protection from vandalism, while preserving the original window openings and frames.

III. Applicable Guidelines and Standards

The proposed work is reviewed under the City of Cumberland Historic District Design Guidelines Chapter 5, General Design Guidelines as well as Design Guidelines for Windows and Doors:

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

IV. Staff Analysis

The proposed alterations are compatible with the building's historic character and meet the intent of the City's preservation standards.

- The conversion of one window to a door represents a minimal alteration designed to improve building functionality and occupant safety. The proposed door location and scale appear sensitive to the building's design and will not disrupt its overall appearance.
- The replacement of existing lower-level doors will enhance security and accessibility while remaining compatible with the structure's materials and proportions.
- The installation of laminated glass storm windows over the restored window openings is an appropriate preservation measure that will both protect original materials and restore the building's historic appearance by reactivating previously boarded-up fenestration.

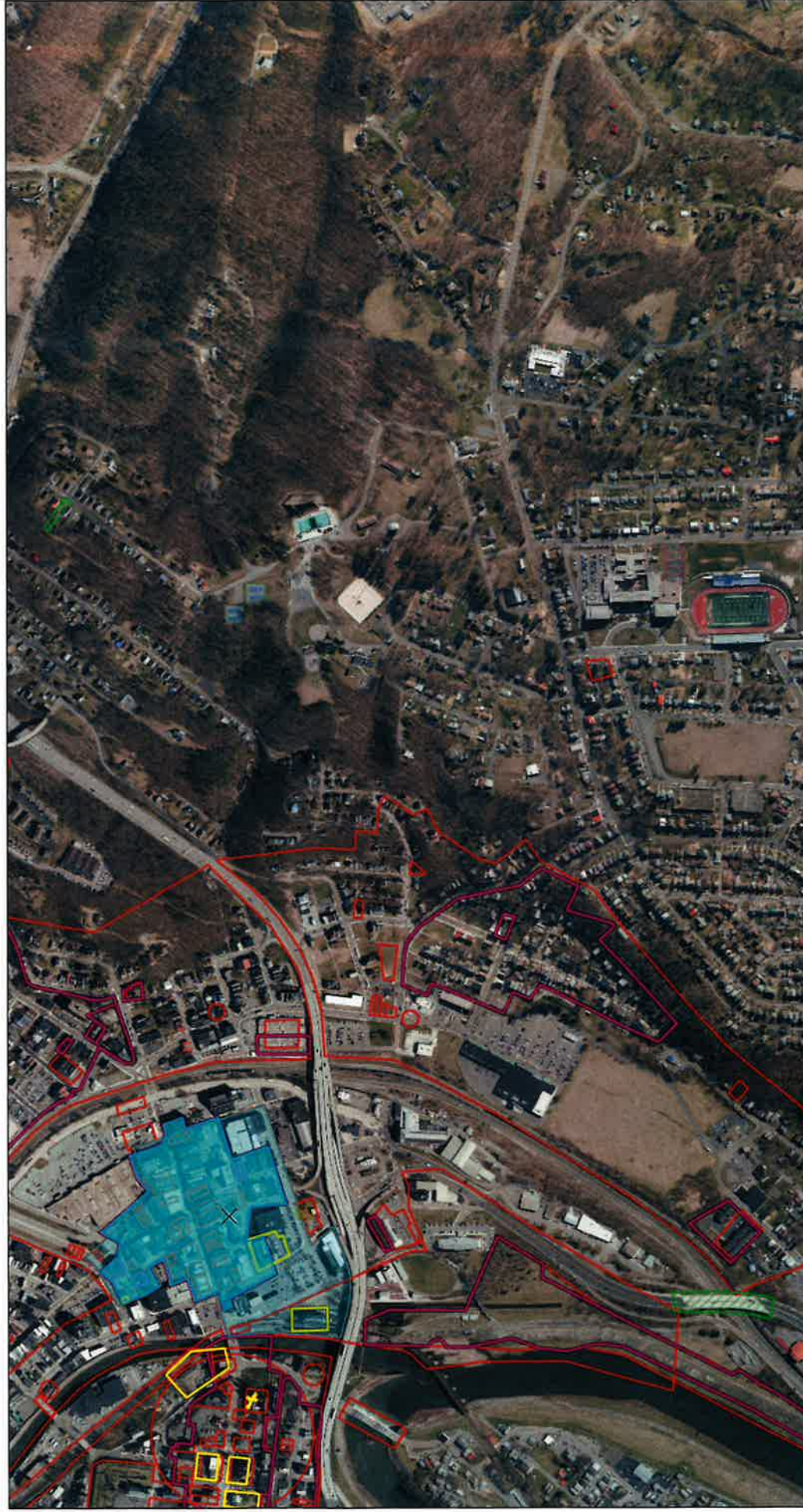
Staff notes that the applicant's proposal demonstrates thoughtful adaptation for modern use while respecting the building's architectural integrity and significance within the historic district.

V. Staff Recommendation

Staff recommends APPROVAL of the proposed exterior modifications at 120 Fayette Street (St. Peter & Paul Parish Hall) as submitted, with the following conditions:

- All new doors and storm windows shall be compatible in design, material, and finish with the existing historic structure.
- Any masonry alterations for the new door opening shall be done carefully to preserve surrounding brick and mortar, and new work shall be reversible where feasible.
- The applicant shall submit final product specifications for doors and storm windows to staff for review and confirmation prior to installation.
- Any additional exterior work not described in this application shall require further review and approval by HPC staff or the Commission.
- All work shall comply with the Secretary of the Interior's Standards for Rehabilitation and the City of Cumberland Historic District Design Guidelines.

Medusa Printout



October 6, 2025

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MD IMAP, DelT

Step 1 Local Tax Credit Approval - 57 N. Baltimore Street

Medusa Printout



October 6, 2025

Step 1 Local tax Credit Approval - 132 Springdale St.

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