MINUTES

HISTORIC PRESERVATION COMMISSION

June 13, 2024

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, May 15, 2024, within the Allegany County Museum. Members present were, Mr. Larry Jackson, Councilwoman Laurie Marchini, Ms. Lynda Lambert, Mr. Nathan Williams, and Mr. Tim Hoffman.

Others in attendance were, Ms. Ruth Davis-Rogers, Historic Preservation Planner/Grants Management, Ms. Chelsea Rexrode, Codes Technician. The Applicants present were Eliot Fielding. No media was present.

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 May 2024 were approved as written. ***Tim Hoffman, made the motion for approval and Ms. Lynda Lambert, seconded the motion. All members were in favor. Motion approved.***

PUBLIC COMMENTS

- Ruth mentioned that we did receive a letter from the Washington Street Association. Below is the attached letter.

June 12, 2024

Historic Preservation Commission
City Hall
57 N Centre Street
Cumberland, MD

Subject: Upholding Preservation Standards in Washington Street Historic District

Dear Members of the Historic Preservation Commission,

The Board of the Washington Street Association is writing to express our commitment to preserving the architectural integrity and historic character of the Washington Street Historic District. It is our collective responsibility to ensure that all changes and renovations within the district adhere to the established standards of preservation.

While reviewing recent proposals for modifications within the district, including the application for 507 Washington Street, we have found it challenging to fully assess the impact of these changes due to the limited availability of detailed plans, photos, and drawings. We respectfully request the Historic Preservation Commission to adhere to the Cumberland Historic Preservation District Design Guidelines in all matters concerning the district. These guidelines are essential for maintaining the historical and architectural integrity of our community, ensuring that every modification not only respects but enhances the unique character of our neighborhood.

Thank you for your dedication to preserving the heritage of Cumberland. We look forward to our continued collaboration in protecting and enhancing the Washington Street Historic District.

Sincerely,

The Board of the Washington Street Association

CONSENT AGENDA

1. 44 Baltimore St – RCA24-000002 (Painting/Repointing)
   Applicant: John Buchanan- CBIZ

2. 108 Harrison St – COA24-000024 (Sign)
   Applicant: Queen City Cravings

3. 151 Baltimore St – COA24-000026 (Sign)
   Applicant: First Peoples Community Federal Credit Union

4. 317 Washington St – COA24-000027 (Fencing)
   Applicant: Derek Casaza

5. 10 S. Mechanic St – COA24-000029 (After-the-fact Roof)
   Applicant : Café Mark

6. 15 Washington St – COA24-000030 (After-the-fact Roof)
   Applicant: First Presbyterian Church

REGULAR AGENDA

1. 507 Washington St – COA24-000025 (Removal of Chimney and Roof Repairs)
   Applicant: Eliot Fielding

The applicant is speaking on behalf of the homeowners, Julie & Bob Courtney. Eliot is being requested for his services to take their chimney down and change the pitch of the roof on the backside of the house. Eliot explained that the chimney does not have any function and they are having a "rodent" issue to believe is being accessed by the chimney. The homeowners thought it would be best to have the chimney taken down. The roofing that needs to be replaced is located on the back. It is a rubber roof. It is not original to the house. The rubber is extremely scratched due to what is believed the "raccoons". They are having issues with water coming into one of the apartments due to the roof. They want to add a gutter to run to the other roof. Eliot will use an ice and water shield and will copy the same shingles. The front work will be a Brown fascia metal that will match. They want to clean up their windows and paint the trim in "Courtney Brown" which is at Sherwin Wiliams. Eliot believes that the chimney is in poor condition and would have to be rebuilt.

The Commission had an open discussion on what is important to keep in the Historical District. The Commission has agreed to table the chimney portion of the agenda, due to wanting to try to save the historical feature of the house.

Ruth would like to discuss options with the homeowners. Ms. Lynda Lambert made the motion to approve the roof work, but would be tabling the chimney work due to wanting the homeowners to look at other options available to save the chimney. Mr. Nathan Williams seconded the motion. All members were in favor. Motion approved.

Mr. Larry Jackson read the approval statement: We have studied the application in all other relevant documents and presentation related to the for-mention cases, RCA24-000002, COA24-000024, COA24-000026, COA24-000027, COA24-000029, COA24-000030, and COA24-000025. 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

- We will be holding all "after-the-fact" permits accountable and Ruth plans to meet with Jeff/Mayor to start implementing fines for people who do not get their permits before doing their projects.
- Approved for grant to update our survey for downtown by the MHT. This is a 2-part grant and we will be hiring a consultant to do the survey.
- We are submitting grants to the Department of Housing and Community Development.
- Archeological Dig was held in Oldtown. The Mayor and City Council attended on Saturday. This was located at the Thomas Cresap house.

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

ADJOURMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

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Mr. Tim Hoffman, Secretary