

MINUTES

HISTORIC PRESERVATION COMMISSION

March 13, 2024

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, March 13, 2024, within the Council Chambers of City Hall. Members present were, Mr. Larry Jackson, Mr. Tim Hoffman, Councilwoman Laurie Marchini, Mr. Justin Paulman, Ms. Lynda Lambert, and Mr. Nathan Williams (via phone).

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management, Ms. Chelsea Rexrode, Codes Technician. Applicants David & Mary Dusenbery, Chris Howell, and Dave Romero were also in attendance.

Chairman, 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 February 2024 were approved as written. **Mr. Tim Hoffman made the motion for approval and Lynda Lambert, seconded the motion. All members were in favor. Motion approved.**

PUBLIC COMMENTS

There were no comments made.

REGULAR AGENDA

1. 619 Washington St - COA24-000005 (New Addition)

Applicant: Mary Margaret Dusenberry & David Dusenberry

Mr. Dusenberry is proposing to have his existing carport removed and a 30 X 24 ft 2 car garage to be added. They would like to have sand stone on the front of the structure to match the existing stone and clad composite board on the side of the garage. The garage will have a room and bathroom above it. The builder will be Daystar builders from Grantsville, MD. M&S Quarry will be providing the stone. They will be gathering information on small pane windows as well to match the existing ones.

The Commission had an open discussion regarding building materials being proposed. Mr. Justin Paulman made the motion to approve COA23-000005 based on the submission and approval of the other required permits, and contingency of staff approval of the following building materials: windows and siding. There was discussion on the benefits of expanding stone beyond the façade/front and on the side(s) of the home. The homeowners said they would explore this possibility. Ms. Lynda Lambert, seconded the motion. All members were in favor. Motion approved.

2. 322 S Centre St. - COA24-000006 (Fence & Shed)

Applicant: Howell Sunoco - Christopher Howell

Mr. Howell spoke on behalf of his Sunoco business. He is proposing adding a privacy fence and shed for storage near his gas station. The shed will match the exterior of the main building. The fence is needed to provide extra security for towed vehicles and other items of value.

The Commission had an open discussion on the location of the shed vs. the fence. Mr. Tim Hoffman made the motion to approve COA24-000006 based on moving the shed location closer to the fence. Mr. Justin Paulman seconded the motion. All members were in favor. Motion approved.

3. 55 Baltimore St. - COA24-000007 (Window replacement egress)

Applicant: Dave & Meg Romero

Mr. Romero is proposing replacement of windows on the 2nd floor which will be a luxury loft apartment. The windows will be wooden Pella windows. They will be a high-quality double pane window.

Mr. Justin Paulman made the motion to approve and Mr. Tim Hoffman 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 COA24-000005, COA23-000006, and COA24-000007 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

1. 619 Washington St.- Step 1 & 2 approval
2. 522 Washington St. - Step 3 - Certificate of work
3. 514 Washington St. - Step 3 - Certificate of work

Mr. Justin Paulman made the motion to recommend approval for the above tax incentives to the Mayor and City Council. Councilwoman, Laurie Marchini seconded the motion. All members were in favor. Motion approved.

Mr. Larry Jackson read "Maryland State law grants the City of Cumberland the authority to provide local historic preservation tax credits. Before us are tax credit application for work to be performed at 514 Washington St. We have studied the applications and find that these properties qualify 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

- None.

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

ADJOURMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary