

MINUTES

HISTORIC PRESERVATION COMMISSION

April 16, 2025

The Cumberland Historic Preservation Commission held its regular meeting on April 16, 2025 within the Council Chambers of City Hall. Members present were Mr. Tim Hoffman, Mr. Justin Paulman, and Mr. Brian Plitnik. Ms. Lynda Lambert and Mr. Nathan Williams attended meeting virtually.

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management and Ms. Chelsea Rexrode, Codes Technician Applicants present were Mandela Echefu and Joshua Hausrath.

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 March 2025 were approved as written. **Ms. Lynda Lambert asked for a few corrections to be made, then made the motion to approve. Mr. Justin Paulman seconded the motion. All members were in favor. Motion approved.**

PUBLIC COMMENTS

- N/A

CONSENT AGENDA

- 223 Washington St COA25-000012 (roof and repointing)
Applicant: Hunter Abell
- 151 Washington St COA25-000013 (signage)
Applicant: First Peoples
- 1 Washington St COA25-000014 (signage)
Applicant: Ally Litten
- 40 N Centre St RCA25-000003 (signage)
Applicant: Mad Hatter Emporium

REGULAR AGENDA

- 104 Washington St COA25-000015 (exterior improvements)
Applicant: Cumberland Cultural Foundation

Representative, Joshua Hausrath, spoke on behalf of the project. There will be new posts installed for the existing wrought iron fencing. The posts will be squared off steel posts. They will be restoring the wall and adding handrail to the front steps. They received a grant to complete this project.

Mr. Justin Paulman made the motion to approve COA25-000015 and Mr. Brian Plitnik seconded the motion. All members were in favor. Motion approved.

- 2 Greene St - RCA25-000002 (site improvements)
Applicant: Let's Beautify Cumberland

Applicant was not present to speak on behalf of the project. Ruth Davis-Rogers presented the project to the Commission. They will be installing a sidewalk near the approved "town clock project." The information piece that is located on this site will be moved to the front for better visibility.

Mr. Brian Plitnik made the motion to approve RCA25-000002. Mr. Justin Paulman seconded the motion. All members were in favor. Motion approved.

- 14 Howard St - COA25-000016 (exterior window renovation)
Applicant: Wheelz Up Adventures

Applicant, Mandela Echefu, is proposing to install a new "feature window" at the canal place store. Glass Service of Cumberland will be installing this. The display window will be 60" X 133".

Mr. Justin Paulman made the motion to approve COA25-000016. Mr. Brian Plitnik seconded the motion. All members were in favor. Motion approved.

Mr. Justin Paulman read the approval statement: We have studied the application in all other relevant documents and presentation related to the for-mention cases COA25-000012, COA25-000013, COA25-000014, RCA25-000003, COA25-000015, RCA25-000002, and COA25-000016. 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.

TAX INCENTIVES

- 305 Washington St - Hemlock Leasing - (Part 3)
- 619 Washington St - Mary Margaret Dusenbery (Part 3)
- 208 Washington St - Mike Clark (Part 3)

Mr. Brian Plitnik made the made the motion to approve all above tax incentives and Mr. Justin Paulman.

"Maryland State law grants the City of Cumberland the authority to provide local historic preservation tax credits. Before us are tac credit application for work to be performed at 305 Washington St, 619 Washington St, and 208 Washington St. We have studied the applications and find that these properties quality based on City of Cumberland Code and section 9-204 of the Tax Property Article of the Annotated Code of Maryland."

OTHER BUSINESS/STAFF UPDATES

- Ruth Davis-Rogers attended the Main Street Conference in Philadelphia.
- Philadelphia has the largest mural program in the United States.
- There is still funding available for the mid-town grant. This is a matching grant of \$10,000-\$15,000. It is for commercial buildings in the mid-town area only.
- There will be a Virginia Ave façade grant coming available soon.

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

ADJOURMENT

Mr. Tim Hoffman adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary