



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
April 8, 2026, 4:00 P.M.

CALL TO ORDER

APPROVAL OF MINUTES

- Review and approval of March 2026 meeting minutes

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

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

- 209 Washington ST (COA25-000057) Metal Roofing
- 65 Baltimore ST (COA26-000006) Signage with lighting
- 0 Bedford ST / Giarritta Park (COA26-000007) –portico, keystone and light installation
- 130-138 N Mechanic ST (Coa26-000009) Power wash, prime, paint, and repair soffit. Power wash, seal coat and reline parking.

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. Approval of Minutes from March 2026 HPC Meeting

MINUTES

HISTORIC PRESERVATION COMMISSION

March 11, 2026

The Cumberland Historic Preservation Commission held its regular meeting on March 11, 2026 within the Council Chambers of City Hall. Members present were Mr. Larry Jackson, Dr. Brian Plitnik, Mr. Justin Paulman, and Councilman Rock Cioni. Mr. Nathan Williams attended via phone.

Others in attendance were, Jeff Silka, City Administrator and Ms. Chelsea Rexrode, Codes Technician. Applicants present were Gary Brent (MG Permits), Shannon Sprenkle (Loney's Flower bar), and Chris Sloan (Arcadian Gallery).

Mr. Larry Jackson, called the meeting to order. He read the following statement into the record: "The Cumberland Historic Preservation Commission exists pursuant to Section 11 of the City of Cumberland Municipal Zoning Ordinance. Members are appointed by the Mayor and City Council and shall possess a demonstrated special knowledge or professional or academic training in such fields as history, architecture, architectural history, planning, archeology, anthropology, curation, conservation, landscape architecture, historic preservation, urban design, or related disciplines. The Commission strives to enhance quality of life by safeguarding the historical and cultural heritage of Cumberland. Preservation is shown to strengthen the local economy, stabilize and improve property values, and foster civic beauty. The Cumberland Historic Preservation Commission operates pursuant to State of Maryland 1977 Open Meetings Act and therefore no pending applications shall be discussed between or amongst Commissioners outside the public hearing to determine the disposition of the application."

APPROVAL OF MINUTES

1. Minutes from January 2026 were approved as written. **Mr. Justin Paulman made the motion to approve Dr. Brian Plitnik seconded the motion. All members were in favor. Motion approved.**

PUBLIC COMMENTS

- None

CONSENT AGENDA

- 320 S Mechanic St - RCA26-000001 (COA25-000047) - Menu Board Signage
- Jersey Mike's

REGULAR AGENDA

- COA25-000051 - 11 Liberty St - Signage
Applicant: Shannon Sprenkle

Owner, Shannon Sprenkle, spoke in regards to this project. She is proposing to install a hanging oval sign approximately 2sq ft attached to a 24" scroll bracket that will adhere to the brick mortar. She is also proposing to place a 3' X 1 1/2 'decal on the window.

Mr. Justin Paulman made the motion to approve COA25-000051 and Dr. Brian Plitnik seconded the motion. All members were in favor. Motion approved.

- COA26-000003- 42 N Centre St - Signage
Applicant: Aaron Hamilton

The applicant was not present to this meeting, but Jeff Silka was able to give an overview of the project. The owner is proposing to add a 12" X 30" decal to the front window. The decal will be white and say "Chicago Market Gallery Art, Events, Dining."

Mr. Justin Paulman made the motion to approve COA26-000003 and Mr. Nathan Williams seconded the motion. All members were in favor. Motion approved.

- COA26-000004- 320 S Mechanic St - Menu Board Relocation (Jersey Mike's)
Applicant: Gary Brent - MG Permits

Gary Brent spoke on behalf of this sign project at Jersey Mike's. They are requesting to move the menu board to the northwest elevation, drive-thru lane. Boards will be mounted to steel support poles with concrete footings.

Mr. Justin Paulman made the motion to approve COA26-000004 and Mr. Nathan Williams seconded the motion. All members were in favor. Motion approved.

- COA26-000005- 47 Baltimore St - Signage
Applicant: Chris Sloan - Arcadian Gallery

Chris Sloan spoke on behalf of this signage project. He is proposing to install an interior non-changeable dimmable LED window sign. This will help identify that there is a business upstairs. The sign will be 2ft X 44 inches. The neon sign will be two colors, magenta and green.

Mr. Justin Paulman made the motion to approve COA26-000005 and Dr. Brian Plitnik 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 - RCA26-000001, COA25-0000051, COA26-0000003, COA26-0000004, and COA26-0000005. 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

- The city is currently on their 2nd round of advertising for the vacant position for the Historical Preservation/City Planner position.

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. COA25-000057 209 Washington St

No image found in this file. Click here to upload an image.

PERMIT PROJECT
FILE #: 25-001831
209 WASHINGTON ST CUMBERLAND MD 21502
METAL ROOF REPLACEMENT (DARK GREEN IN COLOR)



PERMIT #: COA25-000057

Permit Type
Certificate of Appropriateness

Subtype
Certificate of Appropriateness

Work Description:
Metal roof replacement (dark green in color)

Applicant
Cynthia Linn

Status
Under Review

Valuation
11,615.00



FEES & PAYMENTS

Plan Check Fees	30.00
Permit Fees	0.00
Total Amount	30.00
Amount Paid	30.00
Balance Due	0.00

☐ Non-Billable



PERMIT DATES

Application Date
12/18/2025

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor
Ultimate Roofing, LLC - Nathan Resh

Contact

Estimated Cost of the project
\$11,615.00

Attach a full written scope of work
1081_001.pdf



Attach photographs of the site and structure
1083_001.pdf



Facade Elevations



Sample of Proposed Materials
1082_001.pdf



Scaled Drawings



Digital Renderings, when available



Color Scheme/Paint Chips



Manufacturer Cut-Sheets or Product Specifications



Provide one (1) complete original copy of all supplementary materials



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 (Updated 1/1/16) can be found on the City of Cumberland website at www.cumberlandmd.gov.

Do not begin work until an approval is received on Permits from both The Historic Preservation Commission and the City of Cumberland.

A signed, approved, and stamped COA and MB or RB permit form is required for application to be considered complete.

These will be sent to you upon approval of the department manager or designated representative.

Signing Method



INTERNAL USE ONLY

Determination of Review Path

Review Type



Determination for Tax Credit

Is this a Tax Credit Project



HPC Tax Credit Review



Decision Date

M&CC Tax Credit Review

Decision Date

State Tax Credit Review

Decision Date

 FEES



FEE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
Certificate of Appropriateness Review Fee				30.00
	Plan Check Fees			30.00
	Permit Fees			0.00
	Total Fees			30.00

 PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
12/18/2025	Check	ck #186	drg - otc	2653	- Cynthia Lir	30.00
					Amount Paid	30.00
					Balance Due	0.00



Guidelines
Chapter 5
Guidelines 15-21

Real Property Data Search ()
Search Result for ALLEGANY COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 06 Account Identifier - 006663

Owner Information

Owner Name:

LINN CYNTHIA L

Use:

APARTMENTS

Principal Residence:

YES

Mailing Address:

209 WASHINGTON ST
CUMBERLAND MD 21502-

Deed Reference:

/02194/ 00071

Location & Structure Information

Premises Address:

209 WASHINGTON ST
CUMBERLAND 21502-0000

Legal Description:

209 WASHINGTON ST
34X165

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0106	0011	7112	10003.01	0000				2024	Plat Ref:

Town: CUMBERLAND

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1910	3,230 SF		5,555 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MULTIPLE RESIDENCE	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	26,100	26,100		
Improvements	77,100	95,100		
Total:	103,200	121,200	115,200	121,200
Preferential Land:	0	0		

Transfer Information

Seller: LINN DANIEL W-CYNTHIA L
Type: NON-ARMS LENGTH OTHER
Seller: CROWELL, WILLIAM SPENCER
Type: ARMS LENGTH MULTIPLE
Seller: BALDWIN, ROBERT L-LINDA S
Type: ARMS LENGTH MULTIPLE

Date: 02/16/2016
Deed1: /02194/ 00071
Date: 02/20/2002
Deed1: /00701/ 00682
Date: 09/18/2000
Deed1: /00686/ 00056

Price: \$0
Deed2:
Price: \$169,900
Deed2:
Price: \$135,000
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

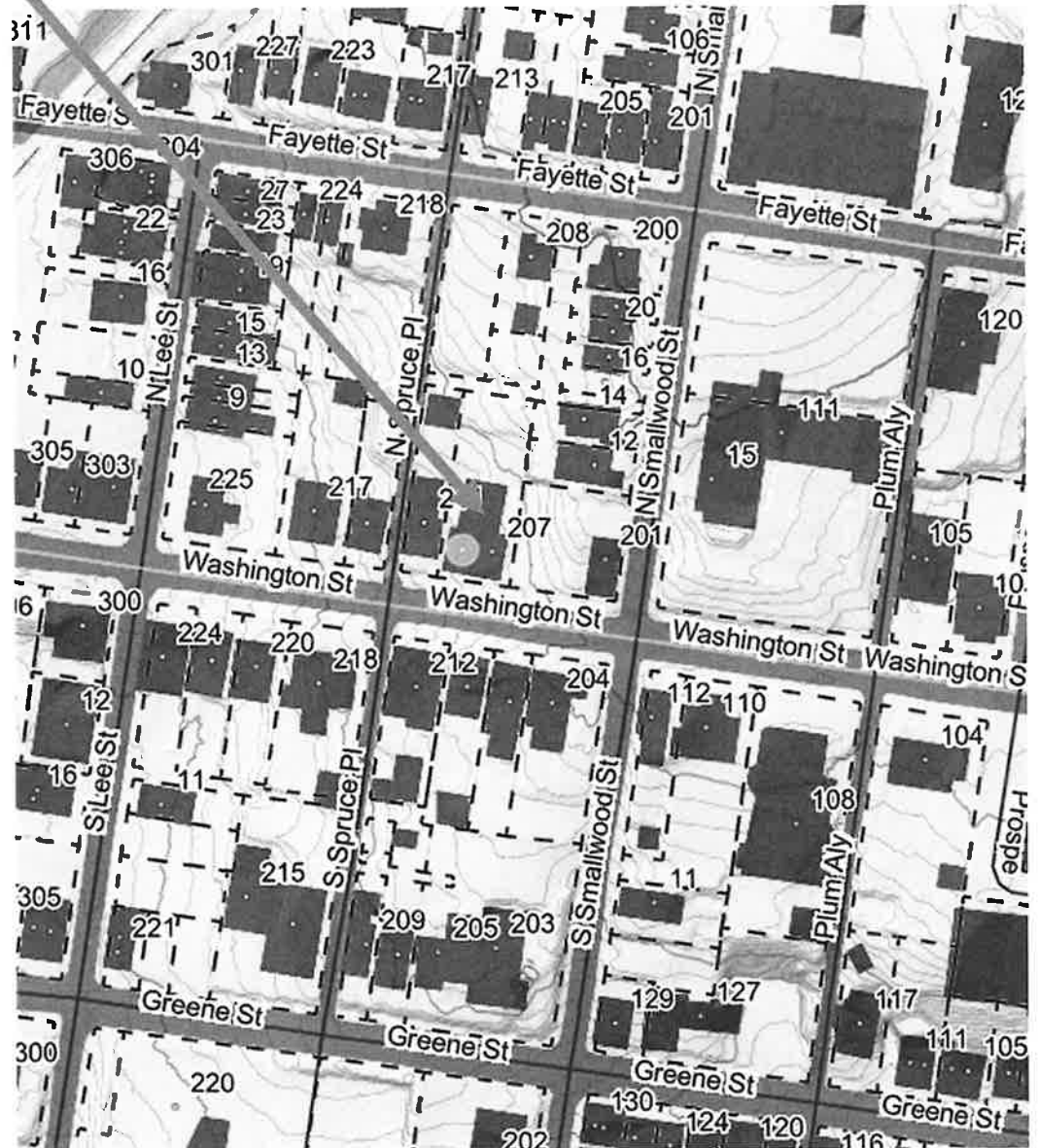
Homeowners' Tax Credit Application Status: No Application

Date:



209 Washington ST (06-006663)

SDAT shows: Multiple Residence
 Primary Structure Built 1910,
 Above Grade Living Are: 3230 SF
 Land Area: 35X165 (5,555 SF)







Ultimate Roofing WV LLC
2300 Smithtown Rd Morgantown, WV 26508
Phone: 304-241-1978
Email: ultimateroofingwv@gmail.com

Date: August 8 2025

Salesman: Keri 814-414-9706

Customer Name Cindi Linn

Address: 209 Washington St
City, State, Zip: Cumberland MD 21502

Front Gabled (both elevations) only.

Qty/Square	Description	Unit Price	Line Total
115q	Core G-Rib 40 Year Metal Roofing * Titanium Underlayment * Metal Trim * Drip Edge * Ridge Vent * Replace Pipe Boots * Furring Strips (if needed) * 2 Sheets of Roof Decking (if needed) * Disposal (Up To One Layer of Shingles if needed)		8195
	<i>1 layer metal removal included</i>		
②	Chimney Counter Flashing or Removal	\$350	700
①	Standard Skylight Replacement <i>Fixed</i>	1200 1200	1200
80'	Counter Flashing (per foot)	\$19	1520
①	<i>standard opening skylight</i>	1500	1500
	Additional wood costs may apply with each order	\$15	
*** Additional Wood Costs May Apply 4 x 8 Roof Decking - \$95 1x6, 2x4, or 1x12 - \$50 *** \$35 per square for each additional layer of shingles		Total	\$11,615

\$11915 with

Financing options are available. Ask your salesman for more information.

Express Install \$1,000

Platinum Warranty \$25 Per Square

Service Agreement \$249 Per Year

Comments: **Financing as low as \$118/mo for 180 months!**

No payoff penalty!

WV - 055105

PA - PA151490

MD - 149449

FL - CCC1334319

Forest Green Color Available!

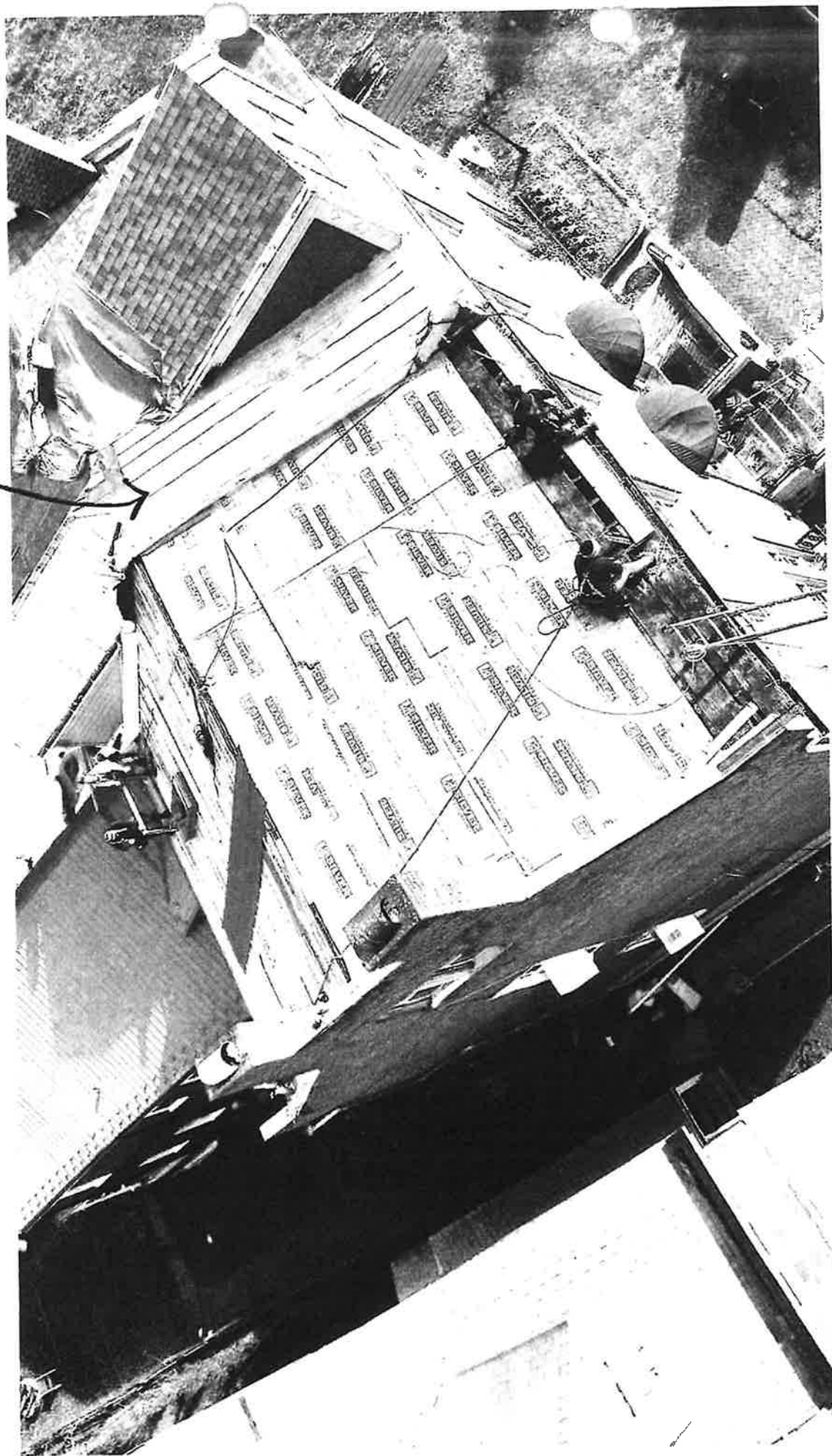
94' DS
50' Gutter 6" 150' *3000 gutter/DS
*600 gutter guards

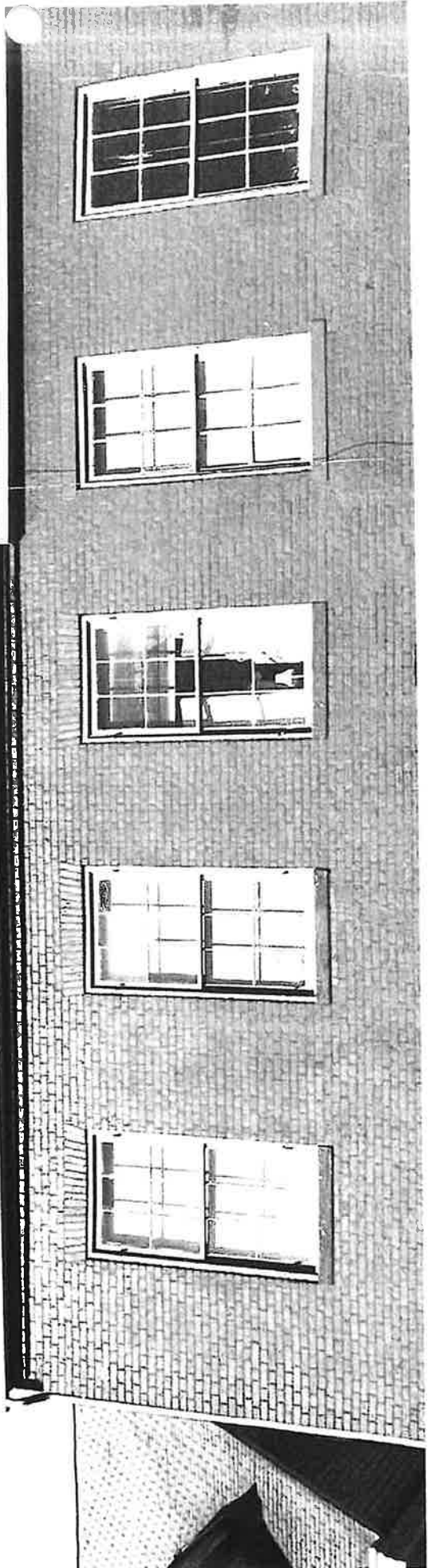
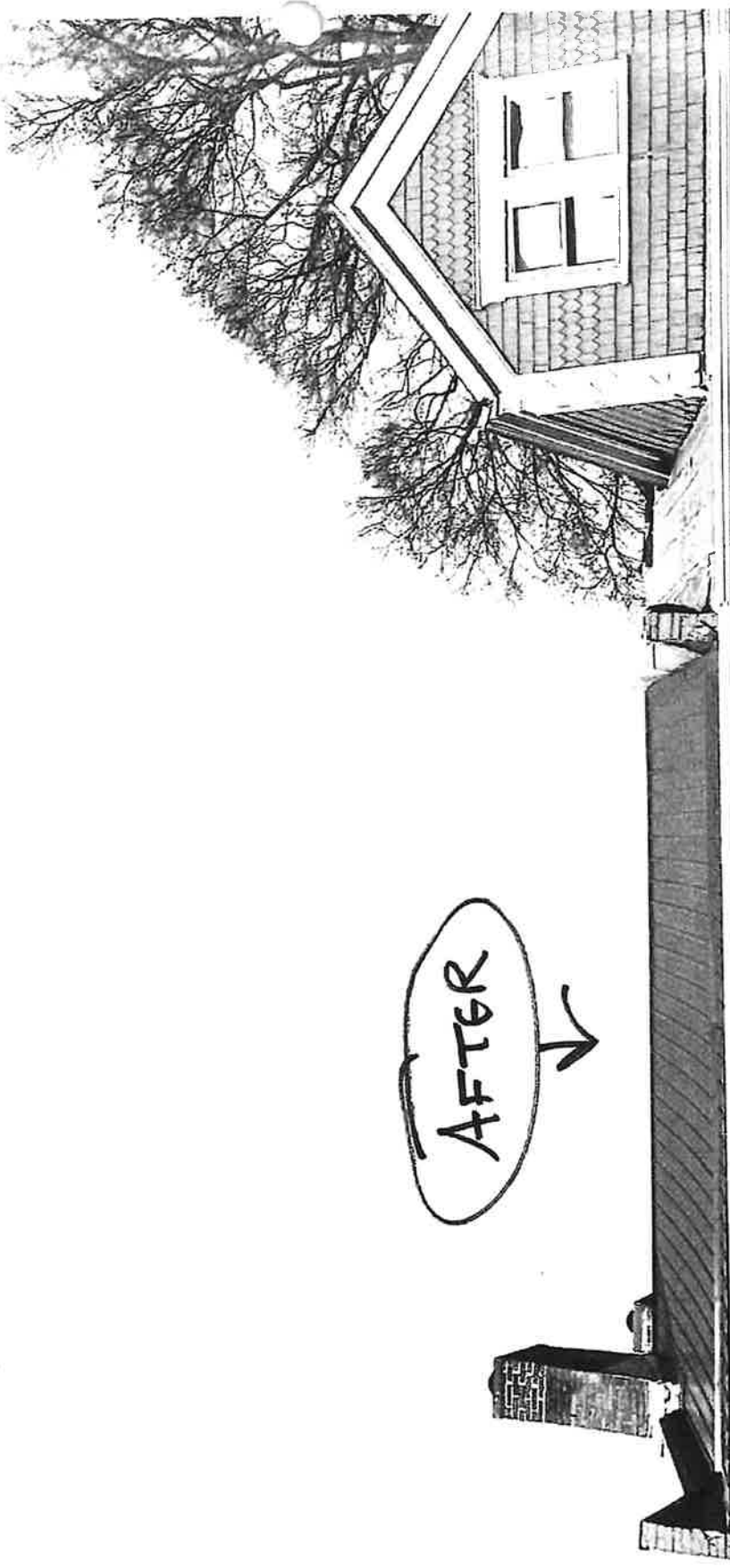
209 Washington Street



WHAT ORIGINAL
LOOKS LIKE

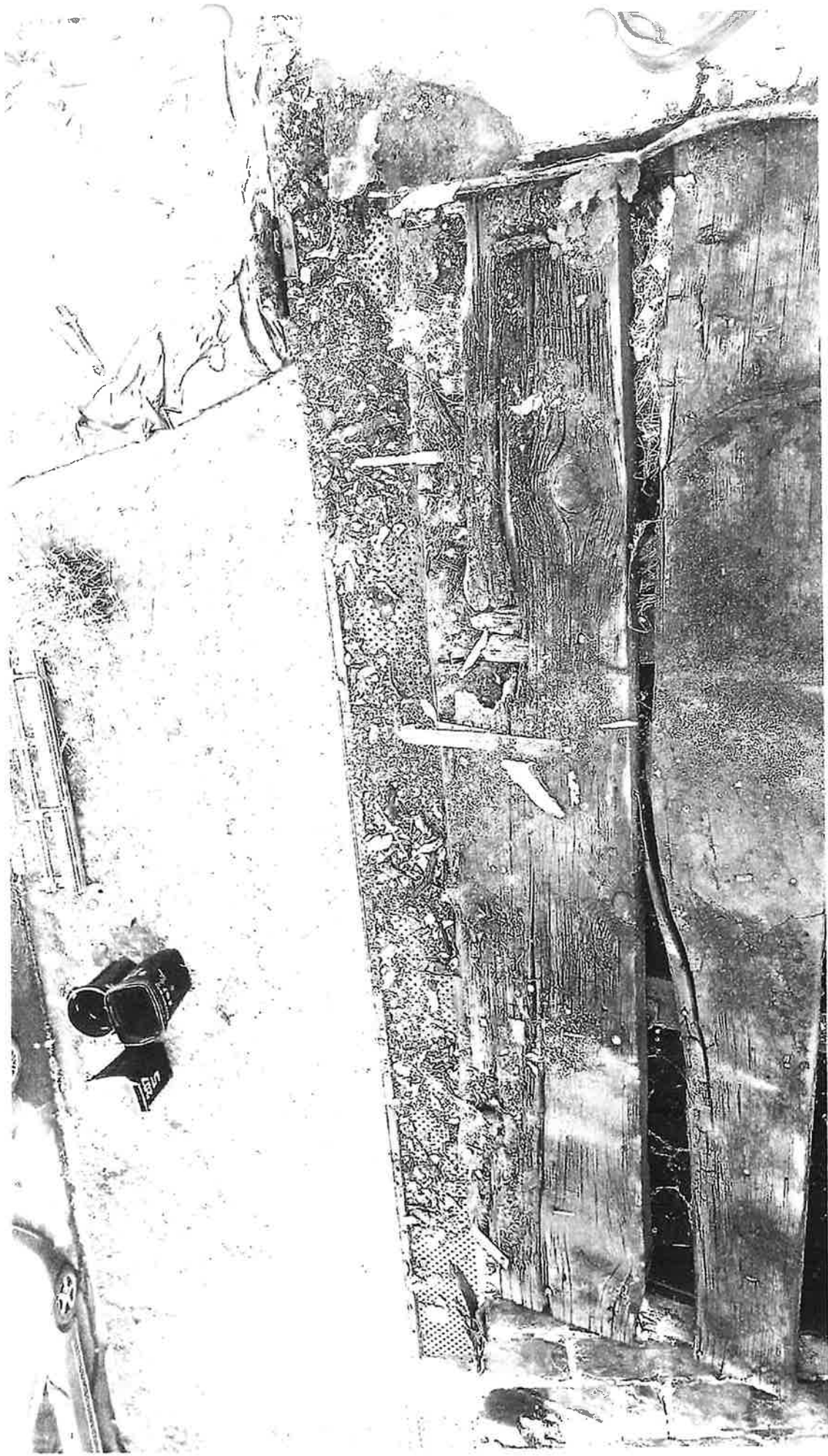
"DURING"





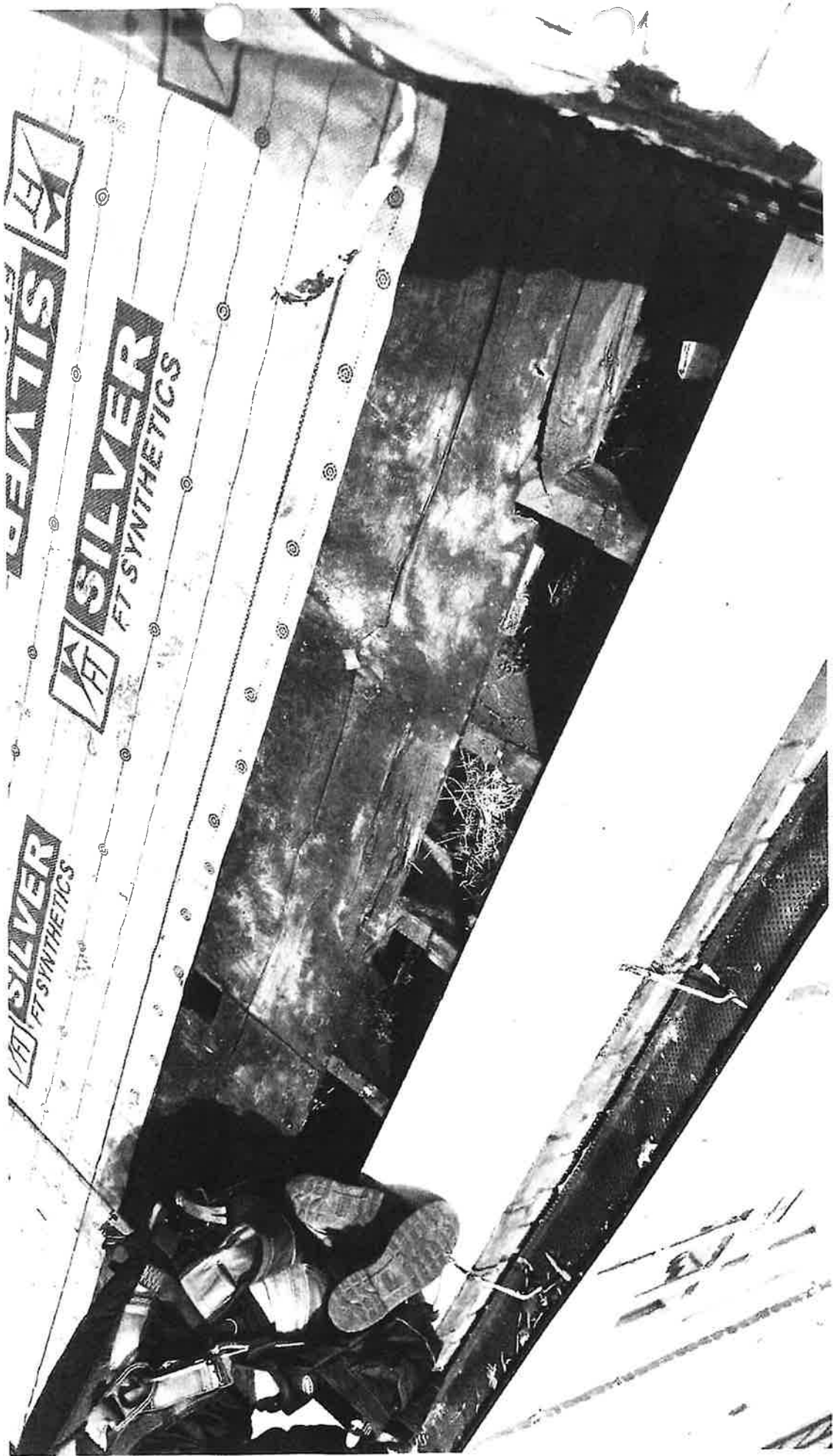
AFTER
↓





UNDERNEATH ROOFING









SILVER
FT SYNTHETICS

SILVER
FT SYNTHETICS



ULTIMATE ROOFING LLC
2300 Smithtown Rd.
Morgantown, WV 26508
304-241-1978
www.ultimateroofingwv.com

MATERIALS CONTRACT

(Any Continuation of the proposed work and materials description appearing on a separate document shall be incorporated into this Contract)

Name: <u>John Lim</u>		Name: _____	
Street: <u>209 Inwood St</u>		Street: _____	
City, State, Zip: <u>Cambridge MD 21502</u>		City, State, Zip: _____	
Primary Phone: <u>304 303 8098</u>		Primary Phone: _____	
Email: <u>LTNNCA@gmail.com</u>		Email: _____	

ROOF	☐ Shingle (OC Platinum Protection Warranty Included) ☒ Metal Type: <u>Aluc</u> Color: <u>Forest Green</u> ☐ Drip Edge ☒ Chimney Flashing <u>2</u> ☐ Ice & Water ☒ Counter Flashing <u>80</u> ☐ Synthetic ☐ Step Flashing _____ ☐ Pipe Boot ☒ Skylight <u>opening</u> ☐ Ridge Vent ☐ Skylight Flashing _____	GUTTERS	Footage: <u>150</u> Color: <u>White</u> Size: <u>6"</u> Guards <u>Yes (5")</u> ☐ Service Agreement includes annual gutter cleaning and roof inspection. (recurring charge annually) ☒ I/We decline Service Agreement coverage. Buyer's Initials: <u>John Lim</u>

SIDING	Brand: _____ Color: _____ Size: _____ Profile: _____ ☐ Soffit Brand: _____ Color: _____ Style: _____ ☐ Shutters Brand: _____ Color: _____ Style: _____	☐ House Wrap _____ ☐ Gable Vents _____ ☐ J-Blocks _____ ☐ Lights/Receptacle _____ ☐ J-Channel _____ ☐ Window Wraps _____ ☐ Fascia _____ ☐ Fanfold _____

DETAILS	<u>main price roof replacement only</u> <u>- remove 1 layer of metal</u> <u>- install flashing strips</u> <u>- install Forest Green Aluc panels</u> <u>metal panels</u> <u>6 gutters 6x20</u> <u>white</u> <u>with galvalume</u> <u>installing skylight</u> <u>2 chimneys</u> <u>8x10 metal roof on 1st floor porch</u> <u>clean up, disposal, remove old</u> <u>materials</u>

AGREEMENT

Prior to construction, I/We agree to pay Ultimate Roofing LLC, according to the payment schedule below. I/We understand if paying with a debit or credit card, there will be a 3% fee added to the total agreement price. I/We understand that wood damage cannot be assessed until work is started. The contracted amount does not include wood replacement costs, unless otherwise noted above. Wood replacement costs are as follows: a) OSB or plywood - \$95/sheet b) Boards - \$75/board. The cost of additional wood replacement will be added to the Second Payment and is due upon substantial completion of the job. I/We understand additional layers may be present that cannot be assessed until tear-off occurs. Additional layer costs are as follows: \$45 per square per layer. I/We understand this cost will cover the extra labor as well as dump fees and will be added to the Second Payment. I/We understand it is the homeowners responsible to obtain and pay for the building permit if the project is within city limits.

Buyer's Initials: <u>John Lim</u>	Buyer's Initials: _____
First Payment: <u>\$5171.67</u> (Due upon execution of this agreement)	Total Contract Amount: <u>\$15515</u>
Second Payment: <u>\$5171.67</u> (Due upon substantial completion)	*Make Checks Payable to Ultimate Roofing

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

By signing below, I/We have agreed to all the terms and conditions listed above and on the reverse side of this contract

<u>Ultimate Roofing LLC</u> Date: <u>8/8/25</u>	<u>John Lim</u> Buyer Date: <u>8/8/25</u>	Date: _____ Buyer Date: _____
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upload an image

PERMIT PROJECT

FILE #: 25-001831

209 WASHINGTON ST CUMBERLAND MD 21502

METAL ROOF REPLACEMENT (DARK GREEN IN COLOR)



ROUTE NAME

▼ PERMIT #

▼ STATUS



CERTIFICATE OF APPROPRIATENESS PERM COA25-000057

PENDING



This Certificate of Appropriateness will be reviewed by the Historic Preservation Commission on October 9, 2024, at 4pm, at the City of Cumberland City Hall, located at 57 N. Liberty Street, in the Council Chambers. The applicant is invited to attend to explain the project.

ACTIVITY TYPE	▼	DEPARTMENT	▼	ASSIGNED TO	▼	STATUS	▼	DUE	COMPLETED
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Confirm Property is
within the Historic
District

Community
Development

Ruth Davis-
Rogers

Confirmed

01/01/2026

12/31/2025



Review by Staff for
Completeness

Community
Development

Ruth Davis-
Rogers

Confirmed

12/31/2025

12/31/2025



Confirmation that All
Other Required Permits
have been Submitted

Community
Development

Ruth Davis-
Rogers

Confirmed

12/31/2025

12/31/2025



If this Certificate of Appropriateness is approved by the Historic Preservation Commission, this project may also require other permits required by Community Development Department such as a building permit or a use of right of way permit. Please check.

Determination of
Review Path - Admin
Review vs. HPC Review

Community
Development

Ruth Davis-
Rogers

Pending

12/31/2025



Application Received

Community
Development

Ruth Davis-
Rogers

Confirmed

12/21/2025

12/31/2025



Determination for Tax
Credit

Community
Development

Ruth Davis-
Rogers

Approved with
Conditions

12/31/2025

12/31/2025



If applicant/building owner spends more than \$5,000 in private funding on this project it is eligible for a local tax credit



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: 209 WASHINGTON ST Cumberland MD 21502 Tax ID #

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).

COA # 25-000057
RCA #

Application Date 12/17/25

Applicant Name Cynthia Linn Phone 301-303-8098

Applicant Address (if different than project address) 209 Washington St Cumb. MD 21502

Fax Email CLINNCA@gmail.com

Contractor Name (If applicable) Ultimate Roofing & Ext. Services LLC Phone

Contractor Address 2300 Smithtown Rd. Morgantown WV 26508 Email www.ultimateroofingwv.com

Summarized Description of Project (please add extra pages, if needed) metal roofing
(see attached) DARK GREEN

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.



Ultimate Roofing WV LLC
 2300 Smithtown Rd Morgantown, WV 26508
 Phone: 304-241-1978
 Email: ultimateroofingwv@gmail.com
 Customer Name Cindi Linn

Date: August 8 2025

Salesman: Keri 814-414-9706

Address: 209 Washington St
 City, State, Zip: Cumberland MD 21502

Front Gabled (both elevations)
only.

Qty/Square	Description	Unit Price	Line Total
<u>1159</u>	Core G-Rib 40 Year Metal Roofing * Titanium Underlayment * Metal Trim * Drip Edge * Ridge Vent * Replace Pipe Boots * Furring Strips (if needed) * 2 Sheets of Roof Decking (if needed) * Disposal (Up To One Layer of Shingles if needed) <u>1 layer metal removal included</u>		<u>8195</u>
<u>(2)</u>	Chimney Counter Flashing or Removal	\$350	<u>700</u>
<u>(1)</u>	Standard Skylight Replacement <u>Fixed</u>	<u>1200</u> 1200	<u>1200</u>
<u>80'</u>	Counter Flashing (per foot)	\$19	<u>1520</u>
<u>(1)</u>	<u>standard opening skylight</u>	<u>1500</u>	<u>1500</u>
	Additional Wood Costs May Apply	\$15	
*** Additional Wood Costs May Apply 4 x 8 Roof Decking - \$95 1x6, 2x4, or 1x12 - \$50 *** \$35 per square for each additional layer of shingles		Total	<u>\$11,615</u>

\$11915 with

Financing options are available. Ask your salesman for more information.

Express Install \$1,000

Platinum Warranty \$25 Per Square

Service Agreement \$249 Per Year

Comments: Financing as low as \$118/mo for 180 months!

No payoff penalty!

WV - 055105

PA - PA151490

MD - 149449

FL - CCC1334319

Forest Green Color Available!

94' DS
50' Gutter 6" 150' *3000 gutter/DS
*600 gutter ground



ULTIMATE ROOFING LLC
2300 Smithtown Rd.
Morgantown, WV 26508
304-241-1978
www.ultimateroofingwv.com

MATERIALS CONTRACT

(Any Continuation of the proposed work and materials description appearing on a separate document shall be incorporated into this Contract)

Name: <u>Cindi Linn</u> Name: _____ Street: <u>209 Washington St</u> Street: _____ City, State, Zip: <u>Cumberland MD 21502</u> City, State, Zip: _____ Primary Phone: <u>304 303 8098</u> Primary Phone: _____ Email: <u>CLINNCA@gmail.com</u> Email: _____	
☐ Shingle (OC Platinum Protection Warranty Included) Type: <u>G/OC</u> Color: <u>Forest Green</u> ☐ Drip Edge <u>Asph</u> ☐ Ice & Water ☐ Synthetic ☐ Pipe Boot ☐ Ridge Vent ☒ Metal ☒ Chimney Flashing <u>2 ct</u> ☒ Counter Flashing <u>80'</u> ☐ Step Flashing ☒ Skylight <u>opening</u> ☐ Skylight Flashing	Footage: <u>150'</u> Color: <u>White</u> Size: <u>6"</u> Guards <u>yes (50')</u> ☐ Service Agreement - includes annual gutter cleaning and roof inspection. (recurring charge annually) ☒ I/We decline Service Agreement coverage. Buyer's Initials: <u>CL</u>
Brand: _____ Color: _____ Size: _____ Profile: _____ ☐ Soffit Brand: _____ Color: _____ Style: _____ ☐ Shutters Brand: _____ Color: _____ Style: _____ ☐ House Wrap ☐ J-Blocks ☐ J-Channel ☐ Fascia	☐ Gable Vents ☐ Lights/Receptacle ☐ Window Wraps ☐ Fanfold
<u>main upper roof replacement only</u> <u>- remove 1 layer of metal</u> <u>- install batten strips</u> <u>- install Forest Green G/OC panels</u> <u>metal panels</u>	

File Attachments for Item:

3. COA26-000006 65 Baltimore St.



PERMIT PROJECT

FILE #: 26-000219

65 BALTIMORE ST CUMBERLAND MD 21502

EXTERIOR VINYL WINDOW GRAPHICS AND BACKLIT AWNING
LETTERS



PERMIT #: COA26-000006

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness



Work Description:

Exterior Vinyl Window Graphics and Backlit Awning Letters

Applicant

Daystar Builders, Inc - Michael D Shelley



Status

Online Application Received



Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

30.00

Permit Fees

0.00

Total Amount

30.00

Amount Paid

0.00

Balance Due

30.00



Non-Billable



PERMIT DATES

Application Date

03/09/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

Daystar Builders, Inc - Michael D Shelley

...

Contact

Daystar Builders, Inc - Michael Shelley

▼ ...

Estimated Cost of the project

\$25,000.00

Attach a full written scope of work

Detailed Scope of Work.pdf

🗑️ ▼

Attach photographs of the site and structure

Exterior Signage Submittal Binder.pdf

🗑️ ▼

Facade Elevations

Exterior Signage Submittal Binder.pdf

🗑️ ▼

Sample of Proposed Materials

Exterior Signage Submittal Binder.pdf

🗑️ ▼

Scaled Drawings

Exterior Signage Submittal Binder.pdf

🗑️ ▼

Digital Renderings, when available

Exterior Signage Submittal Binder.pdf

🗑️ ▼

Color Scheme/Paint Chips

Exterior Signage Submittal Binder.pdf

🗑️ ▼

Manufacturer Cut-Sheets or Product Specifications



Provide one (1) complete original copy of all supplementary materials

Exterior Signage Submittal Binder.pdf



Completed applications are due the first Wednesday of each month before 4:00 p.m. You (or a representative) are REQUIRED to attend the next HPC meeting on the second Wednesday of the month at 4:00 p.m. where a decision will be made on your application.

Please review Preservation District Design Guidelines (updated 1/1/16) found here:

<https://www.ci.cumberland.md.us/DocumentCenter/View/1276/Cumberland-MD-Design-Guidelines> and then list below any Chapter or Guideline Number that apply to your project:

Staff will update your list if needed.

Chapter or Guideline Number that applies to your project

Chapter 5 Guidelines 45-51

Do not begin work until an approval is received on Permits from both The Historic Preservation Commission and the City of Cumberland.

This COA/RCA and any required City Permits (Building, Misc. Building, Electrical, etc) must be signed, issued, and stamped 'approved' before any work may begin.

These will be sent to you upon approval of the department manager or designated representative.

Signing Method

Acknowledgement



Additional HPC information and Financial Incentives, may be found on the City of Cumberland website at:

<https://www.ci.cumberland.md.us/706/Historic-Preservation-Commission>



By checking this box I acknowledge that I am electronically signing this document

Type your name

Michael Shelley

Today's Date

03/10/2026

INTERNAL USE ONLY

Determination of Review Path

Review Type



Determination for Tax Credit

Is this a Tax Credit Project



HPC Tax Credit Review



Decision Date

M&CC Tax Credit Review



Decision Date

State Tax Credit Review



Decision Date

 FEES



FEE	▼	DE▼	QUANTITY	AMOUNT	TOTAL
Certificate of Appropriateness Review Fee					30.00
Plan Check Fees					30.00
Permit Fees					0.00
Total Fees					30.00

 PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
					Amount Paid	0.00
					Balance Due	30.00

[View Map](#)

[No Ground Rent Redemption on File](#)

[No Ground Rent Registration on File](#)

Special Tax Recapture: None

Account Number: District - 04 Account Identifier - 041356

Owner Information

Owner Name:	69 BALTIMORE LLC	Use:	COMMERCIAL
Mailing Address:	1061 NICHOLSON AVE LAKEWOOD OH 44102-	Principal Residence:	NO
		Deed Reference:	/02909/ 00153

Location & Structure Information

Premises Address:	65 BALTIMORE ST CUMBERLAND 21502-0000	Legal Description:	65-67-69 BALTIMORE COR LIBERTY 60.05X94.66 72.53X81.42
-------------------	--	--------------------	--

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0017	7206	10003.01	0000				2024	Plat Ref:

Town: CUMBERLAND

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	13,418 SF		5,789 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RESTAURANT	/	C3			2020

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	40,500	40,500		
Improvements	417,800	321,500		
Total:	458,300	362,000	362,000	362,000
Preferential Land:	0	0		

Transfer Information

Seller: GILBRIDE BRIAN	Date: 09/22/2023	Price: \$380,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02909/ 00153	Deed2:
Seller: URBAN DIGGS DEVELOPMENT LLC	Date: 08/22/2022	Price: \$380,000
Type: ARMS LENGTH IMPROVED	Deed1: /02809/ 00482	Deed2:
Seller: GARCIA-MEITIN JORGE A-	Date: 11/06/2017	Price: \$244,025
Type: ARMS LENGTH IMPROVED	Deed1: /02338/ 00280	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

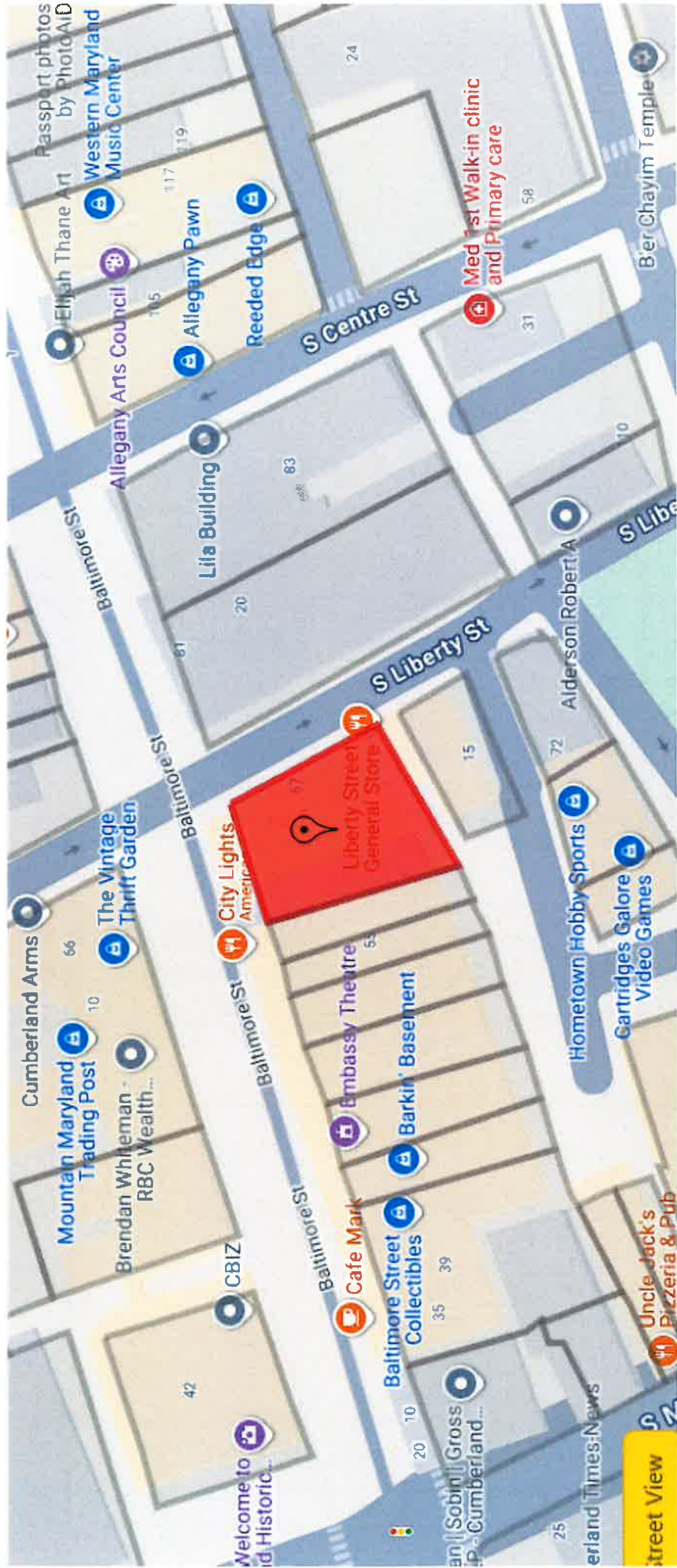
Homestead Application Information

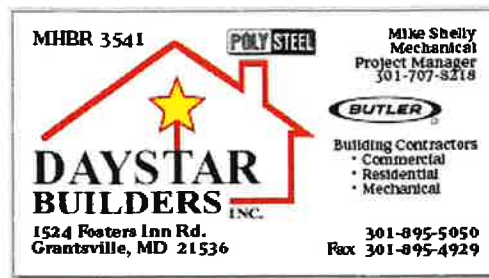
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:





**Wills Hotel
65-69 Baltimore Street
Cumberland, Maryland 21502**

03/10/2026

Scope of work would include mounting of 10" back-lit Halo lighting on canopy fascia with the wording of The Wills

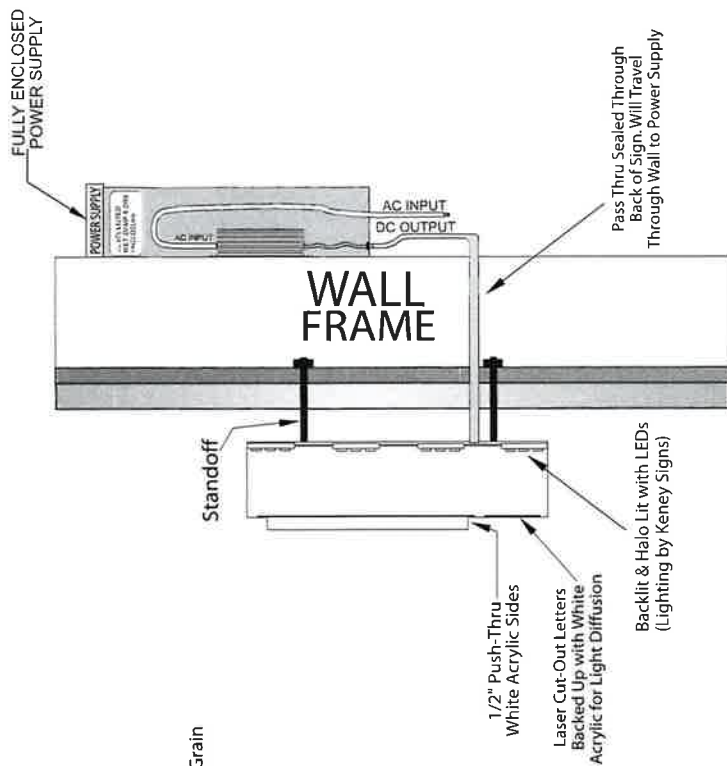
Back-lit signage board with the wording of 1867 A Modern Chophouse

And (11) windows with gold banding

Please let me know if you have any questions

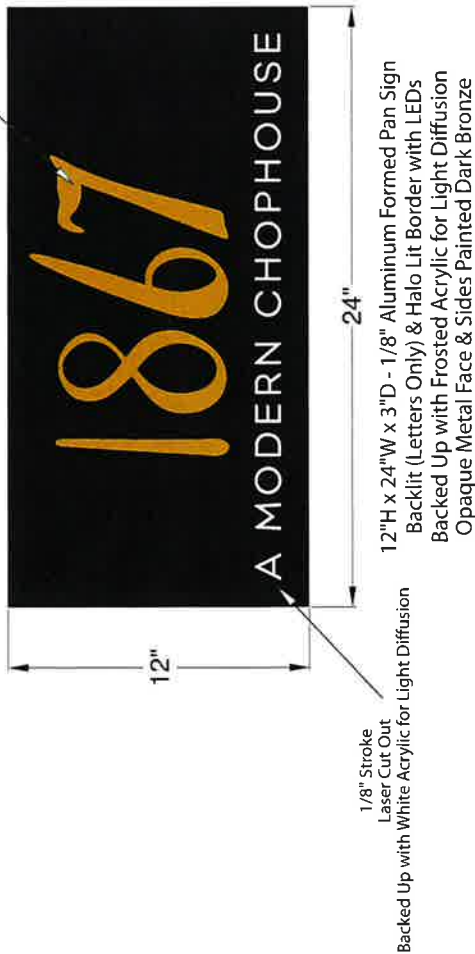
Thanks Mike Shelley

SIDE VIEW



FRONT VIEW

Stainless Steel Brushed Gold Titanium Face Horizontal Grain



Job: The Wills - Window Vinyl Details

Ver: 2.0

3/9/26



Window Size: 101" W x 48" H
Quantity: 2



Window Size: TBD
Quantity: 1



Window Size: 105" W x 48" H
Quantity: 2



Window Size: 104" W x 48" H
Quantity: 2

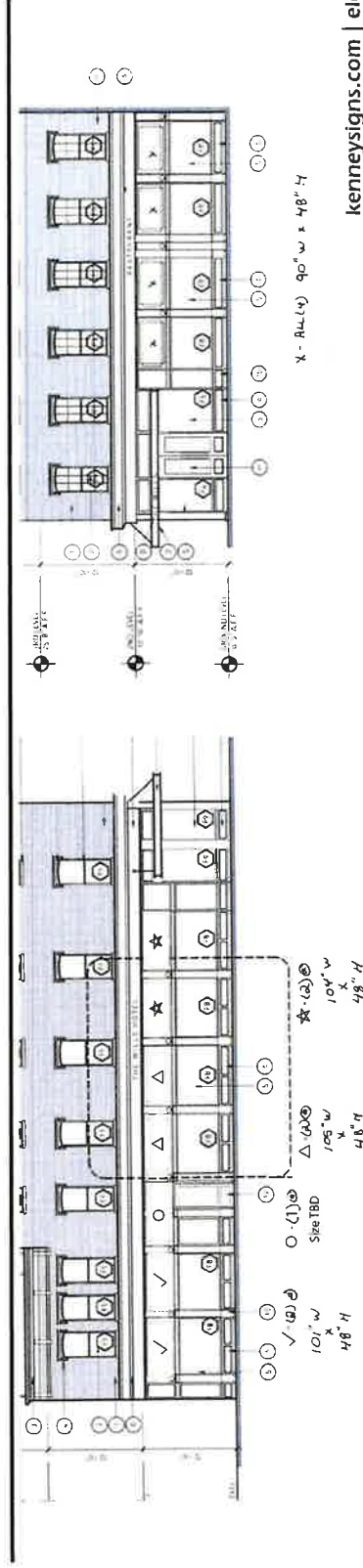


Window Size: 90" W x 48" H
Quantity: 4

HOTEL

69 BALTIMORE
4" H Letters
Quantity: 1

V1 VINYL - Brushed Gold
(Horizontal Grain)



kenneysigns.com | electricsignpros.com

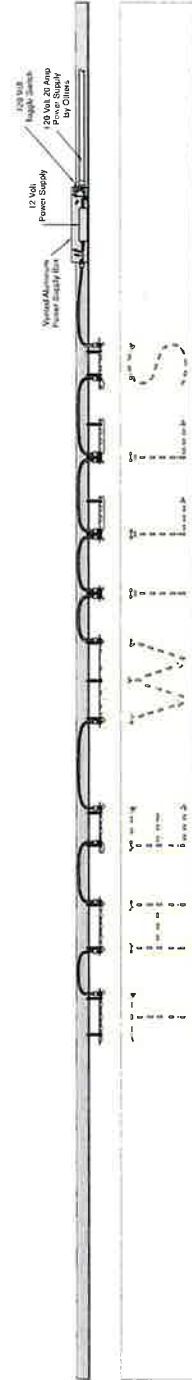
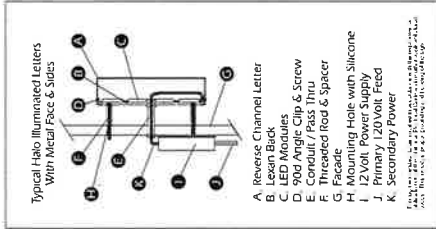
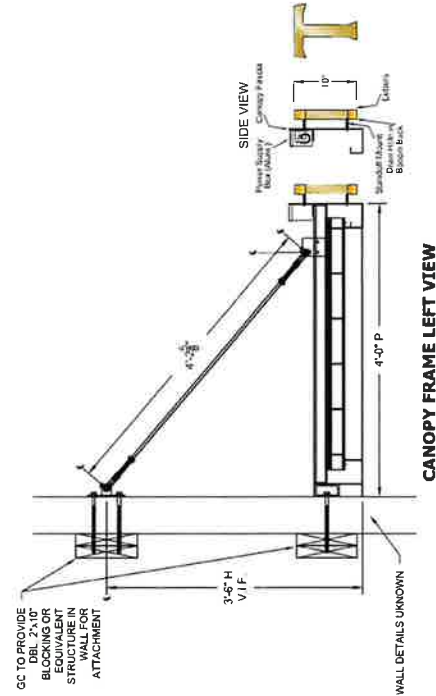
Signature: _____
Print Name: _____
Title: _____
Date: _____



DESIGN
BUILD
INSTALL
REPAIR

THIS IS A PROTECTED ORIGINAL DESIGN
AND NOT BE REPRODUCED OR COPIED
IT IS A CONCEPT FOR THE PURCHASE
OF A SIGN MANUFACTURED BY
KENNEY SIGNS, INC. FOR THE
AND/OR REPRODUCTION OF THIS
DESIGN IS STRICTLY FORBIDDEN.
KENNEY SIGNS, INC.





LIBERTY STREET CANOPY FASCIA



BALTIMORE STREET CANOPY FASCIA

10"H Fabricated Stainless Steel Halo Lit Letters 1 1/2" Deep
Brushed Gold Titanium Face, Horizontal Grain
Frosted Acrylic Backs for Light Diffusion
Stud Mounted with Standoffs
Quantity: 2 Sets
Font: ARPONA MEDIUM

kenneysigns.com | electricsignpros.com

Signature: _____
Print Name: _____
Title: _____
Date: _____



FULL SERVICE SINCE 1949

DESIGN
BUILD
INSTALL
REPAIR

THIS IS A PROTECTED ORIGINAL DESIGN
AND NOT BE REPRODUCED OR COPIED
WITHOUT THE WRITTEN PERMISSION OF
KENNEX INC. ANY REPRODUCTION OF THIS
DESIGN IS STRICTLY FORBIDDEN.
KENNEX INC.

Transmittal Letter

March 9, 2026

Daystar Builders, Inc

1524 Fosters Inn Road
Grantsville, MD 21536
Phone: 301-895-5050
Fax: 301-895-4929
mikeshelley @ daystarbuildersinc.com

To:

AODK Architecture
14394 Detroit Avenue
Lakewood, Ohio 44107
216-771-1920

Attention: Lucas Staib

Re: Wills Hotel 69 Baltimore Street
Cumberland, Maryland 21502

Job Number: Daystar Job #696

We are sending you			
☒ Attached			
☒ Shop Drawings	☐ Prints	☐ Plans	☒ Other: Product Submittals
☐ Copies	☐ Change Order	☐ Samples	
☐ Total Quantity	☐ Reproducible	☐ Specification	

Submittal	Quantity	Date	DWG. #	Description
#1	1	03/10/26		Exterior Signage

These are transmitted as checked below		
☒ For Approval	☐ Approved as Submitted	☐ Resubmitting copies for approval
☐ For Your Use	☐ Approved as Noted	☐ Submit [#] copies for distribution
☐ As Requested	☐ Returned for Corrections	☐ Return [#] corrected prints
☐ For Review and Comment	☐ Revise and Resubmit/Work May Not Proceed	
☒ Please return one (1) copy for our files	☐ PRINTS RETURNED AFTER LOAN	
Comments:		
Copy to:		
Daystar Builders File		<i>Mike Shelley</i> Signature

File Attachments for Item:

4. COA26-000007 0 Bedford St.

No image found for
this file. click here to
upload an image



PERMIT PROJECT

FILE #: 26-000257

0 BEDFORD-CENTRE ST CUMBERLAND MD 21502

COA-GIARRITTA PARK- INSTALLING 3 PIECES OF THE MEMORIAL
HOSPITAL PORTICO BY POURING A CONCRETE PAD, INSTALLING
KEYSTONE AND 2 PILLARS SURROUNDED BY BRICK



PERMIT #: COA26-000007

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness



Work Description:

COA - Giarritta Park. Install former Memorial Hospital Portico (3 pcs) with concrete pad - incudes keystone & 2 pillars, surrounded by brick. Install 5 street lights previously from downtown mall on concrete base and placed as shown or wherever City suggests. City staff to install electric.

Applicant

Let's Beautify Cumberland - c/o Ed Mullaney



Status

Under Review



Valuation

5,800.00



FEES & PAYMENTS

Plan Check Fees

0.00

Permit Fees

0.00

Total Amount

0.00

Amount Paid

0.00

Balance Due

0.00



Non-Billable



PERMIT DATES

Application Date

03/17/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Per Jeff we are able to waive the \$30.00 fee

Contractor

- Mark E Fleming



Contact

- Ed Mullany



Estimated Cost of the project

\$5,800.00

Attach a full written scope of work

COA26-000007.pdf



Attach photographs of the site and structure

COA26-000007-2.pdf



Facade Elevations

COA26-000007-3.pdf



Sample of Proposed Materials

COA26-000007-1.pdf



Scaled Drawings



Digital Renderings, when available



Color Scheme/Paint Chips



Manufacturer Cut-Sheets or Product Specifications



Provide one (1) complete original copy of all supplementary materials



Completed applications are due the first Wednesday of each month before 4:00 p.m. You (or a representative) are REQUIRED to attend the next HPC meeting on the second Wednesday of the month at 4:00 p.m. where a decision will be made on your application.

Please review Preservation District Design Guidelines (updated 1/1/16) found here:

<https://www.ci.cumberland.md.us/DocumentCenter/View/1276/Cumberland-MD-Design-Guidelines> and then list below any Chapter or Guideline Number that apply to your project:

Staff will update your list if needed.

Chapter or Guideline Number that applies to your project

Chapter 5 (Portico/Porch and Lighting?)

Do not begin work until an approval is received on Permits from both The Historic Preservation Commission and the City of Cumberland.

This COA/RCA and any required City Permits (Building, Misc. Building, Electrical, etc) must be signed, issued, and stamped 'approved' before any work may begin. These will be sent to you upon approval of the department manager or designated representative.

Signing Method



Additional HPC information and Financial Incentives, may be found on the City of Cumberland website at:

<https://www.ci.cumberland.md.us/706/Historic-Preservation-Commission>

INTERNAL USE ONLY

Determination of Review Path

Review Type



Determination for Tax Credit

Is this a Tax Credit Project



HPC Tax Credit Review



Decision Date

M&CC Tax Credit Review



Decision Date

State Tax Credit Review



Decision Date

 FEES



FEE	▼	DE▼	QUANTITY	AMOUNT	TOTAL
				Plan Check Fees	0.00
				Permit Fees	0.00
				Total Fees	\$0.00

 PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
				Amount Paid		0.00
				Balance Due		0.00



City of Cumberland

Department of Community Development • 57 N. Liberty Street • Cumberland, MD 21502 • www.cumberlandmd.gov
Attn: Historic Preservation/City Planner • 301-759-6431

☐ 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: Glarritta Park City Hall Tax ID # -

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. Entering other accounts for separate permit will be required per each property of record).

COA # 26-000007

RCA #

Application Date 3-10-26 Virginia Decker

Applicant Name Ed Mullany - Let's Beautify Cumb Phone 301-268-2135

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

Fax Email ed@windsorcastkeventscentre.com

Contractor Name (If applicable) Mark E. Fleming Phone 919-961-5723

Contractor Address 12811 Bedford Rd. Cumberland Email

Summarized Description of Project (please add extra pages, if needed) Install 3 pieces of

The Memorial Hospital Portico in Glarritta Park by

pouring a concrete pad, installing Memorial Hospital

Attach a full written scope of work Keystones & 2 piers Use reverse side or attach additional pages, if needed

Attach photographs of the site and structure brick matching the same color brick used at the hospital building * →

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 the Historic District 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.

* See Back Side

Lighting of Giannitta Park

1. Place 5 lights that were previously located on the Downtown Pedestrian Mall before it was refurbished (see photo of light + pole)
2. The 5 lights will be electrified by City Electrical staff after being installed on cement bases.
3. Exact locations to be determined by city staff but consider the park as a triangle



5 Lights
* Lights

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 14 Account Identifier - 104472

Owner Information

Owner Name:

MAYOR AND CITY COUNCIL OF CUMBERLAND

Use:

EXEMPT COMMERCIAL

Mailing Address:

57 N LIBERTY ST
CUMBERLAND MD 21502-

Principal Residence:

NO

Deed Reference:

/02088/ 00453

Location & Structure Information

Premises Address:

BEDFORD-CENTRE ST
CUMBERLAND 21502-

Legal Description:

854 SF
BEDFORD-CENTRE STS
*

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	NR 117
0104	0017	7179	10003.01	0000				2024	Plat Ref:	

Town: CUMBERLAND

Primary Structure Built

Above Grade Living Area

Finished Basement Area

Property Land Area
854 SF

County Use

Stories

Basement

Type

Exterior

Quality

Full/Half Bath

Garage

Last Notice of Major Improvements

/

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	3,400	3,400		
Improvements	0	0		
Total:	3,400	3,400	3,400	3,400
Preferential Land:	0	0		

Transfer Information

Seller: MAYOR AND CITY COUNCIL OF CUMBERLAND

Date: 10/10/2014

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /02088/ 00453

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	680	3,400.00	3,400.00
State:	680	3,400.00	3,400.00
Municipal:	680	3,400.00 3,400.00	3,400.00 3,400.00

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:



CITY OF
CUMBERLAND
MARYLAND

ENGINEERING DEPARTMENT

TITLE

GIARRITTA PARK

SITE PLAN



PROFESSIONAL CERTIFICATION: I, GREGORY J. HESTON, CERTIFY THAT THESE DRAWINGS WERE PREPARED OR DESIGNED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.
EXPIRATION DATE: 01/07/2025

NOTES

— S — EX. SINK
— E — EX. ELECTRICAL

NOTE: GIARRITTA PARK IS INCLUDED IN THE CITY OF CUMBERLAND'S 2025 BUDGET. THE PROJECT IS FUNDING FROM THE CITY'S GENERAL FUND.
SCALE: 1" = 30'-0"

REVISION	NO.	DATE

C-100

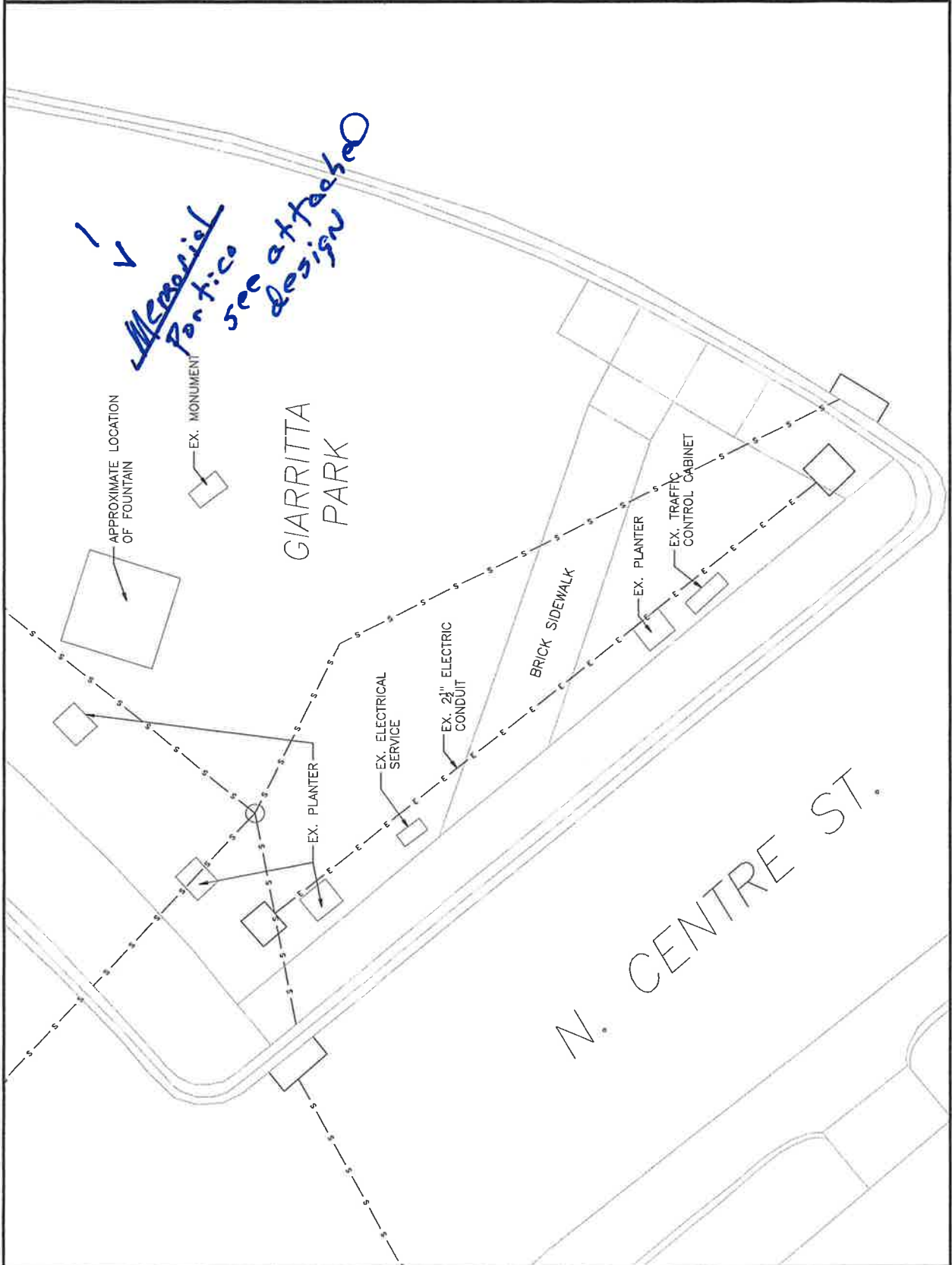
DESIGNED BY: JAT
DRAWN BY: JAT
CHECKED BY: JAT

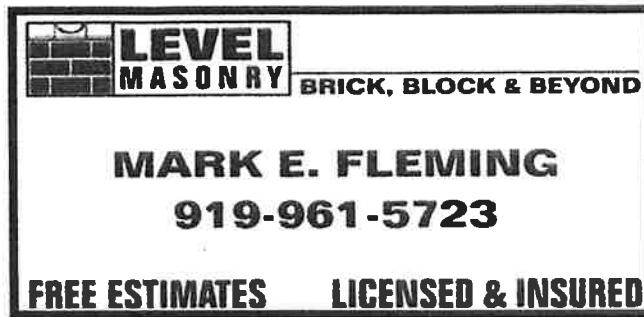
DWG.: C-2768

DATE: 10/30/24

PROJ.:

SHEET 1 OF 1





3/8/2026

Re: Memorial Hospital Sign@Giarritta Park

Scope of Work:

- ❖ Sign Preparation: Grinding & Smoothing of Exterior of Sign
- ❖ Concrete Pad: Excavation & Forming + Pouring & Finishing
- ❖ Sign & Column Installation: Supervision of Placement of sign
- ❖ Anchoring of Sign to Column: Installation of Rebar Anchors
- ❖ Brick installation: Brick Surround of sign

Labor Total:	\$4,300
Material Total:	\$1,500
Total:	\$5,800

All totals are estimates.

Thank you

Mark Fleming

919-961-5723

Voice: (301)724-2000

Fax: (301)724-6416

Quoted To:

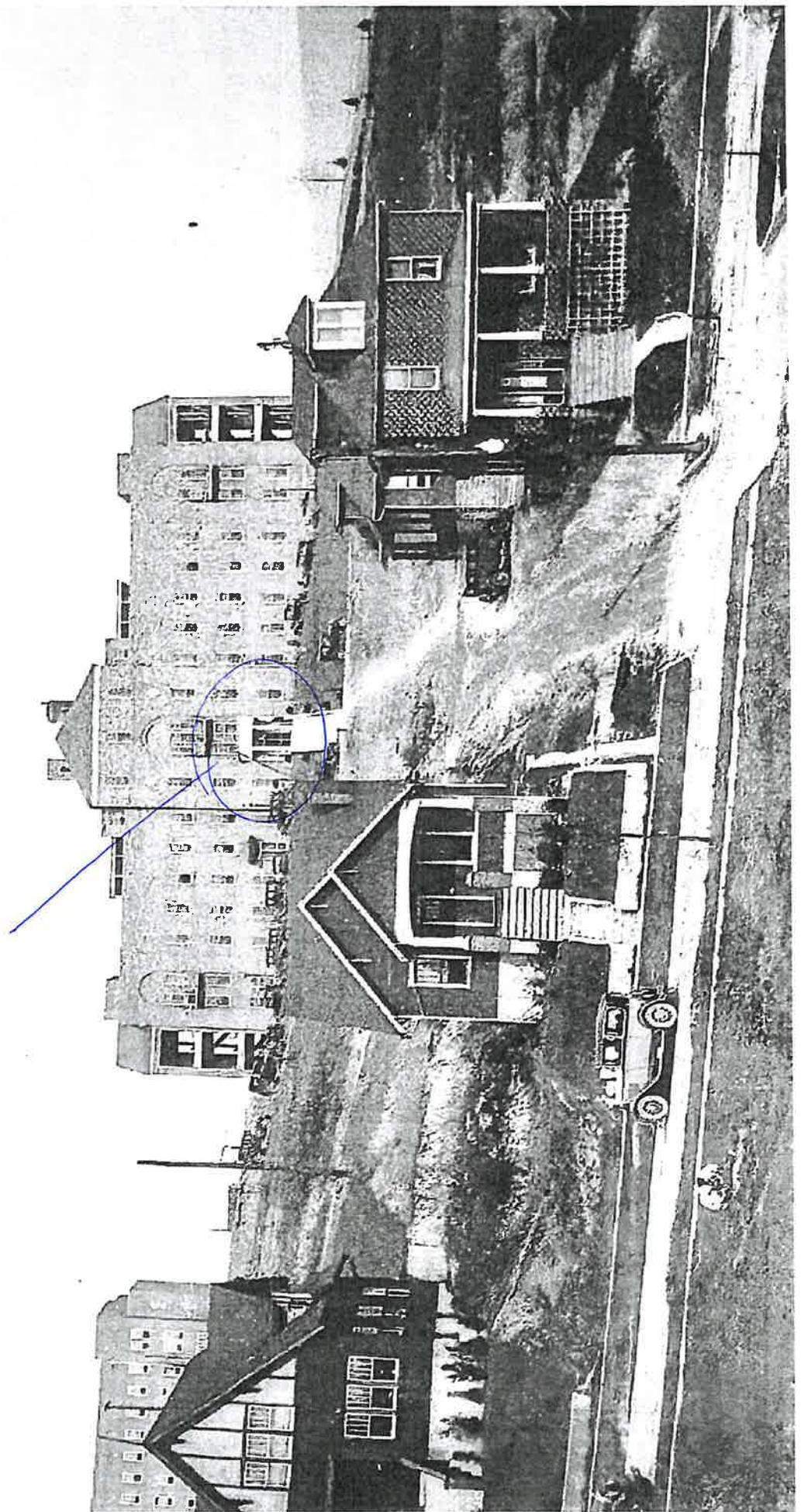
CONTRACTOR

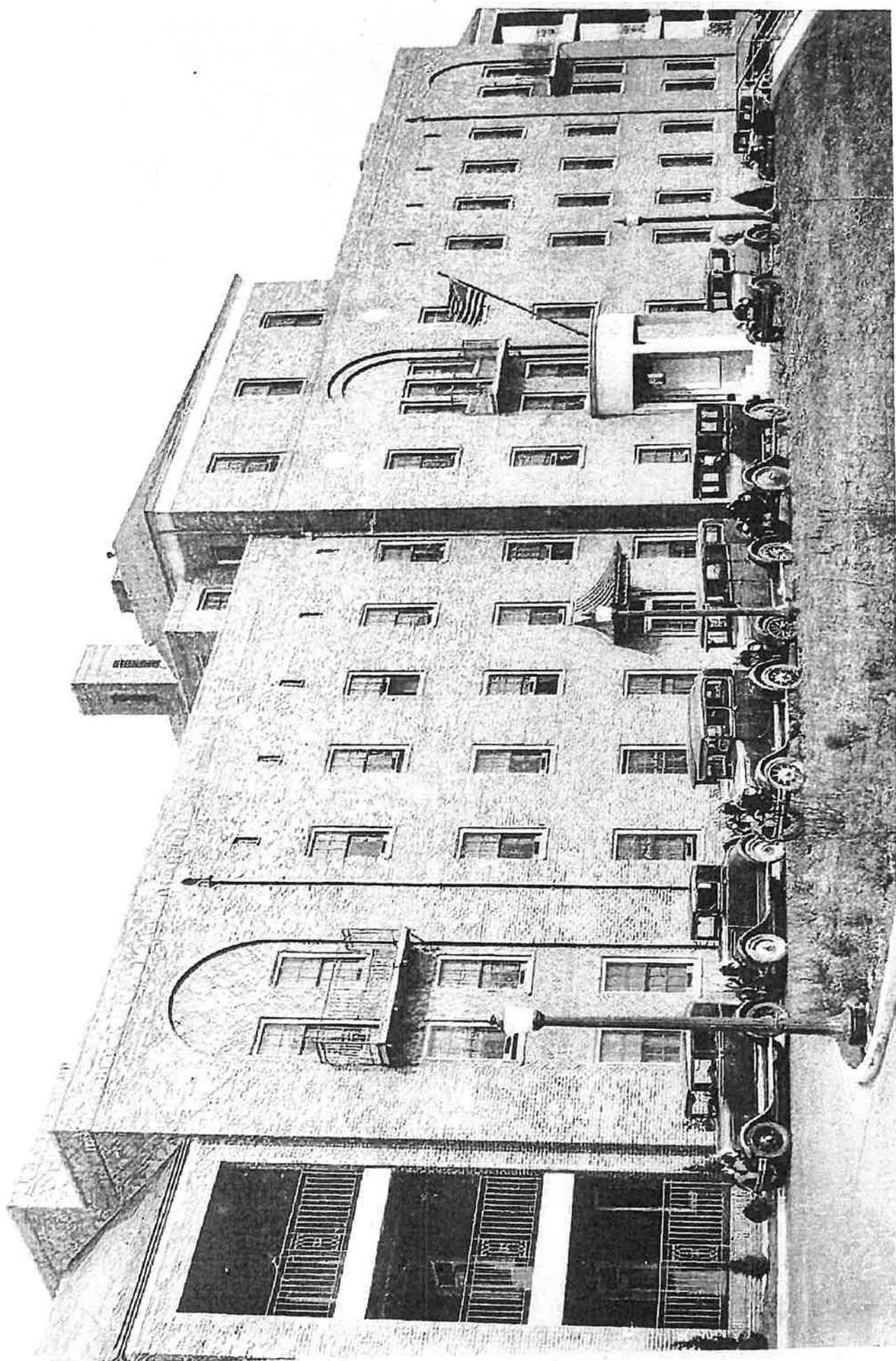
MARK FLEMING - (919)961-5723

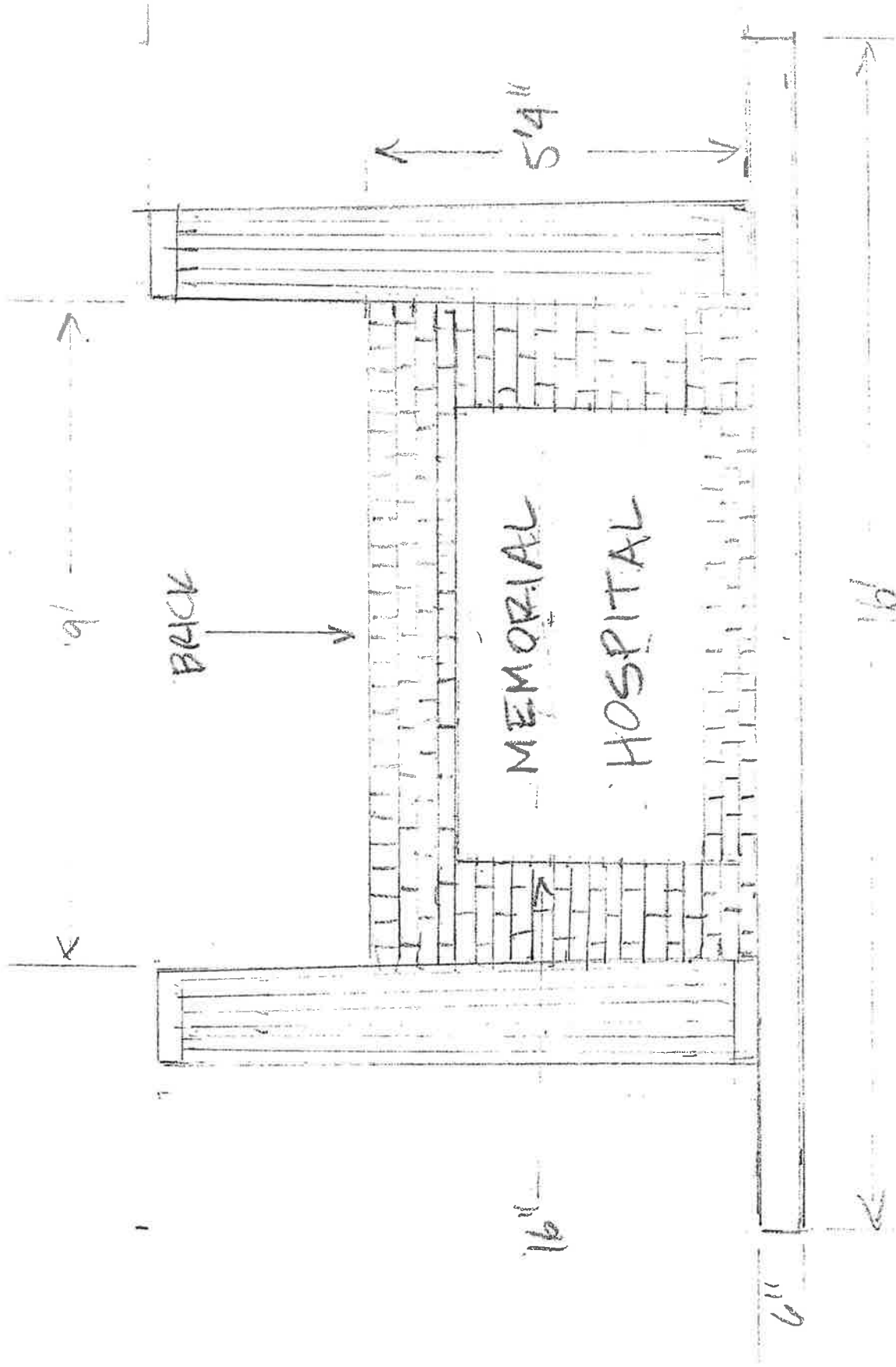
DOWNTOWN PARK

Customer ID	Good Thru	Payment Terms	Sales Rep
2	4/2/26	C.O.D.	CMS

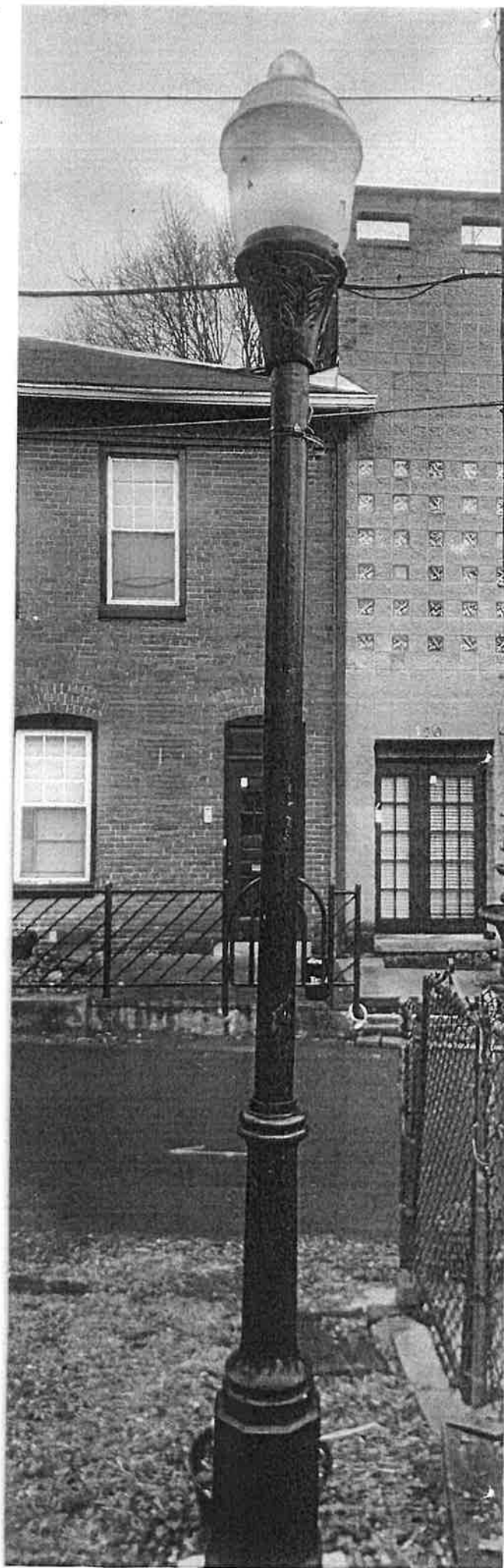
Quantity	Item	Description	Unit Price	Amount
1,050.00	BB230	CONT #416 MOD BRICK	0.72	756.00
6.00	M1507	BRICKLOK TYPE N MTR 40 PER PALLET	14.75	88.50
1.00	WH0101	MASON SAND - IN BULK	39.00	39.00
1.00	SSACK	35X35X40 SUPER SACK NON RETURNABLE	25.00	25.00
1.00	DO150	PVIS PALLET-RETURNABLE	26.00	26.00
20.00	9-0601	6X8X16 REG BLOCK 126	1.75	35.00
2.00	WM05	WIRE MESH SHEET 5 X10 10 GAUGE 1.4 X 1.4	16.00	32.00
20.00	REBAR 1/2 X 20	REBAR 1/2 X 20 #4 BAR	0.79	15.80
1.00	FRMIN	FREIGHT ON ABOVE ITEM(S)	64.50	64.50
5.00	FRFS	FUEL SURCHARGE	2.00	10.00
			Subtotal	1,091.80
			Sales Tax	61.04
			TOTAL	1,152.84







(A. 9)
191



File Attachments for Item:

5. COA26-000009 130-138 N. Mechanic St.

No image found for
this file. Click here to
upload an image

PERMIT PROJECT

FILE #: 26-000306

130 N MECHANIC ST CUMBERLAND MD 21502

COA TO POWER WASH EXTERIOR OF BUILDING, PRIME AND PAINT
BUILDING, REPAIR SOFFIT, POWERWASH PARKING LOT, SEAL COAT
THEN RELINE PARKING AREA.



PERMIT #: COA26-000009

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness



Work Description:

COA to power wash exterior of building, prime and paint building, repair soffit, powerwash parking lot,
seal coat then reline parking area.

Applicant

North Mechanic LLC - John Macy



Status

Under Review



Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

30.00

Permit Fees

0.00

Total Amount

30.00

Amount Paid

0.00

Balance Due

30.00



Non-Billable



PERMIT DATES

Application Date

03/27/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

Contact

- Derek Moore

Estimated Cost of the project

Attach a full written scope of work

Scope of Work.pdf

Attach photographs of the site and structure

photographs.pdf

Facade Elevations

Sample of Proposed Materials

Proposed materials.pdf

Scaled Drawings

Digital Renderings, when available

Color Scheme/Paint Chips

paint chips.pdf

Manufacturer Cut-Sheets or Product Specifications



Provide one (1) complete original copy of all supplementary materials



Completed applications are due the first Wednesday of each month before 4:00 p.m. You (or a representative) are REQUIRED to attend the next HPC meeting on the second Wednesday of the month at 4:00 p.m. where a decision will be made on your application.

Please review Preservation District Design Guidelines (updated 1/1/16) found here:
<https://www.ci.cumberland.md.us/DocumentCenter/View/1276/Cumberland-MD-Design-Guidelines> and then list below any Chapter or Guideline Number that apply to your project:

Staff will update your list if needed.

Chapter or Guideline Number that applies to your project

Appendix A. Chapter 5 - Guidelines 14 and 14A.

Do not begin work until an approval is received on Permits from both The Historic Preservation Commission and the City of Cumberland.

This COA/RCA and any required City Permits (Building, Misc. Building, Electrical, etc) must be signed, issued, and stamped 'approved' before any work may begin. These will be sent to you upon approval of the department manager or designated representative.

Signing Method



Additional HPC information and Financial Incentives, may be found on the City of Cumberland website at:
<https://www.ci.cumberland.md.us/706/Historic-Preservation-Commission>

INTERNAL USE ONLY

Determination of Review Path

Review Type

HPC



Determination for Tax Credit

Is this a Tax Credit Project



HPC Tax Credit Review



Decision Date

M&CC Tax Credit Review



Decision Date

State Tax Credit Review



Decision Date

FEE	▼	DESCRIPTION	▼	TOTAL
Certificate of Appropriateness Review Fee				30.00
		Plan Check Fees		30.00
		Permit Fees		0.00
		Total Fees		30.00

 PAYMENTS

DATE	RECEIVED FROM	AMOUNT
	Amount Paid	0.00
	Balance Due	30.00

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 14 Account Identifier - 005463

Owner Information

Owner Name: NORTH MECHANIC LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 138 N MECHANIC ST Deed Reference: /02341/ 00440
CUMBERLAND MD 21502-

Location & Structure Information

Premises Address: 130 N MECHANIC ST Legal Description: 130 THRU 138 N
CUMBERLAND 21502-0000 MECHANIC ST 162X53
64

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0016	7106B	10003.01	0000				2024	Plat Ref:

Town: CUMBERLAND

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1964	8,807 SF		9,558 SF	

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	31,000	38,200		
Improvements	115,200	194,700		
Total:	146,200	232,900	204,000	232,900
Preferential Land:	0	0		

Transfer Information

Seller: FR AND BILL LLC	Date: 11/17/2017	Price: \$125,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02341/ 00440	Deed2:
Seller: FLAGSHIP ACQUISITIONS TRUST	Date: 01/09/2015	Price: \$95,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02107/ 00342	Deed2:
Seller: 130-138 NORTH MECHANIC STREET LLC	Date: 04/25/2014	Price: \$150,000
Type: NON-ARMS LENGTH OTHER	Deed1: /02048/ 00358	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

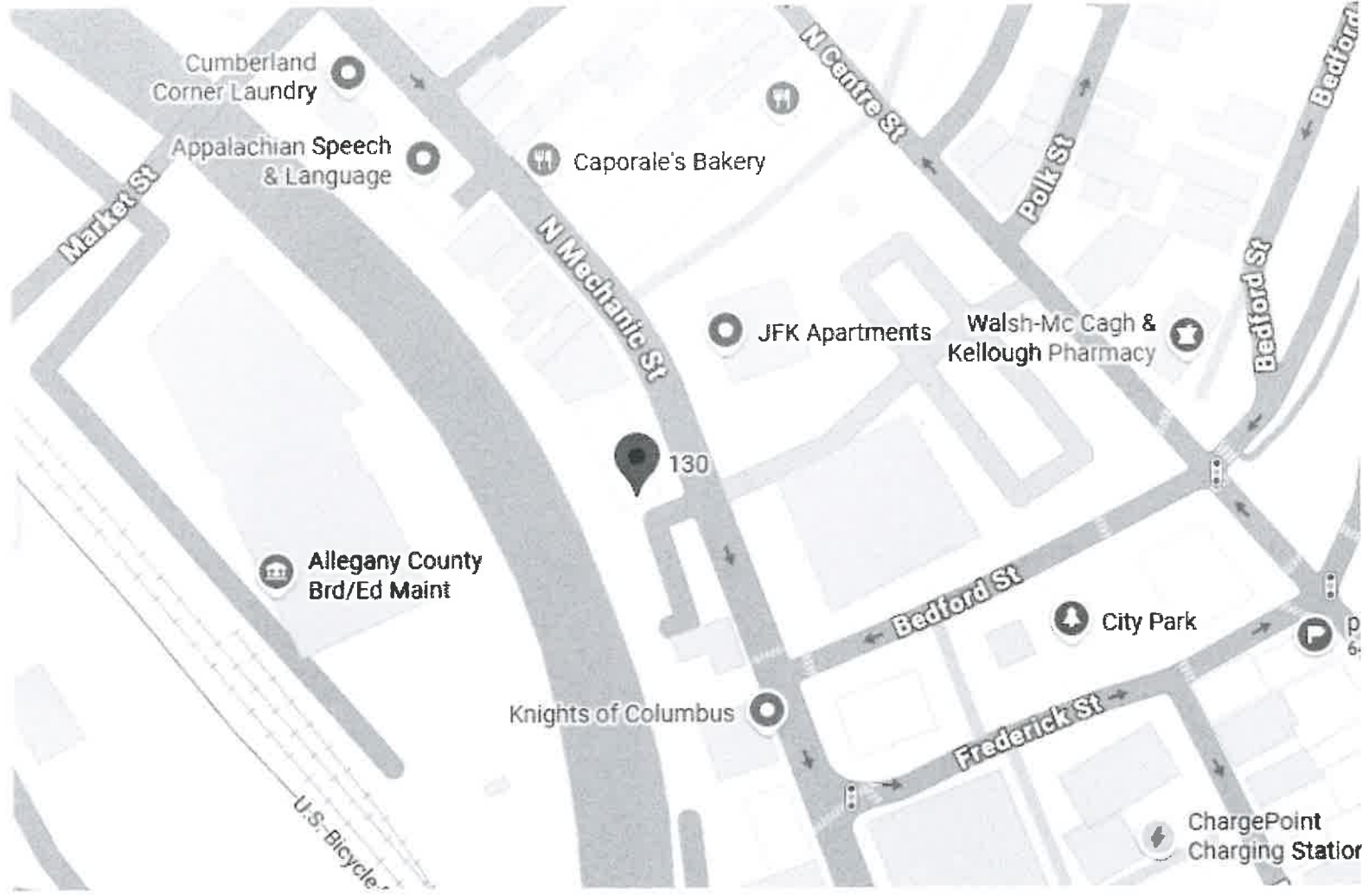
Homeowners' Tax Credit Application Status: No Application Date:

132 N Mechanic St



Image capture: Jul 2023 © 2026 Google





SOLD TO
Long and Foster Real Estate
Att John Macy

Derek Moore

2405 22-2634

CUSTOMER ORDER #

138 N Mechanic St

301-501-07 63

STARTING DATE

$\frac{1}{2}$ to Start $\frac{1}{2}$ when Finished

WORK ORDERED	TOTAL LABOR		
DATE ORDERED	TOTAL MATERIALS		
DATE COMPLETED	TOTAL MISCELLANEOUS		
CUSTOMER APPROVAL SIGNATURE _____	SUBTOTAL		
	TAX		



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Loxon®**Concrete and Masonry Primer-Sealer**

US LX02W0050, Canada LX02WQ050 White

**SHERWIN
WILLIAMS®****CHARACTERISTICS**

Loxon Concrete & Masonry Primer-Sealer is an acrylic coating specifically engineered for interior and exterior, above grade, masonry surfaces requiring a high-performance primer. It is highly alkali and efflorescence resistant and can be applied to a surface with a pH of 6 to 13.

Loxon Concrete and Masonry Primer-Sealer: Seals and adheres to concrete, brick, stucco and plaster.

Conditions porous masonry surfaces.

Use on above grade masonry surfaces for a long-lasting finish.

Apply to masonry and concrete surfaces that are at least 7 days old.

Prevents harm to subsequent coatings by alkalis in the substrate.

For use on these surfaces:

Concrete, Concrete Block, Brick, Stucco, EIFS Fiber Cement Siding, Plaster, Mortar, Exterior Wall Cladding, Tilt-Up/Pre-Cast Concrete

Finish: 0-10 units @ 85°
Color: White

Coverage:
Wet mils: 5.3-8.0
Dry mils: 2.1-3.2
Coverage: 200-320 sq. ft. per gallon
Coverage on porous & rough stucco 80 square feet per gallon.

Coverage (thin-mil primer application to new construction tilt-up/precast concrete):

Wet mils: 2.7-4.0
Dry mils: 1.1-1.6
Coverage: 400-600 sq. ft. per gallon

Drying Schedule 77°F @ 50% RH:

To touch 4 hours
To recoat 24 hours

Air and surface temperatures must not drop below 40°F for 48 hours after application.

Drying and recoat times are temperature, humidity, and film thickness dependent.

Tinting with CCE only:

For best topcoat color development, use the recommended "P"-shade primer. If desired, up to 4 oz. per gallon of ColorCast Ecotones can be used to approximate the topcoat color. Check color before use.

Extra White LX02W0050**V.O.C. (less exempt solvents):**

less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids: 40 ±2%
Weight Solids: 55 ±2%
Weight per Gallon: 10.92 lbs
Flash Point: N.A.
Vehicle Type: Acrylic
Shelf Life: 36 months, unopened

COMPLIANCE

As of 07/19/2023, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	Yes
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Product Lens Certified	Yes
MPI®	Yes

APPLICATION**Temperature:**

minimum 40°F

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer: No reduction necessary

Airless Spray:

Pressure 2000-2700 p.s.i.
Tip .19 inch

Brush: nylon-polyester

Roller Cover: ½ to 1½ inch nap synthetic cover

Spray and back roll on porous & rough stucco to achieve required film build and a pin-hole free surface.

For porous block, a coat of Loxon Acrylic Block Surfer is required to achieve a pinhole free surface.

Apply at temperatures above 40°F. When the air temperature is at 40°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 40°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 4-6 hours.

Do not apply at air or surface temperatures below 40°F or when air or surface temperatures may drop below 40°F within 48 hours.

For best performance results, avoid painting in direct sun or painting substrates with elevated surface temperatures.

Do not reduce.

May be applied to damp but not to wet surfaces.

APPLICATION TIPS

Apply paint at the recommended film thickness and spreading rate as indicated on the page. Application of coating below minimum recommended spreading rate may adversely affect the coating systems performance.

When spot priming on some surfaces, a non-uniform appearance of the final coat may result, due to differences in holdout between primed and unprimed areas. To avoid this, prime the entire surface rather than spot priming.

For optimal performance, this primer-sealer must be topcoated with a latex, alkyd-oil, water-based epoxy, or solvent based epoxy coating on architectural applications.

For exterior use, this primer-sealer must be topcoated within 14 days to prevent degradation due to weathering.

RECOMMENDED SYSTEMS**Concrete, Masonry, Cement:**

1 coat Loxon Concrete & Masonry Primer
2 coats Appropriate Topcoat

Stucco, Fiber Cement Siding, EIFS:

1 coat Loxon Concrete & Masonry Primer
2 coats Appropriate Topcoat

Recommended Architectural Topcoats:

A-100 Exterior Latex
Duration Exterior & Duration Home Interior
Emerald Exterior & Interior
Loxon Masonry Coatings
SuperPaint Exterior & Interior
ProClassic Interior
ProMar Interior

Recommended Industrial Topcoats:

Industrial Enamels
Pro Industrial Series
Water Based Catalyzed Epoxy

Industrial finishes have been tested for architectural applications only. Loxon Concrete and Masonry Primer has not been tested in environments subject to chemical attack. Any recommendations for use in such areas must follow a thorough evaluation of the effects of the environment on the Loxon Concrete and Masonry Primer and topcoat system.

on®

Concrete and Masonry Primer-Sealer

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting: US - National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead; Canada - your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Masonry, Concrete, Stucco:

All new surfaces must cure for at least 7 days. Remove all form release and curing agents. Pressure clean to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, peeling and defective coatings, chalks, etc. Allow the surface to dry before proceeding. Repair cracks, voids, and other holes with an appropriate patching compound or sealant.

Concrete and mortar must be cured at least 7 days at 75°F. Moisture content must be 15% or lower. On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Fill bugholes, air pockets and other voids with an acrylic elastomeric patch or sealant.

Caulking:

Fill gaps between walls, ceilings, crown moldings, and other trim with the appropriate caulk after priming the surface

SURFACE PREPARATION

Mildew:

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

PHYSICAL PROPERTIES

Do not paint on wet surfaces.

LX02W0050

Water Vapor Permeance (US):

Method: ASTM D1653 (grains/(hr ft² in Hg)

Result: 25.79 perms

Flexibility:

Method: ASTM D522

Result: method B, 180° bend, 1/8 inch mandrel Pass

Alkali Resistance:

Method: ASTM D1308

Result: Pass

Mildew Resistance:

Method: ASTM D3273/D3274

Result: Pass

Efflorescence:

Method: ASTM D7072-04

Result: Pass (None)

Wind-Driven Rain Test:

Method: ASTM D6904-03

Result: Pass

SAFETY PRECAUTIONS

For interior or exterior use.

Protect from freezing.

Do not apply at temperatures below 40°F. Air and surface temperatures must not drop below 40°F for 48 hours after application.

Before using, carefully read **CAUTIONS** on label.

ZINC Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 07/19/2023 LX02W0050 50 46
FRC, SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

Loxon®

Self-Cleaning Acrylic Coating - Satin

LX14-50 Series


**SHERWIN
WILLIAMS.**

CHARACTERISTICS

Loxon Self-Cleaning Acrylic Coating is specifically engineered for exterior, above grade, masonry surfaces requiring a clean and attractive look while providing high performance protection with enhanced water shedding and dirt pick-up resistant properties. This may be applied to a surface with a pH of 6 to 13.

Loxon Self-Cleaning Acrylic Coating is formulated to be self-cleaning by shedding dirt upon rain or water contact.

Key Attributes and Benefits:

- Excellent dirt pick up resistance
- Excellent water shedding
- Resistant to wind driven rain
- Hydrophobic characteristics
- Adhesion to many concrete surfaces, wood and EIFS
- Highly alkali and efflorescence resistant
- Apply directly to fresh concrete (at least 7 days old)
- Can be applied down to 35°F

Finish: 10-20 units @ 60°
Color: many Colors

Coverage:

Wet mils: 5-7
Dry mils: 2.0-2.8
Coverage: 220-320 sq. ft. per gallon
Coverage on porous & rough stucco 125 square feet per gallon.

Drying Schedule @ 50% RH: Drying and recoat times are temperature, humidity, and film thickness dependent.

To touch @77°F 4 hours
To recoat 24 hours
No maximum recoat time.

Tinting with CCE only:

Base	oz. per gallon	Strength
Extra White	0-7	SherColor
Deep Base	4-12	SherColor
Ultradeep	10-12	SherColor
Light Yellow	0-12	SherColor

Extra White LX14W0051

(may vary by color)

V.O.C. (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon

As per 40 CFR 59.406

Volume Solids: 38 ±2%

Weight Solids: 50 ±2%

Weight per Gallon: 10.18 lbs

Flash Point: N.A.

Vehicle Type: 100% Acrylic

Shelf Life: 36 months, unopened

Mildew Resistant:

This coating contains agents which inhibit the growth of mildew on the surface of this coating film. Passes ASTM D3273/D3274

COMPLIANCE

As of 08/10/2022, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	No
MIR-Manufacturer Inventory	No
MPI®	Yes

APPLICATION

Temperature:

minimum 35°F

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer: No reduction necessary

Airless Spray:

Pressure 2000 p.s.i.

Tip .017-.021 inch

Brush: nylon-polyester

Purdy Pro-Extra

Roller Cover: 1/2-3/4 inch nap synthetic

Purdy Marathon

Spray and back roll on porous & rough stucco to achieve required film build and a pin-hole free surface.

For porous block, a coat of Loxon Acrylic Block Surfer is required to achieve a pinhole free surface.

Apply at temperatures above 35°F. When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

For best performance results, avoid painting in direct sun or painting substrates with elevated surface temperatures.

Use high bond exterior painter's tape such as ShurTape® FROGTape® High Bond Exterior Painter's Tape™ (SMIS 651259798) when coated surface requires masking. Allow coating to dry 24 hours prior to applying to surface.

Do not reduce.

APPLICATION TIPS

Sealing and Patching:

After cleaning the surface thoroughly, prime the concrete surface with Loxon Self-Cleaning Acrylic Coating, apply an elastomeric patch or sealant if needed, allow to dry, then topcoat.

To improve the performance, consider:

Use caution when preparing the substrate to create a uniform surface.

Cracks, crevices, and through-wall openings must be patched with an elastomeric patch or sealant.

Fill voids and openings around window and doors with an elastomeric patch or sealant.

Stripe coat all inside and outside corners and edges with 1 coat of Loxon Self-Cleaning Coating.

Caulking:

Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

RECOMMENDED SYSTEMS

Concrete, Masonry, Stucco, EIFS:

Self-Prime using 2 coats of Loxon Self-Cleaning

or
1 coat Loxon Concrete & Masonry Primer
(if needed)
or
1 coat Loxon Conditioner (if needed)
2 coats Loxon Self-Cleaning

CMU, Block, Split-face Block:

1 coat Loxon Acrylic Block Surfer
or
1 coat Pro Industrial™ Heavy Duty Block Filler
2 coats Loxon Self-Cleaning

Wood:

1 coat Exterior Latex Primer
2 coats Loxon Self-Cleaner

Metal:

1 coat Pro Industrial™ Pro-Cryl® Primer
2 coats Loxon Self-Cleaner

Previously Coated in good condition:

After power washing, apply 1-2 coats of Loxon Self-Cleaning over the surface.



Self-Cleaning Acrylic Coating - Satin

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting: US - National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead; Canada - your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Masonry, Concrete, CMU:

Remove all dirt, dust, mildew, loose particles, laitance, foreign material, peeling and defective coatings, chalk, form release agents, moisture curing membranes, etc.

On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern.

Allow the surface to dry thoroughly.

Concrete and mortar must be cured at least 7 days at 75°F to apply this product directly. Fill bugholes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Rough and porous block can be filled using Loxon Acrylic Block Surfacer to provide a smooth surface.

Cement Composition Siding-Panels:

Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. Concrete and masonry must be cured at least 7 days at 75°F. Fill bug holes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Rough surfaces can be filled to provide a smooth surface.

Incidental Metal:

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method. Primer required.

Wood:

Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed. Primer required.

SURFACE PREPARATION

Mildew - Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

PHYSICAL PROPERTIES

Do not paint on wet surfaces.

LX14W0051

Wind-Driven Rain Test:

Method: ASTM D6904-13
Result: Pass
2 coats Loxon Self-Cleaning @ 4.2-mils d.f.t. total

Water Vapor Permeance:

Method: ASTM D1653
Result: 26.1 perms
1 coat Loxon Self-Cleaning @ 4.3-mils d.f.t.
14 day cure @ 77°F & 50% RH

Elongation:

Method: ASTM D2370
Result: 159%
1 coat Loxon Self-Cleaning @ 4.8-mils d.f.t.
14 day cure @ 77°F & 50% RH, 1 inch per minute

Tensile Strength:

Method: ASTM D2370
Result: 224 p.s.i.
1 coat Loxon Self-Cleaning @ 4.8-mils d.f.t.
14 day cure @ 77°F & 50% RH, 1 inch per minute

Flexibility:

Method: ASTM D522
Result: method B, 180° bend, 1/8 inch mandrel Pass

Alkali Resistance:

Method: ASTM D1308
Result: Pass

Mildew Resistance:

Method: ASTM D3273/D3274
Result: Pass

Efflorescence:

Method: ASTM D7072-04
Result: Pass (None)

Adhesion to Concrete:

Method: ASTM D3359
Result: 5B

SAFETY PRECAUTIONS

For exterior use only.

Protect from freezing.

Non-photochemically reactive.

Not for use on horizontal surfaces (floors, roofs, decks, etc.) where water will collect.

Not for use below grade. Will not withstand hydrostatic pressure.

Before using, carefully read **CAUTIONS** on label.

ZINC Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**
HOTW 08/03/2022 LX14W0051 06 36
FRC, SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.


**SHERWIN
WILLIAMS.**

Pro Industrial™ Waterbased Alkyd Urethane Enamel Low Sheen

B53-2250/5250 Series

CHARACTERISTICS

Pro Industrial Waterbased Alkyd Urethane Enamel is a premium quality interior-exterior enamel formulated with a urethane modified alkyd resin system for high performance. It provides beauty and durability when applied to interior-exterior surfaces such as properly prepared drywall, wood, masonry, and metal. It brings together the convenience and ease of use of a waterborne coating with the performance and coating characteristics of a traditional oil-based enamel.

- Excellent washability, flow and leveling
- Excellent touch up
- Easy application & cleanup
- Resistant to yellowing compared to traditional alkyds
- Suitable for use in USDA inspected facilities

For use on properly prepared: Steel, Galvanized & Aluminum, Drywall, Concrete and Masonry, and Wood.

Finish: 15-30 units @ 60°
Color: Most Colors

Recommended Spreading Rate per coat:

Wet mils: 4.0-5.0
Dry mils: 1.2-1.6
Coverage: 310-414 sq. ft. per gallon
Theoretical Coverage: 497 sq. ft. per gallon @ 1 mil dry

Approximate spreading rates are calculated on volume solids and do not include any application loss.

Note: Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

Drying Schedule @ 4.0 mils wet, @ 50% RH:
Drying and recoat times are temperature, humidity, and film thickness dependent.

@77°F
To touch 1-2 hours
To recoat 4 hours

Tinting with CCE only:

Base	oz. per gallon	Strength
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultra Deep Base	10-14	SherColor

Extra White B53W05251

(may vary by color)

V.O.C. (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon

As per 40 CFR 59.406

Volume Solids: 31 ±2%
Weight Solids: 48 ±2%
Weight per Gallon: 10.81 lbs
Flash Point: N.A.
Vehicle Type: Urethane Modified Alkyd
Shelf Life: 36 months, unopened

COMPLIANCE

As of 04/01/2025, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	No
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Manufacturer Inventory	No
MPI®	#167, 168

APPLICATION

Temperature:
minimum 50°F / 10°C
maximum 100°F / 37.8°C
air, surface and material
At least 5°F above dew point

Relative humidity: 85% maximum
The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer: Water

Airless Spray:

Pressure 2000 p.s.i.
Hose ¼ inch I.D.
Tip .013-.017 inch
Filter 60 mesh
Reduction: Not recommended

Brush: Use a nylon-polyester brush such as Purdy® Syntox®.

Roller Cover: Use a 1/4-1/2 inch woven cover such as Purdy® White Dove™.

If specific application equipment is listed above, equivalent equipment may be substituted.

Apply paint at the recommended film thickness and spreading rate as indicated. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance.

No painting should be done immediately after a rain or during foggy weather.

When using spray equipment, use a 50% overlap with each pass of the gun to avoid holidays, bare areas, and pinholes. Apply coating evenly while maintaining a wet edge to prevent lapping.

SPECIFICATIONS

Steel:

1 coat Pro Industrial Pro-Cryl Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Aluminum & Galvanizing:

1 coat Pro Industrial Pro-Cryl Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Concrete Block (CMU):

1 coat Pro Industrial Heavy Duty Block Filler or Loxon Acrylic Block Surfacer
2 coats Pro Industrial Waterbased Alkyd Urethane

Concrete-Masonry:

1 coat Loxon Concrete & Masonry Primer or 1 coat Loxon Conditioner
2 coats Pro Industrial Waterbased Alkyd Urethane

Drywall:

1 coat ProMar 200 Zero V.O.C. Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Wood, exterior:

1 coat Exterior Wood Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Wood, interior:

1 coat Premium Wall & Wood Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

The systems listed above are representative of the product's use, other systems may be appropriate.

Pro Industrial™

Waterbased Alkyd Urethane Enamel Low Sheen

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Do not use hydrocarbon solvents for cleaning.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Iron & Steel - Minimum surface preparation is Hand Tool Clean per SSPC-SP2. Remove all oil and grease from surface per SSPC-SP1. For better performance, use Commercial Blast Cleaning per SSPC-SP6. Primer recommended for best performance.

Aluminum - Remove all oil, grease, dirt, oxide, and other foreign material per SSPC-SP1. Prime the area the same day as cleaned.

Galvanizing - Allow to weather a minimum of six months prior to coating. Solvent Clean per SSPC-SP1. When weathering is not possible, or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test patch. Allow paint to dry at least one week before testing adhesion. If adhesion is poor, brush blasting per SSPC-SP16 is necessary to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2. Prime the area the same day as cleaned.

Concrete Block - Surface should be thoroughly clean and dry. Air, material, and surface temperatures must be at least 55°F (13°C) before filling. Use Pro Industrial Heavy Duty Block Filler or Loxon Acrylic Block Surfer. The filler must be thoroughly dry before topcoating.

Masonry - All masonry must be free of dirt, oil, grease, loose paint, mortar, masonry dust, etc. Clean per SSPC-SP13/Nace 6/ ICRI No. 310.2R, CSP 1-3. Poured, troweled, or tilt-up concrete, plaster, mortar, etc. must be thoroughly cured at least 30 days at 75°F. Form release compounds and curing membranes must be removed by brush blasting. Brick must be allowed to weather for one year prior to surface preparation and painting. Prime the area the same day as cleaned. Weathered masonry and soft or porous cement board must be brush blasted or power tool cleaned to remove loosely adhering contamination and to get to a hard, firm surface. Apply one coat Loxon Conditioner, following label recommendations.

Wood - Surface must be clean, dry, and sound. Prime with recommended primer. No painting should be done immediately after a rain or during foggy weather. Knots and pitch streaks must be scraped, sanded and spot primed before full coat of primer is applied. All nail holes or small openings must be properly caulked.

SURFACE PREPARATION

Previously Painted Surface - If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Mildew - Clean mildew from the Surface: Mildew is a fungus that looks like dirt but won't wash off. Mildew must be removed before painting, or it will grow through any new coat of paint. To remove mildew or suspected mildew, scrub surface before painting with a commercial mildew remover following manufacturer's safety instructions.

PERFORMANCE

System Tested: (unless otherwise indicated)

Substrate:	Steel
Surface Preparation	SSPC-SP10
Finish: Pro Industrial Waterbased Alkyd Urethane @5.0 W.F.T.	

Adhesion:	
Method:	ASTM D3359 method B
Result:	4B

Pencil Hardness:	
Method:	ASTM D3363
Result:	5H

Flexibility:	
Method:	ASTM D522, 180° bend, 1/8 inch mandrel
Result:	Pass

Dry Heat Resistance:	
Method:	ASTM D2485
Result:	200°F

Block Resistance:	
Method:	Lab assessment
Result:	Excellent

Resistance Yellowing:	
Method:	Lab assessment
Result:	Excellent

No painting should be done immediately after a rain or during foggy weather.

Do not paint on wet surfaces.

Check adhesion by applying a test strip to determine the readiness for painting.

SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label.

Refer to the Safety Data Sheets (SDS) before use.

FOR PROFESSIONAL USE ONLY.

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

CLEANUP INFORMATION

Clean spills, spatters, hands, and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

Danger: Rags, steel wool, other waste soaked with this product, and sanding residue may spontaneously catch fire if improperly discarded. Immediately place rags, steel wool, other waste soaked with this product, and sanding residue in a sealed, water-filled, metal container. Dispose of in accordance with local fire regulation.

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FEATURES & BENEFITS

- Provides a watertight, flexible seal for asphalt surfaces
- Rejuvenates dried out asphalt surfaces
- Protects against the elements, extending the life of the surface and preventing freeze/thaw cracking
- Fills surface cracks
- 5 Year Warranty

DO NOT FREEZE

PRODUCT DESCRIPTION

Kool Seal™ Emulsion Driveway Sealer & Filler (73-600) is an asphalt-emulsion based driveway sealer that penetrates and rejuvenates dried out asphalt surfaces and seals hairline cracks. It provides a black protective finish, which helps eliminate water penetration and prevent freeze/thaw cracking.

RECOMMENDED USES

- Asphalt driveways surfaces
- Do NOT apply to concrete
- Allow new driveways a period of 6 months to cure before sealing

ORDERING INFORMATION

Part Number/SMIS	Color/Size
KS0073600-20 / 650848112	Black (5-Gallon)
KS0073600-27 / 650848062	Black (55-Gallon Drum)



PRODUCT CHARACTERISTICS

Vehicle	Asphalt Emulsion
Color	Flat Black
Weight per Gallon	9.45
Weight Solids	41-43%
VOC	< 50 g/L
Drying Time	4 hours for light traffic
<i>Temperatures below 65°F and relative humidity above 60% will increase the cure time. Avoid parking vehicles on coated surfaces for 24 hours. Dry time is temperature, humidity and film thickness dependent</i>	

COVERAGE RATES

Apply at 100 sq.ft. per gallon per coat for smooth or previously sealed driveways. Rough, porous or previously unsealed driveways may require slightly more. Over application will increase cure time and increase the risk of surface defects.

KOOLSEAL

REFLECTIVE ROOF COATINGS

EMULSION DRIVEWAY SEALER & CRACK FILLER

KS0073600

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in U.S.) or contact your local health authority.

Surface must be power washed (minimum 2,000 psi) to remove dirt, and other foreign matter which could prevent proper adhesion. Oil and grease spots should be scrubbed with driveway cleaner or strong household detergent. Flush the area with clean water and allow to dry before sealing. Repair all cracks larger than 1/8". Cracks smaller than 1/2" may be repaired using Kool Seal Pourable Driveway Crack Filler. Larger cracks should be repaired using Kool Seal Trowel Grade Crack Filler. Allow repaired areas to dry prior to sealing.

APPLICATION

Best results are achieved when applied at temperatures at or above 65°F in the morning on a clear sunny day. Lightly dampen the surface with water when applied in temperatures above 80°F. Surface may be damp during application but puddles of water should be avoided.

Apply sealer with a roller or squeegee. Spread sealer evenly and thinly with the squeegee part of the applicator. For best results, apply finishing strokes in same direction. For specific application guidelines, call 888-321-KOOL (5665).

CLEANUP

Soap and water while wet. Mineral spirits when dry.

CAUTIONS

- Use with adequate ventilation.
- Keep out of the reach of children.
- **DO NOT FREEZE.**
- Use a NIOSH-approved respirator, when necessary.
- Do not take internally.
- In case of ingestion, CALL A PHYSICIAN immediately. DO NOT induce vomiting.
- If splashed in the eyes, flush thoroughly with clean water for a minimum of 15 minutes. CALL A PHYSICIAN immediately. May cause irritation to the skin. If brought into contact with the skin, wash thoroughly with soap and water. Seek medical attention if redness or irritation occurs. Avoid breathing vapors and spray mist. Reseal container after each use. Wear protective clothing, gloves and goggles. Read MSDS before using product.

LIMITED WARRANTY

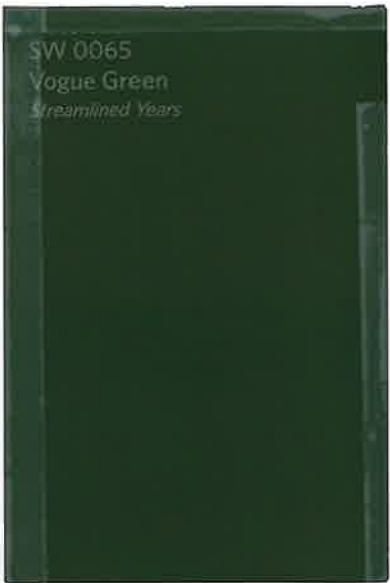
For 5 years from date of purchase, if this product fails to perform in accordance with the specifications set forth on this label when applied according to label directions, as your sole and exclusive remedy, upon proof of purchase, we will replace the product at no cost or refund the original purchase price. Labor or costs associated with labor not included. This warranty is made to the original purchaser only and is not transferable. This warranty excludes failure due to improper surface preparation, structural defects, or failure of other previously applied products. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING MERCHANTABILITY, WHICH ARE ALL DISCLAIMED AND/OR LIMITED IN DURATION TO THE EXTENT PERMITTED BY LAW. WE SHALL NOT BE LIABLE FOR INDIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS) FROM ANY CAUSE WHATSOEVER. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

TECHNICAL SERVICES

1-888-321-KOOL (5665) www.koolseal.com

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of KST Coatings and The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your KST or Sherwin-Williams representative to obtain the most recent Product Data Sheet.

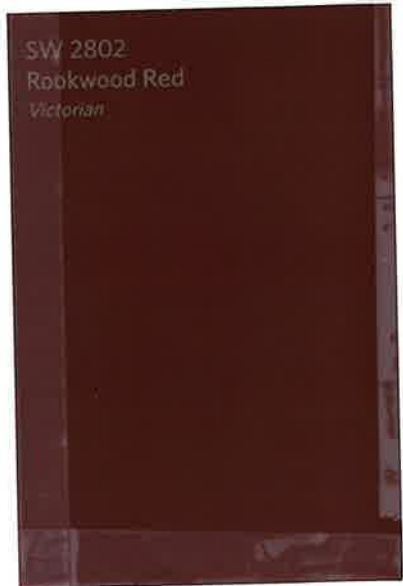
Revised10/2022

A solid dark green color swatch.

SW 0065
Vogue Green
Streamlined Years

A solid light beige color swatch.

SW 0056
Classic Sand
The Classics

A solid dark red color swatch.

SW 2802
Rookwood Red
Victorian