



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
Councilman: Rock Cioni

Staff Liaison: Ruth Davis - Rogers, Historic Preservation Planner

AGENDA

Historic Preservation Commission
City Hall Council Chambers
Dec. 17th, 2025, 4:00 P.M.

CALL TO ORDER

APPROVAL OF MINUTES

- Review and approval of Nov. 2025 meeting minutes

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

Consent Agenda – these COA's received administrative approval

- 14 S. Mechanic St. COA25-000055 (*door*)
Applicant: Dennis Dillon

Non-Consent/Regular Agenda – to be reviewed by HPC

- 60 Pershing Street COA25-000054 (*faux neon sign*)
Applicant: Madeline Lafferty
- 135 N. Mechanic St. COA25-000056 (*fence*)
Applicant: Cumberland Housing – Michele Bender

OTHER BUSINESS

Step 3 Local Tax Credit Approvals

- 204 Washington St. – John Pendleton (part 3)

ANNOUNCEMENTS

- Ruth taking new job at Calvert County Dept. of Planning & Zoning / Next Steps

ADJOURNMENT

MINUTES

HISTORIC PRESERVATION COMMISSION

November 12, 2025

The Cumberland Historic Preservation Commission held its regular meeting on November 12, 2025 within the Council Chambers of City Hall. Members present were Mr. Larry Jackson, Mr. Justin Paulman, and Councilman, Rock Cioni. Ms. Lynda Lambert, Mr. Tim Hoffman, 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. Applicant present was Lisa Dallolio from Grove & Dallolio Architects.

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 October 2025 were approved as written. Mr. Justin Paulman made the motion to approve. Mr. Tim Hoffman seconded the motion. All members were in favor. Motion approved.

PUBLIC COMMENTS

- N/A

CONSENT AGENDA

- 127 Baltimore COA25-000046 (signage)
Applicant: Larry Jackson
- 320 S Mechanic St COA25-000047 (signage)
Applicant: MG Permits for Jersey Mikes
- 301 Washington St COA25-000048 (window replacement)
Applicant: Allegany Allergy and Asthma
- 210 S Centre St COA25-000049 (uplighting)
Applicant: Ed Mullaney
- 10-12 S Mechanic St RCA25-000007 (uplighting)
Applicant: Ed Mullaney
- 7 N Liberty St COA25-000050 (window decal sign)
Applicant: Amanda Smearman

Mr. Justin Paulman made the motion to approve the following consent agenda items, COA25-000046, COA25-000047, COA25-000048, COA25-000049, RCA25-000007, and COA25-000050. 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 COA25-000046, COA25-000047, COA25-000048, RCA25-000007, COA25-000049, and COA25-000050. 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

- 81 Baltimore St COA25-000041 (renovation of building)
Applicant: Grove & Dallolio Architects
- 71 Baltimore St COA25-000045 (renovation of building)
Applicant: Grove & Dallolio Architects

Representative, Lisa Dallolio, (Grove & Dallolio Architects), spoke on behalf of the above

projects (COA25-000041 & COA25-000045). These projects were already approved by MHT and the National Park Service. 71 Baltimore St. is going to be converted into a restaurant space on the ground floor and office spaces upstairs. 81 Baltimore St. will become a fitness center on the ground floor with a small retail space on the ground floor. There will be 19 apartments upstairs. These will be market rate apartments. Both buildings have been maintained well over the years and that other than maintenance of exterior features, minor changes are proposed to the exterior of the buildings. All work will follow the Secretary of the Interior's Standards as well as Cumberland's Design Guidelines. The most notable change, allowing for physical access to a historic building while giving priority to the new use of the historic property, is the addition of handicap ramps.

Mr. Justin Paulman made the motion to approve COA25-000041 & COA25-000045. All members were in favor. Motion approved.

TAX INCENTIVES

- 81 Baltimore St - Step 1 & 2
- 71 Baltimore St -Step 1 & 2

Mr. Justin Paulman made the made the motion to approve all above tax incentives and Mr. Tim Hoffman seconded the motion. All members were in favor.

"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 81 Baltimore St. and 71 Baltimore 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

- Reschedule December 10th meeting to December 17th.
- The draft of the Comprehensive Plan is completed and available for public review on the city website.

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

ADJOURMENT

Mr. Tim Hoffman adjourned the meeting.

Respectfully,

Mr. Tim Hoffman, Secretary

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000055**

Permit or Review Type: Certificate of Appropriateness

Project Location: 14 S MECHANIC ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Dennis Dillon
Address: 104 Forest Dr
City/State/Zip: Cumberland MD 21502
Phone: (301) 707-7445
Email: ddillon@atlanticbb.net

Contractor Contact Information: Company Name: Glass Service of Cumberland, Inc
Contact:
Address: 813 Lafayette Ave
City/State/Zip: Cumberland MD 21502
Phone: 3017243434
Email:

Date of Application: 12/10/2025

Work Description: (narrative box)

COA - replace existing front door and picture window that is currently cracked.

Amount Paid: 30.00

Amount Due: 0.00

Glass Service of Cumberland, Inc.

813 LaFayette Ave.
Cumberland, MD 21502
Phone 301-724-3434 Fax 301-724-5912

TO Uncle Jacks Pizzeria and Pub
20 South mechanic Street
Cumberland, Md 21502
Attention: Dennis Dillon

DATE: May 30,2025

PROJECT :Door Replacement

Description of work to be performed: Kitchen store front door with solid panel in the section of the door. Also have solid panel in the transom transom will include new louver vent on the exterior for the exhaust fan. Door to be dark bronze in color and to have grey lite tinted glass in top section. Interior floor will be cut back to accept new threshold. Also included new closer on the door Any Electrical work to be done with fan will be excluded from this proposal.

Lump sum price: \$ 4166.00

Exclusions/Clarifications:

1. We exclude any glass breakage except by GSC personnel.
2. A 1/3 deposit will be required at time of acceptance.
3. Clean up haul away debris.
4. We exclude any rough frame work
5. We exclude any interior work

Thank you for allowing us the opportunity to work with you. If you have any questions or I may be of further assistance please advise.

TERMS OF PAYMENT ARE 30 DAYS FROM INVOICE DATE

This proposal reflects the discounted cash price./ collection fees will be added if sent to collections.

ACCEPTED:

Firm/Owner: _____

GLASS SERVICE OF CUMBERLAND, INC.

By: _____

By: _____

Rich Davis

Estimator

Title: _____

Title: _____

Date: _____

Date: _____

MHIC 12957

This Proposal is subject to revision or withdrawal by GSC until communication of acceptance, and may be revised after communication of acceptance where an inadvertent error by GSC has occurred. This Proposal expires thirty (30) days after the date stated above, unless Glass Service of Cumberland expressly agrees to an extension.

CANCELLATION POLICY:

If the customer chooses to cancel contract, Glass Service of Cumberland, Inc. and/or Hoyman painting, a division of Glass Service of Cumberland, Inc. Reserves the right to retain any monies applied toward this contract to cover the cost of materials ordered and/or in production that were intended for completion of this project.

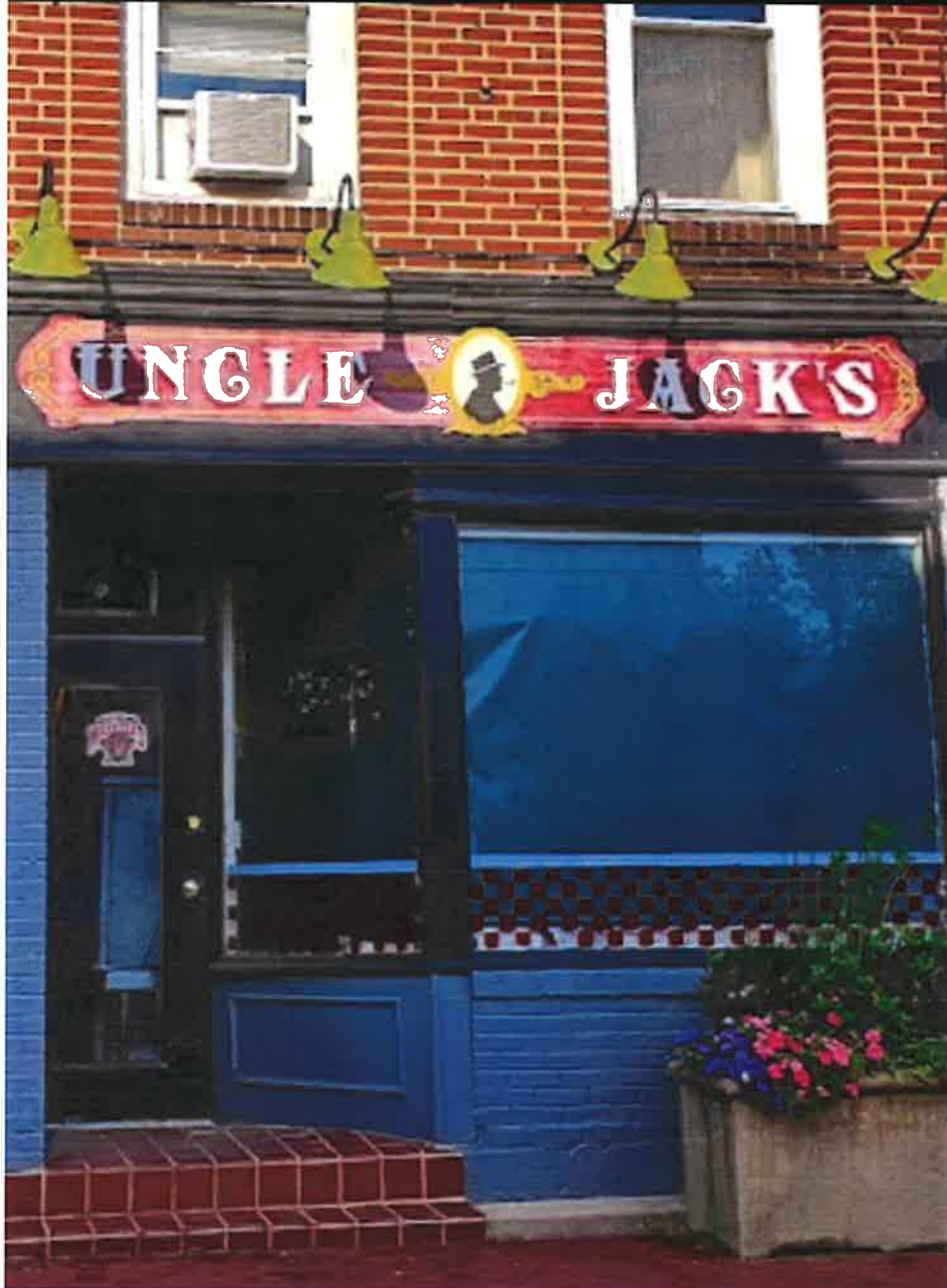
12:55

71



Doug F... · a year ago

Images may be subject to
copyright



17

12:53

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Ama... · 6 months ago

Images may be subject to
copyright



 View all photos



17





City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000054**

Permit or Review Type: Certificate of Appropriateness

Project Location: 60 PERSHING ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Madeline Lafferty
Address: 321 Cumberland Street
City/State/Zip: Cumberland MD 21502
Phone: (301) 268-6031
Email: madeline@rainmakermanagement.net

Contractor Contact Information: Company Name:
Contact: Madeline Lafferty
Address: 321 Cumberland Street
City/State/Zip: Cumberland MD 21502
Phone: (301) 268-6031
Email: madeline@rainmakermanagement.net

Date of Application: 12/02/2025

Work Description: (narrative box)

40" x 40" Faux Neon sign (LED) placed at the top front of the building.

Amount Paid: 30.00

Amount Due: 0.00



City of Cumberland

☐ Administrative Review ☐ HP Commission Review

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

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: 600 Pershing St. Cumberland MD Tax ID # 04 - 043723

The Tax ID # can be found on your tax bill or by visiting www.dat.state.md.us / Real Property / Real Property Search. 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 # 25-000054
RCA #

Application Date 11/20/25

Applicant Name Madeline Lafferty Phone (301) 268-6081

Applicant Address (if different than project address) 321 Cumberland St. Cumberland MD, 21502

Fax N/A Email madeline@voinmakermanagement.net

Contractor Name (If applicable) N/A Phone N/A

Contractor Address _____ Email _____

Summarized Description of Project (please add extra pages, if needed) "40" x 40" Fake Neon Sign (LED) placed at the top front of the building

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.





Your Custom Neon Investment Proposal

Explore your custom neon sign options with this interactive proposal.
Adjust quantities, add extras, and tailor every detail to meet your vision and budget.

Ready to bring your idea to life?

Simply click '**Accept + Checkout**' to finalize your order and get started on your one-of-a-kind signage solution today!

Custom Illuminated Signs

Select your preferred installation method



SUBTOTAL
\$1,560.00

Description	Item	Quantity	Price
Acrylic LED Size: 40" x 40" LEDs: 14mm acrylic light blue LEDs Back: 7mm matte black acrylic Usage: Outdoor waterproof, IP67 rated + CE Certified, UL Listed Power: Meanwell transformer, cables included Installation: Back with bolt and screw fixings, all accessories included, and 1:1 template provided Warranty: 2 Years	\$1,560.00	1 Unit	\$1,560.00
DHL Standard Delivery - 24 Business Days Orders are delivered within 24 business days with our <i>FREE</i> and <i>reliable</i> service. Tracking included. Does not include installation.	\$0.00	1 Units	\$0.00

Total

\$1,560.00



Acrylic LED

Size: 40" x 40"

LEDs: 14mm acrylic light blue LEDs

Back: 7mm matte black acrylic

Usage: Outdoor waterproof, IP67 rated + CE Certified, UL Listed

Power: Meanwell transformer, cables included

Installation: Back with bolt and screw fixings, all accessories included, and 1:1 template provided

Warranty: 2 Years

Artwork Resolution Requirement:

If the artwork or file provided is low resolution, production cannot begin until a suitable high-resolution file is supplied. Kings of Neon accepts no responsibility for delays caused by unsuitable files.

Color Match Requirement:

If your file is designed in the RGB (red, green, and blue) colour space, elements printed on vinyl may not match exactly because ink and toner cannot represent RGB light emittance correctly. Please provide your design in CMYK format for precise printing color matches.

The 3D render illustrations provided above are intended to offer a conceptual preview of your custom neon sign. Actual colors and illumination distribution may vary when installed in your specific environment.

IMPORTANT: Each Kings of Neon sign is a unique, custom creation tailored specifically to the design and specifications approved by you, the client. Due to the custom nature of our manufacturing process, once a sign enters production, the design and size become fixed and cannot be altered post-manufacturing. We ask that you thoroughly review and confirm all details of your design proposal, including size, colour, and specifications, before production commencement. By accepting this quote, you acknowledge and agree that once the sign has commenced the manufacturing process, we cannot accommodate any refunds or alterations due to changes in design or size.



City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000056**

Permit or Review Type: Certificate of Appropriateness

Project Location: 135 N MECHANIC ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Cumberland Housing Group
Address: 635 E. First ST
City/State/Zip: Cumberland MD 21502
Phone: (301) 724-6606
Email: michele.bender@cumberlandhousing.org

Contractor Contact Information: Company Name: Carl Belt, Inc.
Contact: Adam Sterne
Address: 11521 MILNOR AVENUE PO Box 1210
City/State/Zip: Cumberland MD 21502
Phone: 3017298900
Email: asterne@thebeltgroup.com

Date of Application: 12/10/2025

Work Description: (narrative box)

(See attached) Replace 4'H chain link with 6' black ornamental aluminum. Replace existing 4' chain link with new 6'H black ornamental aluminum. Add new 6'H black ornamental aluminum. Install 8'H chain link & gate with black privacy slats to create a screen barrier. Install 4'H chain link fence to match (or possibly 4' ornamental fence) with two access gates.*Unknown valuation* **Possibly non-billable with approval**

Amount Paid: 0.00

Amount Due: 30.00

unless approval of non-billable



City of Cumberland

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☐ Administrative Review ☐ HP Commission Review

CERTIFICATE OF APPROPRIATENESS PERMIT APPLICATION

AND/OR REQUEST FOR CHANGE AMENDMENT RELATED TO AN EARLIER COA (WITHIN 2 YEARS)

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Project Address: JFK APARTMENTS / 135 NORTH MERRICK ST. Tax ID # _____

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 #

RCA #

Application Date 12/9/25

Applicant Name THE CUMBERLAND HOUSING GROUP / MICHELE BENDER Phone 301.724.6606 Ext. 110

Applicant Address (if different than project address) 635 EAST FIRST STREET, CUMBERLAND, MD

Fax _____ Email michele.bender@cumberlandhousing.org

Contractor Name (if applicable) CARL BERT, INC / ADAM STERN Phone 301.729.8900

Contractor Address P.O. Box 1210 CUMBERLAND, MD Email astorne@thebeltgroup.com

Summarized Description of Project (please add extra pages, if needed) SITE FENCE REPLACEMENT (ADDITIONAL WORK) FROM THE ORIGINAL CONTRACT.

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.

**New Fencing Proposal for JFK Apartments
135 North Mechanic Street Cumberland, MD
Written Narrative**

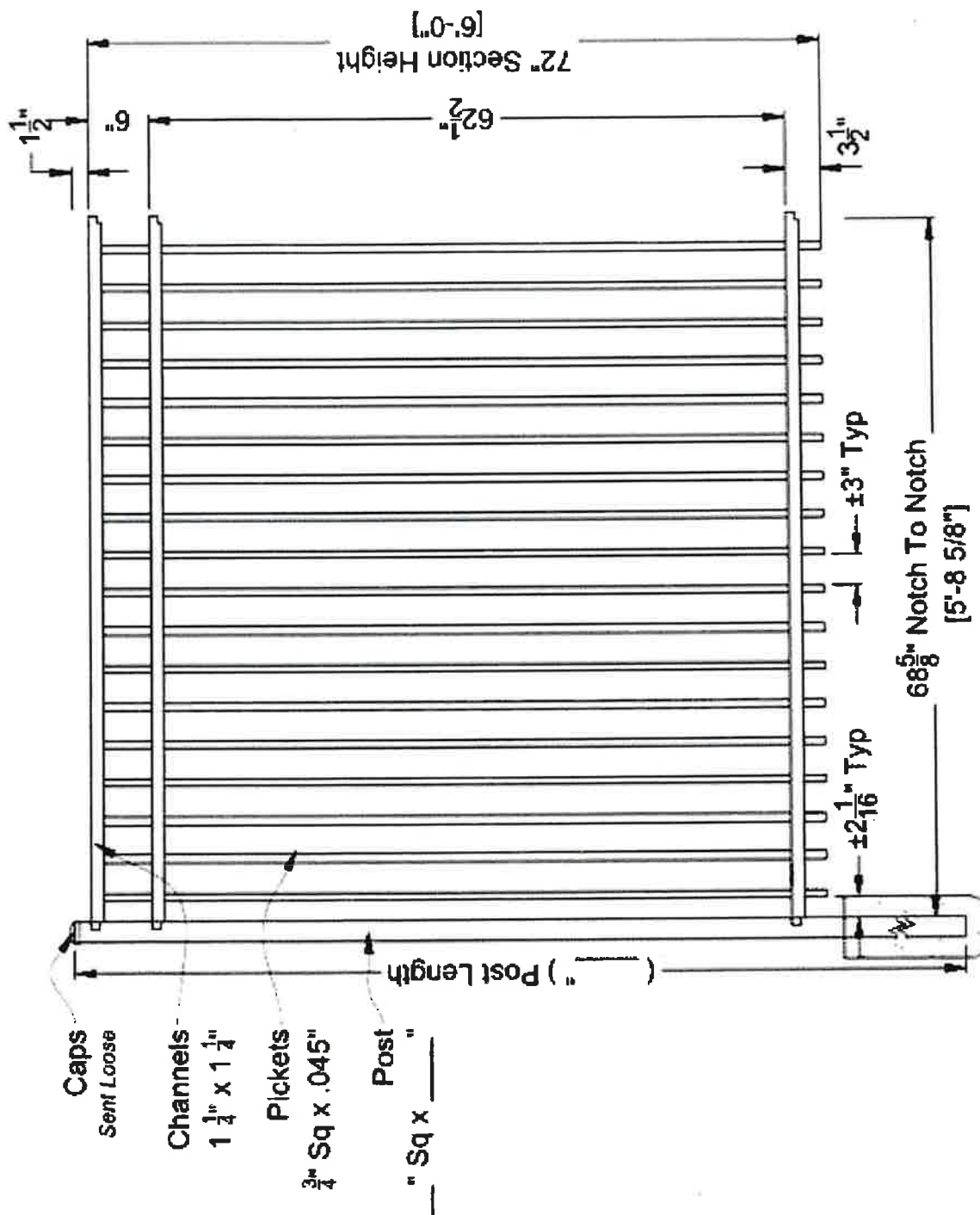
Owner: JFK Apartments, LP / Michele Bender CEO (301)724-6636

