

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
Councilwoman: Laurie Marchini

Staff Liaison: Ruth Davis - Rogers, Historic Preservation Planner

AGENDA

Historic Preservation Commission
City Hall Council Chambers
July 17th, 2024, 4:00 P.M.

(Due to technical difficulties information packet is not available as an attachment as of 7/15/24)

APPROVAL OF MINUTES

- Review and approval of June 2024 meeting minutes

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

- 505 WASHINGTON ST COA24-000032 (*Painting*)
Applicant: Fielding Construction

Regular Agenda – to be reviewed by HPC

- 22 Queen City Drive. COA24-000028 (*after-the-fact sign*)
Applicant: Exotic Mood & Vape Shop
Sign installed before permits issued

OTHER BUSINESS

- Discussion of addressing violations and implanting fines in the historic district per code Chapter 25: Sec. 25-300 Powers and duties and Sec. 25-306 Violations.

ANNOUNCEMENTS

ADJOURNMENT `

MINUTES
HISTORIC PRESERVATION COMMISSION
June 13, 2024

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, May 15, 2024, within the Allegany County Museum. Members present were, Mr. Larry Jackson, Councilwoman Laurie Marchini, Ms. Lynda Lambert, Mr. Nathan Williams, and Mr. Tim Hoffman.

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management, Ms. Chelsea Rexrode, Codes Technician. The Applicants present were Eliot Fielding. No media was present.

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

PUBLIC COMMENTS

- Ruth mentioned that we did receive a letter from the Washington Street Association. Below

is the attached letter.



June 12, 2024

Historic Preservation Commission
City Hall
57 N Centre Street
Cumberland, MD

Subject: Upholding Preservation Standards in Washington Street Historic District

Dear Members of the Historic Preservation Commission,

The Board of the Washington Street Association is writing to express our commitment to preserving the architectural integrity and historic character of the Washington Street Historic District. It is our collective responsibility to ensure that all changes and renovations within the district adhere to the established standards of preservation.

While reviewing recent proposals for modifications within the district, including the application for 507 Washington Street, we have found it challenging to fully assess the impact of these changes due to the limited availability of detailed plans, photos, and drawings. We respectfully request the Historic Preservation Commission to adhere to the Cumberland Historic Preservation District Design Guidelines in all matters concerning the district. These guidelines are essential for maintaining the historical and architectural integrity of our community, ensuring that every modification not only respects but enhances the unique character of our neighborhood.

Thank you for your dedication to preserving the heritage of Cumberland. We look forward to our continued collaboration in protecting and enhancing the Washington Street Historic District.

Sincerely,

The Board of the Washington Street Association

CONSENT AGENDA

1. 44 Baltimore St - RCA24-000002 (Painting/Repainting)
Applicant: John Buchanan- CBIZ
2. 108 Harrison St - COA24-000024 (Sign)
Applicant: Queen City Cravings
3. 151 Baltimore St - COA24-000026 (Sign)
Applicant: First Peoples Community Federal Credit Union
4. 317 Washington St - COA24-000027 (Fencing)
Applicant: Derek Casaza
5. 10 S. Mechanic St - COA24-000029 (After-the-fact Roof)
Applicant : Café Mark
6. 15 Washington St - COA24-000030 (After-the-fact Roof)
Applicant: First Presbyterian Church

REGULAR AGENDA

1. 507 Washington St - COA24-000025 (Removal of Chimney and Roof Repairs)
Applicant: Eliot Fielding

The applicant is speaking on behalf of the homeowners, Julie & Bob Courtney. Eliot is being requested for his services to take their chimney down and change the pitch of the roof on the backside of the house. Eliot explained that the chimney does not have any function and they are having a "rodent" issue to believe is being accessed by the chimney. The homeowners thought it would be best to have the chimney taken down. The roofing that needs to be replaced is located on the back. It is a rubber roof. It is not original to the house. The rubber is extremely scratched due to what is believed the "raccoons". They are having issues with water coming into one of the apartments due to the roof. They want to add a gutter to run to the other roof. Eliot will use an ice and water shield and will copy the same shingles. The front work will be a Brown fascia metal that will match. They want to clean up their windows and paint the trim in "Courtney Brown" which is at Sherwin Williams. Eliot believes that the chimney is in poor condition and would have to be rebuilt.

The Commission had an open discussion on what is important to keep in the Historical District. The Commission has agreed to table the chimney portion of the agenda, due to wanting to try to save the historical feature of the house. Ruth would like to discuss options with the homeowners which includes getting structural assessments

and quotes from certified chimney contractors as well as seeking grants for chimney restoration. Ms. Lynda Lambert made the motion to approve the roof work, but would be tabling the chimney work due the wanting the homeowners to look at these other options available to save the chimney. Mr. Nathan Williams seconded the motion. All members were in favor. Motion approved.

Mr. Larry Jackson read the approval statement: We have studied the application in all other relevant documents and presentation related to the for-mention cases, RCA24-000002, COA24-000024, COA24-000026, COA24-000027, COA24-000029, COA24-000030, and COA24-000025. 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

- Due to an increase in work being done within the Historic district without approval from the HPC, the HPC will start holding all "after-the-fact" permits accountable per the City of Cumberland Code of Ordinances. Discussions have taken place with City staff and officials to discuss the fact many building owners are not getting permits before doing their projects.
- Approved for \$25,000 MHT grant to update our survey for downtown by the MHT. This is a 2-part grant and we will be hiring a consultant to do the survey.
- The City of Cumberland is submitting four DHCD grants to the Department of Housing and Community Development at the end of this month.
- Members of the M&CC toured the State of Maryland Archaeology Field Session(dig) in Oldtown, which was looking for the site of the Thomas Cresap fort. A BBQ picnic meal, sponsored by the Cumberland HPC, was held following the tour for all who participated (approx. 50).

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

ADJOURNMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary



PERMIT PROJECT

FILE #: 24-001039

505 WASHINGTON ST CUMBERLAND MD 21502

CLEAN UP OLD, MOLDY PAINT. PATCH, PRIME, AND REPAINT IN SAME COLOR SCHEME.

THIS IS REPLACEMENT IN KIND. PICTURES WILL BE EMAILED TO RUTH DAVIS-ROGERS.



PERMIT #: COA24-000032

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness

Work Description:

Clean up old, moldy paint. Patch, prime, and repaint in same color scheme. Clean glass of the windows on the outside. Backside top gable, window trim, and work off of upper roof. Back upper side, windows, trim, and downspout. Will replace all rot.

Applicant

Fielding Construction - Eliot Fielding

Status

Issued

Valuation

33,500.00



FEES & PAYMENTS

Plan Check Fees

30.00

Permit Fees

1.00

Total Amount

31.00

Amount Paid

31.00

Balance Due

0.00



Non-Billable

* APPROVED AS
REPLACEMENT - IN - KIND



PERMIT DATES

Application Date

07/02/2024

Approval Date

07/11/2024

Issue Date:

07/11/2024

Expiration Date:

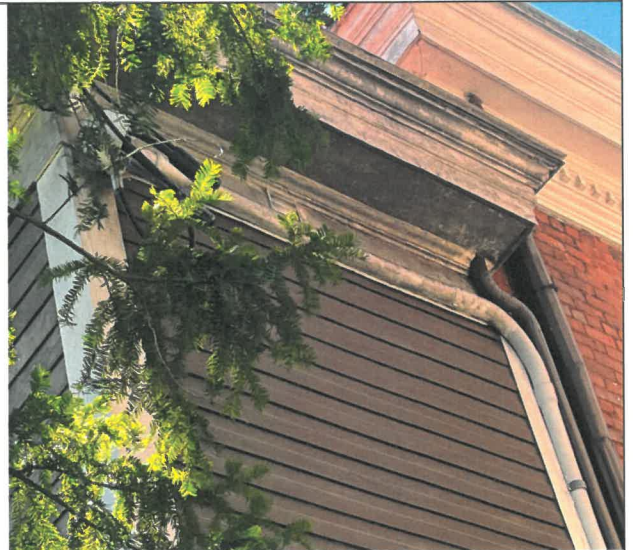
07/11/2026

Close Date

Last Inspection

Non-Billable Comments

COA24-000032
505 Washington Street



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

PERMIT PROJECT
FILE #: 24-000856
22 QUEEN CITY DR CUMBERLNAD MD 21502
COA TO INSTALL SIGN ABOVE FRONT ENTRANCE



PERMIT #: COA24-000028

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness

Work Description:

COA for a 31SF wall sign above the entrance. 110V volt connection for lightbox. Iron frame with aluminum plates. Copy "Exotic Mood & Vape".

****Sign Permit approval is required following HPC decision****

Applicant

Hafadalah Al-Ahdal

Status

Under Review

Valuation

0.00



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

INSTALLED w/OUT
A PERMIT
REPORTED JUNE 12th



PERMIT DATES

Application Date

06/04/2024

Approval Date

Issue Date:

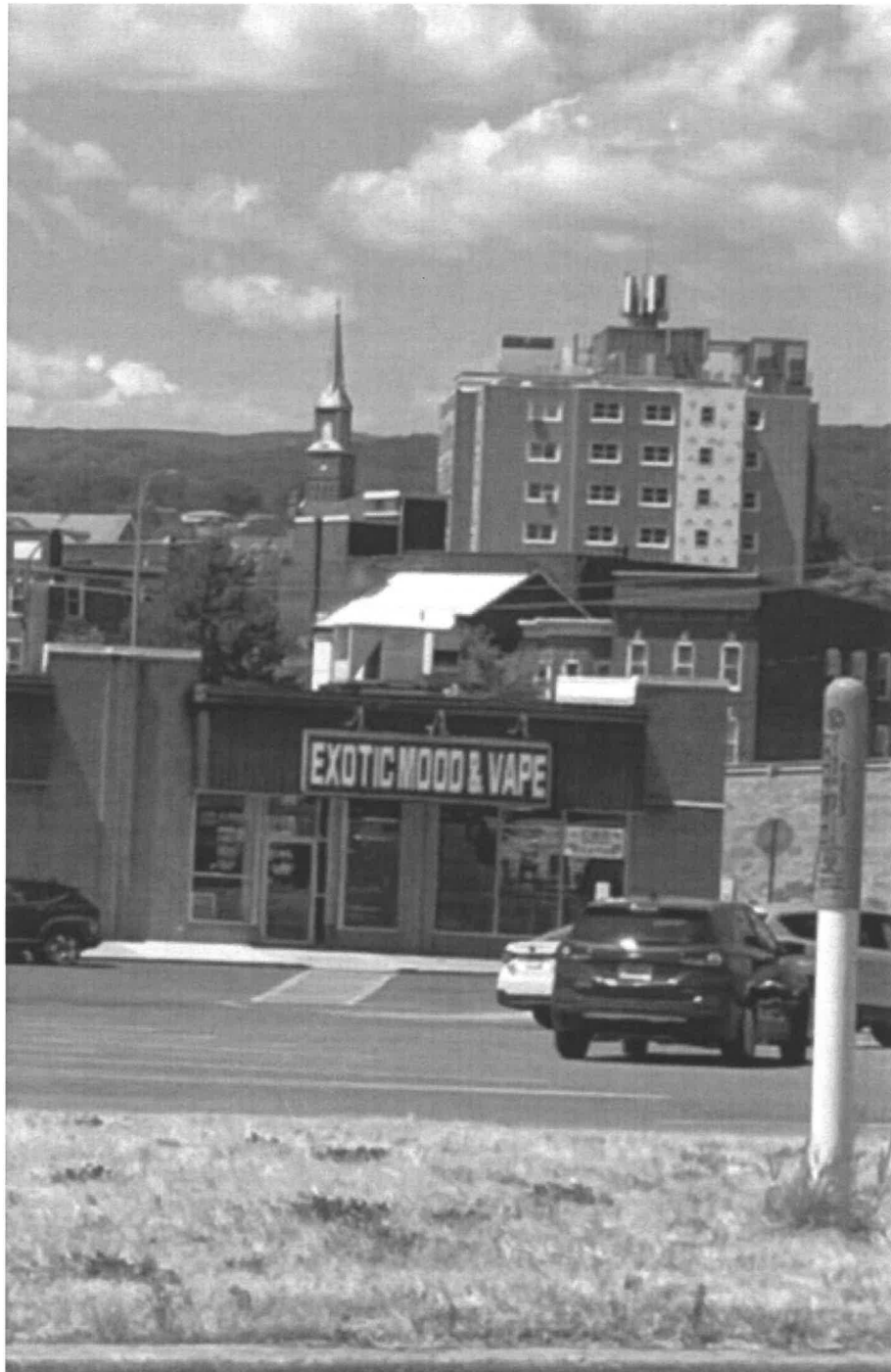
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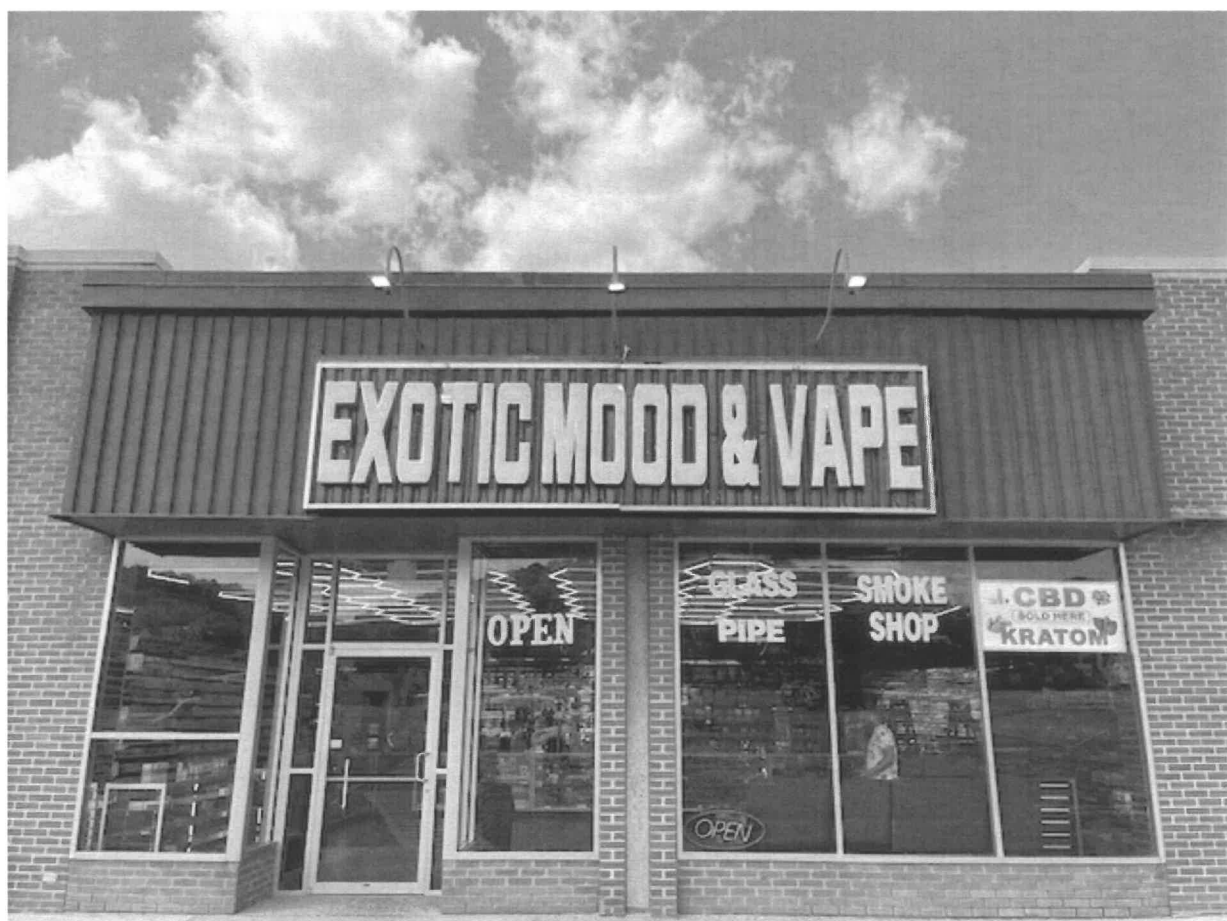
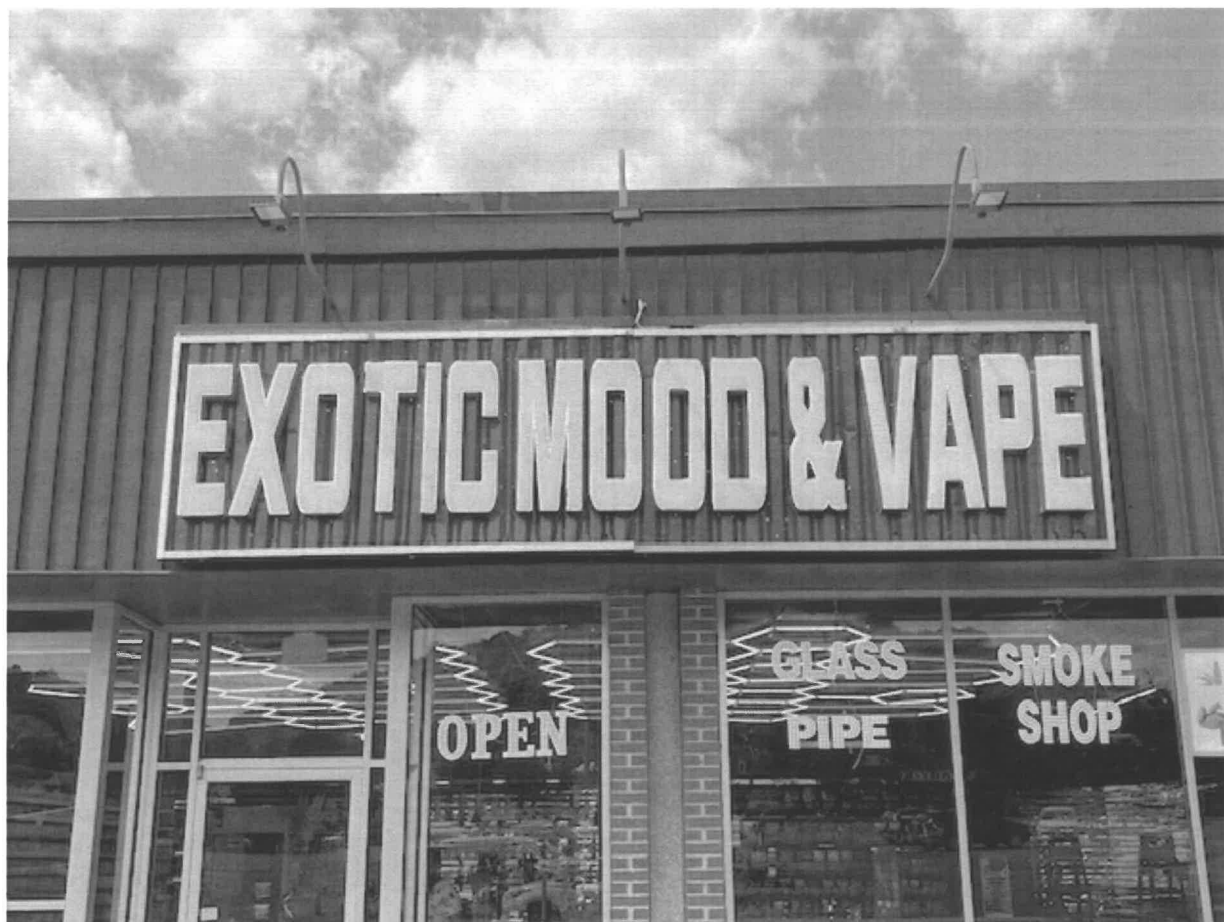
Close Date

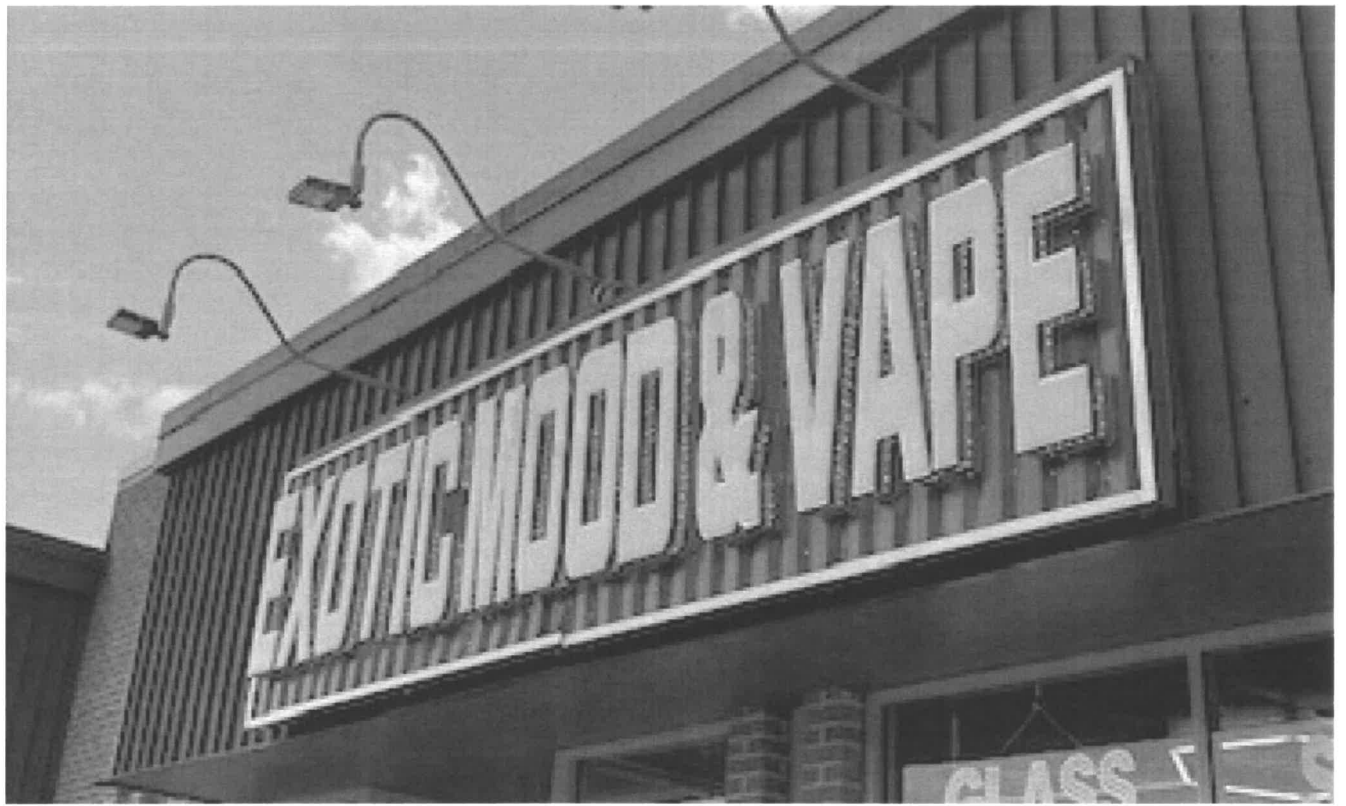
Last Inspection

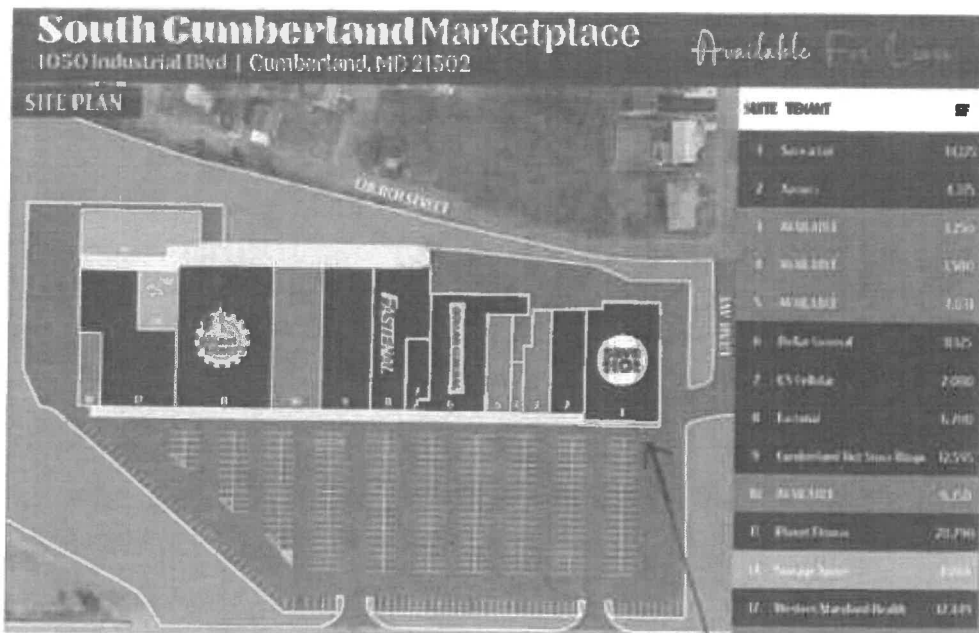
Non-Billable Comments

Sign
Exotic Mood and Vape
22 Queen City Blvd.









Thank you for your attention to this matter.

Terri Hast
Community Services Specialist
CITY OF CUMBERLAND
Community Development Department
57 N. Liberty Street - Cumberland, MD 21502
General 301-722-2000, Direct line 301-759-6517
www.cumberlandmd.gov
Like Us on Facebook! <https://www.facebook.com/cityofcumberlandmd/>

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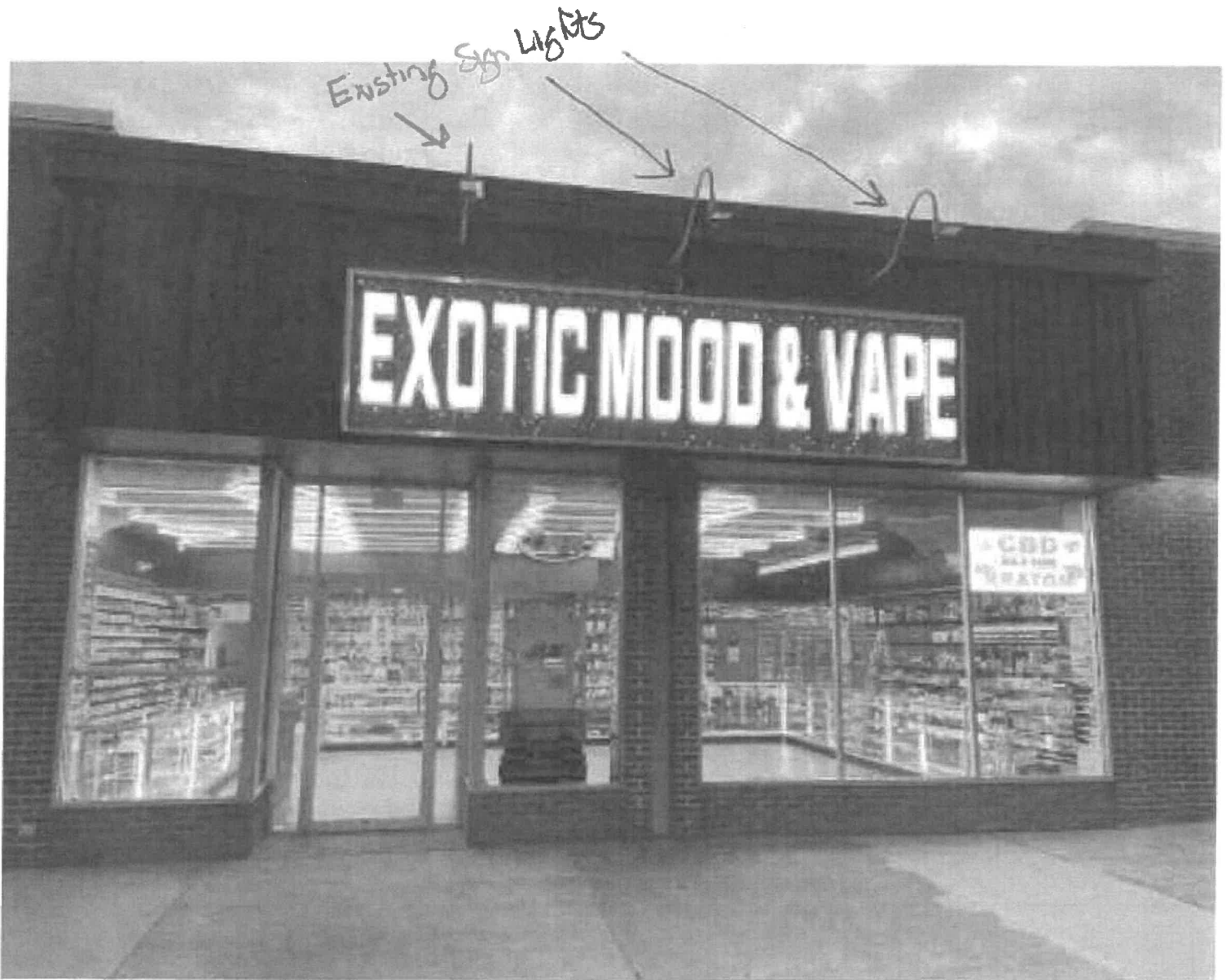
**** The City's Dept. of Community Development has temporarily relocated to 446 N. Mechanic Street (Corner of Valley and N. Mechanic Streets) beginning March 13. ****

