

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
September 18th, 2024, 4:00 P.M.

APPROVAL OF MINUTES

- Review and approval of August 2024 meeting minutes

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

- 173 N. Mechanic St. COA24-000040 (*paint colors*)
Applicant: Clayton Miller

Regular Agenda – to be reviewed by HPC

- 22 Queen City Dr – COA24-000038 (*After-the-Fact Sign, sign installed without permits*)
Applicant: Exotic Mood and Vape Shop
- 123 Baltimore St. COA24-000041 (*Paint colors and window clings*)
Applicant: Julie Westendorff – Allegany Arts Council
- 403 Washington Street COA24-000042 (*sidewalk repair/replacement – tree removal*)
Applicant: Scott Haines – owner/resident
- 230 N. Mechanic Street COA24-000043 (*after-the-fact sign*)
Applicant: Sheila Lyons - LeeLee's Hair Room

OTHER BUSINESS

ANNOUNCEMENTS

ADJOURNMENT`

MINUTES

HISTORIC PRESERVATION COMMISSION

August 28, 2024

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, July 17, 2024, within the Council Chambers of City Hall. Members present were, Mr. Larry Jackson, Councilwoman Laurie Marchini, Dr. Lincoln Wilkins. Members present via phone were Ms. Lynda Lambert, Mr. Tim Hoffman, and Mr. Nathan Williams.

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management, Ms. Chelsea Rexrode, Codes Technician, Mr. Jeff Silka, City Administrator, Ms. Shannon Berry, Assistant to City Clerk. The applicant's present were Gino Giatras, Julie Ferris, and Lisa Claus.

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 July 2024 were approved as written. *Mr. Tim Hoffman made the motion for approval and Councilwoman, Laurie Marchini, seconded the motion. All members were in favor. Motion approved.*

PUBLIC COMMENTS

There were no comments made.

CONCENT AGENDA

- 8 Greene St - COA24-000013 (Awning)
Applicant: Brianna & Cody Steckman
- 147 Polk St - COA24-000034 (Porch Renovations)
Applicant: Pam Mallow
- 151 Baltimore St - COA24-000037 (Lighting)
Applicant: First Peoples Federal Credit Union - Stephen Nelson
- 104 Washington St - COA24-000038 (Painting)
Applicant: Gilchrist Gallery - Courtney Mckay Jensen
- 10 N Liberty St - COA24-000039 (New Sign)
Applicant: Mountain Maryland Trading Post - William Morgan

REGULAR AGENDA

1. 35 N Liberty St - COA24-000035 (Renovations to front of building)
Applicant: Gino Giatras - Curtis' Coney Island Famous Weiners

Mr. Giatras was awarded a Grant from the National Main Street Program and American Express. He spoke on behalf of his business regarding what updates he will be making. He plans to "refresh" the exterior of the building with the same color paint. He will be adding five new tables outside for dining. There will be four regular tables and one handicap table. He will be replacing the windows of the building. The outdoor tables will have newly installed LED yellow shade umbrellas. There will be a bike rack and garage cans added as well.

Ms. Laurie Marchini made the recommendation to approve based on the presentation that was present. Mr. Tim Hoffman seconded the motion. All members were in favor. Motion approved.

2. 22 Queen City Dr - COA24-000038 (After-the-Fact Sign, sign installed without permits)

Applicant: Exotic Mood and Vape Shop

The Applicant was asked to be present at this meeting, but unfortunately was not available. This is a continuation of last month's meeting. At the last meeting, there were issues regarding the type of lighting that was attached to the signage. At last month's meeting, the representative for the business was unable to answer any questions. The Commission asked if this matter could be tabled to this month's meeting to give time for the applicant to be present.

The Commission had an open discussion on how to proceed with this issue as this business is not in compliance. They discussed tabling the COA VS recommending penalties to be attached to the business. Ruth Davis- Rogers discussed the multiple occasions that she had spoken to the business regarding the upcoming meeting.

Mr. Nathan Williams made the recommendation to fine the business \$100/ per day retroactive to 6/12/24 and also recommend that the fines to be waived with an appearance at September's meeting to discuss the out of compliance sign. All members were in favor. Motion approved.

Mr. Nathan Williams made a motion to table COA24-000038 until the September meeting. Mr. Tim Hoffman seconded the motion. All members were in favor. Motion approved.

3. 515 Washington St - COA24-000033 (Roof installed w/o COA permit, material changed)

Applicant: Women's Civic Club

Representatives, Lisa Claus and Julie Ferris, spoke on behalf of the Women's Civic Club. Julie briefed everyone on the history of the house. The house is 169 years old and it was built in 1855. The Women's Civic Club purchased the house in 1956. The house is on the National Register. It is now considered a non-profit organization. There are multiple upgrades that need to be done to the property including, roofing, chimney, handicap upgrades, bathroom repairs, and kitchen upgrades. Julie explained in January 2024, she reached out to Ruth Davis- Rogers to explain the poor condition of the roof. Ruth connected Julie with the Maryland Historical Trust for information about state grants. Julie stated that the MHT required two estimates for the roof repair. The estimates that Julie received were \$173,780 and \$198,000 for a full replacement of their slate roof. She stated that there was no way that

the Woman's Civic Club could afford that and that the grants they were offering were not substantial enough to cover the costs. In April, they had a leak in the house. Because they were in an emergency situation, they felt they needed to take action, and decided to replace the portion of the slate roof not facing the street with asphalt shingles instead of slate. The contractor they spoke to was able to get the roof fixed within the week. The stated that the roof that was replaced is not visible from the street and that slate shingles are still seen from the street. The asphalt shingles cost them \$10,000.

The Commission had an open discussion on how the Women's Civic Club are not in compliance and the fact that this historic home and it is now compromised. Ruth explained that this historic district is recognized not only locally, but also by the State as well as the fact it has a federal designation as it is located in a National Register District. Ruth has been in contact numerous times since 2022 (see timeline) with members of the Women's Civic Club regarding roof issues and prior to that Kathy McKenny had also been in contact with them. The HPC process has been explained to members of this organization more than once and, if there was an economic hardship, the Civic Club should/could have mentioned to Ruth that they needed to consider alternate materials to replace roof. No mention was ever made that they may need to seek alternative materials as they always indicated they wanted to keep the slate on their roof. Due to the numerous conversations made over the years, The Women's Civic Club should have been aware of Historic District guidelines and the HPC process. Dr. Lincoln Wilkins questioned why they didn't discuss options with Durable Slate regarding patching the Slate Roof instead of replacing the entire roof. Ruth discussed that Durable Slate have done multiple roofs on Washington St that were repair/patch. Ms. Laurie Marchini explained this is problem because we need to protect our Historic District. The Women's Civic Club stated that they just had to do something immediately and take action to stop the leaks and didn't think about following City Code or including the HPC in their decision-making process. The commission all agreed there needs to be consequences for this lack of oversight and actions.

Ms. Laurie Marchini made the motion to call this installation of asphalt shingles an after-the-fact temporary fix/patch with the after-the-fact penalty of \$500. This \$500 will be returned to the Women's Civic Club once the repair is replaced with appropriate materials (be it slate or an approved asphalt substitute). Ms. Lynda Lambert 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 COA24-000013, COA24-000034, COA24-000037, COA24-000038, COA24-000039, COA24-000035, and COA24-000033. 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

- There will be another continuing education program offered by the State of Maryland Association of Historic District Commissions. Date TBD.
- It was recognized, and Brian Plitnik was thanked, for speaking on behalf of the Columbia Street neighborhood at the Mayor & City Council meeting.
- Heritage Days will be September 14 & 15, 2024. Volunteers are needed for the city booth
- Submitted an RFP for a Way Finding Master Plan. They interviewed and selected their choice. Merge Design from PA was selected to complete this plan and will be in town next week to visit.
- There recently was another State of Maryland (MHT) Archeological dig near ABL at the John Barton Farm to seek artifacts from 12-15,000 years ago. This site is regarded as a very important site in the nation.

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

ADJOURMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary

Recorded Correspondence w/Woman's Civic Club about Roof

(there have been additional phone conversations which were not written down or recorded)

Date	Person	Subject
10/11/2017	COA Amendment and Review  RCA2016-771-2 515 WASHINGTON ST install crown molding under front porch  RCA2016-771-1 515 WASHINGTON ST In-kind porch floor replacement/gutter repair  COA2016-771 515 WASHINGTON ST In-Kind Gutter Replacement	Correspondence from Woman's Civic Club w/Kathy McKenny about Roof.
10/11/2017	October 2017 HPC Minutes	Minutes from HPC Meeting about Woman's Civic Club roof. COA for porch maintenance was approved. A conversation took place about their roof. They asked about roofing options available to them but stated that their preference was to install slate. Per Kathy McKenny's notes, meeting minutes, and attachments, that due to the fact they were still exploring funding options they were not ready to present a formal request (COA) for a roof replacement.
10/4/22 – phone call	Sheryl Brown to Ruth Davis - Rogers	Phone call stating they heard we had a roof replacement program grant and asked if the Roof Replacement Program could give the Woman's Civic Club 90,000 to replace roof.
10/4/22	Ruth Davis -Rogers to Sheryl Brown	Email. I replied that the roof program did not apply to social organizations, or homes valued over \$100K, so we had no money to give them for their roof, but explained there is grant money available for projects such as theirs. I also gave them the advice/recommendation that it would help if they registered as a non-profit.
10/6/23	Julie Ferris to Ruth Davis - Rogers	Phone call seeking help and information for their roof issues as they were getting estimates for repairs. Wanted to meet with me in person.
10/11/23	Julie Ferris to Ruth Davis - Rogers	Follow up phone call about roof and issues.
10/11/23	Sheryl Brown to Ruth Davis – Rogers	Email with question asking if the house at 515 Washington Street was on the National Register of Historic Places and if so did that give them a special status which allowed for funding for repairs.
10/11/23	Ruth Davis – Rogers to Sheryl Brown	I told them that they were not on the NRHP, but I explained (again) that they were located in a federal, state and local historic district. I also explained that historic homes are not given money directly but through a grant process.
10/23 or 11/23	Representative from Woman's Civic Club (Not sure if it was Julie Ferris or Sheryl Brown or another representative)	Met with me in person at City Hall to discuss their roof, HPC guidelines, COA process. I gave them printed information on grants and the COA process.
1/23/23	Sheryl Brown to Ruth Davis - Rogers	Email seeking information on how to apply for grants to help with their roof.
1/23/23	Ruth Davis – Rogers to Sheryl Brown	I emailed her back stating I was unable to meet at the moment but I provided the names of three good books (with pictures of the covers) which could help them with grant writing.
6/2/23	Lisa Clause	Comprehensive quote from Durable Slate Company, for all work needed, sent to Lisa Clause.

1/24/24	Julie Ferris to Ruth Davis - Rogers	Email asking to meet – seeking assistance with grant writing.
1/24-1/26	Ruth Davis – Rogers to Julie Ferris	I called back stating I could not write a grant for them but I could connect them with MHT staff who may be able to offer assistance.
1/26/24	Julie Ferris to Ruth Davis - Rogers	Short follow up email stating they hope State will help them get a new roof.
1/26/24	Ruth Davis Rogers to MHT Staff w/ Julie Ferris and Sheryl Brown copied	Email introductions b/t members of Woman's Civic Club and MHT Staff seeking grant assistance for their roof.
1/27/24	MHT Staff -Dana Halpert replied to Julie Ferris and Stacy Montgomery	Sent email to explain the tax credit program
1/29/24	MHT Staff – Stacy Montgomery sent follow up email to Julie Ferris and Stacy Montgomery	Follow up email with a little bit more information about grant process, asked if they needed help or had any questions.
3/6/24	Julie Ferris Sheryl Brown Connie Callis	Woman's Civic Club extended an invite for Ruth to attend membership reception. (Ruth declined)
6/12/24	Citizen report received	Information received that Woman's civic Club installed new roof
6/12/24	Email from Ruth Davis – Rogers to Julie Ferris and Sheryl Brown	Ruth reached out to inquire about the installation of a new roof.
6/14/24	Lisa Claus	Lisa Clause called in response to email. Ms. Claus confirmed that a new roof was installed.
7/12/24	Julie Ferris Sheryl Brown	Notice of Violation sent to Woman's Civic Club
7/19/24	Community Development to Ruth Davis-Rogers	After-the-Fact COA Application Received

City of Cumberland - Dept. of Community Development**Internal Routing Sheet**Permit or Review #: **COA24-000040**

Permit or Review Type: Certificate of Appropriateness

Project Location: 173 N MECHANIC ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Clayton Miller
Address: 114 Stonecrest Cir
City/State/Zip: Keedysville MD 21756
Phone: 301-268-3646
Email: ctmiller0@gmail.com

Contractor Contact Information: Company Name: I.P.S. Richard Flowers
Contact: Richard Flowers
Address: 111 Decatur St
City/State/Zip: Cumberland MD 21502
Phone: (240) 609-5051
Email: issacsdad573@outlook.com

Date of
Application: 08/22/2024

Work Description: (narrative box)

Painting to outside of building, including brick and trim.

Amount Paid: 31.00

Amount Due: 0.00

ESTIMATE

Prepared For

Cliff
173 N Mechanic St.
(301) 268-3646

I.P.S (Richard Flowers)

111 Decatur Street
Cumberland, MD 21502
Phone: (240) 609-5051
Email: isaacsdad573@outlook.com

Estimate # 40M.K-2
Date 08/20/2024

Description	Total
Building Refresh	\$5,400.00
* Power wash entire front of dwelling.	
* Apply refresh coat of paint on entire front of dwelling (3 colors total)	
* Caulk/Silicone where needed.	
Materials	\$350.00
* 3 Gallons - Brick Color	
* 1 Gallon - White (Trim & fascia)	
* 1 Gallon - Cornice color	
Subtotal	\$5,750.00
Total	\$5,750.00

Notes:

*Material Prices are estimated - All original receipts will be provided if we are responsible for collecting materials.



Expert Pick

SW 7019

Gauntlet Gray

FULL DETAILS ^

LRV: 17 ⓘ

RGB: 120 / 115 / 110

Hex Value: #78736E

Location Number: 244-C6

Available in: Interior/Exterior

Color Collections: Top 50 Colors, Gallery Series, Top Exterior Colors, Pottery Barn Collection 2024, Classic Balance Palette, Midwestern Color Scheme 2

Color Family(s): Neutral

Expert Pick

SW 7006

Extra White

FULL DETAILS ^

LRV: 86 ⓘ

RGB: 238 / 239 / 234

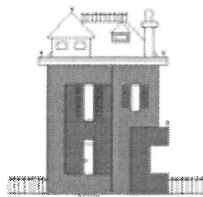
Hex Value: #EEFEFA

Location Number: 257-C1

Available in: Interior/Exterior

Color Collections: Colormix Forecast 2019 (Shapeshifter), Color ID (Creative), Pottery Barn Kids (Fall/Winter), Pottery Barn Teen (Fall/Winter), Finest Whites & Neutrals (Finest Whites), Pottery Barn Kids Collection 2024, Pottery Barn Teen Collection 2024, Urban Color Schem

Color Family(s): White

**CERTIFICATE OF APPROPRIATENESS DECISION**

Certificate of Appropriateness #COA24-000040

Agenda Item: COA24-000040

Project Address: 173 N MECHANIC ST

Meeting Date:

Property Number: 14004831

Online Application Received

Clayton Miller
114 Stonecrest Cir
Keedysville, MD 21756

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: Painting to outside of building, including brick and trim.

The application was:

Online Application Received

APPROVED with the following conditions: Administrative Approval by Ruth Davis - Rogers 9/16/24

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: COA24-000040

Approval Date:

Certificate of Appropriateness Permit

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

Project Location:	173 N MECHANIC ST	Date applied:	08/22/2024
MD Prop. #:	14004831	Work expected to begin:	
Owner:	MILLER CLAYTON ETAL MILLER LINDSAY M		
Applicant:	Clayton Miller	Contractor:	I.P.S. Richard Flowers
Address:	114 Stonecrest Cir	Address:	111 Decatur St
City/State/Zip:	Keedysville MD 21756	City/State/Zip:	Cumberland MD 21502
Phone:	301-268-3646	Phone:	(240) 609-5051
Email:	ctmiller0@gmail.com	Email:	issacsdad573@outlook.com
		MD Master Plumber License #:	000000

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:

Painting to outside of building, including brick and trim.

Administrative Approval by Ruth Davis - Rogers, Historic Preservation Planner 9/16/24:

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.

Clayton Miller

Signature

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA24-000041**
Permit or Review Type: Certificate of Appropriateness
Project Location: 123 BALTIMORE ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Allegany Arts Council
Address: 9 N. Centre Street
City/State/Zip: Cumberland MD 21502
Phone: (301) 777-2787
Email: jwestendorff@alleganyarts.org

Contractor Contact Information: Company Name:
Contact: none none
Address: none
City/State/Zip:
Phone: 3017222655
Email: none

Date of Application: 08/28/2024

Work Description: (narrative box)
The proposed signage will include opaque window decals which will hide demolition and construction work taking place within the property. An additional exterior sign will be affixed to the front facade of the building announcing the future home of the applicant.

Amount Paid: 31.00
Amount Due: 0.00



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

COA24-000041

Address: 123 Baltimore Street

Project Contact: Julie Westendorff – Allegany Arts Council

Project Summary:

The Allegany Arts Council is moving to a new location. While renovations are taking place at this location the applicant is proposing to install vinyl window cling artwork in the windows facing Baltimore Street. The window cling artwork will contain graphics, no images and no brand names.

Property Description:

This building is located in the Downtown Cumberland Historic District, on Baltimore 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. This structure was built in approximately 1900 and is contributing.

Staff Summary:

In the past, additions to commercial window glass were usually considered signage. It was not unusual for nineteenth century commercial buildings to be covered in with signs – painted on the walls, hanging over doors, painted on windows, etc. This is well documented in historic communities across the United States. In addition to signs recessed areas behind the front windows, often referred to as display windows, were often used by the business owner to place the goods they were selling so that people walking/driving by could see what they were selling.

The City of Cumberland has a sign ordinance as well as Preservation Guidelines for signs in the Canal Place Heritage Area. This businessowner isn't asking for additional signage but permission to install artwork in his windows, in leu of a "display" until renovations are complete. Times have changed and business owners can now have beautiful pictures and artwork printed onto thin perforated (see through) window clings which can be installed in windows. Many historic districts are now addressing this new type of advertising and updating their ordinances (see attached information). This installation is temporary, does not affect or damage the building, and hides clutter.

Applicable Guidelines:

Identifying, retaining, and preserving storefronts, and their functional and decorative features, is important in defining the overall historic character of the building. 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) including guideline 37, 38, 39, 40, 41 and 42. Other applicable guidelines can be found in the chapter titled Design Guidelines for Signs - Guideline 47, Sign Size; Guideline 48, Sign Lighting and Guideline 49, New Sign Materials.



 **PERMIT PROJECT**

FILE #: 24-001323

123 BALTIMORE ST CUMBERLAND MD 21502

THE PROPOSED SIGNAGE WILL INCLUDE OPAQUE WINDOW DECALS WHICH WILL HIDE DEMOLITION AND CONSTRUCTION WORK TAKING PLACE WITHIN THE PROPERTY. AN ADDITIONAL EXTERIOR SIGN WILL BE AFFIXED TO THE FRONT FACADE OF THE BUILDING ANNOUNCING THE FUTURE HOME OF THE APPLICANT.



PERMIT #: COA24-000041

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness

▼

Work Description:

The proposed signage will include opaque window decals which will hide demolition and construction work taking place within the property. An additional exterior sign will be affixed to the front facade of the building announcing the future home of the applicant.

✎

Applicant

Allegany Arts Council - Julie Westendorff

▼

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Status

Under Review

▼

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

08/28/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

- none none

Contact

Allegany Arts Council - Julie Westendorff

Estimated Cost of the project
\$1,500.00

Attach a full written scope of work
[Building Signage_Future Home.pdf](#)



Attach photographs of the site and structure
[Building Signage_Future Home.pdf](#)



Facade Elevations
[Building Signage_Future Home.pdf](#)



Sample of Proposed Materials
[Building Signage_Future Home.pdf](#)



Scaled Drawings
[Building Signage_Future Home.pdf](#)



Digital Renderings, when available
[Building Signage_Future Home.pdf](#)



Color Scheme/Paint Chips

[Building Signage_Future Home.pdf](#)

Manufacturer Cut-Sheets or Product Specifications

[Building Signage_Future Home.pdf](#)

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

[Building Signage_Future Home.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

Julie B. Westendorff

Today's Date

08/28/2024

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

WELCOME TO THE FUTURE HOME OF THE
ALLEGANY ARTS COUNCIL



TO CREATE A
WORK OF
ART IS TO
CREATE THE
WORLD.

~ KANDINSKY

TO CREATE
ONE'S OWN
WORLD
TAKES
COURAGE.

~ GEORGIA O'KEEFE

City of Cumberland - Dept. of Community Development**Internal Routing Sheet**Permit or Review #: **COA24-000042**

Permit or Review Type: Certificate of Appropriateness

Project Location: 403 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: N/A
Address: N/A
City/State/Zip: Cumberland Md 21502
Phone: 301-338-1394
Email: scott.d.haines@gmail.com

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

Date of
Application: 08/29/2024

Work Description: (narrative box)
repair sidewalk

Amount Paid: 0.00

Amount Due: 30.00



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

COA#24-000042

Residential Home

Address: 403 Washington Street

Project Contact: Scott Haines – owner/resident

Project Summary:

This proposed project involves repairing the existing sidewalk and replacing three failing trees.

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, located at 403 Washington Street, retains many of its original exterior features and commands attention. It was built between 1866 – 1869. The Haines have been working on this property since 2005.

The City of Cumberland Code states that homeowners are to maintain and repair sidewalks in front of their home. The Historic Preservation Guidelines recommend replacing existing sidewalks with old brick, which the homeowner is proposing. The homeowners would also like to remove three failing trees and their root systems, regrade the area, and replace with new trees.

Applicable Standards to consider are:

City of Cumberland Historic Preservation Guideline 65: LANDSCAPING (HARD SCAPE) a. Existing brick sidewalks must be maintained. If your sidewalk must be rehabilitated due to hazardous conditions created, such as from unevenness due to tree roots, you should remove the existing brick, re-grade the site, and replace the old brick. **Guideline 63:** Commonly found retaining walls in Cumberland. The stone, mortar, steps, and railing should all be maintained as part of the historic character of the property. In some cases, like the one shown below, the retaining wall is built into the foundation of the building and the feature should be treated as a single feature.

b. Where concrete sidewalks currently exist, property owners may replace these sidewalks with brick pavers or with colored and stamped concrete resembling brick sidewalks. c. Retain boot scrapers and carriage locks where they exist. d. Historic driveway locations and associated curbing or retaining walls should be maintained.



 **PERMIT PROJECT**

FILE #: 24-001333

403 WASHINGTON ST CUMBERLAND MD 21502

REPAIR SIDEWALK



PERMIT #: COA24-000042

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness

▼

Work Description:

repair sidewalk



Applicant

N/A - Scott Haines

▼

...

Status

Online Application Received

▼

Valuation

0.00



FEES & PAYMENTS

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

☐ Non-Billable



PERMIT DATES

Application Date

08/29/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

Contact

HAINES SCOTT-ALEXANDRIA

Estimated Cost of the project
\$3,000.00

Attach a full written scope of work
403Sidewalk.docx

Attach photographs of the site and structure
IMG_2359.jpeg
IMG_2360.jpeg

Facade Elevations
Screenshot_20240824_150534_Samsung Notes.jpg

Sample of Proposed Materials
layer-diagram3.jpg

Scaled Drawings
6c7aa91865764bbad957aff2ef638086.jpg

Digital Renderings, when available

Color Scheme/Paint Chips
layer-diagram3.jpg

Manufacturer Cut-Sheets or Product Specifications
layer-diagram3.jpg

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

[layer-diagram3.jpg](#)



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Preservation Guidelines (Updated 1/1/16) can be found on the City of Cumberland website at www.cumberlandmd.gov.

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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

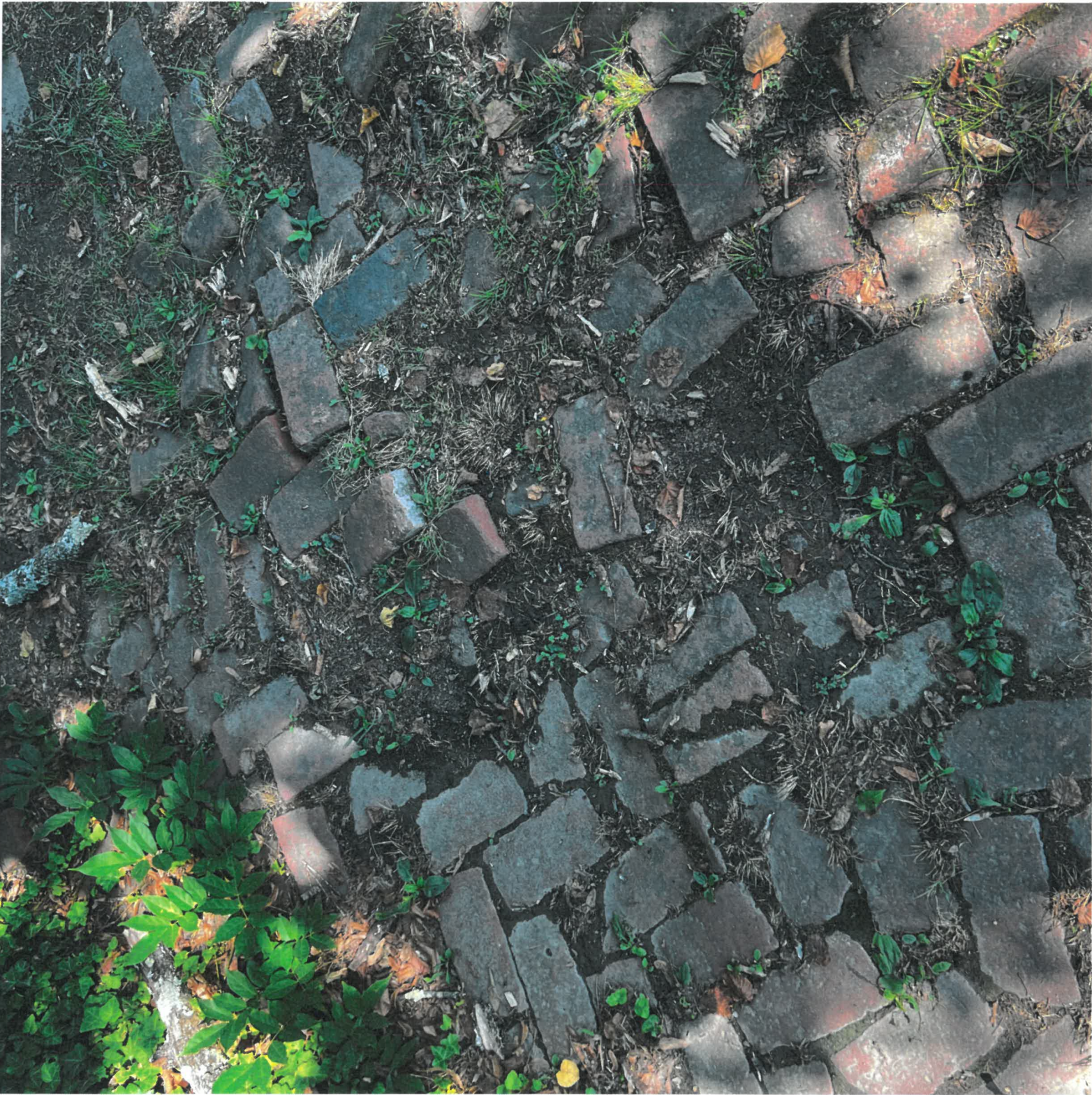
 FEES



Description of sidewalk repair for Scott & Lexie Haines at 403 Washington Street, Cumberland MD, 21502.

The existing bricks will be removed to storage. Then the area will be graded and we will install new paver base panels to reduce the amount of excavation needed which is shown by the manufacturer layering diagram. Also attached is a rough idea of what the sidewalk pattern will look like with the exception that the border pavers can be laid in the sailor or soldier(pictured) pattern. We will bring in roughly 3 cubic yards of leveling sand, 30 year fabric, and 120 paver base panels. Once completed the saved existing brick will be relaid.



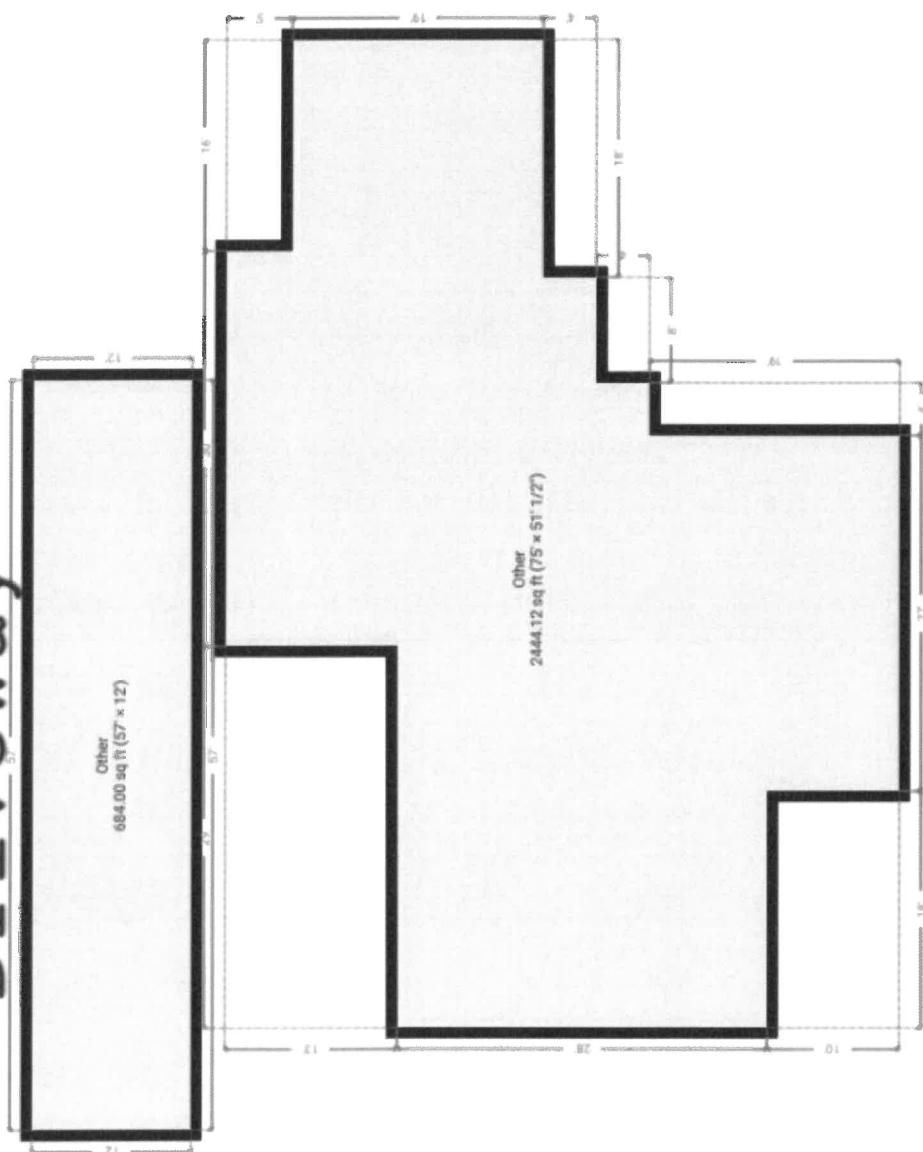


403 Washington Street



TOTAL AREA: 4316.59 sq ft • LIVING AREA: 4316.59 sq ft • ROOMS: 3

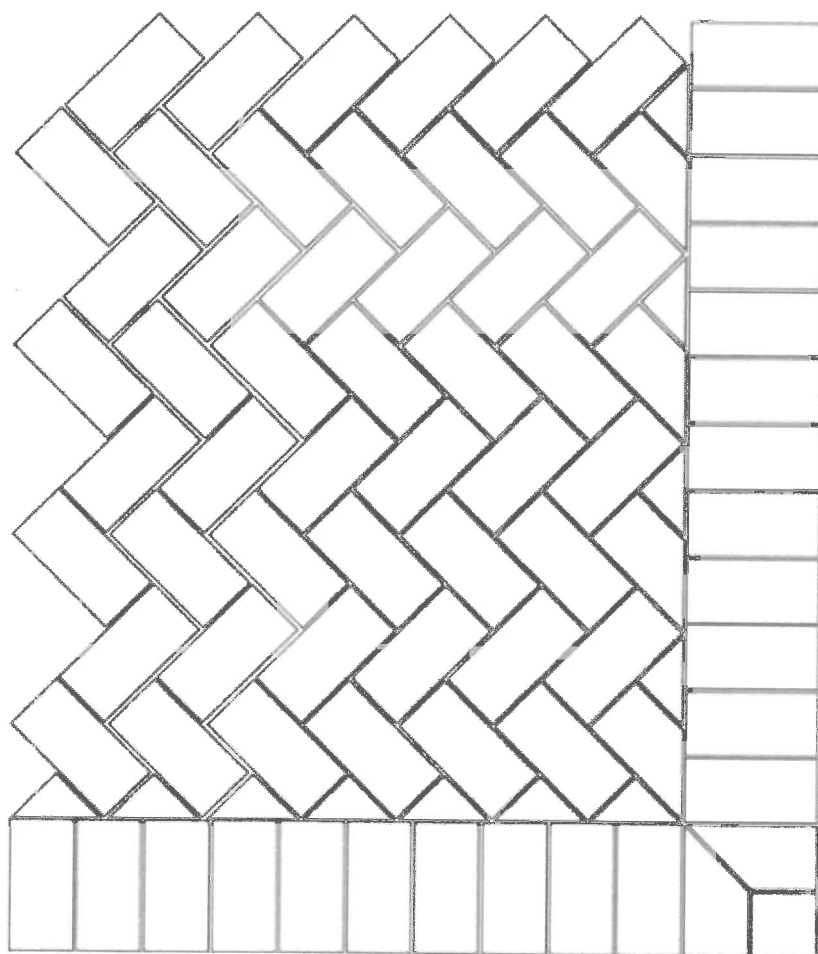
Driveway



sidewalk

WASHINGTON STREET

N. CHASE STREET







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

403 Washington Street

1 message

Cumb Water <cumbforestry@icloud.com>

Mon, Sep 16, 2024 at 10:40 AM

To: ruth.davis-rogers@cumberlandmd.gov

Property owner is asking for three trees to be removed 2 locust one maple due to damage to the sidewalk. He states he is in the process of getting permit to redo the sidewalks. We will remove the trees and replace them with either dogwoods or red sun set maples providing his permits go through thank you. Any questions let me know. Tree planting will be done after completion of side walk

Sent from my iPhone

MESSAGE FROM BUANE BENDER, CITY ARBORIST

https://www.times-news.com/remarkable-restoration/article_84a1cb2f-7cbd-5003-8de7-876d1bf0b2b4.html

Remarkable restoration

Maria Smith

May 15, 2006



Lexie Haines stands in the entrance of her home with dry, cracked plaster all around her and months — maybe years — of work ahead of her.

No worry.

Lexie recalls walking along Washington Street about 10 years ago and stopping in front of 403 Washington St. — the home at the corner of Chase Street that many people say looks haunted.

“I said, ‘This is my house. This house needs me; it wants my help,’ ” she said.

Fast forward to a little more than a year ago with the Haineses living in Loudoun County, Va., the fastest growing area in the country.

Scott grew up in the Cumberland area but moved to Northern Virginia 18 years ago when he met Lexie, and the two stayed — that is until the second time it took him 10 minutes to get out of their driveway to go to work.

Scott had enough and said it was time to move.

Lexie insisted if they moved to Cumberland, she wanted a home on Washington Street.

While looking at houses for sale on the Internet, Scott found one. It was none other than 403.

Their sons Douglas, 8, and Stephen, 6, students at West Side Elementary, thought the house was “cool” the first time they saw it and explored it from the basement to the tower that reaches into a fourth floor.

The family bought the home in March 2005 from the Golladay family.

“It felt like home from the moment we walked through the door,” Lexie said.

“We fell in love with it immediately,” Scott adds, despite wallpaper falling down, floors piled with 2 feet of trash and dirt everywhere. So far, 15 Dumpsters of “just stuff” have been removed from the house, and the family’s not finished.

Safety concerns were addressed, including the replacement of a back porch and railings that had deteriorated. The roof was repaired and several trees were removed.

The home had been divided into apartments, blocking access to the back part, known as the “little house” where the servants’ quarters were. That’s been resolved by finding the former doorways.

After living without a kitchen for nearly a year, it’s almost finished with a new pine floor the Haineses stained three different times to get the dark wood look they wanted.

Never having done anything to this scale, the Haineses say the work and thoughts of projects ahead can be overwhelming.

They give much credit to their carpenter, Lowell Broadwater of White Horse Woodworks in Lonaconing, who rebuilt the porches and is custom building the kitchen cabinets among a list pages long.

“I think you have to be able to turn a blind eye,” Lexie said. “This isn’t for everyone. ... You consciously have to not notice there’s no wallpaper.”

“Every now and then you have to say, ‘This is ridiculous,’ take a break and stop,” Scott, a self-employed computer specialist, said.

Information provided from the Maryland Historical Trust by Kathy McKenney, the city’s historic planner and preservation coordinator, shows the house dates somewhere between 1866 and 1869. Albert Doub, a circuit court judge in the 1920s and vice president of the Commercial Savings Bank in the ’30s, lived in the home, which once had 23 rooms.

By 1972, Arthur Golladay was listed as the owner.

Both the carriage and front entrances have stained-glass windows as does the library, which features images of authors Henry Wadsworth Longfellow, William Shakespeare and either Edgar Allen Poe or Sir Walter Scott, no one is quite sure. Lexie plans to place floor-to-ceiling bookshelves throughout the room.

The grand living room features two large mirrors that Scott heard once were in the White House and that Jackie Kennedy tried to get them back. A piano in the room also came with the home.

The family’s dining room set fits perfectly in the room, which has a marbleized cast-iron fireplace that many are surprised survived the Civil War. It matches another in the home.

Andrea De Palatis of Spectrum Design Services in Frostburg has helped whenever needed but said the two have done pretty much everything on their own.

“I’m so glad people like the Haineses have an appreciation for the architecture,” De Palatis said. “They found out what was real and true and good about it.”

Lexie said they'll look for pieces that are suited to the home but in some cases she's set in her ways, meaning to her a dining room should be red and the hallways pale green.

"There's not many changes we want to make," she said. "It's a brilliant house and beautifully designed."

Sue Cerutti, an avid supporter of historic renovations and the energy behind the Historic Preservation Institute, called the home a "stunning place."

"I would take this in a minute if I were your age," Cerutti, who has renovated a number of homes and buildings, said, noting May is Historic Preservation Month.

The Haineses said they look forward to some day having everything finished.

"By the time the kids inherit it, it should be done," Lexie jokes. "Then they can divide it back in two."

Trending Video

City of Cumberland - Dept. of Community Development**Internal Routing Sheet**Permit or Review #: **COA24-000043**

Permit or Review Type: Certificate of Appropriateness

Project Location: 230 N MECHANIC ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: LeeLee's Hair Room
Address: 230 N. Mechanic ST
City/State/Zip: Cumberland MD 2102
Phone: (443) 467-9922
Email: sheila6@gmail.com

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

Date of
Application: 09/03/2024

Work Description: (narrative box)
Leelee's Hair Room, LLC

Amount Paid: 30.00

Amount Due: 0.00



PERMIT PROJECT
FILE #: 24-001345
230 N MECHANIC ST CUMBERLAND MD 21502
LEELEE'S HAIR ROOM, LLC



PERMIT #: COA24-000043
Permit Type
Certificate of Appropriateness

Subtype
Certificate of Appropriateness ▼

Work Description:
Leelee's Hair Room, LLC ✎

Applicant
LeeLee's Hair Room - Sheila Lyons ▼ ⋮

Status
Under Review ▼

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
09/03/2024

Approval Date

Issue Date:
09/03/2024

Expiration Date:
09/10/2024

Close Date	
Last Inspection	
Non-Billable Comments	
Contractor	
Contact	
Estimated Cost of the project	
\$900.00	
Attach a full written scope of work	
Sign Permit Application.pdf	
Attach photographs of the site and structure	
Sign Location.pdf	
Facade Elevations	
Sample of Proposed Materials	
Scaled Drawings	
230 N. Mechanic Sign.jpg	
Digital Renderings, when available	
230 N. Mechanic Window Decal.jpeg	
Color Scheme/Paint Chips	
230 N. Mechanic Sign.jpg	
Manufacturer Cut-Sheets or Product Specifications	
230 N. Mechanic Window Decal.jpeg	

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[Sign Permit Application.pdf](#)



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Signing Method



INTERNAL USE ONLY

Determination of Review Path

Review Type



Determination for Tax Credit

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Decision Date

M&CC Tax Credit Review



Decision Date

State Tax Credit Review

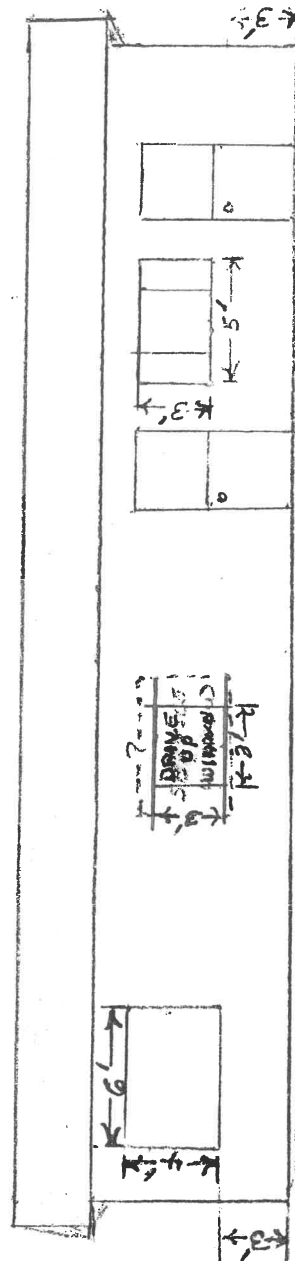
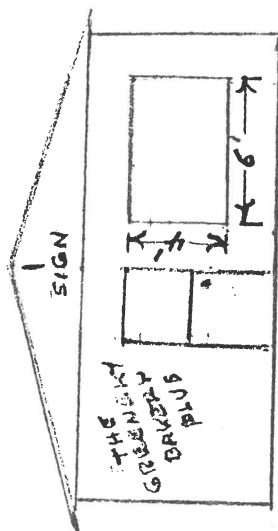


Decision Date

FEES



FEE	DES	QUANTITY	AMOUNT	TOTAL
Certificate of Appropriateness Review Fee				30.00
Plan Check Fees				30.00
Permit Fees				0.00



SCALE $\frac{1}{8}$ " = 1 FOOT

Ricks copy





BUSINESS HOURS

MON WED 1 30 6

THURS & FRI 1 8

SAT 10 6

APPOINTMENT
ONLY

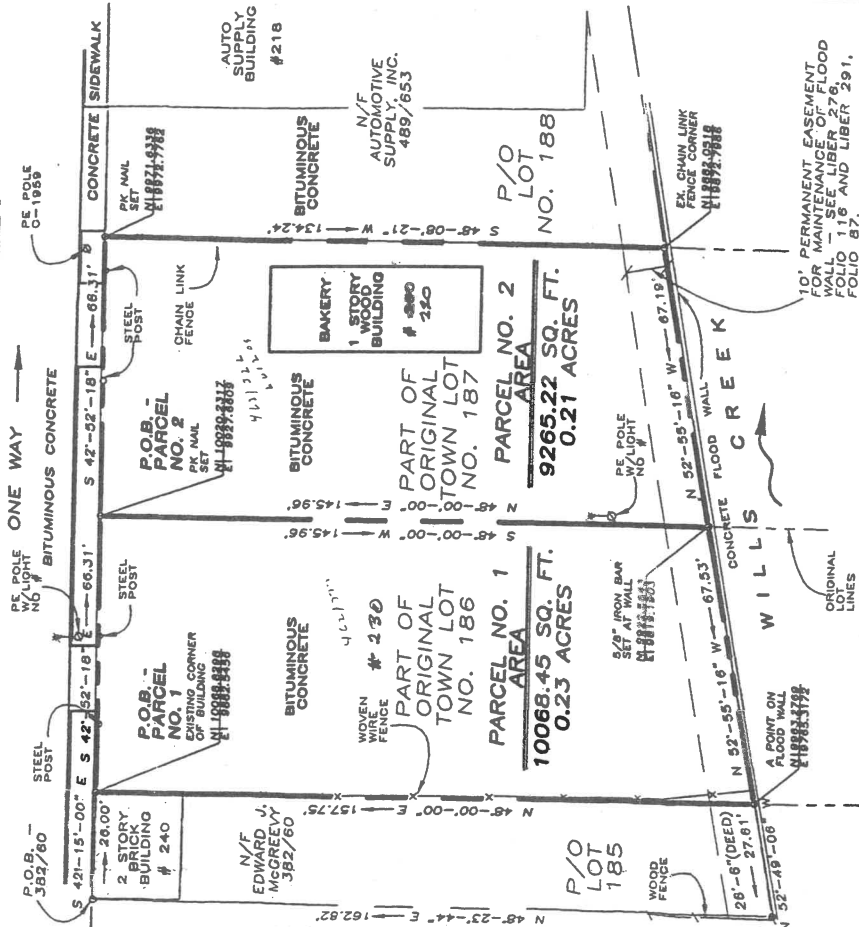
me in WE'RE
OPEN



LIMITS OF NORTH
MECHANIC STREET



NORTH MECHANIC STREET



SURVEYOR'S CERTIFICATION

I hereby certify that in August, 1998, I made a survey of the tract shown hereon and that this plat is made in accordance with the laws and regulations of the State of Maryland and I certify that this plat is complete and accurate.

Michael A. Coughenour
Professional Surveyor
MD REG. NO. 441

NOTE: THIS PROPERTY IS LOCATED OUT OF THE 100 YEAR FLOOD BOUNDARY AS INDICATED BY THE NATIONAL FLOOD INSURANCE FLOOD HAZARD COMMUNITY - PANEL NO. 240933 (FLOOD ZONE C) ON SEPTEMBER 1, 1983 (FLOOD ZONE C).



PLAN OF SURVEY

PREPARED FOR RICHARD GROWDEN

NORTH MECHANIC STREET ELECTION DISTRICT NO. 14
CUMBERLAND ALLEGANY COUNTY MARYLAND

COUGHENOUR SURVEYING

98145-994
PS98145 DISK 1"=30' - L. WITT
15 AUGUST 1998