



Historic Preservation Commission

Members:

Mr. Larry Jackson – Chairperson
Mr. Tim Hoffman - Secretary
Dr. Lincoln Wilkins, Jr.
Dr. Brian Plitnik

Mr. Justin T. Paulman
Mr. Nathan C. Williams
Ms. Lynda Lambert
Councilwoman: Laurie Marchini

Staff Liaison: Ruth Davis - Rogers, Historic Preservation Planner

AGENDA

Historic Preservation Commission
City Hall Council Chambers
April 16th, 2024, 4:00 P.M.

CALL TO ORDER

APPROVAL OF MINUTES

- Review and approval of March 2025 meeting minutes.

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

- 223 Washington St. COA25-0000012 (*roof and repointing*)
Applicant: Hunter Abell
- 151 Washington St. COA25-0000013 (*signage*)
Applicant: First Peoples
- 1 Washington St. COA25-0000014 (*signage*)
Applicant: Alley Litten
- 40 N. Centre St. RCA25-000003 (*signage*)
Applicant: Mad Hatter Emporium

Regular Agenda – to be reviewed by HPC

- 104 Washington St. COA25-0000015 (*exterior improvements*)
Applicant: Cumberland Cultural Foundation
- 2 Greene St. RCA25-000002 (*site improvements*)
Applicant: Let's Beautify Cumberland
- 14 Howard St. COA25-000016 (*exterior window renovation*)
Applicant: Wheelz Up Adventures

(next page)

TAX CREDIT APPROVAL

- 305 Washington Street, Hemlock Leasing LLC (part 3)
- 619 Washington Street, Mary Margaret Dusenbery (part 3)
- 208 Washington Street, Mike Clark (part 3)

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT

MINUTES

HISTORIC PRESERVATION COMMISSION

March 12, 2025

The Cumberland Historic Preservation Commission held its regular meeting on February 26, 2025 within the Council Chambers of City Hall. Members present were, Chairman, Mr. Larry Jackson, Dr. Lincoln Wilkins, Mr. Justin Paulman, Ms. Lynda Lambert, Mr. Nathan Williams, and Mr. Tim Hoffman (via virtually).

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management, Ms. Chelsea Rexrode, Codes Technician, Mayor Ray Morris, and City Administrator Jeff Silka. The Arts Commission members that were present were Melinda Kelleher, Erica Fabrizio, DeeDee Ritchie, and Arnold d'Epagnier. Applicants present were Peter Anger, Annie Hershberg, Elijah T Opel (known as Elijah Thane), and Jim Weir. Citizens present were Ila Steelman, Michael Harris, Claire Howell, Clint Lepley, Chris Myers, Andrew Opel, M. Vanvlack, Marlee Shumate Opel, and Brian Bowers.

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 February 2025 were approved as written. **Mr. Justin Paulman made the motion for approval and Ms. Lynda Lambert, seconded the motion. All members were in favor. Motion approved.**

PUBLIC COMMENTS

- Ila Steelman (business owner downtown) - expressed concern in regards to Elijah Thane's behavior on social media in regards to his mural being proposed on Centre/Baltimore St.
- Michael Harris (business owner downtown) - expressed concern of the size of the mural being proposed on Centre/Baltimore. He believes it will take away from the newly renovated downtown look.
- Andrew Opel (Citizen, Elijah's Brother) - spoke to show support for Elijah's proposed artwork.
- Claire Howell (Citizen) - expressed that Elijah already has two murals downtown and she does not believe that is fair to the artist community. She does not believe that the mural represents Cumberland.
- Jim Weir (business owner downtown) - expressed that he is the owner of that building that Elijah Thane's mural will be placed. He expressed his concerns that the Commission will base their decision on the applicant's character and not the art.

CONSENT AGENDA

- 49 N Liberty St (COA25-000006) - signage
Applicant: Matthew O'Reilly
- 40 N Centre St (COA25-000008) - signage
Applicant: Aaron Hamilton
- 40 N Centre St (COA25-000009) - signage
Applicant: Michael Harris

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 COA25-000006, COA25-000008, and COA25-000009. 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

- 15 S Liberty St COA25-000007
Applicant: Chris Myers

Applicant, Chris Myers, spoke on behalf of the project. There will be 3 signs installed.

They will be on panels and attached to mortar. It can be removed without causing damage to building, if needed. One sign is on the rear near "Uncle Jack's" and the other sign is on the left-hand side where the old "atm" was located near Liberty St.

Dr. Lincoln Wilkins made the motion to approve COA25-000007 and Mr. Tim Hoffman seconded the motion. All members were in favor. Motion approved.

- 610 Washington St - RCA25-000001 (replace slate roof with asphalt shingles)

Applicant: Peter Anger

This is a continuation was the last two meetings. Applicant Peter Anger submitted an Economic Hardship Application. The Commission reviewed his application. Peter discussed the colors of the shingles that he believes that would look the best.

The Commission agreed the options of colors that were provided were all acceptable.

Mr. Nathan Williams made the motion to approve the application of Hardship and the RCA25-000001. Ms. Lynda Lambert seconded the motion. All members were in favor. Motion approved.

The following two Certificate of Appropriateness (COA) applications are for two murals at 100 Baltimore Street. Because of this the Cumberland Arts Commission will be joining us. Currently, under code, the HPC reviews murals in the local historic district, however it has been expressed to us in the past that, since the HPC is advocating for buildings, not art, those experienced with art should be included in the review. So the HPC, per City Code, Article V, Division 4, Section 2-249 has requested the assistance of the Arts Commission to assist in this review.

- 100 Baltimore St - COA25-000011 (mural facing Baltimore St.)

Applicant: Jim Weir (building owner) & Elijah Opel (artist known as Elijah Thane)

Applicant, Elijah Thane handed out information in regards to his proposed work. He refused to speak on behalf of his project. He stated he would answer questions provided by the Commission.

Questions/Comments:

Mr. Nathan Williams: He is concerned that the mural will "alter" the style of the building. How do you think that this mural will alter the architectural structure of the building its

self? And If not, why not?

Elijah: It does not alter the structure of the building at all.

Mr. Lincoln Wilkins: How is this installed? Is this installed on panels?

Elijah: Aluminum panels will be attached, drilled into the mortar, not the brick. He states it would not damage the architectural characteristics, because he states it does not have architectural characteristics to begin with.

Ruth Davis-Rogers: made a comment that it is a mid-century modern building. It may have a bridge to brutalism, but when you look at a mid-century modern characteristic it is much stronger as a mid-century modern building.

Mr. Nathan Williams: He believes if you are driving down Centre St. to get a feel for it. He believes seeing two large murals on a building, it will make the building unrecognizable as a commercial building. You would see it as an art display first and a commercial building second. The art is great, but he believes it is an alteration. As Ruth stated, just because it is built in that style, does not mean it should lose its worth to the city to be used for something else.

Elijah: Do you really think this would make it lose its worth to the city?

Mr. Nathan Williams: He stated because it is in the heart of the commercial district, he is concerned it will take away from the feel of the entire block. It is a contributing commercial structure in that area. We must consider if an alteration to one building could take away character from the other buildings.

Ms. Lynda Lambert: She stated when she looks at this piece, she believes that the size of the mural takes away from the building. It is extremely imposing.

Elijah: This is a subjective opinion.

Arnold d'Epagnier: Is this AI generated?

Elijah: Why does it matter to you?

Arnold d'Epagnier: It is important because AI generation is plugged into a computer to get information and it would give a produced image, but copying is not an artform.

Elijah: I use all of the most advanced systems in the world, if that answers your question.

Erica Fabrizio: I am a teacher and she has a system to check AI generated work. This image came back at 99% AI generated.

Elijah: It should not matter how I designed the work.

Erica Fabrizio: It would be better for us to be able to judge whether or not, if you are capable to do this painting.

Elijah: He stated his work is available on his website.

Mr. Larry Jackson: He stated that the HPC is not going to evaluate how the art was

created or if the art is good or not. He said he likes the inspiration. As a commission, we must look at the façade guidelines. This can not be approved because it is against the guidelines. It does not matter who is painting this mural, we have to abide by the national register district and the local preservation guidelines. We can not put a mural on the front of the building.

Elijah: He stated this is a corner building. It does not have a front.

Melinda Kelleher: She introduced herself. She stated public art was discussed in the Baltimore St project. Public art is very important to main street organizations. She states all public art is always on the side of the buildings, not on the front. She thinks that the "Centre St" side would be appropriate for the mural, but not for the front.

Mr. Tim Hoffman: He explained that the mural will take away from the architecture from the front of the building. He has no issues with the "Centre St" side.

Elijah: He asked for someone to describe the orientation of the doors for the entrance.

Ruth Davis-Rogers: She responded that the orientation is very common for a mid-century modern building. The design is asymmetrical which is usually the case with this type of building.

Mayor, Ray Morris: He stated that the address of the building is 100 Baltimore. The "front" of the façade is Baltimore St. You do not want to take away from the front of the building. The guidelines state that nothing goes on front of the building. We should move onto "Centre St" side because we have to follow the guidelines in regards to Baltimore St.

Dr. Lincoln Wilkins: He stated he loves the content. He believes we are losing history. He doesn't believe people understand how crucial Cumberland was in regards to George Washington. He also loves that Elijah is taking modern measures to generate the concept.

Mr. Nathan Williams: He stated what is subjective are guidelines we must to follow. Guideline 1 sub letter A states "Do not remove or alter historical architectural or features." He states he can not vote to approve because of the first guideline stated.

Mr. Justin Paulman: We can not go against the guidelines that are written.

Ms. Lynda Lambert made the motion to deny COA25-0000011 and Mr. Justin Paulman seconded the motion. All members were in favor. Motion approved.

- 100 Baltimore St - COA25-000010 (mural facing N Centre St)
Applicant: Jim Weir (building owner) & Elijah Opel (artist known as Elijah Thane)

Mayor, Ray Morris: He asked Elijah since the façade was denied, would he want to change the mural on "Centre St."

Elijah: He states that he would like to keep it the same due to "Lady Liberty facing Liberty

St"

Ruth Davis-Rogers: She asked if Elijah would like to make a presentation about this mural.

Elijah: He stated "It is world class."

Ms. Lynda Lambert: She stated that she likes the placement of the mural on the side of the building.

Dr. Lincoln Wilkins: He stated he likes "Section 1", but does not like "Section 2". It would allow for maintenance and still maintain the architecture character on the corner by removing "Section 2".

Mr. Tim Hoffman: He agrees with Lincoln. He thinks it is appropriate to have a rectangular piece of artwork, while still maintaining the architecture look at the corner itself.

Mr. Nathan Williams: He states removing "Section 2" would eliminate the problem with the mural being the first thing you see. You would see the architecture of the building, then the artwork.

Arnold d'Epagnier: He asked Elijah. What do you mean by "Reversible Panels?"

Elijah: He responded that they will be drilled into the mortar and be removed.

Arnold d'Epagnier: He responded, then they are removable, not reversible?

Elijah: He responded, it is semantics.

Arnold d'Epagnier: He asked applicant if there would be any words in the mural that we do not see now.

Elijah: He responded that there will be no words in the painting. He is going to sign it.

Arnold d'Epagnier: He asked if there will be words on the book.

Elijah: He said the book will say something resemble to "Statue of Liberty".

Arnold d'Epagnier: He asked if Elijah knew what the book that the "Statue of Liberty" is holding.

Elijah: He stated I reject your question.

Erica Fabrizio: She asked if they will be painted on panels in person or will this be sent into a company to get complete.

Elijah: He responded that he will hand paint these in person with assistance. It will be most likely be painted on-site.

Arnold d'Epagnier: He stated that we should be presented what is actually going to be painted on the mural.

Erica Fabrizio: She stated in order to approve what is going to be on the side of this building, we need to see the actual work and not an AI generated image.

Elijah: He stated that he does all of this commercial work like this and he has never have

any complaints.

Ruth Davis-Rogers: She explained we are in the historical district and there are more regulations and questions.

Dr. Lincoln Wilkins: He would like to see a mockup drawing as it will be on the wall, not just an AI image.

Elijah: He said it will look like that, but better. He will remove how it looks like a photograph and make it more like a classical style.

Erica Fabrizio: She expressed concerns on how the mural will look on the building and stated it would be best if Elijah would show his version of this image.

Elijah: He stated this is the only mockup drawing. He said there will be no change to the composition.

Ruth Davis-Rogers: She stated we need to have a mockup drawing presented to the commissions prior to approval.

Arnold d'Epagnier: He suggested to have the mockup to have the actual sizes of the details that need to be thought out.

Elijah: He states it is infringing on the design process by doing this. He says the design is there and it speaks for itself.

Arnold d'Epagnier: He stated based on Elijah's previous painting he is doubting if he could make it match the image provided.

Elijah: He explained that he does multiple different styles of painting.

Arnold d'Epagnier: He stated the artwork that he did in Midland was a terrible picture of a horse.

Elijah: He responded "that's a mule dumbass."

Erica Fabrizio: She stated we need to see what Elijah Thane is capable of, not what AI is capable of.

Mr. Nathan Williams: He stated he has recognized different styles of paintings that Elijah has completed. He wanted to know what style will this mural be?

Elijah: He stated that the mural will be a classical, high renaissance style.

Melinda Kelleher: She stated that she is in full support of art on Centre St side. It is a great location. She does like the "Lady Liberty" mural.

Mr. Larry Jackson: He stated we are simply approving whether we are going to allow a section or two sections on the building. A motion if we are going to be able to approve Elijah to complete the mural would be appropriate. We can only follow the guidelines. We are not evaluating the art, aesthetic value, methods, or motivations. We are following historic guidelines for the HPC.

Mr. Nathan Williams: He stated we do not want the process to end up costing you the commission or the ability to put the mural on the building. What is the process acceptable compromise to you? What would be compromising for you to see the AI Generated VS your actual mural?

Elijah: He stated all of the detailed drawings will not make sense. It will be a collage of random drawings to make this possible. This is the only compositional mockup that there will be.

Mr. Nathan Williams: He responded could we get a mockup of the specific drawings to show the artist touch?

Elijah: He responded Jim will likely say he will not pay for a design made if it is contingent on another approval.

Dr. Lincoln Wilkins: He asked who is the applicant on this?

Elijah: He responded, Jim, but he stated he could speak on his behalf.

Dr. Lincoln Wilkins: It would have been best to have Jim speak for himself if it is his building.

Mr. Tim Hoffman: He stated even in a "building scenario." They have a mockup completed and leave it up for the entire project.

Erica Fabrizio: She stated if he could present his "actual work." It would help them with their decision. It is AI generated, not his actual work.

Elijah: He states he entered the prompts and he altered it to how he wanted it to be. He stated you have no right how to design my work.

Ruth Davis-Rogers: She stated like the work. All we are asking is to see the brush strokes, paint, your actual artistic ability.

Mr. Nathan Williams made the motion to approve with conditions COA25-000010, Section one is approved with conditions, Section 2 to not be made and that a mockup with be provided to the joint Commission on showing how the AI generated image will translate on how the actual mural will transfers and this is subject to approval of the completed project. Ms. Lynda Lambert seconded the motion. All members were in favor. Motion approved.

Elijah: He stated that the artwork is not going to be split in half. It is both panels/sections or none.

ANNOUNCEMENTS

- We still have some money for a façade grant for North Centre and North Mechanic St. We have around \$10,000 left. It is a matching grant.

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

ADJOURMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary



Ruth Davis-Rogers <ruth.davis-rogers@cumberlandmd.gov>

COA25-000011 Mural on the facade of 100 Baltimore St.

4 messages

ruth.davis-rogers@cumberlandmd.gov <ruth.davis-rogers@cumberlandmd.gov>

Thu, Mar 13, 2025 at 12:34 PM

Reply-To: ruth.davis-rogers@cumberlandmd.gov
To: awesomegifts@atlanticbnn.net, zconwelding@gmail.com
Cc: ruth.davis-rogers@cumberlandmd.gov

This proposed mural is located on the front exterior of a commercial building located in a historic district with local, state and federal regulations and protections. Because of this the local City of Cumberland Historic Preservation Commission must review and give approval to changes on the exterior of buildings. Due to the fact art was involved, the City of Cumberland Arts Commission was brought in and a joint meeting was held. In historic districts listed on the National Register of Historic Places, the installation of a mural should complement and enhance the building or wall and be incorporated architecturally into the character of the historic district, in addition, under HPC approval, murals or other similar forms of visual art, are only allowed on the side and rear walls of a building, and not on its primary façade, above its roof line, or on any of its decorative elements. Because the proposed mural compromised the historic value of the building and district, it did not meet these guidelines and standards, and the application was denied.



Certificate of Appropriateness Decision Letter.htm

5K

Awesome Gifts & Collectibles <awesomegifts@atlanticbnn.net>

Fri, Mar 28, 2025 at 6:21 PM

To: ruth.davis-rogers@cumberlandmd.gov

This Group is a bunch of gutless wonders.. James Weir

[Quoted text hidden]

Ruth Davis-Rogers <ruth.davis-rogers@cumberlandmd.gov>

Mon, Mar 31, 2025 at 9:41 AM

To: Awesome Gifts & Collectibles <awesomegifts@atlanticbnn.net>

Dear Mr. Weir,

Thank you for reaching out to me. Although I am not sure what the message meant, I did see where it included an attachment of computer gibberish. I believe you may have failed to download the document before opening it. To make it easier for you I downloaded it for you and it's attached for your records.

The next HPC meeting is being held April 16th. If Mr. Thane would like to attend this meeting to present his mock-up/sample of the work he is proposing for the wall facing N. Centre St, he will need to let the community Development know by April 9th so that we can place him on the agenda.

Let me know if you have any questions,

~Ruth

[Quoted text hidden]

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Ruth Davis-Rogers
Historic Preservation Planner/Grants Management
57 N. Liberty Street
Cumberland, MD 21502
(301)759-6431

"There may have been a time when preservation was about saving an old building here and there, but those days are gone. Preservation is in the business of saving communities and the values they embody."

~Richard Moe



COA Comments HPC Meeting March 13, 2025 -100 Baltimore St..pdf
634K

Awesome Gifts & Collectibles <awesomegifts@atlanticbbn.net>
To: Ruth Davis-Rogers <ruth.davis-rogers@cumberlandmd.gov>

Fri, Apr 4, 2025 at 4:49 PM

I sure do want to thank you for offering me the free computer lesson. We (Awesome Gifts & Collectibles) have no interest in ever attending one of you rigged meetings. I would rather stick my face in a high speed fan. James Weir

[Quoted text hidden]



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: COA25-000012

Approval Date: 03/31/2025

Certificate of Appropriateness Permit

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

Project Location:	223 WASHINGTON ST	Date applied:	03/13/2025
MD Prop. #:	06021093	Work expected to begin:	03/31/2025
Owner:	DEWITT BRUCE K		
Applicant:	Jack Abell, Inc - Hunter Abell	Contractor:	Jack Abell, Inc - Hunter Abell
Address:	10904 Cash Valley Rd	Address:	10904 Cash Valley Rd
City/State/Zip:	Lavale MD 21502	City/State/Zip:	Lavale MD 21502
Phone:	3017770555	Phone:	3017770555
Email:	Hunter@JackAbell.com	Email:	Hunter@JackAbell.com
		MD Master Plumber License #:	4305

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

Project Description:
Replace shingles, fascia, gutter with same as existing in front of lower/left elevation. Repointing brickwork.

APPROVED with the following conditions:

Due to the fact this project involves replacement-in-kind materials and no structural changes or introduction of new materials to the building was proposed, it was reviewed internally and received Administrative Approval by Ruth Davis-Rogers on 3/31/25. 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

Issued

Certificate of Appropriateness #COA25-000012

Agenda Item: COA25-000012

Project Address: 223 WASHINGTON ST

Meeting Date: 03/31/2025

Property Number: 06021093

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: Replace shingles, fascia, gutter with same as existing in front of lower/left elevation. Repointing brickwork.

The application was:

Issued

APPROVED with the following conditions: Due to the fact this project involves replacement-in-kind materials and no structural changes or introduction of new materials to the building was proposed, it was reviewed internally and received Administrative Approval by Ruth Davis-Rogers on 3/31/25. 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 #: **COA25-000012**

Permit or Review Type: Certificate of Appropriateness

Project Location: 223 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Jack Abell, Inc - Hunter Abell
Address: 10904 Cash Valley Rd
City/State/Zip: Lavale MD 21502
Phone: 3017770555
Email: Hunter@JackAbell.com

Contractor Contact Information: Company Name: Jack Abell, Inc - Hunter Abell
Contact:
Address: 10904 Cash Valley Rd
City/State/Zip: Lavale MD 21502
Phone: 3017770555
Email: Hunter@JackAbell.com

Date of
Application: 03/13/2025

Work Description: (narrative box)

Replace shingles, fascia, gutter with same as existing in front of lower/left elevation. Repointing brickwork.

Amount Paid: 30.00

Amount Due: 0.00

Jack Abell, Inc.

P.O. Box 3024
Lavale, MD 21504

301-777-0555

Client: DeWitt, Brian
Billing: 84 Willow Oak Ct.
Elkton, MD 21921
Property: 223 Washington St.
Cumberland, MD 21502

Home: (443) 309-7271

Operator: HUNTER

Estimator: Hunter Abell

Type of Estimate: Remodel

Date Entered: 2/17/2025

Date Assigned:

Price List: MDCU8X_FEB25

Labor Efficiency: Restoration/Service/Remodel

Estimate: DEWITT-ROOF_WORK-2

Jack Abell, Inc.

P.O. Box 3024
Lavale, MD 21504

301-777-0555

DEWITT-ROOF_WORK-2**DEWITT-ROOF_WORK-2****DESCRIPTION****QTY**

Note: this estimate makes assumptions on the condition of the lower left/front elevation roof system, The true scope of needed work can not be determined until roofing and damaged sheathing is removed.

Lower Left/Front elevation**DESCRIPTION****QTY**

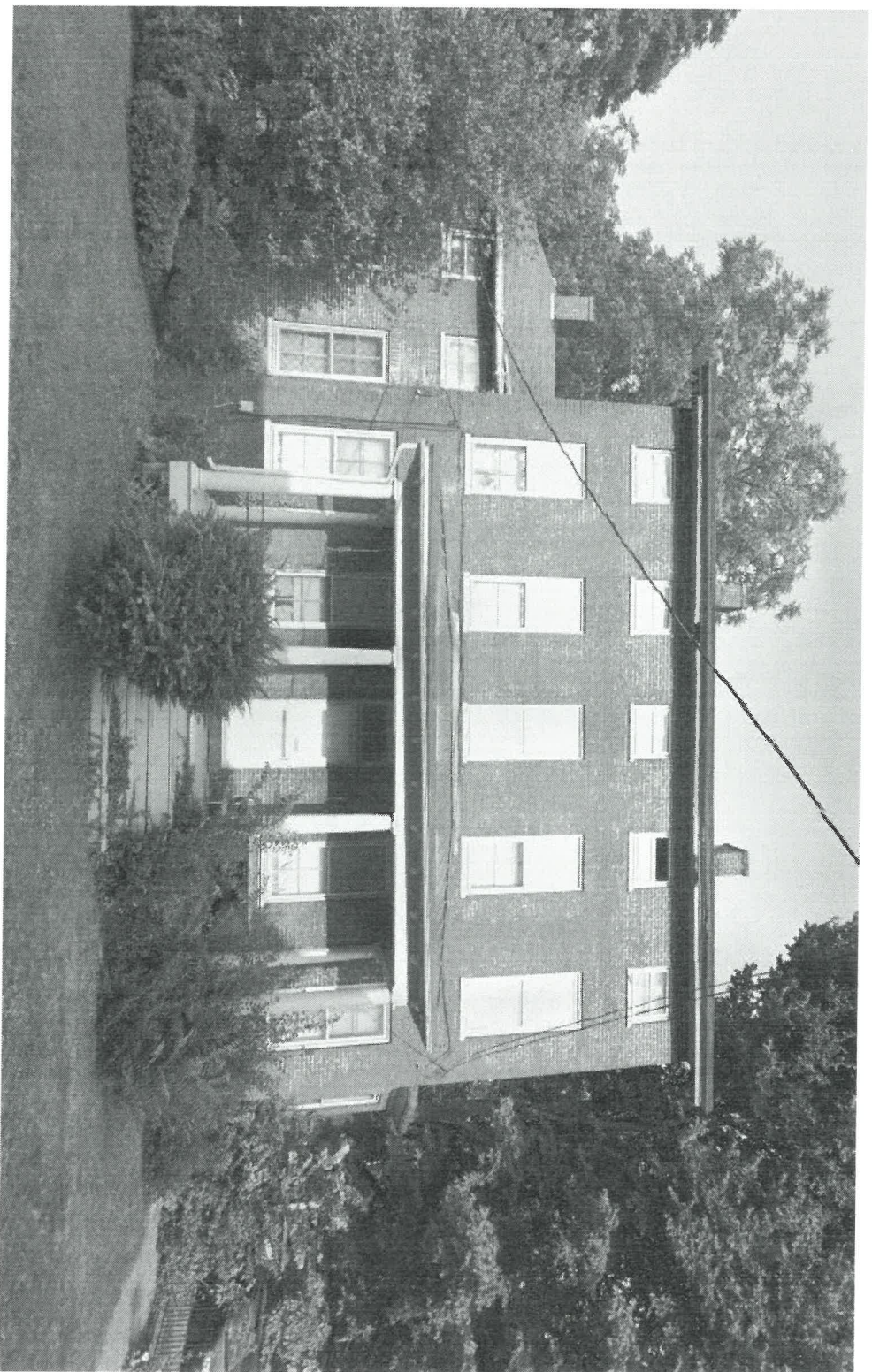
1. Remove Laminated - comp. shingle rfg. - w/ felt	4.50 SQ
Note: (2) layers of shingles to be removed.	
2. Remove Sheathing - spaced 1" x 6"	225.00 SF
3. R&R Rafters - 2x8 - stick frame roof (using rafter length)	90.00 LF
4. Sheathing - OSB - 3/4"	225.00 SF
5. R&R 2" x 8" lumber (1.33 BF per LF)	15.00 LF
Note: fascia board.	
6. Prime & paint exterior fascia - wood, 6"- 8" wide	15.00 LF
7. Laminated - High grade - comp. shingle rfg. - w/ felt	2.67 SQ
Note: Owens Corning Duration shingles, in Desert Tan.	
8. R&R Drip edge	30.00 LF
9. Step flashing	15.00 LF
10. Counterflashing - Apron flashing	15.00 LF
11. R&R Gutter / downspout - half round - aluminum - up to 5"	48.00 LF
Note: includes gutter and downspout at lower left front elevation and downspout only from upper front gutter.	
12. Masonry (Bid Item)	1.00 EA
Note: \$2,700 quote from Valley Masonry. Includes: repair of mortar joints at front elevation of one story addition from left side of right windows to inside corner, continuing approximately 40" to outside corner. Mortar repairs will be from soffit to grade. Also includes mortar repairs at perimeter of left-facing window on main structure (adjacent to lower roof).	

Debris Removal**DESCRIPTION****QTY**

13. Single axle dump truck - per load - including dump fees	1.00 EA
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Labor Minimums Applied**DESCRIPTION****QTY**

14. Gutter labor minimum	1.00 EA
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223 Washington Street



TruDefinition®
Duration® Series
Shingles with Patented SureNail® Technology



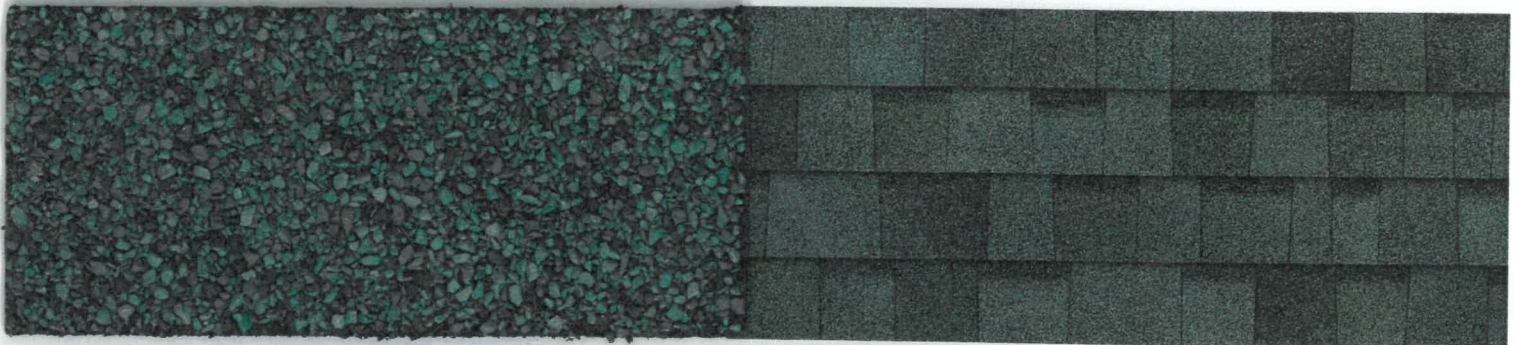
ood+



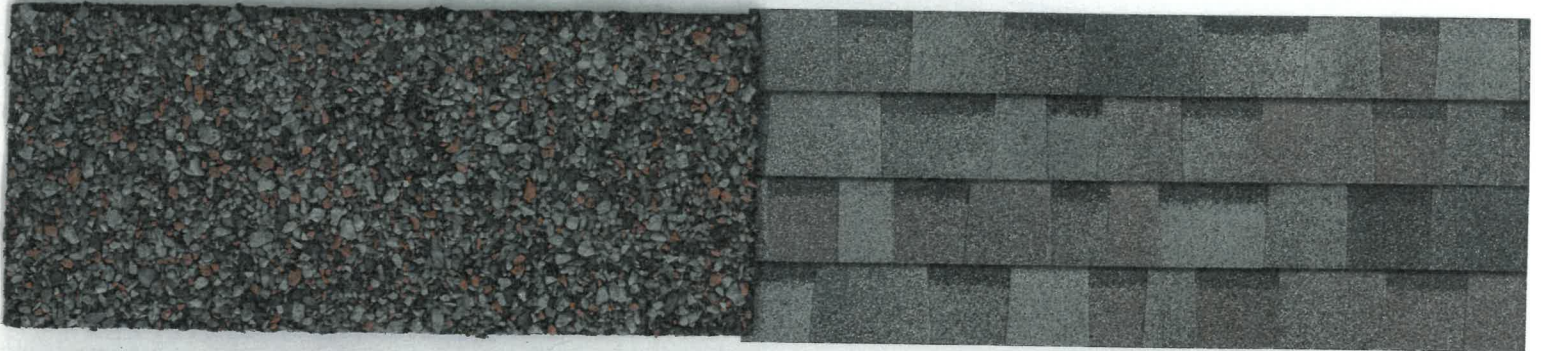
Amber†



Brownwood†



Chateau Green†



Colonial Slate†
Not Available in Service Area 12.



Desert Tan†



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA25-000013

Agenda Item: COA25-000013

Project Address: 151 BALTIMORE ST

Meeting Date: 03/31/2025

Property Number: 22006274

Issued

Miranda Barber
153 Baltimore Street
Cumberland, MD 21502

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: Adding removable window clings to six (6) exterior windows in front of the main building entrance. Middle windows (2) are 47.75" H x 65" W, side windows (4) are 47.75" H x 42.75" W.

Clings will be on display from April to December 2025, then professionally removed.

The application was:

Issued

APPROVED with the following conditions: Administrative Approval by Ruth Davis-Rogers, 3/31/25

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: COA25-000013

Approval Date: 03/31/2025

Certificate of Appropriateness Permit

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

Project Location:	151 BALTIMORE ST	Date applied:	03/19/2025
MD Prop. #:	22006274	Work expected to begin:	03/31/2025
Owner:	FIRST PEOPLES COMMUNITY FEDERAL		
Applicant:	First Peoples Community Federal Credit Union	Contractor:	First Peoples Community Federal Credit Union
Address:	153 Baltimore Street	Address:	153 Baltimore Street
City/State/Zip:	Cumberland MD 21502	City/State/Zip:	Cumberland MD 21502
Phone:	3017833060	Phone:	3017833060
Email:	mbarber@firstpeoples.com	Email:	mbarber@firstpeoples.com
		MD Master Plumber License #:	11111111111111

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

Project Description:

Adding removable window clings to six (6) exterior windows in front of the main building entrance. Middle windows (2) are 47.75" H x 65" W, side windows (4) are 47.75" H x 42.75" W.

Clings will be on display from April to December 2025, then professionally removed.

APPROVED with the following conditions:

Due to the fact this project involves materials that will not compromise the building, it was reviewed internally and received Administrative Approval by Ruth Davis-Rogers on 3/31/25. A Certificate of Appropriateness approval does not constitute approval of other required federal, state, or local permit applications. You will also need a sign 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 #: **COA25-000013**

Permit or Review Type: Certificate of Appropriateness

Project Location: 151 BALTIMORE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: First Peoples Community Federal Credit Union
Address: 153 Baltimore Street
City/State/Zip: Cumberland MD 21502
Phone: 3017833060
Email: mbarber@firstpeoples.com

Contractor Contact Information: Company Name: First Peoples Community Federal Credit Union
Contact: Miranda Barber
Address: 153 Baltimore Street
City/State/Zip: Cumberland MD 21502
Phone: 3017833060
Email: mbarber@firstpeoples.com

Date of Application: 03/19/2025

Work Description: (narrative box)

Adding removable window clings to six (6) exterior windows in front of the main building entrance. Middle windows (2) are 47.75" H x 65" W, side windows (4) are 47.75" H x 42.75" W.

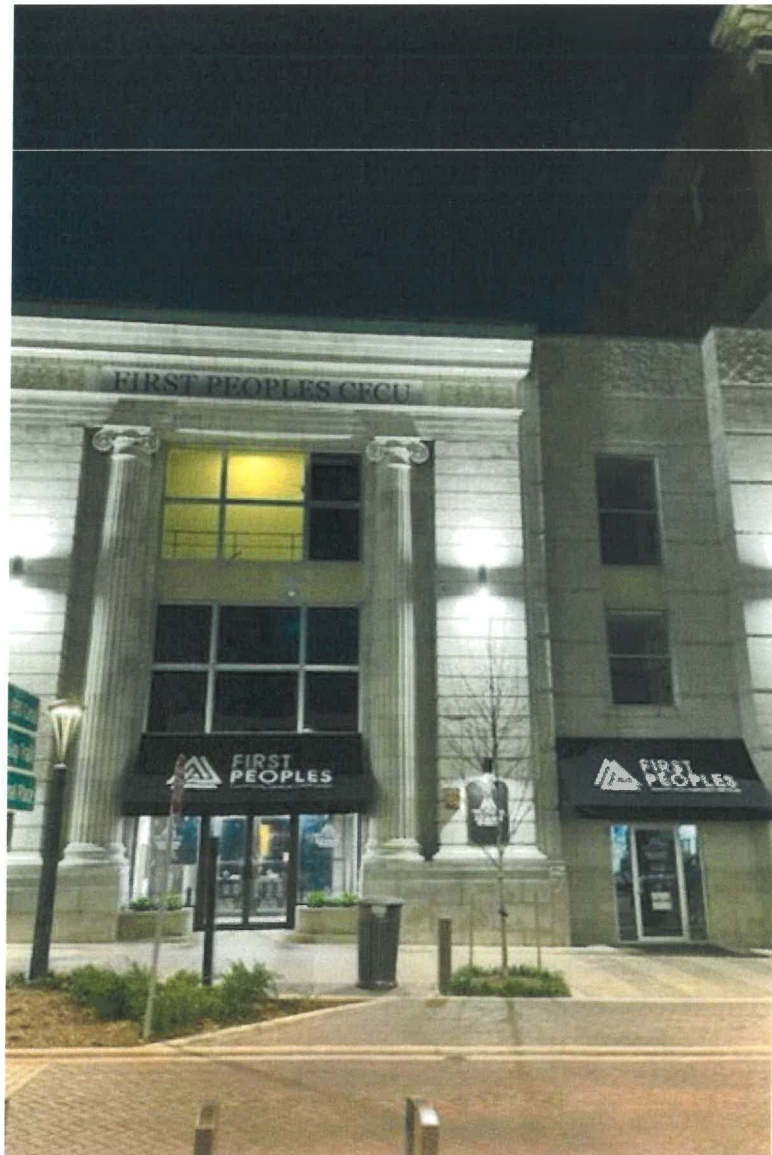
Clings will be on display from April to December 2025, then professionally removed.

Amount Paid: 31.00

Amount Due: 0.00

Pending Approval, Custom Concepts will be installing six removable window clings made of window tinting material during the beginning of April. They will be using the approved lift with pads as pictured below. The design of the clings is also Included. These clings will be displayed on the branch windows from April 2025-Decemembr 2025 and then professionally removed by Custom Concepts







Erica Beeman <erica.beeman@cumberlandmd.gov>

First Peoples CFCU Signs

Custom Concepts <tom@customconceptsllc.com>
Reply-To: Custom Concepts <tom@customconceptsllc.com>
To: Erica Beeman <erica.beeman@cumberlandmd.gov>

Sat, Mar 22, 2025 at 1:39 PM

Hi Erica,

I wanted to get back to you on the window measurements.

The smaller end windows are 47.75" tall x 42.75 long.
The middle windows are 47.75" tall x 65 long.

Thanks,

Tom Evans
Owner/Senior Graphic Designer

12419 Vale Summit RD SW
Frostburg, MD 21532
301.689.6141
<http://www.customconceptsllc.com/>
www.facebook.com/custom.concepts.35

Deposit required before starting Artwork...

[Quoted text hidden]



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: COA25-000014

Approval Date: 03/31/2025

Certificate of Appropriateness Permit

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

Project Location:	1 WASHINGTON ST	Date applied:	03/25/2025
MD Prop. #:	06004318	Work expected to begin:	03/31/2025
Owner:	MIDSON LLC		
Applicant:	Mountainside Home Realty	Contractor:	Mountainside Home Realty
Address:	1 Washington St	Address:	1 Washington St
City/State/Zip:	CUMBERLAND MD 21502-2710	City/State/Zip:	CUMBERLAND MD 21502-2710
Phone:	(301) 268-7504	Phone:	(301) 268-7504
Email:	alittenmd@gmail.com	Email:	alittenmd@gmail.com
		MD Master Plumber License #:	11111111111111

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

Project Description:

"Mountainside Home Realty" printed vinyl graphic on 3mm Di-Bond hanging sign 20" x 30". Color scheme: blues, greens, white, black. New sign will hang on existing sign hook that comes out from facade approx. 40".

APPROVED with the following conditions:

Due to the fact this project involves no structural changes or introduction of new materials to the building, it was reviewed internally and received Administrative Approval by Ruth Davis-Rogers on 3/31/25. A Certificate of Appropriateness approval does not constitute approval of other required federal, state, or local permit applications. You will need a sign 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.

Allyson Litten

Signature



CERTIFICATE OF APPROPRIATENESS DECISION

Certificate of Appropriateness #COA25-000014

Agenda Item: COA25-000014

Project Address: 1 WASHINGTON ST

Meeting Date: 03/31/2025

Property Number: 06004318

Issued

Ally Litten
643 Washington Street
CUMBERLAND, MD 21502

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: "Mountainside Home Realty" printed vinyl graphic on 3mm Di-Bond hanging sign 20" x 30". Color scheme: blues, greens, white, black. New sign will hang on existing sign hook that comes out from facade approx. 40".

The application was:

Issued

APPROVED with the following conditions: Due to the fact this project involves no structural changes or introduction of new materials to the building, it was reviewed internally and received Administrative Approval by Ruth Davis-Rogers on 3/31/25. A Certificate of Appropriateness approval does not constitute approval of other required federal, state, or local permit applications. You will need a sign 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 - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000014**

Permit or Review Type: Certificate of Appropriateness

Project Location: 1 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Mountainside Home Realty
Address: 1 Washington St
City/State/Zip: CUMBERLAND MD 21502-2710
Phone: (301) 268-7504
Email: alittenmd@gmail.com

Contractor Contact Information: Company Name: Mountainside Home Realty
Contact: Ally Litten
Address: 1 Washington St
City/State/Zip: CUMBERLAND MD 21502-2710
Phone: (301) 268-7504
Email: alittenmd@gmail.com

Date of Application: 03/25/2025

Work Description: (narrative box)

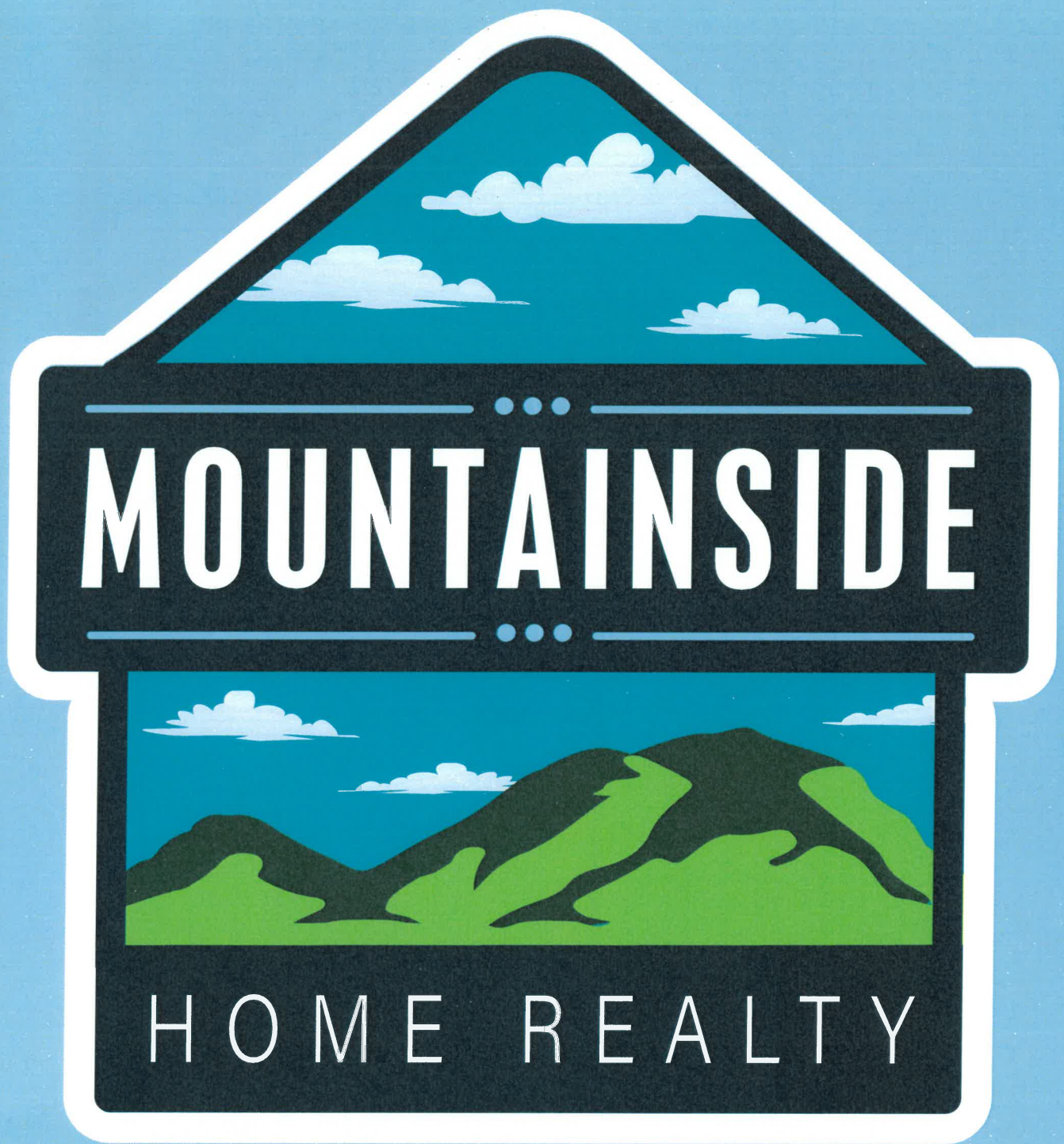
"Mountainside Home Realty" printed vinyl graphic on 3mm Di-Bond hanging sign 20" x 30". Color scheme: blues, greens, white, black. New sign will hang on existing sign hook that comes out from facade approx. 40".

Amount Paid: 30.00

Amount Due: 0.00

Scope of Work:

We are asking to install a double sided sign. The materials will be 3mm di-bond composite aluminum. It will be made by Custom Concepts (Tom Evans) for \$175. The sign will be 24x30 inches and will hang with S hooks on the existing sign holder on the front of the building.

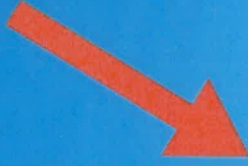


ALLYSON LITTEN, BROKER

301-722-0190

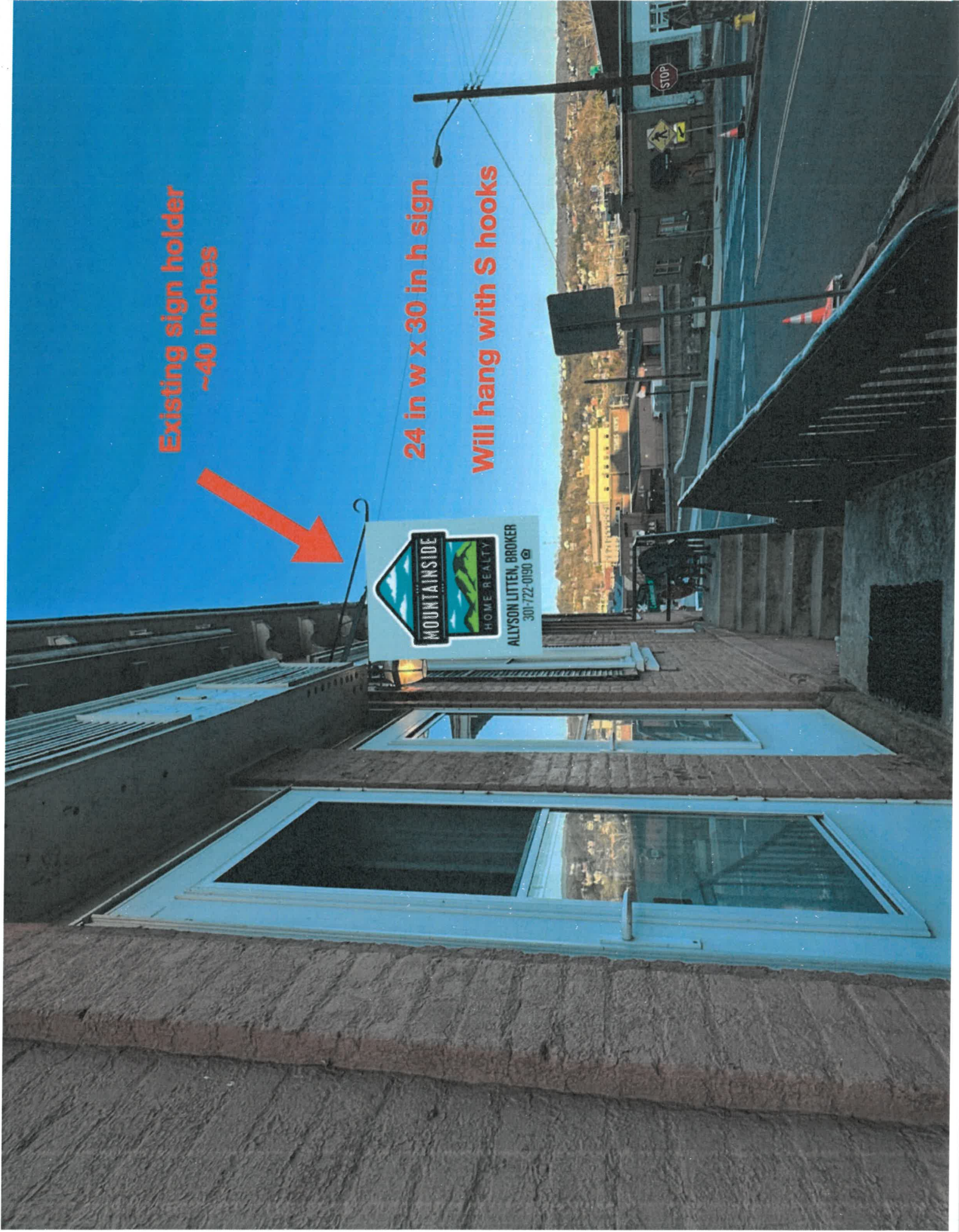


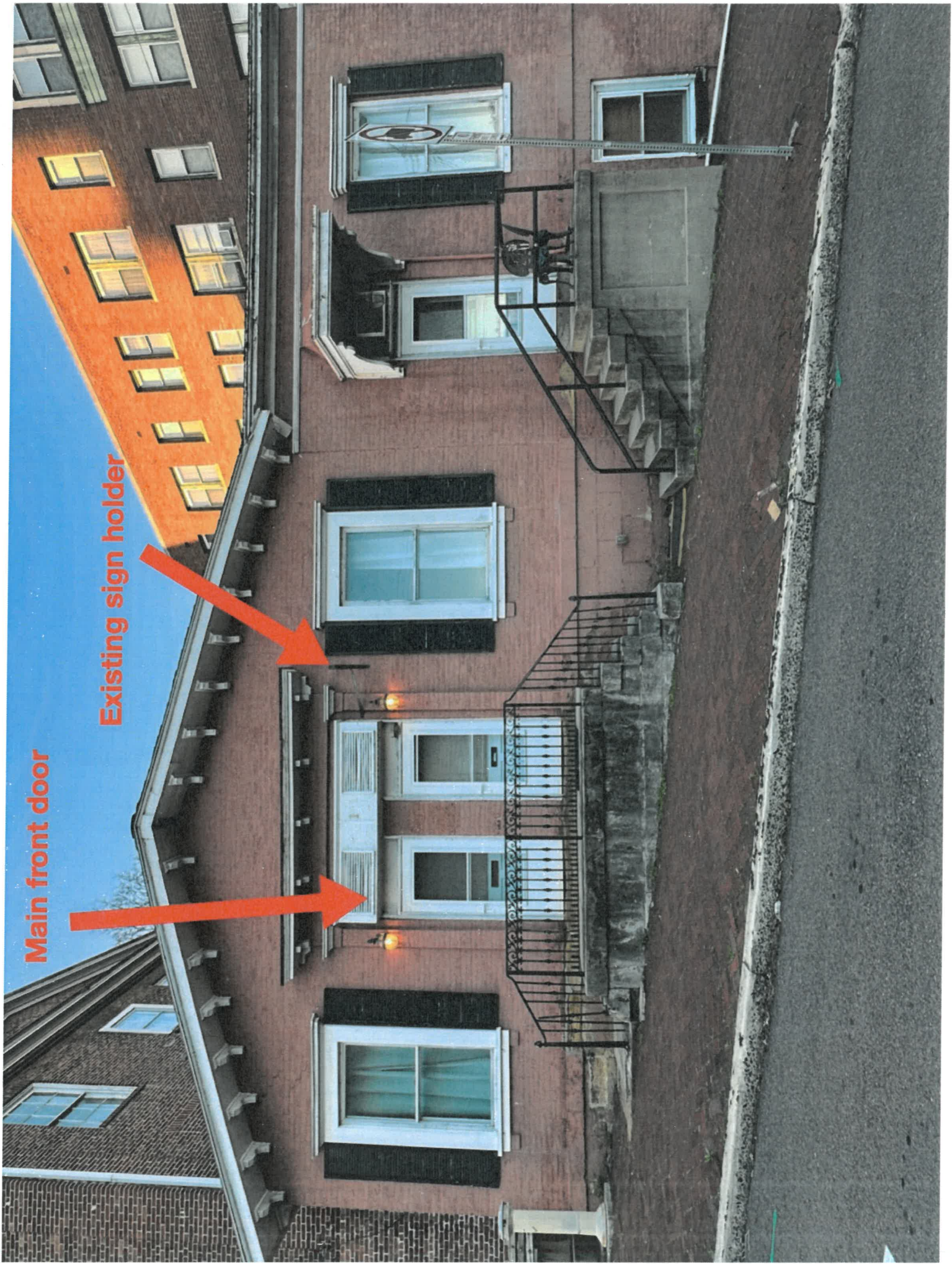
Existing sign holder
~40 inches



24 in w x 30 in h sign

Will hang with S hooks

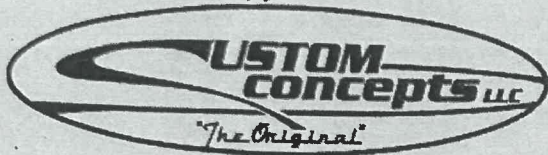




Main front door

Existing sign holder

copywrite

Invoice

Date	Invoice #
3/24/2025	10717

12419 Vale Summit Rd.S.W.
Frostburg, MD 21532

Bill To

Mountainside Home Realty
Ally Litten
28 Washington St.
Cumberland, MD 21502

Account #

Quantity	Description	Rate	Amount
	Full Color Printed Sign		
1	20" x 30" Full Color Printed Sign on Di Bond - Installed at location	175.00	175.00T
	3% Charge if paying by credit card	5.57	5.57
	Total Sq. ft. = 4.11 sq. ft. per side Materials = Printed Vinyl Graphic and 3mm Di-Bond Product Spec. = 3mm Di-Bond Composite Aluminum Sales Tax	6.00%	10.50
		Total	\$191.07

Custom Concepts requires payment in full at the time of job completion unless you are an established charge account Customer. We accept all major Credit Cards.

Payments/Credits \$0.00

Balance Due \$191.07

Phone #	Fax #	E-mail
301-689-6141	301-689-2110	colby@customconceptsllc.com



PERMIT PROJECT

FILE #: 25-000395

40 N CENTRE ST CUMBERLAND MD 21502

ADDING ACRYLIC DECAL TO FRONT WINDOW OF RESTAURANT ON THE INSIDE. PATTERN MATCHES PREVIOUSLY APPROVED SIGN HANGING OUTSIDE RESTAURANT.



PERMIT #: RCA25-000003

Permit Type

Request for Change/Amendment to Existing Certificate of Appropriateness

Subtype

Request for Change/Amendment to Existing Certificate of Appropriateness

Work Description:

Adding acrylic decal to front window of restaurant on the inside. Pattern matches previously approved sign hanging outside restaurant.

Applicant

Mad Hatter Boba Emporium - Aaron Hamilton

Status

Under Review



PERMIT DATES

Application Date

04/09/2025

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Is the property located in a Designated Historic District?

Yes

Certificate of Appropriateness #

COA25-000008





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: RCA25-000003

Approval Date: 04/14/2025

Certificate of Appropriateness Permit

(RCA)

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

Project Location:	40 N CENTRE ST	Date applied:	04/09/2025
MD Prop. #:	14005927	Work expected to begin:	04/14/2025
Owner:	STEADFAST PROPERTIES LLC		
Applicant:	Mad Hatter Boba Emporium	Contractor:	
Address:	48 N Centre Stree	Address:	
City/State/Zip:	Cumberland MD 21502	City/State/Zip:	
Phone:	7038697854	Phone:	
Email:	theaaron@protonmail.com	Email:	
		MD Master Plumber License #:	

Quantity	Description	Amount	Total Cost
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Project Description:

Adding acrylic decal to front window of restaurant on the inside. Pattern matches previously approved sign hanging outside restaurant.

APPROVED with the following conditions: Please note that the approval of RCA25-000003 only constitutes the approval of the Historic Preservation Commission. The applicant must still ensure that if any other permits are required for this project (example: sign, electrical, building and/or use of right of way) will still need to be applied for through the Community Development office.

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.

[COAPermit:::12975:::255932_WIDTH=75PX_HEIGHT=50PX][COAPermit:::12975:::255895]

Signature



EXISTING CERTIFICATE OF APPROPRIATENESS REQUEST FOR CHANGE/AMENDMENT

Request for Change Amendment (RCA) #: RCA25-000003
Certificate of Appropriateness (COA) #: COA25-000008
Property Owner: STEADFAST PROPERTIES LLC
Applicant: Aaron Hamilton
Original Approval Date: 03/07/2025
Project Address: 40 N CENTRE ST
Property Number: 14005927
Change/Amendment Review Date: 04/14/2025

The request for a change/amendment to the original review includes the following scope of work:
Adding acrylic decal to front window of restaurant on the inside. Pattern matches previously approved sign hanging outside restaurant.

The request was: Issued with Conditions

Please note that the approval of this RCA only constitutes the approval of the Historic Preservation Commission. The applicant must still ensure that if any other permits are required for this project (example: sign, electrical, building and/or use of right of way) will still need to be applied for through the Community Development office.

:

Signed:

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.

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **RCA25-000003**

Permit or Review Type: Request for Change/Amendment to Existing Certificate of Appropriateness

Project Location: 40 N CENTRE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Mad Hatter Boba Emporium
Address: 48 N Centre Stree
City/State/Zip: Cumberland MD 21502
Phone: 7038697854
Email: theaaron@protonmail.com

Contractor Contact Information: Company Name:
Contact:
Address:
City/State/Zip:
Phone:
Email:

Date of
Application: 04/09/2025

Work Description: (narrative box)

Adding acrylic decal to front window of restaurant on the inside. Pattern matches previously approved sign hanging outside restaurant.

Amount Paid: 0.00

Amount Due: 0.00



48 inches

Proposed Signage for Mad Hatter Boba Emporium

42 N Centre Street, Cumberland, MD 21502

Description of Materials: The sign is an acrylic decal to be placed on the front window of the restaurant on the inside. The pattern matches the previously approved sign hanging outside the restaurant. The only difference is that the inner circle (shown in white here) will be transparent.



SIGN
LOCATION

City of Cumberland - Dept. of Community Development**Internal Routing Sheet**Permit or Review #: **COA25-000015**

Permit or Review Type: Certificate of Appropriateness

Project Location: 104 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Cumberland cultural foundation
Address: 104 WASHINGTON ST
City/State/Zip: Cumberland md 21502
Phone: (240) 580-4670
Email: jmhausrath33@gmail.com

Contractor Contact Information: Company Name:
Contact:
Address:
City/State/Zip:
Phone:
Email:

Date of
Application: 03/28/2025

Work Description: (narrative box)

Fence/wall repair, hand rail addition, signage

Amount Paid: 30.00

Amount Due: 0.00



 **PERMIT PROJECT**
FILE #: 25-000338
104 WASHINGTON ST CUMBERLAND MD 21502
FENCE/WALL REPAIR, HAND RAIL ADDITION, SIGNAGE



PERMIT #: COA25-000015
Permit Type
Certificate of Appropriateness

Subtype
Certificate of Appropriateness ▼

Work Description:
Fence/wall repair, hand rail addition, signage 

Applicant
Cumberland cultural foundation - Joshua HAUSRATH ▼ ...

Status
Online Application Received ▼

Valuation
0.00



FEES & PAYMENTS

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

☐ Non-Billable



PERMIT DATES

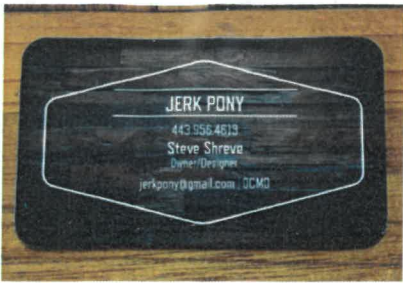
Application Date
03/28/2025

Approval Date

Issue Date:

Expiration Date:

Close Date



Jerk Pony
443 956 4613
jerkpony@gmail.com

INVOICE
INV433

DATE
Oct 23, 2024

DUE
On Receipt

BALANCE DUE
USD \$18,850.00

BILL TO

Gilchrist Gallery & museum

DESCRIPTION	RATE	QTY	AMOUNT
Wrought iron fence removal, repair and revamp Includes removal of existing wrought iron fencing 50' section and posts . Restoration of each section and posts. Fresh paint and reinstalling of posts and sections to original coordinates.	\$7,700.00	1	\$7,700.00
Retaining wall removal, root removal, French drain, new stone faced retaining wall installation Includes removal of dilapidated resting wall and random concrete patchwork. Create new retaining wall with drainage addition for longevity. New retaining wall to showcase period correct cobblestone style face and tie into the original wrought iron post setup to maintain the original style and look.	\$10,500.00	1	\$10,500.00
Paint, sand blasting, pipe, misc hardware	\$650.00	1	\$650.00

SUBTOTAL	\$18,850.00
TAX (0%)	\$0.00

TOTAL	\$18,850.00
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BALANCE DUE	USD \$18,850.00
-------------	-----------------

Payment Info

PAYMENT INSTRUCTIONS
Deposit of half to schedule , remaining balance due at completion
Paypal or Venmo payment









Private Property Signature Sign: No Trespassing (K-4987)

★★★★★ based on 38 customer reviews



Ships Today.
Order within 1 hr 8 mins

Part#	K-4987
SPN#	1TCD
Shape	Signature

Product Description

You can easily mark your No Trespassing area to keep unwanted vehicles out with a better, more attractive sign. Uniquely appealing Donr property and enforce your rules.

1 Select Design:



2 Select Material:

For size: 18" x 24" Signature

DESIGNER SIGNS



Reflective Aluminum (EG)



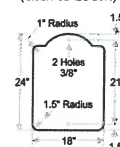
Standard Aluminum



3M Reflective Aluminum (HIP)

3M Reflective Aluminum (HIP)

Configuration:
(click to zoom)



168°F Mar 28

(Hover for more details)

- Spot signs at night.
- 3M High Intensity (HIP) grade reflectivity.



Michaela Broadwater <michaela.broadwater@cumberlandmd.gov>

104 Washington St

3 messages

Michaela Broadwater <michaela.broadwater@cumberlandmd.gov>
To: "jmhausrath33@gmail.com" <jmhausrath33@gmail.com>

Fri, Mar 28, 2025 at 12:28 PM

Good Afternoon,

I received your application for the COA for the fence/ sign; Thank you for everything you provided. I do need one more thing however. I need a picture/ drawing of where the No trespassing sign will be located.

Once the COA is approved you then will need to apply for a Miscellaneous Permit and a Sign Permit. Please let me know if you have any questions or concerns.

Thank you,
Michaela Broadwater
Office Associate
CITY OF CUMBERLAND
Community Development Department
57 N. Liberty Street - Cumberland, MD 21502
****Community Development has resumed operations at City Hall as of 01/25****
General 301-722-2000 x5600, Direct line 301-759-6456
www.cumberlandmd.gov

Joshua Hausrath <jmhausrath33@gmail.com>
To: Michaela Broadwater <michaela.broadwater@cumberlandmd.gov>

Fri, Mar 28, 2025 at 2:22 PM

We would like to place 3 signs total, we unfortunately had an incident with homeless people, one on the front fence, one on the side gate, and one on our bottom gate. I will get pictures this evening or tomorrow for you.

[Quoted text hidden]

Michaela Broadwater <michaela.broadwater@cumberlandmd.gov>
To: Joshua Hausrath <jmhausrath33@gmail.com>

Fri, Mar 28, 2025 at 2:24 PM

Great, Thank you!

Michaela Broadwater
Office Associate
CITY OF CUMBERLAND
Community Development Department
57 N. Liberty Street - Cumberland, MD 21502
****Community Development has resumed operations at City Hall as of 01/25****
General 301-722-2000 x5600, Direct line 301-759-6456
www.cumberlandmd.gov

[Quoted text hidden]



Michaela Broadwater <michaela.broadwater@cumberlandmd.gov>

104 Washington St

7 messages

Michaela Broadwater <michaela.broadwater@cumberlandmd.gov>
To: "jmhausrath33@gmail.com" <jmhausrath33@gmail.com>

Fri, Mar 28, 2025 at 12:28 PM

Good Afternoon,

I received your application for the COA for the fence/ sign; Thank you for everything you provided. I do need one more thing however. I need a picture/ drawing of where the No trespassing sign will be located.

Once the COA is approved you then will need to apply for a Miscellaneous Permit and a Sign Permit. Please let me know if you have any questions or concerns.

Thank you,
Michaela Broadwater
Office Associate
CITY OF CUMBERLAND
Community Development Department
57 N. Liberty Street - Cumberland, MD 21502
****Community Development has resumed operations at City Hall as of 01/25****
General 301-722-2000 x5600, Direct line 301-759-6456
www.cumberlandmd.gov

Joshua Hausrath <jmhausrath33@gmail.com>
To: Michaela Broadwater <michaela.broadwater@cumberlandmd.gov>

Fri, Mar 28, 2025 at 2:22 PM

We would like to place 3 signs total, we unfortunately had an incident with homeless people, one on the front fence, one on the side gate, and one on our bottom gate. I will get pictures this evening or tomorrow for you.

[Quoted text hidden]

Michaela Broadwater <michaela.broadwater@cumberlandmd.gov>
To: Joshua Hausrath <jmhausrath33@gmail.com>

Fri, Mar 28, 2025 at 2:24 PM

Great, Thank you!

Michaela Broadwater
Office Associate
CITY OF CUMBERLAND
Community Development Department
57 N. Liberty Street - Cumberland, MD 21502
****Community Development has resumed operations at City Hall as of 01/25****
General 301-722-2000 x5600, Direct line 301-759-6456
www.cumberlandmd.gov

[Quoted text hidden]

Michaela Broadwater <michaela.broadwater@cumberlandmd.gov>
To: Joshua Hausrath <jmhausrath33@gmail.com>

Mon, Mar 31, 2025 at 10:44 AM

Goodmorning,
Just wanted to touch base with you. I need a picture/ drawing of where each of the No trespassing signs will be located.

Thank you,

3/31/25, 11:37 AM

City of Cumberland, MD Mail - 104 Washington St

Michaela Broadwater

Office Associate

CITY OF CUMBERLAND

Community Development Department

57 N. Liberty Street - Cumberland, MD 21502

****Community Development has resumed operations at City Hall as of 01/25****

General 301-722-2000 x5600, Direct line 301-759-6456

www.cumberlandmd.gov

[Quoted text hidden]

Joshua Hausrath <jmhausrath33@gmail.com>

Mon, Mar 31, 2025 at 11:02 AM

To: Michaela Broadwater <michaela.broadwater@cumberlandmd.gov>

On my way over to take pics now

[Quoted text hidden]

Michaela Broadwater <michaela.broadwater@cumberlandmd.gov>

Mon, Mar 31, 2025 at 11:06 AM

To: Joshua Hausrath <jmhausrath33@gmail.com>

Great, thank you!

Michaela Broadwater

Office Associate

CITY OF CUMBERLAND

Community Development Department

57 N. Liberty Street - Cumberland, MD 21502

****Community Development has resumed operations at City Hall as of 01/25****

General 301-722-2000 x5600, Direct line 301-759-6456

www.cumberlandmd.gov

[Quoted text hidden]

Joshua Hausrath <jmhausrath33@gmail.com>

Mon, Mar 31, 2025 at 11:33 AM

To: Michaela Broadwater <michaela.broadwater@cumberlandmd.gov>

There is already an old one on the bottom gate, the side gate, and one on the front fence



[Quoted text hidden]

2 attachments



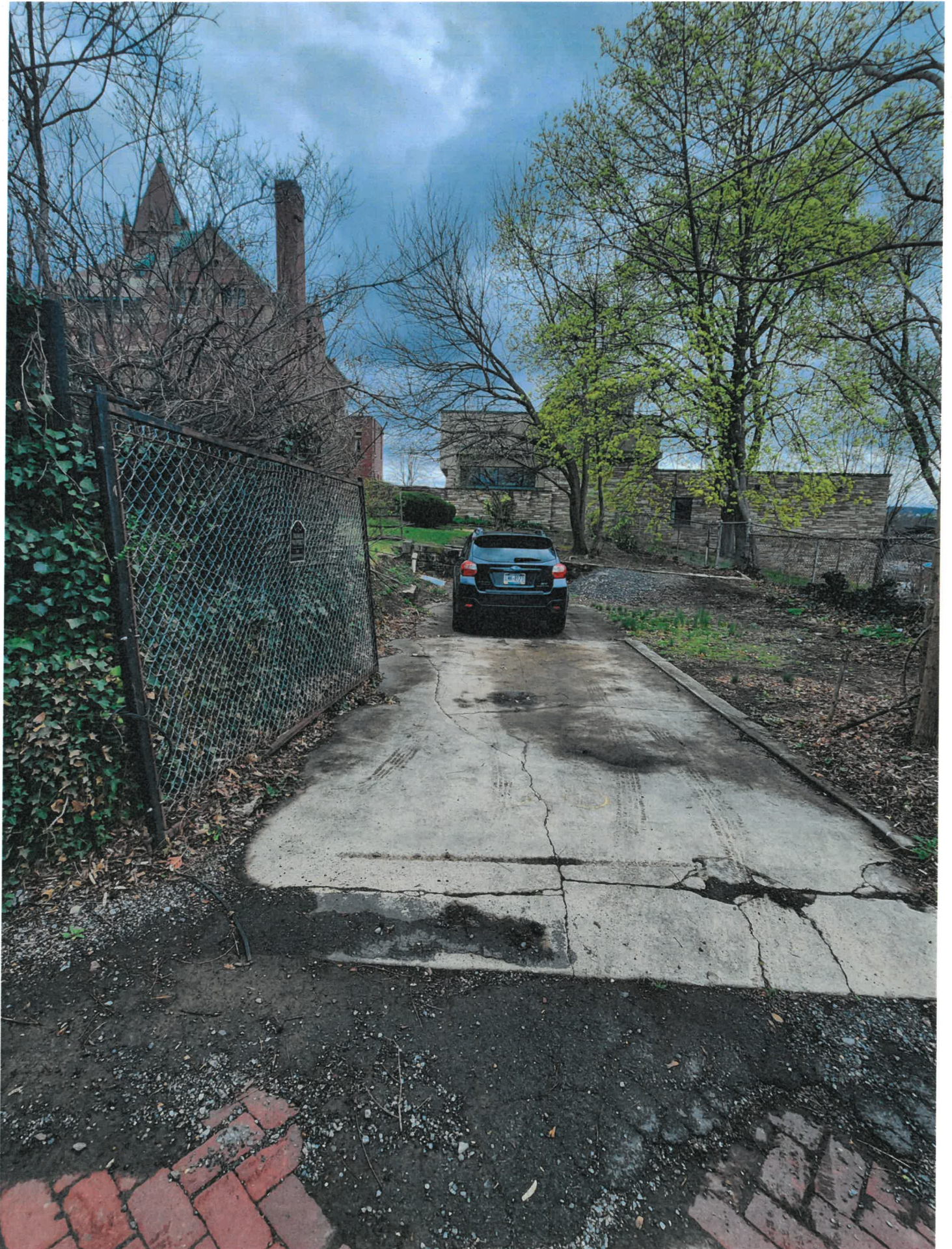
1000005422.jpg
8055K



1000005421.jpg
9388K







City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **RCA25-000002**

Permit or Review Type: Request for Change/Amendment to Existing Certificate of Appropriateness

Project Location: 2 Greene ST Cumberland, MD 21502

Applicant Contact Information: Name: Let's Beautify Cumberland
Address: 213 Fayette St
City/State/Zip: Cumberland MD 21502
Phone: 3012682135
Email: ed@windsorcastleeventscentre.com

Contractor Contact Information: Company Name: Carl Belt, Inc.
Contact: Carl Belt Jr
Address: 11521 Milnor Ave
City/State/Zip: Cumberland MD 21502
Phone: 301-729-8900
Email:

Date of Application: 04/09/2025

Work Description: (narrative box)

Sidewalk and monument work

Amount Paid: 0.00

Amount Due: 0.00



 **PERMIT PROJECT**
FILE #: 25-000392
2 GREENE ST CUMBERLAND MD 21502
SIDEWALK AND MONUMENT WORK FOR HENDERSHOT PARK CLOCK
TOWER.



PERMIT #: RCA25-000002

Permit Type

Request for Change/Amendment to Existing Certificate of Appropriateness

Subtype

Request for Change/Amendment to Existing Certificate of Appropriateness



Work Description:

Sidewalk and monument work

Applicant

Let's Beautify Cumberland -



Status

Under Review



PERMIT DATES

Application Date

04/09/2025

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Is the property located in a Designated Historic District?

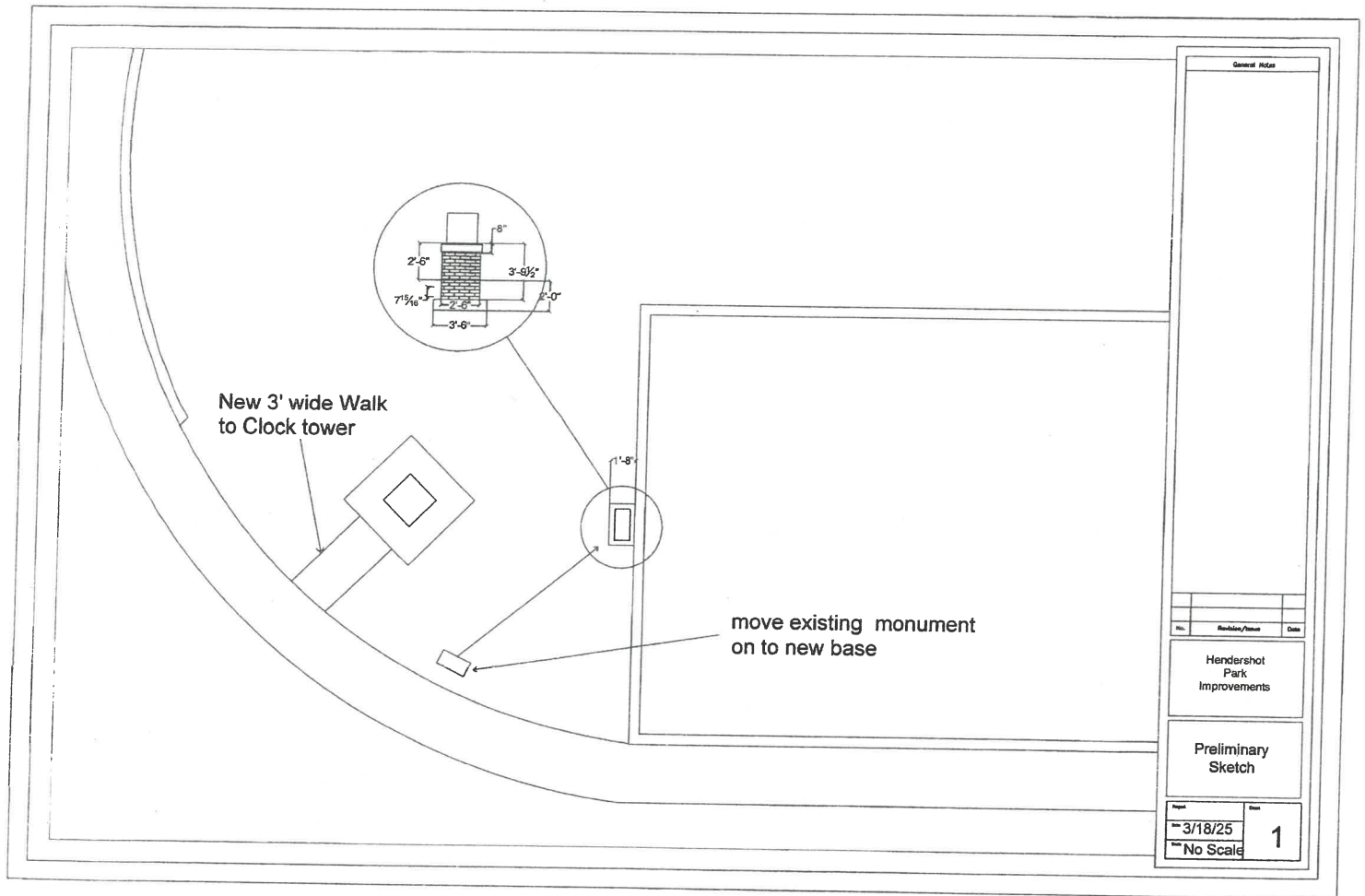
Yes



Certificate of Appropriateness #

COA24-000023 

The request for a change/amendment to the original review includes the following scope of work







ed@windsorcastleeventscentre.com

From: Carl (Buck) Belt <cbeltjr@thebeltgroup.com>
Sent: Thursday, April 3, 2025 10:40 AM
To: ed@windsorcastleeventscentre.com
Cc: Bill Harris
Subject: FW: Monument @ Hendershot Park
Attachments: Monument & Walk Estimate.pdf; Monument & Walk Sketch #1 dated 3-18-25.pdf; Monument & Walk Proposal.pdf

Ed,

Here is our proposal to construct the Monument Base and the Clock Tower Sidewalk.
If you have any questions about this proposal please do not hesitate to contact me.

Thanks, Buck

Carl Belt, Jr

President

The Belt Group of Companies

P.O. Box 1210

Cumberland, MD 21501 - 1210

Phone: 301-729-8900 Fax: 301-729-0921

Website: www.thebeltgroup.com

From: Robyn Meeks <rmeeks@thebeltgroup.com>

Sent: Thursday, April 3, 2025 10:24 AM

To: Carl (Buck) Belt <cbeltjr@thebeltgroup.com>

Subject: Monument @ Hendershot Park

Estimate Summary sheet

Total Labor T&M Rates	6,688.00
Total Material w/ 15% M/U	1,955.02
15% Mark-up on Material	293.25
Total Equipment	920.00
Total Estimate	9,856.27

Scope of Work

1. Hand excavate base foundtion, load and haul off spoils (3' x 2' x 2' deep)
2. Hand excavate sidewalk slab and base (10' x 4' x 8")
3. Pour base footing with bag cement (3'8" x 2' x 8" thick)
3. Form base pedistal w/ form liner in place
4. form/prep side walk
5. Pour base and walk
6. install monument on new pesdstal
7. dress up site and seed/mulch desturbed areas
8. Caulk concrete expantion joints and where base butts into existing building

Hendershot Park							
Improvements							
Estimate sheet 3/20/25							
Labor	Man Hours						
	#of men	# of days		TOTAL Hrs		RATE	COST
Mob/Demob/Layout/Supervision							
Foreman	1	1	day	8	hrs	56.00	448.00
Craftsman	1	1	day	8	hrs	50.00	400.00
Excavate base and sidewalk, haul off debris							
Foreman	1	0.75	day	6	hrs	56.00	336.00
Craftsman	2	0.75	day	12	hrs	50.00	600.00
Pour base footing w/ bag cement (3'6" x 2' x 8" = 5cf) (12 60# bags)							
Foreman	1	0.25	day	2	hrs	56.00	112.00
Craftsman	2	0.25	day	4	hrs	50.00	200.00
Form base in place w/ form liner, form sidewalk							
Foreman	1	1	day	8	hrs	56.00	448.00
Craftsman	2	1	day	16	hrs	50.00	800.00
Pour base and sidewalk, strip/rub							
Foreman	1	1	day	8	hrs	56.00	448.00
Craftsman	2	1	day	16	hrs	50.00	800.00
Traffic control							
Foreman	1	1	day	8	hrs	56.00	448.00
Craftsman	2	1	day	16	hrs	50.00	800.00
Set relocated monument on new base, Site clean up/seed Mulch							
Foreman	1	1	day	8	hrs	56.00	448.00
Craftsman	1	1	day	8	hrs	50.00	400.00
Total Labor							6,688.00

MATERIAL						RATE	
Concrete	5		cy			250.00	1,250.00
60 lb bags sacrete	12		60#			7.50	90.00
Forms	100		sf			2.50	250.00
Sealer	1		gal			65.00	65.00
Expansion	1	10	lf			17.38	17.38
Caulking	1	16 oz	tube			16.98	16.98
Fasteners	1		ls			35.00	35.00
wire mesh	2	50	sf			12.50	25.00
Seed/Mulch	1		ls			45.00	45.00
Fasteners	1		ls			50.00	50.00
Sales Tax							110.66
Total Material							1,955.02
EQUIPMENT						RATE	
pick up truck	1	day				320.00	320.00
one ton dump	1	day				400.00	400.00
concrete mixer	1	day				200.00	200.00
Total Equipment							920.00

CARL BELT
INCORPORATED
CONTRACTING .. ENGINEERING

Telephone: 301-729-8900
FAX Number: 301-729-0163

11521 MILNOR AVENUE
UPPER POTOMAC INDUSTRIAL PARK

POST OFFICE BOX 1210
CUMBERLAND, MARYLAND 21501-1210

April 3, 2025

Ed Mullaney
Let's Beautify Cumberland

RE: Monument Base and Walk @ Clock Tower
Hendershot Park

Work Estimate per Sheets #1-3 and Sketch #1 dated 3/18/2025

Labor		\$ 6,688.00
Material		
Concrete 5 cy @ \$250	\$ 1,250.00	
All Other Material w/ tax	<u>705.00</u>	
	\$ 1,955.00	
Material Mark-up 15%	<u>293.00</u>	2,248.00
Equipment		<u>920.00</u>
Total Estimate		\$ 9,856.00

Proposal

Belt Construction Group offers to do this work for..... \$ 4,500.00
if Let's Beautify Cumberland Group would provide
the following:

Concrete 5 cy @ \$250.00 \$ 1,250.00
Provide and pay for any city permit required

Sincerely,
CARL BELT, INC.


Carl Belt, Jr.
President

CB:rm

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000016**

Permit or Review Type: Certificate of Appropriateness

Project Location: 14 HOWARD ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Wheelzup
Address: 86 Baltimore Street
City/State/Zip: Cumberland MD 21502
Phone: 3016976577
Email: mandex22@yahoo.com

Contractor Contact Information: Company Name: Mathews Home Improvements
Contact: James Mathews
Address: 777 Pine Ridge Rd
City/State/Zip: Bedford PA 15522
Phone: (240) 362-6213
Email: jmathewscontracting@gmail.com

Date of
Application: 04/14/2025

Work Description: (narrative box)

Combining two (2) windows to create a large display window (60" x 133").

Amount Paid: 31.00

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: 14 HOWARD STR, CUMBERLAND MD Tax ID # 84-4819057 04-041208

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 # 25-000016

RCA #

Application Date 4/14/2025

Applicant Name MANDELA ECHETU Phone 301-697-6577

Applicant Address (if different than project address) 670 NATIONAL HWY, CUMBERLAND MD

Fax _____ Email Mandela@wheelzadventures.com

Contractor Name (if applicable) _____ Phone _____

Contractor Address _____ Email _____

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

We will be combining two windows to create a display window, everything else remains the same.

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.

Canal Place Authority
13 Canal Street, Room 301
Cumberland MD, 21502

Wheelzup Adventures Canal Place
14 Howard street
Cumberland MD 21502

Request for intended modification to the building

Problem: Considering the prevalent flow of traffic and customers, as well as the orientation of the building. It is very difficult for customers to; know if Wheelzup is open, or have an idea of our offerings other than bicycles.

Project: The intention is to combine the 2 windows currently in the face of the building to a larger (60 X 133) show window in which we can display mannequins and tell more of a retail story.

The job will be professionally done by:

- Western Maryland Glass services
- Jim Mathews construction company.

I would like to request the board consider giving a credit towards my rent for the lease improvement. The quote for this job is \$9500 and all effort will be made to make it match the current color pallet of the building.



in a behind.

WHEELZUP *at Canal Place*
OUTDOOR • SHUTTLES • RENTALS • BICYCLES • SERVICE

801-777-8724

14

Ice cold
Coca-Cola