Cumberland Plaza.pdf
202K

**pronto
print & WV BEST
SIGNS**

P | 304.599.6066

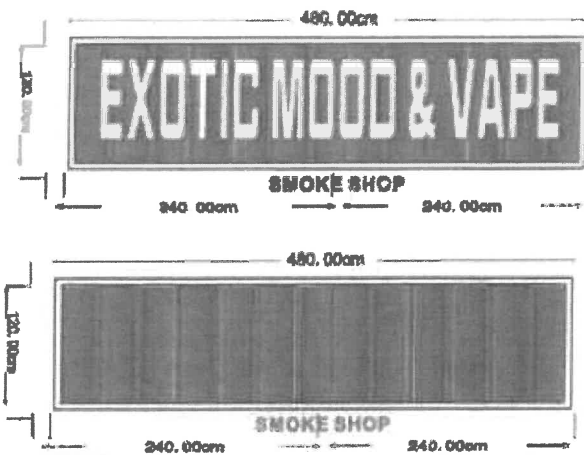
E | wvcopycenter@gmail.com



Description:

36"x126", Total Sign 31 Square Feet

- Lit Cabinet Single Face, Shape: CABRECTH 3, Size: 60.00, Retainer Face side 1 - Printed, Retainer Squared Cabinet - Side 1, Side - Retainer sign - Black, Back - Retainer Sign, Interior Corner Mounts, Mounting Tabs Standard - Black, Cabinet LEDs - Phoenix 4, Self Contained Power



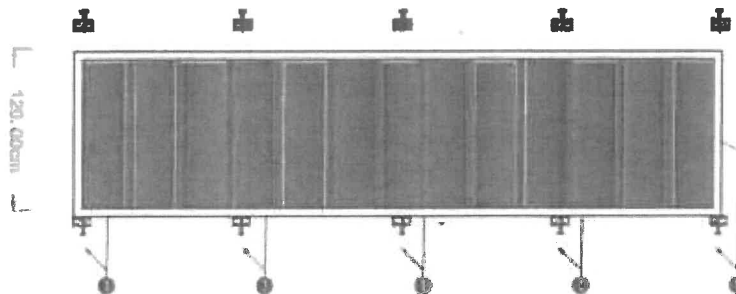
Project: Electronic cigarette signage

Remarks: The unit of measurement is CM, Unable to measure drawings.

- 1) The overall length of the sign is 480CM, the height is 120CM, and the thickness is 12CM.
- 2) Install them separately with iron frames, aluminum plates, luminous light boxes, and luminous characters using welding techniques and self tapping screws.
- 3) The luminous characters and lightboxes need to be connected to wires and a 110V variable voltage drive power supply.

Assembly of iron frame:

- Self tapping screw fixing angle code

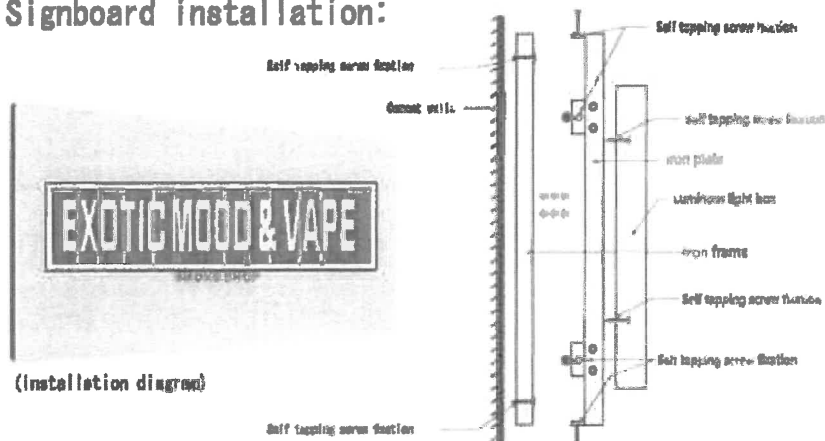


Project: Electronic cigarette signage

Remarks: The unit of measurement is CM, Unable to measure drawings.

- 1) The overall length of the iron frame is 480CM, the height is 120CM, and the thickness is 12 CM.
- 2) 80CM * 10 plates in length, 80CM * 5 plates in length, and 10 corner plates.
- 3) The iron frame is fixed using a welding process combination, and the corner code is fixed with self tapping screws.

Signboard installation:



(Installation diagram)

Project: Electronic cigarette signage

Remarks: The unit of measurement is CM, Unable to measure drawings.

- 1) The overall length of the sign is 480CM, the height is 120CM, and the thickness is 12CM.
- 2) Install them separately with iron frames, aluminum plates, luminous light boxes, and luminous characters using welding techniques and self tapping screws.
- 3) The luminous characters and lightboxes need to be connected to wires and a 110V variable voltage drive power supply.



APPROVED

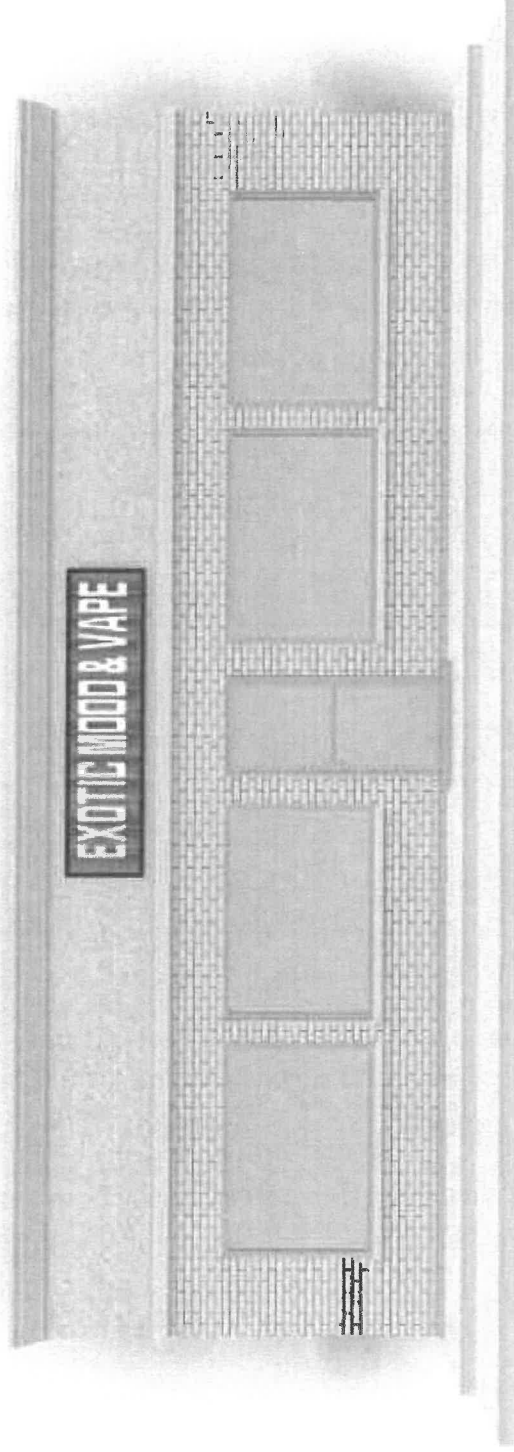
APPROVED BY OWNER'S AGENT
FINAL APPROVAL BY MUNICIPAL CODE OFFICIAL
ALL ELECTRICAL COMPONENTS TO BE UL APPROVED
~~PAVEWAY TO BE PAINTED TO MATCH PAVE COLOR~~
POWER SUPPLIED BY TENANT'S ELECTRICAL PANEL
SIGN OPERATION BY TIMER AND/OR PHOTOCELL

106/04/24
DATE
SAM ROSSI, PORTFOLIO MGR.

**pronto & WV
print BEST
signs**

**P | 304.599.6066
E | wvcopycenter@gmail.com**

EXOTIC MOOD & VAPE



All our signs are inspected and have the UL label

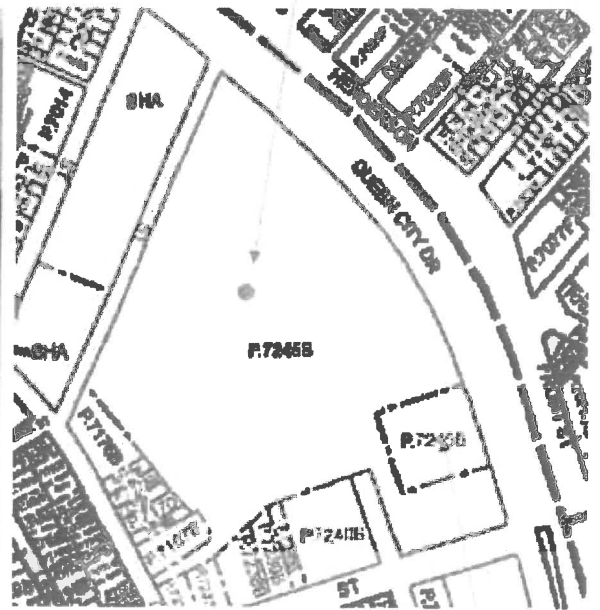
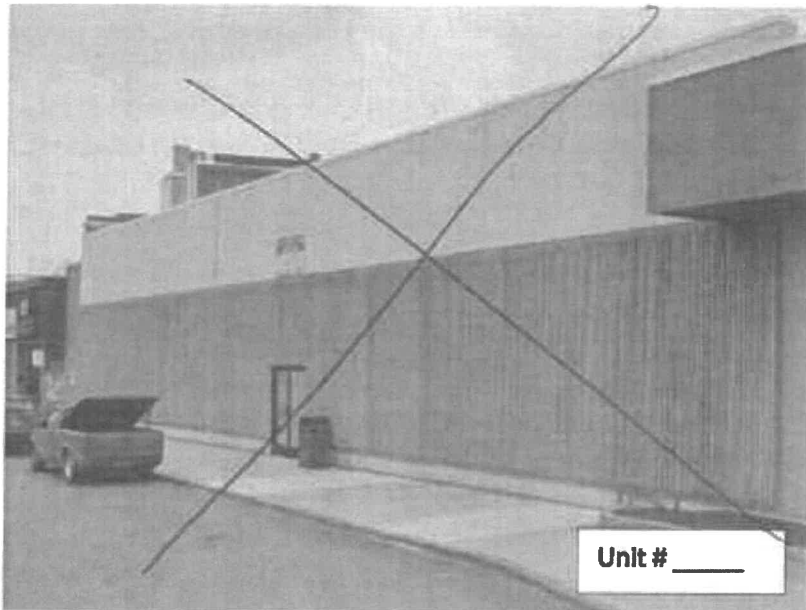
Description:

36"x126", Total Sign 31 Square Feet

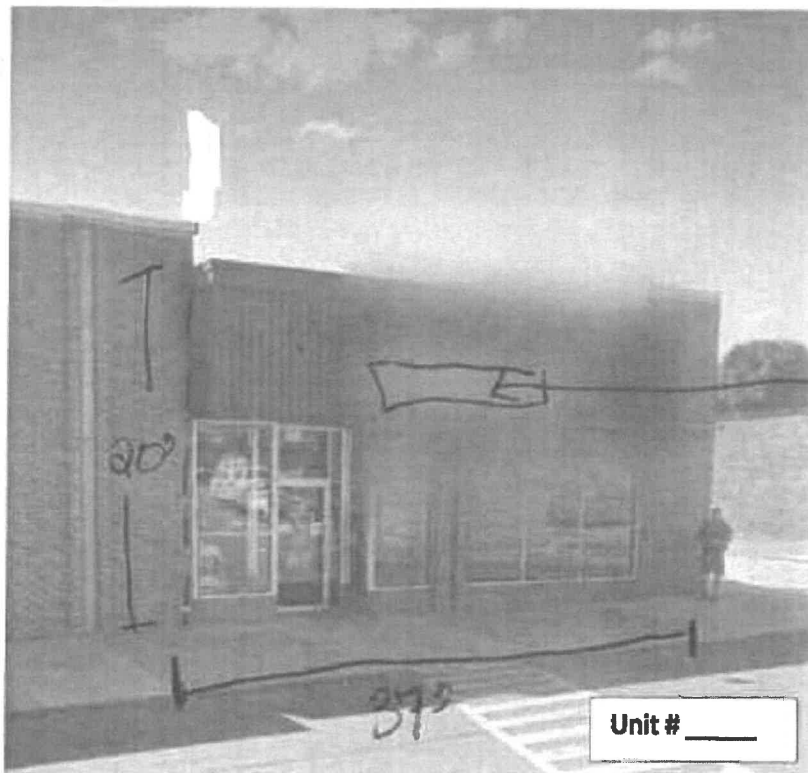
• Lit Cabinet Single Face, Shape: CABRECTH 3, Size: 60.00, Retainer Face side 1 - Printed, Retainer Squared Cabinet - Side 1, Side - Retainer sign - Black, Back - Retainer Sign, Interior Corner Mounts, Mounting Tabs Standard - Black, Cabinet LEDs - Phoenix 4, Self Contained Power



CUMBERLAND PLAZA/CUMBERLNAD SHOPPING CENTER, 22 (aka 34) Queen City DR – Prop. ID# 14-006117.



McDonald's has same address 14-001352)



City of Cumberland Historic Preservation Commission Powers

To see the entire City of Cumberland Code and Ordinances

https://library.municode.com/md/cumberland/codes/code_of_ordinances?nodeId=CUCO

Sec. 25-300. - Powers and Duties. (Historic Preservation)

The historic preservation commission shall have the following powers and duties:

- The commission may direct studies, reports, and surveys to identify historical, archeological, or architecturally significant sites, structures and districts that exemplify the cultural, social, economic, political, or architectural history of the city, state, or nation.
- Consistent with the city's policies and procedures regarding the acceptance and use of gifts by public officials, the commission shall have the right to accept and use gifts for the exercise of its functions.
- The commission shall prescribe appropriate rules and regulations as may be necessary for the proper transaction of its business.
- The commission shall adopt rehabilitation and new construction design guidelines for designated landmarks, sites, structures, and districts which are consistent with the Secretary of the Interior's Standards for Rehabilitation. Guidelines may include design characteristics intended to meet the needs of particular types of sites, structures, and districts, and may identify categories of changes that are so minimal in nature that they do not affect historic, archeological, or architectural significance and require no review by the commission. These guidelines shall be utilized by the commission in its review of applications.
- Consistent with the city's policies and procedures governing the acquisition of easements, the commission may accept historic preservation easements on designated landmarks, structures or sites and sites or structures located in, or adjacent to, the preservation district.
- The commission may undertake any other action or activity necessary or appropriate to the implementation of its powers and duties or the implementation of the purpose of this article.

Sec. 25-306. - Violations. (Historic Preservation)

Any person(s) who violate(s) the provisions of this article by willfully performing or allowing to be performed any work without first obtaining a certificate of appropriateness, failing to comply with any final notice issued pursuant to this article, or disregarding a decision of the commission will be in violation of this article. A violation of this article shall be deemed a municipal infraction as stated in this Code. Each and every day that the violation continues shall be deemed a separate offense.

Sec. 25-55. - Violation and penalties

Whenever a violation of this chapter occurs, or is alleged to have occurred, any person may file a written complaint (or the zoning administrator, or any agency of the city may initiate a complaint). Such complaint, stating fully the causes and the basis thereof, shall be filed with the zoning administrator. The zoning administrator shall record properly such complaint, immediately investigate, and take action thereon as provided by this chapter. Any violation of any provision of this chapter shall be a municipal infraction and the violator shall be fined an amount not to exceed one thousand dollars (\$1,000). Each day a violation occurs shall constitute a separate offense. Nothing contained in this subsection shall be

construed to limit the power or authority of the mayor and city council or its appropriate officer, agent, or employee from pursuing any other remedy available to enjoin, restrain, or recover damages and costs incurred as a result of the violation. Further, nothing contained herein shall be construed to preclude any individual, person, firm, corporation, etc., from seeking any remedy which he or it might have for any violation of this chapter. All fines shall be payable to the mayor and council which shall remit the same on a daily basis to the city treasurer.