

MINUTES

HISTORIC PRESERVATION COMMISSION

July 9, 2025

The Cumberland Historic Preservation Commission held its regular meeting on July 9, 2025 within the Council Chambers of City Hall. Members present were Mr. Larry Jackson, Mr. Justin Paulman, Mr. Nathan Williams, and Councilman, Rock Cioni. Mr. Brian Plitnik and Ms. Lynda Lambert attended meeting virtually.

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management, Ms. Chelsea Rexrode, Codes Technician, and City Administrator, Jeff Silka. Applicants present were Ed Mullaney, Dustin & Danny Malamis, Adam Sterne, Ryan Sawyers, and Lisa Claus.

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

APPROVAL OF MINUTES

1. Minutes from May 2025 were approved as written. **Mr. Justin Paulman made the motion to approve. Mr. Nathan Williams seconded the motion. All members were in favor. Motion approved.**

PUBLIC COMMENTS

- N/A

CONSENT AGENDA

- 82 Baltimore St COA25-000025 (replacement in kind materials for façade)
Applicant: Baltimore St 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

Chairman Larry Jackson read "based on these findings we move to approve COA25-000025, COA25-000027, and COA25-000028 in accordance with the presentation of information/staff report and the items on record placed before us."

REGULAR AGENDA

- 7-9-11 N Liberty St COA25-000024 (façade removal and reno)
Applicant: Carl Belt Inc, Adam Sterne & Ryan Sawyers, owner

Carl belt representative, Adam Sterne, spoke in regards to the project. They are proposing upgrading the façade to the property. They are proposing removing the façade in order to make structural repairs. Once the repairs are made, they will be placing new brick veneer on the façade. New windows and doors will be added. They are not completely set on what doors they want to choose. They will send that information to Ruth Davis- Rogers when that is decided. All windows will be removed and will be replaced with single hung pane glass windows. The windows will be white.

Mr. Nathan Williams made the motion to approve with conditions, COA25-000024, with conditions of white trim on all of the windows and once the door is chosen that the applicant will resubmit the proposed door for administrative approval. Mr. Justin Paulman seconded the motion. All members were in favor. Motion approved.

- 515 Washington St COA25-000026 (front porch renovations)
Applicant: Women's Civic Club, Lisa Claus

Representative of the Women's Civic Club, Lisa Claus, spoke on behalf of the project at this location. They are proposing removing the existing porch floor and pour new concrete columns for support. They will be raising the porch deck approximately 8" to elevate the porch to the bottom of the front door. Composite decking will be placed for the porch floor.

Mr. Justin Paulman made the motion to approve COA25-000026. Mr. Nathan Williams seconded the motion. All members were in favor. Motion approved.

- 320 S Mechanic St COA25-000029 (exterior remodel)
Applicant: Jersey Mike's Subs, Dustin & Danny Malamis

Owner, Danny Malamis, spoke on behalf their project. They are proposing an exterior remodel for the future location of "Jersey Mike's." They will be removing the façade and re-doing the parking lot. They will be adding a blue ribbed metal roof with a wooden synthetic material. The existing signage will be converted to the Jersey Mike's signage.

Mr. Nathan Williams made the motion to approve COA25-000029. Mr. Justin Paulman seconded the motion. All members were in favor. Motion approved.

- 12 S Mechanic St COA25-000030 (exterior lighting)
Applicant: Ed Mullaney

Owner, Ed Mullaney, spoke on behalf of his proposal. He is proposing adding 3 lights to uplight the building. They will be black metal and led lights. They will be dusk to dawn and soft white in color.

Mr. Justin Paulman made the motion to approve COA25-000030. 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 COA25-000024, COA25-000026, COA25-000029, and COA25-000030. 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 has the draft of the Historic District update. She will email to the commission.
- MHT is trying to figure out their funding. There are some conditional grants that are available. The funding should be available by the fall.
- There was another application received for the Mid-town façade grant.
- There was some money from the roof replacement program awarded.

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

ADJOURMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary