



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. Cheryl Peterson
Councilman: Rock Cioni

Staff Liaison: VACANT, Historic Preservation Planner

AGENDA

Historic Preservation Commission
City Hall Council Chambers
May 13, 2026, 4:00 P.M.

CALL TO ORDER

APPROVAL OF MINUTES

- Review and approval of April 2026 meeting minutes

PUBLIC COMMENT

CERTIFICATE OF APPROPRIATENESS

*Consent Agenda – these COA's received administrative approval:
(none for May)*

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

- 209 Washington ST (COA25-000057) Metal Roofing
- 505 Washington ST (COA26-000008) Soffit, fascia, window, gable
- 208 N. Centre ST (COA26-000011) – Hanging metal sign
- 16 Washington St. (COA26-000012) – Air conditioning unit
- 113 Baltimore ST (COA26-000010) – Remove paint and install window cling (signage)

OTHER BUSINESS

Introduction of Cheryl Peterson and Erica Beeman

ANNOUNCEMENTS

- The Position of Historic/City Planner is advertised and resumes are being reviewed on a rolling basis.

ADJOURNMENT

File Attachments for Item:

1. Review and approval of April 2026 meeting minutes

MINUTES

HISTORIC PRESERVATION COMMISSION

April 8, 2026

The Cumberland Historic Preservation Commission held its regular meeting on April 8, 2026 within the Council Chambers of City Hall. Members present were Mr. Larry Jackson and Councilman Rock Cioni. Mr. Nathan Williams and Dr. Brian Plitnik attended via phone.

Others in attendance were, Jeff Silka, City Administrator and Ms. Chelsea Rexrode, Codes Technician. Applicants present were Ed Mullaney (LBC), Ginny Decker (LBC), John Macy (130-138 N Mechanic St), Michael Shelley (Daystar) & Dan Weaver (Wills Hotel). There was one citizen present Jayne Parks.

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 March 2026 were approved as written. **Councilman, Rock Cioni, made the motion to approve and Mr. Nathan Williams seconded the motion. All members were in favor. Motion approved.**

PUBLIC COMMENTS

- None

REGULAR AGENDA

- COA25-000057 - 209 Washington St (Metal Roofing)
Applicant: Cynthia Linn

This was an after-the-fact permit that was submitted in December 2025. We have tried multiple times to have this applicant present at a meeting, but have been unsuccessful.

The Commission has agreed to write a letter to the owner for possible violation due to failing to comply with our COA process.

- COA26-000006 - 65 Baltimore St (Signage with lighting)
Applicant: Michael Shelley (Daystar)

Mike Shelley spoke on behalf of this project. They are proposing to install a 10" back-lit halo lighting on canopy fascia with the wording "The Wills". They are also proposing to add back-lit signage board with the wording "1867 A Modern Chophouse". This will include 11 windows with gold banding.

Mr. Larry Jackson read based on these findings that we move to approve COA26-000006. All members were in favor. Motion approved.

- COA26-000007- 0 Bedford St - (Portico, keystone, light installation)
Applicant: Ed Mullaney (LBC)

Ed Mullaney spoke on behalf of this project. The LBC organization is proposing placing a Memorial Hospital Portico (3 pieces) with a concrete pad. This will include the keystone and 2 pillars surrounded by brick. They will install 5 street lights that were previously from the downtown mall.

Mr. Larry Jackson read based on these findings that we move to approve COA26-000007. Mr. Nathan Williams seconded the motion. All members were in favor. Motion approved.

- COA26-000009- 130-138 N Mechanic St (Power wash, Prime, Paint façade and repair soffit)
Applicant: John Macy (Owner)

John Macy spoke on behalf of this project. He is proposing to power wash, prime, and paint the façade. The paint will be from a historical pallet. The colors will be Vogue Green, Classic Sand, and Rookwood Red.

Mr. Larry Jackson read based on these findings that we move to approve COA26-000009. Councilman, Rock Cioni 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 - COA26-0000006, COA26-0000007, and COA26-0000009. 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 have appointed a new member to the HPC, Cheryl Peterson. Lynda Lambert has been relieved of the Commission.
- They have a 2nd interview with a potential candidate for the Historic Preservation Planner position.
- Chairman, Larry Jackson, wanted to remind the Commission that COA's are NOT approvals for tax incentives. Please keep in mind that there must be an official letter of approval by the HPC Commission.

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

ADJOURMENT

Mr. Larry Jackson adjourned the meeting.

Respectfully,

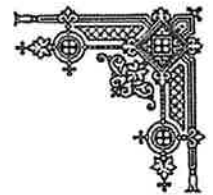
Mr. Tim Hoffman, Secretary

File Attachments for Item:

2. COA 25-000057 - 209 Washington St. Metal Roofing



City of Cumberland



April 15, 2026

Certified Mail # 7017-0660-0000-6169-8821

NOTICE OF VIOLATION

Cynthia Linn
209 Washington Street
Cumberland, MD 21502

RE: COA # 25-000057 (After the Fact)

Dear Ms. Linn:

This letter shall serve as an Official Notification of Violation of Cumberland City Code for your property at 209 Washington Street, Cumberland Maryland.

Your property is in violation of the City Code of Cumberland, Maryland, **Sec. 25-302. – Failure to apply for a Certificate of Appropriateness application and receive commission review of roof replacement.**

The regulations by which the City of Cumberland Historic Preservation Commission (HPC) follow are established in accordance the State of Maryland Enabling Act for Historic Area Zoning (Annotated Code of Maryland, Land Use Article, Title 8) and Section 13-1014 of the Financial Institutions Article of the Annotated Code of Maryland.

The City of Cumberland is requesting your cooperation in resolving this situation. Any person who violates the City of Cumberland Historic Preservation Code by willfully performing or allowing work to be performed on a historic property in a locally-zoned historic district, without first obtaining a Certificate of Appropriateness (COA), failing to comply with any decision or final notice issued pursuant to article 25-306, is in violation. Disobeying or disregarding a decision of the Historic Preservation Commission (HPC) may be subject to fines as prescribed by City Code of Cumberland, Chapter 1, 5 and 25.

Due to the fact your roof was installed without a permit, and violates design guidelines for roofs in the historic district, The City of Cumberland HPC has requested your presence at the March and April Historic Preservation Commission Meetings to discuss this matter with you and to learn your plans for abatement of the project. You have not appeared at either of these meetings.

By virtue of this letter, you are requested to appear at the May 13th meeting of the HPC at 4:00 PM, at City Hall. Failure to attend this meeting may result in fines being levied in accordance with City Code of Cumberland, Chapter 1, 5 and 25.

Should you have any questions concerning this matter, please reach out to Jeffrey Silka at 301-759-6424 or jeff.silka@cumberlandmd.gov.

Sincerely,

Larry Jackson, Chair,
Historic Preservation Commission



CUMBERLAND HISTORIC PRESERVATION COMMISSION
57 N. Liberty Street
CUMBERLAND, MARYLAND 21502



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Cynthia Linn
209 Washington St
Cumberland, MD 21502



9590 9402 9738 5199 8663 97

2. Article Number (Transfer from service label)

7017 0660 0000 6169 8821

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Cynthia Linn*☐ Agent☒ Addressee

B. Received by (Printed Name)

Cynthia Linn

C. Date of Delivery

7/20-26

D. Is delivery address different from item 1?
If YES, enter delivery address below:☐ Yes☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

File image found in this file. click here to upload an image

 **PERMIT PROJECT**
FILE #: 25-001831
209 WASHINGTON ST CUMBERLAND MD 21502
METAL ROOF REPLACEMENT (DARK GREEN IN COLOR)



PERMIT #: COA25-000057

Permit Type
Certificate of Appropriateness

Subtype
Certificate of Appropriateness

Work Description:
Metal roof replacement (dark green in color)

Applicant
Cynthia Linn

Status
Under Review

Valuation
11,615.00



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
12/18/2025

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor
Ultimate Roofing, LLC - Nathan Resh

Contact



Estimated Cost of the project
\$11,615.00

Attach a full written scope of work
1081_001.pdf



Attach photographs of the site and structure
1083_001.pdf



Facade Elevations



Sample of Proposed Materials
1082_001.pdf



Scaled Drawings



Digital Renderings, when available



Color Scheme/Paint Chips



Manufacturer Cut-Sheets or Product Specifications



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



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



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



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

 PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
12/18/2025	Check	ck #186	drg - otc	2653	- Cynthia Lir	30.00
					Amount Paid	30.00
					Balance Due	0.00



Guidelines
Chapter 5
Guidelines 15-21

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 06 Account Identifier - 006663

Owner Information

Owner Name:

LINN CYNTHIA L

Use:

APARTMENTS

Principal Residence:

YES

Mailing Address:

209 WASHINGTON ST
CUMBERLAND MD 21502-

Deed Reference:

/02194/ 00071

Location & Structure Information

Premises Address:

209 WASHINGTON ST
CUMBERLAND 21502-0000

Legal Description:

209 WASHINGTON ST
34X165

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0106	0011	7112	10003.01	0000				2024	Plat Ref:

Town: CUMBERLAND

Primary Structure Built

1910

Above Grade Living Area

3,230 SF

Finished Basement Area

Property Land Area

5,555 SF

County Use

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MULTIPLE RESIDENCE	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	26,100	26,100		
Improvements	77,100	95,100		
Total:	103,200	121,200	115,200	121,200
Preferential Land:	0	0		

Transfer Information

Seller: LINN DANIEL W-CYNTHIA L
Type: NON-ARMS LENGTH OTHER
Seller: CROWELL, WILLIAM SPENCER
Type: ARMS LENGTH MULTIPLE
Seller: BALDWIN, ROBERT L-LINDA S
Type: ARMS LENGTH MULTIPLE

Date: 02/16/2016
Deed1: /02194/ 00071
Date: 02/20/2002
Deed1: /00701/ 00682
Date: 09/18/2000
Deed1: /00686/ 00056

Price: \$0
Deed2:
Price: \$169,900
Deed2:
Price: \$135,000
Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

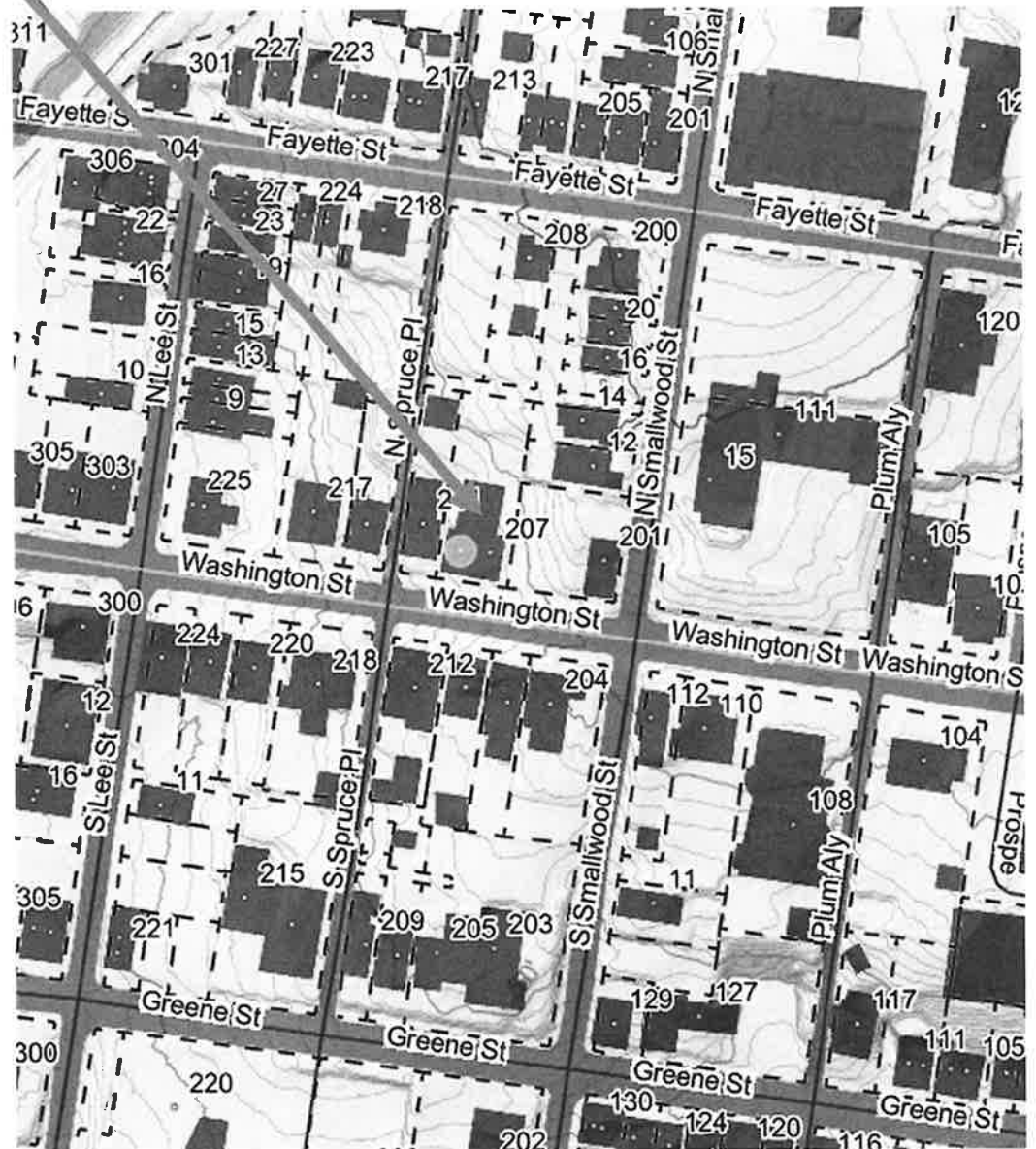
Homeowners' Tax Credit Application Status: No Application

Date:



209 Washington ST (06-006663)

SDAT shows: Multiple Residence
 Primary Structure Built 1910,
 Above Grade Living Are: 3230 SF
 Land Area: 35X165 (5,555 SF)







Ultimate Roofing WV LLC

2300 Smithtown Rd Morgantown, WV 26508

Phone: 304-241-1978

Email: ultimateroofingwv@gmail.com

Customer Name

Cindi Linn

Date: August 8 2025

Salesman:

Keri 814-414-9706

Address:

209 Washington St

City, State, Zip:

Cumberland MD 21502

Front Gabled (both elevations)
only.

Qty/Square	Description	Unit Price	Line Total
11sq	Core G-Rib 40 Year Metal Roofing * Titanium Underlayment * Metal Trim * Drip Edge * Ridge Vent * Replace Pipe Boots * Furring Strips (if needed) * 2 Sheets of Roof Decking (if needed) * Disposal (Up To One Layer of Shingles if needed)		8195
②	Chimney Counter Flashing or Removal	\$350	700
①	Standard Skylight Replacement <u>Fixed</u>	1200 1200	1200
80'	Counter Flashing (per foot)	\$19	1520
①	<u>standard opening skylight</u>	1500	1500
	4x8 roof decking with brace and nail	\$15	
*** Additional Wood Costs May Apply 4 x 8 Roof Decking - \$95 1x6, 2x4, or 1x12 - \$50 *** \$35 per square for each additional layer of shingles		Total	\$11,615
			\$11915 with

Financing options are available. Ask your salesman for more information.

Express Install \$1,000

Platinum Warranty \$25 Per Square

Service Agreement \$249 Per Year

Comments: Financing as low as \$118/mo for 180 months!

No payoff penalty!

WV - 055105

PA - PA151490

MD - 149449

FL - CCC1334319

Forest Green Color Available!

94' DS

50' Gutter

6"

150'

*3000 gutter/DS

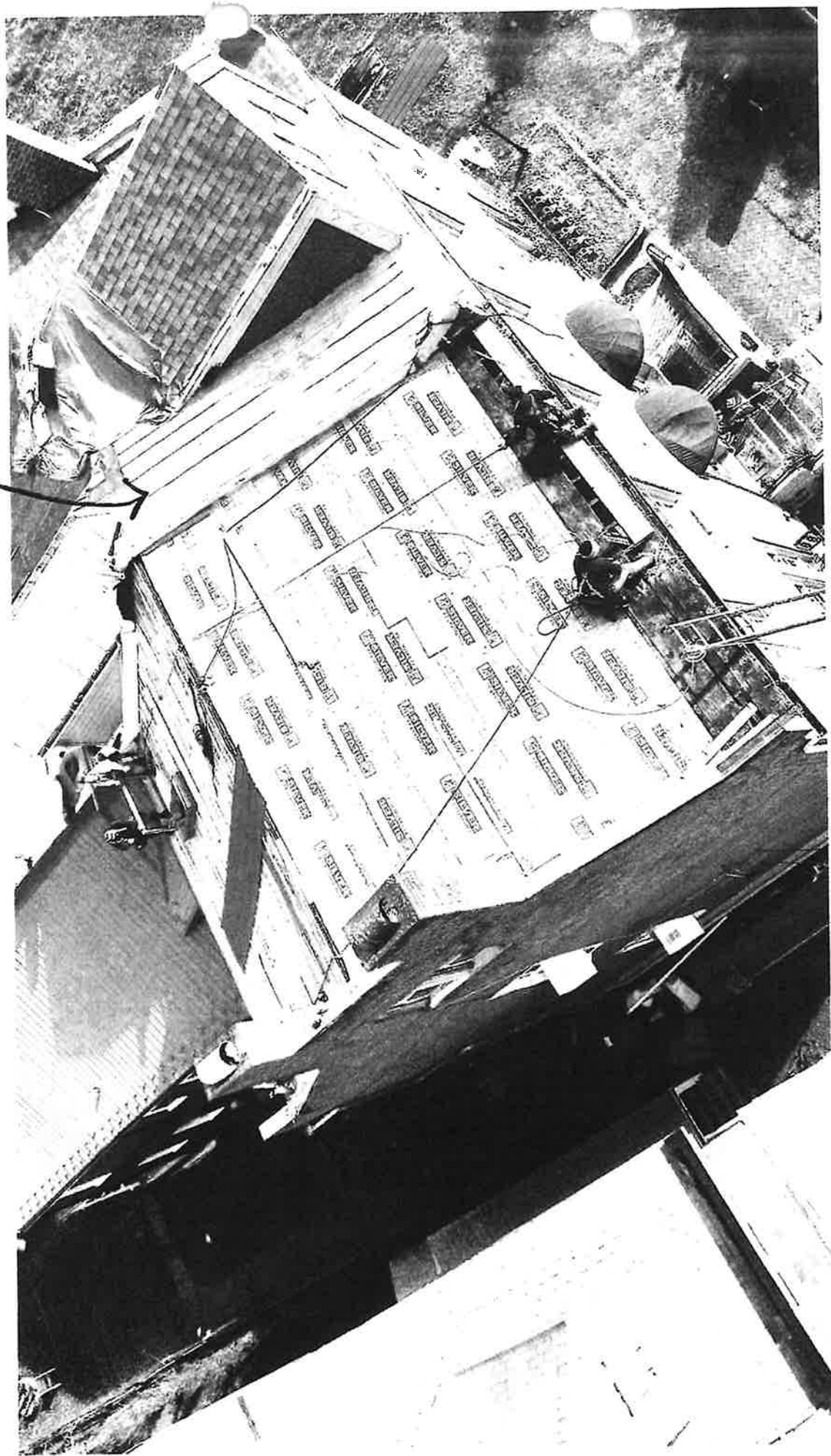
*600 gutter guard

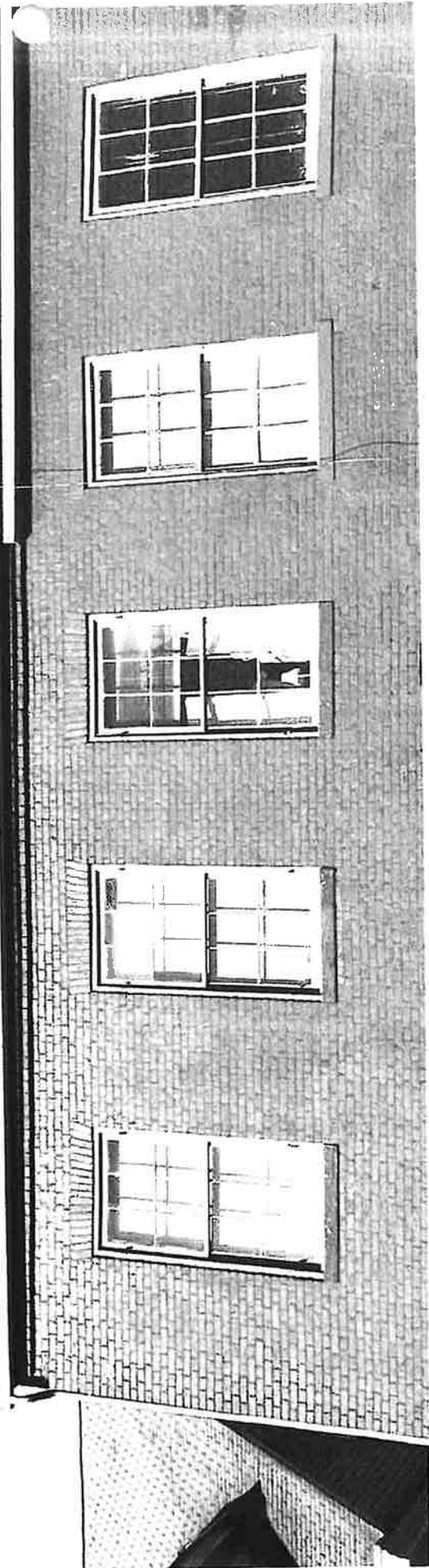
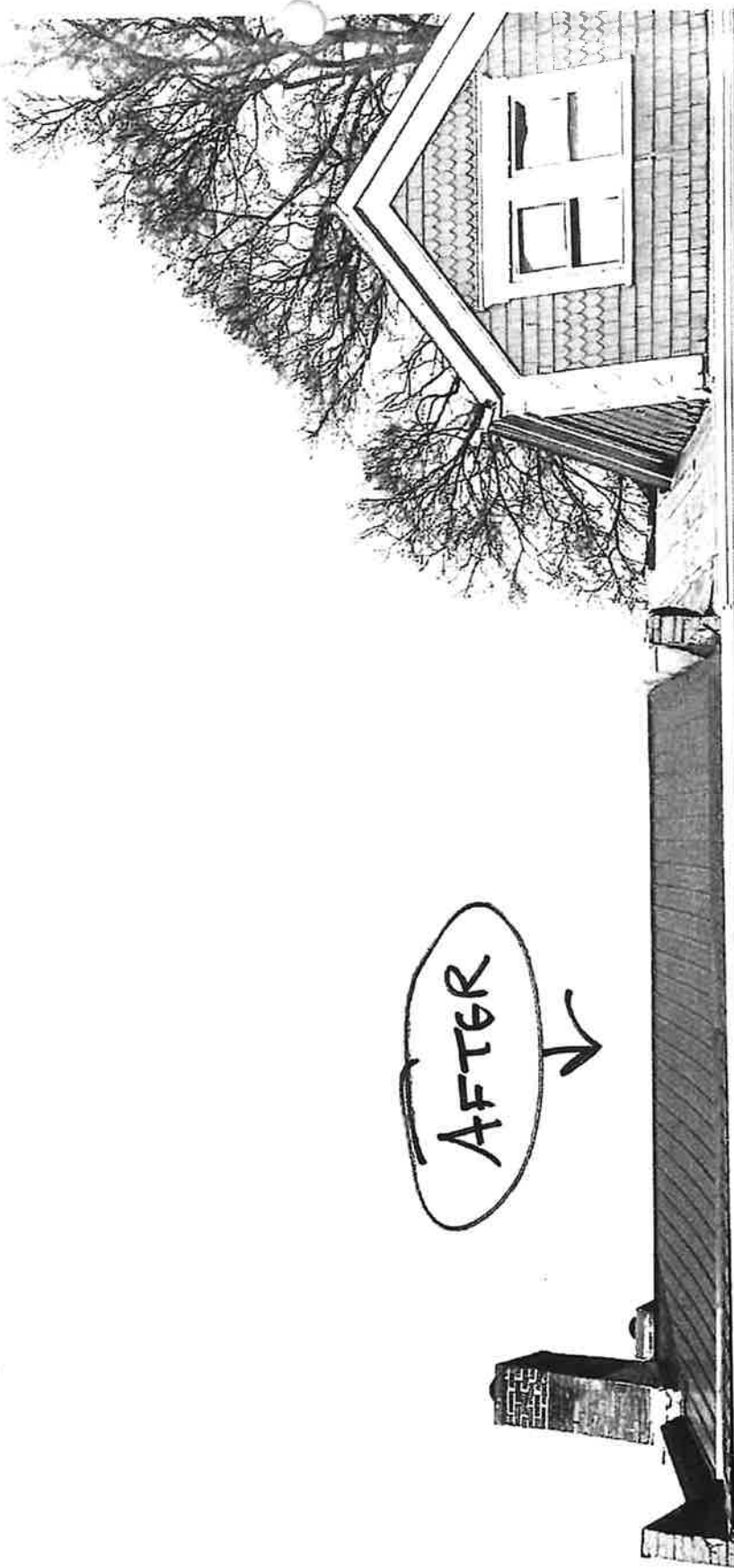
209 Washington Street



WHAT ORIGINAL
LOOKS LIKE

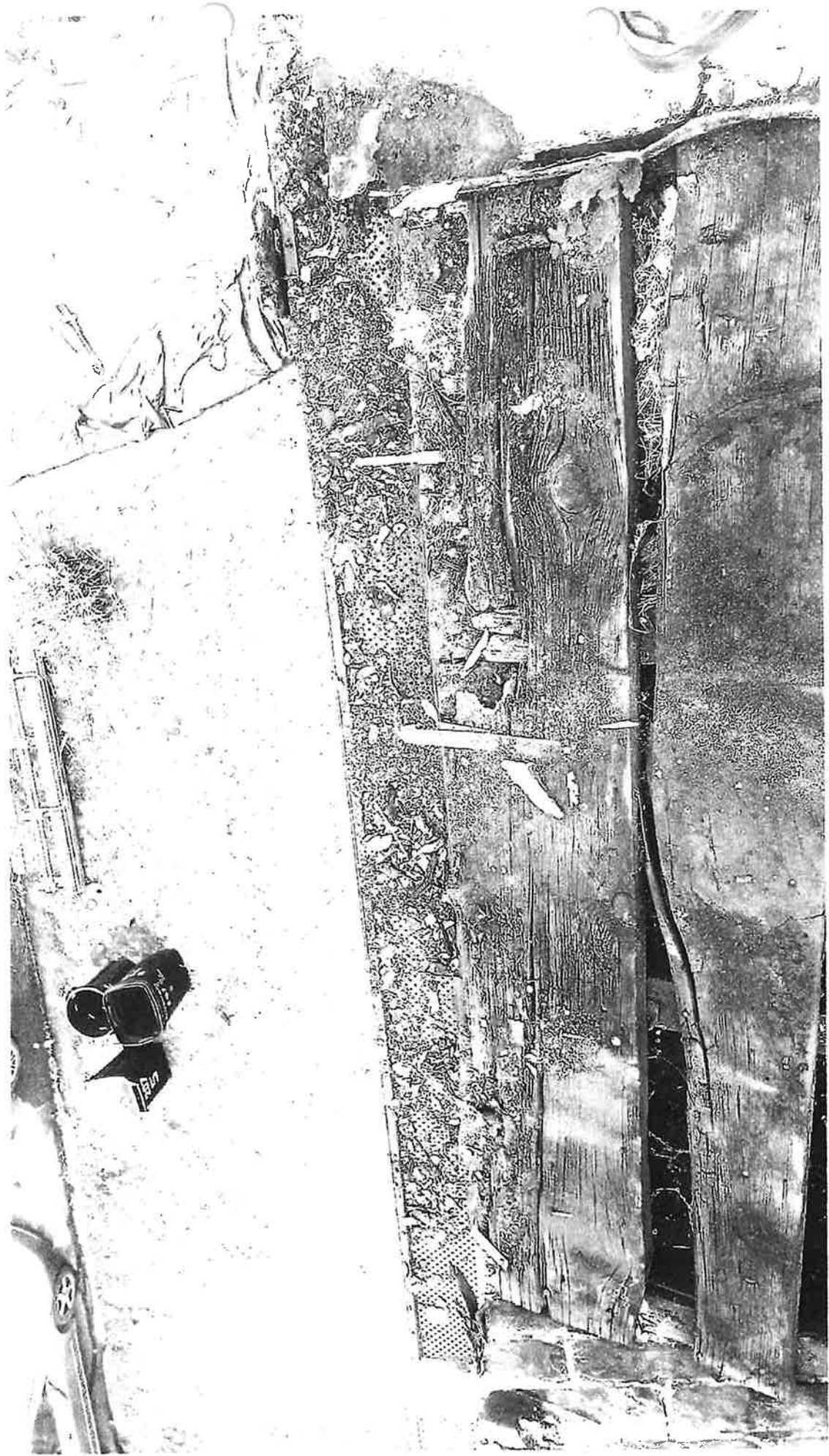
"DURING"





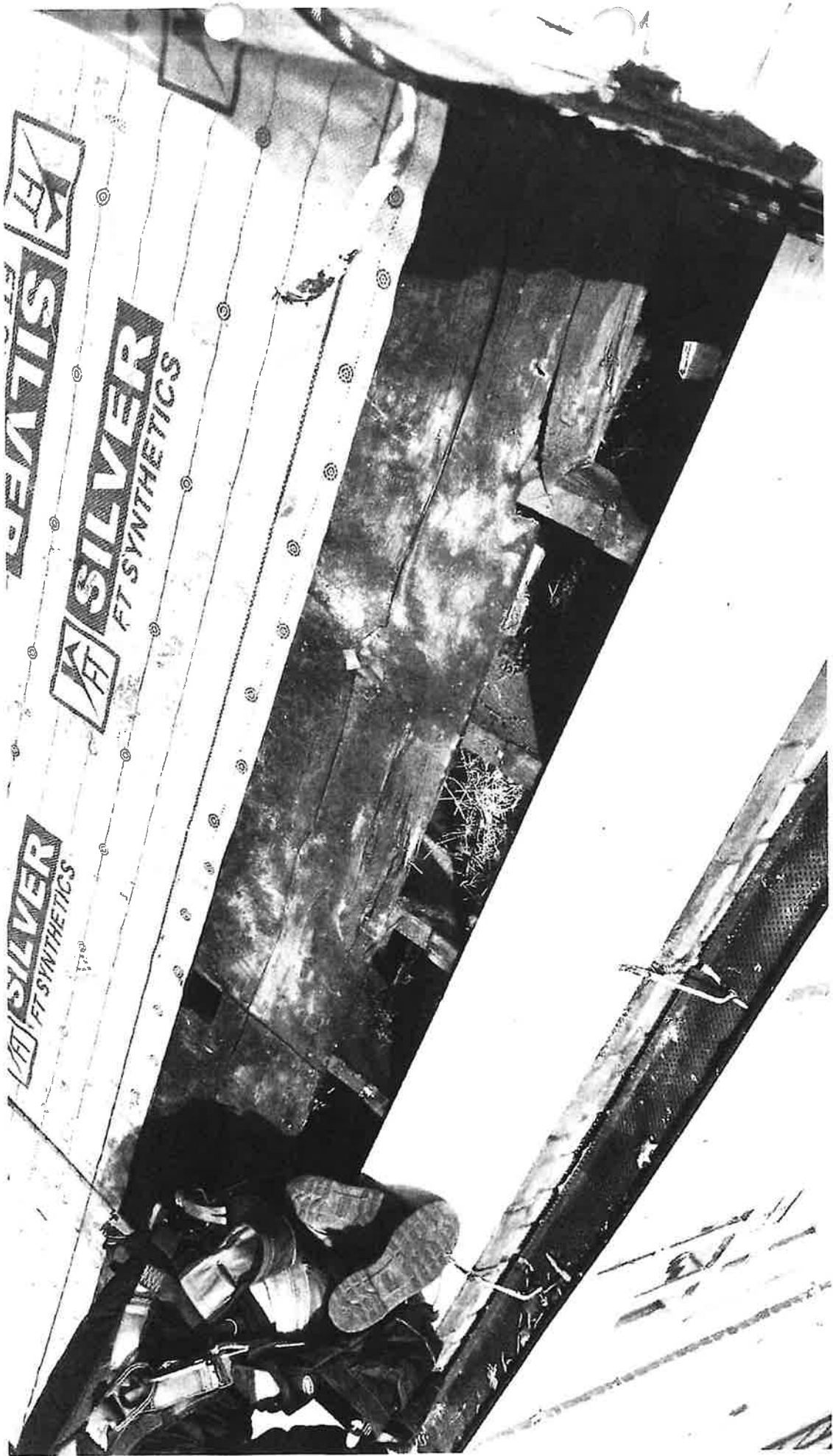
AFTER
↓





UNDEREASTH ROOFING









SILVER
FT SYMMETRICS

SILVER
FT SYMMETRICS

SILVER
FT SYMMETRICS



ULTIMATE ROOFING LLC
2300 Smithtown Rd.
Morgantown, WV 26508
304-241-1978
www.ultimateroofingwv.com

MATERIALS CONTRACT

(Any Continuation of the proposed work and materials description appearing on a separate document shall be incorporated into this Contract)

Name: <u>John Lynn</u>		Name: _____	
Street: <u>209 Washington St</u>		Street: _____	
City, State, Zip: <u>Cambridge MD 21502</u>		City, State, Zip: _____	
Primary Phone: <u>304 303 X098</u>		Primary Phone: _____	
Email: <u>LTINNCA@gmail.com</u>		Email: _____	

ROOF ☐ Shingle (OC Platinum Protection Warranty Included) ☒ Metal Type: <u>Alu</u> Color: <u>Forest Green</u> ☐ Drip Edge ☒ Chimney Flashing <u>2</u> ☐ Ice & Water ☒ Counter Flashing <u>80'</u> ☐ Synthetic ☐ Step Flashing _____ ☐ Pipe Boot ☒ Skylight <u>opening</u> ☐ Ridge Vent ☐ Skylight Flashing _____	GUTTERS Footage: <u>150'</u> Color: <u>White</u> Size: <u>6"</u> Guards <u>yes (50)</u> ☐ Service Agreement - includes annual gutter cleaning and roof inspection. (recurring charge annually) ☒ I/We decline Service Agreement coverage. Buyer's Initials: <u>XL</u>
--	--

SIDING Brand: _____ Color: _____ Size: _____ Profile: _____ ☐ Soffit Brand: _____ Color: _____ Style: _____ ☐ Shutters Brand: _____ Color: _____ Style: _____	☐ House Wrap _____ ☐ Gable Vents _____ ☐ J-Blocks _____ ☐ Lights/Receptacle _____ ☐ J-Channel _____ ☐ Window Wraps _____ ☐ Fascia _____ ☐ Fanfold _____
--	--

DETAILS <u>main upper roof replacement only</u> <u>- remove 1 layer of metal</u> <u>- install flashing strips</u> <u>- install Forest Green 5/8" panels</u> <u>metal panels</u> <u>installing skylight</u> <u>2 chimneys</u> <u>80' copper work, more than 100' piping</u> <u>clean up, disposal, removal of old</u> <u>materials</u>	<u>6' gutters 50'</u> <u>white</u> <u>with gutter guard</u>
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AGREEMENT

Prior to construction, I/We agree to pay Ultimate Roofing LLC, according to the payment schedule below. I/We understand if paying with a debit or credit card, there will be a 3% fee added to the total agreement price. I/We understand that wood damage cannot be assessed until work is started. The contracted amount does not include wood replacement costs, unless otherwise noted above. Wood replacement costs are as follows: a) OSB or plywood - \$95/sheet b) Boards - \$75/board. The cost of additional wood replacement will be added to the Second Payment and is due upon substantial completion of the job. I/We understand additional layers may be present that cannot be assessed until tear-off occurs. Additional layer costs are as follows: \$45 per square per layer. I/We understand this cost will cover the extra labor as well as dump fees and will be added to the Second Payment. I/We understand it is the homeowners responsible to obtain and pay for the building permit if the project is within city limits.

Buyer's Initials: XL Buyer's Initials: _____

First Payment: \$5171.67 Total Contract Amount: \$15515
(Due upon execution of this agreement)

Second Payment: \$5171.67
(Due upon substantial completion)

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

By signing below, I/We have agreed to all the terms and conditions listed above and on the reverse side of this contract

Ultimate Roofing LLC Date: 8/8/25 Buyer: X Lynn Date: 8/8/25



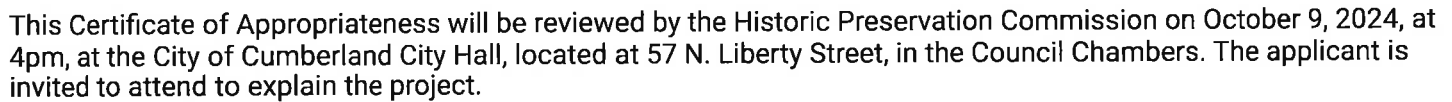
209 WASHINGTON ST CUMBERLAND MD 21502

No image found for this file. [click here to upload an image](#)



▼ STATUS

PENDING



ACTIVITY TYPE	DEPARTMENT	ASSIGNED TO	STATUS	DUE	COMPLETED	
Confirm Property is within the Historic District	Community Development	Ruth Davis-Rogers	Confirmed	01/01/2026	12/31/2025	
Review by Staff for Completeness	Community Development	Ruth Davis-Rogers	Confirmed	12/31/2025	12/31/2025	
Confirmation that All Other Required Permits have been Submitted	Community Development	Ruth Davis-Rogers	Confirmed	12/31/2025	12/31/2025	
If this Certificate of Appropriateness is approved by the Historic Preservation Commission, this project may also require other permits required by Community Development Department such as a building permit or a use of right of way permit. Please check.						
Determination of Review Path - Admin Review vs. HPC Review	Community Development	Ruth Davis-Rogers	Pending		12/31/2025	
Application Received	Community Development	Ruth Davis-Rogers	Confirmed	12/21/2025	12/31/2025	
Determination for Tax Credit	Community Development	Ruth Davis-Rogers	Approved with Conditions	12/31/2025	12/31/2025	
If applicant/building owner spends more than \$5,000 in private funding on this project it is eligible for a local tax credit						



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: 209 WASHINGTON ST Cumberland MD 21502 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 # 25-000057
RCA #

Application Date 12/17/25

Applicant Name Cynthia Linn Phone 304-303-8098

Applicant Address (if different than project address) 209 Washington St Cumb. MD 21502

Fax Email CLINNCA@gmail.com

Contractor Name (if applicable) Ultimate Roofing & Ext. Services LLC Phone

Contractor Address 2300 Smithtown Rd. Morgantown WV 26508 Email www.ultimateroofingwv.com

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

(see attached) DARK GREEN

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.



Ultimate Roofing WV LLC

2300 Smithtown Rd Morgantown, WV 26508

Phone: 304-241-1978

Email: ultimateroofingwv@gmail.com

Customer Name

Cindi Linn

Date: August 8 2025

Salesman: Keri 814-414-9706

Address: 209 Washington St

City, State, Zip: Cumberland MD 21502

Front Gabled (both elevations)
only.

Qty/Square	Description	Unit Price	Line Total
11sq	Core G-Rib 40 Year Metal Roofing * Titanium Underlayment * Metal Trim * Drip Edge * Ridge Vent * Replace Pipe Boots * Furring Strips (if needed) * 2 Sheets of Roof Decking (if needed) * Disposal (Up To One Layer of Shingles if needed)		8195
(2)	Chimney Counter Flashing or Removal	\$350	700
(1)	Standard Skylight Replacement <u>Fixed</u>	1200 1200	1200
80'	Counter Flashing (per foot)	\$19	1520
(1)	<u>standard opening skylight</u>	1500	1500
	Remove and replace with new material	\$15	
*** Additional Wood Costs May Apply 4 x 8 Roof Decking - \$95 1x6, 2x4, or 1x12 - \$50 *** \$35 per square for each additional layer of shingles		Total	\$ 11,615
			<u>\$11,915 with</u>

Financing options are available. Ask your salesman for more information.

Express Install \$1,000

Platinum Warranty \$25 Per Square

Service Agreement \$249 Per Year

Comments: Financing as low as \$118/mo for 180 months!

No payoff penalty!

WV - 055105

PA - PA151490

MD - 149449

FL - CCC1334319

Forest Green Color Available!

94' DS

50' Gutter

6"

150'

* \$3000 gutter/DS

* 600 gutter guards



ULTIMATE ROOFING LLC
2300 Smithtown Rd.
Morgantown, WV 26508
304-241-1978
www.ultimateroofingwv.com

MATERIALS CONTRACT

(Any Continuation of the proposed work and materials description appearing on a separate document shall be incorporated into this Contract)

Name: <u>Cindi Linn</u> Name: _____ Street: <u>209 Washington St</u> Street: _____ City, State, Zip: <u>Cumberland MD 21502</u> City, State, Zip: _____ Primary Phone: <u>304 303 8098</u> Primary Phone: _____ Email: <u>CLINNCA@gmail.com</u> Email: _____			
ROOF	☐ Shingle (OC Platinum Protection Warranty Included) ☒ Metal Type: <u>G10C</u> Color: <u>Forest Green</u> ☐ Drip Edge <u>none</u> ☒ Chimney Flashing <u>2 ct</u> ☐ Ice & Water ☒ Counter Flashing <u>80'</u> ☐ Synthetic ☐ Step Flashing _____ ☐ Pipe Boot ☒ Skylight <u>opening</u> ☐ Ridge Vent ☐ Skylight Flashing _____	GUTTERS	Footage: <u>150'</u> Color: <u>white</u> Size: <u>6"</u> Guards <u>yes (50')</u> ☐ Service Agreement - includes annual gutter cleaning and roof inspection. (recurring charge annually) ☒ I/We decline Service Agreement coverage. Buyer's Initials: <u>XC</u>
SIDING	Brand: _____ Color: _____ ☐ House Wrap _____ ☐ Gable Vents _____ Size: _____ Profile: _____ ☐ J-Blocks _____ ☐ Lights/Receptacle _____ ☐ Soffit Brand: _____ Color: _____ Style: _____ ☐ J-Channel _____ ☐ Window Wraps _____ ☐ Shutters Brand: _____ Color: _____ Style: _____ ☐ Fascia _____ ☐ Fanfold _____		
<u>main upper roof replacement only</u> <u>- remove layer of metal</u> <u>6" gutters 3600</u> <u>- install batten strips</u> <u>white</u> <u>- install Forest Green G10C panels</u> <u>with gutter guard</u> <u>metal panels</u>			

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA25-000057**

Permit or Review Type: Certificate of Appropriateness

Project Location: 209 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Cynthia Linn
Address: 209 Washington Street
City/State/Zip: Cumberland MD 21502
Phone: (304) 303-8098
Email: clinnc@gmail.com

Contractor Contact Information: Company Name: Ultimate Roofing, LLC
Contact: Nathan Resh
Address: 2300 Smithtown Rd
City/State/Zip: Morgantown WV 26508
Phone: 3047098882
Email: ultimateroofingwv@gmail.com

Date of Application: 12/18/2025
Work Description: (narrative box)
Metal roof replacement (dark green in color)

Amount Paid: 30.00
Amount Due: 0.00

Partial entry following HPC
Was this in-kind? (MP required?)

Couldn't make march meeting - Review in April

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

After HPC

Be sure these are marked

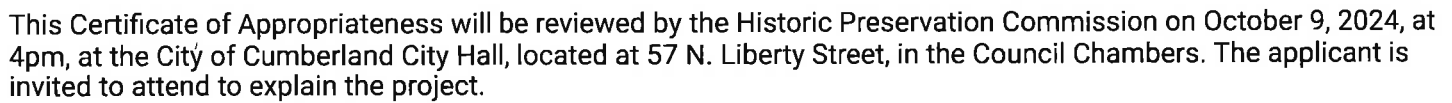


209 WASHINGTON ST CUMBERLAND MD 21502

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PENDING



ACTIVITY TYPE	DEPARTMENT	ASSIGNED TO	STATUS	DUE	COMPLETED	
Confirm Property is within the Historic District	Community Development	Ruth Davis-Rogers	Confirmed	01/01/2026	12/31/2025	
Review by Staff for Completeness	Community Development	Ruth Davis-Rogers	Confirmed	12/31/2025	12/31/2025	
Confirmation that All Other Required Permits have been Submitted	Community Development	Ruth Davis-Rogers	Confirmed	12/31/2025	12/31/2025	
If this Certificate of Appropriateness is approved by the Historic Preservation Commission, this project may also require other permits required by Community Development Department such as a building permit or a use of right of way permit. Please check.						
Determination of Review Path - Admin Review vs. HPC Review	Community Development	Ruth Davis-Rogers	Pending		12/31/2025	
Application Received	Community Development	Ruth Davis-Rogers	Confirmed	12/21/2025	12/31/2025	
Determination for Tax Credit	Community Development	Ruth Davis-Rogers	Approved with Conditions	12/31/2025	12/31/2025	
If applicant/building owner spends more than \$5,000 in private funding on this project it is eligible for a local tax credit						

File Attachments for Item:

3. COA26-000008 - 505 Washington St. Soffit, fascia, window, gable

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this file, click here to
upload an image

PERMIT PROJECT

FILE #: 26-000279

505 WASHINGTON ST CUMBERLAND MD 21502

COA- REFINISH THE EASTSIDE SOFFIT, FACIA, WINDOW TRIM AND
SOUTHSIDE FRONT 2ND FLOOR GABLE AND WINDOW TRIM



PERMIT #: COA26-000008

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness



Work Description:

COA- Refinish the eastside soffit, facia, window trim and southside front 2nd floor gable and window trim

Applicant

Michael Armiento



Status

Under Review



Valuation

41,500.00



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

03/23/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

Fielding Construction - Eliot Fielding



Contact

Fielding Construction - Eliot Fielding



Estimated Cost of the project

\$41,500.00

Attach a full written scope of work

[Scope.pdf](#)



Attach photographs of the site and structure

[1619_001.jpg](#)

[1619_002.jpg](#)

[1619_003.jpg](#)



Facade Elevations



Sample of Proposed Materials



Scaled Drawings



Digital Renderings, when available



Color Scheme/Paint Chips



Manufacturer Cut-Sheets or Product Specifications



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

Completed applications are due the first Wednesday of each month before 4:00 p.m. You (or a representative) are REQUIRED to attend the next HPC meeting on the second Wednesday of the month at 4:00 p.m. where a decision will be made on your application.

Please review Preservation District Design Guidelines (updated 1/1/16) found here:
<https://www.ci.cumberland.md.us/DocumentCenter/View/1276/Cumberland-MD-Design-Guidelines> and then list below any Chapter or Guideline Number that apply to your project:

Staff will update your list if needed.

Chapter or Guideline Number that applies to your project

Chapter 5. Guideline 13: Genral Panting Approaches

Do not begin work until an approval is received on Permits from both The Historic Preservation Commission and the City of Cumberland.

This COA/RCA and any required City Permits (Building, Misc. Building, Electrical, etc) must be signed, issued, and stamped 'approved' before any work may begin.

These will be sent to you upon approval of the department manager or designated representative.

Signing Method

Additional HPC information and Financial Incentives, may be found on the City of Cumberland website at:
<https://www.ci.cumberland.md.us/706/Historic-Preservation-Commission>

INTERNAL USE ONLY

Determination of Review Path

Review Type

HPC

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



FEE	▼	DESC ▼	QUANTITY	AMOUNT	TOTAL
Certificate of Appropriateness Review Fee					30.00
				Plan Check Fees	30.00
				Permit Fees	0.00
				Total Fees	30.00

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
03/23/2026	Chec	758	KMM	132	Fielding C	30.00
					Amount Paid	30.00
					Balance Due	0.00



[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 06 Account Identifier - 029590

Owner Information

Owner Name:

ARMIENTO MICHAEL J-NANCY L

Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address:

505 WASHINGTON ST
CUMBERLAND MD 21502-2708

Deed Reference:

/01417/ 00283

Location & Structure Information

Premises Address:

505 WASHINGTON ST
CUMBERLAND 21502-0000

Legal Description:

505 WASHINGTON ST
IRREG 50X50
95

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0106	0015	1090	6070001.01	0000				2024	Plat Ref:

Town: CUMBERLAND

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1890	5,660 SF		8,435 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2 1/2	YES	STANDARD UNIT	BRICK/ 1/2 BRICK FRAME	5	3 full/ 2 half		

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments As of 07/01/2025	As of 07/01/2026
Land:	28,200	28,200		
Improvements	457,500	573,600		
Total:	485,700	601,800	563,100	601,800
Preferential Land:	0	0		

Transfer Information

Seller: MAGAL, CHARLES P-STAMATACOS, HELEN
Type: ARMS LENGTH IMPROVED

Date: 08/21/2007
Deed1: /01417/ 00283

Price: \$623,750
Deed2:

Seller: HERCHER, JOHN A ET UX
Type: ARMS LENGTH IMPROVED

Date: 02/24/1993
Deed1: /00607/ 00711

Price: \$160,000
Deed2:

Seller:
Type:

Date:
Deed1:

Price:
Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

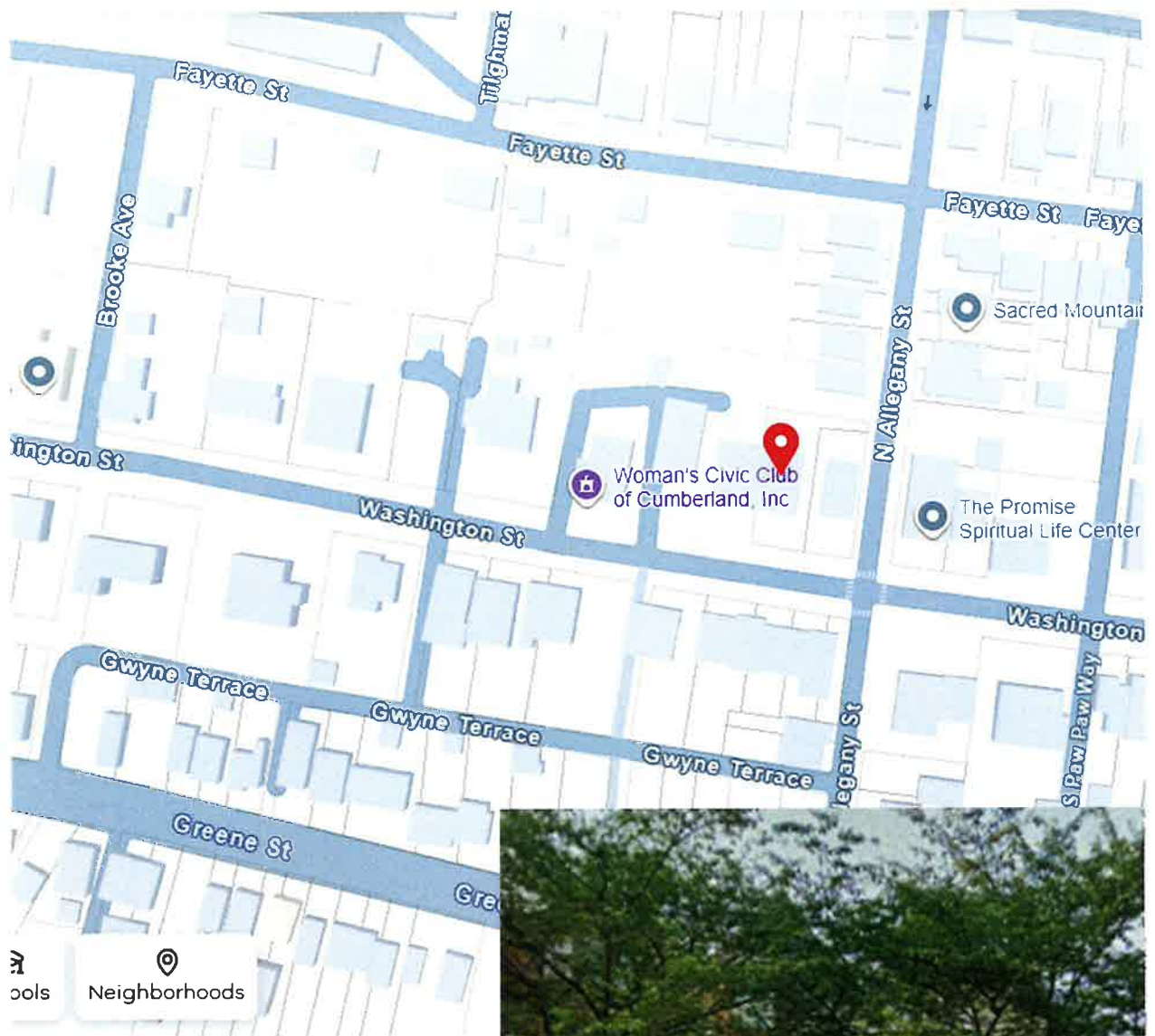
Homestead Application Information

Homestead Application Status: Approved 10/18/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:



Eliot Fielding

400 Piedmont Avenue
Cumberland, MD 21502

240-727-4679

RESPECT

FIELDING CONSTRUCTION

www.fieldingconstruct.com • MHIC# 105208

Email pics to:

Mike and Nancy Armiento
505 Washington St.
Cumberland, Md.

I have worked up a great estimate for you. The work done includes: *colors?*

1. Clean, scrape, replace rot, putty, caulk, prime/paint all work outlined in the estimate. Plus clean the glass on the outside of the windows. All materials included plus scaffolding rental. Also, build secure platforms for the scaffolding to set on with the steep banked side. Access anything we find outside the contract. Follow all EPA standards for lead work. Keep the job site clean and safe!!
2. Eastside top gable, x3 small windows, soffit and fascia.
3. Eastside 4th floor x4 windows/trim plus the fascia and soffit to the left and right. Stopping at the Northside corner and the Southside turret.
4. Eastside 3rd floor castle style turret, soffit, fascia, and x3 windows/trim.
5. Eastside 2nd floor castle style turret window.
6. Paint all downspouts/conduit runs to match the rest.
7. Get necessary historic and city permits.
8. ~~Add on~~ South side (Front) Upper gable, soffit, fascia and two windows.

*In addition
to —*

Colors: SW Semi-gloss white enamel paint.

Total labor and materials cost = \$41,500.00

I normally get 10% down to secure a start date: ~~N/A~~

½ payment the day we start construction: _____

¼ payment at the end of the 2nd week of the project: _____

Final remainder payment at completion: _____

I propose hereby to furnish materials and labor – complete in accordance with above specifications, for the sum of: **Total Price: \$41,500.00**

(Make checks payable to Fielding Construction)

Above includes all taxes, labor and materials.

All materials are guaranteed to be specified. All work to be completed in workmanlike manner by licensed contractors according to standard practices. Any alteration or deviation from above specifications involving extra

*3/4/24
\$4,000.00 \$3977*

Eliot Fielding

**400 Piedmont Avenue
Cumberland, MD 21502**

240-727-4679

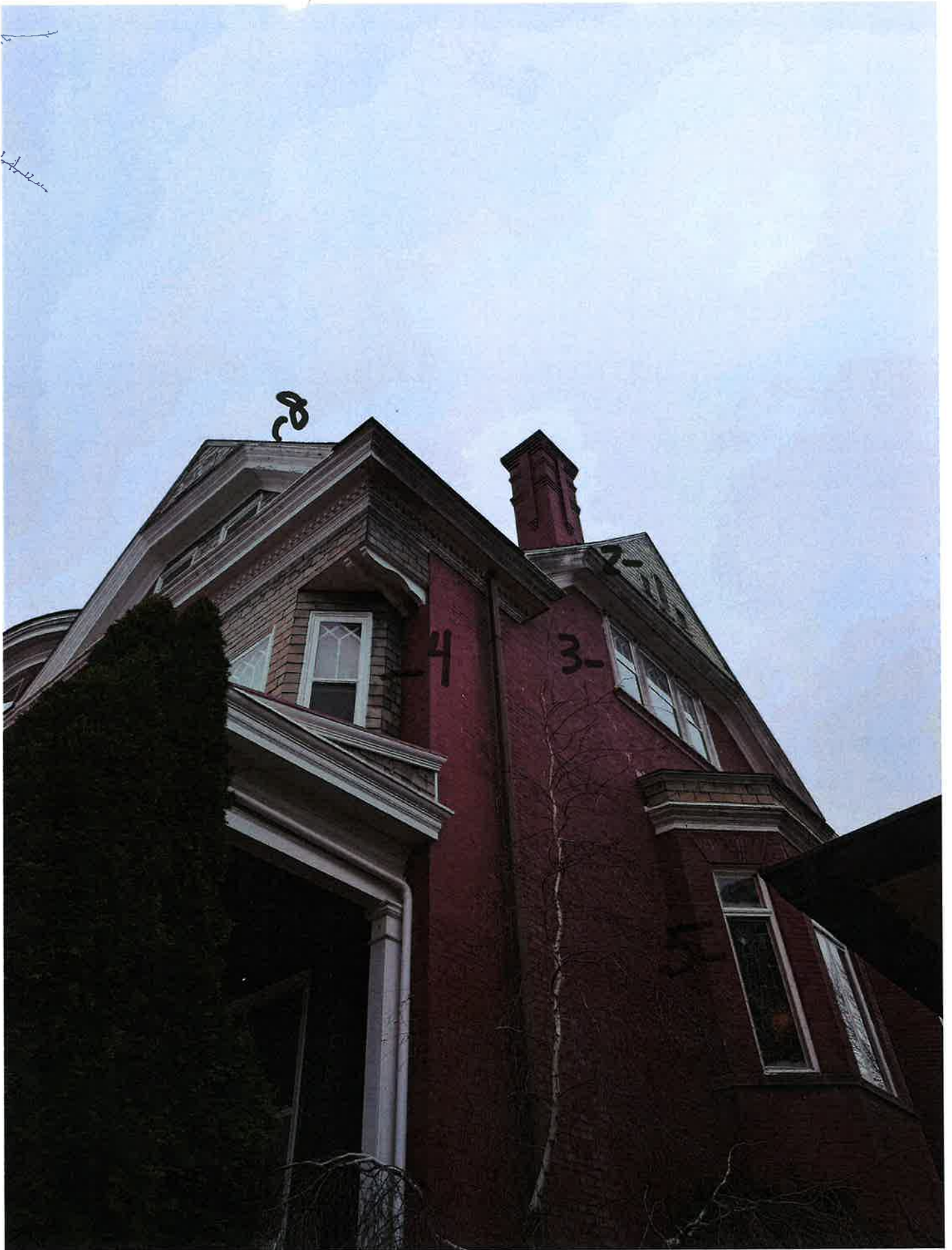
costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. We have Five Star Million dollar liability insurance through the American Insurance Center Co. Erie Insurance. In the event Fielding Construction is not paid according to the terms of the contract, the home owner will be liable for attorney fees and any other costs incurred by Fielding Construction in the collection process. Acceptance of Contract – The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do this work as specified. Payment will be made as outlined above.

Date of acceptance: 3/24/28

Buyer X Michael J. Amadio

Contractor X [Signature]







City of Cumberland - Dept. of Community Development**Internal Routing Sheet**Permit or Review #: **COA26-000008**

Permit or Review Type: Certificate of Appropriateness

Project Location: 505 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Michael Armiento
Address: 505 Washington St
City/State/Zip: Cumberland MD 21502
Phone: (301) 268-7973
Email: risk777@icloud.com

Contractor Contact Information: Company Name: Fielding Construction
Contact: Eliot Fielding
Address: 400 Piedmont Ave
City/State/Zip: Cumberland MD 21502
Phone: 2407274679
Email: fieldingconstruction01@gmail.com

Date of
Application: 03/23/2026

Work Description: (narrative box)

COA- Refinish the eastside soffit, fascia, window trim and southside front 2nd floor gable and window trim

Amount Paid: 30.00

Amount Due: 0.00



City of Cumberland

Department of Community Development • 57 N. Liberty Street • Cumberland, MD 21502 • www.cumberlandmd.gov
Attn: Historic Preservation/City Planner • 301-759-6431

☐ 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: 505 Washington St. Cumberland, Md Tax ID # 06-029590

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 # 26-000008
RCA #

Application Date 3/23/24

Applicant Name Michael Armiento Phone

Applicant Address (if different than project address) 505 Washington St. Cumberland, Md.

Fax Email risk777@icloud.com

Contractor Name (If applicable) Eliot Fielding Phone (240) 727 4679

Contractor Address 400 Piedmont Ave. Cumberland, Md. Email fieldingconstruction@gmail.com

Summarized Description of Project (please add extra pages, if needed) Refinish the east side

soffit, fascia, window trim plus south side front 2nd floor Gable and window trim. contract attached with descriptions / pics.

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 the Historic District 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.

File Attachments for Item:

4. COA26-000011 - 208 N. Centre St. Hanging metal sign

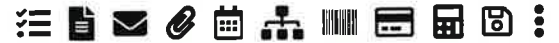
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upload an image

PERMIT PROJECT

FILE #: 26-000424

208 N CENTRE ST CUMBERLAND MD 21502

COA FOR 18" X 24" HANGING METAL SIGN TO BE HUNG FROM AN EXISTING SIGN AT
FRONT OF BUILDING.



PERMIT #: COA26-000011

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness

Work Description:

COA for 18" X 24" metal sign to an existing sign which hangs on front of building.

Applicant

The Community Trust Foundation - Pamela Twigg

Status

Under Review

Valuation

250.00



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

04/17/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor	...
Contact	...
- Jennifer Walsh	▼
Estimated Cost of the project	
\$250.00	
Attach a full written scope of work	
2023_001.pdf	🗑️ ▼
Attach photographs of the site and structure	
2024_001.pdf	🗑️ ▼
Facade Elevations	
2025_001.pdf	🗑️ ▼
Sample of Proposed Materials	▼
Scaled Drawings	▼
Digital Renderings, when available	▼
Color Scheme/Paint Chips	
color rendering.pdf	🗑️ ▼
Manufacturer Cut-Sheets or Product Specifications	▼
Provide one (1) complete original copy of all supplementary materials	▼

Completed applications are due the first Wednesday of each month before 4:00 p.m. You (or a representative) are REQUIRED to attend the next HPC meeting on the second Wednesday of the month at 4:00 p.m. where a decision will be made on your application.

Please review Preservation District Design Guidelines (updated 1/1/16) found here: <https://www.ci.cumberland.md.us/DocumentCenter/View/1276/Cumberland-MD-Design-Guidelines> and then list below any Chapter or Guideline Number that apply to your project:

Staff will update your list if needed.
Chapter or Guideline Number that applies to your project
Chapter 5, Guidelines 45 through 51

Do not begin work until an approval is received on Permits from both The Historic Preservation Commission and the City of Cumberland.

This COA/RCA and any required City Permits (Building, Misc. Building, Electrical, etc) must be signed, issued, and stamped 'approved' before any work may begin.
These will be sent to you upon approval of the department manager or designated representative.

Signing Method

Additional HPC information and Financial Incentives, may be found on the City of Cumberland website at: <https://www.ci.cumberland.md.us/706/Historic-Preservation-Commission>

INTERNAL USE ONLY

Determination of Review Path

Review Type

HPC

Determination for Tax Credit

Is this a Tax Credit Project

No

HPC Tax Credit Review

Decision Date

M&CC Tax Credit Review

Decision Date

State Tax Credit Review

Decision Date

FEES

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

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
04/17/2026	Check	6272	KMM	178	WALSH JEN	30.00
Amount Paid						30.00
Balance Due						0.00

Real Property Data Search ()
Search Result for ALLEGANY COUNTY

Search Tax Maps

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 14 Account Identifier - 005684

Owner Information

Owner Name:

WALSH JENNIFER M

Use:

COMMERCIAL

Principal Residence:

NO

Mailing Address:

408 WASHINGTON ST
CUMBERLAND MD 21502-

Deed Reference:

/02512/ 00362

Location & Structure Information

Premises Address:

208 N CENTRE ST
CUMBERLAND 21502-0000

Legal Description:

208 N CENTRE ST
42X60

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0016	0079B	10003.01	0000				2024	Plat Ref:

Town: CUMBERLAND

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	3,219 SF		2,730 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	10,900	10,900		
Improvements	114,800	132,800		
Total:	125,700	143,700	137,700	143,700
Preferential Land:	0	0		

Transfer Information

Seller: HARE DAVID-JENNIFER M WALSH-
Type: NON-ARMS LENGTH OTHER

Date: 11/12/2019
Deed1: /02512/ 00362

Price: \$0
Deed2:

Seller: WALSH, JENNIFER M
Type: NON-ARMS LENGTH OTHER

Date: 06/14/2010
Deed1: /01696/ 00504

Price: \$0
Deed2:

Seller: COX, DAVID W-KATHRYN A
Type: ARMS LENGTH IMPROVED

Date: 06/29/2004
Deed1: /00732/ 00353

Price: \$78,000
Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

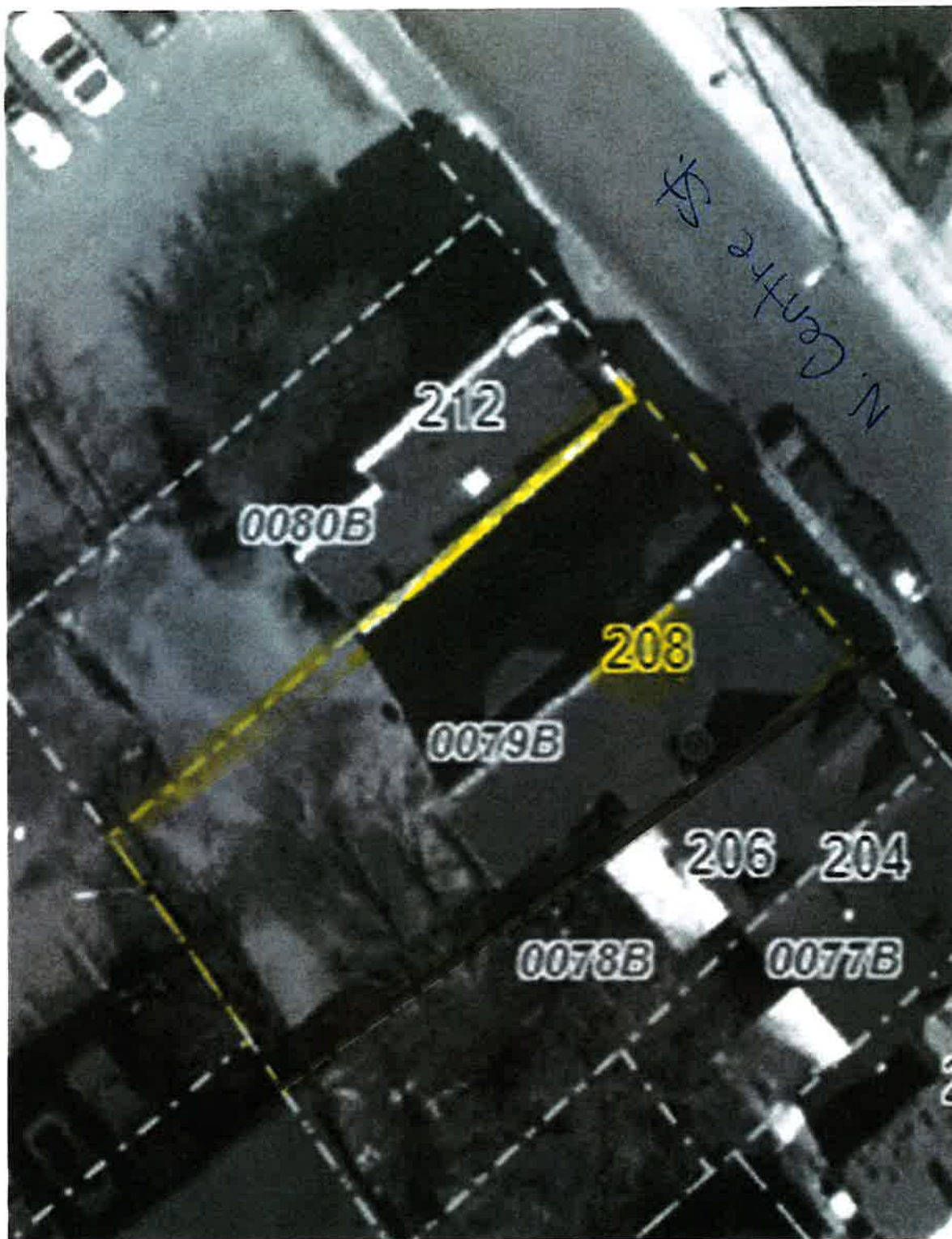
Homestead Application Information

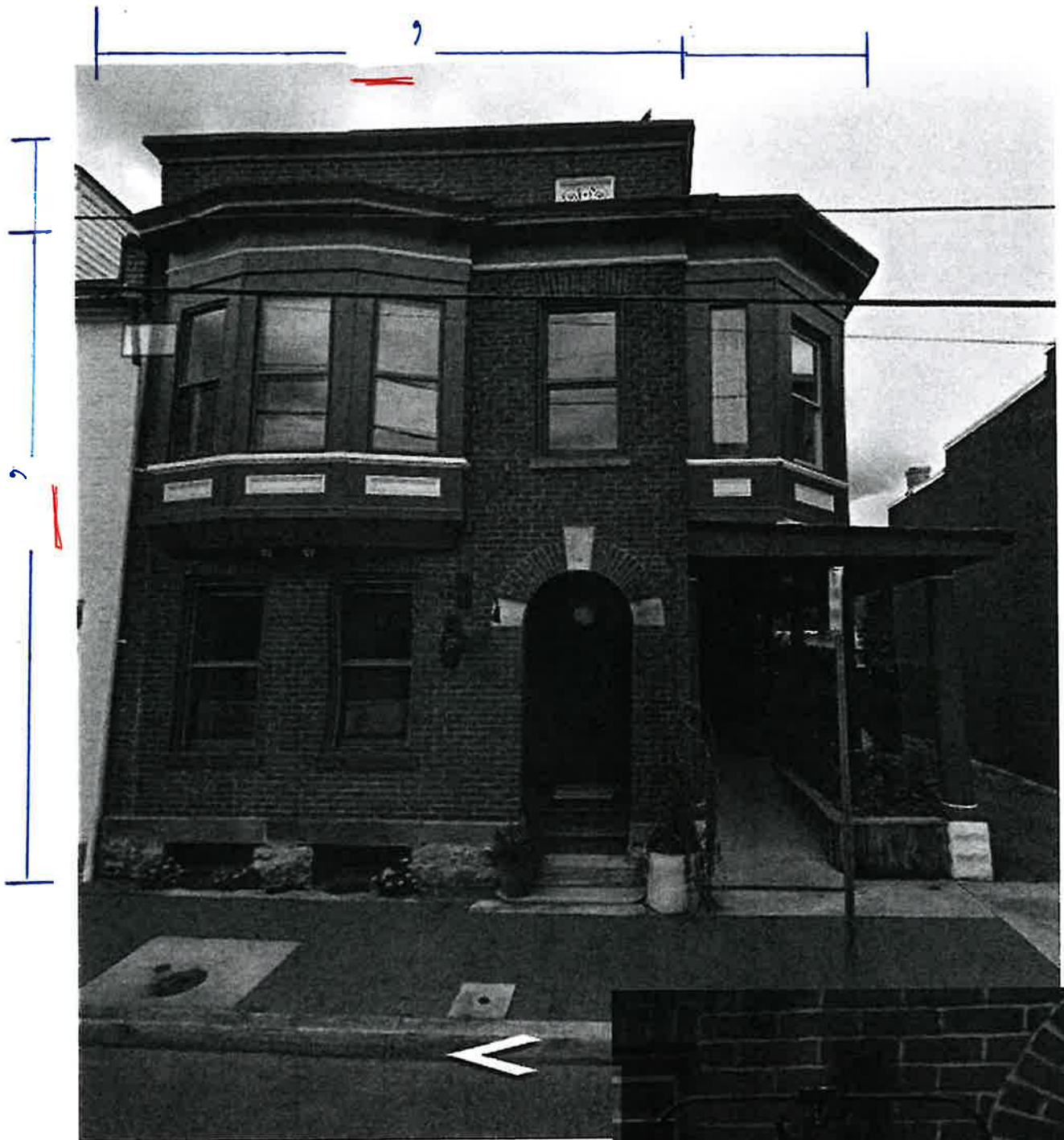
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

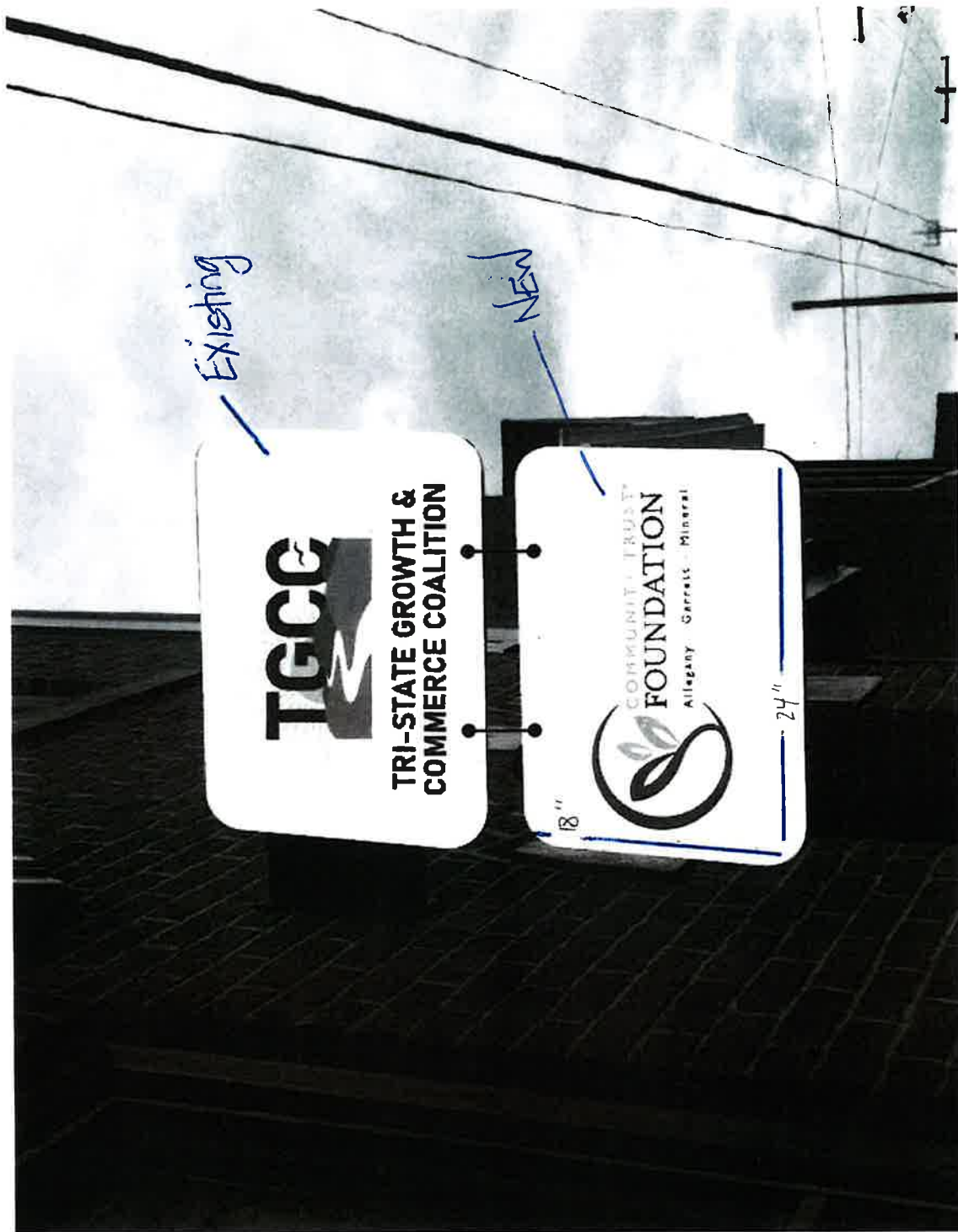




208 N. Centre St. (14-005684)

OLD
SIGNAGE







SIGN COLORS

File Attachments for Item:

5. COA26-000012 - 16 Washington St. Air conditioning unit

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this file, click here to
upload an image

 PERMIT PROJECT
FILE #: 26-000530
16 WASHINGTON ST CUMBERLAND MD 21502
COA-INSTALLING AIR CONDITIONING UNIT FOR FIRST FLOOR, REAR AREA



PERMIT #: COA26-000012

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness

Work Description:

COA-Installing air conditioning unit for first floor, rear area

Applicant

Vestry of Emmanuel Parish -

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

05/04/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

Comfort Air Systems - George Young



Contact

Comfort Air Systems - George Young



Estimated Cost of the project

Attach a full written scope of work

2214_001.pdf



Attach photographs of the site and structure

2215_001.pdf



Facade Elevations



Sample of Proposed Materials



Scaled Drawings



Digital Renderings, when available



Color Scheme/Paint Chips



Manufacturer Cut-Sheets or Product Specifications

2216_001.pdf



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



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Staff will update your list if needed.

Chapter or Guideline Number that applies to your project

Chapter 5, Guideline 55 and 60

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Signing Method

Additional HPC information and Financial Incentives, may be found on the City of Cumberland website at:
<https://www.ci.cumberland.md.us/706/Historic-Preservation-Commission>

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



FEE	▼	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
Certificate of Appropriateness Review Fee					30.00
		Plan Check Fees			30.00
		Permit Fees			0.00
		Total Fees			30.00

PAYMENTS

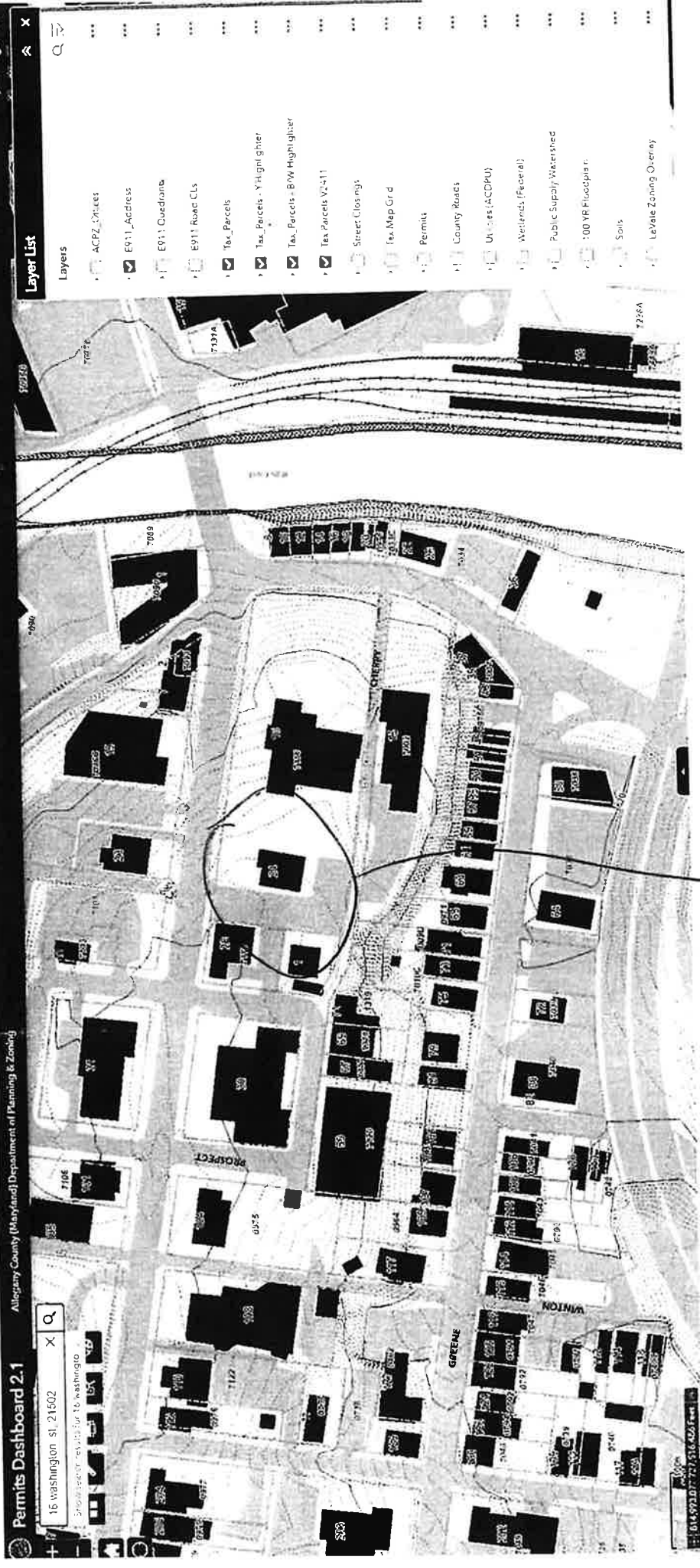


DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
05/04/2026	Chec	1135	KMM	232	George Yc	30.00
					Amount Paid	30.00
					Balance Due	0.00



Real Property Data Search ()
Search Result for ALLEGANY COUNTY

Search Land Records		No Ground Rent Redemption on File		No Ground Rent Registration on File					
Special Tax Recapture: None									
Account Number:		District - 06 Account Identifier - 014542							
Owner Information									
Owner Name:		VESTRY OF EMMANUEL PARISH OF THE PROTESTANT EPISCOPAL CHURCH		Use:	EXEMPT COMMERCIAL				
Mailing Address:		16 WASHINGTON ST CUMBERLAND MD 21502		Principal Residence:	NO				
				Deed Reference:	/00157/ 00633				
Location & Structure Information									
Premises Address:		16 WASHINGTON ST CUMBERLAND 21502-0000		Legal Description:	GREENE & WASHINGTON STS 350X171				
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0106	0000	7116	10003.01	0000				2024	Plat Ref:
Town: CUMBERLAND									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1849		14,854 SF				1.3700 AC			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
		CHURCH	/	C4					
Value Information									
		Base Value		Value		Phase-In Assessments			
				As of		As of		As of	
				01/01/2024		07/01/2025		07/01/2026	
Land:		157,500		157,500					
Improvements		726,300		680,500					
Total:		883,800		838,000		838,000		838,000	
Preferential Land:		0		0					
Transfer Information									
Seller:				Date:		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /00157/ 00633		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt		Class		07/01/2025		07/01/2026			
Assessments:									
County:		700		838,000.00		838,000.00			
State:		700		838,000.00		838,000.00			
Municipal:		700		838,000.00		838,000.00		838,000.00	
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

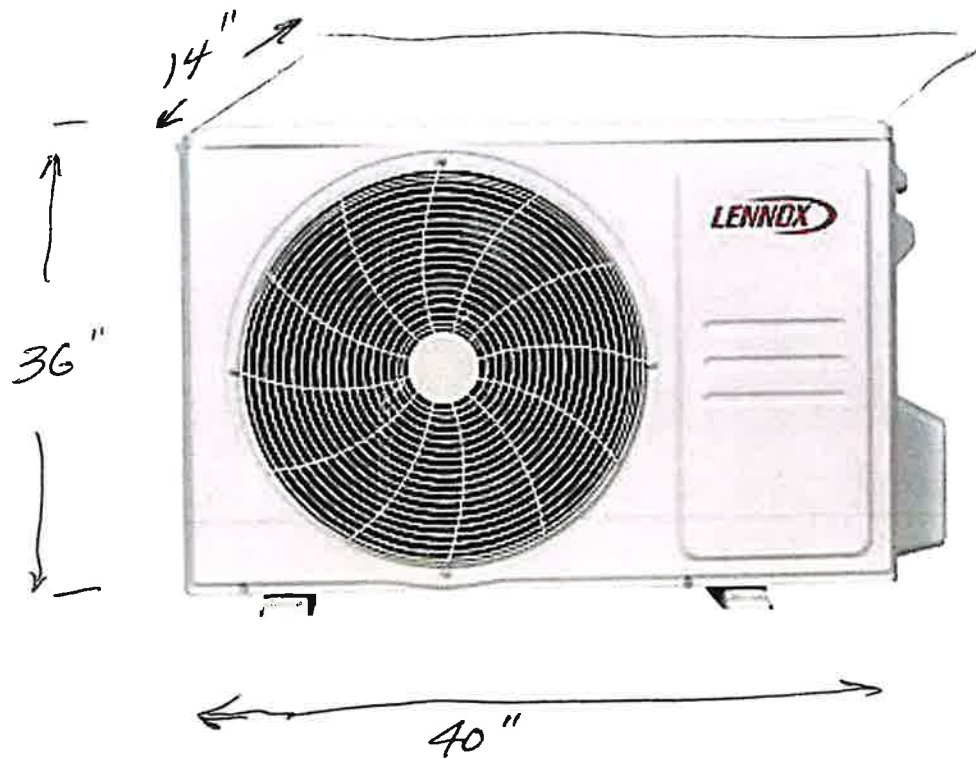


Building location
#16 Washington STREET

[Home](#) > [Product Catalog](#) > [HVAC](#) > **Mini-Splits**

Mini-Splits

Shop Lennox Mini-Splits to give homeowners the right mini split system that fits their needs.



Condenser
Outside Unit

Dimensions are approximate

Shop by

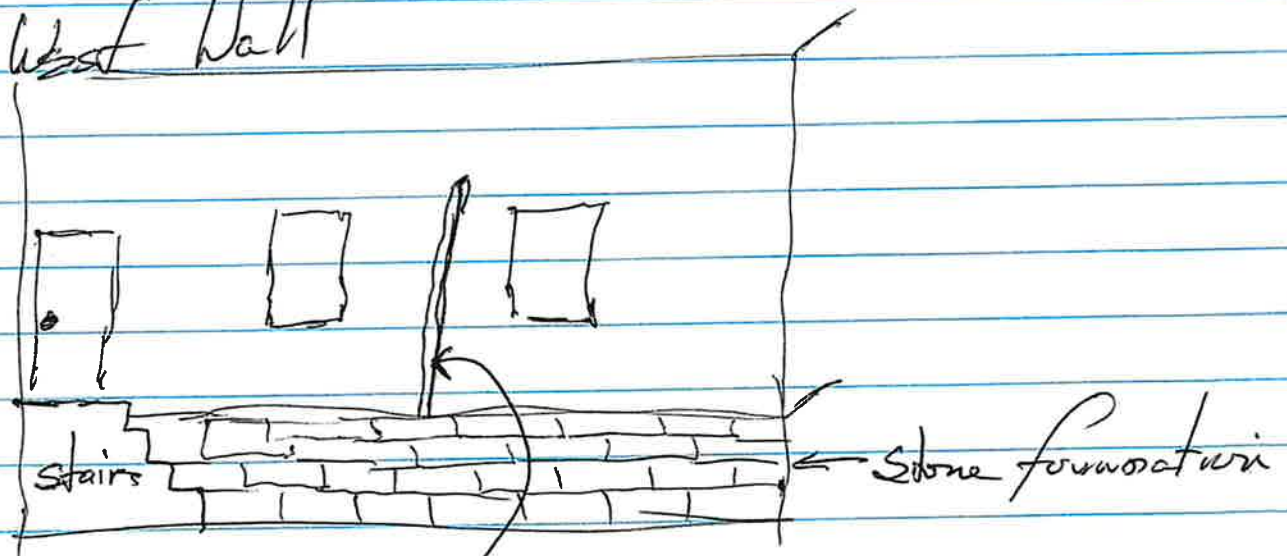
[Mini-Split Air Conditioners](#)

Scope of Work:

Install an Air Conditioning unit for first floor, rear.

A Lennox air handling - Condenser at rear of building. Run piping through basement and up west facing wall enclosed in metal that would look like a common downspout and attach to air diffuser inside

West Wall

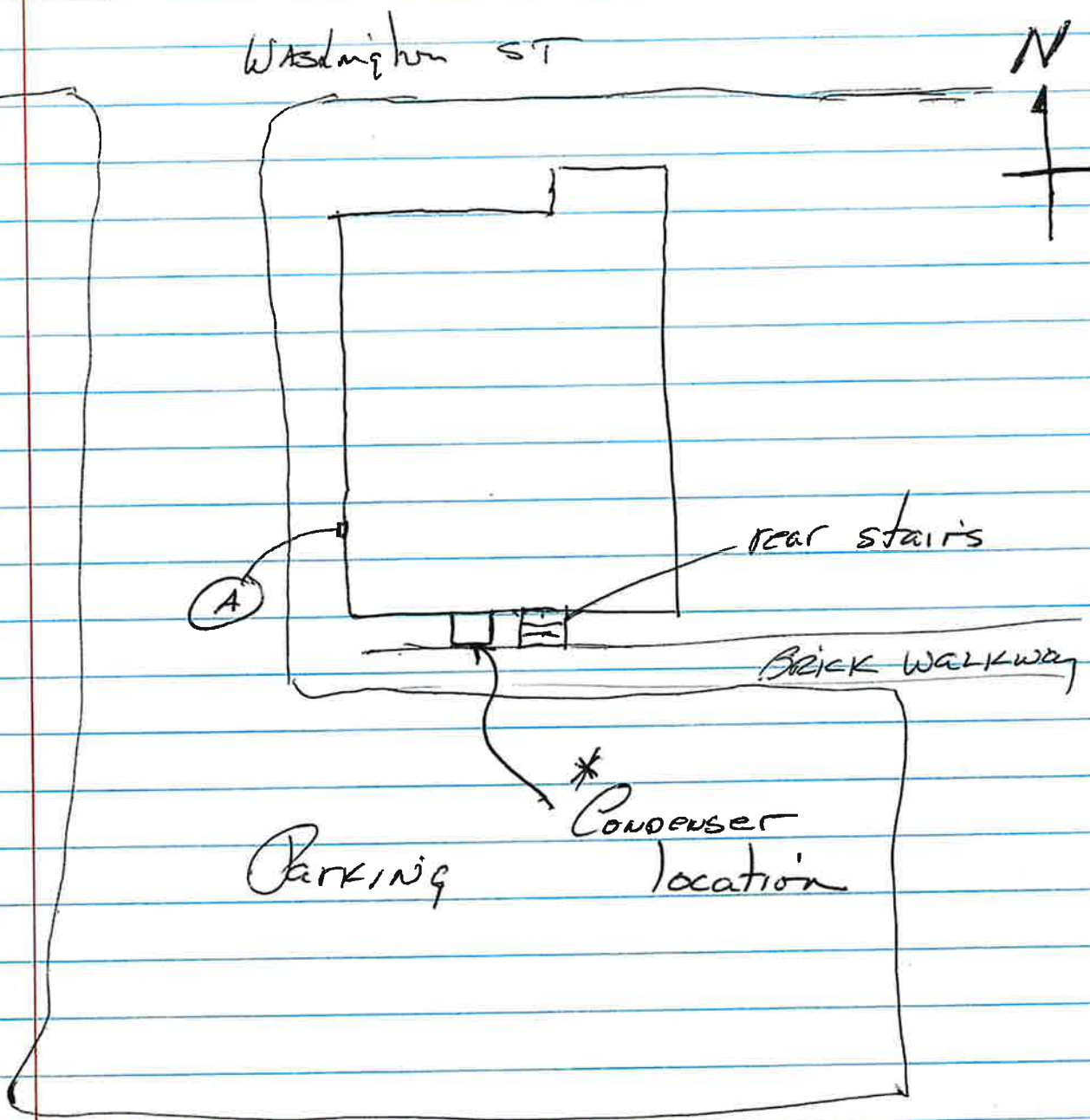


Casing for refrigerant

← casing detail
tan color

looks like a downspout

16 Washington St.



* See picture of condenser enclosed

(A) location of metal encased piping.

NOTE: Sound outside is low as 45 dB, or the sound of a refrigerator.

City of Cumberland - Dept. of Community Development

Internal Routing Sheet

Permit or Review #: **COA26-000012**

Permit or Review Type: Certificate of Appropriateness

Project Location: 16 WASHINGTON ST CUMBERLAND, MD 21502

Applicant Contact Information: Name: Vestry of Emmanuel Parish
Address: 16 Washington St
City/State/Zip: Cumberland MD 21502
Phone: (301) 777-3364
Email:

Contractor Contact Information: Company Name: Comfort Air Systems
Contact: George Young
Address: 7 Potomac St
City/State/Zip: Ridgeley WV 26753
Phone: (304) 738-9110
Email: comfortaitsys@hotmail.com

Date of Application: 05/04/2026

Work Description: (narrative box)

COA-Installing air conditioning unit for first floor, rear area

Amount Paid: 30.00

Amount Due: 0.00

File Attachments for Item:

6. COA26-000010 - 113 Baltimore St. Remove paint and install window cling (signage)



No image found for
this file, click here to
upload an image

PERMIT PROJECT

FILE #: 26-000407

113 BALTIMORE ST CUMBERLAND MD 21502

COA- WILL BE REMOVING THE PAINTING ON THE LOGO AND
INSTALLING A WINDOW CLING TO THE INSIDE OF BOTH STORE
FRONT WINDOWS



PERMIT #: COA26-000010

Permit Type

Certificate of Appropriateness

Subtype

Certificate of Appropriateness



Work Description:

COA- Removing the painted on logo and installing a 2'x3' white, frosted, window cling to the inside of
both store front windows

Applicant

Dale Clayton



Status

Under Review



Valuation

71.86



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

04/16/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Non-Billable Comments

Contractor

...

Contact

- Dale Clayton

▼

...

Estimated Cost of the project

\$71.86

Attach a full written scope of work

Specs.pdf

🗑

▼

Attach photographs of the site and structure

▼

Facade Elevations

▼

Sample of Proposed Materials

▼

Scaled Drawings

Facade & Location.pdf

🗑

▼

Digital Renderings, when available

Rendering.pdf

🗑

▼

Color Scheme/Paint Chips

▼

Manufacturer Cut-Sheets or Product Specifications

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

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Chapter or Guideline Number that applies to your project

Chapter 5, Guidelines 22-27 and 45-51

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Determination of Review Path

Review Type
HPC

Determination for Tax Credit

Is this a Tax Credit Project
No

HPC Tax Credit Review

Decision Date

M&CC Tax Credit Review

Decision Date

State Tax Credit Review

Decision Date

FEES

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

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
04/16/2026	Chec	22-1206361	KMM	176	- Dale Cla	30.00
					Amount Paid	30.00
					Balance Due	0.00

Real Property Data Search ()
Search Result for ALLEGANY COUNTY

Search Tax Maps

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 22 Account Identifier - 009370

Owner Information

Owner Name:

TOWN CENTER DEVELOPMENT GROUP

Use:

COMMERCIAL

Principal Residence:

NO

Mailing Address:

841 WINDSOR RD
CUMBERLAND MD 21502-2729

Deed Reference:

/00693/ 00506

Location & Structure Information

Premises Address:

113 BALTIMORE ST
CUMBERLAND 21502-0000

Legal Description:

113-115-117
BALTIMORE ST 47.25X125
44.83X125

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0018	7003	10003.01	0000				2024	Plat Ref:

Town: CUMBERLAND

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	15,640 SF		5,755 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING		C2			2001

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	40,200	40,200		
Improvements	220,400	277,900		
Total:	260,600	318,100	298,933	318,100
Preferential Land:	0	0		

Transfer Information

Seller: MULLANEY, TIMOTHY-KIMBERLY-EDWARD	Date: 05/25/2001	Price: \$90,000
Type: NON-ARMS LENGTH OTHER	Deed1: /00693/ 00506	Deed2:
Seller: BARNES, TIMOTHY M-CALVIN E JONES	Date: 02/17/2000	Price: \$76,000
Type: ARMS LENGTH IMPROVED	Deed1: /00679/ 00421	Deed2:
Seller: GORDON BROTHERS	Date: 12/31/1985	Price: \$0
Type:	Deed1: /00554/ 00032	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:





Rendering

Die-Cut Frosted Decals

Size

(2 x 3) FT (width x height)

1



Close

Specs/Scope



DESIGN PRINT BANNER LLC (A unit of Group Bayport)
1200 Northbrook Parkway, 180 Suite,
Gwinnett County,
Suwanee,
Georgia 30024
United States,
Phone: 800-580-4489
Sales Tax No: 18525739,18540189

Shipping Address

Shaharazad Clayton
13412 UPPER GEORGES CREEK RD SW
FROSTBURG, Maryland, US 21532-3833
P: 3017849742

Shipping Method

Estimated delivery Wed, Mar 11th 2026 - Super Saver

Billing Address

Shaharazad Clayton
13412 UPPER GEORGES CREEK RD SW
FROSTBURG, Maryland, US 21532-3833
P: 3017849742

Payment Method

Amazon Pay

Item Id	Product	SKU	Qty	Price
US2163068_1	Die-Cut Frosted Decals Size (W X H) : 2 x 3 (FT) Application: Inside the Glass White Ink: Full White Ink Application Tool: Squeegee Estimated delivery Wed, Mar 11th 2026	BBFD05	2	\$57.30
				Subtotal : \$57.30
				Handling Charges : \$0.00
				Assurance Plus : \$12.99
				Shipping : \$9.50
				Discount : -\$11.46
				Exceptional Courier Charges : \$0.00
				Tax : \$3.53
				Grand Total : \$71.86

Best Regards,

BannerBuzz USA
sales@bannerbuzz.com

Note:- For PO Order Please issue the cheque in favor of Design Print Banner LLC and send it to Kathy Jenkin

1200 Northbrook Parkway, 180 Suite,
Gwinnett County,
Suwanee,
Georgia 30024
United States,
Phone: 800-580-4489

THANK YOU FOR YOUR BUSINESS!