

MINUTES

HISTORIC PRESERVATION COMMISSION

December 13, 2023

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, December 13, 2023, within the Council Chambers of City Hall. Members present were, Mr. Larry Jackson, Mr. Tim Hoffman, Dr. Lincoln Wilkins Jr., Councilwoman Laurie Marchini, Mr. Nathan Williams, Mr. Justin Paulman, and Ms. Lynda Lambert (via phone).

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management, Ms. Chelsea Rexrode, Codes Technician, and Brooke Barnett representing Energy Select.

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

APPROVAL OF MINUTES

1. Minutes from November 2023 were approved as written. **Mr. Tim Hoffman made the motion for approval and Mr. Nathan Williams, seconded the motion. All members were in favor. Motion approved.**

PUBLIC COMMENTS

There were no comments made.

CONCENT AGENDA

1. 112 Baltimore St. - COA23-000065 (Sign Permit)
Applicant: Allegany College of Maryland
2. 201 S Mechanic St. - COA23-000067 (After-the-fact painting on side of building)
Applicant: Brian Dillon

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 COA23-000065 and COA23-000067. 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.

REGULAR AGENDA

1. 308 Washington St. - COA23-000066 (Solar Panels)
Applicant: Energy Select

Brooke Barnett, representative for Energy Select, states they are proposing installing 27 Solar Panels on the 308 Washington Street roof. Energy Select is part of a solar co-op that is 80 of the top solar companies in the country that represents over 1.5 billion dollars in solar installations. They use tier 1 materials that are all American Made. Energy Select has been in business for 20 years and have been located in Cumberland for the last 2 years.

The Commission had an open discussion regarding the Solar Panels. The Commission expressed their concerns about the visibility of the Solar Panels.

- Mr. Nathan Williams asked - Is there any way to move the solar panels to not be visible from the street view?
Brooke, explained that the Panels are back as far as they can be on the roof.
- Mr. Nathan Williams asked - Is there any alternative product that can used such as solar shingles that can be more conformed to the roof line?
Brooke explains that their company does not use solar shingles. They are not financially viable for most people.
- Dr. Lincoln Wilkins expressed that the drawings weren't very clear with where the panels will be placed.
Brooke addressed his concerns. She explained the way the panels are installed.
- Dr. Lincoln Wilkins asked - What type of roof is this?
Brooke stated that the roof is an asphalt roof and explained there are different types of attachments to be able to install on difficult variety of roofing materials.

- Mr. Justin Pullman asked – Can you order the panels in a different color?

Brooke stated the tier one materials only come in Black. The solar shingles may come in a different color.

- Mr. Nathan Williams asked – Can you custom make/shape the solar panels?

Brooke expressed they can not custom shape the panels. They have worked this layout many different ways. She expressed that the homeowner may be willing to take away a few panels, but it will cause him to have less production.

The Commission discussed the location of each Solar Panel that was an issue. They viewed the photos that were provided. They suggested that the applicant discuss possibly changing a few panels in the section of I in the roof (please refer to pictures for section labels). If they remove the first two panels near the chimney (section I), it will certainly make an impact on their decision. The Commission suggests that the applicant reconfigures the solar panel layout and present at our next meeting. The Commission would like to stick to a 50% encroachment.

Mr. Tim Hoffman made the motion to table the applicant for COA23-000063 for the solar panels to be reconfigured and resubmitted at the next meeting. Councilwoman, Laurie Marchini, seconded the motion. All members were in favor. Motion approved.

TAX INCENTIVES

1. 505 Washington St. (Step 3 Approval)
Applicant: Michael & Nancy Armiento

Mr. Larry Jackson read "Maryland State law grants the City of Cumberland the authority to provide local historic preservation tax credits. Before us are tax credit application for work to be performed at 505 Washington St. We have studied the applications and find that these properties qualify based on City of Cumberland Code and section 9-204 of the Tax Property Article of the Annotated Code of Maryland."

Larry Jackson stated that the tax credit is in the amount of \$7,920.00

Mr. Nathan Williams made a motion to make a recommendation to Mayor and City Council on this matter. Dr. Lincoln Wilkins seconded the motion. All members were in favor. Motion was approved.

OTHER BUSINESS/STAFF UPDATES

1. The Lakota Group Historic Preservation Plan will be presented to Mayor and City Council on December 19, 2023 if recommended by the HPC. Each Commission member was given the draft to view.

Mr. Nathan Williams made the motion for recommendation of the Historic Preservation Plan to be proposed to the Mayor and City Council on December 19, 2023, and Ms. Lynda Lambert, seconded the motion. All members were in favor. Motion approved.

Announcements

- The City of Cumberland was awarded funding for the following projects that were submitted for in June 2023
 - 1) Choose Cumberland Relocation Package - \$100,000
 - 2) Midtown Façade Grant Program - \$50,000
 - 3) Cumberland Roof Replacement Program - \$50,000
- 1.4 million dollars was awarded by the State of Maryland to Brian Gilbride to help with the Wills Hotel project located on Baltimore St.

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

ADJOURMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary