



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
July 9th, 2025, 4:00 P.M.

CALL TO ORDER

APPROVAL OF MINUTES

- Review and approval of May 2025 meeting minutes (the June HPC meeting was cancelled)

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

- 82 Baltimore St. COA25-000025 (*replacement in kind materials for facade*)
Applicant: Baltimore Street Grill/Drew Knippenberg
- 164 N. Centre St. COA25-000027 (*new sign*)
Applicant: Allegany Garrett Titles and Settlements/Alex Rumgay
- 68 Baltimore St. COA25-000028 (*new sign*)
Applicant: The Vintage Thrift Garden/Kameran Hayes

Regular Agenda – to be reviewed by HPC

- 7-9-11 N. Liberty St. COA25-000024 (*façade removal and renovation*)
Applicant: Carl Belt Inc. – Adam Stern for building owner Ryan Sawyers
- 515 Washington St. COA25-000026 (*front porch renovations*)
Applicant: Woman's Civic Club/Lisa Claus
- 320 Mechanic St. COA25-000029 (*exterior remodel*)

Applicant: Jersey Mike's Subs/Dustin Malamis

- 12 S. Mechanic St. COA25-000030 (exterior lighting)

Applicant: Ed Mullaney

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

MINUTES

HISTORIC PRESERVATION COMMISSION

May 14, 2025

The Cumberland Historic Preservation Commission held its regular meeting on May 14, 2025 within the Council Chambers of City Hall. Members present were Mr. Larry Jackson, Mr. Justin Paulman, and Dr. Lincoln Wilkins. Mr. Tim Hoffman and Ms. Lynda Lambert attended meeting virtually. Mr. Nathan Williams attended meeting via phone.

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management and Ms. Chelsea Rexrode, Codes Technician Applicants present were Chris Stevens and a representative for Margaret Jones.

Mr. Tim Hoffman, 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 April 2025 were approved as written. Mr. Justin Paulman made the motion to approve. Dr. Lincoln Wilkins *seconded the motion*. All members *were in favor*. *Motion approved*.

PUBLIC COMMENTS

- N/A

CONSENT AGENDA

- 47 Baltimore St RCA25-000004 (sign and awning)
Applicant: Chris Sloan
- 3 Pershing St COA25-000017 (basement renovations)
Applicant: Allegany Museum
- 18 S Mechanic St COA25-000018 (After-the-fact shed installation)
Applicant: Uncle Jack's
- 622 Washington St COA25-000019 (sidewalk improvement)
Applicant: Jeff & Karrey Rhodes
- 204 S Washington St COA25-000022 (renewal of COA22-000023)
Applicant: John Pendleton

The Commission agreed to all of the above approved "consent agenda." The only comment that was made was in regards to COA25-000018. We must communicate with applicant for future projects, please ask for pre-approval.

REGULAR AGENDA

- 101 Washington St COA25-000020 (handicap ramp)
Applicant: Margaret Jones

Representative, spoke on behalf of the project. There will be a new ADA ramp to be installed of the existing porch. Jim Matthews will be completing the project. Ramp will be placed at the side of the porch. The ramp will be made of composite decking and metal spindles. The ramp will not encroach the sidewalk.

Dr. Lincoln Wilkins made the motion to approve COA25-000020 and Mr. Tim Hoffman seconded the motion. All members were in favor. Motion approved.

- 518 Washington St COA25-000023 (new paint scheme)
Applicant: Chris Stevens

Mr. Chris Stevens spoke on behalf of the project. His house was built in 1893. He is proposing a different paint scheme for his home. His home is current black and white. He would like to paint his house a historical palette. The colors include Renwick Beige, Rookwood Amber,

Rookwood Blue Green, Dard Hunter Green, and Roycroft Copper Red from Sherwin Williams. Hoyman Painting will be completing this project. He plans to limewash the foundation

Mr. Justin Paulman made the motion to approve COA25-000023. 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 RCA25-000004, COA25-000017, COA25-000018, COA25-000019, COA25-000022, COA25-000020, and COA25-000023. 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

- Ruth Davis-Rogers visited Frank Lloyd Wright Historic District. She stated it reminded her of our Washington St Historic District.
- Ruth Davis-Rogers was selected by the Maryland Historical Trust to receive an award on June 4, 2025 at City Hall.

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

ADJOURMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA25-000025

Agenda Item: COA25-000025

Project Address: 82 BALTIMORE ST

Meeting Date: 06/16/2025

Property Number: 14003894

ssued

Drew Knippenberg
2 Baltimore Street
Cumberland, MD 92104

Dear Applicant:

The Historic Preservation Commission of the City of Cumberland on the above date, considered the application for construction at the above address as follows:

Exterior improvements are to include: Facade Repair

The application was:

Issued

APPROVED with the following conditions: Due to the fact this project involves replacement-in-kind materials and no structural changes, it was reviewed internally and received Administrative Approval by Ruth Davis-Rogers on 6/11/25. A Certificate of Appropriateness approval does not constitute approval of other required permits. Please check with the Community Development Permitting Dept. to find out if you need any other permits for this project such as a sign or electrical permit.

Sincerely,

Ruth Davis-Rogers

cc: Planning and Zoning
COA File

NOTE: Please note that the approval listed above only constitutes the approval of the Historic Preservation Commission. You must still ensure that all other permits associated with this project, if required, have been applied for and approved by the Building and Zoning Officer.

EXPIRATION OF CERTIFICATES OF APPROPRIATENESS: This application hereby expires six months following the file date if no action is taken to start specified work. Also, the application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision.



CITY OF CUMBERLAND MARYLAND

DEPARTMENT OF COMMUNITY DEVELOPMENT

57 N. LIBERTY STREET, CUMBERLAND, MD 21502 • PHONE 301-759-6442 • FAX 301-759-6432 • TDD 800-735-2258

www.cumberlandmd.gov

Permit Number: COA25-000025

Approval Date: 06/16/2025

Certificate of Appropriateness Permit

Permit issued as per plans and subject to all applicable Preservations Guidelines, City Codes and regulations.

Project Location:	82 BALTIMORE ST	Date applied:	06/03/2025
MD Prop. #:	14003894	Work expected to begin:	06/16/2025
Owner:	HARDING JESSICA L HOLLAND MICHAEL D		
Applicant:	Adrian Marie Management	Contractor:	Adrian Marie Management
Address:	82 Baltimore Street	Address:	82 Baltimore Street
City/State/Zip:	Cumberland md 21502	City/State/Zip:	Cumberland md 21502
Phone:	(301) 876-0667	Phone:	(301) 876-0667
Email:	dknippenberg@gmail.com	Email:	dknippenberg@gmail.com
		MD Master Plumber License #:	3218

Quantity	Description	Amount	Total Co
1.0	Certificate of Appropriateness Review Fee	30.00	30.00
1.0	Convenience Fee	1.00	1.00

Project Description:
Acade Repair

APPROVED with the following conditions: Due to the fact this project involves replacement-in-kind materials and no structural changes, it was reviewed internally and received Administrative Approval by Ruth Davis-Rogers on 6/11/25. A Certificate of Appropriateness approval does not constitute approval of other required permits. Please check with the Community Development Permitting Dept. to find out if you need any other permits for this project such as a sign or electrical permit.

Signature / Date

STATEMENT: I hereby agree to comply with all regulations which are applicable hereto, and further agree that the proposed work shall be faithfully carried out as described on this request and as shown on the plans accompanying same, and not otherwise. This application hereby expires six months following the file date if no action is taken to start specified work. Also, this application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision. The application is active for two years.

Signature

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000025**

Permit or Review Type: Certificate of Appropriateness

Project Location: 82 BALTIMORE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Adrian Marie Management
Address: 82 Baltimore Street
City/State/Zip: Cumberland md 21502
Phone: (301) 876-0667
Email: dknippenberg@gmail.com

Contractor Contact Information: Company Name: Adrian Marie Management
Contact: Drew Knippenberg
Address: 82 Baltimore Street
City/State/Zip: Cumberland md 21502
Phone: (301) 876-0667
Email: dknippenberg@gmail.com

Date of Application: 06/03/2025
Work Description: (narrative box)
Facade Repair

Amount Paid: 31.00

Amount Due: 0.00



PERMIT PROJECT

FILE #: 25-000775

82 BALTIMORE ST CUMBERLAND MD 21502

FACADE REPAIR



PERMIT #: COA25-000025

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness



Work Description:

Facade Repair

Applicant

Adrian Marie Management - Drew Knippenberg



Status

Online Application Received



Valuation

0.00



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



PERMIT DATES

Application Date

06/03/2025

Approval Date

Issue Date:

Expiration Date:

Close Date

Manufacturer Cut-Sheets or Product Specifications

SKM_C25822111112240 (2).pdf



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

Materials.docx



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

Signature



Applicant's Signature

signature.png



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



Drew Knippenberg

Adrian Marie Management, L.L.C



Statement of Work

Name of Project: 82 Baltimore Street / Baltimore Street Grill Façade improvement

Contacts:

Drew Knippenberg (PM)	301-876-0667	dknippenberg@gmail.com
Mark Knippenberg	301-268-2704	
Dustin Hankinson (Glass)	301 724-3434	dustin@glassservicecumberland.com
Eric Harvey (sign)	301.697.9867	eric@commercialgraphicsandsignage.com

Purpose: Repair and update the façade of Baltimore Street Grill to compliment the finished Baltimore Street Project. Overall action items: New paint (years of sun damage), fix broken window, repair rotting wood, fix failing sign.

Requirements: Repair existing features to façade of 82 Baltimore Street and add new signage to enhance curb appeal complementing the reconstructed downtown Cumberland, MD. All additions will be compliant with the historical requirements put in place by the Historical preservation committee.

Phases/Deliverables:

Phase 1: Remove Left and right side wood veneers for repair and replacement. With veneers off, the glass will be replaced. Once glass is set the veneers will be put back in place.

Phase 2: Repaint the existing veneers and surrounding façade to repair sun damage with colors: green, black, and brass/gold (names will change based on historical book color guidance.)

Phase 3: Repair any rotting wood and prep for sign placement delivered in once piece to be attached to existing sign area. Based on approval add Sconce lighting left and right side.

General Overview and Timeline:

This project will take roughly two days to complete in stages that It will not impact host business hours of operation, neighboring business hours, or pedestrian foot traffic.

GLASS SERVICE OF CUMBERLAND INC
813 LAFAYETTE AVENUE
CUMBERLAND, MD 21502
(301) 724-3434 / Fax (301) 724-5912

Quote #	Q GSC0009952	Date	11/10/2022
Cust. #	BALTGRILL	Price Cat	1, RET
P.O. #		Sold By	
		Inst'l By	

BALTIMORE STREET GRILL
82 BALTIMORE STREET
CUMBERLAND, MD 21502

Cell: (301) 707-6018

Qty	Part	Thickness	Description	List	Price	Total
1	TEMP	1/4	66 X 94 TEMPERED GLASS	427.39	427.39	427.39
1	CLKT-GE		GE CLEAR SILICONE	4.70	4.70	4.70
6	LABOR		Labor Charge	165.00	165.00	990.00

TERMS OF PAYMENT ARE 30 DAYS FROM INVOICE DATE.

CREDIT AND DEBIT CARD PURCHASES WILL BE ASSESSED

A 4% "CONVENIENCE FEE". THIS FEE WILL BE REFLECTED ON YOUR
CREDIT OR DEBIT CARD RECEIPT.

SPECIAL INSTRUCTIONS

All material sold on this invoice is guaranteed to be as specified, and is not safety glazed material unless so marked. It is sold with the understanding that this material will not be glazed in a "hazardous location" as defined by the Consumer Product Safety Commission. All merchandise returned for credit, refund or exchange must be in resaleable condition, authorized for return, accompanied by this receipt, and may be subject to restocking fee. No returns will be authorized for special orders or cut flat glass.

Subtotal	432.09
Labor	990.00
Tax	25.93
Total	1448.02
Balance	1448.02

Terms of payment are 30 days from invoice date. A service charge of 1.500% per month (18.000% annum) will be added to past due accounts.

RECEIVED BY:

11/10/22 2:26pm by RICH Updated 11/10/22 2:26pm by RICH

Baltimore Street Grill

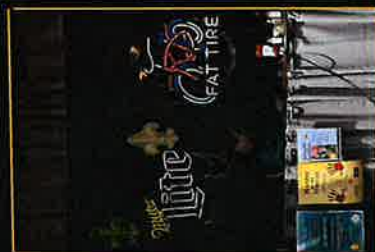
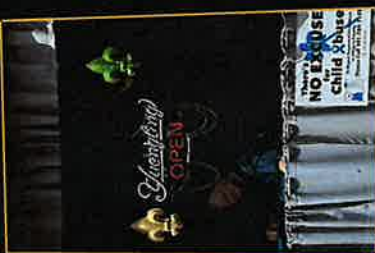
Current Façade

June 2025



Baltimore St. G•R•I•L•L

82 BALTIMORE





NEW SIGN: thick 1/2" or more routed letter that stands off the building slightly and the gold would be a specialty vinyl such as a hammered gold or mirrored gold. The letters would have a small white outline and white edge as well. The black would be a satin vinyl that is applied to the green board. The green we were talking about having be a nice satin/matte finish (From Sign Creator)



Example of lighting



Painting existing material and adding new street address in metal with gold/brass finish

Fleur De lis – Stain glass pattern

Overall new paint – Green as before, remove burgundy and add black and gold accents to existing façade where burgundy was and repaired façade of rotted wood veneer



Outdoor Metal Sconce lighting both sides

COLOR SELECTION

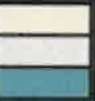
SW 6454

Shamrock



SW 6258

Tricorn Black





CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA25-000027

Agenda Item: COA25-000027

Project Address: 164 N CENTRE ST

Meeting Date: 07/01/2025

Property Number: 14005412

Issued with Conditions

Alex Rumgay

Dear Applicant:

The Historic Preservation Commission of the City of Cumberland on the above date, considered the application for construction at the above address as follows:

Exterior improvements are to include: Bracket hanging sign 'Allegany Garrett Titles & Settlements'.

The application was:

Issued with Conditions

APPROVED with the following conditions: Sign placement and appearance is approved for the local historic district. COA was approved via Administrative Review by Ruth Davis - Rogers on 7/1/2025. In addition to this approval this project will also require a sign permit and any other permits involved in the opening of a new business.

Sincerely,

Ruth Davis-Rogers

cc: Planning and Zoning

COA File

NOTE: Please note that the approval listed above only constitutes the approval of the Historic Preservation Commission. You must still ensure that all other permits associated with this project, if required, have been applied for and approved by the Building and Zoning Officer.

EXPIRATION OF CERTIFICATES OF APPROPRIATENESS: This application hereby expires six months following the file date if no action is taken to start specified work. Also, the application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision.



CITY OF
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DEPARTMENT OF COMMUNITY DEVELOPMENT

57 N. LIBERTY STREET, CUMBERLAND, MD 21502 • PHONE 301-759-6442 • FAX 301-759-6432 • TDD 800-735-2258

www.cumberlandmd.gov

Permit Number: COA25-000027

Approval Date: 07/01/2025

Certificate of Appropriateness Permit

Permit issued as per plans and subject to all applicable Preservations Guidelines, City Codes and regulations.

Project Location:	164 N CENTRE ST	Date applied:	06/23/2025
MD Prop. #:	14005412	Work expected to begin:	07/01/2025
Owner:	WOLFORD RENTALS LLC		
Applicant:	Allegany Garrett Titles & Settlement	Contractor:	Allegany Garrett Titles & Settlement
Address:	164 N Centre St	Address:	164 N Centre St
City/State/Zip:	Cumberland MD 21502	City/State/Zip:	Cumberland MD 21502
Phone:	(301) 777-2652	Phone:	(301) 777-2652
Email:	alexrumgay@agtiles.com	Email:	alexrumgay@agtiles.com
		MD Master Plumber License #:	11111111111111

Quantity	Description	Amount	Total Co.
1.0	Certificate of Appropriateness Review Fee	30.00	30.00

Project Description:
Bracket hanging sign 'Allegany Garrett Titles & Settlements'.

APPROVED with the following conditions: Sign placement and appearance is approved for the local historic district. COA was approved via Administrative Review by Ruth Davis - Rogers on 7/1/2025. In addition to this approval this project will also require a sign permit and any other permits involved in the opening of a new business.

Signature / Date

STATEMENT: I hereby agree to comply with all regulations which are applicable hereto, and further agree that the proposed work shall be faithfully carried out as described on this request and as shown on the plans accompanying same, and not otherwise. This application hereby expires six months following the file date if no action is taken to start specified work. Also, this application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision. The application is active for two years.

Signature

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000027**

Permit or Review Type: Certificate of Appropriateness

Project Location: 164 N CENTRE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Allegany Garrett Titles & Settlement
Address: 164 N Centre St
City/State/Zip: Cumberland MD 21502
Phone: (301) 777-2652
Email: alexrumgay@agtitles.com

Contractor Contact Information: Company Name: Allegany Garrett Titles & Settlement
Contact: Alex Rumgay
Address: 164 N Centre St
City/State/Zip: Cumberland MD 21502
Phone: (301) 777-2652
Email: alexrumgay@agtitles.com

Date of Application: 06/23/2025

Work Description: (narrative box)

Bracket hanging sign 'Allegany Garrett Titles & Settlements'.

Amount Paid: 30.00

Amount Due: 0.00



City of Cumberland

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

☐ Administrative Review ☐ HP Commission Review

CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

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

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

Project Address: 1164 N. Centre Street Tax ID # 14 - 005412

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

COA # 25-000027

RCA #

Application Date 6-23-2023

Applicant Name Allegany Garrett Titus Phone 301-777-2652

Applicant Address (if different than project address) Same as above

Fax 301-245-1877 Email alexrumgay@agtitus.com

Contractor Name (if applicable) Tom Evans Phone 301-689-6141

Contractor Address 12419 Vela Summit Rd SW, Frostburg MD, 21532 Email tom@customconcepts.com

Summarized Description of Project (please add extra pages, if needed) This request is for the

business name of my business, in which specs of the sign
are attached

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.

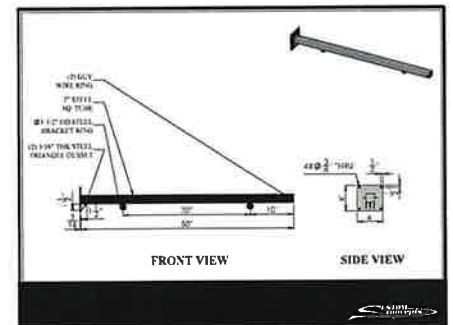
Apply for any relevant Building, Sign, and Occupancy Permits through the City (*fees apply*)

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.



Allegany Garrett
Titles & Settlements

Allegany Garrett
Titles & Settlements



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DEPARTMENT OF COMMUNITY DEVELOPMENT

57 N. LIBERTY STREET, CUMBERLAND, MD 21502 • PHONE 301-759-6442 • FAX 301-759-6432 • TDD 800-735-2258

www.cumberlandmd.gov

Permit Number: COA25-000028

Approval Date: 07/05/2025

Certificate of Appropriateness Permit

Permit issued as per plans and subject to all applicable Preservations Guidelines, City Codes and regulations.

Project Location:	68 BALTIMORE ST	Date applied:	06/23/2025
MD Prop. #:	14003169	Work expected to begin:	07/05/2025
Owner:	HAMPSTEAD CUMBERLAND ARMS PARTNERS		
Applicant:	Kameran Hayes	Contractor:	
Address:		Address:	
City/State/Zip:		City/State/Zip:	
Phone:	2409202585	Phone:	2409202585
Email:	kameranhayes094@gmail.com	Email:	kameranhayes094@gmail.com
		MD Master Plumber License #:	

Quantity	Description	Amount	Total Cost
1.0	Certificate of Appropriateness Review Fee	30.00	30.00

Project Description:
Hanging sign

APPROVED with the following conditions: This sign COA was reviewed internally and received Administrative Approval by Ruth Davis-Rogers on 7/5/25. A Certificate of Appropriateness approval does not constitute approval of other required federal, state, or local permit applications. Please check with the permit dept. to find out if you need any other permits for this project.

Signature / Date

STATEMENT: I hereby agree to comply with all regulations which are applicable hereto, and further agree that the proposed work shall be faithfully carried out as described on this request and as shown on the plans accompanying same, and not otherwise. This application hereby expires six months following the file date if no action is taken to start specified work. Also, this application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision. The application is active for two years.

Signature



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA25-000028

Agenda Item: COA25-000028

Project Address: 68 BALTIMORE ST

Meeting Date: 07/05/2025

Property Number: 14003169

Issued

Kameron Hayes

Dear Applicant:

The Historic Preservation Commission of the City of Cumberland on the above date, considered the application for construction at the above address as follows:

Exterior improvements are to include: Hanging sign

The application was:

Issued

APPROVED with the following conditions: This sign COA was reviewed internally and received Administrative Approval by Ruth Davis-Rogers on 7/5/25. A Certificate of Appropriateness approval does not constitute approval of other required federal, state, or local permit applications. Please check with the permit dept. to find out if you need any other permits for this project.

Sincerely,

Ruth Davis-Rogers

Cc:Planning and Zoning
COA File

NOTE: Please note that the approval listed above only constitutes the approval of the Historic Preservation Commission. You must still ensure that all other permits associated with this project, if required, have been applied for and approved by the Building and Zoning Officer.

EXPIRATION OF CERTIFICATES OF APPROPRIATENESS: This application hereby expires six months following the file date if no action is taken to start specified work. Also, the application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision.

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000028**

Permit or Review Type: Certificate of Appropriateness

Project Location: 68 BALTIMORE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Kameran Hayes

Address:

City/State/Zip:

Phone: 2409202585

Email: kameranhayes094@gmail.com

Contractor Contact Information: Company Name:

Contact: Kameran Hayes

Address:

City/State/Zip:

Phone: 2409202585

Email: kameranhayes094@gmail.com

Date of
Application: 06/23/2025

Work Description: (narrative box)

Hanging sign

Amount Paid: 30.00

Amount Due: 0.00





HANGING
SIGN LOCATION

X →



COMING
JULY

Vintage Trifft
SHOP
COMING SOON!

64





sluN

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000024**

Permit or Review Type: Certificate of Appropriateness

Project Location: 7 N LIBERTY ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Carl Belt, Inc.
Address: 11521 MILNOR AVENUE PO Box 1210
City/State/Zip: Cumberland MD 21502
Phone: 3017298900
Email: asterne@thebeltgroup.com

Contractor Contact Information: Company Name: Carl Belt, Inc.
Contact: Adam Sterne
Address: 11521 MILNOR AVENUE PO Box 1210
City/State/Zip: Cumberland MD 21502
Phone: 3017298900
Email: asterne@thebeltgroup.com

Date of Application: 06/02/2025

Work Description: (narrative box)

COA for facade removal for necessary structural repairs, new windows and new brick veneer.

Amount Paid: 30.00

Amount Due: 0.00



City of Cumberland

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

☐ Administrative Review

☐ HP Commission Review

CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

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

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

Project Address: 7, 9, 11 LIBERTY STREET

Tax ID # 14 - 003649

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

COA # 25000024
RCA #

Application Date MARCH 26, 2025

Applicant Name ADAM STERNE / CARL BELT, INC.

Phone (301) 707-6401

Applicant Address (if different than project address) P.O. Box 1210 CUMBERLAND, MD 21502

Fax _____ Email asterne@thebeltgroup.com

Contractor Name (if applicable) CARL BELT, INC.

Phone (301) 729-8900

Contractor Address P.O. Box 1210 CUMBERLAND, MD 21502

Email (same)

Summarized Description of Project (please add extra pages, if needed) FACADE REMOVAL FOR NECESSARY STRUCTURAL REPAIRS, NEW WINDOWS & NEW BRICK VENEER.

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.

Renovations of 7/9/11 North Liberty Street

Full Description of Work

Owner: Rawlings Real Estate Holdings, LLC / Ryan Sawyers (765)413-4915

Contractor: Carl Belt, Inc. / Adam Sterne (301)729-8900

PHASE 1: STRUCTURAL ASSESSMENT & NECESSARY REPAIRS

Structural Repairs: 2nd Floor/Attic Floor/Roof Wood Framing & Headers (including new structural steel posts as permanent support to the existing wood headers. Removal of deteriorated wood floor framing/sheathing and replacement with new concrete slab on grade. This was installed to ensure there was not any compromise to the exterior walls from the missing floor framing.

Stair Removal & Repairs: At 7 Liberty Street, the stairwell was missing and a makeshift platform built to cover the floor void. We removed the platform & installed structural framing to ensure no other floor compromises. The reconstructed floor framing was installed at the same elevation as the adjacent floor. At 11 Liberty Street, the 24" wide interior stair located at the rear of the property was deemed unsafe by our Safety Engineer Joe Farris and not allowed to be used. We then removed what was left of the stairwell and infilled the void with structural floor framing.

2nd Floor and Attic Stair Removal & Replacement: All stairwells were removed as they were also deemed unsafe. Stairwell were 30" wide max and didn't meet code. New wooden stairs were installed and widened to 48". Stairs are properly braced for permanent use.

Liberty Street Metal Facade Removal and Structural Framing (2nd Floor only): Our plan is to remove and discard the metal panels (with the intent of an historical look and windows to be brought back), and necessary structural repairs made to the floor framing and headers at the front wall. Windows are to remain at this stage, and no other work was performed on the front wall.

PHASE 2: EXTERIOR IMPROVEMENTS

Liberty Street Windows: Removal of the existing broken 6-panel and single hung pane glass windows. There are two windows for both 7 and 11 Liberty Street. Replacement windows would all match (6-pane panel insulated energy efficient windows). Color to be White, pending approval by HPC.

Off Street Windows: Windows to be replaced with single hung code compliant windows for egress purposes per the life safety regulations. Color to be White.

Exterior Front Entrance Doors: All exterior doors are to be replaced. The front entrance existing doors to 7 & 11 Liberty are aluminum storefront. Doors to be approved by HPC prior to ordering.

Rear Alley Doors: Existing wood doors & frames were damaged and require replacement. Replacement includes commercial style door frames, leafs, and hardware. Leafs to be insulated flush hollow metal with no glass for security/safety reasons.

Brick Veneer Façade: New plywood sheathing and air barrier material to be installed with new brick veneer. Brick to be approved by HPC.

Roof: The existing roof will be sealed and shingles replaced as needed to prevent. It is anticipated that the roof will remain as-is unless funding is available.

PHASE 3 INTERIOR IMPROVEMENTS

7 Liberty Street (Commercial Leased Space): New construction to include 2" x 6" wood framed exterior wall, interior wood framed walls, sound batt insulation, 5/8" drywall, new hollow core wood/Masonite doors, acoustical ceiling system allowing 2nd Floor plumbing access (tile to be beveled tegular), luxury vinyl tile flooring, wall painting, ADA compliant restroom, water heater, new HVAC system (located in the attic space), ductwork, diffusers, new 200 amp service electrical panel, all new electrical wiring, light fixtures, exit signs, convenience electrical outlets (installed 8'-0" on center spacing).

11 Liberty Street (Commercial Leased Space): Same construction as 7 Liberty Street.

9 Liberty Street (2 Residential Spaces): New apartment consisting of an open space Kitchen/Dining/Living Room, 1 bedroom, bathroom with shower, designated washer/dryer area, pantry, and bedroom closet. Construction to include 2" x 6" wood framed exterior wall, interior wood framed walls, sound batt insulation, 5/8" drywall, drywall ceilings, new hollow core wood/Masonite doors, plywood subfloor sheathing and sound floor board, luxury vinyl tile flooring, wall painting, new kitchenette, water heater, new HVAC system (located in the attic space), ductwork, diffusers, new 200 amp service electrical panel, all new electrical wiring, combination of wall & ceiling can light fixtures, electrical outlets.



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

COA25-000025

Address: 7-9-11 N. Liberty St.

Project Contact: Adam Stern (Belt Construction) & Ryan Sawyers (building owner)

Project Summary:

Renovation of storefront facade

Property Description:

This building is located in the Downtown Cumberland Historic District, on N. Centre Street. The Cumberland Historic District gains its significance from both its architecture and the history of its commercial development. These late 19th to early 20th century buildings consist of a broad array of significant architectural styles. 7-9-11 N. Liberty St. consists of two buildings, the one facing on the left is estimated to be from the late 1800's, the one on the right from the early 1800's.

Staff Summary:

This building has lived many lives over the past 150 +/- years. Originally brick, it was severely altered in the late 50's or early 1960's when it was modernized with the very popular Vitrolite/Carrara glass which coincided with the art deco and modernist period which ushered in mid-century modern. When the façade was updated, it was severely altered due to the change in doorways and windows. In addition, the façade of the second story was covered (including windows) in aluminum to make it appear more modern.

The owner of this building would like to open up the second story windows so as to create rental units. In order to do this the vitrolite glass tile and aluminum metal would need to be removed. Thus, the building's current appearance would be altered and would return to something like it's original look as presented in the attached elevation proposals. While the owner is not attempting to create a replica, the building's appearance will echo its original intended design. Because of this the selection of the doors, windows, roof and colors matter due to the fact all of these things contribute to the look and design of the building. While spec sheets have been provided detailing the materials that the windows and doors are being made of, it is unclear what the design/style will be at the time this verbiage is being written.

Something to think about and consider. Due to the fact Vitrolite glass is no longer made, and exteriors made with such are prized by building owners, Vitrolite glass tiles are in demand for repairs. Often Vitrolite glass tiles are fragile and break upon removal, however if an effort went into saving these tiles as they are being removed, there may be other building owners who would want some of the tiles to keep on hand for repairs.

Applicable City of Cumberland Design Guidelines:

Identifying, retaining, and preserving storefronts, and their functional and decorative features, is important in defining the overall historic character of a building and the district where it is located. Storefront materials, and retaining the configuration of the storefront, is significant (such as display windows, doors, transoms, etc.).

The sections of the Preservation Guidelines that pertain to this application can be found under Specific Design Guidelines for Commercial Buildings (the entire chapter which is attached).







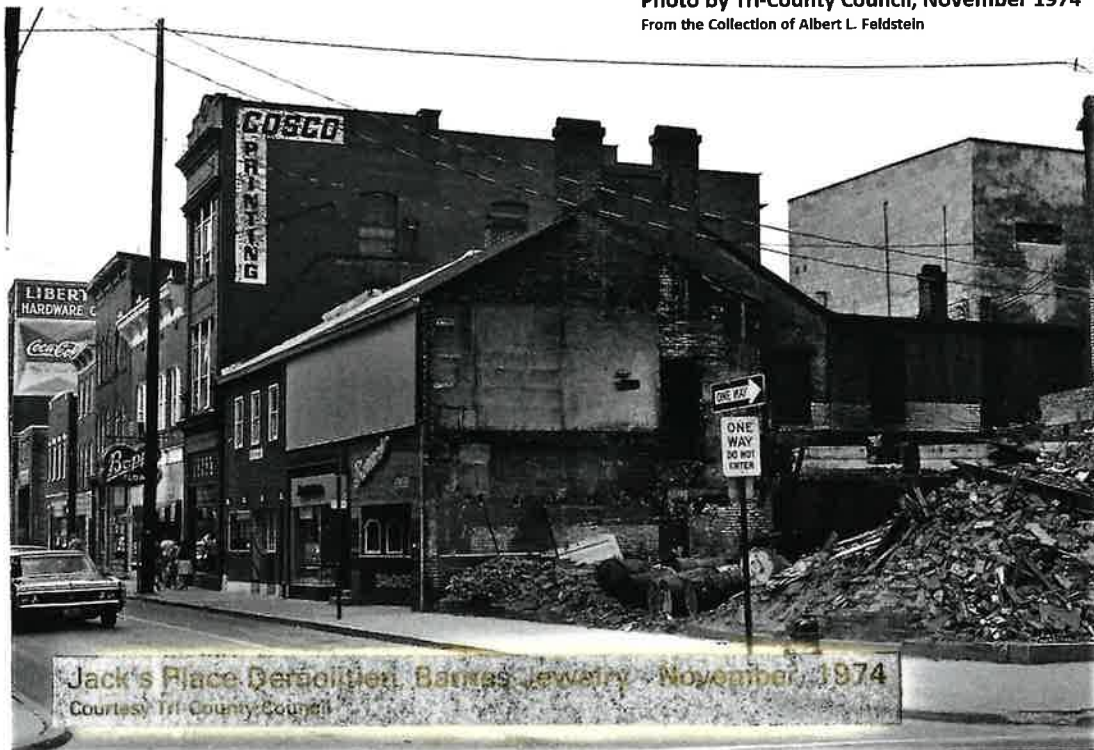


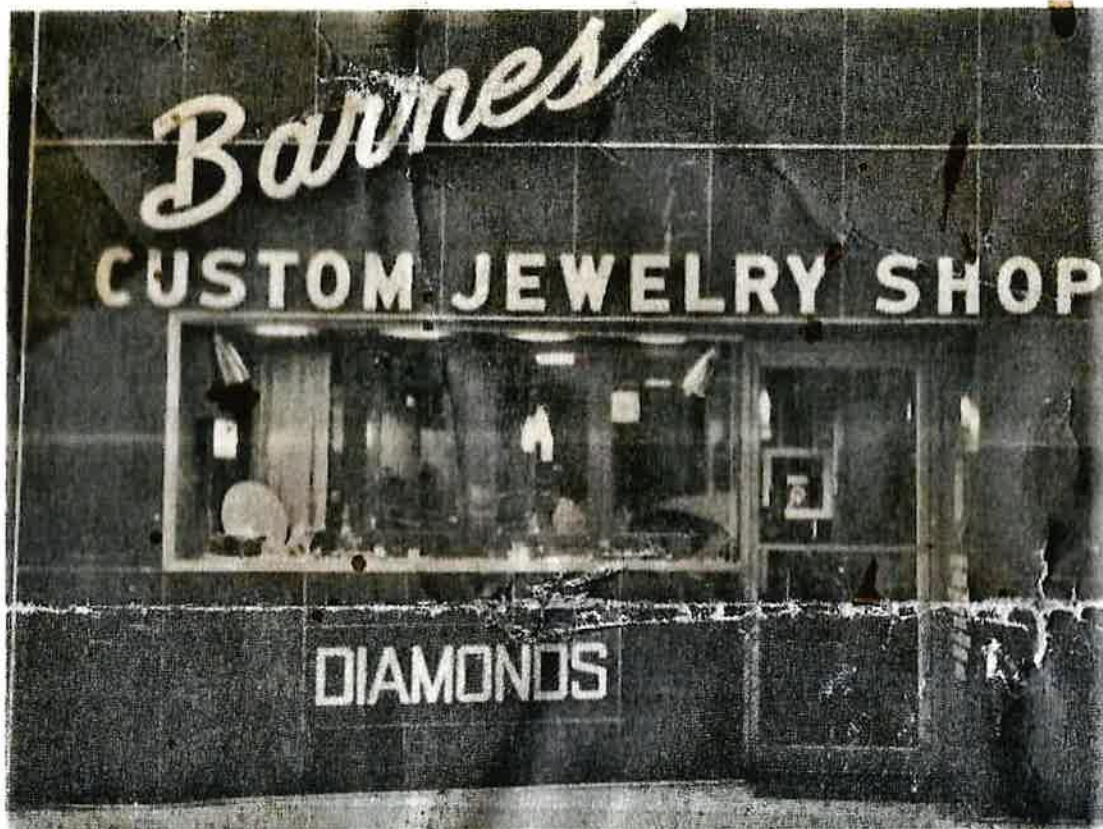
7-9-11 N. Liberty Street



Picture of 7-9-11 after one of the great floods

Photo by Tri-County Council, November 1974
From the Collection of Albert L. Feldstein





**Barnes Custom Jewelry Shop, North Liberty Street, Cumberland, Maryland, circa early 1960's. From a publication entitled "Orchids or Cactus."
From the Collection of Albert L. Feldstein**



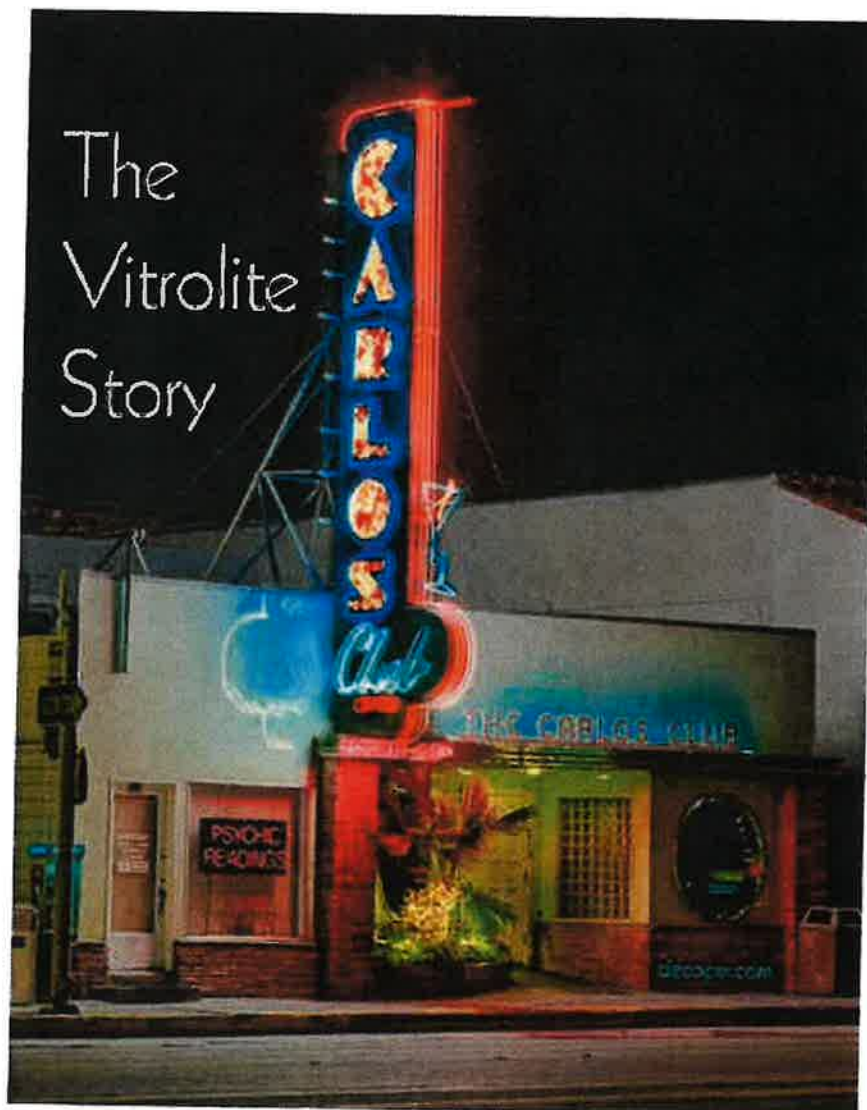
Barnes Custom Jewelers - Former location on North Liberty Street, Cumberland, Md. - Photograph by Albert L. Feldstein - January 11, 2023

DECOPIX

THE ART DECO ARCHITECTURE SITE

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THE VITROLITE STORY



In the middle years of the Great Depression, shiny colored "Vitrolite" glass appeared on store fronts in the U.S. and U.K. The peak popularity of this pigmented structural glass coincided with the later Art Deco streamlined period, making Vitrolite and Art Deco inseparable.

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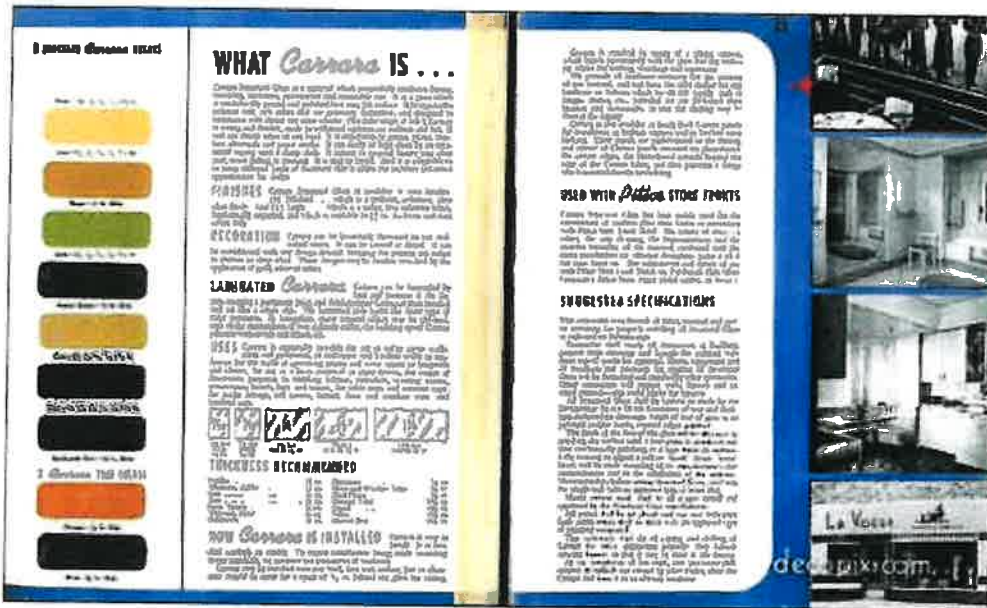
There were at least eight manufacturers of pigmented structural glass but ultimately, two vied for first place, Pittsburgh Plate Glass, makers of "Carrara" and the Vitrolite Company.

Vitrolite

Carrara and Vitrolite were essentially identical in appearance and application so the story of their rivalry is more than anything else, about marketing.

According to Jeffrey L. Meikle's [Twentieth Century Limited](#), more architects and contractors ordered structural glass from PPG (Carrara) than from any other supplier. So it would seem Carrara outsold Vitrolite yet hardly anybody except historians and Decopix readers remembers Carrara at all.

Am I splitting hairs to mention the Carrara/Vitrolite distinction? Perhaps, but here's an example. Walter Chrysler's dining room in the Chrysler building's Cloud Club was a tour-de-force showcase of Vitrolite. Only it wasn't Vitrolite; it was Carrara.



A 1942 Carrara brochure. What's that, at top right?

The truly MODERN EXTERIOR expressed in Modern VITROLITE



Mid-Continent Petroleum Corp. Service Station No. 1, Springfield, Ohio. Designed by McCormick, Architects, Columbus, Ohio

WHAT is more modern or more characteristic of this age than the filling station! With this thought in mind, Architect McCormick has taken a big step forward. Using modern materials—Vitrolite and Aluminum—he has made a filling station that is modern and looks modern. It actually harmonizes with the automobile it serves. This is an epochal development. A great, modern institution, the Mid-Continent Petroleum Corporation, serving modern needs has faced this problem honestly and the result speaks for itself.

VITROLITE

Black and Ivory Vitrolite forms most of the facing, but in the signs made of separate pieces of Vitrolite, additional colors are used.

Architects all over the country are turning to Vitrolite for the modern exterior. Whether for a store front, a modern home, or the entire facing of the highest skyscraper, Vitrolite is entirely practical and appropriate thru the development of new construction methods.

For further information, call on the Vitrolite representative in your city or write to us directly at the address given below.

THE VITROLITE COMPANY

179 S LA SALLE ST., Room 1103, CHICAGO, ILL. PATENT: PATENTED, W. VA.
REPRESENTATIVES IN ALL PRINCIPAL CITIES

Gas Station with Vitrolite facing, early 1930s.

What is VITROLITE?

Thickness and Color

VITROLITE is a standard material with manufacturers of soda fountains, counters, furniture, barber shop, hotel and restaurant equipment. Vitrolite is furnished in structural ceramic slabs from $\frac{1}{16}$ " to $\frac{3}{16}$ " thick that combine the desirable qualities of glass, marble and porcelain. It may be had in colors of white, ivory, jade, lavender and black, in which inlaid decorative effects in any style or colors may be carried out.

Characteristics

Its firepolished lustrous surface resembling, but surpassing in beauty, the finest porcelain, will neither crack, stain nor deteriorate. It cannot absorb liquids, nor can it be attacked by acids. It is so easy to clean that the stroke of a damp cloth will keep it spotless.

Applications

It is the ideal material because its hard, non-absorbent surface defies moisture, dirt, odors and discoloration.

It will not crack, crack or darken with age. Vitrolite is permanently new.

The preference for Vitrolite in the confectioner's store, drug store, soda parlor, hotel, restaurant, lunch room, cafeteria, meat market, barber shop, beauty parlor, and other places where cleanliness and beauty are paramount has grown rapidly because no dirt or dust can collect.

Special Design Service

Art Department

Where interiors and requirements are of a decidedly individual nature, Vitrolite counters, fountains, backbars, mirror cases, tables, walls, ceilings and store fronts may be specially designed to embody the characteristics of any style or period, and to carry out any color scheme. Upon request the Art Department, of the Vitrolite Co., will prepare colored sketches of specially decorated Fountains, Counters, Tables or wall treatments for your approval, and without any obligation.

WHITE VITROLITE



IVORY VITROLITE



JADE VITROLITE



LAUREL VITROLITE



BLACK VITROLITE

MADE IN U.S.A.

VITROLITE CO. CHICAGO, ILL.

Vitrolite colors, 1927



VITROLITE COLORS



© Vitrolite is produced in the plate and agate colors shown on this chart. The specimens are representative only, due to the limitations of color printing and give only a slight indication of the actual beauty of Vitrolite. Among the wide assortment of colors there are appropriate shades for all necessary requirements and an infinite variety of beautiful color combinations is possible.

Emerald Agate, Walnut Agate and Royal Blue Agate are finished in light, medium and dark shades and the shades desired should be indicated. The illustrations show a medium shade. A slight variation is to be expected in plain Vitrolite colors, in the agate colors there will be variations in both color and texture. If a certain shade of plain or agate Vitrolite is desired, a sample of the color should accompany the order.

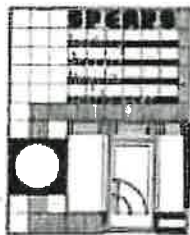
From time to time certain colors may be added and discontinued. Specifications will be promptly announced, but it is advisable to check up on colors available for any large project.

Vitrolite Structural Glass is available in the following thicknesses: 1/8", 1/4", 3/8", 1/2", 5/8", 3/4", 1", 1 1/4", 1 1/2", 1 3/4", 2", 2 1/4", 2 1/2", 3", 3 1/4", 3 1/2", 4", 4 1/4", 4 1/2", 5", 5 1/4", 5 1/2", 6", 6 1/4", 6 1/2", 7", 7 1/4", 7 1/2", 8", 8 1/4", 8 1/2", 9", 9 1/4", 9 1/2", 10". All clear colors are supplied in 11/32" only.

EXECUTIVE OFFICES:—
HARRY OWENS-POSS GLASS COMPANY
NICHOLAS BUILDING, YONKOS, CALIF.

Vitrolite colors, 1939

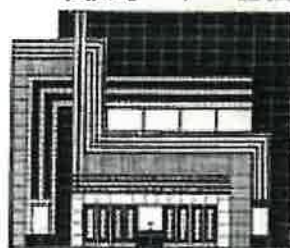
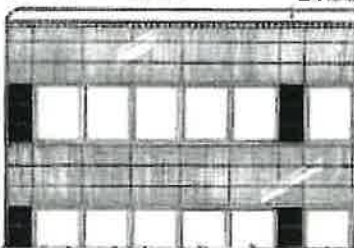
VITROLITE STORE FRONTS AND BUILDING EXTERIORS



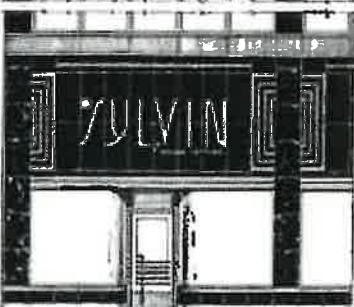
VITROLITE SHOP FRONT
 Facade of a shop front with a large circular window and a grid pattern. Scale 1/4" = 1'-0"



GAS AND SERVICE STATION
 Facade of a gas and service station with a grid pattern and a large rectangular window. Scale 1/4" = 1'-0"



VITROLITE MOVIE THEATRE FRONT
 Facade of a movie theatre with a grid pattern and a large rectangular window. Scale 1/4" = 1'-0"



VITROLITE EXTERIOR TREATMENT OF BUILDING
 Facade of a building with a grid pattern and a large rectangular window. Scale 1/4" = 1'-0"

VITROLITE FACADE OF EXPOSITION BLDG.
 Facade of an exposition building with a grid pattern and a large rectangular window. Scale 1/4" = 1'-0"

Vitrolite literature contains interesting, nearly hidden details too. This page from is Vitrolite Construction Details, c.1931.

7-11 N. Liberty St. Building
Proposed Facade Renovation

March 2025

Renovations of 7/9/11 North Liberty Street

Owner: Rawlings Real Estate Holdings, LLC / Ryan Sawyers (765)413-4915

Contractor: Carl Belt, Inc. / Adam Sterne (301)729-8900

Subcontractor: Glass Service of Cumberland (301)724-3434

EXTERIOR TRIM PAINT

PPG SUN PROOF

76-45XI SERIES

PRODUCT DATA/CUT SHEETS

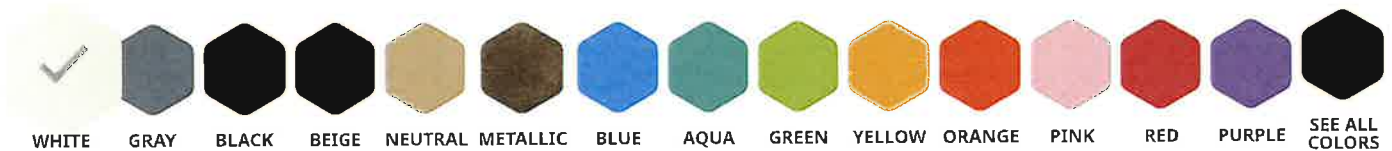
COLOR: COMMERCIAL WHITE

PPG #1025-1



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White Paint Colors



White [paint colors](#) give space to rooms as well as bring in light. Have a small room you want to expand or a space you need to give a sense of peace? Choose a brilliant white from our white paint color palette below.

OUR MOST POPULAR WHITE PAINT COLORS



Delicate White
PPG1001-1



Commercial White
PPG1025-1



Gypsum
PPG1006-1



Botany Beige
PPG15-27



Cake Batter
PPG1214-1



Camel Tan
PPG12-13



Candlelit Beige
PPG1207-1



China White
PPG1101-1



Clear Yellow
PPG1215-1



Cold Foam
PPG1097-1



Combed Cotton
PPG1205-1



Commercial White
PPG1025-1

Renovations of 7/9/11 North Liberty Street

Owner: Rawlings Real Estate Holdings, LLC / Ryan Sawyers (765)413-4915

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1st FLOOR

**EXTERIOR STOREFRONT
WINDOWS & DOORS**

PRODUCT DATA/CUT SHEETS

COLOR: DARK BRONZE

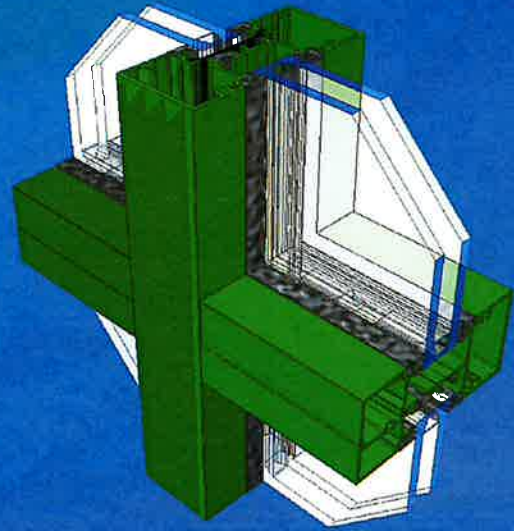
T14000 Series Storefront

Single cavity pour and debridge thermal barrier

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard single cavity pour and debridge thermal barrier members with 2" x 4-1/2" profiles for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery. Our redesigned storefront systems are based on #12 screw fasteners which greatly decrease rework in the field. Framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



**Standard Medium
Stile Entrances**

**ALSO
USED
WITH**

**200 Series
Curtainwall**

Wendy's, Cemetery Road, Hilliard, OH

TUBELITE®
DEPENDABLE

Architectural

FRAMING SYSTEMS

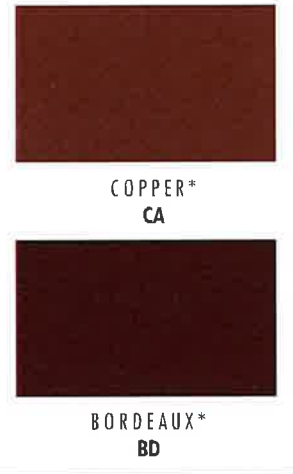


TUBELITE
DEPENDABLE

ANODIZED FINISHES



SPECIALTY FINISHES



STANDARD PAINTED COLORS



*COPPER AND BORDEAUX ANODIZE ARE ONLY AVAILABLE TO BE FINISHED THROUGH THE WAUSAU FINISHING - LINETEC FACILITY.

NOTE: COLORS SHOWN ARE NOT EXACT AND ARE INTENDED FOR PLANNING PURPOSES. FOR ACTUAL COLOR CHIPS, PLEASE REACH OUT TO YOUR LOCAL AFS SALES REPRESENTATIVE.

Renovations of 7/9/11 North Liberty Street

Owner: Rawlings Real Estate Holdings, LLC / Ryan Sawyers (765)413-4915

Contractor: Carl Belt, Inc. / Adam Sterne (301)729-8900

Subcontractor: Glass Service of Cumberland (301)724-3434

2nd FLOOR EXTERIOR WINDOWS

PELLA RESERVE SERIES PRODUCT DATA/CUT SHEETS

COLOR: WHITE

Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Easy-to-learn Pella Steady Set® interior installation system**

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.

- **Historical Details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified³**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

- **Testing beyond requirements**

All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.

- **Best limited lifetime warranty⁴**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.⁴

Available in these window and patio door styles:



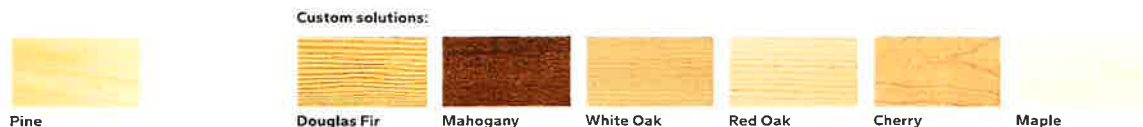
Special shape windows also available.

^{1 2 3 4} See back cover for disclosures

Colors

Wood Types

Choose the wood species that best complements your project's interior.



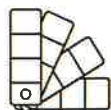
Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷



Custom colors are also available.



Screens

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window — appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer®

The TuffScreen® is 2.5x stronger than a standard screen.⁸ It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

*All trademarks are property of their respective owners.

Flat

InView™ screens are clearer than conventional screens and come standard.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

³ Ratings are contingent on product configurations.

⁴ Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.

⁵ Flush multi-slide handle is a Pella exclusive design.

⁶ Flush multi-slide handle is not available in Champagne.

⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

⁸ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.

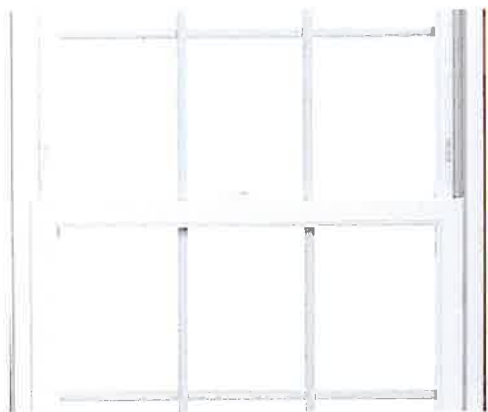


Vinyl Window Finishes & Colors

Our unique vinyl formula, available in beautiful colors.

Vinyl Finishes & Colors

Create a signature look with solid-color and dual-color frames. Made from Pella's unique vinyl formula, these windows are available in a variety of colors. Find the perfect color for vinyl windows to complete your home's one-of-a-kind design.



Vinyl Finish & Color Features

Dual-Color Frames

Choose a different color for the exterior of your window frames with a white interior.

Color-Matched Hardware

Ease the transition from window to hardware with color-matched hardware styles.

Durable Finishes

Solid color throughout the vinyl keeps minor dings and scratches virtually invisible.

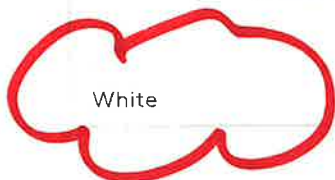
Explore Vinyl Finishes & Colors

SOLID-COLOR FRAMES

Offering the same color on both the interior and exterior, solid-color frames are a beautiful addition to any home. With one color throughout the frame, scuffs and scratches are hard to see. Available in some of our most popular colors, you can find a solid-color vinyl window to complement your home.

Pella 250 Series

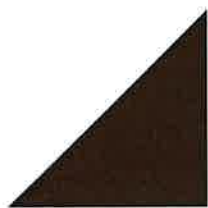
Encompass by Pella



White

DUAL-COLOR FRAMES

Choose a vinyl window with dual-color frames to add a pop of visual interest to your home. When you choose dual-color frames, you get a window with a White interior and your choice of exterior color. Available in popular neutrals and bright and modern colors, there is a dual-color frame vinyl window to perfectly complement your home.



White Interior with Brown Exterior

Vinyl Finishes & Colors Inspiration

Renovations of 7/9/11 North Liberty Street

Owner: Rawlings Real Estate Holdings, LLC / Ryan Sawyers (765)413-4915

Contractor: Carl Belt, Inc. / Adam Sterne (301)729-8900

Subcontractor: Glass Service of Cumberland (301)724-3434

EXTERIOR BRICK VENEER

**CONTINENTAL BRICK CO.
PRODUCT DATA/CUT SHEETS**

COLOR: 594 AUTUMN BLEND

Continental Brick Company

154 Charles Town Road
Martinsburg, West Virginia 25405

Phone: 304-263-6974

July 2, 2025

Sharon Emerick
T. Emrick Trucking and Supply Company
[12400 - 12498] Rock Cut Rd
Cumberland, MD 21502

Project: Downtown Job Cumberland, MD

GC: Carl Belt, Inc.

Brick: Standard 490 and Standard 594

Re: Brick Certification and Test Report

Dear Ms. Emrick:

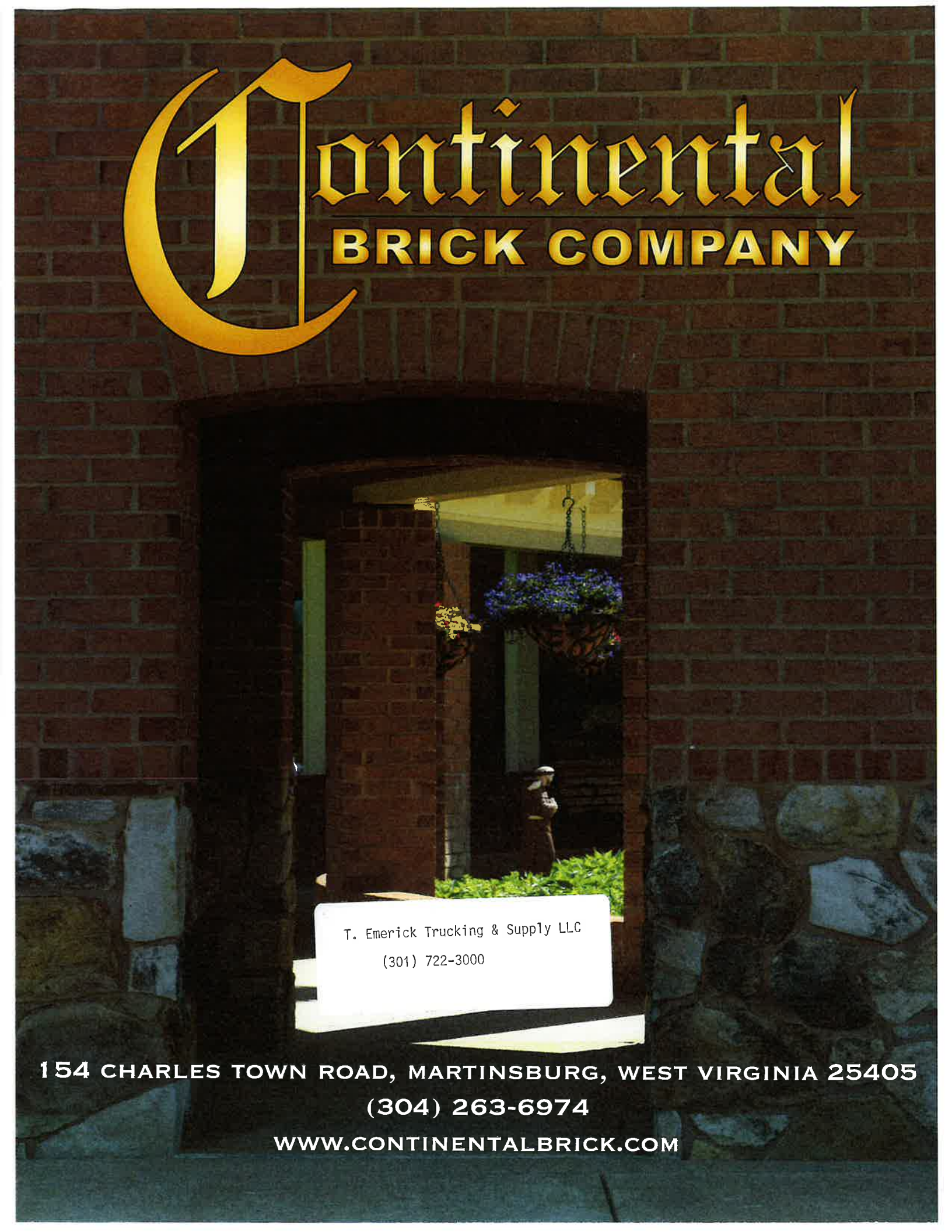
This is to certify that the Standard 490 and Standard 594 brick are manufactured by Continental Brick Company at the Martinsburg Plant and conform to the Standard Specifications for Facing Brick, ASTM C 216, Grade SW, Type FBS.

We recommend the use of water and the bucket-and-soft brush method of cleaning brick masonry.

Sincerely,



Donald B. Sult
Vice President

The background of the entire advertisement is a photograph of a brick building. The upper portion shows a close-up of the brickwork with the company logo overlaid. The lower portion shows a dark, arched doorway leading into a brightly lit interior. Inside the doorway, a person is visible standing near some greenery and hanging flower baskets. The logo is a large, stylized 'C' in a golden-yellow color, followed by the word 'ontinental' in a matching gothic-style font, and 'BRICK COMPANY' in a bold, sans-serif font below it.

Continental

BRICK COMPANY

T. Emerick Trucking & Supply LLC
(301) 722-3000

154 CHARLES TOWN ROAD, MARTINSBURG, WEST VIRGINIA 25405
(304) 263-6974

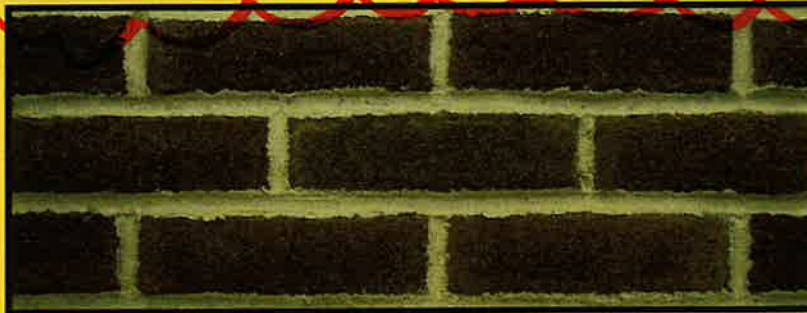
WWW.CONTINENTALBRICK.COM



**582
CONTINENTAL
BLEND**



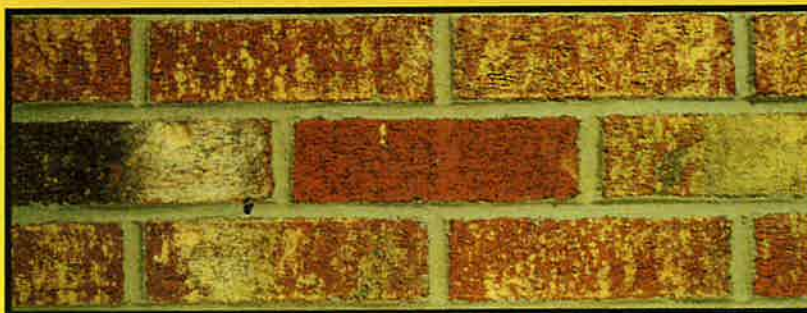
**594
AUTUMN BLEND**



**597
WALNUT BLEND**



680



A40X

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000026**

Permit or Review Type: Certificate of Appropriateness

Project Location: 515 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Women's Civic Club
Address: 515 Washington St
City/State/Zip: Cumberland MD 21502
Phone: 3017226099
Email: Sheryl Brown , Julie Ferris

Contractor Contact Information: Company Name: Women's Civic Club
Contact:
Address: 515 Washington St
City/State/Zip: Cumberland MD 21502
Phone: 3017226099
Email: Sheryl Brown , Julie Ferris

Date of Application: 06/20/2025

Work Description: (narrative box)

Raising porch by 8". Replace all floor joists, pour concrete footers for porch columns, install trex decking, pour new concrete steps.

Amount Paid: 30.00

Amount Due: 0.00



City of Cumberland

☐ Administrative Review ☐ HP Commission Review

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

CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

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

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

Project Address: 515 Washington St. Tax ID # 06 - 043062

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 # 25-000026

RCA #

Application Date 6/17/25

Applicant Name Womans Civic Club Phone 240 979 8399

Applicant Address (if different than project address) _____

Fax _____ Email lisaclaus.WCC@gmail.com

Contractor Name (if applicable) First General Phone 301-729-1859

Contractor Address 12816 Winchester Rd Cumberland Email _____

Summarized Description of Project (please add extra pages, if needed) _____

raise the porch by 8". replace all floor joist. Pour concrete footers for porch columns. Install trex decking. Pour new concrete steps.

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.



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

COA#25-000026

Address: 515 Washington Street

Woman's Civic Club – Lisa Claus Representative

Project Summary:

This proposed project involves renovation of front porch

Property Description:

This property is located in the Washington Street Historic District. This historic district consists of a six-block stretch of this prominently sited thoroughfare that includes much of the City of Cumberland's most significant civic, religious, and residential architecture. This wide street, with brick sidewalks shaded by old-growth trees, is architecturally and historically significant. These structures represent the heyday of Cumberland, when the city was the second largest in the state (next to Baltimore) and was recognized as an important center of industry and transportation.

This house, built between 1866-69 and is located at 515 Washington Street, retains many of its original exterior features and commands attention. The house embodies Gothic Revival features such as: steep gables with decorative bargeboard and brick chimneys with corbeled caps. In addition, there is a balustrade above the arched oriel windows on the third floor. This structure is a part of the Washington Street National Register District and is considered a "historic contributing building", which is a structure within a designated historic district that adds to the overall historical significance and character of that district due to its architectural style, historical associations, or archaeological value, meaning it was built during the period of significance for the district and retains a high degree of integrity, contributing to the district's overall story rather than detracting from it.

Applicable Standards to consider:

The sections of the Preservation District Design Guidelines for Cumberland, Maryland that pertain to front porch renovations on a historic home: Restore Historic Porch Features (see attached). While it is acceptable to use synthetic wood flooring in the renovation of exterior porches, other original materials should be repaired and reused before replacing. In addition, attention needs to be brought to the fact that if the porch is raised too much, it will by code be required to have railings installed (see next page).

In general, a porch railing is required by code when the porch floor is 30 inches or more above the ground. The minimum height for the railing itself is typically 36 inches above the porch floor, although some areas may require 42 inches.

Here's a more detailed breakdown:

- **30-inch rule:**

Most building codes, like the [International Residential Code \(IRC\)](#), mandate railings for decks and porches where the walking surface is more than 30 inches above the ground.

- **Minimum height:**

The IRC requires a minimum railing height of 36 inches above the deck surface.

- **Variations:**

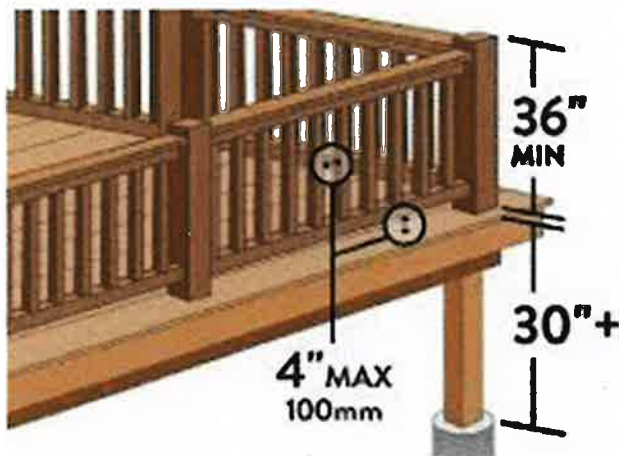
Some jurisdictions may have their own specific requirements, so it's always best to check with your local building department for the most accurate information. For example, California may require 42-inch railings.

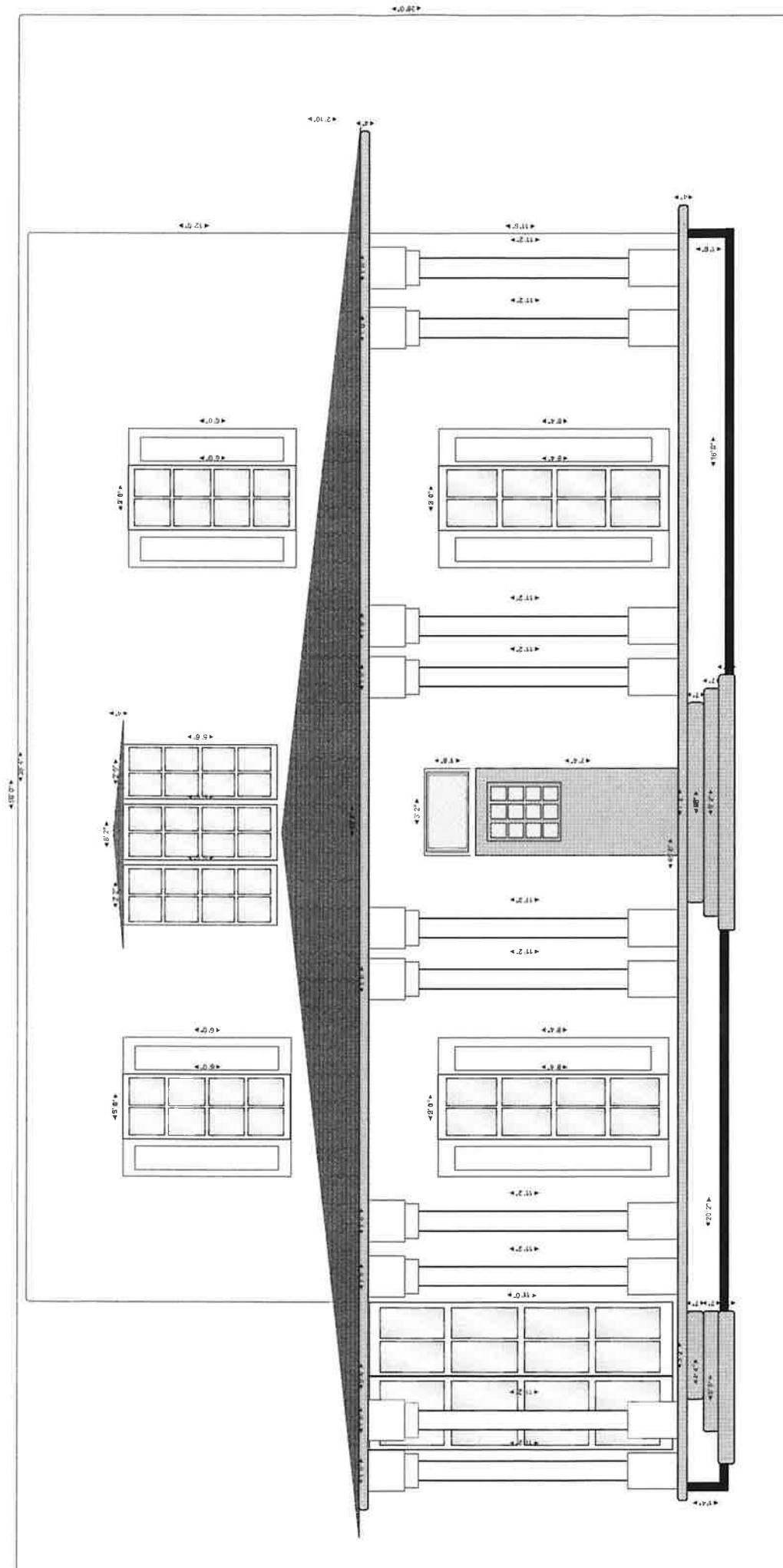
- **Measurement:**

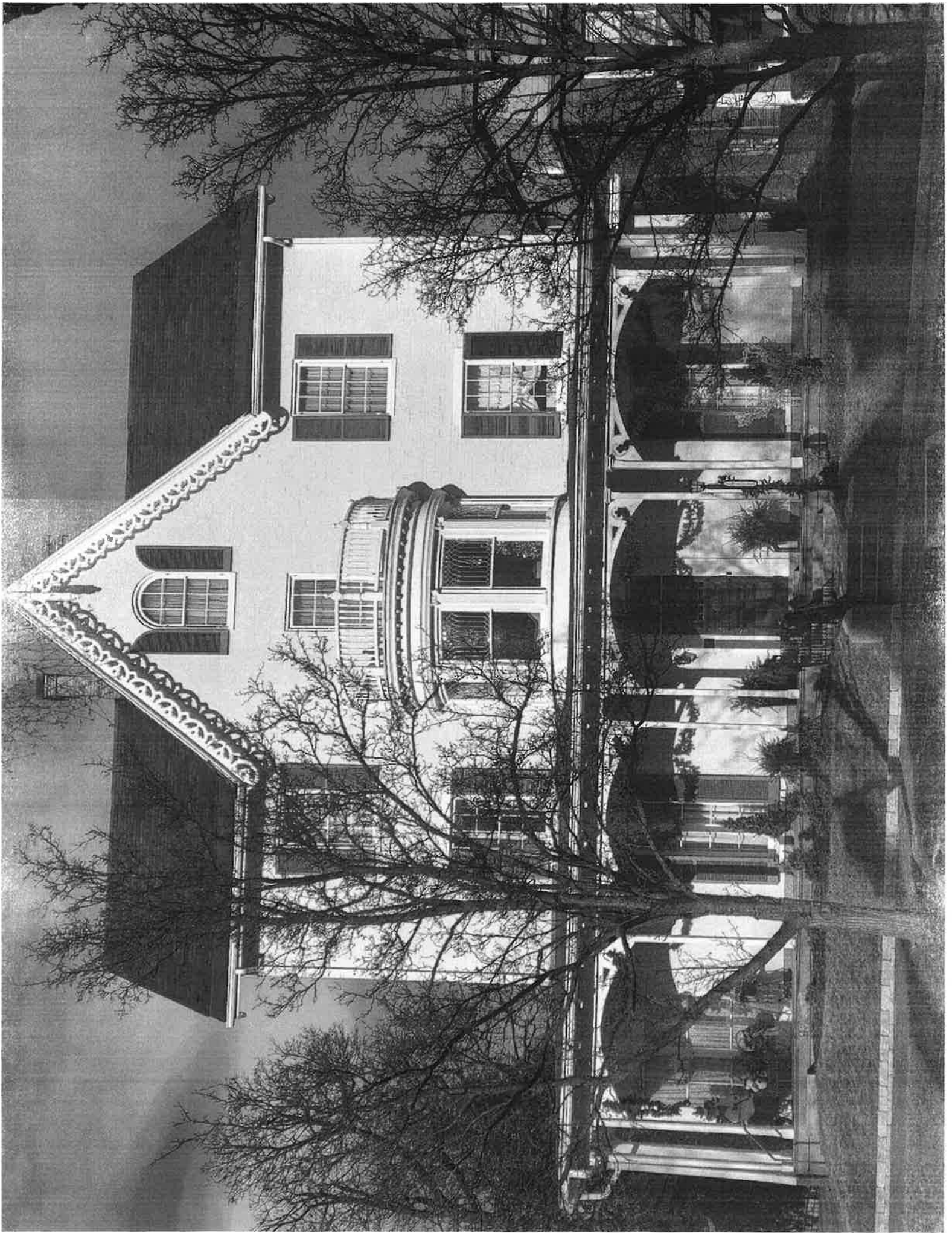
Railing height is measured from the deck surface to the top of the rail.

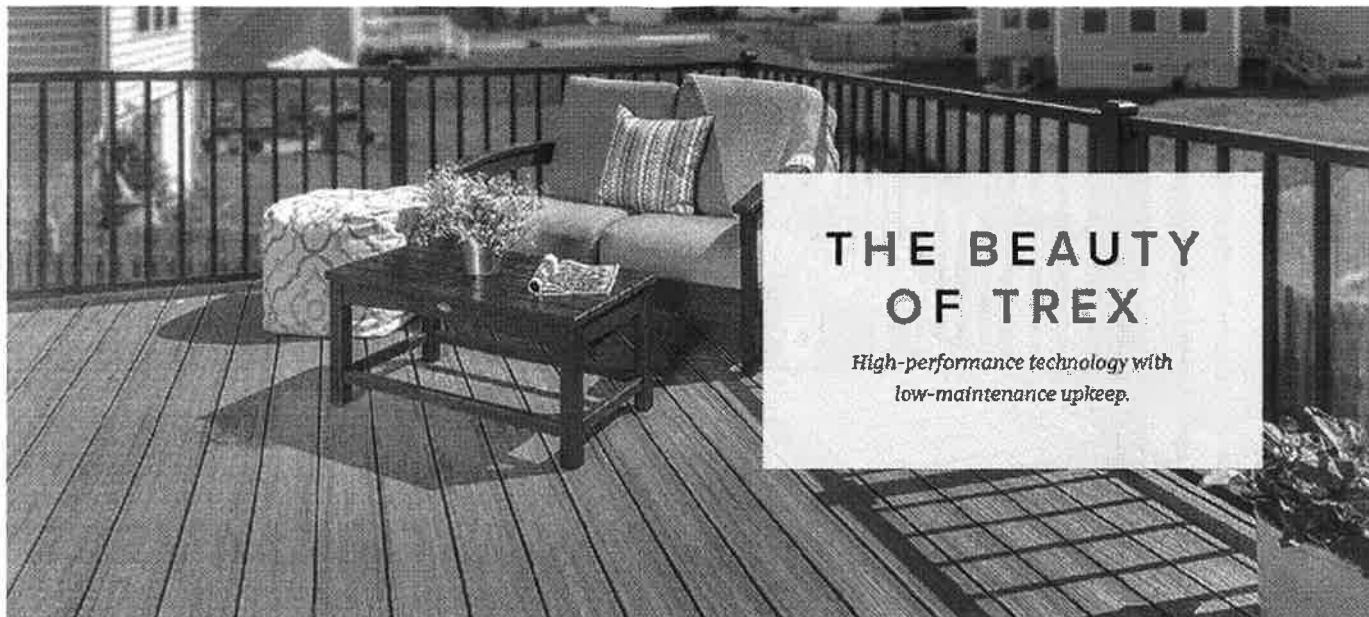
- **Additional considerations:**

Even if a railing isn't technically required by code, it may be a good idea to install one for safety, especially if the porch is near a hard surface or if there are children or elderly individuals in the household









THE BEAUTY OF TREX

*High-performance technology with
low-maintenance upkeep.*

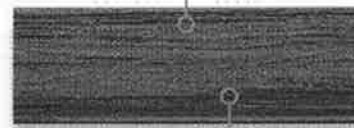
Feedback



Trex Transcend® TROPICALS

Elevated aesthetics paired with the highest level of performance.

Rich multi-tonal colors inspired by the
beauty of exotic wood.



Premium line is second-to-none in
performance and hassle-free maintenance.

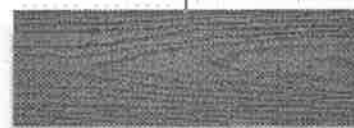
AVAILABLE COLORS



Trex Transcend® EARTH TONES

A classic look for uncompromising homes.

Consistent, monochromatic colors, inspired by
nature's unique color palette.



Unmatched performance: highly
resistant to scuffs and scratches

AVAILABLE COLORS





First General Services

- Basement Waterproofing
- Additions/Remodeling
- Insurance Repair

12816 Winchester Road SW
Cumberland, MD 21502
Phone: 301-729-1859
Fax: 301-729-1217

Description of work:

Customer:

Women's Civic Club
515 Washington Street
Cumberland, MD 21502
(240) 979-8399

04/28/25

July & Aug

Rodent Fencing

Porch Restoration

1. Replace porch boards and raise porch deck approximately 8" to the bottom of the door.
2. Concrete steps and railings at three locations poured and adjusted for new height.
3. Support porch roof, remove porch boards, and support posts.
4. Install new post footers and reinstall original posts. New base collars installed. Porch posts painted.
5. Add new floor joists to existing for new height.
6. Left end of porch beyond the original foundation will require a structural rim joist for support.
7. Replace wooden tongue and groove wood porch with wood simulated product. Timbertech Azek Composite tongue and groove porch collection in slate gray. Install 12" fascia around the perimeter of porch foundation.
8. Pour new concrete steps at entry. One step added for a total of three. New wrought iron rail at steps. Sidewalk and steps at street unchanged. New wrought iron railing may not match the original.
9. Pour new concrete steps at left end. Add one step for a total of three and new 3' x 3' landing. New pipe railing added.
10. Add one concrete step at left end due to height change. No railings included.
11. Note: Unforeseen or hidden issues, requiring additional repairs will be evaluated and a cost associated with these repairs will be established as soon as possible after discovery. In the event of such a situation, a written change order will be processed and a price agreed to at that time. New materials installed as part of this project cannot be guaranteed to match the color and style of previously existing materials.

Painting

12. **Total**

\$49,000

13.

Thank you for choosing First General Services
MHIC #19464-01

Basement Waterproofing • Home Improvements • Insurance Restoration
www.FirstGeneral.biz

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000029**

Permit or Review Type: Certificate of Appropriateness

Project Location: 320 S MECHANIC ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Thessalonians 518 LLC
Address: 6519 Alan Linton Blvd E
City/State/Zip: Frederick MD 21703
Phone: (240) 727-6056
Email: dustinmalamis@gmail.com

Contractor Contact Information: Company Name: Thessalonians 518 LLC
Contact: Dustin Malamis
Address: 6519 Alan Linton Blvd E
City/State/Zip: Frederick MD 21703
Phone: (240) 727-6056
Email: dustinmalamis@gmail.com

Date of Application: 06/27/2025

Work Description: (narrative box)

Full scope of work is attached in the plans. In summary we would like to re do & replace the existing siding and exterior of the building (address listed above). This is what was previously Lab Corp and intend to turn it into a Jersey Mike's Subs. We hope you like the look!

Amount Paid: 31.00

Amount Due: 0.00



PERMIT PROJECT

FILE #: 25-000973

320 S MECHANIC ST CUMBERLAND MD 21502

FULL SCOPE OF WORK IS ATTACHED IN THE PLANS. IN SUMMARY WE WOULD LIKE TO RE DO & REPLACE THE EXISTING SIDING AND EXTERIOR OF THE BUILDING (ADDRESS LISTED ABOVE). THIS IS WHAT WAS PREVIOUSLY LAB CORP AND INTEND TO TURN IT INTO A JERSEY MIKE'S SUBS. WE HOPE YOU LIKE THE LOOK!



PERMIT #: COA25-000029

Permit Type

Certificate of Appropriateness

| Subtype

Certificate of Appropriateness



Work Description:

Full scope of work is attached in the plans. In summary we would like to re do & replace the existing siding and exterior of the building (address listed above). This is what was previously Lab Corp and intend to turn it into a Jersey Mike's Subs. We hope you like the look!

| Applicant

Thessalonians 518 LLC - Dustin Malamis



Status

Online Application Received



Valuation

0.00



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



PERMIT DATES

| Application Date

06/27/2025

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

First Fruits Excavating, Inc - Buck Dayton



Contact

Thessalonians 518 LLC - Dustin Malamis



Estimated Cost of the project

\$150,000.00

Attach a full written scope of work

JM-Cumberland, MD - Combined CD Set 06-17-2025.pdf



Attach photographs of the site and structure

Current Building Look.pdf



Facade Elevations

Facade Elevations.pdf



Sample of Proposed Materials

Sample Materials Cumberland, MD.pdf



Scaled Drawings

Scaled Drawings.pdf



Digital Renderings, when available



Color Scheme/Paint Chips

Sample Materials Cumberland, MD.pdf



Manufacturer Cut-Sheets or Product Specifications

Sample Materials Cumberland, MD.pdf



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

Sample Materials Cumberland, MD.pdf



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

Acknowledgement



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

Type your name

Dustin Malamis

Today's Date

06/27/2025

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

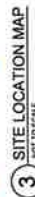
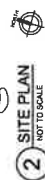
M&CC Tax Credit Review



Decision Date

320 SOUTH MECHANIC STREET
CUMBERLAND, MD 21502

1 OCCUPANCY PLAN
SCALE: 1/8" = 1'-0"



CENTER	TAG
POSTURE HAND	TO
E-CAST CONCRETE	TOE
WOOD	TOP OF CONCRETE
ASSURE TREATED	TOP OF STEEL
ALYNTIC CHLORIDE	TYPICAL
FACTECTED CEILING PLAN	TYPE
OF PHAN	UNB
ROOM	UNDERSIDE
SCURED OR	WALL PANEL
SPECIFICATION	WOOD
FAHNER	
STEEL	
NING TRANSMISSION	
BEFFICIENT	
STRUCTURE OR	
STRUCTURAL	

STRUCTURAL ENGINEER

SHAYAN SMILEY STRUCTURAL ENGINEER
419 PEACHTREE PARKWAY, SUITE 4295
NORWICH, CT 06258
PHONE NO. (860) 733-1443
PHONE NO. (603) 728-6189
FAX NO. (860) 733-1443
EMAIL: smiley@ssdesign.com

BUILDING 26, SUITE 100
1000 UNIVERSITY AVENUE
ANN ARBOR, MI 48106
PHONE NO. (734) 935-1443
FAX NO. (734) 935-1443
E-MAIL: lea@enggroup.net



ARCHITECT

GREGORY RALPH
ARCHITECT

MD LICENSE: 04-20773

239 US HIGHWAY 22 EAST
GREEN BROOK, NJ 08812

TEL: 908-366-1122

E.GREG@GREGRALPHARCHITECT.COM

MEP ENGINEER

CRAMP

Bay Group Consulting Engineers, Inc.
10000 Bay Center Drive
Suite 100
Alaska, Georgia 30508
770 (770) 885-1102

SEAL:

Joey Miss-Sans

JOEY MISS-SANS
ARCHITECTS/ENGINEERS, INC. 2014
10000 BAY CENTER DRIVE
SUITE 100
ALASKA, GEORGIA 30508

DATE	TITLE	NO.
8/17/25	CORP. COMMENTS	A

CLIENT: JUSTIN MALAMIS &
SEAN SCHONOVER

PROJECT:
JM - CUMBERLAND, MD

LOCATION:
320 SOUTH MECHANIC ST.,
CUMBERLAND, MD 21502

TITLE:
ROOF PLAN, PARAPET,
COLD-STORE FREEZER & PICK-UP
WINDOW DETAILS

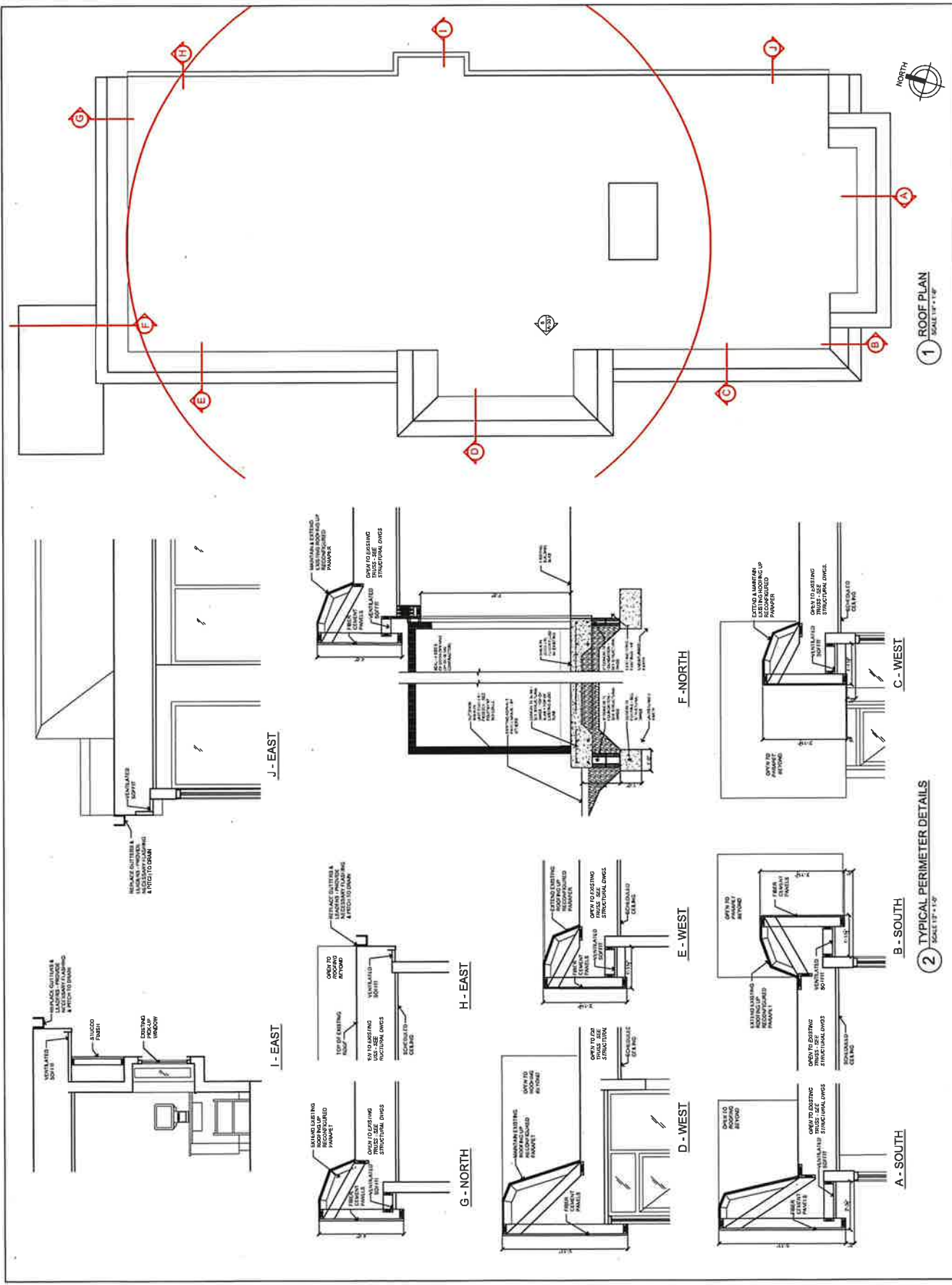
DATE: 04/21/2025

SCALE: AS INDICATED

JOB NO: STQ-0807-0924

DRAFTER: MT

SHEET: A-004



ARCHITECT

GREGORY RALPH
ARCHITECT

MD LICENSE: 04-20773

1924 RT. 22 EAST
BOUND BROOK, NJ 08005
TEL: 908 731 1626
E: GREG@RALPHARCHITECT.COM

MEP ENGINEER

STILES SMITH & P
PROFESSIONAL ENGINEER

MARYLAND LICENSE NO. 1000
14100 WOODBRIDGE BLVD., SUITE 100
FARMERS BRANCH, MD 21054

PROFESSIONAL ENGINEER

MARYLAND LICENSE NO. 2004
14100 WOODBRIDGE BLVD., SUITE 100
FARMERS BRANCH, MD 21054

SEAL:

Joeey Mike Sues

JOSEPH MICHAEL SUES, INC. 2011
LANDMARK PLACE
BOWEN, MD 21032

DATE	TITLE	NO.

CLIENT: DUSTIN KALAMIS &
SEAN SCHODDNER

PROJECT: JIM - CUMBERLAND, MD

LOCATION:
320 SOUTH MECHANIC ST.,
CUMBERLAND, MD 21502

TITLE:
MATERIALS BOARD

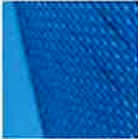
DATE: 02/16/2025

SCALE: AS INDICATED

JOB NO: STQ-0807-0924

DRAFTER: MT

SHEET: B-006







6 VERTICAL SIGN BOARD
NOT TO SCALE

5 VERTICAL FALSE FRONT
NOT TO SCALE

4 SLOPED (MANSARD) FACADE
NOT TO SCALE



3 EXPOSED WALK-IN COOLER / FREEZER
NOT TO SCALE

2 STONE PIERS OR SIDING
NOT TO SCALE

1 PLANK SIDING
NOT TO SCALE

ARCHITECT: GREGORY RALPH ARCHITECT

MEP ENGINEER: STILES SMITH & P

DATE: 02/16/2025

SHEET: B-006

ARCHITECT

GREGORY RALPH
ARCHITECT
MD LICENSE: 04-20773
239 US HIGHWAY 22 EAST
GREEN BROOK, NJ 08812
TEL: 908-396-0132
E: GREG@RALPHARCHITECT.COM

MEP ENGINEER


Gropp Consulting Engineers, Inc.
1825 Powers Ferry Road
Atlanta, Georgia 30329
TEL: 770-365-1443

SEAL:




JOEY MIKE'S / MANHATTAN SYSTEM, INC. (DBA)
MANHATTAN SUBS
MANHATTAN, NY 10789

DATE	TITLE	NO.
8/17/25	CORP COMMENTS	Δ

CLIENT: JUSTIN MALAMIS &
SEAN SCHODENBER

PROJECT: JIM - CUMBERLAND, MD

LOCATION: 320 SOUTH MECHANIC ST.,
CUMBERLAND, MD 21502

TITLE: MATERIALS BOARD

DATE: 08/21/2025

SCALE: AS INDICATED

JOB NO: STQ-0807-0924

DRAFTER: MT

SHEET: G-006



VERTICAL & SLOPED FACES

VERTICAL FALSE FRONT

5 NOT TO SCALE

4 SLOPED (MANSARD) FACADE

4 NOT TO SCALE

5 NOT TO SCALE

6 VERTICAL SIGN BOARD

6 NOT TO SCALE

3 EXPOSED WALK-IN COOLER / FREEZER

3 NOT TO SCALE

2 STONE PIERS OR SIDING

2 NOT TO SCALE

1 PLANK SIDING

1 NOT TO SCALE



STAINLESS STEEL

STUCCO

FAUX STONE VENEER

FIBER CEMENT SIDING

ALUMINUM SIDING

FIBER CEMENT SIDING

ALUMINUM SIDING

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000030**

Permit or Review Type: Certificate of Appropriateness

Project Location: 12 S MECHANIC ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Edward Mullaney *
Address: (re: Rental Properties) 213 Fayette St
City/State/Zip: Cumberland MD 21502-2832
Phone: 3017772828
Email: office@windsorcastleeventscentre.com

Contractor Contact Information: Company Name:
Contact: Edward Mullaney *
Address: (re: Rental Properties) 213 Fayette St
City/State/Zip: Cumberland MD 21502-2832
Phone: 3017772828
Email: office@windsorcastleeventscentre.com

Date of
Application: 07/02/2025

Work Description: (narrative box)

Provide 3 lights uplighting 12 S Mechanic St.

Amount Paid: 30.00

Amount Due: 0.00



City of Cumberland

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

☐ Administrative Review

☐ HP Commission Review

CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

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

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

Project Address: 125. Mechanic St. Cumberland Tax ID # 04-011953

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

COA # 25-000030

RCA #

Application Date July 2, 2025

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

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

Fax _____ Email edwin@rocastleeventcentre.com

Contractor Name (if applicable) Braddock Electric Phone 301-759-9020

Contractor Address 850 N. Mechanic St Cumb Email _____

Summarized Description of Project (please add extra pages, if needed) Provide 3 lights uplighting 125. Mechanic St. (some lights used to uplight First Peoples Credit Union on Balto St.) see attachments

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.



- 3 Locations of the up/down lighting ON 12 S. Mechanic St.



○ Light Type Being Installed



- → Type of Light Being used.

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 04 Account Identifier - 011953

Owner Information

Owner Name:

MIDSON LLC

Use:

RESIDENTIAL

Principal Residence:

NO

Mailing Address:

213 FAYETTE ST
CUMBERLAND MD 21502-

Deed Reference:

/01990/ 00163

Location & Structure Information

Premises Address:

12 S MECHANIC ST
CUMBERLAND 21502-0000

Legal Description:

2ND & THIRD FLOOR
12 S MECHANIC ST

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0016	7199A	6040016.01	0000				2024	Plat Ref:

Town: CUMBERLAND

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	6,840 SF		146 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	BRICK/	4	2 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2024	07/01/2025
Land:	2,000	2,000		
Improvements	167,700	192,200		
Total:	169,700	194,200	177,867	186,033
Preferential Land:	0	0		

Transfer Information

Seller: VICK ANDREW L-PIVER BETH R	Date: 08/07/2013	Price: \$139,900
Type: ARMS LENGTH IMPROVED	Deed1: /01990/ 00163	Deed2:
Seller: TAYLOR, BRENDAN B	Date: 03/20/1998	Price: \$115,000
Type: ARMS LENGTH IMPROVED	Deed1: /00658/ 00460	Deed2:
Seller: TAYLOR, BRENDAN B-DEBORAH	Date: 06/07/1995	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00627/ 00194	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
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

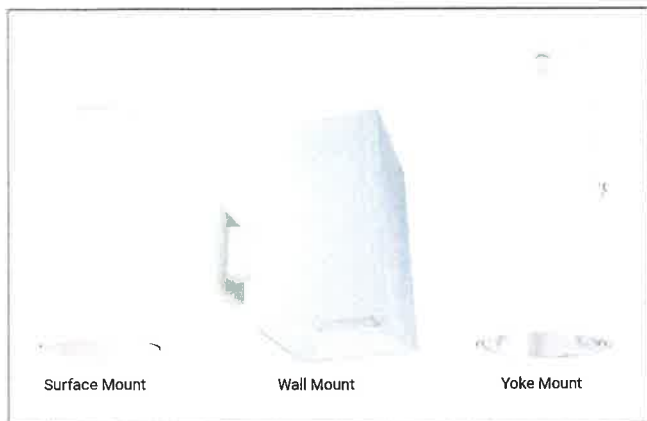
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Project		Catalog #		Type	
Prepared by		Notes		Date	



Portfolio

LER6D/LESQ6D/LSRYM6D/ LSSQYM6D Cylinders

6" Round and Square Cylinder
Surface, Ceiling, Wall, Up/Down, Yoke, and Stem Mount
with high center beam optics
250-6500 Lumens

Typical Applications

Office • Education • Healthcare • Hospitality • Retail • Residential

Interactive Menu

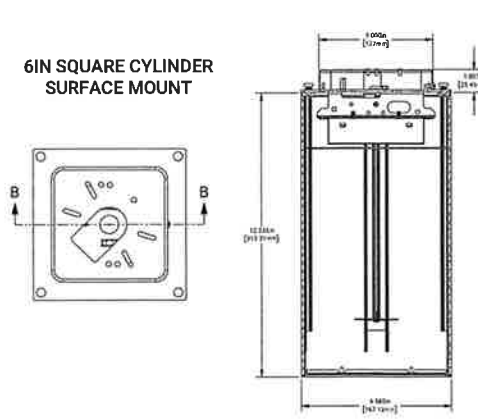
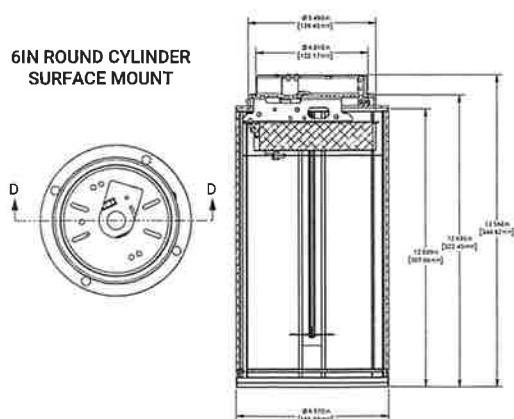
- Order Information page 2
- Product Specification page 4
- Energy Data page 5
- Photometric Data page 6
- Connected Systems page 14
- Product Warranty



Top Product Features

- 250 to 6500 lumens; Offered in 90 and 97 CRI; Downlight
- Optics in 6°, 8°, and 5° increments from 10°-70°; Optional media holder accepts two lens media
- Round or square surface-mount cylinders; Ceiling, wall, stem, up/down, yoke mount adjustable
- Extruded aluminum housing; Matte Black, White, Bronze and Silver paint finishes, custom finishes available
- 6 color temperatures: 2400K, 2700K, 3000K, 3500K, 4000K and 5000K CCT
- Options to meet Trade Agreements Act requirements

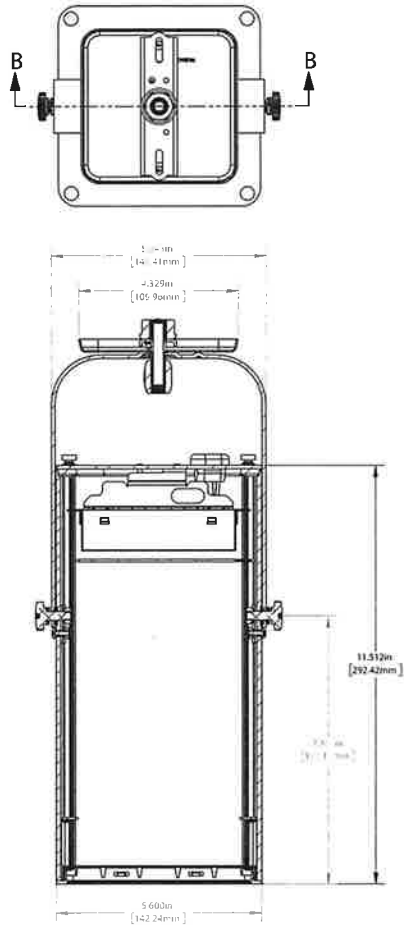
Dimensional and Mounting Details



additional product diagrams

Dimensional and Mounting Details

6IN SQUARE CYLINDER
STANDARD YOKE MOUNT



6IN SQUARE CYLINDER
CONDUIT CANOPY