Contractor: Carl Belt, Inc. / Adam Sterne (301)729-8900

Subcontractor: Upright Fence / Rick Burley

Work includes:

1. Replace small section of 4 ft. high chain link fence with 6 ft. black ornamental aluminum system along Centre Street nearest to the Owner's smoker pavilion.
2. Replace existing 4 ft. high chain link fence with new 6 ft. high black ornamental aluminum system along Mechanic Street at former parking lot exit onto Mechanic Street.
3. Add new 6 ft. high black ornamental aluminum system along remainder of Mechanic Street to new exit from Portico.
4. Replace existing 4 ft. high chain link fence with new 6 ft. high black ornamental aluminum system separating the City Municipal & JFK properties from Centre to Mechanic Street.
Install 8 ft. high chain link fence (& access gate) with black privacy slats to create a screen barrier from a visual perspective around the emergency generator and Potomac Edison 480-volt electrical transformer. This fencing section is located approx. 90 feet away from Centre Street. *(Option: Lower privacy fence from 8 ft. to 6 ft., but part of equipment will protrude above top of fence)*
Install 8 ft. high chain link fence (& access gate) with black privacy slats to create a screen barrier from a visual perspective around the vertical HVAC condensing units. This fencing section is located approx. 100 feet away from Mechanic Street. *(Option: Lower privacy fence from 8 ft. to 6 ft., but part of equipment will protrude above top of fence)*
5. Install 4 ft. high chain link fence to match adjacent HVAC screen fence system. There is an option to change this to 4 ft. ornamental fence, if desired. Note, two access gates are req'd.



DRAWING NOTES:
COLOR TO BE BLACK

ANTEBELLUM
 Manufacturing

2390 NW 35th St, Ocala, FL 34475
 Ph: 352.877.3888

Em: info@AntebellumMFG.com

EMILY 3 RAIL COMMERCIAL
 Fence Panel: 72"H x 6"W - Rake Bottom

ID#: EM72COM3R6S3TXXM

Checked By: J. Mixon Order #: CAD Resource

Drawn By: J. Mixon Drawn Date: 19-Sep-25

Customer Signature:

Rev 00

- Order -
of the
Mayor and City Council of Cumberland
MARYLAND

ORDER NO.

DATE: Dec. 16, 2025

ORDERED, By the Mayor and City Council of Cumberland, Maryland

BE IT ORDERED THAT, the property located at 204 Washington Street (Tax No. 06-014399), owned by John Pendleton is hereby granted a one-time Historic District Property Tax Credit based on total eligible project costs of Thirty Eighty Thousand Two Hundred Nineteen Dollars and Twenty-Nine Cents (\$38,219.29) as follows:

1. Real Estate Property Tax Credit - in the amount of Three Thousand Eight Hundred Twenty-One Dollars and Ninety-Three Cents (\$3,821.93) will be utilized to offset the annual tax bill for a total of three (3) years until exhausted.
2. Property Tax Assessment Freeze is applicable for two years for this project since the ratio of the project investment versus the pre-improvement value of One Hundred Fifty-Nine Thousand Nine Hundred Dollars and No Cents (\$159,900) is 23%.
3. The effective tax year to when these incentives should be applied is 2025/2026 (fiscal year 2026)