



Mayor and City Council of Cumberland

Mayor Raymond M. Morriss
Councilman Richard J. "Rock" Cioni
Councilman Eugene T. Frazier
Councilman James L. Furstenberg
Councilman Brian R. Lepley

City Administrator Jeffrey F. Silka
City Solicitor Michael Scott Cohen
City Clerk Allison K. Layton

AGENDA

M&CC Regular Meeting
57 N. Liberty Street, Cumberland MD 21502

DATE: September 15, 2026

Open Session - 6:15 PM

Pledge Of Allegiance

Roll Call

Proclamations

- A) Proclaiming an alley near Fort Hill High School to be named after Mark Manges

Director's Reports

A) Administrative Services

- 1. Administrative Services Monthly Report for August 2026

B) Public Works

- 1. Maintenance Division Monthly Report for August 2026

C) Fire

- 1. Fire Department Monthly Report for August 2026

D) Utilities - Flood, Water, Sewer

- 1. Utilities Division Water and Sewer Monthly Reports for August 2026

Approval of Minutes

- A) Approval of the Closed Work Session, Open Work Session and Regular Public Meeting Minutes of September 1, 2026

Public Comment - FOR AGENDA ITEMS ONLY

All public comments are limited to 5 minutes per person

Unfinished Business

A) Ordinances

1. Ordinance 4067 (*2nd and 3rd readings*) - authorizing the transfer of 722 Mechanic Street to MM Properties LLC for the purchase price of \$1,026
2. Ordinance 4068 (*2nd and 3rd readings*) - enacting Article VI of Chapter 15 of the City Code (Sections 15-100 to 15-110) to regulate filming, television production, motion picture production, commercial photography and related activities occurring on public property within the City of Cumberland, establishing a permit requirement and fees and recovery of municipal costs, and establishing enforcement provisions

New Business

A) Resolutions

1. Resolution No. 2026-09 (*1 reading only*) - granting the Cumberland Outdoor Club a property tax credit for tax years 2026-2027 pursuant to Section 9-302(f) of the Tax Property Article of the Annotated Code of Maryland

B) Orders (Consent Agenda)

1. Order 28,136 - authorizing Special Taxing District residential exemptions for 55 Baltimore Street for the 26-27 Tax Year in the amount of \$1,067.72
2. Order 28,137 - authorizing the Chief of Police to accept the FY27 SRO/Adequate Coverage Grant made available through the Maryland Center for School Safety in the amount not to exceed \$49,224 to cover overtime salaries for School Resource Officers to provide adequate coverage in and around the assigned schools within the jurisdiction of the Cumberland Police Department, for the period July 1, 2026 – June 30, 2027
3. Order 28,138 - accepting the bid from Shaffer Construction for milling and profiling of streets for the FY27 Fall Street Paving Schedule in the amount of \$3.25 per sq. yd., not to exceed an amount of \$150,000 for FY27
4. Order 28,139 - authorizing the execution of an Outdoor Dining Lease Agreement with SHAFCO T/A City Lights American Grill and Bar, Coney Island Lunch, Inc. (DBA Curtis Coney Island Famous Weiners) and Culinary Innovation Associates, LLC (DBA Mise En Place) and Frank and Stein's Beverage (DBA Downtown D'Atri Pasta & Subs) for the use of the public right of way immediately in front of and adjacent to the property for outside cafe dining for a term effective November 1, 2026 through October 31, 2027
5. Order 28,140 - accepting the bid from Excavating Associates, Inc. for the Central Avenue Demolition Project (City Project 2026-19-MISC) in the amount not to exceed \$47,023 and rejecting all other bids

6. Order 28,141 - approving the sole source award to Keystone Lime Co. Inc. for the Wills Creek Avenue and Sedgewick Street Paving Project (City Project 2026-10-PVG) for the milling and paving of approximately 3,175 SY of the approach streets of Wills Creek Avenue and Sedgewick Street to the development paving for the Village at Campobello's in the amount not to exceed \$69,059
7. Order 28,142 - authorizing the City's Contracts Specialist to be approved as the authorized agent for signing the documents on RD Apply to sign off on documentation and certifications to finalize the CDS Water Project Application for the Membrane Filtration Building Project
8. Order 28,143 - approving the sole source award to Shaffer Construction Co. Inc. for the milling and paving of 656 SY of Bond Street in the amount not to exceed \$44,849.76
9. Order 28,144 - authorizing the Mayor to concur with the opinion of the Historic Preservation Commission (HPC) recommending the nomination of the Downtown Cumberland Historic District Boundary Expansion as approved on September 9, 2026 by the HPC and execute all documents necessary

Public Comment

All public comments are limited to 5 minutes per person

Adjournment

City of Cumberland
~ MARYLAND ~

Proclamation

WHEREAS, *the Mayor and City Council of Cumberland acknowledge the distinguished career and accomplishments of Mr. Mark R. Manges, a local football legend, playing high school football at Fort Hill High School, college football for the Maryland Terrapins, and professional football for the St. Louis Cardinals (NFL) and Hamilton Tiger-Cats (CFL); and*

WHEREAS, *Mr. Manges appeared on the cover of Sports Illustrated's October 1976 issue, and was a Heisman Trophy contender at the beginning of his University of Maryland senior year with an untimely broken hand in the third game of the 1977 season keeping him from earning that distinction; and*

WHEREAS, *Mr. Manges went on to become a community leader in the City of Cumberland as a member of the Greenway Avenue Stadium Capital Improvement Fund, executive board member of the Dapper Dan organization, member of the board of directors for the Fort Hill High School Scholarship Fund and commentator on local radio station WTBO broadcasts of Fort Hill football games; and*

WHEREAS, *his community involvement extended to his membership at Melvin United Methodist Church where he was the Administrative Board Chairman and his dedication and service to his hometown earned him the 2023 Deeds Not Words Award; and*

Now, Therefore, the Mayor and City Council of Cumberland,

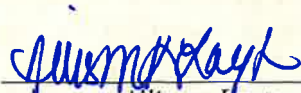
*do hereby proclaim, the alley running between Greenway Avenue and Avondale Avenue,
and parallel with Williams Street, as*

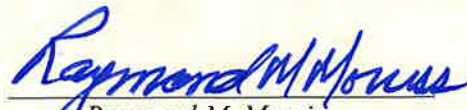
"MARK MANGES WAY"

Given under our Hands and Seals this 15th Day of September, in the Year 2026,
with the Corporate Seal of the City of Cumberland Hereto
Attached, Duly Attested by the City Clerk.

ATTEST:

**MAYOR AND CITY COUNCIL
OF CUMBERLAND**


Allison Layton
City Clerk


Raymond M. Morris
Mayor



Administrative Services Monthly Report for August, 2026

Honorable Mayor and City Council
City Hall
Cumberland, Maryland 21502

Dear Mayor and City Council Members:

The following report is submitted by the Department of Administrative Services for the month of August, 2026.

Information Technology Department

August 2026

Chip Watkins, Director

Statistics

187 new help desk requests

520 help desk requests resolved (This number includes several older tickets that were never closed by assigned user)

Activities

Major department initiatives in the past month include:

- Update of OS on additional SCADA systems
- Ordered connection for Braddock SCADA Site that was disconnected
- Worked with contractor on setting up Alerts on various network conditions (Connections down, etc.)
- Worked on setting up of testing environment for VMWare replacement
- Obtained pricing and had meetings with vendors working to identify replacement Storage system for EOL existing equipment. Estimate 65-70k purchase price.

Cumberland Main Street Report

August 2026

Melinda Kelleher, Main Street Manager

General Meetings/Presentations

- Building owner of North Centre Street who has vacancies – needs tenants
- Tour of vacant bldg. on Baltimore St to potential business

Main Street Meetings/Projects

- Planning meeting with Main Street Board Chair
- Cumberland Main Street Board Meeting
- Main Street Economic Vitality Committee meeting
- Main Street Promotions Committee meeting
- Main Street MD Power Hour – Advocating for Main Street
- Merje Design – Wayfinding Plan discussion and strategy for fulfilling MD Heritage Areas grant for Wayfinding
- Canal Towns Partnership Meeting
- Final Report and Request for Payment for the FY26 Main Street Operating Grant

Projects/Events

- Live Ads on WCBC – Promote Main St Committees
- Write ENews articles
- Social media planning and calendar
- Released FY27 Technology Assistance Grant – created application, press release

Social Media and Outreach

August 2026

Taylor Layton, Coordinator

Statistics for both Facebook and LinkedIn had increases in several categories for the month of August. Instagram statistics are trending downward. Content is reaching citizens, but the type and style of content may need adjusted to reach more of our target audience.

32 tickets have been sold for the Cumberland Day fundraiser with the University of Maryland; \$64 has been raised for Cumberland Main Street. 6 Social media posts and a press release were used to promote the event; 5 posts and 1 reel on Facebook and Instagram.

 = Decrease/negative percentage

 = Increase/positive percentage

Facebook Analytics for August 1-31, 2026

Facebook		% Change
Views	232,177	12.7%
Content Interactions	2,441	0.9%
Viewers	55,091	39.2%
Link Clicks	431	31%
Visits	4,619	11.6%
Follows	122	34.1%
Followers	7,981	

Instagram Analytics for August 1-31, 2026

Instagram		% Change
Views	2,648	64.6%
Reach	544	30.7%
Content Interactions	42	61.8%
Link Clicks	0	100%
Visits	46	6.1%
Follows	17	13.3%
Followers	1,198	

LinkedIn Analytics for August 1-31, 2026

LinkedIn		% Change
Impressions	2,060	8.6%
Reactions	25	63.8%
Page Views	41	7.9%
Unique Visitors	13	18.8%
Page Searches	72	35.7%
New Followers	2	66.7%
Followers	819	

Community Development Report

August 2026

CODE COMPLIANCE

Kevin Thacker, Code Compliance Manager

Noted Activity:

Roof Replacement Program - 872 Maryland Ave., \$7,995.00 improvement

COA issued - 125 Fayette St., Elevator & other renovations - \$1,650,000.00 improvement

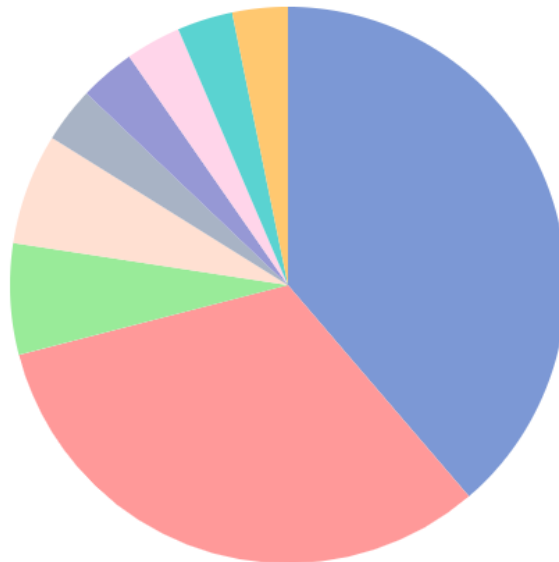
Code Enforcement Activity:

80 new cases received – 37 of those are still open

31 violations were found

43 cases have been resolved

Open Date From: 08/01/2026
Open Date To: 08/31/2026



Cutting of weeds	12	38.7%
Dwellings, yards and lots to be kept clean	10	32.3%
Duties of owner and operator	2	6.5%
Order to vacate	2	6.5%
Permits and certificates	1	3.2%
Sanitary maintenance	1	3.2%
Traffic visibility across corners (a)	1	3.2%
Keeping of livestock prohibited; exceptions	1	3.2%
Certain conditions declared nuisances	1	3.2%

Permits/Reviews & Rental Licenses:

57 Total Permits/Reviews were issued

50 Rental Inspections were completed

Building

Residential2

Commercial...3

Miscellaneous

Residential9

Commercial...0

Occupancy

Residential1

Commercial...8

Signage

Residential0

Commercial...0

Electrical

Residential8

Commercial...3

Plumbing

Residential3

Commercial...1

Utility

Residential1

Commercial...2

Demolition

Residential2

Commercial...1

Public ROW

Issued10

Rental Licenses

Issued336

Rental Inspections

Passed.....40

Failed10

Plans, Reviews, Amendments and Appeals	Certificates of Appropriateness
(ZA, RPR, SR, ZMA, ZTA, SRA)	Issued2
(Type) Issued0	Request for Change/Amendment
	Issued0

Revenue from 'Issued' Permits/Reviews:

Building Permits	\$4,498.00
Miscellaneous Permits	150.00
Occupancy Permits	225.00
Sign Permits	0.00
Utility Permits	11,698.31
Right-of-Way, Plan review, Amendment, Appeal	133.00
Zoning Classification Determination (info request)	0.00
Municipal Infractions (citations)	8,003.00
Certificates of Appropriateness (COA-ROA)	30.00
Rental Licenses (new & renewal)	18,825.00
Paid Rental Inspection Requests	100.00
TOTAL	\$43,662.31
 Demolition Bonds Collected	 \$0.00
 Park Facility Reservations	 \$2,090.00
Day Camp	1,570.00
Swimming Pool	7,711.75
Main Street Donations	75.00

COMMUNITY DEVELOPMENT PROGRAMS:

Lee Borrer, Senior Community Development Specialist

Regular CDBG- In addition to monthly responsibilities for coding invoices and entering draws into HUD's software system for payment, staff is worked diligently on the 2025 Consolidated Annual Performance Evaluation Report document by developing spreadsheets to formulate responses to the narrative prompts, completing all files with data in the IDIS system, and acquiring financial reports from the Finance Department.

In addition, staff created files and documentation for the new 2026 Annual Action Plan activities and began the Environmental Review Records for 13 activities, 3 of which require extensive research and documentation.

The July 2026 draw was held so that end-of-year processes could be conducted.

The US Dept of Housing and Urban Development Cumberland Representative has been contacted numerous times regarding the agency's outstanding responsibilities: approving the 2026 Annual Action Plan and the 2024 CAPER report, providing two overdue Releases of Funds, and advising regarding two Family Crisis Resources activities under the 2025 Annual Action Plan that are on hold due to conflicting legal requirements and are not under contract.

June 30, 2026 Final Financial position
(see below)

	June 2026 FINAL Report	Original Budget	Lifetime Funds Exp	Remaining Balance
Community Development Block Grant Program				
2022 Const Pk (amended)	2022	\$167.04	\$167.04	
2022 Grant Totals	2022	\$167.04	\$167.04	\$0.00
2023 Const Pk (amended)	2023	\$42,231.28	\$42,231.28	\$0.00
FAI Water Tank Imps	2023	\$60,000.00	\$0.00	\$60,000.00
FAI Gen Installation LEC	2023	\$18,000.00	\$0.00	\$18,000.00
2023 Grant Totals		\$120,231.28		\$78,000.00
Baltimore St Redesign Ph 5 Areas	2024	\$330,000.00	\$181,253.40	\$148,746.60
Alleg Youth Enrichment Youth Center Rehab	2024	\$24,000.00	\$0.00	\$24,000.00
Targeted Foot and Bike Patrol	2024	\$4,960.00	\$4,951.96	\$8.04
Parks and Recreation Improvements	2024			
Const Pk Trails Signage Wayfinding	2024	\$52,782.04	\$0.00	\$52,782.04
Const Pk ADA Parking Lot Grove 4	2024	\$241,933.32	\$189,151.28	\$0.00
2024 Grant Totals		\$653,675.36	\$375,356.64	\$225,536.68
City Infrastructure: Oldtown Rd sidewalks	2025	\$278,221.00	\$0.00	\$278,221.00
Allegany Museum Non Res Hist Preservation	2025	\$249,040.00	\$0.00	\$249,040.00
Admin	2025	\$111,374.00	\$66,857.50	\$44,516.50
IC	2025	\$15,182.00	\$5,207.00	\$9,975.00
FH	2025	\$13,444.00	\$8,334.31	\$5,109.69
ACDSS Rental Assist	2025	\$14,000.00	\$13,917.83	\$82.17
ACDSS Utility Assist	2025	\$14,000.00	\$14,000.00	\$0.00
SOAR Program	2025	\$20,000.00	\$20,000.00	\$0.00
FCRC Shelter Operating Cost	2025	\$18,000.00	\$0.00	\$18,000.00
FCRC Domestic Violence Services	2025	\$18,000.00	\$0.00	\$18,000.00
Targeted Foot and Bike Patrol	2025	\$4,960.00	\$0.00	\$4,960.00
YMCA Food	2025	\$8,000.00	\$8,000.00	\$0.00
CEDC Cumberland Rideshare Program	2025	\$12,000.00	\$0.00	\$12,000.00
HRDC Closing Cost Grant	2025	\$10,000.00	\$0.00	\$10,000.00
2025 Grant Totals		\$786,221.00	\$136,316.64	\$649,904.36

Balances:	Year
\$0.00	2020
\$0.00	2021
\$0.00	2022
\$0.00	PI
\$78,000.00	2023
\$225,536.68	2024
\$649,904.36	2025

\$953,441.04	Total Regular Funds
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**post both JUNE 2026 DRAWS

PARKS AND RECREATION:

Ryan Mackey, Director

- **Meetings attended:**

- Pool Slide meeting with engineering 8/6
- New Agenda Program Training 8/7
- Yearly Review 8/14
- Meeting with forester 8/24
- CivicPlus discussion 8/26

- **Events:**

- Fireworks – many shell failures due to an equipment issue.
 - We were reimbursed for the failed shells.
- Pavilion Rentals - 22
- Field Usage Ending for summer. Fall events starting
 - Football started on Bowers
 - Lined fields, placed trashcans
 - Soccer on Flynn, Northcraft, nonnenman, and Galaxy
- Final full month for pool
 - Closing during weekdays starting 23
- Day Camp in session until 8th

- **Upcoming:**

- Sunday in the Park concert series

Human Resources

April Howser, HR Officer/Justin Lam, HR Associate, Joshua Ward, HR Associate
August 2026

- Time & Attendance System
 - * Helped answer questions and fix minor issues
- Employee Benefit Investigations
- Internal Employee Investigations
- Administered FMLA Program for City
- Administered Workers Comp Program for City
- Administered City's Drug testing
- Bi-Weekly Payroll
- YMCA Enrollments
- Employee Inquiries & Updates
- Posted and Administered Job Postings on Indeed & Other Job Boards
- Employee Disciplinary Meetings
- Longevity Pay Reports
- Payroll & Position Promotions
- New Hire Interviews (Police)
- Police Testing
- New Employee Onboarding
- Continued Summer Seasonal Employee Hiring/Onboarding
- Continued support of prescription drug carrier – answered and relayed questions between employees & Liviniti
- Open-Enrollment Implementation Meetings & Planning
 - Life/Dental/Vision/Health
- Continued Work on City-wide Open Enrollment
- COLA Payroll Calculations and Entries
- Benefit Admin Meetings
- Insurance Invoicing
- Employee Grievance Process
- Gathered information and documents related to employment issues and uploaded documents to proper authorities

	31-Aug
Open positions	2
New Hires	5
Retirements	0
Resignations	0
Terminations	1
FMLA	4
Workers Comp	5
Elected Officials	5
FT Employees	252
PT Employees	43
Contractual Employees	5

Comptroller's Office
Financial Activity Report
August 2026
Mark Gandolfi, City Comptroller

Cash Flow:

Attached for your review is a Cash Flow Summary for the month of August 2026.

On August 1, 2026, the City had a cash balance of \$18.5 million (\$15.3 million invested in a value money market program and \$3.2 million participating in a sweep program at First United Bank). Revenues exceeded disbursements by \$957 thousand resulting in a cash balance of \$19.4 million at August 31, 2026 (\$16.3 million invested in a value money market program and \$3.1 million participating in a sweep program at First United Bank).

As of August 31, 2026, the significant tax receivable balances are reflected in the table below.

Taxes receivable (General Fund)						\$ 10,922,661
	Beg Balance	New Billings	Adjustments/ Abatements	Collections	Bad Debt	Ending Balance
FY 2027	\$ 11,692,830	\$ -	\$ -	2,161,316	\$ -	\$ 9,531,514
FY 2026	939,455	-	-	79,226	-	860,229
FY 2025	366,508	-	-	21,050	-	345,458
FY 2024	37,648	-	-	2,476	-	35,172
FY 2023	36,332	-	-	7,127	-	29,205
FY 2022	36,670	-	-	8,720	-	27,950
FY 2021	19,702	-	-	9,760	-	9,942
FY 2020	37,488	-	-	235	-	37,253
FY 2019	7,600	-	-	-	-	7,600
Prior FY's	38,338	-	-	-	-	38,338
	<u>\$ 13,212,571</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,289,910</u>	<u>\$ -</u>	<u>\$ 10,922,661</u>

The current year tax receivable balance is comprised of the following:

Real property (non-owner occupied)	\$ 5,786,548
Personal Property	184,003
Real Property (semiannual payments)	3,560,963
Real Property (Half Year)	-
	<u>\$9,531,514</u>

The City's liquidity position continues to be strong as illustrated in the following cash and investments table. Restricted cash is comprised primarily of CSX funding restricted for capital projects.

Cash and Investment Summary		
August 31, 2026		
	Cash	Investments
Beginning Balance	\$ 18,404,845	\$ 12,310,000
Add:		
Cash Receipts	9,031,396	-
Investment Transfer	-	-
Less:		
Disbursements	8,074,823	-
Investment Transfer	-	-
Ending Balance	\$ 19,361,418	\$ 12,310,000
Restricted	\$ 6,528,048	\$ -

The table below illustrates cash restrictions and restricted investments associated with specific expenditures and/or capital projects.

Restricted Cash	8/1/2026	Increase	Utilization	8/31/2026
Police Seizures	\$ 71,965	\$ -	\$ -	\$ 71,965
Bowers Trust	59,487	177	-	59,664
Infill Development Allegany County	150,000	-	-	150,000
National Opioid Settlement	159,608	-	20,130	139,478
DDC	14	-	-	14
GOB 2026	4,998,529	14,839	245,569	4,767,799
Capital Projects	1,274,768	3,784	-	1,278,552
Let's Beautify Cumberland	8,071	-	-	8,071
Human Relations Commission	314	-	-	314
Demolition & Fiscal Agent Bonds	52,191	-	-	52,191
	<u>\$ 6,774,947</u>	<u>\$ 18,800</u>	<u>\$ 265,699</u>	<u>\$ 6,528,048</u>

Increases to Capital Projects, Bowers Trust and GOB 2026 are interest earnings.

Increases to National Opioid Settlement is additional settlement payments received.

Capital Projects are CSX funding for Fayette St. and Cumberland St. bridge replacements.

DDC restricted cash was funded through donations and is restricted for the purpose of maintenance of the Wes Han Fountain.

National Opioid Settlement is available for opioid intervention in Cumberland.

Human Relations Commission is available for meeting expenses.

Capital Projects and Associated Debt:

The tables below illustrate undrawn Maryland CDA bond proceeds as well as the accumulated debt and proceeds for the Combined Sewer Overflow (CSO) projects.

Available Bond Proceeds					
	8/1/2026	Increase	Utilization	8/31/2026	
CDA 2023	367,007	-	22,224	344,782	
CDA 2024	229,322	-	-	229,322	
CDA 2025	1,190,071	-	65,412	1,124,659	
GOB 2026	4,998,529	14,839	245,569	4,767,799	
	\$ 6,784,929	\$ 14,839	\$ 333,206	\$ 6,466,562	

CSO Projects					
	8/1/2026	Increase	Utilization	8/31/2026	
Evitts Creek Phase 3 Debt	\$ 2,618,130	\$ -	\$ -	\$ 2,618,130	
Evitts Creek Phase 3 Grant	5,418,560	-	-	5,418,560	
Evitts Creek Phase 4 Debt	2,447,352	-	-	2,447,352	
Evitts Creek Phase 4 Grant	500,000	-	-	500,000	
78" Pipeline Debt	23,193,833	-	-	23,193,833	
78" Pipeline Grant	46,338,060	-	-	46,338,060	
	\$ 80,515,935	\$ -	\$ -	\$ 80,515,935	

CDA 2023 \$22K utilization includes \$11K toward Shades Lane watermain replacement and \$11K toward filter building design. CDA 2025 \$65K utilization includes \$33K toward paving, \$3K toward concrete improvements, and \$29K toward the Municipal Service Center (MSC) Garage Floor resurfacing. GOB 2026 increase of \$15K is interest earnings and \$245K utilization includes \$173K toward the WWTP solar power array and switchgear, \$33K toward paving, \$29K toward MSC garage doors and \$10K toward Public Safety Building lighting.

Remaining CDA 2023 funds are primarily a water filtration building design (\$71K), Shades Lane waterline replacement (\$148K), Cross Connections (\$33K) and main pump replacements (\$75K). Remaining CDA 2024 funds are primarily a WWTP master control replacement (\$114K), flood gates (\$31K) and main pump replacements (\$79K). Remaining CDA 2025 funds are primarily allocated to sewer lining (\$40K), watermain replacements (\$59K), hydrants and cross connections (\$243K), paving and concrete repair (\$216K), intersection light improvements (\$200K), and SCADA improvements (\$100K). Remaining GOB 2026 funds consist primarily of the WWTP solar power array and switchgear (1.8M), SCADA (\$218K), Mill Race junction box improvements (\$300K), Ridgedale pump station generator (\$200K), and watermain replacements (\$1.1M).

The following three projects are major upgrades to the combined sewer collection system. Evitts Creek Phase 3 is in the engineering phase with necessary funding in place. Phase 3 project cost is estimated at \$8.0 million and is funded with \$5.4 million in grants and \$2.6 million in loan with \$1.1 million being forgivable. Phase 3 is on hold pending CSX granting site access. Evitts Creek Phase 4 is in the construction phase with all funding in place. Phase

4 project cost is estimated at \$2.4 million and is funded with a \$500K grant and a \$2.4 million loan including \$1.2 million being forgivable. The 78” pipeline project is pending Army Corp of Engineers approval and private property easement and is anticipated to begin construction during FY27 or FY28. The total estimated project cost is \$77.9 million and is substantially funded with \$46.3 million in grants and \$23.2 million in loan with \$4.4 million being forgivable.

Respectfully submitted,

Jeffrey F. Silka
City Administrator

mml

MAINTENANCE DIVISION REPORT AUGUST 2026

Street Maintenance Report

Fleet Maintenance Report

Central Services Report

**PUBLIC WORKS/MAINTENANCE
STREET BRANCH
MONTHLY REPORT
AUGUST 2026**

- Potholes and Citizen Reports
 - 53 service requests completed
 - 27 streets and 4 alleys repaired
- Street Maintenance and Utility Work
 - Utility repairs continue
 - Partnered w/ Sewer for Hilltop Drive project
- Paving:
 - Shades Lane paving completed
- Sign Work
 - 33 traffic control signs repaired / installed
 - 15 street name signs repaired / installed
 - 7 handicap signs repaired /replaced
 - 4 handicap signs removed / installed
 - 1 Frederick Street crossing completed
- Arborist
 - 5 hazard tree removals, 1 roadside
 - 59 trimmings / raisings
 - Weed control at City Hall completed
- Street sweeping continues on normal schedule
- Roadside weed control cycle is in round 2
- Other
 - Fire Department apron concrete repaired

Fleet Maintenance Monthly Report

August 2026

Departments	Count of Maintenance Type
Community Development	1
Body Repair	1
Fire	14
Body Repair	1
Brakes	2
Cooling System	1
Fluid Leak	1
General Repair	1
Heating and Air Conditioning	1
Lights and Electrical	4
PM - Oil Change	1
Steering/Suspension	1
Windshield/Glass	1
Fleet Maintenance	4
PM - Seasonal Service	3
Steering/Suspension	1
Flood	7
Brakes	1
General Repair	3
PM - Oil Change	1
Tires/Tire Repair	2
Parks and Rec	5
General Repair	2
Tires/Tire Repair	3
Police	18
Body Repair	1
Diagnostics	1
Exhaust	1
General Repair	4
PM - Oil Change	9
Steering/Suspension	1
Tires/Tire Repair	1
Public Works	1
No Start	1

Sewer	8
Battery	1
General Repair	2
No Start	1
PM - Oil Change	3
Windshield/Glass	1
Street	8
Fluid Leak	2
General Repair	4
PM - Oil Change	2
Water Distribution	7
Battery	1
Body Repair	1
Fluid Leak	1
Lights and Electrical	1
PM - Oil Change	3
WFP	1
PM - Oil Change	1
WWTP	1
PM - Oil Change	1
Grand Total	75

**CENTRAL SERVICES
MONTHLY REPORT
AUGUST 2026**

- **City Hall:** Took chair in rotunda by the soda machine/stairs to the trash and cardboard to the cardboard recycle dumpster by 19 Frederick building. Checked and replaced air filters in the DOAS unit. Sealed around a toilet in finance bathroom. Took 2 tables for Johnna's retirement party. Put out new trash cans and outdoor ash trays. Picked up the tables dropped off and returned to MSC. Reset HWP-3 pump at City Hall because of power outage over the weekend. Retrieved file holders from top shelf in file room in City Clerk's office. Changed the lights around City Hall to Pink for Dolly Parton, per the Mayors request. Unclogged toilet in the 2nd floor conference room bathroom.
- **Municipal Service Center:** Unclogged sink in women's bathroom at the Water Department.
- **Public Safety Building:** Painted in Supervisors office on 1st floor. Installed insulation in the interview room 3rd floor C3I. Water heater was not working, and had to fix the pilot flame. Unclogged sewer line in the Fire Department women's bathroom on the 2nd floor. Fixed a light in the back stairwell in the Fire Department. Fixed a desk (shelf) in the Fire Department garage that they backed into. Installed a knock box for the Fire Department. Fixed the hinge on garage door #3 in the Fire Department. Fixed the j box lid in the middle driveway at Fire Department in PSB. It is cracked and may break through. Tripped breaker in squad room, police side. Fixed fiberoptic junction box in the driveway of the Fire Department garage. Fixed a data cable for IT Department. Pulled new cat 6 cable from 2nd floor IT room to the 3rd floor room 319 for the IT Department. Bolted fire pole to the floor in Fire Department garage. Installed new carpet on the 2nd floor PSB, Jason McCoy's office. Replaced a bad roller on garage door #4 Fire Department.
- **Fire Stations #2:** Checked on garage door and cleaned the two mini splits inside and outside.
- **Downtown Area & Baltimore St.** Hung banner at Centre St. at Baltimore St. Installed a new trash can on Baltimore St. for Melinda. Removed punk rock banner on Centre St. and Baltimore St. Installed a new bike rack at the corner of Baltimore St. and Centre St. Restarted the water fall on Liberty St. Power

Outage had shut it down. Worked on the sun shades arms at the bottom of Baltimore St. Located the bolts. Checked and added chlorine in the Waterfall on Liberty St.

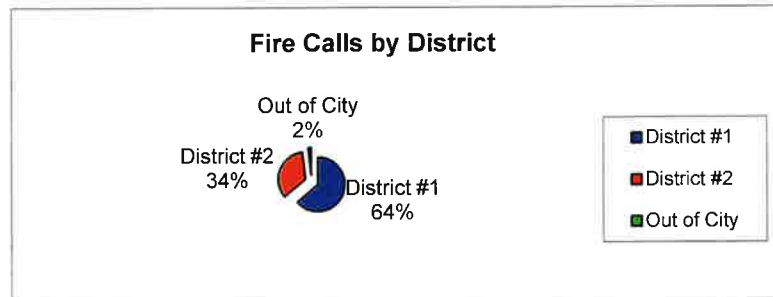
- **Parks:** Checked and restarted the pool pumps due to power outage. Looked at Jaycee bathroom for how much damage there is. Drained baby pool for the liner contractor to inspect the liner coming loose. Worked on getting the rest of the water out from under the baby pool liner. Refilled and start the filter equipment on the baby pool. Learned how to operate the new CCTV camera system at Mason Complex from Wycliffe. The POW/MIA Flag rope broke on pole at Mayors Monument and needs replaced.
- **Traffic and Street Lights:** Reported 14 Street lights for the power company to repair. Fixed lights on the Baltimore St. bridge, which is staying on all day. Checked all and reset 2 traffic lights on Bridge St. and Baltimore and Mechanic St. due to the power outage. Replaced burned out yellow bulb at Henderson Ave. and Knox St. Programmed and replaced traffic controller for Henderson Ave. and Knox St. intersection. Replaced a bad motion detector at the intersection of Knox St. and Henderson Ave. traffic light and re-set the program. Fixed a light pole on Decatur St., rewired and changed out the old-style LED pack to a new corn cob style LED bulb. Moved crosswalk conduit out of the way for new traffic arm pole at Mechanic St. and Harrison St.
- **Other areas:** Put the crosswalk signs and solar poles together for Frederick St. out in the back of the shop. Disinfected the Frederick St. parking garage elevator and stairwells. Pulled grinder pump at 1st bathrooms at Mason Complex that were clogged up with something. Secured 19 Frederick St. and replaced all the pad locks and chained multiple doors.
- Received 67 work orders in August
- Completed 57 work orders August
- Monthly Safety Meeting – August 25, 2026

Report of the Fire Chief for August 2026
Prepared for the Honorable Mayor and City Council and City Administrator

Cumberland Fire Department Responded to 221 Fire Calls in August 2026

Responses by District:

District #1	141
District #2	76
Out of City	4
	221



Additional Alarms:	1
Number of Alarms:	222

Calls Answered Below:

Property Use:

Public Assembly	7
Educational	3
Health Care	38
Residential	126
Government	0
Industrial/Commercial	7
Utility	0
Storage	4
Outside	37
	222

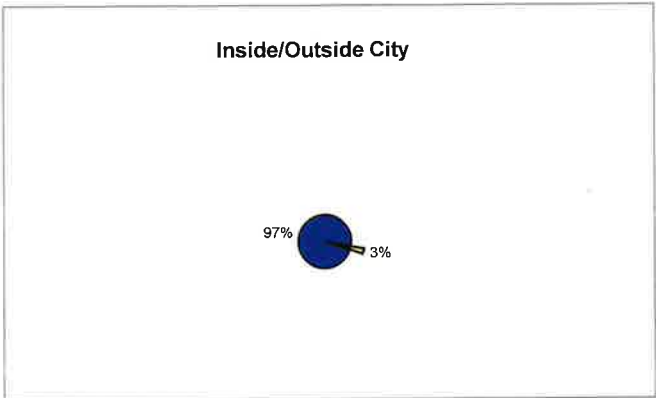
Type of Situation:

Fire or Explosion	8
Rescue Calls	7
Medical Calls	158
Hazardous Conditions	12
Public Service Calls	27
Good Intent Calls	9
	221

Total Fire Service Fees for Fire Calls Billed by Medical Claim Aid in August 2026:	\$0.00
Total Fire Service Fees for Fire Calls Billed by Medical Claim Aid Fiscal Year to Date:	\$3,925.00
Total Fire Service Fees for Fire Calls Paid in August 2026:	\$300.00
Total Fire Service Fees for Fire Calls Paid Fiscal Year to Date:	\$11,110.00
Total Fire Service Fees for Fire Calls Paid from Previous Fiscal Year:	\$625.00
 Total Fire Service Fees for Inspections and Permits Billed in August 2026:	 \$500.00
Total Fire Service Fees for Inspections and Permits Paid in August 2026:	\$525.00
Total Fire Service Fees for Inspections and Permits Paid Fiscal Year to Date:	\$1,475.00

Cumberland Fire Department Responded to 557 Ambulance Calls in August 2026

In City Calls	539
Out of City Calls	<u>18</u>
Total	557



Total Ambulance Fees Billed By
Medical Claim Aid in August 2026: \$241,740.56

Ambulance Fees Billed in FY2026: \$2,079,687.83
Ambulance Fees Billed in FY2027 YTD: \$367,558.00

Ambulance Fees Paid
Ambulance Fees Paid in August 2026: \$128,862.29
Ambulance Fees Paid in FY2027: \$246,552.23
(Includes all ambulance fees current and previous fiscal years)

Cumberland Fire Department Responded to 5 Medic Assist Calls

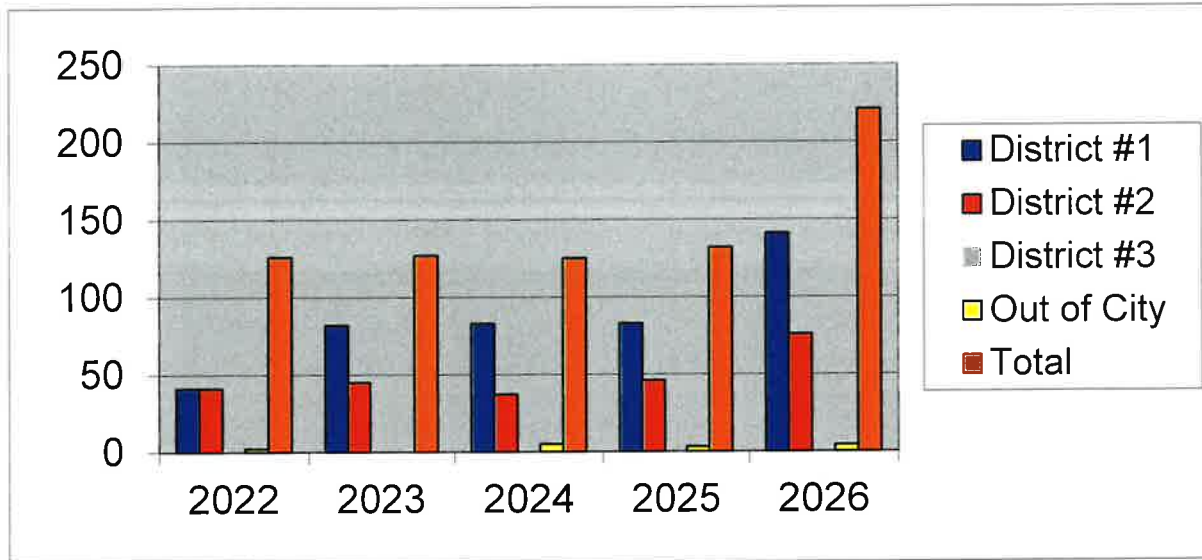
1 Medic Assist Calls in Allegany County	
4 Medic Assist Calls outside of Allegany County	
<u>5</u>	
Cresaptown, MD VFD	<u>1</u>
	1
Short Gap, WV VFD	2
Ridgeley, WV VFD	<u>2</u>
	4

Cumberland Fire Department Responded to 13 Mutual Aid Calls

9 Mutual Aid calls within Allegany County	
4 Mutual Aid calls outside of Allegany County	
<u>13</u>	
Ridgeley, WV VFD	<u>4</u>
	4
Cresaptown VFD	1
Flintstone VFD	2
Allegany Co. DES	<u>6</u>
	9

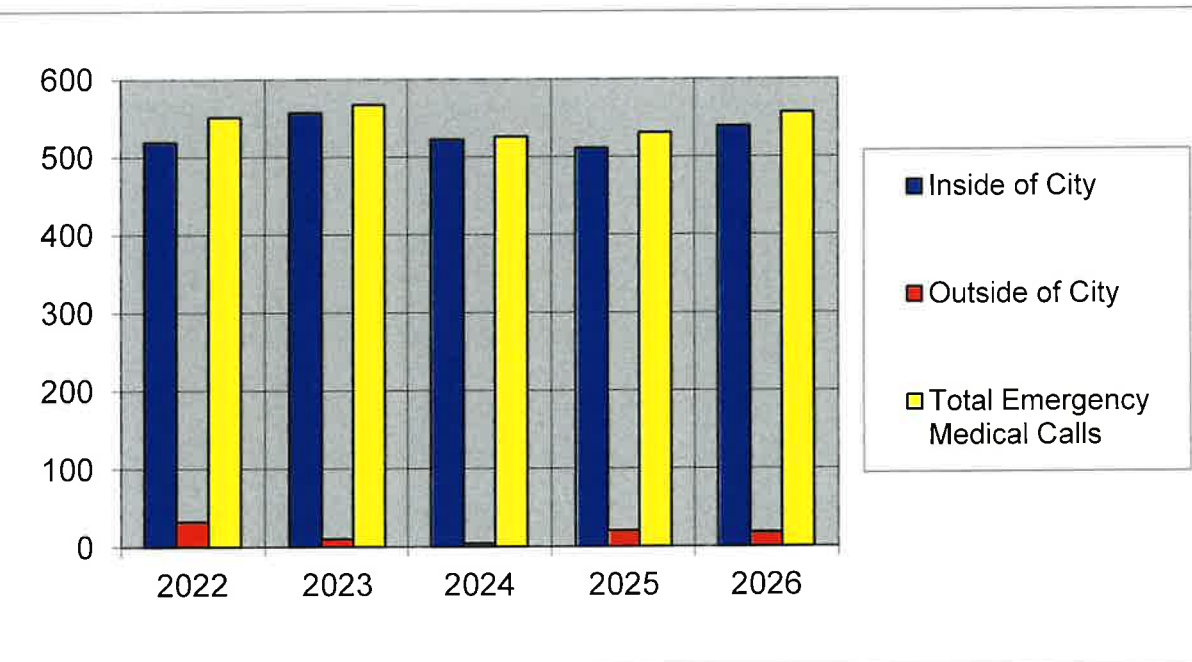
Fire Calls for the month of July over a Five-Year Period

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
District #1	41	82	83	83	141
District #2	41	45	37	46	76
District #3	42	0	0	0	0
Out of City	<u>2</u>	<u>0</u>	<u>5</u>	<u>3</u>	<u>4</u>
Total	126	127	125	132	221



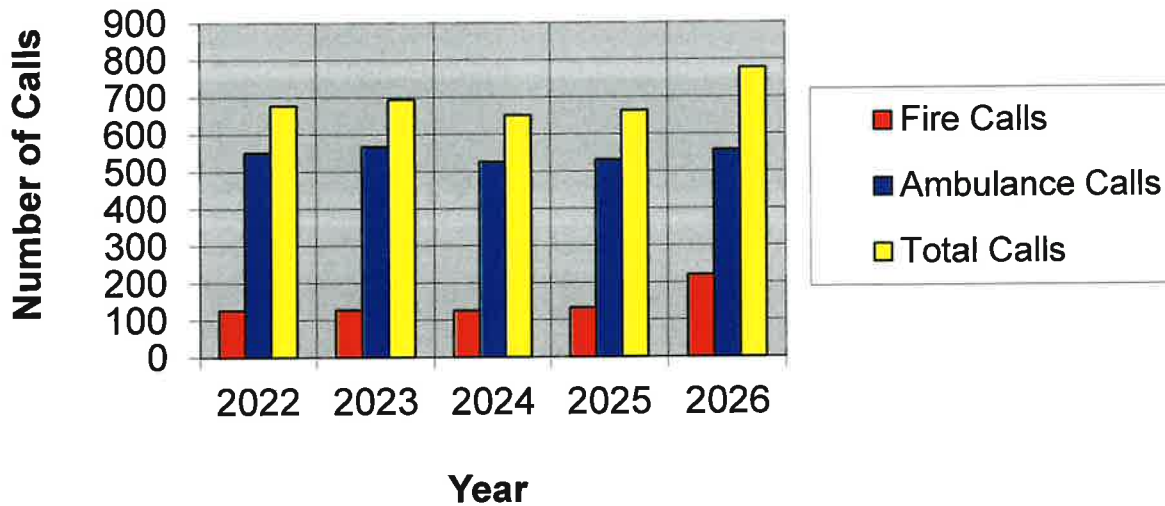
Ambulance Calls for the month of August over a Five-Year Period

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Inside of City	519	557	522	511	539
Outside of City	<u>32</u>	<u>10</u>	<u>4</u>	<u>20</u>	<u>18</u>
Total Emergency Medical Calls	551	567	526	531	557



Fire and Ambulance Calls for the month of August over a Five-Year Period

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Fire Calls	126	127	125	132	221
Ambulance Calls	551	567	526	531	557
Total Calls	677	694	651	663	778



Training

Man Hours:	798
Course Hours:	254

General Apparatus Visual/Operational Checks
 Apparatus Safety & Driving Emergency Vehicles
 Building Construction
 Pump Ops from Pressurized Sources
 Detection, Monitoring and Sampling
 Fire Hose, Hose Operations and Hose Streams
 Victim Rescue & Recovery
 Operating Aerial Apparatus
 CAPCE Advanced Airways: Intubation & Beyond (2547241)
 FFII Technical Rescue Support & Vehicle Extraction Ops
 Incident Management Systems
 Incident Critique
 Firefighter Fitness
 Water Rescue Training

Fire Prevention Bureau

Ancillary Duties	66
Complaints Received	1
Conferences Held	5
Correspondence	118
Inspections Performed	7
Investigations Conducted	2
Plan Reviews	1
Public Education	2
Burning Permits Issued	11

Personnel

FF/Paramedic Hunter M. McCrobie was promoted to Equipment Operator/Paramedic on August 2, 2026.

FF/EMT Nicholas D. Green graduated from Paramedic Class on August 8, 2026.

FF/Paramedic Nicholas R. Miller was promoted to Equipment Operator/Paramedic on August 30, 2026.

Statistic Compiled by Brandi Snyder, Fire Administrative Associate

[illegible]

[illegible]

Sanitary Sewer Department Monthly Report



Aug-26

Calls Answered:	5
Service Lines Opened:	0
Owner's Trouble:	3
Traced Lines/ mains	99
Flushed Mains	2,415 ft
Mains Repaired/ Replaced	3-128ft
Sewer Taps Installed	1
Cleaned Catch Basins	17
Cleanouts Installed	2
Televised Sewer Mains	15-3459ft
Televised Sewer Lines	2-60ft
Call Outs/ Overtime	4calls 5hrs
Weekly Check of Overflows, pits, etc....	4

George Chory
Supervisor

Water Usage:

608	14,000	Gals.
605	7,000	Gals.



Closed Session Minutes

City Hall, 57 N. Liberty Street, Cumberland, MD 21502

2nd Floor Conference Room

Tuesday, September 1, 2026; 5:00 PM

On September 1, 2026, the Mayor and City Council met in public session beginning at 5:00 p.m. in the 2nd floor Conference Room of City Hall for the purpose of immediately closing the meeting to discuss Board and Commission appointments and to receive the advice of the City Solicitor regarding 19 Frederick Street. Authority to close the session is provided by Sections 3-305(b)(1) and (7) of the General Provisions Article of the Annotated Code of Maryland.

MOTION: Motion to enter into Closed Session was made by Council Member Furstenberg, seconded by Council Member Lepley, and was passed on a vote of 5-0.

PRESENT: Raymond M. Morriss, President; Council Members Richard “Rock” Cioni, Jimmy Furstenberg, Eugene Frazier, and Brian Lepley

ALSO PRESENT: City Administrator Jeffrey F. Silka, City Clerk Allison Layton, City Solicitor Michael Cohen, and Assistant to the City Clerk Mona Lee

No actions were voted upon and the meeting adjourned at 5:40 p.m.



Mayor and City Council of Cumberland

Mayor Raymond M. Morriss
Councilman Richard J. "Rock" Cioni
Councilman Eugene T. Frazier
Councilman James L. Furstenberg
Councilman Brian R. Lepley

City Administrator Jeffrey F. Silka
City Solicitor Michael S. Cohen
City Clerk Allison K. Layton

Mayor and City Council of Cumberland

WORK SESSION

City Hall 2nd Floor Conference Room
57 N. Liberty Street
Cumberland, MD 21502
Tuesday, September 1, 2026; 5:41 PM

PRESENT: Mayor Raymond M. Morriss; Council Members: Richard J. "Rock" Cioni, Eugene Frazier, James Furstenberg and Brian Lepley

ALSO PRESENT: Jeffrey F. Silka, City Administrator; Allison Layton, City Clerk; Michael S. Cohen, City Solicitor; Mona Lee, Assistant to the City Clerk; James Pyles, City Police Chief; Members of Media, Members of the Public

A) WEB AGENDA PROGRAM REVIEW

Mr. Silka gave a demonstration of the new web agenda and minutes portal so Mayor and City Council can navigate it easier. Everything is also 100% accessible to the public. Links make it possible to easily view attachments and supporting documentation. Very user friendly.

B) CITY ADMINISTRATOR UPDATES

1. Only 5 registered for the Citizen's Local Government Academy (CLGA). We wanted 12 to proceed so we will cancel this year's presentation. Our thinking is if we offer this bi-yearly it will keep it fresh and there will be more interest in the program.

2. Mr. Silka explained the new Maryland state law regarding family leave. FAMLI (Family And Medical Leave Insurance) extends eligibility for leave, greater than current FMLA. Payroll deductions and employer contributions begin on January 1, 2027. The City is actively engaging with other municipalities to achieve one of two outcomes: a) be exempt from FAMLI because we already offer something very similar or b) allow us to administer our own program and keep it internal.
3. This issue wasn't picked as a priority by MML but the City is hoping for some positive legislative effect on regulations for e-bikes. Motorized bikes and scooters are causing problems for everyone. This issue won't be addressed until the next legislative session.
4. On Friday, September 11th, the Cumberland Fire Department is hosting a 9/11 service. Mr. Silka is closing City Hall for business from 8:00 a.m. – 9:30 a.m. to allow city employees to attend if they would like to and prevent the public from walking through the service to get to City Hall.

C) REVIEW OF THE PUBLIC MEETING AGENDA OF SEPTEMBER 1, 2026

D) MAYOR AND CITY COUNCIL UPDATES

- Saturday is Cumberland Day at the University of MD football game
- Parks and Rec Board will start meeting again on September 14th
- Levitt AMP provided 10 free concerts with great lineups and attendance grew each week
- The last Levitt AMP concert was year 2 of College Fest which had a lot of ACM and FSU students taking advantage of transportation bringing them in to town
- First Back to School Bash last Friday at the Canal Place was well attended
- Wills Creek Exhibit will be at the Allegany Museum through September 10th
- Thursday, September 3rd, the Community Trust Foundation's signature event is taking place at FSU
- Heritage Days has a lot planned for Friday, September 11th through Sunday, September 13th to celebrate our country's 250th anniversary
- The Whiskey Rebellion is on Friday, 9/11 at the Allegany Museum right after the fire department's ceremony

E) ADJOURNMENT

With no further business at hand, the meeting adjourned at 6:15 PM

Respectfully Submitted,

Allison K. Layton_____

City Clerk

Minutes approved on_____



Mayor and City Council Of Cumberland

Mayor Raymond M. Morriss
Councilman Richard J. "Rock" Cioni
Councilman Eugene T. Frazier
Councilman James L. Furstenberg
Councilman Brian R. Lepley

City Administrator Jeffrey F. Silka
City Solicitor Michael Scott Cohen
City Clerk Allison K. Layton

MINUTES

M&CC Regular Public Meeting
57 N. Liberty Street, Cumberland, MD 21502

DATE: September 1, 2026

I. OPEN SESSION – 6:15 p.m.

II. Pledge of Allegiance

III. Roll Call

PRESENT:

President Raymond M. Morriss
Council Member Richard "Rock" Cioni
Council Member Eugene T. Frazier
Council Member James L. Furstenberg, III
Council Member Brian R. Lepley

Also Present: Jeffrey F. Silka, City Administrator; Allison K. Layton, City Clerk; Mona Lee, Assistant to the City Clerk; James Pyles, Chief of Police; Steven Grogg, City Fire Chief

IV. Statement of Closed Meetings

On September 1, 2026, the Mayor and City Council met in public session beginning at 5:00 PM in the 2nd floor Conference Room of City Hall for the purpose of immediately closing the meeting to discuss Board and

Commission appointments and to receive the advice of the City Solicitor regarding 19 Frederick Street. Authority to close the session is provided by Sections 3-305(b)(1) and (7) of the General Provisions Article of the Annotated Code of Maryland.

V. Presentations

A) Recognition of the Retirement of Woody Nightengale, Jr.

Chief Grogg thanked Mr. Nightengale for 31 ½ years of dedicated service. Mr. Nightengale and Chief Grogg were 2 of 4 members of the first class that CFD put through the academy, which was in 1995. Chief Grogg and Mayor Morris shared stories about Woody.

VI. Approval of Minutes

A) Council Member Cioni made the motion to approve the minutes of the closed work session, open work session and regular public meeting minutes of August 18, 2026. Council Member Lepley seconded and minutes were approved as presented 5 – 0.

VII. Public Hearing

A) A Public Hearing to receive comment on the proposed Zoning Text Amendment (ZTA 26-01) recommended by the Municipal Planning and Zoning Commission to allow Auto Service Stations/Convenience Stores to be a conditional use permitted in B-L (Business Local) Zones

Mr. Silka indicated this is a re-do of a previous hearing to allow auto service stations and convenience stores to be in the BL. It's a nonconforming use that's already there and recommended by the Planning Commission.

No one signed up to speak.

VIII. Public Comments – FOR AGENDA ITEMS ONLY

No one signed up.

IX. Unfinished Business

A) Ordinances

1. Ordinance 4066 (*2nd and 3rd Readings*) – authorizing the transfer of 220 N. Lee Street to Guy Winterberg for the purchase price of \$200

SECOND READING: Motion to accept the second reading was made by Council Member Frazier, seconded by Council Member Furstenberg, and was passed on a vote of 5-0.

Mayor Morriss called for questions or comments. Being none, the ordinance was moved to its third reading.

THIRD READING: Ordinance 4066 was passed on a vote of 5-0.

X. New Business

(A) Ordinances

1. Ordinance 4067 (*1st Reading*) – authorizing the transfer of 722 Mechanic Street to MM Properties LLC for the purchase price of \$1,026

Council Member Lepley made the motion to approve the first reading, seconded by Council Member Cioni and the motion passed 5 – 0.

2. Ordinance 4068 (*1st Reading*) – enacting Article VI of Chapter 15 of the City Code (Sections 15-100 to 15-110) to regulate filming, television production, motion picture production, commercial photography and related activities occurring on public property within the City of Cumberland, establishing a permit requirement and fees and recovery of municipal costs, and establishing enforcement provisions

Council Member Furstenberg made the motion to approve the first reading, seconded by Council Member Frazier and the motion passed 5-0.

(B) Orders (Consent Agenda)

Mr. Silka reviewed each item on the Consent Agenda and Mayor Morriss called for questions or comments. Motion to approve each item was made by

Council Member Frazier, seconded by Council Member Cioni, and was passed on a vote of 5-0.

1. Order 28,131 - amending Order No. 28,044, originally approved on June 2, 2026, for the proposal from Tyler Technologies, Inc., to include LOGOS Finance and HR web hosting services and charges and increase the amount for FY27 to \$129,000
2. Order 28,132 - accepting the proposal from Faith, Hope & Images for the Cumberland Fire Department's uniforms for FY27 in the amount not exceed \$45,000
3. Order 28,133 - authorizing the execution of a three-year Salt and Aggregate Utilization Agreement with the Maryland Department of Transportation, State Highway Administration for the distribution of salt and/or aggregate for winter storm events for a three-year period, effective September 1, 2026 through August 31, 2029
4. Order 28,134 - accepting the bid from Carl Belt, Inc. for the Fairmont Avenue Parklet Improvements Project (City Project 2024-17-RECR) in the amount not to exceed \$324,914 and rejecting all other bids
5. Order 28,135 - accepting the bid from Southern States Cooperative for the purchase of heating oil and propane for the Water Reclamation Facility and the Water Filtration Plant No. 2 (City Project 2026-20-UTIL), in the estimated amount of \$102,310.90 for 23,000 gallons of heating oil, and 11,976.50 for 8,500 gallons of propane, being the current cost as of August 13, 2026

XI. Public Comments *(Comments are limited to 5 minutes per person)*

1. Chelsea Boor introduced herself as a candidate for County Commissioner. She is endorsed by Sheriff's FOP of Allegany County and the Teacher's Association. She is available for questions.

2. Pam Reynolds spoke about the feral cat problem on the west side. Because of a rabid cat in the area a couple weeks ago, 8 people had to get a series of rabies shots. A neighbor is putting food out for their outdoor cats but feral cats, raccoons, possums and skunks are also being attracted to the area because of the food. She asked if animal control is doing anything to follow up on the request not to put food out. Mayor Morris advised that it is now, and has been for a while, illegal to feed feral cats. For people who have a neighbor who is violating the law, they should let us know so it can be addressed. Animal Control is monitoring the situation.
3. Peter Forlifer inquired if several benches were removed from the downtown bus stop and other areas around the City years ago because of the homeless. Mayor Morris said benches around bus stops are provided by the Allegany County Transit Authority. Mr. Forlifer commented he has helped people who have collapsed due to the heat and requests more benches be placed before next summer.
4. Richard Pravlik, an investor in the City who rehabs houses, also spoke about the feral cat population and neighbors feeding them. Now skunks are showing up. Mr. Pravlik reported the neighbor and she stopped putting food out during the day but does so at night. Another issue that prevents him from renting renovated properties in the Race Street area is the condition of the Gallagher property near his rentals. It's been pumped but there is still a lot of water at that site. The Mayor assured Mr. Pravlik the City is doing everything legally that can be done to abate the property. The property owner is being fined and paying for the abatement. He again asked for the neighbor who is feeding the cats to be reported so Animal Control can look into the situation. Mr. Pravlik is concerned about the skunk situation. Animal Control told him unless the skunks are rabid there is nothing they will do. Mr. Silka added that Animal Control is a county organization, not city. But if skunks, which are wild animals, are being kept in homes the owner can be cited for code violations and the situation can be addressed through the court system. Mr. Pravlik knows of 6 skunks living under shipping containers in a fenced-in lot on Race Street. This can be addressed through codes.

XII. Adjournment

With no further business at hand, the meeting adjourned at 6:51 PM.

Minutes approved on _____

Raymond M. Morriss, Mayor _____

ATTEST: Allison K. Layton, City Clerk _____

ORDINANCE NO. 4067

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND ENTITLED "AN ORDINANCE TO ACCEPT THE BID OF MM PROPERTIES LLC FOR THE PURCHASE OF THE PARCEL OF REAL PROPERTY IN THE CITY OF CUMBERLAND KNOWN AS 722 MECHANIC STREET, CUMBERLAND, MD 21502 AND, SUBJECT TO THE TERMS SET FORTH HEREINAFTER, TO AUTHORIZE THE EXECUTION OF A DEED TO EFFECT THAT CONVEYANCE."

WHEREAS, Mayor and City Council of Cumberland is the fee simple owner of a certain parcel of real property located at 722 Mechanic Street, Cumberland, MD 21502 (the "Property");

WHEREAS, the Property was declared surplus under the terms of Order No. 27,941, passed by the Mayor and City Council on January 20, 2026;

WHEREAS, the Property was included in the Surplus Round 12 solicitation for bids for the purchase of the Property;

WHEREAS, the City has received a bid for the purchase of the Property from MM Properties LLC (the "Purchaser") for the sum of One Thousand Twenty Six Dollars and No Cents (\$1,026.00), and staff is recommending that the Mayor and City Council accept the bid; and

WHEREAS, subject to the hereinafter set forth terms, the Mayor and City Council deem the acceptance of this bid to be in the City's best interests.

NOW, THEREFORE

SECTION 1: BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, that the Mayor and City Council shall accept the bid of the Purchaser for the purchase of the Property for the sum of One Thousand Twenty Six Dollars and No Cents (\$1,026.00) subject to the following terms and conditions:

- A. The Property will be conveyed to the Purchaser by means of a quitclaim deed containing no warranties

or representations of any kind, which is in substantially the same form as the Exhibit A attached hereto;

- B. The Purchaser shall pay all of the recordation and transfer taxes that are required to record the said deed;
- C. The Purchaser will pay the City and County real estate taxes due from the date of the deed through the remainder of the current tax year and will assume responsibility for the payment of those taxes thereafter.
- D. The Purchaser shall remit the payments set forth below to the City Clerk at City Hall, 57 N. Liberty Street, Cumberland, MD 21502 by personal check, cashier's check or money order. A total of three (3) personal checks/cashier's checks/money orders must be presented to the City Clerk.
 - i. \$60.00 deed recordation fee made payable to "Circuit Court for Allegany County".
 - ii. The purchase price, pro-rated City real estate taxes and \$100.00 deed recordation service fee made payable "City of Cumberland".
 - iii. The pro-rated County real estate taxes and deed recordation and transfer taxes made payable to "Allegany County".
- E. Cash will not be accepted. Improperly remitted payments will be returned.
- F. Failure to remit the aforesaid payments to the City Clerk within sixty (60) days from the date of the passage of this Ordinance shall result in the rejection of the Purchaser's bid unless said

deadline is extended by the City Administrator or City Solicitor for good cause shown.

- G. The deed will be released for recordation upon the Purchaser's compliance with the foregoing provisions.

SECTION 2: AND BE IT FURTHER ORDAINED, that the Mayor and City Clerk be and they are hereby authorized to execute and deliver deeds effecting the aforesaid conveyances subject to the aforesaid terms and conditions;

SECTION 3: AND BE IT FURTHER ORDAINED, that this Ordinance shall take effect from the date of its passage.

Passed this _____ day of _____, 2026.

Raymond M. Morriss, Mayor

ATTEST:

Allison Layton, City Clerk

EXHIBIT A

NO TITLE SEARCH PERFORMED

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this _____ day of August, 2026, by and between
Mayor and City Council of Cumberland (the “City”), a Maryland municipal corporation, and
MM Properties LLC (the “Grantee”), a Maryland limited liability company.

WITNESSETH:

That for and in consideration of the sum of One Thousand Twenty-Six Dollars (\$1,026.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the City does hereby quitclaim to the Grantee, its successors and assigns, all of the City’s right, title, interest and estate in and to the following-described piece or parcel of real estate lying and being in the City of Cumberland, Allegany County, Maryland, to wit:

ALL of that certain lot, piece or parcel of ground being that property which was known ad 722 Mechanic Street, in the City of Cumberland, Allegany County, Maryland and which said property is more particularly described as follows:

BEGINNING for the same at a point on the Southerly side of Mechanic Street, said point of beginning being at the end of the first line of the lot or parcel of ground conveyed to William Hildebrandt by John W. Widener, Trustee, by deed dated January 11, 1890, and recorded in Liber 67, folio 637, one of the Land Records of Allegany County and running thence: by true meridian bearings in a survey made by John Wright, Jr., Engineer, under date of May 14, 1952, and shown on Tract Map No. WC-20, which Tract Map is attached as a part of the deed recorded among the Land Records of Allegany County, Maryland in Deed Liber 248, folio 11, South 55 degrees, 15 minutes East 40 feet; thence 34 degrees 45 minutes West 121.07 feet to the center of Wills Creek; thence up and with said Creek North 57 degrees 25 minutes 27 seconds West 40.04 feet; thence North 34 degree 45 minutes East 122.58 feet to the place of beginning. The aforesaid Tract Map WC-20 is incorporated by reference as a part of this deed.

IT BEING the same property that was conveyed from George L. Carney and Loretta W. Carney, his wife, to the Mayor and City Council of Cumberland, Maryland, a municipal corporation of the State of Maryland, by deed dated February 18, 1953 and recorded among the Land Records of Allegany County, Maryland in Deed Liber 248, folio 11.

SUBJECT TO all outconveyances, restrictions, reservations, agreements, rights of way, easements and other matters of record.

FURTHER SUBJECT TO the covenants, restrictions, easements, agreements and other matters set forth in the Exhibit A attached hereto and made a part hereof.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-described property unto the Grantee, its successors and assigns in fee simple forever.

WITNESS the hand and seal of the Grantor the day and year first above written.

WITNESS/ATTEST:

**MAYOR AND CITY COUNCIL
OF CUMBERLAND**

Allison Layton, City Clerk

By: _____(SEAL)
Raymond M. Morriss, Mayor

**STATE OF MARYLAND,
ALLEGANY COUNTY, TO WIT:**

I HEREBY CERTIFY, that on this _____ day of _____, 2026, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Raymond M. Morriss**, known to me or satisfactorily identified to be the person whose name is subscribed to the within instrument, the Mayor of Mayor and City Council of Cumberland, a municipal corporation of the State of Maryland, and acknowledged the foregoing to be the act and deed of the said municipal corporation; and at the same time made oath he is duly authorized by it to make this acknowledgment; and he further certified under the penalties of perjury that the actual consideration for the foregoing conveyance is \$1,026.00, and he further made oath in due form of law that this transaction is not subject to the provisions of Section 10-912 of the Tax General Article of the Maryland Annotated Code as the grantor is a resident entity of the State of Maryland.

WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

ATTORNEY CERTIFICATION

I HEREBY CERTIFY that the within and foregoing document was prepared by, or under the supervision of, the undersigned Maryland attorney, and that no title search was performed in connection with its preparation.

Michael Scott Cohen

Subject Property

722 Mechanic Street
Cumberland, MD 21502
Tax ID No. 05-007534

EXHIBIT A

The property described in the deed to which this Exhibit A is attached (the “Property”) shall be subject to the following covenants, restrictions, easements, agreements, and other matters set forth below:

1. The Property shall be subject to the Local Permanent Easement and the Federal Permanent Easement (collectively, the “Easements”) in the Local Permanent Area and the Federal Permanent Area shown on Tract Map WC-20 (collectively, the “Easement Areas”). The Easements are more particularly described in the Local Flood Protection Project Cumberland, MD and Ridgely, W. Va. Operation and Maintenance Manual dated October 1977, and in the addenda and amendments thereto (collectively, hereinafter referred to as the “Manual”). The Property is subject to the terms and provisions of the Manual. As used herein, “Flood Control Project” means the “Project” described in the Manual, together with all flood walls, seepage relief systems, closure structure, drainage structures, accessory structures, equipment, and accessories thereto.
2. The Grantee shall be permitted to use the surface of the Property, subject to the covenants, restrictions, easements, agreements, and other matters set forth in this Exhibit A.
3. No improvements, structures or enclosures of any kind, permanent or temporary, or any grading or other alteration of the surface of the Property shall be permitted, except upon the written approval of the District Engineer of the Department of the Army or the District Engineer’s authorized representatives (collectively, the “District Engineer”) and the City Engineer or the City Engineer’s authorized representatives (collectively, the “City Engineer”). Such approvals may be withheld for any reason or no reason at all.
4. No encroachment, trespass, or act or omission that may adversely affect the efficient operation or maintenance of the Flood Control Project shall be permitted.
5. No improvement shall be passed over, under, or through the walls, levees, improved channels, or floodways; nor shall any excavation or construction be permitted within the limits of the Easement Areas, nor shall any change be made to any feature of the Flood Control Project without prior written determination by the District Engineer that such improvement, excavation, construction, or alteration will not adversely affect the functioning of the Flood Control Project and without the City Engineer’s written approval, which approvals may be denied for any reason or no reason at all.

6. The Grantee shall ensure that no trees or other vegetation, the roots of which could extend under the flood wall or accelerate seepage paths, shall be permitted to grow on the Property. The Grantee shall also ensure that no trash or debris shall be permitted to accumulate adjacent to the flood wall.
7. The Grantee shall ensure that the inlet and outlet channels of drainage structures remain open and that trash, dirt, or debris does not accumulate near or on them.
8. The Grantee shall correct any unauthorized use of the Easement Areas without delay upon the City Engineer's or the District Engineer's demand. The Grantee must obtain the City Engineer's and the District Engineer's written approval before making any corrections.
9. The District Engineer and the City Engineer shall have the right to enter upon and access the Property and all portions of the Easement Areas at any time and for any purpose related to the inspection, repair, maintenance, and operation of the Flood Control Project.
10. The City Engineer, the District Engineer, and their respective agents, employees, and representatives may perform maintenance, repairs, and replacements of Flood Control Project facilities and features, including, but not limited to, levees, levee walls, flood control walls, and drainage structures, at any time.
11. The City shall have the right to correct any violations of the covenants, restrictions, easements, agreements, and other matters set forth in this Exhibit A. The Grantee shall be liable for all costs associated with such corrections, regardless of whether the Grantee or its predecessors in title to the Property created the condition(s) requiring correction.
12. The Easement Areas are subject to an easement in favor of the City for any existing utility lines, for stormwater and surface drainage, and for the installation, inspection, operation, maintenance, repair, replacement and/or relocation of any utility lines, stormwater management and sediment and erosion control devices and improvements, and combined sewer overflow metering and other equipment and the appurtenances thereto. The Grantee's use of the land conveyed by this deed shall not interfere with the City's ingress, egress or other actions necessary or expedient for the installation, inspection, operation, maintenance, repair, replacement and/or relocation of the aforesaid utilities and appurtenances and improvements related thereto.
13. The Grantee shall be liable for the City's reasonable attorneys' fees, court costs, and litigation expenses if it institutes legal proceedings to enforce the covenants, restrictions, easements, agreements, and other matters set forth in this Exhibit A.

14. The foregoing easements, covenants, and restrictions shall be deemed to touch and concern the Property, shall run with the title to the Property, shall inure to the benefit of the City, the Army Corps of Engineers, and the other parties thereby benefited, and shall be binding upon the Grantee and all future owners or possessors of all or any of the land hereby conveyed, as well as their personal representatives, heirs, successors, and assigns, and any and all persons and entities claiming through them.
15. Subject to this Exhibit A, the Grantee shall be permitted to use the Local Permanent Area as a parking lot, provided that no parking is allowed within ten (10) feet of the flood wall and provided that the parking area is surfaced with gravel.

ORDINANCE NO. 4068

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND ENTITLED "AN ORDINANCE TO REGULATE FILMING, TELEVISION PRODUCTION, MOTION PICTURE PRODUCTION, COMMERCIAL PHOTOGRAPHY, AND RELATED ACTIVITIES OCCURRING UPON PUBLIC PROPERTY, PUBLIC RIGHTS-OF-WAY, PARKS, AND OTHER PUBLIC FACILITIES WITHIN THE CITY OF CUMBERLAND, MARYLAND; ESTABLISHING A PERMIT REQUIREMENT AND FEES; PROVIDING FOR RECOVERY OF MUNICIPAL COSTS; AND ESTABLISHING ENFORCEMENT PROVISIONS."

WHEREAS, the Mayor and City Council find that commercial filming, television production, motion picture production, and commercial photography activities conducted on public property may impact public safety, traffic circulation, pedestrian access, municipal operations, and the use and enjoyment of public facilities by residents and visitors; and

WHEREAS, the purpose of this Ordinance is to establish reasonable regulations governing such activities in order to: Protect the public health, safety, and welfare, ensure the safe and orderly use of public streets, sidewalks, parks, and rights-of-way, provide for equitable recovery of municipal costs associated with such activities; and minimize disruption to residents, businesses, and municipal operations.

NOW, THEREFORE

SECTION 1: BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND that Article VI of Chapter 15 of the City Code (Sections 15-100 to 15-110) is hereby enacted to read as is set forth in Exhibit A attached hereto.

SECTION 2: AND BE IT FURTHER ORDAINED, that this Ordinance shall take effect from the date of its passage.

Passed this _____ day of _____, 2026.

Raymond M. Morriss, Mayor

ATTEST:

Allison Layton, City Clerk

EXHIBIT A

Sec. 15-100.-Short title.

This article shall hereafter be referred to as the Commercial Media Production Ordinance of the City of Cumberland.

Sec. 15-101.-Definitions.

For purposes of this article, the following definitions apply:

Commercial filming means any activity involving the recording of motion pictures, television programming, streaming media, commercials, documentaries, promotional videos, or similar productions for commercial use, compensation, or distribution.

Commercial photography means any still photography conducted for commercial advertising, publication, promotion, marketing, or financial gain.

City property means any public street, alley, sidewalk, park, trail, public square, parking area, right-of-way, building, facility, or other property owned, leased, or controlled by the city.

Permit means a permit for commercial filming and commercial photography.

Permittee means any individual, corporation, partnership, production company, organization, or entity receiving a permit pursuant to this article.

Public services means any municipal personnel, apparatus, equipment, vehicles, materials, or resources provided by the city in connection with filming or photography activities, including but not limited to police, fire, emergency medical services, public works, traffic control, sanitation, parks personnel, or administrative support.

Responsible person. Means the person(s) responsible for compliance with the terms of a permit.

Sec. 15-102.-Permit required.

- (a) No person or entity shall conduct commercial filming or commercial photography upon city property without
- (b) A permit shall be required whenever any commercial filming or commercial photography activity:
 - 1. Requires the exclusive use of public streets, sidewalks, parks, or rights-of-way;
 - 2. Requires traffic control or lane closures;
 - 3. Restricts pedestrian access;
 - 4. Requires exclusive or priority use of public property;
 - 5. Utilizes generators, lighting systems, drones, cranes, or specialized equipment;
 - 6. Requires municipal services or personnel; or
 - 7. Otherwise impacts normal public use of City Property.
- (c) A permit shall not be required for:
 - 1. Bona fide news media activities;
 - 2. Activities conducted by governmental agencies; or
 - 3. Minimal-impact activities determined not to affect public operations or safety.
- (d) Personal, family and recreational filming and photography for other than commercial purposes are exempt from this article.

Sec. 15-103.-Permit application requirements.

- (a) *Date for submission of application.* An application for a permit shall be submitted to the city as soon as practicable prior to the proposed date for the activity.
- (a) *Required contents of application.* Applications shall include:
 - 1. The name and contact information of the applicant and responsible person;
 - 2. A description of the proposed activity;
 - 3. Proposed dates and times for the conduct of the proposed activity;
 - 4. The exact location(s) where the activity will be conducted;

5. An estimate of the number of cast members, crewpersons, and vehicles that will be involved in the conduct of the proposed activity;
 6. A description of the expected impacts on traffic control and parking;
 7. A description of the equipment and vehicles that will be utilized;
 8. Proof of insurance as required by the City;
 9. Any required state or federal permits
 10. Such additional information as the city may reasonably require.
- (b) *Indemnification agreement.* The issuance of a permit is contingent upon the permittee's execution of an indemnification agreement under which the permittee agrees to indemnify and hold the city its elected and appointed officials, officers, employees, agents, attorneys, consultants, representatives, and insurers harmless from any and all claims, damages, liabilities, losses, or expenses arising from the permitted activity. The form and content of the indemnification agreement shall be subject to the city solicitor's review and approval.
- (c) *Denial of Permit.* The city administrator may deny a permit application when the requested commercial filming and/or commercial photography:
1. Presents unreasonable risks to public safety;
 2. Unreasonably interferes with traffic or pedestrian access;
 3. Conflicts with previously scheduled public events or municipal operations;
 4. Contains materially false or incomplete information; or
 5. Fails to comply with this article.

Sec. 15-104.-Permit fee.

- (a) Each application for a Filming and Photography Permit shall be accompanied by a non-refundable flat permit fee of One Hundred Twenty-Five Dollars (\$125.00).

- (b) Payment of the permit fee shall not relieve the Permittee from responsibility for any additional costs, charges, or reimbursements required under this article.

Sec. 15-105.-Recovery of city costs.

The permittee shall reimburse the City for the full cost of all public services provided in support of the permitted activity.

- (a) *Public services costs, generally.* The costs of public services include, but are not limited to:
 - 1. Police personnel and traffic control;
 - 2. Fire and emergency medical personnel;
 - 3. Public works personnel;
 - 4. Parks and recreation personnel;
 - 5. Barricades, signage, and traffic devices;
 - 6. Administrative and inspection costs;
 - 7. Cleanup and restoration costs;
 - 8. Vehicle and equipment costs; and
 - 9. Any other municipal resources utilized in connection with the activity.
- (b) *Vehicles and equipment costs.* Vehicles and equipment utilized by the city in support of the permitted activity shall be billed in accordance with the most recent Federal Emergency Management Agency (FEMA) Schedule of Equipment Rates in effect at the time services are rendered.
- (c) *Personnel costs.* Personnel costs shall include salary, overtime, benefits, and associated administrative overhead. The comptroller shall furnish a salary schedule to be attached to the permit.
- (d) *Advance payment of costs.* The city may require advance deposits, bonds, or escrow accounts in amounts reasonably estimated to cover anticipated municipal costs.
- (e) *Final billing.* The city shall provide the permittee with as final billing following completion of the activity that is the subject of the permit. Payment shall be due no later than thirty (30) days from the date of the invoice for the final billing.

Sec. 15-106.-Insurance.

- (a) *Required insurance coverage.* The issuance of a permit is contingent upon the permittee providing proof of the following insurance coverage:
- (1) Commercial general liability insurance with a combined single limit of not less than Two Million Dollars (\$2,000,000) for each accident for bodily injury and property damage.in amounts determined by the city, naming Mayor and City Council of Cumberland and its officers, elected officials, employees, independent contractors, agents and representatives as additional insureds.
 - (2) Automobile liability insurance covering all owned, hired, rented, leased, and non-owned motor vehicles used in connection with the Property or Project, with a combined single limit of not less than Two Million Dollars (\$2,000,000) for each accident for bodily injury and property damage.
 - (3) Workers' compensation insurance in the statutory amounts required by Applicable Law
 - (4) Employers' liability insurance with limits of not less than:(a) One Million Dollars (\$1,000,000) for each accident;(b) One Million Dollars (\$1,000,000) for each employee for disease; and(c) One Million Dollars (\$1,000,000) policy limit for disease.
- (b) *Additional insureds.* The city, its elected and appointed officials, officers, employees, agents, attorneys, consultants, representatives, and insurers shall be named as additional insureds on the insurance policies identified herein.
- (c) *Notice of cancellation, nonrenewal, etc. by insurer.* The insurer will give the City not less than thirty (30) days' prior written notice of cancellation, nonrenewal, material change, lapse, or threatened lapse with respect to the insurance policies identified herein, except that not less than ten (10) days' prior written notice may be given for cancellation based upon nonpayment of premium. If the insurer will not provide such advance notice but is willing to provide such notice for a lesser number of days, the policy or an endorsement shall include the requirement that such advance notice be provided.
- (d) *Notice of cancellation, nonrenewal, etc. by permittee.* If an insurer will not provide notice directly to the city as required in subsection (c) above, the permittee shall notify the city immediately upon learning of any cancellation, nonrenewal, material change, lapse, or

threatened lapse and shall provide replacement coverage without interruption.

- (e) *Proof of coverage.* From time to time, upon the city's request, the permittee shall furnish the city with (i) certificates of insurance evidencing all required coverage; and (ii) copies of declarations pages showing limits, deductibles, policy periods, and named insureds; and (iii) endorsements evidencing the satisfaction of the requirements set forth in subsections (b) and (c) above
- (f) The City's receipt or review of any certificate, endorsement, or policy shall not constitute approval of the sufficiency of the coverage or a waiver of any requirement of this Agreement.

Sec. 15-107.-Permit restrictions; compliance with applicable law.

- (a) *Permit restrictions.* The city may impose reasonable conditions upon any permit, including but not limited to:
 - (1) Restrictions on hours of operation;
 - (2) Traffic management requirements;
 - (3) Noise limitations;
 - (4) Parking restrictions;
 - (5) Security requirements;
 - (6) Fire safety requirements;
 - (7) Cleanup obligations; and
 - (8) Restoration of affected property.
- (b) The permittee shall comply with all applicable federal, state, and local laws, ordinances, regulations, and permit conditions. The issuance of a permit does not excuse the permittee from obtaining all government approvals and permits required for commercial filming or commercial photography.

Sec. 15-107.-Permit revocation; suspension.

- (a) The city administrator, chief of police, fire chief, or their designees may suspend or revoke a permit whenever:
 - (1) Permit conditions are violated;
 - (2) Public safety is endangered;
 - (3) False information was provided in the application;
 - or
 - (4) Emergency circumstances require immediate termination of activities.

- (b) Upon the revocation or suspension of a permit, all permitted activities shall cease immediately.

Sec. 15-108.-Damage to public property.

The permittee shall be responsible for repairing or replacing any damage to city property resulting from permitted activities. The repair or replacement is subject to the City's reasonable approval. The City may utilize any posted bond or escrow funds to cover the costs of repair or replacement.

Sec. 15-108.-Violations and penalties.

The violation of any of the provisions of this article is declared to be a municipal infraction, punishable by a fine of up to one thousand dollars (\$1,000.00).

Sec. 15-109.-Rules and regulations.

The City Administrator is authorized and empowered to promulgate administrative rules, application forms, fee schedules, insurance requirements, and operational procedures necessary to implement this article.

Sec. 15-110.-Severability.

If any section, subsection, sentence, clause, or phrase of this article, or their application to any person or circumstance, is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this article shall not be affected and shall remain in force and effect.

City of Cumberland
- Maryland -

RESOLUTION

RESOLUTION No. R2026-09

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND,
GRANTING THE CUMBERLAND OUTDOOR CLUB, A PROPERTY TAX CREDIT FOR THE
TAX YEAR 2026-2027, PURSUANT TO SECTION 9-302 OF THE TAX-PROPERTY ARTICLE
OF THE ANNOTATED CODE OF MARYLAND.**

- WHEREAS,** the Mayor and City Council of Cumberland is, by State Law, granted the authority to impose taxes upon the assessed valuation of property situated within the City of Cumberland against the owners of such property; and
- WHEREAS,** Section 9-302 of the Tax-Property Article of the Annotated Code of Maryland provides that a municipal corporation in Allegany County may grant, by law, a property tax credit against certain property owners; and
- WHEREAS,** the Cumberland Outdoor Club is such a property owner designated in Section 9-302(f) of the Tax-Property Article of the Annotated Code of Maryland; and
- WHEREAS,** the Cumberland Outdoor Club has, pursuant to Section 9-301(e)(1), applied for the property tax credit; and
- WHEREAS,** the Mayor and City Council of Cumberland desires to grant to the Cumberland Outdoor Club a property tax credit against the municipal corporation property tax imposed on the Cumberland Outdoor Club for the tax year 2024-2025.

NOW, THEREFORE, BE IT RESOLVED THAT, the Cumberland Outdoor Club be and is hereby granted a property tax credit against any and all municipal corporation property tax imposed upon it by the City of Cumberland for tax year 2026-2027.

*Given under our Hands and Seals this 15th day of September, 2026, with the
Corporate Seal of the City of Cumberland hereto attached,
duly attested by the City Clerk.*

Attest:

Mayor and City Council
Of Cumberland

Allison K. Layton
City Clerk

Raymond M. Morriss
Mayor

CUMBERLAND OUTDOOR CLUB

August 16, 2026

City of Cumberland
PO Box 1702-57 North Liberty Street
Cumberland, Maryland 21501-1702

Re: Tax Credit – Account Numbers: 0409098, 04013182, 04032845 and D00078238

Mayor and City Council:

Please consider this a formal request to exercise authority granted by Section 9-302(f) of the Tax Property Article of the Annotated Code of Maryland to grant Tax Credit for the above referenced accounts of the Cumberland Outdoor Club, Incorporated for FY-2027.

Thank you for your attention to this matter.

Sincerely,

Richard L. Mellotte II
House Chairman
Cumberland Outdoor Club, INC



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

ORDER NO. 28,136

DATE: September 15, 2026

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

THAT, the following Residential Exemption from the Special Taxing District Levy
for the 2026-2027 tax year be and is hereby granted:

Property Owner	Tax Year / Account No.	Tax Year	Exemption Amt.
Dave Romero	55 Baltimore St. / 04-010671	2026-2027	\$1,067.72

BE IT FURTHER ORDERED, that this exemption is hereby granted pursuant to
the provisions of Section 236 of the City Charter.

Raymond M. Morriss, Mayor

City of Cumberland

57 N Liberty Street
Cumberland, MD 21502
301 722 2000

SPECIAL TAXING DISTRICT

REQUEST FOR EXEMPTION

Tax Year 2026

I DANIEL ROMERO request an exemption from the Special Taxing District Levy for property owned by me at:

55 BACIMORE ST.

CUMBERLAND MD 21502

My request is based upon the fact that this property is used for:

Industrial 25%

Residential 75%

If only part of the property is used for an exempt purpose, designate the percentage so used:

Industrial % 25%

Residential % 75%

04 010671- 4P

Original	312 200	1423.63
Abate	<u>12341507</u>	<u>41067.727</u>
Billable	78050	355.91

Signed 

Date 21 AUGUST 2026

Dear Property Owner: This is your Tax Bill

APPLIES TO REAL ESTATE TAX ONLY
INSTRUCTIONS ON USE OF TAX BILL:

1. To pay semi-annual, fold and tear off the right portion of the tax (Coupon #1) and pay before September 30. Retain the second coupon to return with the second payment of the tax bill. (Coupon #2) for payment before December 31. Penalty/Interest will be assessed each month after September 30 and December 31, respectively. This is the only copy you will receive.

Prior year taxes due?.....SEE HERE-->-->

2. To select annual payment schedule, fold and tear off the left portion of the tax bill and discard the semi-annual coupons.

A return check charge of 35.00 will be assessed on every bill that is paid with a check that is returned by the bank or other financial institution on which it is drawn. Payment of this bill for current taxes will not prevent legal action if taxes for prior years or other municipal liens are unpaid. Failure to receive a bill does not excuse the payment of taxes, interest and penalty. It is the property owner's responsibility to secure a bill for payment if one is not received. Legal action to enforce payment of taxes will be commenced against the property on which prior years taxes have not been paid.

If prior year taxes due, any payments received will be applied to the oldest year due.

* TO PAY ONLINE *

www.cumberlandmd.gov/131/Online-Payments

When paying in person, please present the entire bill.

When paying by mail,  stamped self addressed envelope for receipt return.

TAX YEAR 2026

CITY OF CUMBERLAND - 301-759-6409 57 N. LIBERTY STREET - CUMBERLAND, MD 21502 Make Checks Payable to: MAYOR & CITY COUNCIL				
S e m i - a n n u a l P a y m e n t	Tax Description		Rate	Amount
	Special Bill# 82114		0.45600	1,423.63
	Int. Penalty Starts 10/01/2026 2% per month.			
	Total Tax			1,423.63
	Account Number		Assessment Corrected	Assessment
	04010671		312200	312200
	PAY THIS AMOUNT			
	July	1,423.63	January	1,537.52
	August	1,423.63	February	1,565.99
	September	1,423.63	March	1,594.47
October	1,452.10	April	1,622.94	
November	1,480.58	May	1,651.41	
December	1,509.05	June	1,679.88	
ACCOUNT# 04010671		ROMERO DAVID F-MARGARET A		

TAX YEAR 2026

Account Number	Assessment Corrected	Assessment	
04010671	312,200	312,200	
Tax Description		Rate	Amount
Special Bill# 82114		0.45600	1,423.63
Int. Penalty Starts 10/01/2026 2% per month.			
Account Number		Total Tax	
04010671		1,423.63	
ROMERO DAVID F-MARGARET A 55 BALTIMORE ST 33X98 33			

Annual Payments Amount	Coupon #2 Amounts	Coupon #1 Amounts
July 1,423.63	*****	*****
August 1,423.63	*****	*****
September 1,423.63	*****	*****
October 1,452.10	*****	*****
November 1,480.58	*****	*****
December 1,509.05	*****	*****
January 1,537.52	*****	*****
February 1,565.99	*****	*****
March 1,594.47	*****	*****
April 1,622.94	*****	*****
May 1,651.41	*****	*****
June 1,679.88	*****	*****

WHEN PAYING IN PERSON, PRESENT THE ENTIRE BILL

TAX YEAR 2026

CITY OF CUMBERLAND 57 N. LIBERTY STREET CUMBERLAND, MD 21502 Make Checks Payable to: MAYOR & CITY COUNCIL	
S e m i - a n n u a l	PAY THIS AMOUNT
	July *****
	August *****
	September *****
	October *****
	November *****
	December *****
	#2 ACCOUNT# 04010671
	ROMERO DAVID F-MARGARET A

TAX YEAR 2026

CITY OF CUMBERLAND 57 N. LIBERTY STREET CUMBERLAND, MD 21502 Make Checks Payable to: MAYOR & CITY COUNCIL	
S e m i - a n n u a l	PAY THIS AMOUNT
	January *****
	February *****
	March *****
	April *****
	May *****
	June *****
	#1 ACCOUNT# 04010671
	ROMERO DAVID F-MARGARET A



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

ORDER NO. 28,137

DATE: September 15, 2026

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

THAT, the Chief of Police be and is hereby authorized to accept the FY27 SRO/Adequate Coverage Grant made available through the Maryland Center for School Safety (MCSS), in the amount not to exceed Forty Nine Thousand Two Hundred Twenty Four Dollars and No Cents (\$49,224.00) to cover overtime salaries for School Resource Officers (SROs) to provide adequate coverage in and around the assigned schools within the jurisdiction of the Cumberland Police Department, for the period July 1, 2026 – June 30, 2027.

Raymond M. Morriss, Mayor

Council Agenda Summary

Meeting Date: September 15, 2026

Key Staff Contact: Chief James R. Pyles

Item Title: FY27 MCSS SRO Grant

Summary of project/issue/purchase/contract, etc for Council:

Authorize the Chief of Police to accept the FY27 Maryland Center for School Safety SRO Adequate Coverage Grant in the amount of \$49,224.00. These funds will be used to provide adequate police coverage in and around our city's schools. The grant will pay officers overtime to supplement our school resource activities which include providing additional officers to patrol our schools and interact with the children during school days as well as extra-curricular activities

Amount of Award: \$49,224.00

Budget number:

Grant, bond, etc. reference: FY27 MCSS SRO Grant

MARYLAND CENTER for SCHOOL SAFETY

9/3/2026

GRANT APPROVAL NOTICE

Maryland Center for School Safety
C/O: Maryland State Department of Education
200 W. Baltimore Street
Baltimore, MD 21201

Mr. James R. Pyles
Cumberland Police Department
20 Bedford Street
Cumberland, MD 21502

RE: FY2027 SRO Adequate Coverage Grant

Dear James Pyles,

This letter is to notify you that your application for the FY2027 SRO Adequate Coverage Grant has been **fully approved** in the amount of **Forty-Nine Thousand, Two Hundred and Twenty-Four Dollars [\$49,224.00]**. This funding is to cover overtime wages for sworn law enforcement officers providing adequate coverage for the seven schools within the Cumberland Police Department's jurisdiction.

The effective period for the FY2027 SRO Adequate Coverage Grant is July 1, 2026, through June 30, 2027. The Maryland Center for School Safety (MCSS) will now submit this approval to the State Department of Education's Notice of Grant Award (NOGA) system. Please be aware that this process may take several weeks. Once finalized, you will receive an official grant award letter requiring your signature.

Grant recipients are required to submit detailed quarterly progress reports throughout the performance period. Reimbursement forms and other post-award documentation are available on the [MCSS website](#). For any inquiries regarding this grant, please contact the MCSS Grants Unit at mcss.mcscs@maryland.gov.

Sincerely,

Maryland Center for School Safety
Email: mcss.mcscs@maryland.gov

cc: Alex Menges



410-281-2335 | schoolsafety.maryland.gov | school.safety@maryland.gov



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

ORDER NO. 28,138

DATE: September 15, 2026

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

THAT, the bid from Shaffer Construction, PO BOX 231, Ellerslie, MD, 21529 for milling and profiling of streets for the FY27 Fall Paving Schedule be and is hereby accepted in the amount of Three Dollars and Twenty Five Cents (\$3.25) per square yard; and

BE IT FURTHER ORDERED THAT, the costs associated with the FY27 Fall Paving Schedule are not to exceed One hundred Fifty Thousand Dollars and No Cents (\$150,000.00).

Raymond M. Morriss, Mayor

Order of bids:

Donegal Construction	\$4.47/SY
Ameri-Seal LLC	\$4.37/SY
Shaffer Construction	\$3.25/SY

Budget:
127.08V.63000
001.056.40200

Council Agenda Summary

Meeting Date: 9/15/2026

Key Staff Contact: Devin Burke

Item Title:

Order 28,138 - accepting the bid from Shaffer Construction for milling and profiling of streets for the FY27 Fall Street Paving Schedule in the amount of \$3.25 per sq. yd.

Summary of project/issue/purchase/contract, etc for Council:

Requesting an amendment to the order to accept the bid from Shaffer Construction for milling and profiling of City Paving Projects for \$3.25 per sq. yd. exceeding \$25,000. This amount is not to exceed \$150,000.

Bids were solicited from the following:

- Shaffer Construction - \$3.25
- Ameri-Seal LLC - \$4.37
- Donegal Construction- \$4.47
- Belt Construction – No Bid

This purchase will be in accordance with the Purchasing Guidelines, Sec. 2-171 Purchases of supplies, maintenance/repair contracts, professional service contracts and equipment. (a) Purchases requiring bidding.

Amount of Award: Not to exceed \$150,000

Budget Number: 127.08V 63000
001.056 40200

Grant, Bond, Etc. Reference: N/A

SHAFFER CONSTRUCTION CO., INC.

Estimate

PO Box 231
ELLERSLIE, MD 21529
shafferconst@atlanticbbn.net

Date	Estimate #
8/5/2026	534

Name / Address
CITY OF CUMBERLAND - STREET DEPT 20 BEDFORD STREET CUMBERLAND, MD 21502 ATTN: KENNY DAWSON

Description	Rate	Qty	Total
WE, SHAFFER CONSTRUCTION CO. INC., HEREBY SUBMIT AN ESTIMATE TO COMPLETE THE FOLLOWING: PROJECT: FALL MILLING RFP WORK TO INCLUDE: MILLING THE STREETS INCLUDED IN THE EMAIL ON 07/27/26 SHADES LANE, WALNUT PLACE, PERSHING STREET, UNION, LIBERTY, FREDERICK EXT, EDGEVALE, HILL TOP DRIVE, MONTGOMERY AVE (23,246 SQUARE YARDS) HAUL AWAY MILLINGS AND SWEEP THE STREET TOTAL EQUIPMENT, LABOR & MATERIALS PER SQUARE YARD	3.25		3.25
Total			\$3.25

Signature _____ Signature _____

Phone #	Fax #	E-mail
301-777-7177	814-767-9012	shafferconst@atlanticbbn.net

Ameri-Seal LLC

Paving, Sealcoating & Excavating

61 National Highway
Cumberland, MD 21502
301-676-SEAL (7325)
MHIC#118266
WV#061012

AmeriSealservices.com
Brendanorr411@gmail.com
MD.State Const. Lic#01601308
PA#182939

JOB# City of Cumberland Various Milling of Streets 2025

Address:

Phone: Devin Burke: 240-609-6793

Date 7-29-26

E-mail: devin.burke@cumberlandmd.gov kenny.dawson@cumberlandmd.gov

brooke.cassell@cumberlandmd.gov

Fall Mill Proposal

Streets To Mill:

1. Shades Lane	52,500 SF	5,833 SY
2. Walnut Place	8,750 SF	972 SY
3. Pershing St	12,800 SF	1,422 SY
4. Union	16,500 SF	1,833 SY
5. Liberty	12,000 SF	1,333 SY
6. Fredrick EXT	13,750 SF	1,528 SY
7. Edgevale	33,250 SF	3,694 SY
8. Hilltop Dr	52,800 SF	5,867 SY
9. Montgomery Ave	6,875 SF	764 SY

Total SY to be milled 23,246 SY
4.37/SY (moab included)

Total Due.....Includes Moab \$101,585.02

ACCEPTANCE

The above proposal and prices are satisfactory and are hereby accepted.
Ameri-Seal LLC is authorized to do the work specified.

Signature _____

Date _____

Donegal Construction

700 Excel Dr
Hunker, PA 15639
<https://donegalconstruction.com/>
Estimator: Sean Bart
Mobile: (724) 640-6983
Email: sean@donegalconstruction.com

Quote #: Q-22000-1
Project Name: Cumberland Fall 2026 Milling
Project ID:
City:
County: Allegany Co
State: MD
Bid Date: 8/7/2026

DESCRIPTION	QTY	UNIT	PRICE	EXTENDED PRICE
Milling Asphalt Pavement Surface 2" Max Depth	23,246.00	SY	\$4.47	\$103,909.62

Special Conditions

- Above price includes milling, clean-up, hauling and disposal of milled material in preparation for streets to be overlaid.
- City shall provide a schedule in which work can be completed in five shifts and five mobilizations.
- City responsible to post streets, notify residents and provide flagging and traffic control measures.

General Conditions

- This quotation is furnished for convenience only and shall not constitute a binding agreement unless signed by purchaser and approved by Donegal Construction Corporation ("Donegal") and does not include any items not specifically set forth herein. No work shall begin without the receipt of acceptance of this quotation or a subcontract agreement with the quotation attached.
- This quotation does not include a bond, special licenses, special prequalifications, or special insurances (e.g., Railroad, OCP, etc.) nor shall Donegal accept any backcharges for bonds, insurances, association fees, etc. Quotation does not include overtime charges for Saturday, Sunday or Holiday work unless otherwise included by Donegal.
- Donegal shall not be responsible for delays due to strikes, fires, accidents, labor or material shortage or other causes beyond its control and Donegal will not accept backcharges resulting from break downs beyond Donegal's control.
- Donegal Construction Corporation cannot guarantee the amount of pavement remaining over base, or prime or patching of base in the event base is exposed in milling operation.
- Donegal will not accept any other back charges against its account without prior authorization by an official of this company. All claims for damages shall be presented to Donegal within forty-eight (48) hours of occurrence.
- Purchaser agrees to pay Donegal for the work contained in this quotation within seven (7) days of receipt from owner unless it is daily, hourly, or lump sum hourly quoted work which shall be paid in full within forty-five (45) days from work and is not contingent upon receipt of payment by owner to purchaser. Purchaser agrees that any work performed by Donegal as part of any claim by Purchaser to owner shall be paid in

full by Purchaser to Donegal within forty-five (45) days of such work and is not contingent upon receipt of payment from owner to purchaser.

7. If an indemnification by Donegal is required, it shall be limited only to the actions and / or omissions of Donegal for work on the project and will not include the actions and / or omissions of others nor will Donegal's responsibility extend beyond the project.
8. Donegal shall not be responsible for submitting construction loading approvals for bridges where applicable nor will Donegal be responsible for the arrangement, movement, transfer, or position of its equipment (Control of above by others).
9. The number of shifts provided is an estimate. The actual time that it takes to perform the work may vary. No backcharges will be accepted if the work is not completed within the quoted timeframe.
10. Donegal does not assume responsibility for special compliance approvals or reporting.
11. Unit pricing does not include milling driveway or side road cut-backs unless in the special conditions.
12. Responsibilities of Purchaser or Others:
 1. All trucking and disposal of milled materials with enough trucks to keep milling machine working continuously
 2. All clean-up, hand work or mini milling around inlets, curbs, manholes, other obstacles, any temporary patching, or any other non-milling items incidental to Donegal's work.
 3. All traffic maintenance, signing, flag persons, etc.
 4. Crushing or screening of milling material, permitting of stockpiles, & Stockpile Maintenance
 5. Traffic maintenance to be set up expeditiously where traffic limitations restrict work hours
 6. All engineering work - layout of LOW, grade, lines, transitions, set up of string-lines, etc.
 7. Removal of traffic control devices and markers
 8. Provide a minimum ten (10) days notice to proceed
 9. General Contractor must supply water from approved source.
 10. Utility and/or Regulatory Agency Notifications prior to the work performed when necessary.
 11. Supplying individuals to guide trucks and monitor loading.
 12. Ensuring subbase / subsoil conditions are adequate to support the milling operation.

By signing below, the customer acknowledges and agrees to all terms and conditions outlined in this quote.

Signature: _____

Effective Date: ____/____/____

Name (Print): _____

Title: _____



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

ORDER NO. 28,139

DATE: September 15, 2026

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

THAT, the Mayor be and is hereby authorized to execute an Outdoor Dining Lease Agreement, by and between the Mayor and City Council of Cumberland and:

- SHAFCO T/A City Lights American Grill and Bar
- Coney Island Lunch, Inc. (DBA Curtis Coney Island Famous Weiners)
- Culinary Innovation Associates, LLC (DBA Mise En Place)
- Frank and Stein's Beverage (DBA Downtown D'Atri Pasta & Subs)

detailing terms for the use of the public right-of-way immediately in front of and adjacent to each property for outside café dining and/or outdoor seating for a term effective November 1, 2026 through October 31, 2027.

Raymond M. Morriss, Mayor

OUTDOOR DINING LEASE AGREEMENT

THIS OUTDOOR DINING LEASE AGREEMENT ("Lease") is made and executed this ____ day of _____, 2026, by and between the **Mayor and City Council of Cumberland**, a Maryland municipal corporation (the "City") and **CULINARY INNOVATION ASSOCIATES, LLC (DBA Mise En Place)** ("Lessee").

WHEREAS, Lessee operates a restaurant at 30 N. Centre Street, Cumberland, MD 21502;

WHEREAS, the City maintains and/or owns the public right-of-way immediately in front of the restaurant;

WHEREAS, Lessee wishes to expand its operation to include outside café dining on a portion of the public right-of-way adjacent to its restaurant; and

WHEREAS, the City has determined that it is in the interest of the general public to permit the use of a portion of the right-of-way for café dining.

NOW, THEREFORE, the parties hereto hereby agree as follows:

1. **Demise.** The City hereby leases to Lessee a certain parcel of property located on the public right-of-way adjacent to Lessee's restaurant, the area of which encompasses that portion of the right-of-way directly to a depth of 10' feet and length of 26' feet, the corners of which shall be marked by the Lessee subject to the approval of the City, which leased parcel of land (hereinafter referred to as the "Demised Premises") is shown on the plat/drawing attached hereto and incorporated by reference herein as Exhibit 1. Notwithstanding the foregoing, Lessee shall be responsible for allowing pedestrian traffic to pass through the Demised Premises at a location or locations to be approved by the City or as directed by the City, subject to modifications as directed by the City during the term of this Lease.

2. **As-Is Condition; No Warranties or Representations.** Except as expressly set forth herein, Lessee accepts the Demised Premises in its as-is where-is condition, with all faults and defects, latent or patent, known or unknown, presently existing or that may arise in the future. The City disclaims all liability and responsibility for any representation, warranty, statement, or information made, communicated, or furnished (orally or in writing) to Lessee or any of its agents, employees or representatives made prior to or following the date of this Agreement unless it is modified as provided for hereinafter.

2. **Term.** The term of this lease shall commence on November 1, 2026, and shall terminate on October 31, 2027, unless sooner terminated as provided for herein.

3. **Use of Property.** The Demised Premises shall be occupied and used by Lessee for the provision of outdoor café dining to Lessee's restaurant customers. Lessee agrees that, in its use of the Demised Premises, it will comply with all present and future valid local, state and federal laws, ordinances, rules and regulations related to the occupancy or use of the Demised Premises.

4. **Special Events.** The City shall be entitled to suspend Lessee's use of the Demised Premises during special events, such as Heritage Days, and shall give Lessee notice of such suspension at least ten (10) days prior to the scheduled event.

5. **Rent.** Lessee, in consideration of the leasing of the Demised Premises and the performance by the City of the covenants to be performed by it, agrees to pay rent to the City in the amount of One Dollar (\$1.00).

6. **Permits, Licenses, Fees.** In addition to the rent specified above, Lessee shall obtain all permits and licenses required by any laws, ordinances, rules or regulations of the City and/or any Federal, State or other governmental agency and shall pay all related fees. The execution of this Lease does not constitute permit approval or licensure by or on the part of the City.

7. **Demarcation / Alcoholic Beverages.** Lessee shall place stanchions and chains along the perimeter of the Demised Premises to control ingress and egress therefrom. Lessee shall be responsible for monitoring the area to ensure that patrons do not take alcoholic beverages off the premises of the Lessee. Any such beverages to be consumed with the Demised Premises shall be served in non-breakable containers. Glass bottles or glasses are not permitted in the area of the Demised Premises.

8. **Furnishings & Equipment.** Lessee shall be responsible for providing all furnishing and equipment for use by its staff and patrons within the area of the Demised Premises. All such furnishings and equipment must be approved by the City before use within said area. Upon the City's request of the City, Lessee shall remove said furnishings and/or equipment from the Demised Premises and store them in a neat and orderly manner.

9. **Rules and Regulations.** The City shall have the right, from time to time, to establish, modify, amend and enforce reasonable rules and regulations with respect to the Demised Premises. Lessee shall faithfully observe and comply with such rules and regulations.

10. **Assignment and Subletting.** This Lease and the rights granted hereby shall not be assigned or subletted by Lessee except with the prior written consent of the City. Said consent may be withheld for any reason or no reason at all.

11. **Termination.** Except as provided for hereinafter, either party shall have the right to cancel this Lease by giving the other thirty (30) days advance written notice.

12. **Right of Entry.** The City shall have the right to enter upon the Demised Premises at any time for the purpose of operating, maintaining, repairing, restoring or replacing any public utilities. It may also enter upon the Demised Premises for the purpose of inspecting it to ensure that Lessee is complying with its obligations under the terms of this Lease.

13. **Maintenance.** Lessee shall be responsible for keeping the Demised Premises and all items located therein in good condition and repair. The Demised Premises shall be kept free of garbage and refuse.

14. **Release.** The Lessee hereby irrevocably and unconditionally releases, cancels, and forever discharges the City and its directors, officers, officials, employees, affiliates, agents, and

representatives from any and all claims, complaints, causes of action, demands, damages, obligations, liabilities, losses, promises, agreements, controversies, penalties, expenses, and executions of any kind or nature whatsoever, whether known or unknown, actual or potential, whether arising in law or in equity, which the Lessee may have, may have had, or may in the future obtain, arising out of or relating to any acts, omissions, agreements, or events relating in any manner to this Lease. The provisions of this section shall survive the termination or earlier expiration of this Lease.

15. Insurance. So long as this Lease is in effect, Lessee shall, at its expense, maintain comprehensive general public liability insurance covering personal injury and property damage occurring on the Demised Premises which shall include the City as an additional insured. Such policy shall have minimum single combined liability limits of One Million Dollars (\$1,000,000.00) and shall be written on an occurrence basis. The insurance policy will name the “**MAYOR AND CITY COUNCIL OF CUMBERLAND**” as the Certificate Holder and as an additional insured, and will include an endorsement requiring the insurer to provide the City with no less than thirty (30) days advance written notice of the cancellation of the policy. Immediately upon the execution of this Lease, Lessee shall provide the City with a certificate of insurance evidencing its compliance with the requirements of this section.

16. Indemnification. Lessee shall indemnify, hold harmless and defend the City, its officers, officials, agents, and employees from and against any and all any and all liabilities, damages, claims, costs and expenses, including, but not limited to, attorneys’ fees, court costs and litigation expenses, arising from, as a result of, or as an incident to:

- a) Lessee’s use of the Demised Premises or the conduct of its business on the Demised Premises;
- b) any act or omission done, permitted or suffered by Lessee, its contractors, licensees, invitees, agents, representatives, or employees on or about the Demised Premises; or
- c) any breach or default in the performance of any obligation of Lessee under the terms of this Lease.

17. Default. After the occurrence of any of the following events, the City shall have the right to terminate this Lease immediately:

- a) In the event that Lessee shall fail to keep and perform, or shall violate the terms, covenants, and conditions of this Lease on its part to be kept and performed, and Lessee shall not have cured or corrected this failure within five (5) days after written notice shall have been given to Lessee.
- b) If Lessee shall make an assignment for the benefit of its creditors, or shall file a petition in bankruptcy or shall be adjudged bankrupt, or the interest of Lessee under this Lease shall be levied upon and sold upon execution or shall, by operation of law, become vested in another person, firm or corporation, because of the insolvency of Lessee, or in the event that a receiver or trustee shall be appointed for Lessee or the interest of Lessee under this Lease.

c) In the event that Lessee shall vacate or abandon the Demised Premises (or its restaurant located adjacent thereto), or shall permit them to remain vacant and unoccupied without the consent of the City first obtained.

18. Repossession Upon Default. Upon the occurrence of any one or more of the events of default or the expiration of any termination notice, Lessee's right to possession of the Demised Premises shall terminate, and Lessee shall surrender possession of it immediately. In this event, Lessee grants to the City full and free license to enter into and upon the Demised Premises to take possession with or without process of law, and to expel and remove Lessee or any other person who may be occupying it.

19. Other Remedies. Each and every of the rights, remedies and benefits provided by this Lease shall be cumulative and shall not be exclusive of any other of such rights, remedies and benefits, or of any other rights, remedies and benefits allowed by law or equity.

20. Waiver. One or more waivers of any term, covenant or condition of this Lease by the City shall not be construed to be a waiver of a further or subsequent breach of the same term, covenant or condition.

21. Notice. Except as otherwise provided herein, all notices required to be given by the parties to one another under this Lease shall be properly given only if made in writing and either deposited in the United States mail, postage prepaid, certified with return receipt requested, or delivered by hand (which may be through a messenger or recognized delivery or courier service) and addressed as follows:

To the City:

Jeffrey Silka
City Administrator
57 N. Liberty Street
Cumberland, MD 21502

To Lessee:

John W. McConnell, Jr.
Heather L. McConnell
30 N. Centre Street
Cumberland, MD 21502

22. Governing Law. The laws and decisions of the State of Maryland shall govern and control the construction, enforceability, validity and interpretation of this Lease, and all other agreements, instruments, documents, exhibits, or schedules executed by the parties pertaining or relating to this Lease or the transactions contemplated herein. Any litigation arising out of this Lease or its terms shall be instituted in the Circuit Court for Allegany County, Maryland or the District Court of Maryland for Allegany County, and the parties hereto waive any objection to the venue of such proceedings being in said courts and they further waive any claims that such courts constitute inconvenient fora.

23. Gender/Tense/Conjugation. The use of any gender, tense, or conjugation herein shall be applicable to all genders, tenses and conjugations. The use of the singular shall include the plural and the plural shall include the singular.

24. **Captions.** The marginal captions of this Lease are for convenience only and in no way define or limit the intents, rights or obligations of the parties hereunder.

25. **Severability.** Should any provision of this Lease be found, held or deemed to be unenforceable, voidable or void, as contrary to law or public policy, the parties intend that its remaining provisions shall nevertheless continue in full force and effect and be binding upon the parties and their respective successors and assigns.

26. **Jury Trial Waiver.** THE PARTIES HERETO WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO WHICH ANY OF THEM MAY BE PARTIES ARISING OUT OF OR IN ANY WAY PERTAINING TO THIS LEASE. IT IS AGREED AND UNDERSTOOD THAT THIS WAIVER CONSTITUTES A WAIVER OF TRIAL BY JURY OF ALL CLAIMS AGAINST ALL PARTIES TO SUCH ACTIONS OR PROCEEDINGS, INCLUDING CLAIMS AGAINST PARTIES WHO ARE NOT PARTIES TO THIS LEASE.

27. **Entire Agreement.** This Lease contains the final and entire agreement between the parties, and neither they nor their agents shall be bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained.

28. **Binding Effect.** This Lease shall inure to the benefit of the parties hereto and it shall be binding upon their respective personal representatives, heirs, successors and assigns.

29. **Public Health Contingencies.** The terms and conditions of this Lease are subject to all orders, ordinances, laws, statutes, rules and regulations of local, state and/or federal governments, pertaining to public health concerns, including, but not limited to, pandemics.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and date first above written.

**MAYOR AND CITY COUNCIL
OF CUMBERLAND**

Allison K. Layton, City Clerk

By: _____
Raymond M. Morriss, Mayor

**CULINARY INNOVATION ASSOCIATES, LLC
(DBA Mise En Place)**

Witness

By: _____ (Seal)
Signature

Heather L McConnell
Printed name

Owner
Position



OUTDOOR DINING LEASE AGREEMENT

THIS OUTDOOR DINING LEASE AGREEMENT ("Lease") is made and executed this 1st day of SEPTEMBER, 2026, by and between the **Mayor and City Council of Cumberland**, a Maryland municipal corporation (the "City") and **CONEY ISLAND LUNCH, INC. DBA Curtis Coney Island Famous Weiners** ("Lessee").

WHEREAS, Lessee operates a restaurant at 35 North Liberty Street, Cumberland, MD 21502;

WHEREAS, the City maintains and/or owns the public right-of-way immediately in front of the restaurant;

WHEREAS, Lessee wishes to expand its operation to include outside café dining on a portion of the public right-of-way adjacent to its restaurant; and

WHEREAS, the City has determined that it is in the interest of the general public to permit the use of a portion of the right-of-way for café dining.

NOW, THEREFORE, the parties hereto hereby agree as follows:

1. **Demise.** The City hereby leases to Lessee a certain parcel of property located on the public right-of-way adjacent to Lessee's restaurant, the area of which encompasses that portion of the right-of-way directly to a depth of 6 feet and length of 33' feet, the corners of which shall be marked by the Lessee subject to the approval of the City, which leased parcel of land (hereinafter referred to as the "Demised Premises") is shown on the plat/drawing attached hereto and incorporated by reference herein as Exhibit 1. Notwithstanding the foregoing, Lessee shall be responsible for allowing pedestrian traffic to pass through the Demised Premises at a location or locations to be approved by the City or as directed by the City, subject to modifications as directed by the City during the term of this Lease.

2. **As-Is Condition; No Warranties or Representations.** Except as expressly set forth herein, Lessee accepts the Demised Premises in its as-is where-is condition, with all faults and defects, latent or patent, known or unknown, presently existing or that may arise in the future. The City disclaims all liability and responsibility for any representation, warranty, statement, or information made, communicated, or furnished (orally or in writing) to Lessee or any of its agents, employees or representatives made prior to or following the date of this Agreement unless it is modified as provided for hereinafter.

2. **Term.** The term of this lease shall commence on November 1, 2026, and shall terminate on October 31, 2027, unless sooner terminated as provided for herein.

3. **Use of Property.** The Demised Premises shall be occupied and used by Lessee for the provision of outdoor café dining to Lessee's restaurant customers. Lessee agrees that, in its use of the Demised Premises, it will comply with all present and future valid local, state and federal laws, ordinances, rules and regulations related to the occupancy or use of the Demised Premises.

representatives from any and all claims, complaints, causes of action, demands, damages, obligations, liabilities, losses, promises, agreements, controversies, penalties, expenses, and executions of any kind or nature whatsoever, whether known or unknown, actual or potential, whether arising in law or in equity, which the Lessee may have, may have had, or may in the future obtain, arising out of or relating to any acts, omissions, agreements, or events relating in any manner to this Lease. The provisions of this section shall survive the termination or earlier expiration of this Lease.

15. Insurance. So long as this Lease is in effect, Lessee shall, at its expense, maintain comprehensive general public liability insurance covering personal injury and property damage occurring on the Demised Premises which shall include the City as an additional insured. Such policy shall have minimum single combined liability limits of One Million Dollars (\$1,000,000.00) and shall be written on an occurrence basis. The insurance policy will name the “**MAYOR AND CITY COUNCIL OF CUMBERLAND**” as the Certificate Holder and as an additional insured, and will include an endorsement requiring the insurer to provide the City with no less than thirty (30) days advance written notice of the cancellation of the policy. Immediately upon the execution of this Lease, Lessee shall provide the City with a certificate of insurance evidencing its compliance with the requirements of this section.

16. Indemnification. Lessee shall indemnify, hold harmless and defend the City, its officers, officials, agents, and employees from and against any and all any and all liabilities, damages, claims, costs and expenses, including, but not limited to, attorneys’ fees, court costs and litigation expenses, arising from, as a result of, or as an incident to:

- a) Lessee’s use of the Demised Premises or the conduct of its business on the Demised Premises;
- b) any act or omission done, permitted or suffered by Lessee, its contractors, licensees, invitees, agents, representatives, or employees on or about the Demised Premises; or
- c) any breach or default in the performance of any obligation of Lessee under the terms of this Lease.

17. Default. After the occurrence of any of the following events, the City shall have the right to terminate this Lease immediately:

- a) In the event that Lessee shall fail to keep and perform, or shall violate the terms, covenants, and conditions of this Lease on its part to be kept and performed, and Lessee shall not have cured or corrected this failure within five (5) days after written notice shall have been given to Lessee.
- b) If Lessee shall make an assignment for the benefit of its creditors, or shall file a petition in bankruptcy or shall be adjudged bankrupt, or the interest of Lessee under this Lease shall be levied upon and sold upon execution or shall, by operation of law, become vested in another person, firm or corporation, because of the insolvency of Lessee, or in the event that a receiver or trustee shall be appointed for Lessee or the interest of Lessee under this Lease.

c) In the event that Lessee shall vacate or abandon the Demised Premises (or its restaurant located adjacent thereto), or shall permit them to remain vacant and unoccupied without the consent of the City first obtained.

18. Repossession Upon Default. Upon the occurrence of any one or more of the events of default or the expiration of any termination notice, Lessee's right to possession of the Demised Premises shall terminate, and Lessee shall surrender possession of it immediately. In this event, Lessee grants to the City full and free license to enter into and upon the Demised Premises to take possession with or without process of law, and to expel and remove Lessee or any other person who may be occupying it.

19. Other Remedies. Each and every of the rights, remedies and benefits provided by this Lease shall be cumulative and shall not be exclusive of any other of such rights, remedies and benefits, or of any other rights, remedies and benefits allowed by law or equity.

20. Waiver. One or more waivers of any term, covenant or condition of this Lease by the City shall not be construed to be a waiver of a further or subsequent breach of the same term, covenant or condition.

21. Notice. Except as otherwise provided herein, all notices required to be given by the parties to one another under this Lease shall be properly given only if made in writing and either deposited in the United States mail, postage prepaid, certified with return receipt requested, or delivered by hand (which may be through a messenger or recognized delivery or courier service) and addressed as follows:

To the City:
Jeffrey Silka
City Administrator
57 N. Liberty Street
Cumberland, MD 21502

To Lessee:
Gino Giatras
Curtis Coney Island Famous Weiners
35 N. Liberty Street
Cumberland MD 21502

22. Governing Law. The laws and decisions of the State of Maryland shall govern and control the construction, enforceability, validity and interpretation of this Lease, and all other agreements, instruments, documents, exhibits, or schedules executed by the parties pertaining or relating to this Lease or the transactions contemplated herein. Any litigation arising out of this Lease or its terms shall be instituted in the Circuit Court for Allegany County, Maryland or the District Court of Maryland for Allegany County, and the parties hereto waive any objection to the venue of such proceedings being in said courts and they further waive any claims that such courts constitute inconvenient fora.

23. Gender/Tense/Conjugation. The use of any gender, tense, or conjugation herein shall be applicable to all genders, tenses and conjugations. The use of the singular shall include the plural and the plural shall include the singular.

24. **Captions.** The marginal captions of this Lease are for convenience only and in no way define or limit the intents, rights or obligations of the parties hereunder.

25. **Severability.** Should any provision of this Lease be found, held or deemed to be unenforceable, voidable or void, as contrary to law or public policy, the parties intend that its remaining provisions shall nevertheless continue in full force and effect and be binding upon the parties and their respective successors and assigns.

26. **Jury Trial Waiver.** THE PARTIES HERETO WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO WHICH ANY OF THEM MAY BE PARTIES ARISING OUT OF OR IN ANY WAY PERTAINING TO THIS LEASE. IT IS AGREED AND UNDERSTOOD THAT THIS WAIVER CONSTITUTES A WAIVER OF TRIAL BY JURY OF ALL CLAIMS AGAINST ALL PARTIES TO SUCH ACTIONS OR PROCEEDINGS, INCLUDING CLAIMS AGAINST PARTIES WHO ARE NOT PARTIES TO THIS LEASE.

27. **Entire Agreement.** This Lease contains the final and entire agreement between the parties, and neither they nor their agents shall be bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained.

28. **Binding Effect.** This Lease shall inure to the benefit of the parties hereto and it shall be binding upon their respective personal representatives, heirs, successors and assigns.

29. **Public Health Contingencies.** The terms and conditions of this Lease are subject to all orders, ordinances, laws, statutes, rules and regulations of local, state and/or federal governments, pertaining to public health concerns, including, but not limited to, pandemics.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and date first above written.

**MAYOR AND CITY COUNCIL
OF CUMBERLAND**

Allison K. Layton, City Clerk

By: _____
Raymond M. Morriss, Mayor

Witness

CONEY ISLAND LUNCH, INC. DBA Curtis
Coney Island Famous Wiener

By: _____ (Seal)

Signature

Printed name

Position

X

X

Site Plan

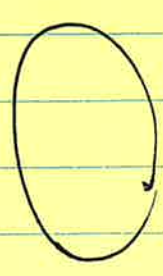
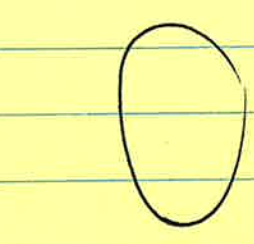
X

X

LIBRARY STAGES



WALK
WAY



STORE FRONT

Curtains - Glass I/hood

OUTDOOR DINING LEASE AGREEMENT

THIS OUTDOOR DINING LEASE AGREEMENT ("Lease") is made and executed this ____ day of _____, 2026, by and between the **Mayor and City Council of Cumberland**, a Maryland municipal corporation (the "City") and **SHAFCO T/A CITY LIGHTS AMERICAN GRILL AND BAR** ("Lessee").

WHEREAS, Lessee operates a restaurant at 59 Baltimore Street, Cumberland, MD 21502;

WHEREAS, the City maintains and/or owns the public right-of-way immediately in front of the restaurant;

WHEREAS, Lessee wishes to expand its operation to include outside café dining on a portion of the public right-of-way adjacent to its restaurant; and

WHEREAS, the City has determined that it is in the interest of the general public to permit the use of a portion of the right-of-way for café dining.

NOW, THEREFORE, the parties hereto hereby agree as follows:

1. **Demise.** The City hereby leases to Lessee a certain parcel of property located on the public right-of-way adjacent to Lessee's restaurant, the area of which encompasses that portion of the right-of-way directly to a depth of **7.5** feet and length of **50³** feet, the corners of which shall be marked by the Lessee subject to the approval of the City, which leased parcel of land (hereinafter referred to as the "Demised Premises") is shown on the plat/drawing attached hereto and incorporated by reference herein as Exhibit 1. Notwithstanding the foregoing, Lessee shall be responsible for allowing pedestrian traffic to pass through the Demised Premises at a location or locations to be approved by the City or as directed by the City, subject to modifications as directed by the City during the term of this Lease.

2. **As-Is Condition; No Warranties or Representations.** Except as expressly set forth herein, Lessee accepts the Demised Premises in its as-is where-is condition, with all faults and defects, latent or patent, known or unknown, presently existing or that may arise in the future. The City disclaims all liability and responsibility for any representation, warranty, statement, or information made, communicated, or furnished (orally or in writing) to Lessee or any of its agents, employees or representatives made prior to or following the date of this Agreement unless it is modified as provided for hereinafter.

2. **Term.** The term of this lease shall commence on November 1, 2026, and shall terminate on October 31, 2027, unless sooner terminated as provided for herein.

3. **Use of Property.** The Demised Premises shall be occupied and used by Lessee for the provision of outdoor café dining to Lessee's restaurant customers. Lessee agrees that, in its use of the Demised Premises, it will comply with all present and future valid local, state and federal laws, ordinances, rules and regulations related to the occupancy or use of the Demised Premises.

4. **Special Events.** The City shall be entitled to suspend Lessee's use of the Demised Premises during special events, such as Heritage Days, and shall give Lessee notice of such suspension at least ten (10) days prior to the scheduled event.

5. **Rent.** Lessee, in consideration of the leasing of the Demised Premises and the performance by the City of the covenants to be performed by it, agrees to pay rent to the City in the amount of One Dollar (\$1.00).

6. **Permits, Licenses, Fees.** In addition to the rent specified above, Lessee shall obtain all permits and licenses required by any laws, ordinances, rules or regulations of the City and/or any Federal, State or other governmental agency and shall pay all related fees. The execution of this Lease does not constitute permit approval or licensure by or on the part of the City.

7. **Demarcation / Alcoholic Beverages.** Lessee shall place stanchions and chains along the perimeter of the Demised Premises to control ingress and egress therefrom. Lessee shall be responsible for monitoring the area to ensure that patrons do not take alcoholic beverages off the premises of the Lessee. Any such beverages to be consumed with the Demised Premises shall be served in non-breakable containers. Glass bottles or glasses are not permitted in the area of the Demised Premises.

8. **Furnishings & Equipment.** Lessee shall be responsible for providing all furnishing and equipment for use by its staff and patrons within the area of the Demised Premises. All such furnishings and equipment must be approved by the City before use within said area. Upon the City's request of the City, Lessee shall remove said furnishings and/or equipment from the Demised Premises and store them in a neat and orderly manner.

9. **Rules and Regulations.** The City shall have the right, from time to time, to establish, modify, amend and enforce reasonable rules and regulations with respect to the Demised Premises. Lessee shall faithfully observe and comply with such rules and regulations.

10. **Assignment and Subletting.** This Lease and the rights granted hereby shall not be assigned or subletted by Lessee except with the prior written consent of the City. Said consent may be withheld for any reason or no reason at all.

11. **Termination.** Except as provided for hereinafter, either party shall have the right to cancel this Lease by giving the other thirty (30) days advance written notice.

12. **Right of Entry.** The City shall have the right to enter upon the Demised Premises at any time for the purpose of operating, maintaining, repairing, restoring or replacing any public utilities. It may also enter upon the Demised Premises for the purpose of inspecting it to ensure that Lessee is complying with its obligations under the terms of this Lease.

13. **Maintenance.** Lessee shall be responsible for keeping the Demised Premises and all items located therein in good condition and repair. The Demised Premises shall be kept free of garbage and refuse.

14. **Release.** The Lessee hereby irrevocably and unconditionally releases, cancels, and forever discharges the City and its directors, officers, officials, employees, affiliates, agents, and representatives from any and all claims, complaints, causes of action, demands, damages, obligations, liabilities, losses, promises, agreements, controversies, penalties, expenses, and executions of any kind or nature whatsoever, whether known or unknown, actual or potential, whether arising in law or in equity, which the Lessee may have, may have had, or may in the future obtain, arising out of or relating to any acts, omissions, agreements, or events relating in any manner to this Lease. The provisions of this section shall survive the termination or earlier expiration of this Lease.

15. **Insurance.** So long as this Lease is in effect, Lessee shall, at its expense, maintain comprehensive general public liability insurance covering personal injury and property damage occurring on the Demised Premises which shall include the City as an additional insured. Such policy shall have minimum single combined liability limits of One Million Dollars (\$1,000,000.00) and shall be written on an occurrence basis. The insurance policy will name the “**MAYOR AND CITY COUNCIL OF CUMBERLAND**” as the Certificate Holder and as an additional insured, and will include an endorsement requiring the insurer to provide the City with no less than thirty (30) days advance written notice of the cancellation of the policy. Immediately upon the execution of this Lease, Lessee shall provide the City with a certificate of insurance evidencing its compliance with the requirements of this section.

16. **Indemnification.** Lessee shall indemnify, hold harmless and defend the City, its officers, officials, agents, and employees from and against any and all any and all liabilities, damages, claims, costs and expenses, including, but not limited to, attorneys’ fees, court costs and litigation expenses, arising from, as a result of, or as an incident to:

- a) Lessee’s use of the Demised Premises or the conduct of its business on the Demised Premises;
- b) any act or omission done, permitted or suffered by Lessee, its contractors, licensees, invitees, agents, representatives, or employees on or about the Demised Premises; or
- c) any breach or default in the performance of any obligation of Lessee under the terms of this Lease.

17. **Default.** After the occurrence of any of the following events, the City shall have the right to terminate this Lease immediately:

- a) In the event that Lessee shall fail to keep and perform, or shall violate the terms, covenants, and conditions of this Lease on its part to be kept and performed, and Lessee shall not have cured or corrected this failure within five (5) days after written notice shall have been given to Lessee.

b) If Lessee shall make an assignment for the benefit of its creditors, or shall file a petition in bankruptcy or shall be adjudged bankrupt, or the interest of Lessee under this Lease shall be levied upon and sold upon execution or shall, by operation of law, become vested in another person, firm or corporation, because of the insolvency of Lessee, or in the event that a receiver or trustee shall be appointed for Lessee or the interest of Lessee under this Lease.

c) In the event that Lessee shall vacate or abandon the Demised Premises (or its restaurant located adjacent thereto), or shall permit them to remain vacant and unoccupied without the consent of the City first obtained.

18. Repossession Upon Default. Upon the occurrence of any one or more of the events of default or the expiration of any termination notice, Lessee's right to possession of the Demised Premises shall terminate, and Lessee shall surrender possession of it immediately. In this event, Lessee grants to the City full and free license to enter into and upon the Demised Premises to take possession with or without process of law, and to expel and remove Lessee or any other person who may be occupying it.

19. Other Remedies. Each and every of the rights, remedies and benefits provided by this Lease shall be cumulative and shall not be exclusive of any other of such rights, remedies and benefits, or of any other rights, remedies and benefits allowed by law or equity.

20. Waiver. One or more waivers of any term, covenant or condition of this Lease by the City shall not be construed to be a waiver of a further or subsequent breach of the same term, covenant or condition.

21. Notice. Except as otherwise provided herein, all notices required to be given by the parties to one another under this Lease shall be properly given only if made in writing and either deposited in the United States mail, postage prepaid, certified with return receipt requested, or delivered by hand (which may be through a messenger or recognized delivery or courier service) and addressed as follows:

To the City:

Jeffrey Silka
City Administrator
57 N. Liberty Street
Cumberland, MD 21502

To Lessee:

Bill Shaffer
City Lights American Grill & Bar
59 Baltimore Street
Cumberland, MD 21502

22. **Governing Law.** The laws and decisions of the State of Maryland shall govern and control the construction, enforceability, validity and interpretation of this Lease, and all other agreements, instruments, documents, exhibits, or schedules executed by the parties pertaining or relating to this Lease or the transactions contemplated herein. Any litigation arising out of this Lease or its terms shall be instituted in the Circuit Court for Allegany County, Maryland or the District Court of Maryland for Allegany County, and the parties hereto waive any objection to the venue of such proceedings being in said courts and they further waive any claims that such courts constitute inconvenient fora.

23. **Gender/Tense/Conjugation.** The use of any gender, tense, or conjugation herein shall be applicable to all genders, tenses and conjugations. The use of the singular shall include the plural and the plural shall include the singular.

24. **Captions.** The marginal captions of this Lease are for convenience only and in no way define or limit the intents, rights or obligations of the parties hereunder.

25. **Severability.** Should any provision of this Lease be found, held or deemed to be unenforceable, voidable or void, as contrary to law or public policy, the parties intend that its remaining provisions shall nevertheless continue in full force and effect and be binding upon the parties and their respective successors and assigns.

26. **Jury Trial Waiver.** **THE PARTIES HERETO WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO WHICH ANY OF THEM MAY BE PARTIES ARISING OUT OF OR IN ANY WAY PERTAINING TO THIS LEASE. IT IS AGREED AND UNDERSTOOD THAT THIS WAIVER CONSTITUTES A WAIVER OF TRIAL BY JURY OF ALL CLAIMS AGAINST ALL PARTIES TO SUCH ACTIONS OR PROCEEDINGS, INCLUDING CLAIMS AGAINST PARTIES WHO ARE NOT PARTIES TO THIS LEASE.**

27. **Entire Agreement.** This Lease contains the final and entire agreement between the parties, and neither they nor their agents shall be bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained.

28. **Binding Effect.** This Lease shall inure to the benefit of the parties hereto and it shall be binding upon their respective personal representatives, heirs, successors and assigns.

29. **Public Health Contingencies.** The terms and conditions of this Lease are subject to all orders, ordinances, laws, statutes, rules and regulations of local, state and/or federal governments, pertaining to public health concerns, including, but not limited to, pandemics.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and date first above written.

**MAYOR AND CITY COUNCIL
OF CUMBERLAND**

Allison K. Layton, City Clerk

By: _____
Raymond M. Morriss, Mayor

**SHAFCO T/A CITY LIGHTS AMERICAN
GRILL AND BAR**

Debra D. Shaffer
Witness

By: Ronald D. Shaffer (Seal)
Signature

Ronald D. Shaffer
Printed name
Owner / President
Position

The highlighted drinking areas

CUMBERLAND
ARMS
BUILDING

EX CONCRETE BORDER
(TO REMAIN)

THE
SHOPPES
AT F1

CITY
LIGHTS

LAZARUS
BUILDING

OUTDOOR DINING LEASE AGREEMENT

THIS OUTDOOR DINING LEASE AGREEMENT ("Lease") is made and executed this 12 day of September, 2026, by and between the Mayor and City Council of Cumberland, a Maryland municipal corporation (the "City") and FRANK AND STEIN'S BEVERAGE DBA DOWNTOWN D'ATRI PASTA & SUBS ("Lessee").

WHEREAS, Lessee operates a restaurant at 152 Baltimore Street, Suite 101, Cumberland, MD 21502;

WHEREAS, the City maintains and/or owns the public right-of-way immediately in front of the restaurant;

WHEREAS, Lessee wishes to expand its operation to include outside café dining on a portion of the public right-of-way adjacent to its restaurant; and

WHEREAS, the City has determined that it is in the interest of the general public to permit the use of a portion of the right-of-way for café dining.

NOW, THEREFORE, the parties hereto hereby agree as follows:

1. **Demise.** The City hereby leases to Lessee a certain parcel of property located on the public right-of-way adjacent to Lessee's restaurant, the area of which encompasses that portion of the right-of-way directly to a depth of 16 feet 0 inches and length of 24 feet 0 inches, the corners of which shall be marked by the Lessee subject to the approval of the City, which leased parcel of land (hereinafter referred to as the "Demised Premises") is shown on the plat/drawing attached hereto and incorporated by reference herein as Exhibit 1. Notwithstanding the foregoing, Lessee shall be responsible for allowing pedestrian traffic to pass through the Demised Premises at a location or locations to be approved by the City or as directed by the City, subject to modifications as directed by the City during the term of this Lease.

2. **As-Is Condition; No Warranties or Representations.** Except as expressly set forth herein, Lessee accepts the Demised Premises in its as-is where-is condition, with all faults and defects, latent or patent, known or unknown, presently existing or that may arise in the future. The City disclaims all liability and responsibility for any representation, warranty, statement, or information made, communicated, or furnished (orally or in writing) to Lessee or any of its agents, employees or representatives made prior to or following the date of this Agreement unless it is modified as provided for hereinafter.

2. **Term.** The term of this lease shall commence on November 1, 2026, and shall terminate on October 31, 2027, unless sooner terminated as provided for herein.

3. **Use of Property.** The Demised Premises shall be occupied and used by Lessee for the provision of outdoor café dining to Lessee's restaurant customers. Lessee agrees that, in its use of the Demised Premises, it will comply with all present and future valid local, state and federal laws, ordinances, rules and regulations related to the occupancy or use of the Demised Premises.

4. **Special Events.** The City shall be entitled to suspend Lessee's use of the Demised Premises during special events, such as Heritage Days, and shall give Lessee notice of such suspension at least ten (10) days prior to the scheduled event.

5. **Rent.** Lessee, in consideration of the leasing of the Demised Premises and the performance by the City of the covenants to be performed by it, agrees to pay rent to the City in the amount of One Dollar (\$1.00).

6. **Permits, Licenses, Fees.** In addition to the rent specified above, Lessee shall obtain all permits and licenses required by any laws, ordinances, rules or regulations of the City and/or any Federal, State or other governmental agency and shall pay all related fees. The execution of this Lease does not constitute permit approval or licensure by or on the part of the City.

7. **Demarcation / Alcoholic Beverages.** Lessee shall place stanchions and chains along the perimeter of the Demised Premises to control ingress and egress therefrom. Lessee shall be responsible for monitoring the area to ensure that patrons do not take alcoholic beverages off the premises of the Lessee. Any such beverages to be consumed with the Demised Premises shall be served in non-breakable containers. Glass bottles or glasses are not permitted in the area of the Demised Premises.

8. **Furnishings & Equipment.** Lessee shall be responsible for providing all furnishing and equipment for use by its staff and patrons within the area of the Demised Premises. All such furnishings and equipment must be approved by the City before use within said area. Upon the City's request of the City, Lessee shall remove said furnishings and/or equipment from the Demised Premises and store them in a neat and orderly manner.

9. **Rules and Regulations.** The City shall have the right, from time to time, to establish, modify, amend and enforce reasonable rules and regulations with respect to the Demised Premises. Lessee shall faithfully observe and comply with such rules and regulations.

10. **Assignment and Subletting.** This Lease and the rights granted hereby shall not be assigned or subletted by Lessee except with the prior written consent of the City. Said consent may be withheld for any reason or no reason at all.

11. **Termination.** Except as provided for hereinafter, either party shall have the right to cancel this Lease by giving the other thirty (30) days advance written notice.

12. **Right of Entry.** The City shall have the right to enter upon the Demised Premises at any time for the purpose of operating, maintaining, repairing, restoring or replacing any public utilities. It may also enter upon the Demised Premises for the purpose of inspecting it to ensure that Lessee is complying with its obligations under the terms of this Lease.

13. **Maintenance.** Lessee shall be responsible for keeping the Demised Premises and all items located therein in good condition and repair. The Demised Premises shall be kept free of garbage and refuse.

14. **Release.** The Lessee hereby irrevocably and unconditionally releases, cancels, and forever discharges the City and its directors, officers, officials, employees, affiliates, agents, and

representatives from any and all claims, complaints, causes of action, demands, damages, obligations, liabilities, losses, promises, agreements, controversies, penalties, expenses, and executions of any kind or nature whatsoever, whether known or unknown, actual or potential, whether arising in law or in equity, which the Lessee may have, may have had, or may in the future obtain, arising out of or relating to any acts, omissions, agreements, or events relating in any manner to this Lease. The provisions of this section shall survive the termination or earlier expiration of this Lease.

15. Insurance. So long as this Lease is in effect, Lessee shall, at its expense, maintain comprehensive general public liability insurance covering personal injury and property damage occurring on the Demised Premises which shall include the City as an additional insured. Such policy shall have minimum single combined liability limits of One Million Dollars (\$1,000,000.00) and shall be written on an occurrence basis. The insurance policy will name the **"MAYOR AND CITY COUNCIL OF CUMBERLAND"** as the Certificate Holder and as an additional insured, and will include an endorsement requiring the insurer to provide the City with no less than thirty (30) days advance written notice of the cancellation of the policy. Immediately upon the execution of this Lease, Lessee shall provide the City with a certificate of insurance evidencing its compliance with the requirements of this section.

16. Indemnification. Lessee shall indemnify, hold harmless and defend the City, its officers, officials, agents, and employees from and against any and all any and all liabilities, damages, claims, costs and expenses, including, but not limited to, attorneys' fees, court costs and litigation expenses, arising from, as a result of, or as an incident to:

- a) Lessee's use of the Demised Premises or the conduct of its business on the Demised Premises;
- b) any act or omission done, permitted or suffered by Lessee, its contractors, licensees, invitees, agents, representatives, or employees on or about the Demised Premises; or
- c) any breach or default in the performance of any obligation of Lessee under the terms of this Lease.

17. Default. After the occurrence of any of the following events, the City shall have the right to terminate this Lease immediately:

- a) In the event that Lessee shall fail to keep and perform, or shall violate the terms, covenants, and conditions of this Lease on its part to be kept and performed, and Lessee shall not have cured or corrected this failure within five (5) days after written notice shall have been given to Lessee.
- b) If Lessee shall make an assignment for the benefit of its creditors, or shall file a petition in bankruptcy or shall be adjudged bankrupt, or the interest of Lessee under this Lease shall be levied upon and sold upon execution or shall, by operation of law, become vested in another person, firm or corporation, because of the insolvency of Lessee, or in the event that a receiver or trustee shall be appointed for Lessee or the interest of Lessee under this Lease.

c) In the event that Lessee shall vacate or abandon the Demised Premises (or its restaurant located adjacent thereto), or shall permit them to remain vacant and unoccupied without the consent of the City first obtained.

18. Repossession Upon Default. Upon the occurrence of any one or more of the events of default or the expiration of any termination notice, Lessee's right to possession of the Demised Premises shall terminate, and Lessee shall surrender possession of it immediately. In this event, Lessee grants to the City full and free license to enter into and upon the Demised Premises to take possession with or without process of law, and to expel and remove Lessee or any other person who may be occupying it.

19. Other Remedies. Each and every of the rights, remedies and benefits provided by this Lease shall be cumulative and shall not be exclusive of any other of such rights, remedies and benefits, or of any other rights, remedies and benefits allowed by law or equity.

20. Waiver. One or more waivers of any term, covenant or condition of this Lease by the City shall not be construed to be a waiver of a further or subsequent breach of the same term, covenant or condition.

21. Notice. Except as otherwise provided herein, all notices required to be given by the parties to one another under this Lease shall be properly given only if made in writing and either deposited in the United States mail, postage prepaid, certified with return receipt requested, or delivered by hand (which may be through a messenger or recognized delivery or courier service) and addressed as follows:

To the City:
Jeffrey Silka
City Administrator
57 N. Liberty Street
Cumberland, MD 21502

To Lessee:
Suzanne D'Atri
Downtown D'Atri's Pasta & Subs
152 Baltimore Street, Suite 101
Cumberland MD 21502

22. Governing Law. The laws and decisions of the State of Maryland shall govern and control the construction, enforceability, validity and interpretation of this Lease, and all other agreements, instruments, documents, exhibits, or schedules executed by the parties pertaining or relating to this Lease or the transactions contemplated herein. Any litigation arising out of this Lease or its terms shall be instituted in the Circuit Court for Allegany County, Maryland or the District Court of Maryland for Allegany County, and the parties hereto waive any objection to the venue of such proceedings being in said courts and they further waive any claims that such courts constitute inconvenient fora.

23. Gender/Tense/Conjugation. The use of any gender, tense, or conjugation herein shall be applicable to all genders, tenses and conjugations. The use of the singular shall include the plural and the plural shall include the singular.

24. **Captions.** The marginal captions of this Lease are for convenience only and in no way define or limit the intents, rights or obligations of the parties hereunder.

25. **Severability.** Should any provision of this Lease be found, held or deemed to be unenforceable, voidable or void, as contrary to law or public policy, the parties intend that its remaining provisions shall nevertheless continue in full force and effect and be binding upon the parties and their respective successors and assigns.

26. **Jury Trial Waiver.** THE PARTIES HERETO WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO WHICH ANY OF THEM MAY BE PARTIES ARISING OUT OF OR IN ANY WAY PERTAINING TO THIS LEASE. IT IS AGREED AND UNDERSTOOD THAT THIS WAIVER CONSTITUTES A WAIVER OF TRIAL BY JURY OF ALL CLAIMS AGAINST ALL PARTIES TO SUCH ACTIONS OR PROCEEDINGS, INCLUDING CLAIMS AGAINST PARTIES WHO ARE NOT PARTIES TO THIS LEASE.

27. **Entire Agreement.** This Lease contains the final and entire agreement between the parties, and neither they nor their agents shall be bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained.

28. **Binding Effect.** This Lease shall inure to the benefit of the parties hereto and it shall be binding upon their respective personal representatives, heirs, successors and assigns.

29. **Public Health Contingencies.** The terms and conditions of this Lease are subject to all orders, ordinances, laws, statutes, rules and regulations of local, state and/or federal governments, pertaining to public health concerns, including, but not limited to, pandemics.

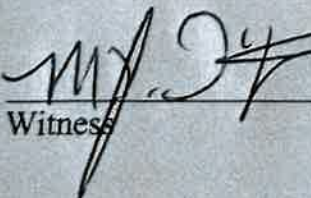
IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and date first above written.

**MAYOR AND CITY COUNCIL
OF CUMBERLAND**

Allison K. Layton, City Clerk

By: _____
Raymond M. Morriss, Mayor

**FRANK AND STEIN'S BEVERAGE DBA
DOWNTOWN D'ATRI PASTA & SUBS**



Witness

 (Seal)

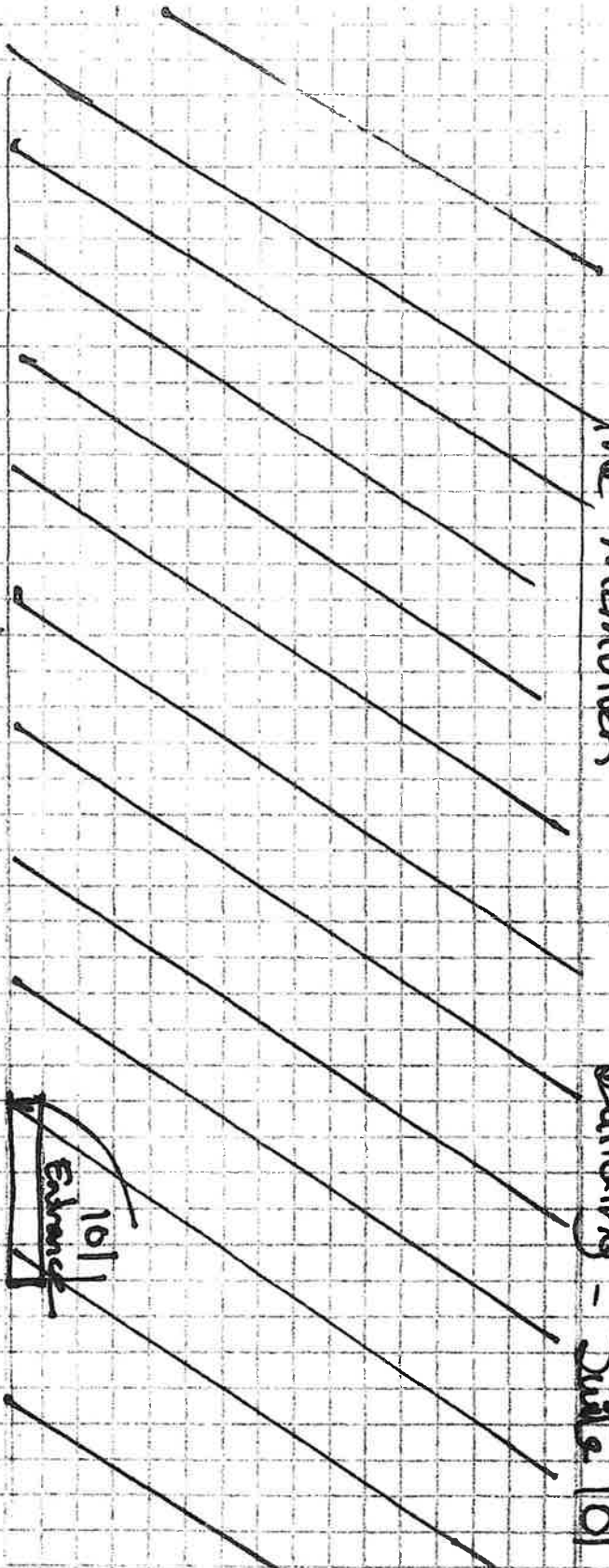
Signature



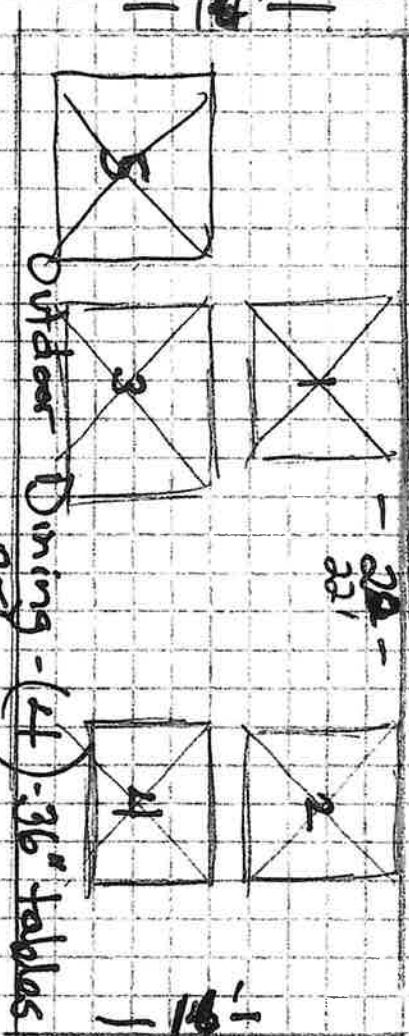
Printed Name

The Mueller

Building - Suite 101



16' 14'



10' 10' 10' 10'

Bike racks

Shower

Baltimore St

George St



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

ORDER NO. 28,140

DATE: September 15, 2026

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

THAT, the bid from Excavating Associates, Inc., PO BOX 434, Ellerslie, MD 21529, for the Central Avenue Demolition Project (City Project 2026-19-MISC) be and is hereby accepted in the amount not to exceed Forty Seven Thousand Twenty Three Dollars and No Cents (\$47,023.00); and

BE IT FURTHER ORDERED THAT, all other proposals received for this project be and are hereby rejected.

Raymond M. Morriss, Mayor

Order of bids:

Carl Belt, Inc.	\$65,250.00
First Fruits Excavating	\$59,478.75
Excavating Associates, Inc.	\$47,023.00

Budget No.: 114.199AL.C_AVE.20100

Council Agenda Summary

Meeting Date: 9/15/2026

Key Staff Contact: Matt Idleman, P.E.

Item Title:

Award Central Ave Demolition Project, City Project # 2026-19-MISC

Summary of project/issue/purchase/contract, etc for Council:

Award Central Ave Demolition Contract to low responsive bidder, Excavating Associates, in the lump sum cost of \$47,023.00.

This project includes the demolition, minor grading, and general clean-up of the City-owned property within the 400 block of Central Avenue. This includes the removal of dead trees and shrubs, removing any existing retaining walls / concrete stairs, regrading of disturbed areas at a maximum of 2:1 slope, and stabilization.

This project was advertised for bid on 8/12/26. Bids closed on 9/9/26, with three qualified bids being received. The low bidder was Excavating Associates, with an acceptable bid of \$47,023.00. The other acceptable bids were \$59,478.75 and \$65,260.00.

The project is budgeted for this fiscal year.

Amount of Award: \$47,023.00

Budget number: 114.199AL.C_AVE.20100

Grant, bond, etc. reference: City Funds

PROJECT INFORMATION	
Project Title:	Central Ave Demolition Project
City Project:	2026-19-MISC
Contract Length:	90 Calendar Days
BID OPENING	
Date & Time:	September 9, 2026 2:00 PM EDT
Location:	Virtual - Beacon Bid Solicitation Website

Certified Bid Tabulation		
BIDDER	BIDDER	BIDDER
First Fruits Excavating	Carl Belt, Inc.	Excavating Associates, Inc.
407 Plum Run Road Ridgeley, WV 26753	11521 Milnor Avenue Cumberland, MD 21501-1210	P.O. Box 434 Ellerslie, MD 21529

				First Fruits Excavating		Carl Belt, Inc.		Excavating Associates, Inc.	
BIDS AND ALTERNATES									
BID NO.	DESCRIPTION OF BID	UNITS	QTY.	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1001	Mobilization	LS	1	2125	\$ 2,125.00	5250	\$ 5,250.00	2691	\$ 2,691.00
1002	Maintenance of Traffic	LS	1	2541	\$ 2,541.00	700	\$ 700.00	1836	\$ 1,836.00
1003	Erosion & Sediment Control	LS	1	8200	\$ 8,200.00	22000	\$ 22,000.00	5255	\$ 5,255.00
1004	Clearing and Grubbing	LS	1	6464	\$ 6,464.00	2600	\$ 2,600.00	5579	\$ 5,579.00
2001	Removal of Existing Retaining Walls	LF	300	42.75	\$ 12,825.00	27	\$ 8,100.00	22.76	\$ 6,828.00
2002	Removal of Existing Concrete Stairs	SF	350	7.5	\$ 2,625.00	11	\$ 3,850.00	4.88	\$ 1,708.00
2003	Removal of Existing Concrete Slabs	SF	600	2.5	\$ 1,500.00	4.35	\$ 2,610.00	2.84	\$ 1,704.00
2004	Removal of Existing Fences	LF	120	22.75	\$ 2,730.00	25	\$ 3,000.00	12.8	\$ 1,536.00
2005	Class 1 Excavation	CY	175	46.25	\$ 8,093.75	26	\$ 4,550.00	35	\$ 6,125.00
7001	Place Furnished Topsoil, 4 Inches	SY	900	13.5	\$ 12,150.00	12	\$ 10,800.00	12.39	\$ 11,151.00
7002	Turfgrass Establishment	SY	900	0.25	\$ 225.00	2	\$ 1,800.00	2.9	\$ 2,610.00

First Fruits Excavating		Carl Belt, Inc.		Excavating Associates, Inc.	
Bid	✓	Bid	✓	Bid	✓
AoQtB	✓	AoQtB	✓	AoQtB	✓
LPC	County	LPC	County	LPC	N/A
ARVF	✓	ARVF	✓	ARVF	✓
BASE BID		\$ 59,478.75		\$ 65,260.00	
				\$ 47,023.00	

I HEREBY CERTIFY THE ABOVE IS A TRUE AND CORRECT SUMMARY OF THE PROPOSALS RECEIVED:		
		 Matt Idleman Deputy Director of Engineering



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

ORDER NO. 28,141

DATE: September 15, 2026

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

THAT, the sole source award to Keystone Lime Co. Inc., 1156 Christner Hollow Road, Springs, PA 15562 be and is hereby approved to provide milling and paving of approximately Three Thousand One Hundred Seventy Five (3,715) Square Yards of the approach streets of Wills Creek Avenue and Sedgewick Street to the development paving for the Village at Campobello's (City Project 2026-10-PVG) in the amount not to exceed Sixty Nine Thousand Fifty Nine Dollars and No Cents (\$69,059.00).

Raymond M. Morriss, Mayor

Budget: 127.101.63000

Council Agenda Summary

Meeting Date: 9/15/2026

Key Staff Contact: Matt Idleman, PE

Item Title:

Wills Creek Avenue and Sedgewick Street Paving (2026-10-PVG)

Summary of project/issue/purchase/contract, etc for Council:

Sole source request to award Keystone Lime Co. Inc. with a contract to pave Wills Creek Avenue and Sedgewick Street for the estimated lump sum cost of \$69,059.00.

This project involves milling and paving approximately 3,175 SY of the approach streets of Wills Creek Avenue and Sedgewick Street to the development paving for the Village at Campobello's.

Keystone Lime Co. Inc. was selected to perform this work since they are currently performing the work for the Village at Campobello's paving. The City is able to piggyback this work and save costs associated with mobilization fees.

The project is budgeted for this fiscal year, and utilizes City funds.

Amount of Award: \$69,059.00

Budget number: 127.101.63000

Grant, bond, etc. reference: City Funds



Derrik Grimm <derrik.grimm@cumberlandmd.gov>

Sedgwick Ave and Wills Creek Ave Paving

2 messages

Robert Smith <robert.smith@cumberlandmd.gov>

Fri, Sep 11, 2026 at 1:02 PM

To: Jeff Silka <jeff.silka@cumberlandmd.gov>

Cc: Derrik Grimm <derrik.grimm@cumberlandmd.gov>, Matt Idleman <matt.idleman@cumberlandmd.gov>

Jeff - Per our discussion in the Director's Meeting, Keystone Lime Company is under contract with First Fruits to perform paving work at the Village Crossings Housing Development Site. Engineering's Pavement Replacement plan identified adjacent streets as being in poor condition and should be replaced. Keystone has provided a quote of \$69,059 to mill/overlay the following areas:

Wills Creek Ave: From Fayette St to Sedgwick St

Sedgwick Street: From Wills Creek Ave to the limits of the Village Crossing site

Keystone has extended their competitively bid prices to the City and will not charge a mobilization fee.

With your approval, the order will be upload to next week's M&CC agenda for further approval. Thanks.


Robert Smith, PE

Dir of Engineering and Utilities

City Of Cumberland
[20 Bedford St, Cumberland, MD 21502](#)

T: 301-722-2000 | D: 301-759-6601 | M: 301-268-1180

robert.smith@cumberlandmd.gov | www.cumberlandmd.gov

Village_20Crossing_20ad-on_20quote_20City_20w_20just.pdf

320K

Jeff Silka <jeff.silka@cumberlandmd.gov>

Fri, Sep 11, 2026 at 1:05 PM

Reply-To: jeff.silka@cumberlandmd.gov

To: Robert Smith <robert.smith@cumberlandmd.gov>

Cc: Derrik Grimm <derrik.grimm@cumberlandmd.gov>, Matt Idleman <matt.idleman@cumberlandmd.gov>

Approved



Jeffrey F. Silka, ICMA-CM
City Administrator
City of Cumberland
57 N. Liberty Street
Cumberland, MD 21502
Office (301) 759-6424
Cell (240) 609-9303
City of Cumberland

[Quoted text hidden]



Derrik Grimm <derrik.grimm@cumberlandmd.gov>

Wills Creek Avenue Paving - Sole Source

2 messages

Matt Idleman <matt.idleman@cumberlandmd.gov>
 To: Robert Smith <robert.smith@cumberlandmd.gov>
 Cc: Derrik Grimm <derrik.grimm@cumberlandmd.gov>

Wed, Sep 9, 2026 at 3:11 PM

See attached price proposal from Keystone Lime to perform a 2" mill and overlay on Wills Creek Avenue, from Fayette Street to Sedgwick Street.

Keystone Lime will already be on site paving Sedgwick Street and the new streets at the Campobello Development, thus they will not be charging the City a mobilization fee for this work.

Additional justification is listed in the footnotes of the attached price proposal.



Matt Idleman
 Deputy Director of Engineering

City Of Cumberland
 20 Bedford St, Cumberland, MD 21502
 O: 301-759-6503 | C: 304-813-8535

Village_20Crossing_20ad-on_20quote_20City_20w_20just.pdf
 320K

Robert Smith <robert.smith@cumberlandmd.gov>
 To: Matt Idleman <matt.idleman@cumberlandmd.gov>
 Cc: Derrik Grimm <derrik.grimm@cumberlandmd.gov>

Thu, Sep 10, 2026 at 10:47 AM

All - This is approved to go to the council agenda. Thanks.



Robert Smith, PE
 Dir of Engineering and Utilities

City Of Cumberland
 20 Bedford St, Cumberland, MD 21502
 T: 301-722-2000 | D: 301-759-6601 | M: 301-268-1180
 robert.smith@cumberlandmd.gov | www.cumberlandmd.gov



[Quoted text hidden]



KEYSTONE LIME CO. INC.

P.O. BOX 278
1156 CHRISTNER HOLLOW RD.
SPRINGS PA. 15562
Phone number: 814-662-2711
Fax number: 814-662-4421

Send: City of Cumberland Attention: Matt Idleman Email: matt.idleman@cumberlandmd.gov Phone Number: 301-759-6503	From: Dennis Grube Email: dgrube@keystonelime.com Office Direct: 814-662-2500 Bid Date: 9/8/26 Cell Number: 814-279-7099 (cell)
--	---

RE: Village Crossing at Campobello Additional work, Wills Creek Ave and Sedgewick Street

1. Keystone Lime Co. (KLCo.) will add the approach streets onto the development paving for the Village at Campobello's as additional work contiguous to the originally quoted paving. No additional mobilization will be needed nor assessed as a part of the continuation.
2. KLCo. will mill 2" off Wills Creek Ave and Sedgewick Street that was outside of the original scope of paving as per engineering drawing of area to be overlaid composed of approximately 3175 SY.
3. KLCo. will broom clean all milled surfaces and trim around utility access points on the roadway.
4. Apply tack coat as necessary to all milled areas before paving.
5. Surface asphalt mix (HMA) will be 2" of 12.5mm MDSHA approved level 2 using PG64S-22 asphalt.
6. All materials will be Maryland State approved and certified.
7. HMA compaction testing is included in the prices and will be completed by our own technicians.
8. Premium MD wage scale during daylight hours is included.
9. Minimal flagging and signage is included in prices as these streets are local traffic only.
10. Price does not include anything related to pavement markings, signage, or utility adjustments (milling should only result in matching the utilities within the ROW).
11. Clean up of any debris from the paving operation is included.
12. Mobilization is included, so long as work is completed at the time of Village paving is completed.
13. All paving is during normal daylight work hours; different hours requested may be subject to a pricing adjustment by Keystone Lime Co.
14. Please note that all hot mix prices are based on the current price of asphalt cement (MD asphalt index \$807.50/ton) and natural gas (\$8.50/Mbtu). Keystone Lime Co., Inc. reserves the right to adjust the prices quoted at the time work will be performed to reflect the current price of these two commodities should they rise significantly.

Mill and pave Wills Creek Ave and Sedgewick Street per drawing.....\$69,059.00

This quote includes the following discounts for paving adjacent to work already contracted in the Village at Campobello's, starting with no need for additional mobilizations. It also discounts continuous paving though the current contracted project limits and calculates to a \$21.75/SY price for 3175 SY. In 2024, KLCo. bid a \$24.35/SY bid price to mill and pave 2" on Industrial Blvd for the South Main Waterline contracted to Excavating Associates...no flagging by KLCo. in either quote. Higher fuel, asphalt, and labor prices should prove this to be a price only made possible by the adjoining contract paving that we are doing. Any further information needed, please contact us. Thanks for your consideration!

**Thank You,
Dennis Grube
Estimator - Project Manager**



- ORDER -

of the

Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 28,142

DATE: September 15, 2026

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

THAT, the City's Contracts Specialist be and is hereby approved as the authorized agent for signing the documents on RD Apply to sign off on documentation and certifications to finalize the CDS Water Project Application for the Membrane Filtration Building Project.

Raymond M. Morriss, Mayor

Council Agenda Summary

Meeting Date: 9/15/2026

Key Staff Contact: Derrik Grimm

Item Title: Authorization for RD Apply for CDS Water Project Application for the Membrane Filtration Building Project

Summary of project/issue/purchase/contract, etc for Council:

The CDS funding for the City of Cumberland's Membrane Filtration Building Project requires further documentation and certifications to be signed off by an authorized agent. This will allow for Derrik Grimm (the authorized contact) or the Mayor to become the authorized agent for signing the documents on RD Apply. This will be able to finalize the grant application process in order to move toward the grant agreement.

Amount of Award: N/A

Budget number: N/A

Grant, bond, etc. reference: N/A



Derrik Grimm <derrik.grimm@cumberlandmd.gov>

USDA Grant

3 messages

Derrik Grimm <derrik.grimm@cumberlandmd.gov>
To: Jeff Silka <jeff.silka@cumberlandmd.gov>

Thu, Sep 10, 2026 at 10:28 AM

Jeff,

To finalize our USDA - CDS Water Project Funding (For the Membrane Facility Project, this is the last step before attaining a grant agreement), five certifications must be completed. It requires only a check box to be selected for all five of them. I want to present three options for completing this.

1) I already have an existing account, I would just need to submit documentation approving my ability to sign off on the M&CC's behalf, so that my account can be upgraded to do so.

2) You would have to create an account and attach documentation proving your ability to sign off on the M&CC's behalf.

3) Same as #2, but with Bobby creating an account.

All three options would require a M&CC Order allowing us to sign off on the M&CC's behalf, it's just a matter of which person you'd prefer to have do it.

Please let me know, and if we choose option #2, I can dig up some instructions on how to create an account and attain sign off status with the order that would get approved next Tuesday.

Thank you,

Jeff Silka <jeff.silka@cumberlandmd.gov>
Reply-To: jeff.silka@cumberlandmd.gov
To: Derrik Grimm <derrik.grimm@cumberlandmd.gov>

Thu, Sep 10, 2026 at 10:46 AM

Derrik,
I am fine with Option 1.



Jeffrey F. Silka, ICMA-CM
City Administrator
City of Cumberland
57 N. Liberty Street
Cumberland, MD 21502
Office (301) 759-6424
Cell (240) 609-9303
City of Cumberland

[Quoted text hidden]

Derrik Grimm <derrik.grimm@cumberlandmd.gov>
To: jeff.silka@cumberlandmd.gov

Thu, Sep 10, 2026 at 10:48 AM

Thanks Jeff!

I appreciate it.

9/10/26, 11:06 AM

City of Cumberland, MD Mail - USDA Grant

[Quoted text hidden]



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

ORDER NO. 28,143

DATE: September 15, 2026

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

THAT, the sole source award to Shaffer Construction Co. Inc., PO BOX 231, Ellerslie, MD 21529 be and is hereby approved to provide milling and paving of approximately Six Hundred Fifty Six (656) Square Yards of Bond Street (City Project 2026-10-PVG) in the amount not to exceed Forty Four Thousand Eight Hundred Forty Nine Dollars and Seventy Six Cents (\$44,849.76).

Raymond M. Morriss, Mayor

Budget: 127.101.63000

Council Agenda Summary

Meeting Date: 9/15/2026

Key Staff Contact: Robert Smith, PE

Item Title:

Bond Street Paving (2026-10-PVG)

Summary of project/issue/purchase/contract, etc for Council:

Sole source request to award Shaffer Construction Co. Inc. with a contract for the paving of Bond Street in the amount of \$44,849.76.

This project involves milling and paving approximately 656 SY of Bond Street in addition to skim coating.

Shaffer Construction Co., Inc. was utilized for this work due to being in the area to perform Columbia Gas Paving operations. The City was able to piggyback this work and save costs associated with mobilization fees.

The project is budgeted for this fiscal year, and utilizes City funds.

Amount of Award: \$44,849.76

Budget number: 127.101.63000

Grant, bond, etc. reference: City Funds



Derrik Grimm <derrik.grimm@cumberlandmd.gov>

Pulaski and Bond St Paving - Columbia Gas

1 message

Robert Smith <robert.smith@cumberlandmd.gov>

Wed, Apr 8, 2026 at 3:36 PM

To: Matt Idleman <matt.idleman@cumberlandmd.gov>, Derrik Grimm <derrik.grimm@cumberlandmd.gov>

Gents - I met with Columbia Gas today about their restoration requirements after their project. I signed us up for some paving in the next few weeks:

Pulaski: Columbia Gas will pave curb to curb from Columbia Ave to Fairview Ave. This will be done at Columbia Gas's cost.

Bond St: Columbia Gas is responsible for paving one lane from the rear of 418 Columbia Ave to 25LF from the intersection with Milton Place. Since they are only repairing half the street, I offered to pay for them to have Shaffer pave the remainder of that section (approximately 300 LF).

They will repair curb to curb on Bond from Milton Place to Knox St. No City cost share here.

They will also pave a single lane for the final 200 LF of Bond St where it connects to Henderson Ave. We are losing the subgrade in the road section they didn't disturb, so asked for them to perform a full reconstruction on the other half of the road.

I'm guessing it will run us about \$30-40K but Shaffer will get us pricing in the coming weeks as we work out things with Jay. We have other funds we can access for paving, so I'm not too worried about completing Matt's proposed scope.

We can discuss this more in the morning. Thanks.



Robert Smith, PE

Dir of Engineering and Utilities

City Of Cumberland

20 Bedford St, Cumberland, MD 21502

T: 301-722-2000 | D: 301-759-6601 | M: 301-268-1180

robert.smith@cumberlandmd.gov | www.cumberlandmd.gov





Derrik Grimm <derrik.grimm@cumberlandmd.gov>

Bond Street Paving Sole Source

2 messages

Robert Smith <robert.smith@cumberlandmd.gov>

Fri, Sep 11, 2026 at 1:02 PM

To: Jeff Silka <jeff.silka@cumberlandmd.gov>

Cc: Derrik Grimm <derrik.grimm@cumberlandmd.gov>, Matt Idleman <matt.idleman@cumberlandmd.gov>

Jeff - I'm writing to request permission to perform a sole source purchase from Shafer Construction for \$44,849.76 to pave sections of Bond Street. Columbia Gas performed a gas main replacement project and contracted with Shafer Construction to complete their road restoration work. Due to limited cross-cuts in the roadway, Columbia Gas was not required to pave curb-to-curb in numerous sections of their disturbed areas. Shafer was directed to mill/overlay these additional areas to limit the number of pavement joints, thus extending the life of the new pavement.

Shafer is a qualified contractor and was already working in the work zone.

With your approval, the order will be upload to next week's M&CC agenda for further approval. Thanks.


Robert Smith, PE

Dir of Engineering and Utilities

City Of Cumberland

20 Bedford St, Cumberland, MD 21502

T: 301-722-2000 | D: 301-759-6601 | M: 301-268-1180

robert.smith@cumberlandmd.gov | www.cumberlandmd.gov


Shaffer Construction - 2045550.pdf
85K

Jeff Silka <jeff.silka@cumberlandmd.gov>

Fri, Sep 11, 2026 at 1:05 PM

Reply-To: jeff.silka@cumberlandmd.gov

To: Robert Smith <robert.smith@cumberlandmd.gov>

Cc: Derrik Grimm <derrik.grimm@cumberlandmd.gov>, Matt Idleman <matt.idleman@cumberlandmd.gov>

Approved


Jeffrey F. Silka, ICMA-CM

City Administrator

City of Cumberland

57 N. Liberty Street

Cumberland, MD 21502

Office (301) 759-6424

Cell (240) 609-9303

City of Cumberland

[Quoted text hidden]

SHAFFER CONSTRUCTION CO., INC.

PO Box 231
ELLERSLIE, MD 21529
shafferconst@atlanticbbn.net

Phone # 301-777-7177

Invoice

Date	Invoice #
8/27/2026	2045550

Bill To

CITY OF CUMBERLAND - STREET DEPT
20 BEDFORD STREET
CUMBERLAND, MD 21502
accounts.payable@cumberlandmd.gov

Contract #

Service Auth #

Item	Quantity	Description	U/M	Rate	Total
		WE, SHAFFER CONSTRUCTION CO. INC., HEREBY SUBMIT THE FOLLOWING INVOICE:			
		PROJECT: PAVING OF BOND STREET 07/20/26 & 7/21/26			
620006854	656	SR-ASP MIL&OVRLY 1.5"(.1000 SY	YDK	30.51	20,014.56
620009999	2,496	SKIM COAT & LEVEL	FTK	9.95	24,835.20
			Total		\$44,849.76
			Payments/Credits		\$0.00
			Balance Due		\$44,849.76



- ORDER -

of the

Mayor and City Council of Cumberland
MARYLAND

ORDER NO. 28,144

DATE: September 15, 2026

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

THAT, the Mayor be and is hereby authorized to concur with the opinion of the Historic Preservation Commission (HPC) to recommend the nomination of the Downtown Historic District Boundary Expansion as approved on September 9, 2026 by the HPC and execute all documents necessary.

Raymond M. Morriss, Mayor

**MARYLAND CERTIFIED LOCAL GOVERNMENT PROGRAM
NATIONAL REGISTER MATERIALS/RECOMMENDATION FORM**

Property Name: Downtown Cumberland Historic District Boundary Expansion

Location: Cumberland, MD

County: Allegany

CLG Name: City of Cumberland

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

☒ Nomination recommended

☐ Nomination not recommended

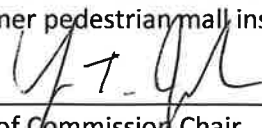
Please check the applicable National Register criteria and/or considerations (exceptions) used in decision:

Criteria: ☐ A ☐ B ☒ C ☐ D

Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☒ F ☐ G

Justification of decision: (use continuation sheet if necessary)

The existing Downtown Cumberland Historic District (NR# 983002917; MHT AL-IV-A-132), listed in the National Register in 1976, encompasses the core commercial and civic center of Cumberland, Allegany County, Maryland. Anchored by Baltimore Street and centered around a dense concentration of late-nineteenth- and early-twentieth-century brick commercial buildings, the district reflects Cumberland's emergence as a major regional industrial and transportation hub and the commercial corridor that served it. Architectural styles within the original boundary include Italianate, Romanesque Revival, Renaissance Revival, Beaux-Arts, Art Deco, and Colonial Revival, with building heights ranging from three to six stories. These structures exhibit high levels of architectural integrity and are unified by traditional masonry materials, ornate detailing, and consistent setbacks. Streetscapes in the original district are distinguished by brick paving, wide sidewalks, and coordinated pedestrian amenities, largely a product of the former pedestrian mall installed in the 1970s and removed in 2024. (Cont.)



Signature of Commission Chair

9-10-26

Date

Cumberland, Maryland
Name of Commission

CHIEF ELECTED OFFICIAL RECOMMENDATION

- ☐ I concur with the opinion of the historic preservation review commission.
☐ I do not concur with the opinion of the historic preservation review commission.
(Please justify disagreement on a separate sheet.)

Signature of Chief Elected Official

Date

Mayor
Title

Justification Continued

This boundary expansion increases the district's size to include adjacent mixed-use and residential neighborhoods to the north and west, and serves to update and amend the previous nomination. The existing district's period of significance is described in the original documentation as "c. 1860s- c. 1930s."¹ The expanded area's period of significance spans the years 1844 to 1974, capturing a broader continuum of Cumberland's historical development and introducing a wider array of building types, including vernacular residential blocks, small-scale commercial structures, religious complexes, and twentieth-century office buildings. While these areas display greater variation in form and style – ranging from Greek Revival and Italianate to Mid-Century Modern – they maintain visual and spatial continuity with the original district through consistent use of masonry, scale, and urban street patterns. Together, the existing and expanded districts document the city's layered architectural evolution and sustained civic and economic growth from the midnineteenth through the mid-twentieth centuries. In addition, this nomination serves to update and amend the original nomination's Sections 7, 8, and 10 by providing expanded architectural descriptions, revised historical context, and an updated boundary description and justification.

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Downtown Cumberland Historic District Boundary IncreaseOther names/site number: 983002917; MHT AL-IV-A-132

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: The existing district is roughly bounded by Wills Creek to the west, the B&O Railroad tracks to the north and east, and the southern end of South Liberty Street. The expanded district enlarges the boundary north to the Baltimore & Ohio Railroad viaduct, Queen City Drive and the surface railroad tracks to the east, Wills Creek to the west, and includes 109 and 111 South George Street to the south, the Times-News Building at 19 Baltimore Street to the east, and the residential blocks of Bedford, Polk, and Hanover Streets.

City or town: Cumberland State: Maryland County: AlleganyNot For Publication: ☐Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title:_____
Date_____
State or Federal agency/bureau or Tribal Government

Downtown Cumberland Historic District

Boundary Increase

Name of Property

Allegany County, MD

County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☒

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☐

District

☒

Downtown Cumberland Historic District

Boundary Increase

Name of Property

Allegany County, MD

County and State

Site

☐

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

142

Noncontributing

13

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register 89

Updated status of resources in the existing district

Contributing

89

Noncontributing

14

buildings

sites

structures

objects

Total

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling, multiple dwelling

COMMERCE/TRADE/business, financial institution, specialty store

GOVERNMENT/city hall, post office, courthouse

Downtown Cumberland Historic District

Boundary Increase

Name of Property

Allegany County, MD

County and State

RELIGION/religious facility

RECREATION AND CULTURE/theater/monument/marker

TRANSPORTATION/rail-related/road-related

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling, multiple dwelling

COMMERCE/TRADE/business, financial institution

GOVERNMENT/city hall, post office, courthouse

RELIGION/religious facility

RECREATION AND CULTURE/theater/monument/marker

TRANSPORTATION/road-related

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY/Greek Revival, Gothic Revival

LATE VICTORIAN/ Italianate, Second Empire, Queen Anne, Romanesque, Renaissance

LATE 19TH AND 20TH CENTURY REVIVALS/Classical Revival, Beaux Arts

MODERN MOVEMENT/Moderne, Art Deco

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: Stone, concrete, brick, concrete block

Walls: Brick, stone, wood, metal, stucco, plaster, terra cotta, asbestos, CMU,
vinyl

Roof: Asphalt shingles, slate, tile, sheet metal

Other: Glass, vitrolite, marble, limestone, iron, polished granite

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The existing Downtown Cumberland Historic District (NR# 983002917; MHT AL-IV-A-132), listed in the National Register in 1976, encompasses the core commercial and civic center of Cumberland, Allegany County, Maryland. Anchored by Baltimore Street and centered around a dense concentration of late-nineteenth- and early-twentieth-century brick commercial buildings, the district reflects Cumberland's emergence as a major regional industrial and transportation hub and the commercial corridor that served it. Architectural styles within the original boundary include Italianate, Romanesque Revival, Renaissance Revival, Beaux-Arts, Art Deco, and Colonial Revival, with building heights ranging from three to six stories. These structures exhibit high levels of architectural integrity and are unified by traditional masonry materials, ornate detailing, and consistent setbacks. Streetscapes in the original district are distinguished by brick paving, wide sidewalks, and coordinated pedestrian amenities, largely a product of the former pedestrian mall installed in the 1970s and removed in 2024.

Downtown Cumberland Historic District

Boundary Increase

Name of Property

Allegany County, MD

County and State

This boundary expansion increases the district's size to include adjacent mixed-use and residential neighborhoods to the north and west, and serves to update and amend the previous nomination. The existing district's period of significance is described in the original documentation as "c. 1860s- c. 1930s."¹ The expanded area's period of significance spans the years 1844 to 1974, capturing a broader continuum of Cumberland's historical development and introducing a wider array of building types, including vernacular residential blocks, small-scale commercial structures, religious complexes, and twentieth-century office buildings. While these areas display greater variation in form and style – ranging from Greek Revival and Italianate to Mid-Century Modern – they maintain visual and spatial continuity with the original district through consistent use of masonry, scale, and urban street patterns. Together, the existing and expanded districts document the city's layered architectural evolution and sustained civic and economic growth from the mid-nineteenth through the mid-twentieth centuries. In addition, this nomination serves to update and amend the original nomination's Sections 7, 8, and 10 by providing expanded architectural descriptions, revised historical context, and an updated boundary description and justification.

Narrative Description

Description of Existing District

The Cumberland Historic District was originally listed in the NR in 1976. At that time the listing consisted of buildings representing the commercial, religious and civic interests in the downtown center. The original contributing properties to the district feature a collection of late nineteenth- and early twentieth-century architectural styles, including Italianate, Romanesque Revival, Renaissance Revival, Beaux-Arts Classical, Colonial Revival, Art Deco, Art Moderne, and Prairie School influences. It includes four individually NR-listed buildings: City Hall at 57 North Liberty Street, the Public Safety Building at 19 Frederick Street, the Belltower Building at 24 Bedford Street, and B'er Chayim Temple at 100 South Centre Street. Buildings are predominantly of masonry construction, with brick as the principal material often accented by colored glazed brick, rusticated stone, cast iron, and terra cotta detailing. Decorative brickwork – including arched brick window surrounds, ornamental cornices, and molded cartouches – is a signature feature across many structures. Storefronts throughout the district retain elements of classical inspiration such as fluted pilasters, terrazzo foyers, and ornamental ironwork, while upper façades display richly detailed arched windows, keystones, and cornices.

The district's streetscape is characterized by three- to six-story buildings with a variety of rooflines, including mansard roofs, gabled tile roofs, and flat roofs with prominent bracketed cornices. Important civic and institutional buildings, such as the NR-listed City Hall (57 North Liberty Street) designed by Holmboe and Lafferty and the Public Safety Building (19 Frederick Street), introduce monumental Classical Revival and Georgian Revival elements that reflect the city's early twentieth-century civic pride and contemporary ideals about governmental power.

¹ Ware, Donna and Geoffrey Henry, *Cumberland Historic District* (Washington, D.C.: Department of the Interior), 1983, 11.

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Later commercial development brought Art Deco and Art Moderne influences into the district through buildings like the Embassy Theatre (49 Baltimore Street), Spear's Jewelry Store (64 Baltimore Street), and the Cumberland Office Supply Company (17 North Liberty Street), characterized by streamlined forms, fluted pilasters, cut-glass signage, and stepped façades.

Locally manufactured materials such as white enameled brick from Mount Savage, and distinctive colored brickwork, further distinguish Cumberland's downtown architecture. Despite some modernization, the majority of buildings maintain their original architectural detailing, fenestration patterns, and historic materials, preserving the historic visual character of Baltimore Street and the surrounding area.

The existing Downtown Cumberland Historic District (NR# 983002917; MHT AL-IV-A-132) encompasses the main business area of Cumberland, the largest city and county seat of Allegany County in western Maryland. Located on the eastern bank of Wills Creek, the district is roughly bounded by the Western Maryland Railroad tracks to the west and George Street to the east, with Baltimore Street serving as the central thoroughfare. Extending about two blocks north and south of Baltimore Street, the district includes portions of George, Liberty, Centre, and Mechanic Streets. Landmark structures such as the First National Bank (71 Baltimore Street), designed by Bruce Price, and the Fort Cumberland Hotel (56–68 Baltimore Street) highlight the district's significance as a commercial and transportation hub. The architectural continuity along Baltimore Street, beginning at 157 Baltimore and running mostly uninterrupted for several blocks, reflects this legacy. The block between George and Centre Streets retains a relatively high level of historic integrity, despite some infill construction, such as at 100 and 152 Baltimore Street, for example. While most ground-floor storefronts along the block have been modernized, many historic features remain, reinforcing the district's character and visual cohesion.

Between Centre and Liberty Streets, the south side of Baltimore Street is dominated by two larger structures, the Liberty Trust Company Building at 83 Baltimore and the First National Bank and Trust Company of Western Maryland at 71 Baltimore, while three slender commercial buildings stand on the north side, adjacent to a small park occupying the former site of a demolished church. Further west, the block between Mechanic and Liberty Streets maintains similar massing and architectural elements, with notable features such as decorative tiled entrance foyers that preserve the memory of original businesses. Beyond Mechanic Street is the district boundary and Wills Creek.

Along North Centre Street between Frederick and Baltimore Streets, two- to three-story brick two-part commercial block buildings dominate, retaining a relatively high degree of historic integrity. While some material replacements have occurred, including the Promenade Mall's modern appearance at 51-57 North Centre Street and marble veneer at the First Federal Savings and Loan Association at 56-58 North Centre Street, the block remains cohesive. Several buildings, such as 50 North Centre Street and the Center Street Collective, feature updated cladding like brick veneer and stucco, while others display Viracon light panels and modern louvered windows. A row of commercial buildings from 10-22 North Centre Street were constructed in 1950 and are

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representative of a type of mid-twentieth-century design aesthetic. The block between Union and Baltimore Streets, now South Centre Street, includes only two buildings, a mid-century brick commercial structure with a metal roof and the Telephone Building, dated to 1947, which stands at the corner of Union and South Centre. The nearby Lila Building technically fronts Baltimore Street. The smaller block from Union to Harrison Streets continues the district's architectural diversity on a smaller, more compact scale, terminating at Harrison Street.

North Liberty Street, beginning at Frederick and extending down to Baltimore Street, presents contrasting streetscapes. The west side is largely open due to a parking lot, while the east side features a dense collection of two- to four-story two-part commercial block buildings, including infill structures such as the Dahjana Building at 25 North Liberty, and older buildings with modernized façade covers, like 7-11 North Liberty Street. Along South Liberty Street, the short block between Baltimore and Union Streets, feels especially compact, with large corner commercial buildings and smaller structures interspersed with alleyways. A paved passage known as "Merchant's Alley" features a decorative metal arched entrance leading to a rear parking area that serves Baltimore Street businesses. The block opens up at Pershing Street, where a teardrop-shaped park marks the intersection of Union and Pershing. Finally, the block between Union and Harrison Streets includes three buildings: the non-contributing District Court of Maryland (123 South Liberty Street) on the west side, an Italianate apartment building (120-122 South Liberty Street) on the east, and a modern one-story dentist's office with a brick veneer (132 South Liberty Street). Here, the transition in paving from brick to asphalt and from brick sidewalks to concrete marks a subtle shift in the district's character, although building setbacks remain consistent except around former government properties.

The short block of South Mechanic Street between Pershing and Baltimore Streets contains only two structures, although these carry south the size and massing of the blocks on Baltimore Street. Along Union Street's east block, only two drive-through bank kiosks, at 19 and 122 West Union Street, are included within the district boundary.

Pershing Street, extending west toward Mechanic Street, features three brick commercial buildings on the north side, completing a full commercial block that fronts Baltimore Street, along with an automotive entrance to Merchant's Alley. At the corner of Pershing and Mechanic stands a Midcentury Modern commercial block that technically has its address at 20 and 50 Mechanic Street, but fronts Pershing Street. On the south side of Pershing are two notable civic buildings: the Maryland Comptroller's Office and the Allegany Museum at 3 Pershing Street, the latter distinguished by its setback and surrounding lawn, a rarity in the district.

Description of Boundary Increase

The Downtown Cumberland Historic District Boundary Increase extends the physical limits of the historic district and encompasses a well-defined area that reflects the city's historical development patterns. The expanded district is bounded by the Baltimore & Ohio Railroad viaduct to the north, forming an unmistakable visual barrier that historically separated the commercial core from

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industrial zones. The railroad continues to serve as a boundary to the east as the surface tracks and Queen City Drive create a distinct dividing line. The district includes the residential blocks of Polk, Hanover, and Bedford Streets. The eastern boundary follows Mechanic Street, which runs parallel to Wills Creek, a significant geographic feature that influenced the city's early settlement patterns. In the south, it extends the boundary to include two buildings, 109 and 111 South George Street, both early twentieth-century commercial buildings that fit within the character and significance of the existing district. The district also expands to the west to include the Times-News Building at 19 Baltimore Street, a notable example of mid-century commercial architecture.

Mid-twentieth-century commercial development is also represented within the district by modest storefront buildings and small-scale office blocks, characterized by simplified forms, the use of contemporary materials such as vitrolite and concrete block, and minimal ornamentation. Consequently, some buildings not considered historic or contributing to the historic district when evaluated in 1983 have achieved significance, such as 14 North Centre Street and 141 Baltimore. These buildings were not yet 50 years old when the original nomination was written, but they now meet the age threshold and contribute to the district's expanded period of significance as representative examples of postwar architectural and commercial trends in Cumberland. In several locations, late-nineteenth- and early-twentieth-century commercial buildings were supplemented or partially replaced by post-war construction, although the majority of the historic fabric retains sufficient integrity of form, materials, setting, and association. Despite some modern infill and the presence of vacant lots resulting from urban renewal activity, the expanded boundary area as a whole continues to convey Cumberland's development as a thriving urban center, reflecting its commercial, institutional, and residential growth from the mid-nineteenth through the mid-twentieth centuries.

The block of North Mechanic Street between Bedford and Baltimore Streets, which includes the Knights of Columbus Building at 66-72 North Mechanic Street and other small-scale commercial structures, reflects the area's historical role in Cumberland's economic life, particularly its connections to Wills Creek. This connection is significant because it influenced Cumberland's original settlement and industrial development patterns, serving as a natural boundary and transportation corridor; this connection is evident in the expanded district's eastern boundary, which follows Mechanic Street – a roadway that runs parallel to the creek and historically separated industrial uses along the creek from residential and commercial development to the west. North of Bedford Street, there is a more concentrated collection of historic buildings that includes a mix of residential and two-part commercial blocks. Beginning at Market Street, gaps and modern intrusions are evident on the west side of the street, while the east side retains a higher degree of continuity. Despite some alterations and noticeable gaps due to demolitions, the historic buildings in this western section retain sufficient integrity of form, materials, and associations to contribute meaningfully to the district's expanded boundary.

North Centre Street acts as the main connecting corridor between downtown and the mixed-use neighborhood to the north. North of City Hall, the continuity is somewhat disrupted by the offramp of the Bedford and Frederick Street bridges and the parking lot associated with the Public Safety

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Building, but the massing and density of the district begins again at 158 North Centre Street. The block between Polk and Hanover Streets maintains a spatial relationship and architectural character consistent with its surrounding blocks. Buildings along this corridor continue the pattern of mid- to late-nineteenth-century vernacular design, supporting the district's visual cohesion.

Between Hanover and Market Streets along Centre Street, the east side of the street is largely open, occupied by a parking lot and the grounds of Saint Patrick's Church, a significant religious and institutional anchor within the district. The complex includes a large Greek Revival-style church featuring a temple front with six Ionic columns and a rear steeple, a three-story school building (1924), and a three-story rectory (ca. 1870). The grounds are distinguished by expansive lawns enclosed by a brick knee wall, accented with statuary and concrete pathways. The buildings along this corridor are two-story commercial or residential structures that maintain the historic scale and rhythm of the streetscape. The pattern of large religious properties on the east side and densely situated commercial or residential blocks continues north to Queen City Boulevard and the viaduct, with the Centre Street United Methodist Church (1871).

To the east of North Centre Street is a compact residential neighborhood of three perpendicular streets – Bedford, Polk, and Hanover Streets. Bedford Street, between Queen City Drive and Centre Street, is characterized by development only along its north side, as the south side is occupied by an on-ramp associated with the Bedford Street bridge over Queen City Drive and the railroad tracks. The built environment along this stretch consists entirely of two- to three-story brick structures exhibiting vernacular interpretations of Greek Revival, Italianate, or Queen Anne-style architecture, along with later alterations, and additions. One modern infill structure interrupts the otherwise historic streetscape but does not significantly detract from the block's overall historic character. Polk Street, extending between Centre Street and Queen City Boulevard, is a tightly packed residential corridor predominantly composed of brick houses with Italianate and Queen Anne stylistic elements. The neighborhood is interwoven with narrow alleys, including one that runs parallel between Polk and Hanover Streets. Among the largely historic building stock, a single-story residence featuring an elevated garage basement appears to be a more recent addition but remains visually compatible with the street's historic scale. Hanover Street exhibits a similarly dense built environment, reflecting the fact that fewer demolitions have occurred in this area compared to surrounding blocks.

Properties located within the Downtown Cumberland Historic District Boundary Expansion area are characterized by a more diverse range of building types and forms than one finds in the original boundary, while generally maintaining continuity with the historic fabric of the core district. Development patterns in the expanded areas continue to reflect traditional street grids and a pedestrian-oriented scale. Buildings are predominantly two to three stories in height and constructed of brick masonry, often incorporating vernacular interpretations of popular architectural styles rather than formal, high-style examples. Typical features include simple massing with restrained decorative elements drawn from Greek Revival, Italianate, Queen Anne, and Second Empire traditions, such as bracketed cornices, segmental-arched windows, and modest decorative brickwork. Rowhouses, duplexes, and small-scale commercial blocks line the streets,

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particularly along Hanover, North Centre, and Bedford Streets. Many of the residential buildings feature a distinctive type of steeply pitched mansard roof that faces the street with a low-sloping roof extending to the rear to maximize the deep and narrow lots. Religious properties such as Saint Patrick Catholic Church and the former Centre Street United Methodist Church serve as prominent institutional anchors within the expanded boundary.

Within the existing district, Baltimore, North Centre, and North Liberty feature narrow streets of herringbone pattern brick pavers. Along Baltimore Street the sidewalks are wide on both sides and feature numerous planters, seating areas, and public artwork, including sculpture – evidence of the pedestrian mall installed in 1976 and removed in 2024. Meanwhile, both Liberty and Centre Streets feature narrower sidewalks in brick pavers for one block to the north and south of Baltimore Street, with some seating areas, bike racks, and recently planted trees. Throughout the district are light poles fabricated to reflect a late-nineteenth to early-twentieth century period style. The manhole covers and other sewage and stormwater infrastructure are typical, and electrical transmission lines have been buried. Outside of these areas, in the expanded district, the streets are paved with blacktop, and feature concrete or stone curbs and narrow sidewalks. The areas north of Frederick Street feature electric transmission poles and lines above the street. Gooseneck lights are attached to the telephone poles.

Beyond the expanded district boundaries, the character and density of buildings changes. West Harrison Street marks the southern edge of the district. Here, extensive urban renewal demolitions have created a visible gap in continuity, reinforcing the appropriateness of this boundary. To the south, buildings are less densely situated and consist of non-historic commercial or light industrial buildings; the streetscape is dramatically disrupted by the elevated Interstate 68 highway. To the north and east, beyond the distinct physical and visual boundaries of the viaduct, surface rail lines, and Queen City Drive, a mixture of historic and non-historic buildings have increasingly deep setbacks and spaces between them. The railroad, including the viaduct and surface lines, as well as Wills Creek, act as distinct visual boundaries. While the Armory at 210 South Centre Street stands out as a significant structure that merits individual documentation and potential NR listing, most remaining buildings south of Harrison Street are late-twentieth-century bank branches and drive-up kiosks that do not contribute to the historic character of the district. Further north, the upper end of George Street has transitioned into a large surface parking lot serving a one-story commercial plaza constructed in the early to mid-1980s, further emphasizing the shift away from the historic core.

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Building Inventory

Continuous numbering

Baltimore Street

1. 0 Baltimore Street

One vacant lot, not counted

2. 0 Baltimore Street

One vacant lot, not counted

3. 15 Baltimore Street

One vacant lot, not counted

4. 19 Baltimore Street

One contributing building (Times News), 1938, façade 1957

A two-story brick building consisting of three volumes and a Mid-Century Modern north façade. The building is constructed of brick laid in a running bond and rests on a concrete foundation. It is situated on a corner lot and fronts a downtown intersection. The primary (north) volume features a flat roof and a symmetrical façade with a central entrance bay framed in cast concrete. Above the entrance, metal letters spell "TIMES NEWS." The entrance bay is flanked by vertically aligned glass blocks and aluminum-framed windows. A continuous concrete band separates the first and second stories. To the east, a two-story brick volume connects to the primary volume and features a blank north elevation. The west elevation features a first-story open garage bay. An entrance north of the garage is situated under a glass block window. Four glass block windows are evenly spaced across the second story of this volume. The western volume rises two stories and is composed of recessed window bays separated by vertical brick piers. Fenestration includes three-over-one, double-hung sash windows. At the rear, the building connects to a one-story metal-clad addition with a flat roof. This rear volume opens onto a paved surface parking lot.

5. 29-31 Baltimore Street

NR-listed building (original district), not counted (WCBC), ca. 1900

A two-story hipped-roof commercial building with a rectangular footprint and red brick exterior, divided into two distinct sections. The eastern section is clad in red brick at both stories. The first story contains three multi-light fixed sash windows and a single-leaf door. The second story contains four evenly spaced eight-over-twelve, double-hung sash windows. A flat metal canopy spans the façade between the first and second stories, with a metal railing above. A sign reading "WCBC" vertically is mounted at the upper right corner. The roof is hipped and clad in asphalt shingles with a projecting boxed eave. The western section is clad in red brick at the first story and horizontal siding at the second story. The first story contains a single-leaf door and one storefront

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window. The second story contains two eight-over-twelve, double-hung windows with faux shutters. A dentilled cornice runs along the roofline of this section, which also projects slightly in the form of a stunted mansard roof.

6. 37-43 Baltimore Street

NR-listed building (original district), not counted (Windsor Hall), ca. 1890, addition 1910, 1919

Architect: Harry Campbell (1919 addition)

Builder: James Powell (1910 addition)

A three-story brick Italianate commercial block composed of two volumes. The ground floor contains three distinct storefronts. On the eastern end is a recessed shopfront bearing the signage "WINDSOR HALL." The central storefront features a projecting canopy clad in wood shingles, while the westernmost storefront features a large window with the sign "CAFÉ MARK." The eastern section of the building is organized into three vertical bays. The central bay contains tall four-over-four, double-hung windows, with the third-floor window topped by a projecting cornice supported by decorative brackets. Flanking this are two prominent pediment-topped windows at the third floor, and rectangular four-pane windows below on the second floor, all with surrounds and projecting hoods. The western section of the building features five bays. The central bay has paired two-over-two windows on both the second and third floors, with the upper windows capped by a projecting cornice on brackets. These are flanked symmetrically by four-over-four sash windows on either side. The building is capped with an Italianate-style projecting cornice with paired brackets at the corners and regularly spaced modillions.

7. 38 Baltimore Street

NR-listed building (original district), not counted, 1890, alteration, 1911

Architect: George Sansbury (alteration)

Builder: James Powell (alteration)

A three-story Classical Revival-style building clad in dark brown stone and featuring a recessed central entrance with display windows on the first floor. The upper stories are organized into three bays. The second story features four tall one-over-one double-hung windows, and the third story includes four arched one-over-one windows, all framed by vertical pilasters. The central bay consists of two windows grouped together. A frieze band with swag motifs and a bracketed cornice caps the façade.

8. 42-46 Baltimore Street

NR-listed building (original district), not counted, 1890, alteration, 1902

Architect: John S. Seibert (alteration)

A three-story Classical Revival-style building constructed in buff brick. The façade is divided into three vertical bays, each framed by full-height pilasters and capped with Corinthian-inspired capitals. At the ground level, large storefront display windows are framed in metal with a continuous transom band above, separated by stone piers. A modern canopy projects over the central entrance, which is flanked by contemporary glass and metal framing. The second story features broad rectangular openings filled with multi-pane windows, framed within a decorative

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metal surround that spans each bay. Above this, the third story is dominated by large round-arched windows in each bay. The building is capped by a projecting cornice supported by heavy brackets and enriched with modillions and classical detailing.

9. 47 Baltimore Street

NR-listed building (original district), not counted (The Arcadian Gallery), 1900, alterations, 1919

A three-story commercial building constructed of red brick. It features a central recessed entrance flanked by large display windows framed in a black Vitrolite panel surround. An awning spans the storefront, with signage reading "STUDIO GALLERY." The upper stories are divided into three symmetrical bays. The second and third stories each feature four one-over-one double-hung windows with two windows in the central bay. Each window is set in a brick surround with continuous stone sills. The flat roof is finished with a plain brick parapet.

10. 48-52 Baltimore Street

NR-listed building (original district), not counted (Walsh-Clark-Keating Building), 1894

A four-story commercial building featuring a rusticated Romanesque Revival-style entranceway constructed in buff brick with stone trim. The façade is organized into four vertical bays and capped with a flat roof hidden behind a parapet. At street level, the first floor includes four storefronts, three of which are recessed, with wood and glass entry doors. These are flanked by large display windows, all unified by a continuous metal spandrel panel running across the elevation. The main entrance is located within a prominent round-arched bay composed of rusticated stone blocks. The second and third floors are divided into vertically grouped one-over-one double-hung windows. The entrance bay features single window units, while the flanking bays contain triplets. These groupings are housed within shallow, two-story recessed panels topped by brick corbel courses. The fourth floor is characterized by narrow arched window openings arranged in sets, two windows above the entrance bay and four above each outer bay. A decorative brick and stone cornice with corbelled detailing completes the elevation, separating the uppermost story from the parapet above.

11. 49 Baltimore Street

NR-listed building (original district), not counted (Embassy Theater), 1931

Architect: Hodgens & Hills

Builder: George Hazelwood

A four-story Art Deco-style movie theater clad in stone. The building is divided into five bays, with the central bay more elaborately treated. The ground floor is clad in black Vitrolite panels and contains a central ticket booth flanked by two sets of double wooden doors on either side. Above, a projecting marquee displays the name "EMBASSY" and includes side-mounted letter boards. On the upper stories, the central bay features stacked groupings of three narrow two-pane windows separated by vertical strips of black marble. At the top, a round-arched window is set beneath a decorative fan-shaped stone parapet, flanked by shallow pilasters. Flanking the central bay, each side contains a pair of smaller windows set at the second- and fourth-floor levels, with narrow slit windows forming the outer edges. These side bays are also articulated with vertical

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strips of black marble between windows. The building terminates in a flat roof, with its parapet rising above the central bay to form a stepped profile.

12. 55 Baltimore Street

NR-listed building (original district), not counted (Fort Cumberland Emporium), 1900

A four-story Romanesque Revival-style brick commercial building. The first floor features a modern storefront clad in black Vitrolite panels, with a deeply recessed central entrance flanked by large display windows framed in metal. The upper façade is divided into three bays. The second and third stories each contain large window openings with dark metal frames, set within shallow brick surrounds. A wide frieze between the third and fourth stories features egg and dart and wave designs. The fourth story features five narrow arched window openings with brick hood molds and stone sills, set within recessed brick panels. Brick corbelling and a dentil course define the cornice line. The flat roof is obscured by a raised brick parapet. Decorative brickwork at the corners (quoins) and around the arched windows emphasizes the building's Romanesque character.

13. 56-68 Baltimore Street

NR-listed building (original district), not counted (Cumberland Arms, aka Fort Cumberland Hotel), 1917

Architect & Builder: Fred Webber

A six-story Beaux-Arts apartment block occupying a prominent corner lot. The building is constructed in red brick with stone trim and features a strong horizontal organization. The first floor is faced in smooth ivory-colored stone and contains multiple commercial storefronts with large display windows and several entrances. The stone cladding and a projecting cornice just above the first story visually separates the commercial base from the residential levels above. The upper five stories are organized into regularly spaced bays of one-over-one double-hung windows with stone sills and decorative lintels at the topmost stories. The building is crowned by a richly detailed entablature clad in stone, including a frieze with garland motifs and a dentil cornice. A vertical neon blade sign mounted on the corner bay reads "CUMBERLAND." The flat roof is concealed by a modest parapet.

14. 57-59 Baltimore Street

NR-listed building (original district), not counted (City Lights, American General), 1900

Two three-story commercial buildings on a single parcel. Both buildings are arranged in single bays and have flat roofs capped by plain brick parapets. At the first floor, 57 Baltimore Street features a storefront with a recessed entrance and large display windows framed in metal. 59 Baltimore Street's storefront features a recessed storefront entrance beneath a fabric awning labeled "CITY LIGHTS." The building has a large display window at the center and is flanked by a recessed entrance on either side, all framed in metal siding. The second and third stories of each building feature a single wide band of four double-hung wood sash windows, set side by side above continuous stone sills. The façade exhibits minimal ornamentation and maintains a uniform fenestration pattern across the upper stories.

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15. 61 Baltimore Street

**NR-listed building (original district), not counted (Madhouse Studios), 1915, alteration, 1929
Architect: George Sansbury (alteration)**

A three-story Beaux Arts-inspired commercial building consisting of a symmetrical façade clad in marble panels. The building is arranged in a single bay with central windows framed in decorative ironwork. The first floor is clad in Vitrolite panels. The storefront features two entrances with metal-framed glass doors and a transom, flanked by a fixed display window. A modern sign reading "MADHOUSE" spans the width of the storefront. The second and third stories have three tall four-pane windows, each separated by iron spandrels between floors. Small ornamental shields and crest motifs are set within the ironwork at the spandrel panels. A stylized shield emblem is carved into the marble above the third story. The roof is concealed by a shallow parapet with a subtle pediment shape at the center.

16. 63-69 Baltimore Street

One contributing building (McCleave Building), ca. 1875

A three-story, six-bay-wide, flat-roofed Italianate commercial block with a bracketed cornice extending across the primary façade. The first story has been altered, with a contemporary infill panel replacing an original recessed corner entrance and modern storefront glazing in the remaining bays. The upper stories retain regularly spaced fenestration with tall, narrow, double-hung wood windows in several different sash configurations; the façade features nine-over-nine on the two western bays and six-over-six in the remaining bays, and one-over-one sashes along the (east) South Liberty Street elevation. Each window opening is framed by a bracketed architrave with a slightly arched lintel, and the red brick façade is articulated with Italianate detailing at the cornice and window trim.

17. 70 Baltimore Street

NR-listed park, not counted (Public park)

A public park space featuring seating and a hipped roof pavilion.

18. 71-73 Baltimore Street

NR-listed building (original district), not counted (First National Bank & Trust Company Building), 1893

Architect: Bruce Price

A three-story, brick Richardsonian Romanesque-style commercial building occupying a corner lot and clad in tan brick with decorative terra cotta and brownstone detailing. It features a varied roofline, including stepped and gabled parapets, and is topped with red clay tile roofs. The primary entrance is located in a round-arched opening with brownstone trim. Fenestration varies by bay and level, including narrow arched windows, sash windows, and grouped openings with decorative brickwork surrounds. The central bay of the primary western façade features a large arched tripartite window at the third story, with simple rectangular openings below. The north elevation includes a series of round-arched brickwork with tall rectangular windows set within the first story and smaller square openings above. Brick pilasters, belt courses, and terra cotta panels provide additional ornamentation. The foundation is clad in smooth stone.

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19. 74 Baltimore Street

NR-listed building (original district), not counted, 1900

A three-story brick Italianate commercial building occupying a corner lot featuring a two-bay façade constructed in red brick. The first floor features a recessed central entrance flanked by large display windows, framed in a wood storefront system with paneled pilasters, transoms, and decorative brackets supporting a shallow projecting cornice. The second and third stories each contain two segmental-arched window openings with brick hoods and wooden sills. Windows are one-over-one sash units set within simple frames. A decorative cornice with brackets and a paneled frieze caps the façade. The roof is flat and concealed behind a parapet.

20. 76 Baltimore Street

NR-listed building (original district), not counted (Dime Savings Bank), 1911

Architect: Wright Butler

Builder: Aaron May

A two-story Classical Revival-style bank building. The symmetrical façade is arranged in a single bay and is clad in smooth, light-colored marble panels with classical detailing. The central entrance is emphasized by a round-arched multi-panel window with a projecting keystone and fluted pilasters on the second story. On the first floor, a recessed door with a transom is set just below this. The entrance is flanked by tall, narrow display windows. The building is defined by a solid marble wall surface with minimal fenestration, capped by a projecting cornice with dentil molding. The flat roof is concealed behind a parapet with stepped shoulders at each side.

21. 80-84 Baltimore Street

NR-listed building (original district), not counted (Washington Lunchroom), 1911

Architect: George Sansbury

A three-story brick Beaux-Arts-inspired commercial building spanning two parcels with a symmetrical façade constructed in light gray brick with stone trim and divided into two bays. The first floor contains two separate storefronts: the west bay with a recessed entrance and display window under a metal awning labeled "M & M BAKE SHOP," and the east bay with a recessed entry and signage reading "BALTIMORE ST. CAFÉ." At the third story, each bay features arched window openings with white stone surrounds, keystones, and spandrel panels. The second-story windows are tall one-over-one double-hung and set beneath the arched openings, two on either side. A decorative cornice with modillions runs beneath a shaped parapet, which is adorned with cartouches, medallions, and a central clock motif. The building has a flat roof.

22. 83 Baltimore Street

NR-listed building (original district), not counted Liberty Trust Company Building, aka Lila Building, Third National Bank Building), 1905, alteration, 1920

Architect: Wright Butler, Fred T. Ley (alteration)

Builder: A. Bradford Allen, Fred T. Ley (alteration)

A six-story Beaux-Arts brick commercial building characterized by a curved northeast corner and occupying a prominent corner lot at the intersection of Baltimore and Centre Streets. The building is constructed in red brick with stone trim and rests on a raised stone foundation. Fenestration is

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organized in horizontal bands of evenly spaced one-over-one double-hung windows with stone sills and lintels, accentuated by continuous brick spandrel courses between floors. The curved corner is articulated with stacked angled windows and emphasizes the building's corner presence. The primary entrance is centrally located on Baltimore Street above a stone lintel inscribed with "LILA BUILDING." A heavy bracketed cornice with deep overhang and copper detailing is located above the fourth story. Another slightly less prominent copper cornice is placed above the fifth floor. The flat roof is concealed behind a low brick parapet.

23. 86 Baltimore Street

NR-listed building (original district), not counted (Kramer's Deli), 1894

A three-story Italianate brick commercial building occupying a corner lot and featuring a chamfered edge facing the corner. The brick façade is organized into two primary bays. The first floor includes a deeply recessed entrance door with large storefront display windows all framed in wood. A metal balcony with a bicycle display spans the second story. The upper stories feature tall, narrow one-over-one double-hung windows with segmental arched headers and wooden sills. The primary elevation includes four windows grouped together on each floor, while the chamfered corner includes pairs of windows at each level. The windows are highlighted by decorative brick hood molds. The cornice is bracketed and features an overhang with dentils. The flat roof is hidden behind a shallow parapet.

24. 100 Baltimore Street

NR-listed building (original district), not counted (People's Drug), 1960

Architect: Charles Bicksler

A two-story brick commercial building constructed in red brick and characterized by its simple, box-like form with minimal ornamentation and window openings. The first floor features a recessed chamfered double-door entrance flanked by large aluminum-framed display windows. The second story presents a blank brick façade with no visible fenestration. The flat roof is concealed behind a low, unadorned parapet.

25. 101-105 Baltimore Street

NR-listed building (original district), not counted, ca. 1870

A three-story brick Italianate commercial building occupying a corner lot with a symmetrical main façade divided into five bays, with the first floor containing two storefronts. The western storefront features two recessed entrances with flanking display windows and signage for "ELIJAH THANE." The eastern storefront features a centered double-door entrance flanked by large display windows. A fabric awning wraps around the corner. The second story features five tall, narrow one-over-one double-hung windows, and the third story includes five four-over-four double-hung windows. Each of the windows has decorative brick hood molds and the third story windows have stone sills. Brick corbels and roundel medallions accent the spandrel space and a wide cornice with dentil molding caps the façade.

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26. 107-109 Baltimore Street

NR-listed building (original district), not counted (Town Center Building), 1910

A three-story brick Italianate commercial building featuring a two-bay façade. The first floor features a deeply recessed entrance flanked by large display windows, capped with a flat signboard reading "TOWN CENTER BUILDING." There is an additional door towards the eastern end of the first floor. The upper stories each contain two tall, narrow, two-over-two double-hung windows with segmental arched tops. Windows are set in simple surrounds with bracketed hoods and molded lintels. The windows are offset closer to the western end of the facade. A bracketed cornice with decorative frieze caps the façade.

27. 110-112 Baltimore Street

NR-listed building (original district), not counted (Gateway Center), 1939

A three-story buff brick commercial building featuring a symmetrical façade divided into six bays. The first floor features three recessed entrances and large display windows. A metal sign band above the storefront reads "GATEWAY CENTER." The upper stories feature tall two-panel vertical window openings at each level; all placed within recessed spandrel panels. Decorative metal panels are set at the bottom of each window opening. The flat roof is concealed behind a plain brick parapet with minimal ornamentation.

28. 111-113 Baltimore Street

NR-listed building (original district), not counted (Downtown Hobbies & Toys, aka Little Jewelers), 1904

Architect: George Sansbury

A three-story, two-bay Renaissance Revival-style brick commercial building clad in rough-faced stone at the second and third stories with brick and terra cotta trim. The first floor features a central recessed entrance framed by two large display windows beneath a standing seam metal awning. An additional door is located towards the western end of the building. The second and third stories feature grouped window openings with flat arches at the second story and round arches at the third, all accented by red brick voussoirs and keystones. The parapet is finished in red brick and the roofline is finished with a modest cornice.

29. 115 Baltimore Street

NR-listed building (original district), not counted, 1895

A three-story Renaissance Revival building. The storefront features a main recessed entry and a secondary entrance to the east and features fluted pilasters and an entablature above the sign band, which reads "TOWN CENTER." The upper two stories are clad in brick. The second story features a pair of one-over-one, double-hung windows and transoms separated by miniature pilasters and wood panels, flanked by wide brick pilasters. The third story is characterized by a large tripartite arched window which springs from the capitals of the pilasters below. The façade also features symmetrical brick festooning. Decorative brick work and brackets define the cornice.

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30. 118 Baltimore Street

NR-listed building (original district), not counted (Rosenbaum Building), 1899, remodeled 1913, 1990

Architect: John Seibert, George Sansbury (remodel)

A three-story Classical Revival-style commercial building constructed in brick with prominent classical detailing. The façade is arranged in three wide vertical bays. The first floor features a modernized storefront with a central entrance flanked by large display windows. Signage reading “ROSENBAUM” is centered above the entrance. The upper stories are defined by pilasters and contain a group of tall, arched window openings at the third story with rectangular windows below. Decorative floral panels and classical motifs separate the window groupings. The façade is capped by a wide entablature and an ornate bracketed cornice.

31. 119-121 Baltimore Street

NR-listed building (original district), not counted, 1897

A three-story brick Art Nouveau-style commercial building constructed in red brick with stone and pressed metal decorative detailing. The façade is divided into five bays. The first floor has a recessed central entrance flanked by angled display windows set in a stone-clad surround. The second story contains four one-over-one double-hung windows with stone sills, symmetrically placed around a central datestone reading “1897.” The third story features four arched one-over-one sash windows, and an additional central blind arch. Brick spandrel panels and radiating brick voussoirs above the openings on the third floor exhibit stylized Art Nouveau ornamentation. A decorative frieze with circular medallions and a shallow cornice cap the façade.

32. 123 Baltimore Street

NR-listed building (original district), not counted (Thom McAm), 1895

A three-story, four-bay Italianate commercial building featuring a symmetrical façade constructed in red brick. The first floor features a deeply recessed central entrance flanked by display windows, all framed in a modern storefront system with a projecting metal awning. A large banner above the entry identifies the building as the future home of the “ALLEGANY ARTS COUNCIL.” The second story includes four evenly spaced one-over-one double-hung windows set below transom windows, all having stone sills and flat lintels accented by vertical brick headers. The third story features four arched one-over-one double-hung windows with brick hood molds. A decorative cornice with dentils and a central pediment containing an oculus window caps the façade. The mansard roof is clad in asphalt shingles.

33. 127-129 Baltimore Street

NR-listed building (original district), not counted (Loft 129), 1952

A two-story commercial building clad in a smooth plaster finish. The façade is simple and unornamented, and divided into three bays. The first floor features a recessed central entrance framed in vertical siding and brick base panels and includes a glazed double door. The western end of the building has a projecting black sign that reads “LOFT.” The second story contains three twelve-over-twelve square windows, evenly spaced across the otherwise blank upper façade. The flat roof is concealed behind a plain parapet.

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34. 128 Baltimore Street

NR-listed building (original district), not counted (Schwarzenbach and Son), 1911

Architect: Wright Butler

Builder: Silas Wise

A 3.5-story Beaux Arts commercial building featuring a richly ornamented façade clad in terracotta and iron. The façade is arranged in five bays. The first floor contains a recessed central entrance flanked by large display windows. Above the entrance, a sign reads “SCHWARZENBACH & SON.” The second and third stories are defined by wide bands of ribbon windows set within decorative iron framing. The upper half-story features a steeply pitched mansard roof clad in fish-scale terra cotta shingles, pierced by four arched dormer windows with projecting molded surrounds. A projecting cornice with modillions caps the façade.

35. 131-137 Baltimore Street

NR-listed building (original district), not counted, 1900, facade alteration 1952

A pair of two-story brick and stucco commercial buildings occupying one parcel. The western building (137 Baltimore Street) is mostly constructed in buff brick and has a recessed central entrance flanked by display windows held in metal frames. A tiled base wraps the lower portion of the façade. The second story, finished in buff brick, features a single multi-pane window with a simple brick sill. The western building (131 Baltimore Street) is clad in smooth stucco with a recessed entrance and flanking storefront windows held in metal frames. The second story contains two small multi-pane windows with slightly projecting surrounds. Both buildings have flat roofs concealed behind plain parapets.

36. 134 Baltimore Street

NR-listed building (original district), not counted (Uptown Downtown), 1900

A three-story modern commercial building constructed in red brick and featuring a mansard roof. The symmetrical façade is divided into three bays. The first floor features a central entrance flanked by large storefront windows with transoms, framed in metal. Signage above the storefront reads “UPTOWN 134 DOWNTOWN.” The second story consists of three evenly spaced nine-over-nine double-hung windows, and the third story features three six-over-six double-hung windows. Each of the windows has stone sills and keystones, and lintels accented by vertical brick headers. The building is capped with a steep mansard roof with slate shingles.

37. 138 Baltimore Street

NR-listed building (original district), not counted (McMullen Building), 1908

Architect & Builder: W. T. Taylor

A three-story Classical Revival-style commercial building constructed in ivory-colored brick and features decorative stone details. The first floor contains multiple storefronts with large display windows, two double-door recessed entrances and two single door entrances, all framed by a continuous stone spandrel panel. The second story includes a large arched window above the main entrance, with decorative surrounds and the inscription “McMULLEN BUILDING” spans the second bay from the east, flanked by smaller circular windows. The third story features grouped one-over-one double-hung windows. Classical ornamentation includes garland swags and shield

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motifs, just below a prominent cornice with dentil details. The flat roof is concealed behind a stepped parapet.

38. 141 Baltimore Street

NR-listed building (original district), not counted, 1952

A two-story, flat-roofed commercial building. The first story includes a recessed entrance flanked by large storefront windows set within a continuous frame. A wide canopy projects over the entrance and storefront bays. The second story is clad in marble square veneers and contains a horizontal band of ribbon windows with metal framing. Brick masonry piers frame the elevation and extend above the roofline.

39. 145 Baltimore Street

NR-listed building (original district), not counted (Peskin's), 1893, storefront, 1930

A five-story brick commercial building featuring a Romanesque Revival upper section and an Art Deco storefront. The building is constructed in red brick with stone trim and is vertically organized into four bays. The first floor features an Art Deco-style storefront clad in light-colored stone, with large display windows and a central entrance. Bold vertical signage and metal letters spelling "PESKINS" span the width of the storefront above a horizontal trim band. The upper stories reflect the Romanesque Revival style, with the second floor featuring simple one-over-one double-hung windows. The third floor consists of round-arched windows framed by corbelled brick and stone impost blocks. The fourth and fifth stories are composed of one-over-one double-hung windows with stone lintels and sills. The façade is capped by a projecting cornice with dentil details and a shallow parapet.

40. 149 Baltimore Street

NR-listed building (original district), not counted (First People's Community Federal Credit Union), 1998

A three-story modern hyphen attached to the historic building at 151 Baltimore Street. The building is clad in smooth, light-colored stone and features minimal ornamentation. The façade is divided into two vertical bays. The west bay, which is slightly recessed, contains a glazed entrance set beneath a fabric awning that reads "FIRST PEOPLES." On the second and third stories are single one-over-one double-hung windows. The east bay is slightly projected and contains no openings. The hyphen serves as a connector with the more elaborate Classical Revival-style bank building at 151 Baltimore Street. The roofline is flat and unadorned but highlighted with a simple, metal coping.

41. 151 Baltimore Street

NR-listed building (original district), not counted (First People's Community Federal Credit Union), 1915

A two-story Classical Revival-style bank building with a symmetrical façade clad in ivory-colored stone. The main façade features prominent fluted Corinthian columns framing the central entrance bay. The entrance features a glazed double-door opening set beneath a fabric awning that reads "FIRST PEOPLES." At the top of the façade, a full entablature with a plain frieze, surrounded by

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decorative stonework, bears the inscription "FIRST PEOPLES CFCU." The flat roof is capped by a projecting cornice with decorative metal cladding. The building connects to a modern two-story hyphen on the east.

42. 152 Baltimore Street

NR-listed building (original district), not counted (Downtown Pizza & Subs), ca. 1960

A one-story commercial building faced with white brick. The façade is characterized by two large bays featuring banks of tall fixed windows and transoms. Flat metal awnings shelter each bay. A glass panel entrance is located in the eastern bay. The side elevation is mostly blank except for two secondary entrances. A recessed storefront entrance is located at the rear, near the alley.

43. 157 Baltimore Street

NR-listed building (original district), not counted (Rehab 1st, aka Montgomery Ward & Co.), 1946

A 3.5-story Colonial Revival-style building with a mansard roof constructed in brick with limestone trim and featuring a symmetrical, five-bay, main façade. The first floor is defined by large display windows and a recessed central entrance set in a modern storefront system beneath a fabric awning that wraps around the corner. The second floor includes five eight-over-twelve double-hung windows, while the third floor features five eight-over-eight double-hung windows. Each of the windows have surrounds and the bays are separated by brick pilasters. The second story windows are set above a continuous balustrade panel. The top half-story is contained within a steep slate-clad mansard roof with three pedimented dormers spaced evenly across the façade. A molded cornice and stone coping cap the building.

Bedford Street

44. 20 Bedford Street

One non-contributing building (Public Safety Building), 1978

A three-story New Formalist-style civic building clad in smooth concrete panels. The main façade features a series of narrow vertical bays divided by evenly spaced projecting concrete fins that emphasize the building's verticality. The recessed bays contain tall, slit-like window openings. The first floor is faced in red brick and includes a central entrance flanked by additional recessed bays. The building's name and seal, reading "CITY OF CUMBERLAND PUBLIC SAFETY BUILDING," are applied directly to the concrete surface on the east elevation. The roofline is finished with a flat parapet.

45. 24 Bedford Street

NR-listed building (individual), not counted (Bell Tower Building, aka Allegany County League for Crippled Children), 1884

A two-story, three-bay brick building with a wood cupola. Fenestration includes pairs of one-over-one, double-hung windows in trabeated surrounds. The (east) façade features a slightly off-center central bay in which the entrance is located under a small gabled porch supported by decorative brackets. The entrance is accessed via a small set of steps and is flanked by a pair of narrow

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sidelights. At the cornice line, there is a band of regularly spaced brackets supporting a prominent overhanging eave. Above the roofline sits a square cupola with louvered openings and a flat roof supported by posts. The cupola is centered and rises from the middle of the low-pitched main roof.

46. 101 Bedford Street

One contributing building (Walsh-McCagh Drugs), 1915

A four-story Italianate flatiron building occupying a prominent corner lot. It is constructed in red brick with a trim and features a chamfered corner on the first floor, transitioning to a curved corner on the upper stories. The first floor includes a recessed corner entrance flanked by large display windows. The upper stories are arranged in bays of one-over-one wood, double-hung windows with stone sills and lintels, and decorative brick panels cap each bay at the fourth story. Fire escapes are attached to the north and west façades. The building is freestanding with open space on all sides, including a narrow alley separating it from the adjacent building to the east.

47. 114 Bedford Street

One vacant lot, not counted

48. 122 Bedford Street

One contributing building (Bedford), ca. 1850

A three-story, three-bay brick building constructed in a simplified Greek Revival style. The first floor is clad in wood paneling and features a prominent angled bay window with three one-over-one double-hung windows set in surrounds. A fabric awning projects above the entire first floor. A recessed door is located next to the bay window, followed by a projecting door. The second and third stories each contain three evenly spaced one-over-one double-hung windows with prominent stone keystones. Just above the third story is an elaborate, projecting blue bracketed cornice. The building is capped with a flat roof. The parapet features three decorative panels and is further capped with a cornice.

49. 124 Bedford Street

One contributing building, 1895

A three-story, three-bay Italianate-style building constructed in brick. The main entrance is located in the west bay and is sheltered by a small projecting entablature supported by decorative brackets. Windows on the upper floors are one-over-one double-hung with wood frames and projecting lintels. The symmetrical façade is capped by a pronounced cornice with dentil detailing.

50. 130 Bedford Street

One contributing building, 1900

A three-story, three-bay Italianate-style building constructed in brick. The east-facing façade is four bays wide, with one-over-one double-hung sash windows on the upper stories, each with stone sills and segmental-arched stone lintels. The first story includes two entry doors and a projecting bay window with a shingled pent roof, all sheltered by a metal cornice. The south elevation contains evenly spaced segmental-arched window openings, some of which are infilled. Windows on the upper floors are one-over-one double-hung with wood frames and projecting lintels. A

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cornice with brackets and dentil detailing runs above the third story. The roofline features small rectangular vents with decorative grills in each bay. The building terminates in a molded cornice at the roofline.

51. 132 Bedford Street

One contributing building, 1910

A two-story Queen Anne-style residence constructed of buff brick with an engaged corner turret. The main façade is divided into two volumes, with the western bay forming a distinctive three-sided turret capped by a steeply pitched conical roof. A full-width shaded entrance porch spans the façade, supported by stone columns with a solid masonry balustrade. Fenestration includes one-over-one wood double-hung windows with modest projecting lintels. The roof is clad in asphalt shingles, with gabled dormers projecting from the main roofline.

52. 138 Bedford Street

One vacant lot, not counted

53. 146 Bedford Street

One non-contributing building, 2001

54. 152 Bedford Street

One contributing building, 1905

A two-story Italianate-style house with a symmetrical three-bay façade. The building is constructed of red brick and rests on a raised limestone foundation. Windows are one-over-one double-hung with wood trim, featuring slightly projecting sills and lintels that contrast with the brick façade. The main entrance, located in the westernmost bay, includes a paneled door with a decorative transom. The roofline is marked by a prominent bracketed cornice with ornate scrollwork and dentils.

55. 154 Bedford Street

One contributing building, 1920

A three-story brick Italianate-style building set on a limestone foundation. The primary façade is arranged in three bays and features a recessed entrance in the westernmost bay, accessed via a small set of concrete steps. Fenestration consists of one-over-one double-hung windows: two on the first floor and three each on the second and third stories. Windowsills and lintels are constructed of matching brick. A modest corbelled brick cornice with dentil detailing caps the flat roofline.

56. 156 Bedford Street

One contributing building, 1905

A two-story brick Italianate-style house set on a stone foundation. The façade is divided into three bays. The entrance is located in the western bay and features a door with a simple projecting lintel supported by brackets. On the first floor, two two-over-two double-hung windows are set in wooden frames. The second floor contains three one-over-one double-hung windows with

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surrounds. The flat roof is finished with a prominent projecting cornice supported by decorative brackets.

57. 158 Bedford Street

One contributing building, 1905

A two-story Greek Revival-style brick house with a stone foundation. The façade is arranged in three bays. A double entrance is located in the easternmost bay and features a double door with glass panels. The first floor consists of two tall one-over-one double-hung windows with plain surrounds. The second story has three six-over-six double-hung windows. The roofline is defined by a prominent cornice with evenly spaced brackets and decorative detailing.

58. 160 Bedford Street

One contributing building, 1905

A two-story, side-gabled Greek Revival-style brick house situated on a corner lot. The building rests on a stone foundation and has a three-bay façade. On the first floor, the easternmost bay contains an entrance door with multi-pane glass panels, flanked by a grouping of four windows. The outermost windows are one-over-one double-hung, while the center pair consists of single-pane units. The second story contains three evenly spaced one-over-one double-hung windows. The building is topped with a side-gabled roof covered in asphalt shingles and features a slightly projecting cornice.

Bow Street

59. 0 Bow Street

One contributing building, 1940

A one-story, five-bay brick garage. The façade features three bays, including a CMU in-filled bay flanked by original wood sliding bay doors. The building is topped by a metal shed roof.

60. 0 Bow Street

One non-contributing building, 1940

A one-story, one-bay CMU garage.

Frederick Street

61. 0 Frederick Street

One contributing site

A small public park with cement seating areas.

62. 1 Frederick Street

One non-contributing building (Allegany County Office Building), 1998

A four-story Postmodern office building composed of brick and glass with a chamfered main entrance at the corner. The entry is defined by full-height glass panels and double glass doors,

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forming a vertical bay that anchors the building. The façades facing each street are nearly identical and are organized into nine vertical bays. The ground floor is recessed and clad in dark brown brick, with large glass storefront windows creating a transparent base. The second and third stories feature grouped four-pane square windows set within a curtain wall system that includes vertical glass bands between bays. The fourth story continues the vertical rhythm with single four-pane windows placed directly above the lower levels. The upper three stories are clad in a lighter-toned brown brick that contrasts with the darker brick of the first level. The building is capped by a flat roof.

63. 1 Frederick Street

One non-contributing building (Frederick Street Parking Garage), 1998

A three-level concrete parking garage.

64. 2 Frederick Street

One non-contributing building (Lifetime Eyecare Center), 1997

A freestanding two-story, brick commercial office building occupying a prominent corner lot. The façades are symmetrical and composed of four evenly spaced bays on each elevation. Both stories are pierced by evenly arranged eight-over-eight double-hung windows, each set beneath a continuous stone band that runs horizontally along the lintel line, providing a subtle articulation between stories. A mounted sign reading "LIFETIME EYECARE CENTER" is placed near the roofline on the primary elevation. The flat roofline is defined by a projecting stone coping that visually caps the building.

65. 19 Frederick Street

NR-listed building (individual), not counted (Public Safety Building, aka Old Post Office and Courthouse), 1904

Architect: James K. Taylor

A three-story Georgian Revival-style courthouse prominently located on a corner lot. The building is constructed in red brick with limestone detailing and rests on a raised stone foundation. The primary elevation is formally composed and divided into five bays, with the central three bays projecting slightly from the main block. The first story is entirely faced in rusticated limestone and features three large segmental-arched entryways with pronounced keystones and stone surrounds, each with recessed paneled doors. These are flanked on either side by two-over-two segmental-arched double-hung windows with stone sills, located on the recessed side bays. A continuous water table delineates the transition to the brick upper stories. The second and third stories are constructed of red brick with limestone detailing. The central bay is defined by four monumental Ionic columns that span the two upper stories and support a full entablature and a triangular pediment. The second and third stories contain evenly spaced one-over-one double-hung windows; the three center windows are set within decorative limestone surrounds, while the flanking windows feature stone keystones. Above the central bay, the pediment includes a circular window at its center and carved stone ornamentation in the tympanum. The building is capped with a bracketed cornice and stone coping. Rusticated limestone quoins define the corners of the main volume.

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Hanover Street

66. 107 Hanover Street

One contributing building, 1910

A two-story Greek Revival-inspired house occupying a corner lot. The building is constructed in red brick and features a side-gabled roof covered in asphalt shingles. The symmetrical front façade is divided into three bays. On the first story, the eastern and western bays each contain a single-door entrance with a transom window above, while the central bay includes a one-over-one double-hung window with a matching sill, and lintel. The second story has three evenly spaced one-over-one double-hung windows, also with matching sills and lintels. The cornice line is marked by a simple stepped brick detail.

67. 111 Hanover Street

One contributing building, 1890

A two-story Greek Revival-inspired house constructed in brick. The side-gabled roof is covered in asphalt shingles and features raised shoulders on either end. The façade is divided into three bays. On the first floor, the western bay contains a door framed by a surround with an overhang, flanked by two one-over-one double-hung windows. The second story features three similarly detailed windows, each with decorative projecting lintels. A dentil cornice runs below the roofline.

68. 113 Hanover Street

One contributing building, 1874

A 2.5-story Second Empire-style house. The building is constructed in red brick and rests on a limestone foundation. The symmetrical façade is arranged in three bays. The first story has a western-end entrance framed by a transom window, a projecting decorative overhang, and two flanking two-over-two double-hung windows with surrounds and projecting sills. The second story mirrors this arrangement with three evenly spaced two-over-two double-hung windows in similar surrounds. A bracketed, projecting cornice with dentil details caps the building. The house has a characteristic mansard roof, covered in asphalt shingles, with three prominent dormer windows on the primary façade. These dormers are two-over-two double-hung windows with surrounds, each topped with a projecting pediment. Additional dormer windows are visible on the eastern elevation, and a brick chimney rises from the western elevation.

69. 114 Hanover Street

One contributing building, 1900

A two-story brick Italianate building featuring an inverted gable roof clad in standing seam metal. The primary façade includes a covered entrance porch with a sloped roof; above it, the second story has four one-over-one double-hung windows. The roofline on the main façade is stepped. A single-story shed or garage volume is attached to the front and features a sloping roof and an access door. The elevation facing the road is divided into six bays. The first story contains four one-over-one double-hung windows, while the second story features six similarly styled windows.

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70. 115 Hanover Street

One contributing building, 1900

A two-story Italianate house constructed of red brick and set on a limestone foundation. The front elevation is arranged in three bays. The easternmost bay contains two entry doors – one a smaller service entrance and the other a formal entrance featuring a glass panel, both capped with stone lintels. The first story includes two nine-over-nine double-hung windows with stone sills and lintels, while the second story has three similarly detailed nine-over-nine windows. A decorative projecting cornice crowns the building, featuring dentil molding, end brackets, and two centrally placed rectangular inset panels.

71. 116 Hanover Street

One contributing building, 1911

A two-story, two bays front-gabled residence clad in asphalt shingles. On the first story, a door with glass panels is positioned in the eastern bay and is flanked by two one-over-one double-hung windows with surrounds. The façade is fronted by a full-width porch supported by three Tuscan columns. The second story features two symmetrically placed one-over-one windows matching those on the first floor. A projecting cornice defines the roofline. The roof is a simple front gable covered in asphalt shingles, with a small rectangular vent located at the gable peak.

72. 117 Hanover Street

One contributing building, 2017

A two-story residence recently constructed in an Italianate style with a flat roof and limestone foundation. The building is constructed in red brick and the façade is organized into three bays. The entrance is located in the eastern bay and features a projecting triangular pediment supported by decorative brackets and pilasters. The first story also contains two one-over-one double-hung windows with stone sills and lintels. The second story is similarly fenestrated, with three evenly spaced one-over-one windows. Above the second-story windows are three inset decorative panels. The projecting cornice is detailed with brackets, dentil molding, and circular medallions.

73. 118 Hanover Street

One contributing building, 1900

A two-story dwelling clad in light-colored asbestos shingles. The building has a side-gabled roof covered in asphalt shingles and a symmetrical three-bay façade. The entrance is located in the western bay and is topped with a shallow arched hood supported by decorative brackets. The first story also features two one-over-one double-hung windows with surrounds. The second story contains three evenly spaced one-over-one double-hung windows, also with surrounds. A projecting cornice runs along the roofline.

74. 119 Hanover Street

One contributing building, 1900

A two-story Greek Revival-inspired brick house set on a limestone foundation. The side-gabled roof features raised parapet shoulders and metal flashing. The primary façade is three bays wide, with a symmetrical arrangement. The entrance is located in the westernmost bay and is framed by

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surrounds with a slightly projecting pediment featuring dentil detailing. The doorway is flanked by two one-over-one double-hung windows with surrounds and decorative dentils at the lintel level. The second story contains three evenly spaced one-over-one double-hung windows with similar detailing. The cornice is highlighted with stepped brickwork and dentil molding.

75. 120 Hanover Street

One contributing building, 1900

A two-story side-gabled house clad in asbestos shingles with a standing seam metal roof and a brick chimney on the side elevation. The façade is arranged in three bays. The entrance, located in the easternmost bay, features a door with glass panels and a transom window. It is flanked by two six-over-six double-hung windows with surrounds and decorative louvered shutters. The second story mirrors this arrangement with three evenly spaced six-over-six double-hung windows, also with surrounds and shutters. A modestly projecting cornice defines the roofline.

76. 121 Hanover Street

One contributing building, 1905

A two-story Greek Revival-inspired house with a side gable roof clad in asphalt shingles. The building is faced in brick. The symmetrical façade is arranged in three bays. The entrance, located in the easternmost bay, features a door with glass panels and a transom window, set beneath a slightly projecting lintel. It is flanked by two six-over-six double-hung windows with sills and slightly projecting lintels. The second story mirrors this arrangement with three evenly spaced six-over-six double-hung windows. A modestly projecting cornice defines the roofline.

77. 122 Hanover Street

One contributing building, 1900

A two-story Italianate house that is clad in Formstone and has a sloped roof. The façade is arranged in two bays. The entrance, located in the western bay, features a door with a projecting pedimented canopy clad in asphalt shingles. It is flanked by a single-pane window with a stone sill and a segmental arch with a keystone. The second story replicates the same window arrangement with two segmental-arched single pane windows. The sloped roof is defined by a projecting cornice with five decorative brackets – three larger and two smaller, evenly spaced.

78. 123 Hanover Street

One contributing building, 1891

A two-story brick Greek Revival-inspired house. The building is constructed in brick. It has a flat roof that steps down at the rear, covered in standing seam metal. The primary façade is divided into three bays. The entrance, located in the western bay, is marked by a door with glass panels and a projecting sloped metal canopy. It is flanked by two one-over-one double-hung windows with segmental arched brick lintels and sills. The second story contains three similarly detailed windows, evenly spaced. All openings feature slightly projecting brick surrounds matching the segmental arch form. The projecting cornice is prominent and features four evenly spaced decorative brackets and three round medallions.

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79. 124 Hanover Street

One contributing building, 1900

A two-story brick Italianate house. The building is constructed in red brick and features a front-gable roof. The primary façade is organized into three bays. The entrance is located in the westernmost bay and features a wooden door with surrounds and a projecting canopy supported by decorative brackets. This is flanked by two four-over-four double-hung windows with slightly projecting sills and lintels. The second story contains three evenly spaced one-over-one double-hung windows, also with slightly projecting sills and lintels. A circular window is centered in the gable peak. The projecting cornice is supported by eight evenly spaced brackets.

80. 126 Hanover Street

One contributing building, 1900

A two-story front-gable brick house. The building consists of two volumes: the original block with a front-gable roof clad in asphalt shingles and a side extension with a sloped roof clad in standing seam metal. The façade is divided into three bays. The entrance, located in the westernmost bay, features a door with a decorative glass panel. It is flanked by two one-over-one double-hung windows. The second story has three evenly spaced one-over-one double-hung windows. The original block features a slightly projecting cornice emphasizing the gable.

81. 127 Hanover Street

One contributing building, 1900

A two-story front-gable brick house. The roof is clad in standing seam metal and features a slightly projecting gable with a simple cornice. The primary façade is arranged in two bays, each with a one-over-one double-hung window on both floors. All windows are topped with sloped canopy shades. A circular inset panel is located at the gable peak. The entrance is located on the eastern side elevation and is accessed through a covered porch with a sloped roof, also clad in standing seam metal. The porch is supported by simple square columns and features a canopy shade at the entry.

82. 128 Hanover Street

One vacant lot, not counted

83. 129 Hanover Street

One contributing building, 1900

A two-story front-gable brick house with a rear ell. The roof is clad in asphalt shingles and features a slightly projecting cornice. The primary volume is divided into two bays, each floor containing two one-over-one double-hung windows. A circular inset panel is located in the gable peak. The entrance is located in the side ell on the eastern rear end, accessed via a small flight of stairs with a metal balustrade. The door has surrounds and is sheltered by a sloped canopy supported by simple columns. A one-over-one double-hung window, consistent in detailing, is located directly above the entrance.

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84. 131 Hanover Street

One contributing building, 1900

A two-story brick Greek Revival-inspired house with a side gable roof covered in asphalt shingles. The façade is divided into three bays. The entrance is located in the westernmost bay and features a door with glass panels, surrounds, and a projecting sloped canopy. The door is flanked by two one-over-one double-hung windows with slightly projecting stepped lintels. The second story has three evenly spaced one-over-one windows with identical detailing. The cornice is slightly projected.

85. 133 Hanover Street

One contributing building, 1900

A two-story brick townhouse with a side gable roof covered in asphalt shingles. The façade is divided into two bays. The eastern bay contains a door with surrounds and a slightly projecting lintel. This is flanked by a single one-over-one double-hung window, also with a slightly projecting lintel. The second story contains two evenly spaced one-over-one double-hung windows with identical detailing. The cornice is defined by stepped brickwork.

86. 135 Hanover Street

One contributing building, 1900

A two-story brick townhouse with a side gable roof clad in asphalt shingles. The façade is divided into two bays. The western bay contains a door with glass panels and a transom window, topped with a slightly projecting lintel. This is flanked by a six-over-six double-hung window with a wooden sill. The second story has two evenly spaced six-over-six double-hung windows with similar frames and detailing. The cornice is defined by stepped brickwork.

87. 401 Hanover Street

One vacant lot, not counted

88. 411 Hanover Street

One vacant lot, not counted

Market Street

89. 0 Market Street

One vacant lot, not counted

90. 7-9 Market Street

One contributing building, 1918

A two-story brick duplex consisting of two distinct volumes joined by a recessed ell. The building is constructed in multi-tone red brick and capped with a steep front-gable roof clad in asphalt shingles. The ell contains a shared entrance, sheltered by a shallow sloping roof and framed with simple surrounds. The eastern volume is one bay wide and features a pair of symmetrically placed one-over-one double-hung windows on both the first and second floors. The western volume

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projects forward in a three-sided, half-hexagonal form and contains one tall one-over-one double-hung window on each face per story. This projecting bay has a flat roof capped with a projecting cornice. A narrow alley separates the duplex from the neighboring building to the east, and a surface parking area is located behind the western volume.

91. 14 Market Street

One contributing building, 1895

A 2.5-story Queen Anne-style house constructed of red brick. The building is composed of three distinct volumes and capped with an extended front-gable roof clad in asphalt shingles. A recessed, covered porch marks the entrance and is supported by a square ornamental metal post. Two one-over-one double-hung windows flank the door. The primary façade features a projecting bay on the first floor with a set of three one-over-one double-hung windows. The second story includes a pair of one-over-one windows above the bay and two additional windows: one on the side elevation and one in the adjacent volume. The attic level is defined by two prominent gables, one containing a narrow, arched window and the other a tall one-over-one window. The upper half story is clad entirely in asphalt shingles.

North Centre Street

92. 9-13 North Centre Street

NR-listed building (original district), not counted (Allegany Arts Council, aka Habig & Stegmaier Building), 1899

Architect: Wright Butler

A three-story Romanesque Revival-inspired commercial building constructed in buff brick. The first floor features a centrally placed recessed glass double-door entrance flanked by large display windows. A projecting shade above the doors consists of signage reading “9 NORTH CENTRE STREET” in the center and “FERLEMAN GALLERY” on the eastern end. The first floor is topped with a projecting clopped canopy with brackets and dentil detailing. The upper façade is organized into seven bays. On the second floor, tall one-over-one double-hung windows with stone sills and lintels are topped by rectangular transoms with their own stone lintels. The third-floor windows mirror this rhythm but incorporate round-arched transoms, each accented by stone keystones and impost blocks. These are topped by a wide, projecting metal cornice featuring modillions and dentil detailing. The building has a flat roof.

93. 14 North Centre Street

NR-listed building (original district), not counted, 1950

A two-story commercial building with a façade clad in Vitrolite and corrugated metal panels. The first story features three deeply recessed entrances flanked by display windows set in metal frames. The storefront is clad in dark brown vitrolite panels, with surrounds framing portions of the bays. The second story is clad in corrugated metal panels and contains a continuous horizontal band of narrow windows, arranged in vertical groupings of three and held in metal frames. The building has a flat roof with a minimal parapet.

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94. 15 North Centre Street

NR-listed building (original district), not counted (The Book Centre), 1905

A three-story Italianate commercial building constructed of brick. The first floor features a centrally placed, deeply recessed glass double-door entrance flanked by large storefront display windows set in metal frames. A continuous band of transom windows runs above the entrance and display windows. The storefront is topped by a projecting cornice supported by decorative brackets. The sign above the entrance reads "THE BOOK CENTER CARDS AND GIFTS." The second and third floors are divided into six bays, each containing a tall, recessed panel. Within each panel is a centrally placed small rectangular window surrounded by glass block infill. The cornice line is articulated by stepped brick detailing and a row of blind recessed panels. The building has a flat roof.

95. 18 North Centre Street

NR-listed building (original district), not counted (Robb & Walsh, Attorneys at law), 1950

A one-story Midcentury Modern office building with a flat roof. The façade features two recessed glass door entrances, each flanked by full-height windows set in metal frames. The upper portion of the façade is clad in vertical wooden slats.

96. 23-25 North Centre Street

NR-listed building (original district), not counted (Ristorante Ottaviani), 1910

A three-story brick commercial building constructed in buff brick. The façade is organized into a single bay. The first floor consists of a recessed entrance set within a storefront system, framed in metal with large display windows flanking the doorway. A rounded, projecting awning spans the width of the storefront. On the second floor, a large tripartite window dominates the façade. It is divided by slender mullions and pilasters, and is topped by a transom band with three panes. The window is accented with a keystone and impost stones. The third-floor features three small, rectangular windows placed equidistantly and framed in stone. These are capped by a decorative cornice composed of brick corbelling, dentils, and projecting brick panels. The building terminates in a flat roof with a parapet, accentuated by a stepped brick cornice.

97. 26 North Centre Street

NR-listed building (original district), not counted (New York Life), 1950

A two-story Midcentury Modern commercial building clad in black Vitrolite panels. The ground floor features two entrances: a central glass door with a transom, and a secondary entrance to the west, both framed in aluminum. These are flanked by large full-height display windows also set in metal frames. The second story is divided into two wide bays, each comprising a large window flanked by narrow vertical glass panes. These windows are set within a grid of Vitrolite panels that continue above and below the glazing. The building has a flat roof.

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98. 27 North Centre Street

NR-listed building (original district), not counted, 1900

A two-story commercial building, which is clad in stucco. The first-floor features two recessed entrances flanking a central, canted display window. All elements are framed in metal. A flat canopy projects above the storefront and is suspended from the second story by three chains. The second floor contains two one-over-one double-hung windows. The building is topped by a side-gable roof clad in standing seam metal, with an overhanging cornice.

99. 28-30 North Centre Street

NR-listed building (original district), not counted (Mise en Place), 1920

A modified two-story brick Italianate commercial building. The first story consists of a modern, stucco-clad system. Four entry bays are visible: a recessed entrance on the eastern and western end with a transom window, and two recessed off-center entrances beneath a signboard reading "MISE EN PLACE." The doors are flanked by display windows. The second story includes five multi-pane steel industrial sash windows set into brick surrounds. Each window features a brick sill and is symmetrically spaced across the façade. The brickwork includes subtle detailing with a long recessed rectangular panel located above the windows. The building has a flat roof and a parapet with stone coping.

100. 33-35 North Centre Street

NR-listed building (original district), not counted, 1900

A three-story brick commercial building resting on a brick base and featuring a modernized storefront. The storefront consists of a wide, three-part plate-glass display window, framed in varnished wood. The main entrance is recessed and located in the eastern bay, accessed by a single stone step. The storefront is topped by a stepped cornice. The second and third stories are clad in tan brick and organized into three vertical bays. Each bay contains a tall, narrow two-over-two double-hung window set with projecting brick sills and simple lintel detailing. Above the third story, a rectangular brick datestone reading "1910" is centered in the parapet. The building is capped by a stepped parapet with a projecting cornice.

101. 34 North Centre Street

NR-listed building (original district), not counted, 1925

A two-story modified Italianate commercial building clad in stucco. The first floor features a centrally recessed double-door entrance, flanked by full-height display windows in metal frames. Additional single-door entrances are positioned at both ends of the façade. A narrow, projecting canopy runs across the storefront. The second floor is organized into five bays, each containing a one-over-one double-hung window. Each window is topped with a small, stepped, projecting cornice. The building terminates in a flat roof with a prominent stepped cornice featuring projecting shoulders at either end.

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102. 40-46 North Centre Street

NR-listed building (original district), not counted, 1880

A three-story brick Italianate commercial building occupying two parcels. The ground floor features three distinct storefronts with recessed entrances and large display windows, framed by pilasters and decorative wood trim. The storefronts are separated by vertical bays and topped with a continuous cornice band above the transom area, supported by decorative brackets. The upper stories are symmetrically organized into six bays, with segmental-arched four-over-four double-hung windows set in brick surrounds with brick sills. Five decorative star-shaped tie rod anchors are present between the second and third floors. The building is capped by a pronounced bracketed cornice with dentil molding, which projects slightly over the brick façade.

103. 45 North Centre Street

NR-listed building (original district), not counted, 1910

A two-story Italianate commercial building constructed in brick. The first floor features a double-door entrance with sidelights and a transom located at the eastern end; all framed in metal. To the west of the entrance is a grouping of four vertical windows. The storefront is topped with a sloped section clad in shingles. The second story is divided into four bays, each containing a six-over-nine double-hung window with surrounds and a pediment above that contains a decorative capital. The building is capped by a prominent cornice with dentils and brackets, and terminates in a flat roof.

104. 54 North Centre Street

NR-listed building (original district), not counted, 1875

A three-story Romanesque Revival-style commercial building, constructed in brick. The first floor includes a double-leaf entrance with a transom panel located toward the east end. Fenestration consists of one-over-one, double-hung windows. Adjacent to it is a large display window with paneled woodwork above and below. A secondary, deeply recessed entrance is located at the western end of the façade. The second story is divided into three bays. The central bay features two windows, each topped by a round-arched transom. These are flanked by single windows with round-arched transoms. All windows are framed by stepped brick detailing. The third story contains four evenly spaced windows, each accented with similar stepped brick details. The building is capped by a flat roof with a decorative parapet. The parapet features a prominent central panel with three blind, recessed round arches executed in stepped brickwork. This is flanked by square recessed panels and a lower parapet height at either end.

105. 51-57 North Centre Street

NR-listed building (original district), not counted, 1977

A two-story modern commercial building. The façade is organized into nine bays. The first floor includes multiple entrances and large display windows; all set in metal frames. The ground level is constructed in variegated brick. The second floor is faced in vertical metal panels and features sliding two-panel windows. The cladding slopes outward at the base, creating an integrated canopy over the storefronts below. The building is capped by a flat roof.

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106. 56-58 North Centre Street

NR-listed building (original district), not counted (First Federal Savings & Loan Building), 1903

Architect: Wright Butler

Builder: John McLaughlin

A three-story brick commercial building with a marble-clad storefront and Romanesque Revival-style upper stories. The first floor contains two entrances: one on the eastern end, and one recessed and centrally placed flanked by a large display window framed in metal. Above the storefront is engraved signage reading "FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF CUMBERLAND." The second story features five one-over-one, double-hung windows with continuous bands of stone at the sill and lintel level. The third story is marked by five round-arched windows with decorative stone keystones and impost stones, as well as a continuous stone trim at the sill level. The building is topped with a pronounced projecting cornice supported by paired brackets and detailed with modillions. A wide frieze with a central panel completes the composition. Above these are three equally spaced circular windows that are topped by a slightly projecting cornice. The building has a flat roof.

107. 60 North Centre Street

NR-listed building (original district), not counted, 1915

A two-story Italianate commercial building constructed in brick. The façade is divided into three bays. On the first floor, recessed entrances are located at either end, each with a wooden door featuring a glass panel. A large central display window sits between the doors. The storefront is topped by a flat projecting canopy supported by brackets at either end. The signage reads "60 N. CENTRE GALLERY." The second story contains three one-over-one, double-hung windows, each topped by a round-arched transom. The windows are framed by brick surrounds with prominent keystones. The building terminates in a flat roof with a prominent bracketed cornice. The cornice has dentil details and four supporting brackets.

108. 64 North Centre Street

NR-listed building (original district), not counted, 1915

A two-story brick Italianate brick building, located prominently on a corner lot. The primary façade facing North Centre Street is divided into two bays. On the first floor, an entrance is located at the eastern end, adjacent to a large display window. A cornice projects above the first story, visually separating the storefront from the upper floor. The second floor features two windows, each topped with a round-arched transom. The windows are accented with stone sills, keystones, and impost blocks. The roofline is flat and finished with a bold, projecting cornice that wraps around both façades. The cornice is adorned with dentil detailing and closely spaced modillions. The secondary façade, facing Frederick Street, continues the architectural detailing of the primary elevation, including round-arched windows and the continuous cornice lines above both floors.

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109. 113 North Centre Street
One vacant lot, not counted

110. 119 North Centre Street
One contributing building, 1900

A highly modified four-story commercial brick building. The first floor contains a recessed entrance flanked by large display windows set in metal frames. The most prominent feature of the façade is a large, sloped panel that spans the upper stories. This feature is constructed of wood and is divided vertically into five columns. It contains a regular grid of small square perforations, forming a screen-like element that also casts shade over the first floor. The building has a flat roof with a modest, minimally visible parapet.

111. 121-127 North Centre Street
One contributing building (Nickel Building), 1900

A three-story brick Italianate commercial building. The primary façade along North Centre Street is organized into six bays. At the ground level, the storefront features two centrally placed single-door entrances flanked by recessed entryways on either side. These recessed entrances are paired with display windows, topped with fabric awnings. The storefront is crowned by a prominent, projecting cornice with decorative brackets and dentil molding. The second and third stories each contain one evenly spaced one-over-one, double-hung window per bay. These windows have stone sills and lintels. Above the third-floor windows are two large, recessed brick panels, each housing a pair of small circular windows. The building is topped by a richly ornamented pressed metal cornice that wraps around both façades. It includes brackets, dentil molding, and modillions. Signage held within the frieze reads "NICKEL BUILDING." The building has a flat roof and modest parapet.

112. 131 North Centre Street
One contributing building (Coldwell Banker), 1875

A three-story commercial brick building with a clipped corner bay on the upper stories. Its primary façade, facing North Centre Street, is divided into seven bays. On the first floor, there is a slightly off-center entrance with a door featuring glass panels. This is flanked on either side by windows. A second entrance is located at the eastern end of the façade. The first floor is topped by a sloped metal canopy with vertical seams and subtle dentil detailing. The second story includes one six-over-six, double-hung window in each bay, including the clipped corner bay. On the third story, each bay contains an eight-over-eight, double-hung window. The windows are evenly spaced and vertically aligned with those on the lower stories. The building is capped by a flat roof and a stepped brick cornice detail.

113. 139 North Centre Street
One contributing building, 1900

A two-story brick Italianate commercial building resting on a limestone foundation. The first story features two centrally positioned round-arched doorways accessed via a small set of stairs. A modern sign above the arched entrances reads "BLUE RIDGE RISK PARTNERS." On the eastern

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end of the façade, there are two tall, single-pane windows with stone sills and decorative pediment-like hoods. A larger single-pane window occupies the western end. The second story contains four one-over-one double-hung windows, two on either side, each with surrounds and pedimented arch detailing. The façade is capped by a projecting cornice supported by decorative brackets.

114. 151 North Centre Street

One contributing building (Landis Office Center, aka Habig Building), 1880

Architect: Wright Butler

A four-story, brick Italianate commercial building with dressed stone trim at the corners. The first story features a modern storefront framed in light blue metal with large display windows and a central, deeply recessed entrance. A glazed tile sign band above the storefront reads "THE LANDIS AND DAVIS BLDG." The second and third stories are dominated by a pair of large, round-arched windows with stone impost blocks and keystones. The fourth story includes four smaller, round-arched windows, set above the arches below. The building has a flat roof and terminates in a prominent projecting cornice, featuring paired brackets, dentils, and scrollwork at the corners. The cornice includes raised lettering reading "HABIB BROTHERS."

115. 156–158 North Centre Street

One contributing building (J.J.'s and Sons), 1930

A two-story brick commercial building. The primary façade features a centrally placed commercial storefront with an entrance flanked by a large display window. This arrangement is protected by a sloped shade. Another door is located on the western end. Above the storefront is a sign that reads "JJ's AND SONS BUFFALO STYLE CHICKEN WINGS." The second floor is divided into three bays. The central bay consists of a pair of one-over-one, double-hung windows, while the eastern and western end bays include a single one-over-one, double-hung window each. A simple projecting cornice lines the roofline, which has a small pediment shape at the center, flanked by two stepped parapets on either side.

116. 159 North Centre Street

One contributing building, 1910

A two-story brick industrial building with a chamfered corner and a side alley. The building that is primarily constructed in red brick includes later modifications in concrete block infill. The primary façade features a large metal roll-up garage door with a metal awning above, as well as a pedestrian door located at the chamfered corner on the first floor. These elements are framed by concrete blocks. The upper stories on the secondary façades exhibit original brick construction with large industrial-style multi-pane metal windows. These windows are arranged in equally spaced bays and span most of the façade. The building has a flat roof with a brick parapet.

117. 160 North Centre Street

One contributing building, 1910

A highly modified two-story brick building with a large bay window on the second story. It features a side gable roof with a cross-gambrel projection at the front, both clad in asphalt shingles. The ground floor contains a large central display window, flanked by two wooden doors with

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transom windows above. The upper story is dominated by a projecting bay window composed of three nine-over-nine, double-hung windows, with detailed surrounds. This bay is further extended upward by a continuation of the window building that includes smaller fixed windows above, culminating in a cross-gambrel roof that extends out from the main roofline.

118. 163–165 North Centre Street

One contributing building (Cycles and Things), 1900

A two-story brick Italianate commercial building, resting on a limestone foundation. The building is divided into three bays. On the first floor, the west bay contains a recessed door, flanked by a large display window. The storefront is clad in weathered wood shingles and surmounted by a projecting sign board that reads “CYCLES & THINGS.” A wooden canopy supported by three decorative brackets spans the façade above the storefront. The second story features three evenly spaced one-over-one, double-hung windows with wooden sills and simple projecting cornices. The flat roofline is marked by a prominent cornice with four brackets and a narrow frieze band. A narrow alleyway runs along the west side of the property.

119. 164–166 North Centre Street

One contributing building, 1910

A three-story brick Italianate commercial building. The façade is divided into three vertical bays. The ground floor features two recessed entry doors with glass panels and transom lights, flanked by full-height display windows in a wooden surround. The storefront is topped by a projecting cornice supported by evenly spaced decorative brackets. The second and third floors each contain three symmetrically placed one-over-one, double-hung windows, with stone sills and pronounced stone keystones. The building is capped by a projecting cornice with dentil molding and brackets. Above this, the mansard roof is finished in asphalt shingles and features a central pedimented dormer with a round-arched window. The roof terminates in brick shoulders at either end.

120. 167 North Centre Street

One contributing building, 1910

A two-story brick Italianate commercial building. The façade is organized into three vertical bays. On the first story, the easternmost bay features a single-door entrance. To the west are two one-over-one, double-hung windows with stone sills and lintels. A fabric awning extends across the windows and door, providing shade to the first floor. The second story includes three evenly spaced one-over-one, double-hung windows with stone lintels and sills, maintaining alignment with the lower bays. Above each of these is a small square fixed-pane window, also framed in stone. The façade is capped by a projecting decorative cornice that incorporates brackets and dentil detailing.

121. 168 North Centre Street

One contributing building, 1910

A two-story brick Italianate commercial building, with a narrow alleyway towards the east. The primary façade is divided into three bays. On the first floor is an off-center entrance with a transom light, which is flanked by tall display windows. The storefront is topped by a projecting cornice featuring decorative modillions and brackets. The second floor contains three evenly spaced one-

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over-one, double-hung windows, each framed in simple surrounds. Above each window is a narrow projecting cornice bracketed at either end. The building terminates in a flat roof with a prominent projecting cornice, supported by paired brackets.

122. 169–171 North Centre Street

One contributing building (Corner Tavern & Cafe), 1948

A two-story brick Italianate building. Located on a corner lot, the façade is divided into four bays on the North Centre Street side and wraps around to continue along the adjacent street. The primary façade features a rounded corner storefront with a recessed entrance flanked by fixed windows above a glass block base. To the east, a round-arched entry with keystone and impost stones leads to the upper floor. The second story is composed of evenly spaced one-over-one, double-hung windows. Decorative stucco panels with floral motifs are set above the windows. The roofline is defined by a projecting cornice with evenly spaced brackets and dentil detailing. The west elevation continues the same window rhythm and cornice articulation.

123. 170–178 North Centre Street

One contributing building, 1898

A two-story brick Italianate commercial building. The ground floor features multiple entrances and display windows arranged asymmetrically. The storefront is framed by a continuous cornice with supporting brackets. The display windows vary in size and include large, fixed panes. The second story is divided into six bays, each containing a single one-over-one, double-hung window. All windows are set within surrounds and include slightly projecting cornices above. The building terminates in a flat roof with a projecting cornice, accentuated by evenly spaced brackets and decorative modillions.

124. 182-184 North Centre Street

One contributing building, 1900

A 2.5-story Second Empire-style townhouse. The building is constructed in red brick and rests on a limestone foundation. It is flanked on either side by narrow alleys. The primary façade is symmetrically divided into six bays. On the first story, two centrally placed, recessed round-arched entrances are accessed via short stoops. Each door is flanked by a combination of two-over-two and one-over-one, double-hung windows. The second story includes six evenly spaced one-over-one, double-hung windows. A prominent projecting cornice runs along the top of the façade, supported by evenly spaced decorative brackets. The building has a mansard roof clad in asphalt shingles and contains two pedimented dormer windows, each fitted with a single window.

125. 183 North Centre Street

One contributing building (The Studio), 1895

A two-story Greek Revival-inspired townhouse resting on a limestone foundation. The primary façade is divided into three bays. On the first floor, the entrance is located on the easternmost bay and is accessed via stone steps. It is sheltered by a fabric awning. To the west, two one-over-one, double-hung windows are symmetrically arranged, each with sills, and slightly projecting cornices. The second story features three evenly spaced one-over-one, double-hung windows, also with sills.

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and projecting cornices. The building has a side-gabled roof clad in standing seam metal, with a brick chimney rising from the western end.

126. 186 North Centre Street

One contributing building, 1900

A two-story, brick Queen Anne-style house with a three-story turret. The tower includes small rectangular ventilators and is topped by a steep conical roof clad in asphalt shingles. The first floor features a full-width front porch with a hipped roof, also clad in asphalt shingles. The porch is enclosed by a low-height brick parapet wall and is supported by metal piers. Two doorways, located at the eastern and western bays, are recessed within the porch. A central one-over-one, double-hung window completes the ground-floor arrangement. On the second story, each bay contains a one-over-one, double-hung window. The building is capped by a broad, slightly projecting cornice. Above the central bay is a decorative front-facing pediment with three blind round-arched recesses.

127. 188-194 North Centre Street

One contributing building, 1909

Architect: Wright Butler

A 2.5-story brick Queen Anne-style townhouse composed of two attached brick buildings. Together, they occupy a single parcel and are treated as a unified architectural composition. The buildings are constructed in red brick and rest on a limestone foundation. The façade spans 17 bays and is flanked by narrow alleys on both ends. Both the easternmost and westernmost three bays are configured as projecting half-hexagonal bays, each terminating in hipped roofs at the ends and gabled pediments at the center. The ground floor includes multiple entrances interspersed with various window openings. The windows are of differing sizes and capped with stone lintels. On the second floor, each bay contains a one-over-one, double-hung window, similarly having stone sills and lintels. A simple cornice runs along the top of the second story. The mansard roof is clad in asphalt shingles. Each half-hexagonal bay projects upward into its own roof form, either hipped or gabled. Both buildings contain two square dormer windows near the center, while the central pediments also feature a small square window.

128. 196–198 North Centre Street

One contributing building (Garments), 1959

A two-story brick commercial building with a pent roof. The primary façade contains a recessed off-center entrance, flanked by glass display windows held in gridded frames. The storefront is covered by a wood-shingle-clad pent roof. The second story contains six regularly spaced one-over-one, double-hung windows. The building has a flat roof. The east elevation continues the rhythm of fenestration with a series of evenly spaced windows and secondary access points.

129. 200-202 North Centre Street

One contributing building, 1900

A two-story brick Italianate townhouse constructed in red brick with white mortar and has a four-bay façade. Entrances are located at both ends: the eastern entrance features a door with a

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rectangular transom, while the western entrance has a door with a round-arched transom. Between the doors are two one-over-one, double-hung windows with simple surrounds, and sills. The second story has three evenly spaced one-over-one, double-hung windows, one in each bay from the east, also framed in simple surrounds.

130. 201 North Centre Street

One contributing building (Saint Patrick's Catholic Church complex), 1850

A religious complex consisting of four buildings, including a Greek Revival-style church, an Italianate rectory and convent, and a Classical Revival-style school.

Church, 1850; spire added 1858

Architect: John Tehan

The church is an example of Greek Revival architecture, characterized by a temple-front façade composed of six fluted Ionic columns supporting a full entablature and pediment. The tympanum is adorned with a circular emblem, and the façade is symmetrically composed of three evenly spaced doors with transom windows. The building is clad in white stone. The central entrance is accessed via a broad staircase.

Rectory, 1875

This is a three-story brick Italianate building set on a raised limestone foundation. It is distinguished by its broad wraparound porch supported by brick piers and columns. The building's symmetrical façade features regularly spaced windows with stone sills. A modest cornice with dentils crowns the roofline.

Sisters of Mercey Convent (aka St. Edward's Academy), 1866

This three-story brick Italianate building presents a formal front façade with a projecting portico. The entrance is defined by a pair of square columns supporting a flat roof. The symmetry of the building, its simple window treatments, and pedimented roof gable evoke classical balance. Decorative dentils line the eaves.

School, 1924

A three-story Classical Revival-style school with stone trim featuring strong vertical piers, decorative medallions, and simplified entablature elements. The windows are arranged in a regular rhythm with multi-pane metal sashes. A prominent entrance bay projects slightly, accentuated by fluted pilasters and a tall transom.

131. 202 North Centre Street

One contributing building, 1900

A two-story brick house. The first floor has two doors at either end, both with simple surrounds. Between them is a centrally placed two-pane casement window. The second floor contains two twelve-pane windows placed at the center. Despite differing window arrangements and fenestration styles, both units share the same cornice and roofing configuration.

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132. 204 North Centre Street

One contributing building, 1890

A two-story brick townhouse. It has a side-gabled roof covered in asphalt shingles, with a brick chimney located at the western edge of the ridge. The façade is divided into three bays. On the first floor, the easternmost bay contains an entrance door with a pediment arch shape, while the westernmost bay features a door with glass panels and a flat lintel. A single one-over-one, double-hung window is located in the central bay, framed in thick surrounds with both sill and lintel expressed. The second story contains three evenly spaced one-over-one, double-hung windows, with narrower surrounds.

133. 206 North Centre Street

One contributing building, 1890

A 2.5-story brick townhouse that rests on a limestone foundation. The side-gabled roof is covered in asphalt shingles and features two symmetrically placed pedimented dormer windows, each containing a one-over-one, double-hung window. The façade is divided into three bays. On the first floor, the easternmost bay contains a door with a glass panel, transom, and sidelights. This is flanked by two one-over-one, double-hung windows. The second floor mirrors this rhythm with one one-over-one window per bay. A simple cornice marks the edge of the roof.

134. 208 North Centre Street

One contributing building, 1895

A two-story brick Queen Anne-style townhouse that rests on a limestone foundation. It is characterized by two projecting three-light bay windows, one on the western end of the façade and another angled at the eastern corner. The eastern side of the building also features a narrow alley and a covered porch supported by Corinthian columns, with a flat roof. The entrance is located within a round-arched opening on the eastern bay, marked by a prominent keystone and impost stones. West of the door are two one-over-one, double-hung windows. On the second floor, the western end bay window aligns with the first-floor fenestration and contains three one-over-one, double-hung windows. To the east, a single one-over-one window is followed by the angled bay, which holds one narrow panel window and two one-over-one windows. The roofline is flat and capped with a projecting cornice with decorative inset panels.

135. 216 North Centre Street

One vacant lot, not counted

136. 217 North Centre Street

One contributing building (Steeple Lofts, formerly Centre Street United Methodist Church), 1871, addition 1912

A brick Gothic Revival-style church marked by a symmetrical façade featuring an eastern projecting tower with a tall, narrow spire and arched belfry openings. The church is constructed of red brick with stone detailing and a painted base. A large rose window framed by a brick arch and stone trim dominates the central bay above the main entrance, which is emphasized by a segmental-arched doorway containing double-leaf doors and a transom of stained glass. The gable end is

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adorned with recessed brick panels and a prominent gable cornice. The date "AD 1871" is inscribed in a decorative plaque at the gable peak. Flanking the central bay are lancet stained-glass windows with stone sills and trim in a symmetrical arrangement.

137. 228 North Centre Street

One contributing building (Braddock Apartments), 1928

A four-story brick flatiron-shaped building. The building is located at a street intersection, giving it a triangular footprint. The first floor is clad in stone veneer and features large plate-glass display windows and modern aluminum-framed entrances. A flat metal awning runs across the first-floor façade. The upper three stories are characterized by evenly spaced, mostly paired one-over-one windows with brick sills and flat lintels. The brick façade terminates in a simple parapet with a soldier-course detail at the top.

138. 238 North Centre Street

One contributing building, 1898

A two-story brick Italianate townhouse. The building is two bays wide and occupies a narrow lot with an alley along its west side. On the first floor, a door with a rectangular transom is located in the western bay, while the eastern bay features a single one-over-one, double-hung window. The second floor mirrors this configuration with one one-over-one window per bay, also framed in white. A modest projecting cornice with decorative brackets at each end caps the façade. The building has a flat roof.

139. 242 North Centre Street

One contributing building, 1890

A two-story brick townhouse with a limestone foundation and a mansard roof covered in asphalt shingles. The building is organized into two bays. The first floor features a round-arched doorway with a prominent keystone and impost stones located in the western bay. The entrance is accessed by a small flight of steps and includes a door with an oval glass panel. The eastern bay contains a one-over-one, double-hung window with a stone sill and lintel. Below this window, at the foundation level, is a small rectangular basement window with a stone lintel. The second floor contains two one-over-one, double-hung windows with stone sills. Above the second story is a prominent projecting cornice detailed with regularly spaced modillions.

140. 244 North Centre Street

One contributing building, 1910

A two-story brick Italianate townhouse with a side-gabled roof clad in asphalt shingles. A chimney is positioned near the eastern end of the ridge. The building sits atop a limestone foundation. The façade is divided into three bays. On the first floor, the western bay contains a recessed entrance accessed by a short flight of steps. The two eastern bays feature one-over-one, double-hung windows with simple surrounds and sills. A small rectangular window is located centrally at the foundation level. The second floor mirrors the bay divisions below, with three one-over-one, double-hung windows matching the material and detailing of those on the first floor. The façade is capped by a simple stepped cornice.

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North Liberty Street

141. 7-11 North Liberty Street

NR-listed building (original district), not counted, 1890

A two-story brick building featuring a short parapet with two chimneys on the south gable. The (west) façade includes two identical storefronts with recessed entries with fixed display windows to the north side, clad in Vitrolite. The upper portion of the façade is composed of unadorned metal paneling.

142. 13-15 North Liberty Street

NR-listed building (original district), not counted, 1964

A two-story, gable-roofed commercial building clad in modern brick veneer. The first story contains three storefront bays with large fixed windows and recessed entry doors. The second story features three evenly spaced one-over-one, double-hung windows.

143. 16 North Liberty Street

NR-listed building (original district), not counted, 1902, remodeled 1924

Architect: John Seibert, George Sansbury (remodel)

Builder: John Vandergrift (remodel)

A two-bay, two-story, flat-roofed, Queen Anne-style brick commercial building with a narrow (east) façade. Fenestration consists of one-over-one, double-hung windows in a variety of surrounds. The first story features a recessed entrance to the south and a large, fixed storefront window with a transom band of leaded glass. The second story is dominated by a projecting three-sided bay window with curved sides and a flat front, framed by an arched brick surround with the date "1902" debossed above, and a decorative lion's head ornament below. The bay windows feature decorative transoms, while a single window to the south features a transom. The roofline is crowned by a prominent bracketed cornice with decorative urns and balustrades at the corners. The north elevation is blank save for a single window on the second story.

144. 17 North Liberty Street

NR-listed building (original district), not counted (Vietnam Veterans Association of America, aka Cumberland Office and Supply Co.), 1911

Architect: George Sansbury

Builder: James Powell

A three-story brick commercial building. The first story features a glass door front with a recessed entrance flanked by tall, fixed windows set beneath a transom of decorative stained glass which features the letters "VVA" and the emblems of the Vietnam Veterans Association of America. The storefront is flanked by flat brick piers and set beneath a metal cornice that extends across the neighboring building at 19 North Liberty Street. The second and third stories feature one-over-one double-hung windows with transoms set in wood surrounds and flanked by two-story flat pilasters with fully articulated bases and capitals. Above the third story are two metal cornices separated by a brick spandrel, the upper cornice featuring dentils. The building is topped by a curved parapet with a circular brick emblem.

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145. 19 North Liberty Street

NR-listed building (original district), not counted (Vietnam Veterans Association of America), 2002

A two-story brick Italianate commercial building. The first story includes two storefronts separated by a thin brick pier. Each storefront features a recessed entrance flanked by tall, fixed windows set beneath a transom of decorative stained glass which features the letters "VVA" and the emblems of the Vietnam Veterans Association of America. The first story is set beneath a metal cornice that extends across the neighboring building at 17 North Liberty Street. The second story features three bays, each containing a pair of one-over-one double-hung windows with transoms set in shallow openings with stone seals and soldier course lintels. The building is topped by a decorative metal cornice featuring dentils and brackets.

146. 25 North Liberty Street

NR-listed building (original district), not counted (Dahjana Building), 1979

A one-story commercial building with a flat roof clad in brick and articulated by vertical brick piers that divide the elevation into bays. The central bay contains a full-height glazed curtain wall with aluminum framing, including double glass entry doors at the base. The flanking bays are blank.

147. 35 North Liberty Street

NR-listed building (original district), not counted (Curtis's Famous Wieners), 1907

Architect: Wright Butler

Builder: John McLaughlin

A two-story, flat-roofed masonry commercial building with a four-bay symmetrical (west) façade. The first story includes a storefront with a central, slightly recessed entry door and fixed display windows accented by false brick veneer. To the south is a small sliding sash service window. A metal storefront cornice runs nearly the width of the façade above the first story. The second story contains four evenly spaced one-over-one, double-hung windows with stone lintels and sills. A raised brick parapet with shallow crenellated detailing conceals the flat roof.

148. 40 North Liberty Street

One vacant lot, not counted

149. 43 North Liberty Street

NR-listed building (original district), not counted (Giatras Building), 1963

A one-story brick addition to 35 North Liberty Street faced in a false brick veneer and featuring a large, fixed pane window and transom set beneath a decorative cornice. The roofline features a short parapet with a glass panel reading "GIATRAS BUILDING." A false front to the north disguises a parking area.

150. 45 North Liberty Street

NR-listed building (original district), not counted, 2016

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A two-story brick garage. The first story features two large vehicle-height openings with paneled wood doors and transom lights above, as well as a pedestrian door to the south end. The second story contains two large, full-height window openings with paired French doors and metal balconettes. A single-bay, one-story entrance is attached to the north side. A metal coping caps the façade.

151. 49 North Liberty Street

NR-listed building (original district), not counted, 1920

A four-story brick Romanesque Revival-inspired commercial building faces west and features a symmetrical two-bay façade. The first story includes a storefront with two large display windows with transoms flanking a recessed entry at the north end, and a secondary recessed entrance in the south bay, each framed by rusticated stone piers. The second and third stories each have pairs of large rectangular fixed windows with transoms and wood spandrels above. The fourth story features trios of arched window openings with paired one-over-one double-hung windows in each bay. A corbelled brick cornice caps the façade. The side elevations feature four bays of evenly spaced windows in segmental arched openings.

152. 53-55 North Liberty Street

NR-listed building (original district), not counted (Commercial Savings Bank), 1910

Architect: Wright Butler, Alfred Leach (remodel)

Builder: Aaron May, W. J. Morley (remodel)

A three-story, flat-roofed masonry building faces west and occupies a prominent corner lot. The first story features three bays on the façade and six on the north elevation, while the upper stories feature two bays on the façade and five on the north. On the façade, the first story is clad in stone and features large one-over-one, double-hung windows and a central entrance framed by pilasters and a classical entablature, while the north elevation features five window bays and a secondary entrance in the easternmost bay. The second story fenestration includes fixed rectangular windows with transoms, and the third story contains arched window openings with similar trim. A prominent cornice with brackets and modillions caps the façade.

153. 57 North Liberty Street

NR-listed building (individual), not counted (Cumberland City Hall), 1911

Architect: Holmboe & Lafferty

This three-bay, two-story, flat-roofed stone municipal building is symmetrically organized with a central entrance set within a large round-arched opening flanked by monumental pilasters. Fenestration consists of evenly spaced one-over-one, double-hung windows with simple stone sills. A projecting water table separates the basement level, which includes smaller window openings. The roofline is defined by a balustraded parapet with corner pedestals and decorative coping.

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North Mechanic Street

154. 22 North Mechanic Street

One contributing building (Friendship Haven Church), 1957

A two-bay, one-story, flat-roofed masonry commercial building. The (east) façade features a recessed main entrance within a shallow vestibule in the north bay consisting of a single-leaf door with a sidelight, and a fixed multi-light window with decorative leaded glazing in a second centered bay to the south. A rounded awning is mounted over the entrance, extending across the central bay and bearing the name of the current occupant. The façade incorporates applied stone veneer and wood shingle siding. The north side elevation is largely blank except for two pairs of windows with decorative leaded glass.

155, 156. 30 North Mechanic Street

Two contributing buildings, ca. 1890

Two Queen Anne-influenced brick commercial buildings connected by a one-story hyphen. The (east) façades have been painted and share consistent decorative detailing, including horizontal banding and recessed panels.

30-A, A Touch of Home Arts and Crafts

A two-story, three-bay building with a symmetrical façade. Fenestration on the first story includes a central single-leaf door with a transom light, flanked by fixed multi-light storefront windows set within rectangular openings with brick sills. Fenestration on the second story consists of two window openings, each containing an eight-over-eight double-hung sash window flanking a decorative vent in the center bay. A projecting horizontal band separates the stories, and a corbelled brick course runs along the parapet.

30-B

A two-story, two-bay building featuring two large, fixed windows with multi-light glazing. A wide entablature supported by square brick piers with vertical recessed panels defines the upper portion of the façade. The second story is mostly blank and is capped with a plain parapet wall. The one-story hyphen connecting the two buildings contains a single-leaf door and is sheltered by a roof clad in asphalt shingles. The door provides internal access between the two buildings.

157. 40 North Mechanic Street

One non-contributing building, 1975

A flat-roofed brick commercial building composed of a two-story section to the south and a one-story section to the north. The three-story portion features two solid brick masses divided by a recessed stairwell bay, with minimal fenestration consisting of narrow vertical fixed windows in the central bay and a few fixed rectangular windows on the outer bays. The one-story section has a plain brick façade with a single-leaf metal door and small rectangular vent openings near the roofline.

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158. 50-52 North Mechanic Street

One non-contributing building, 1979

A seven-bay, one-story, flat-roofed brick commercial building with a wide (east) façade and an applied mansard-style canopy clad in synthetic shingles. The symmetrical façade includes multiple storefront bays, consisting of large, fixed windows with metal frames flanking single-leaf glass doors with a glass door with wide sidelights in the central bay.

159. 66-72 North Mechanic Street

One contributing building (Knights of Columbus, aka Chicken Jubilee Building), 1910

A three-bay, two-story, flat-roofed masonry commercial building with a parapet wall and symmetrical façade. The first story features a modern storefront with fixed plate-glass display windows and a recessed entrance with a single-leaf glass door and includes a fixed architectural glass block panel in the south bay. A projecting aluminum-clad signboard spans the width of the facade above the storefront and bears the name of the current occupant, "KNIGHTS OF COLUMBUS 586." The building abuts the public sidewalk and is located at the corner of an intersection, with exposed brick visible on the south side elevation. The upper story is defined by sets of three tall, narrow glass block window openings set within recessed brick arches. The central bay is crowned by a stepped gable with a pair of arched blind recesses and decorative brickwork. Additional decorative brick courses are set above and below the windows, and at the parapet line.

160. 100 North Mechanic Street

One non-contributing building, 1973

A one-story commercial building of brick masonry. The roof features a wide overhanging eave with a flat fascia and shallow boxed cornice. The (east) façade is organized into three asymmetrical bays that include fixed windows and a solid metal door to the north. Additional fixed windows are located on the side elevations. A drive-through kiosk is located at the rear of the building.

161. 130-134 North Mechanic Street

One contributing building, 1964

A two-story, flat-roofed commercial building constructed of brick. The (east) façade is divided horizontally by an overhanging concrete cornice. The first story includes multiple storefront bays with plate-glass display windows and single-leaf doors, some of which are recessed. Fenestration on the second story consists of rectangular window openings containing one-over-one, double-hung sashes, with a concrete belt course bisecting the windows horizontally.

162. 135 North Mechanic Street

One non-contributing building (John F. Kennedy Apartments), 1967

Architect: Russ Minter

An 11-story apartment tower with brick and panel cladding. The north and south elevations have six total bays and the east and west elevations have five. Each elevation is characterized by brick projections from the main volume, four bays wide on the north and south and three on the east and west. Fenestration consists of pairs of one-over-one, double-hung windows. The (south) façade includes recessed entry bays at the ground level on each corner.

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163. 138 North Mechanic Street

One contributing building (same parcel as 130-134 North Mechanic Street), ca. 1910

A one-story, flat-roofed commercial building constructed of brick masonry. The (east) façade features full-height fixed plate-glass display windows and a centrally located flush entrance with a single-leaf glass door with sidelights and a transom. A continuous flat metal canopy spans the storefront level. The parapet is capped with a soldier course of brick and features additional horizontal brick banding.

164. 140-146 North Mechanic Street

One contributing building on two parcels, 1915

A six-bay, three-story, flat-roofed brick Italianate commercial and residential building with a symmetrical façade and bracketed cornice. The building rests on a raised stone foundation and is flush with the sidewalk. The first story is organized into two wood storefront systems flanking a central arched doorway. Each storefront system features a large plate glass window and glass panel entrance set beneath a ribbon of fixed windows in the transom, and wood panel doors with side lights flanked by brick pilasters, all set beneath a wood cornice. The central doorway features a decorative wood transom. Fenestration on the second and third stories consists of rectangular one-over-one, double-hung window openings with segmental arched brick lintels and stone sills.

165. 143-145 North Mechanic Street

One contributing building, 1910

A three-story, flat-roofed Italianate brick commercial and residential building. The (west) façade is organized into five bays. The first story contains three entrances: a recessed single-leaf door set within a bracketed surround to the north, a storefront window with a wood-frame bulkhead and wood shingled canopy in the center, and a recessed entrance with a single-leaf glass door with sidelights to the south. Fenestration on the upper stories consists of one-over-one, double-hung windows with stone sills and arched brick lintels. The second story includes a projecting, three-sided bay window. The cornice features paired brackets and a simple frieze. The north elevation, facing the side lot, contains irregular fenestration, including arched and rectangular window openings, most of which have been covered with plywood. A narrow one-story service bay extends from the rear of the building.

166. 148 North Mechanic Street

One contributing building, 1880

A two-story, brick masonry house with a slate-covered mansard roof. The (east) façade is organized into three bays. The first story contains two rectangular window openings with one-over-one double-hung sash and stone sills, along with a single-leaf entry door accessed by concrete steps with a metal railing. The second story features three rectangular window openings aligned above those on the first story, each with one-over-one sash. The roof includes a projecting cornice and a flat-roofed dormer featuring a window, painted over, with decorative tracery.

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167. 149-151 North Mechanic Street

One contributing building, 1910

A three-bay, two-story, flat-roofed masonry commercial building. The first story (west) façade features a storefront with a recessed single-leaf entrance door flanked by fixed display windows, and a secondary flush entrance door to the south. A fixed awning extends across the storefront bays. The second story contains three rectangular window openings, each with a projecting metal hood. Windows are vertically aligned with the storefront bays below. A simple brick cornice runs along the roofline. The roof is clad in metal sheeting.

168. 150 North Mechanic Street

One contributing building (Dr. Spurgeon Sparks' House), ca. 1906

Architect: Wright Butler

A two-bay, two-story, hip-roofed house constructed of preformed concrete blocks. Fenestration consists of one-over-one, double-hung windows with concrete sills and flared preformed concrete block lintels, and triple-pane basement windows. The first story contains a single-leaf entry door recessed beneath a projecting gabled hood supported by brackets, and one rectangular window. The second story contains two rectangular window openings. The roof is clad in slate.

169. 152 North Mechanic Street

One contributing building (Union Hall), 1952

A two-story commercial building constructed of concrete masonry units. The (east) façade is clad in synthetic siding and has a curved recessed storefront bay at the first story, featuring a symmetrical pair of plate glass windows and metal doors. A small architectural glass block panel is north of the entrance. Fenestration on the second story consists of trios of one-over-one, double-hung wood windows, plus a single window to the north, all with concrete sills. The roof line features a short parapet wall. The north elevation is blank, except for two small windows on the second story near the rear of the building.

170. 156 North Mechanic Street

One vacant lot, not counted

171. 157 North Mechanic Street

One non-contributing building, 1910

A three-bay, three-story, flat-roofed brick commercial and residential building. The first story contains a storefront with vertical wood siding and a projecting metal awning. Fenestration includes a single fixed display window and a single-leaf door with a diamond-patterned light. The second and third stories contain a variety of window sashes vertically aligned above the first-story bays, including nine-over-nine, one-over-one, and multilight fixed windows. The side elevation shows brick and frame construction with visible additions extending to the rear.

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172. 163 North Mechanic Street

One contributing building, 1918

A three-bay, 2.5-story, Queen Anne-style brick house on a stone foundation. It faces west and features a side-gabled roof clad in asphalt shingles, with overhanging eaves. The façade is asymmetrical and includes a three-sided projection in the north bay, rising two-and-one-half stories to a semi-hexagonal roof on the west slope of the (west) façade gable. The façade's first story includes a single-leaf entry door set beneath a hip-roofed porch supported by square columns. Fenestration consists primarily of one-over-one, double-hung windows with stone sills and segmental brick lintels. However, there is a large single-hung window on the south bay of the first story with a decorative Queen Anne transom, a pair of cottage-style windows above on the second story, each with similar transoms, and a round window located between the first and second stories of the central bay. A pent roof-dormer projects from the front-facing slope of the gable roof.

173, 174. 169-171 North Mechanic Street

Two contributing buildings on one parcel, 1954

Two one-story commercial CMU buildings. Both buildings have rectangular footprints, front-facing gable roofs clad in asphalt shingles, and are set side by side with a narrow space between them. The northern building is clad in synthetic siding on the primary elevation. Fenestration includes a single fixed window and a recessed single-leaf door. The southern building is clad in a brick veneer on the (west) façade. Fenestration consists of a large, fixed storefront window and a single-leaf glass entrance door recessed beneath the roof overhang. A flat signboard spans the width of the facade above the window and door. The south elevation is blank except for a single window near the rear of the building.

175. 173 North Mechanic Street

One contributing building, 1910

A two-story brick Italianate commercial building. The (west) façade is organized into one bay. The first story contains a central recessed entrance with a single-leaf door flanked by large, fixed display windows with transoms. The second story features a wide rectangular window opening with three double-hung sash units. A cornice with modillions runs beneath a flat parapet roofline. A projecting two-sided oriel window clad in vinyl siding is located on the north elevation.

176. 174-178 North Mechanic Street

One non-contributing building (shared a parcel with 180-182 North Mechanic Street), ca. 1995

A one-story, flat-roofed commercial building with a mansard-style roof clad in asphalt shingles. The exterior walls are faced in brick. The (east) façade is organized into seven bays, including three double entry doors and four fixed window openings with metal frames, evenly spaced and alternating across the facade.

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177. 175-179 North Mechanic Street

One contributing building, 1920

A two-story, flat-roofed brick Italianate building located on a corner lot. The (west) façade is organized into five bays, with a centrally located entrance and three fixed storefront windows beneath a metal awning. The second story contains five rectangular window openings with one-over-one sash and projecting metal hoods. The north elevation, facing Market Street, features a three-sided oriel window at the second story sheltered by a metal awning. A bracketed cornice with dentils spans the roofline.

178. 180-182 North Mechanic Street

One non-contributing building (Corner Laundry), ca. 2000

A one-story, gable-roofed commercial CMU building. The (east) façade is divided into two clearly defined storefront bays. Fenestration includes double metal doors and large fixed windows. The roof features shallow eaves and is clad in asphalt shingles, with a metal siding in the gable ends.

179. 200 North Mechanic Street

One non-contributing building (Dollar Bank), 1980

A one-story, mid-to-late twentieth-century brick commercial building with a steeply sloped shed roof. The (south) façade features an overhang supported by square columns, forming a recessed entrance and large fixed windows with aluminum frames. Two drive-through canopies on the north side are covered by smaller iterations of the bank roof. Fenestration on the east elevation includes a single small window.

180. 201 North Mechanic Street

One contributing building, 1947

A two-story commercial block clad in Formstone. The building occupies a corner lot and features a flat roof with a steeply pitched, Mansard-like roof on the (west) façade, clad in asphalt shingles. Fenestration consists of fixed plate glass windows on the first story, and single or pair one-over-one, double-hung windows on the second story. First-story entrances include a glass panel door set in the corner, and two secondary entrances further down Market Street. The first and second stories are divided by a pent roof clad in asphalt shingles spanning the two street-facing elevations. The south elevation, facing Market Street, includes a three-sided oriel window on the second story. The flat roof features two shallow step-downs as the building extends from north mechanica Street.

181. 203 North Mechanic Street

One contributing building, 1927

A two-story brick commercial building with a flat roof and symmetrical storefronts. The ground floor is divided into multiple bays with fixed display windows and glass panel door entryways. A recessed service bay entrance is located to the south. The second story is fenestrated with 13 two-over-two, double-hung sash windows set above a continuous stone sill. A molded cornice with decorative brackets caps the (west) façade. The east elevation reveals a secondary entrance and additional fenestration, with some windows boarded over.

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182. 205 North Mechanic Street
One vacant lot, not counted

183. 216-220 North Mechanic Street
One contributing building (Windsor Lofts), 2001

A two-story, flat-roofed commercial block consisting of two defined volumes with a continuous metal canopy sheltering the storefront bays on the (east) façade. It features a brick veneer at the first story and horizontal wood siding above. Fenestration at the first story includes large, fixed-pane display windows and multiple entry doors, while the second story features one-over-one double-hung sash windows. The south volume features large, fixed picture windows and a glass panel entrance. To the north of this are a pair of wood and glass doors set within a wood surround. Above these and spanning the south volume is a frieze with the words "WINDSOR LOFTS ON WILLS CREEK." The second story of this volume features two pairs of windows, and a small rectangular fixed window above the second story. The north volume features a full glass storefront on the first story, with large plate glass windows flanking a glass panel door and transom. The second story features four evenly spaced windows. A simplified stepped parapet conceals the flat roof at different heights on both volumes. The north elevation reveals exposed brick and utility equipment, while the south elevation includes secondary entrances and small window openings.

184. 217 North Mechanic Street
One contributing building (Federal Printing Company), 1915

A two-story brick commercial building with a shed roof. The second story is fenestrated with four vertical window openings, some boarded over, with segmental arched lintels. The first story features a highly modified storefront that includes two six-by-six, sliding sash windows, a pair of wood and glass panel doors set into a recessed corner, and a pair of double-leaf doors in a recessed service bay. The second story features five boarded arched window openings above a simple brick cornice. A projecting wood sign reads "FEDERAL PRINTING COMPANY."

185. 219 North Mechanic Street
One contributing building, 1925

A two-story commercial building with a flat roof with a prominent classical cornice. The façade is clad in dark brick with light-colored brick accents. The first story includes two large storefront bays with aluminum-framed fixed-pane windows flanking a central entrance, and a vehicle-height overhead door to the south. The second story features an arrangement of industrial-style multi-light metal windows. The side elevation is painted masonry with a stepped parapet. The rear elevation, which faces North Centre Street, features two bays of similar industrial-style windows on each story.

186. 230 North Mechanic Street
One non-contributing building (Xclusive Kuts), 1996

A one-story, front-gabled frame building located at the rear of a paved parking lot. It features a simple rectangular form with a concrete slab foundation and is clad in painted stucco with false half-timbering. The (east) façade includes a single-leaf entry door with a divided-light window

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and is flanked by a large fixed window to the north and a signage panel to the south. Fenestration consists of additional fixed windows and sliding-sash windows.

187. 239 North Mechanic Street

One contributing building (Zembower's Hardware), 1960

A one-story, flat-roofed brick commercial building. The (west) façade includes three paired fixed display windows and a corner entry recessed within a deep breezeway. The building extends southward with a side wall of unpainted brick containing regularly spaced window openings with metal sash. The building features minimal ornamentation and a utilitarian form.

188. 240 North Mechanic Street

One contributing building (J. Kreiger Goldsmith), 1912

A two-story, flat-roofed brick building. The (east) façade is four bays wide and includes two entrances: a single-leaf paneled door with transom near the center and an arched entry with a recessed gate at the south end. Fenestration consists of one-over-one double-hung sash windows set in segmental-arched openings with brick surrounds at both stories. The south bay in the second story is blank. The building is capped by a bracketed cornice with a paneled frieze and dentil molding. The south elevation is pargeted and contains symmetrically placed rectangular window openings with modern sash. The north elevation is blank.

189. 241 North Mechanic Street

One contributing building, 1905

A two-story, flat-roofed brick commercial duplex on two parcels. The symmetrical (west) façade is four bays wide, with a single-leaf door and transom in each outer bay and paired one-over-one, double-hung sash windows in the inner bays. Single windows are situated vertically above the doors. Windows are set in segmental-arched openings with brick lintels and stone sills. A projecting bracketed cornice with decorative panels and dentil molding tops the façade. The north elevation, partially visible, is similarly treated with segmental-arched windows.

Pershing Street

190. 0 Pershing Street (rear)

One vacant lot, not counted

191. 3 Pershing Street

NR-listed building (original district), not counted, (US Court House and Post Office, aka Allegany Museum), 1932

Architect: R. Holt Hitchens

A three-story, flat-roofed Beaux-Arts-style building with a first story faced with ashlar stonework. The façade is divided horizontally by a projecting stone stringcourse above the first story and a prominent stone cornice beneath a parapet. Fenestration consists primarily of tall, fixed windows with blind transoms and decorative bottom panels. The (south) façade contains the main public entrance in the form of a one-story lobby addition, faced in stucco. Aside from this addition, the

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building features 12 bays on the north and south elevations, and six on the west and west elevations. Secondary entrances are located in the outer bays of the north elevation and consist of double glass doors within stone surrounds, accessed by a set of stairs with metal handrails. Two ornamental multi-globe light fixtures on pedestals flank the entrances. A parapet rises above the cornice and features rectangular panels recessed between projecting corner blocks. The building's elevations are defined by shallow pilasters that rise between window bays from the stone string course to the cornice.

192. 60-64 Pershing Street

NR-listed building (original district), not counted, 1918

A three-story, flat-roofed brick commercial building with a raised parapet featuring corbelled brickwork and recessed decorative panels. The primary (south) elevation is organized into four bays. The first story contains a storefront framed by brick piers. The storefront consists of two large, fixed display windows flanking a recessed central entrance with a single-leaf glass and wood door. A decorative glass block transom band spans the width of the storefront above the display windows and door. To the right of the main storefront is a secondary entrance set within a single-leaf glass and wood door with a single transom light above. A concrete stoop with a short set of steps leads to each entrance. Fenestration on the second and third stories consists of single rectangular window openings in each bay, each containing one-over-one double-hung sash windows set within a stone lintel and sill. The central bays feature singles and the outer bays pairs of windows. A projecting metal cornice with brackets separates the third story from the parapet above.

193. 66-72 Pershing Street

NR-listed building (original district), not counted, 1927

A three-story, flat-roofed brick commercial building. The (south) façade is organized into seven bays on the first story and ten on the second and third. The first story contains a storefront arrangement across the width of the elevation. Storefront fenestration includes paired sets of entrances with single-leaf glass and metal doors to the east of fixed display windows. Each storefront bay is defined by brick piers. The display windows are set in rectangular openings beneath blind transoms. Fenestration on the second and third stories consists of seven rectangular window openings per story, aligned vertically by bay. Each opening contains a one-over-one double-hung sash window, framed by a header course of brick. Four evenly spaced vents are placed along the roof line, which is capped by concrete coping.

Polk Street

194. 107 Polk Street

One contributing building (Jr. Order of United American Mechanics), 1925

A three-story brick building with cast stone trim and decorative panels, resting on a raised concrete foundation with basement-level windows secured by metal grates. The primary (east) façade is organized into three bays. The central entrance is set beneath a flat lintel and features a single-leaf door topped by a rectangular transom. Fenestration consists of six-over-one, double-hung sash

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windows with cast stone sills and soldier course lintels. Flanking the entrance are paired windows. The bays of the second and third stories aligned vertically over the first story openings. Cast stone panels bearing the building's construction date and other emblems are positioned above the entrance and near the parapet. The façade terminates in a flat roof with a modest brick parapet.

195. 109 Polk Street

One contributing building, 1905

A 2.5-story Queen Anne-style brick house, facing east. The façade features two bays, with the west bay consisting of a three-sided projection. The building rests on a raised foundation enclosed by lattice panels beneath a full-width front porch. Fenestration includes one-over-one, double-hung sash windows with stone sills and lintels. The porch features a flat roof supported by square posts and has a wood balustrade. The first story features a central single-leaf entry door set in a wide surround with sidelights and a transom. The second story contains windows aligned above the openings of the first story. The half-story is set within a steeply pitched slate-clad mansard roof, which features two gabled dormers. The roofline is capped by a simple wood cornice with brackets.

196. 108-110 Polk Street

One contributing building, 1885

A four-bay, two-story brick Italianate townhouse facing east. The building is divided into two mirrored units, each with a single-leaf entry door set beneath a segmental-arched opening. Each entry door is paired with a one-over-one double-hung sash window within a matching segmental-arched opening, typical of the building's fenestration. The second story contains windows in each bay. The south end of the building features a two-story enclosed porch, screened with lattice panels and a single-leaf door entry on the first story. A two-bay, two-story wing is set back from the street on each side. A prominent bracketed cornice with decorative roundels runs along the roofline.

197. 111 Polk Street

One contributing building, 1910

A two-bay, two-story brick Italianate townhouse. Fenestration includes one-over-one, double-hung sash windows set within segmental-arched openings, single or paired. The first story of the (north) façade contains a single-leaf entry door set beneath a segmental-arched transom in the south bay, and a pair of windows to the north. The second story features windows aligned above the first story openings. A brick cornice featuring corbelling and decorative rectangular vents crowns the building.

198. 0 Polk Street

One vacant lot, not counted

199. 113 Polk Street

One vacant lot, not counted

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200. 0 Polk Street

One vacant lot, not counted

201. 117 Polk Street

One vacant lot, not counted

202. 0 Polk Street

One vacant lot, not counted

203. 119-121 Polk Street

One contributing building, 1900

A two-story brick Italianate townhouse block. The primary (north) façade is four bays wide, split into two mirrored units. Fenestration consists of one-over-one, double-hung vinyl windows with stone sills and lintels. The first story features entrance doors set beneath rectangular transoms and stone sills next to large windows. The second story contains four windows aligned above the first story bays. The façade roofline features a dentiled cornice beneath an asphalt shingle-clad roof featuring two gabled dormers with vents. The side elevation reveals the long, low slope of the roof behind the façade and features an asymmetrical window arrangement, with segmental arched openings for single and paired windows.

204. 123 Polk Street

One contributing building, 1914

A two-bay, 2.5-story brick Queen Anne-style townhouse. The primary (north) façade features a full-width, one-story porch supported by simple posts with a plain railing. Fenestration includes one-over-one, double-hung windows with stone sills and lintels. The first story contains a single-leaf entry door to the east and a triple window assembly to the west. The second story is organized into two bays with a single window above the entrance below, and an identical triple window assembly above the first-story assembly. The slate-clad mansard roof contains a centered gabled dormer with two smaller windows set beneath a classical pediment.

205. 125 Polk Street

One contributing building, 1905

A two-bay, 2.5-story brick Queen Anne-style townhouse. The building rests on a raised concrete foundation and features a projecting one-story porch with square posts and solid brick railings. Fenestration includes one-over-one, double-hung windows in segmental arch openings that feature slender decorative wood transoms. All openings are set beneath implied window caps of brick designs projecting from the exterior wall. The (north) façade is characterized by the engaged tower, which projects a full bay from the facade and features fixed picture windows facing the street and double-hung windows on the interior cheeks. The entrance is located in the east bay and consists of a single-leaf door beneath a transom. The tower rises above the roofline and is capped by a steeply pitched, pyramidal metal roof. A dormer with a fixed window and a shed roof projects from the primary roof slope.

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206. 126 Polk Street

One contributing building, 1889

A two-bay, 2.5-story brick Queen Anne-style townhouse. The building rests on a raised concrete foundation and features a projecting one-story porch with square brick posts and solid brick railings. Fenestration includes one-over-one, double-hung windows with stone sills. Openings are set within segmental arch openings on the first story (south) façade. On the first story, the entrance is located in the west bay and consists of a single-leaf door with a simple transom. Windows are paired in the east bay on each story. The steeply pitched roof is clad with asphalt shingles and features a front-facing gable dormer with a blank tympanum. The side elevations are blank and reveal the low, low slope of the rear roof.

207. 127 Polk Street

One contributing building, 1905

A two-bay, 2.5-story brick Queen Anne-style townhouse. The building rests on a raised concrete foundation and features a projecting one-story porch with square posts and solid brick railings. Fenestration includes one-over-one, double-hung windows in segmental arch openings that feature slender decorative wood transoms. All openings are set beneath implied window caps of brick designs projecting from the exterior wall. The (north) façade is characterized by the entrance in the west bay, consisting of a single-leaf door beneath a transom, and an engaged tower that projects a full bay from the facade to the east. The tower features fixed picture windows facing the street and double-hung windows on the interior cheeks. The tower rises above the roofline and is capped by a steeply pitched, pyramidal roof clad in asphalt shingles. A blank dormer with a shed roof projects from the primary roof slope.

208. 128-130 Polk Street

One vacant lot, not counted

209. 128 (rear) Polk Street

One vacant lot, not counted

210. 129 Polk Street

One contributing building, 1960

A two-bay, one-story vinyl-clad house on a raised concrete masonry unit (CMU) foundation. The building is accessed by a set of concrete steps to a full-width front porch with a shed roof supported by slender metal posts and enclosed by a metal railing. Fenestration includes six-over-six, double-hung windows in vinyl surrounds. The west bay of the (north) façade features pairs of windows on each story. The east bay features a metal door at grade, entering the basement, and the second story features a pair of windows, similar in arrangement but smaller than the other façade windows. The house is topped by a low-pitched front-gable roof clad in metal.

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211. 131-133 Polk Street

One contributing building on two parcels, 1900

A two-story brick Italianate-style townhouse duplex. The building rests on a raised, stone foundation and features a flat roof with an overhanging, bracketed cornice. Each unit is three bays wide, with entrances located in the outer bays of each half. Fenestration includes double-hung windows with stone lintels and sills; there are six-over-six configurations on the east unit, and one-over-one on the west unit. In addition, the first story of the west unit features a sliding-sash window. Metal awnings are mounted above some windows and entrances. An arched pedestrian opening with a recessed door provides secondary access between the units. Small, decorative vents are the only feature along the side elevations, placed near the roofline.

212. 0 Polk Street

One vacant lot, not counted

213. 134 Polk Street

One vacant lot, not counted

214. 134-136 Polk Street

One contributing building, 1910

A 2.5-story brick duplex on a raised stone foundation. The (south) façade displays two identical units across four bays on the first story, and five on the second. A full-width one-story porch supported by square posts extends across the façade. Fenestration includes one-over-one, double-hung windows with stone sills and lintels. Each unit is accessed through a single-leaf door. Along the west elevation there are three windows on the first story and a three-sided bay window with wood shingle siding. A hipped roof dormer with a pair of windows projects from the south and west slopes of the roof.

215. 135-137 Polk Street

One contributing building on two parcels, 1910

A two-story brick Italianate townhouse with a flat roof and bracketed cornice. The building rests on a raised stone foundation and features a rectangular plan extending along the street frontage. The primary (north) elevation is organized into six bays – three bays for each duplex unit. Each unit is accessed by a single-leaf door set within a slightly recessed opening under segmental-arched transoms. Fenestration consists of one-over-one, double-hung wood windows set in segmental arch openings with brick lintels and stone sills. The second-story windows are aligned above the first story and maintain the same proportions and detailing. A series of fixed metal awnings are affixed above several window and door openings. The roof slopes backward from the façade. The east elevation features three bays on each story, near the rear of the building.

216. 0 Polk Street

One vacant lot, not counted

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217. 138-140 Polk Street

One contributing building, 1915

A 2.5-story brick Queen Anne-style duplex with a bracketed cornice with a steeply pitched asphalt shingle-clad roof on the (south) façade. The building rests on a brick foundation and features a full-width, one-story porch supported by square columns. Each unit is accessed by a single-leaf door recessed within its own bay under the porch. The façade is organized into two mirrored bays, each with a projecting, three-sided bay window on the first and second stories beneath gabled dormers featuring paired, louvered vents. Fenestration includes one-over-one, double-hung windows throughout. The roof slopes backward from the façade. There is a single bay of windows on the east elevation near the rear of the building.

218. 141-143 Polk Street

One contributing building, 1910

A two-story brick Italianate-style townhouse block resting on a stone foundation. The building features two mirrored units organized into four bays, with two arched entries leading to the individual units in the inner bays of the first story. These entries feature single-leaf doors set beneath segmental brick arches in the recessed central bay, while the outer bays each contain a one-over-one, double-hung window with a stone lintel and sill. The second story includes three evenly spaced windows with stone sills and segmental arch brick lintels featuring keystones. The building is capped by a bracketed cornice beneath a flat roof. The west elevation features three bays with windows near the rear of the building, the northernmost bay of which features paired windows.

219. 142 Polk Street

One vacant lot, not counted

220. 145 Polk Street

One contributing building, 1910

A two-story Italianate-style house clad in Formstone at the foundation and vinyl siding above. The (north) façade is organized into two bays. The entrance is located in the northern bay and consists of a single-leaf door sheltered by a metal awning. The southern bay contains a one-over-one, double-hung window. The second story contains two evenly spaced one-over-one, double-hung windows. The windows are framed by simple metal surrounds. The building is topped by a bracketed cornice and a flat roof.

221. 144 Polk Street

One contributing building, 1915

A three-bay, two-story brick vernacular side-gabled townhouse. The (south) façade is arranged into two bays. The southern bay contains a metal door with a transom opening above. Fenestration consists of one-over-one, double-hung windows with trabeated wood surrounds. A cross-gabled rear extension features four bays along the west elevation, including a second-story door which no longer is accessible. The roof is clad in asphalt shingles.

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222. 147 Polk Street

One contributing building, 1910

A 2.5-story brick Queen Anne-style townhouse. The (north) façade is organized into three bays on the first story and two on the second. Fenestration includes one-over-one, double-hung windows with stone sills and lintels. On the first story, the northern bay contains the main entrance, a single-leaf door with a transom above, sheltered by a one-story, full-width, hip-roofed porch supported by Tuscan columns and topped with a plain entablature. The porch features a metal railing and a wood deck. The second story features paired windows in each bay. The roof features a shed-roofed dormer above each bay, containing a single leaded window. The steeply pitched facade roof is clad in slate shingles.

223. 146 Polk Street

One contributing building, 1915

A three-bay, two-story brick Italianate townhouse. The building rests on a concrete foundation and is faced with running bond brick. The western bay contains the main entrance, a single-leaf replacement door set within a segmental-arch opening beneath a transom. Fenestration consists of one-over-one, double-hung windows set within similar segmental-arch openings, all featuring decorative woodwork inside the arches. A simple wood cornice with decorative brackets and dentils crowns the building. The east elevation features two bays on each story near the rear of the volume, and a vinyl-clad northern extension.

224. 148-150 Polk Street

One contributing building on two parcels, 1898

A two-story brick Italianate duplex on a pargeted stone foundation. The (south) façade is organized into two mirrored units across four bays. Each outer bay features a single-leaf door with a transom, sheltered by a shallow metal awning supported by brackets. Fenestration consists of one-over-one, double-hung wood windows with stone lintels and sills at both stories. The façade is capped by a simple wood cornice with paired decorative brackets. Two gabled dormers with louvered vents flank a shed-roofed dormer with a triple-light awning window project from the asphalt-shingled roof.

225. 149 Polk Street

One contributing building, 1910

A two-bay, three-story brick Italianate duplex. The (north) façade's first story features paired single-leaf doors under a single blind transom, sheltered beneath a one-story porch supported by round, fluted columns with Doric capitals. The porch has a standing seam metal roof and a metal balustrade. Fenestration consists of one-over-one, double-hung wood windows with stone lintels and sills. A simple wood cornice with paired decorative brackets and round ornamental medallions caps the façade. The roof is a flat roof hidden behind a low parapet.

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226. 153 Polk Street

One contributing building, 1898

A 2.5-story brick Italianate townhouse. The (north) façade is organized into three bays, with two near the street, and one set back at the depth of a bay. Fenestration consists of one-over-one, double-hung windows with stone sills and lintels. A one-story entrance porch with a hipped standing seam metal roof and a Doric column shelters entrance doors on the facade and east elevations. The steeply pitched slate-clad roof features a central gabled dormer containing two fixed windows. The roof slopes subtly back from the façade.

227. 0 Polk Street

One vacant lot, not counted

South Centre Street

228. 0 South Centre Street

One vacant lot, not counted

229. 15 South Centre Street

NR-listed building (original district), not counted (Med 1st), 1980

A one-story brick office building with a steel roof. The façade features four bays, including an off-center entrance with a paneled door flanked by false shutters. Fenestration consists of one-over-one, double-hung windows in wood surrounds above wood panels. Windows are paired at the end bays and all have false shutters. Brick quoins are featured at the corners. The roof is clad in standing seam metal and terminates at a shallow overhanging eave with a gutter system.

230. 58 South Centre Street

NR-listed building (original district), not counted (Telephone Building, aka Verizon, Chesapeake and Potomac Telephone Company), 1948

Builder: John I. Vandergrift

A three-story, flat-roofed, brick and concrete commercial building. The (west) façade of the first story is clad in smooth concrete panels with a recessed entrance flanked by tripartite casement windows set in deep rectangular openings behind fixed sash storm windows with transoms. The upper stories are faced in brick, with vertical window bays divided by narrow brick pilasters; each bay contains paired three-over-three, double-hung wood windows with brick sills. A wide concrete band denotes a cornice and the building terminates in concrete coping.

231. 100 South Centre Street

NR-listed building (individual), not counted (B'er Chayim Temple), 1866

A two-story, front-gabled, brick synagogue that faces west, with a later 2.5-story rear addition facing north. The main façade features a central entrance framed by a pedimented portico with paired paneled doors, and three bays of tall round-arched stained-glass windows. The side elevations are divided into bays by shallow brick pilasters, each bay containing tall round-arched stained-glass windows above smaller rectangular windows. The rear addition features a mansard-

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like slate-clad roof with dormer windows on the uppermost story and a rusticated stone base at the ground level.

232. 101 South Centre Street

NR-listed building (original district), not counted, 1921

Architect: George Sansbury

Builder: Aaron May

A two-bay, two-story, flat-roofed, Beaux-Arts-inspired building constructed of white brick with a curved corner facing the intersection to the east. The first story features the entrance set beneath a small bracketed canopy. First-story fenestration consists of large, fixed windows with decorative transoms and stone-faced bases, including a curved window on the corner, set beneath a decorative metal spandrel. An ashlar base faces the first-story wall up to the sills. The second story includes paired six-over-one, double-hung windows on the principal elevations and a curved eight-over-one window at the corner. The roofline is finished with a deep bracketed cornice and a parapet wall.

233. 103 South Centre Street

NR-listed building (original district), not counted, 1962

A one-story, flat-roofed, brick commercial building facing east, sharing party walls with adjacent buildings on both sides. The façade features a central entrance door set between fluted pilasters and flanked by large, fixed, multi-light storefront windows, all set beneath a wide wood frieze. The roofline is obscured by a steeply pitched slate-clad false front that extends above the façade, simulating a gabled form.

234. 105 South Centre Street

NR-listed building (original district), not counted, 1900

A two-bay, three-story, Italianate-style brick commercial building. The first story features an entrance with a paneled door set within a segmental-arched opening behind an in-filled transom and accessed by a set of stone steps, and a projecting three-bay oriel window with fixed sash and recessed panels below. The second story contains two sets of paired one-over-one double-hung sash windows with stone sills and molded surrounds within low-arched openings. The third story mirrors the second. Above the third story are three small, evenly spaced decorative vents. The roofline is finished with a bracketed cornice and a decorative frieze.

235. 107-109 South Centre Street

NR-listed building (original district), not counted (Monumental Life Insurance Company), 1951

A two-story, flat-roofed, brick commercial building. The first story features three bays, including an entrance with a paneled door in the north bay framed by a classical surround with a pedimented entablature, rectangular sidelights and transom. The central bay features a large fixed multi-light window between two nine-over-nine, double-hung windows all set beneath a wide entablature cap. To the south is a single window with a similar cap. The second story is organized into four bays, each containing a six-over-nine, double-hung window with trabeated sills and double row of brick

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voussoir lintels. The roofline is defined by a prominent stone cornice inscribed with "MONUMENTAL LIFE INSURANCE COMPANY" and capped by a flat parapet.

236. 110 South Centre Street

NR-listed building (original district), not counted, 1901

Architect; Wright Butler

Builder: Silas Wise

A two-bay, two-story, brick, Queen Anne-style house featuring an irregular form and a steeply pitched roof, including a clipped corner. The southern bay is characterized by a three-sided two-story bay projection. Fenestration includes one-over-one, double-hung windows with stone sills. The first story includes a wraparound porch supported by turned columns, with entrance doors on the (west) façade and on the clipped corner. A prominent multi-sided turret with a flared slate-clad roof rises from the main roofline, providing a distinctive focal point to the design.

237. 111 South Centre Street

NR-listed building (original district), not counted, 1949

A two-story modern office building with a flat roof and a projecting second story. The first story features glass panel doors on either side, one to the south is recessed and the one to the north, along with a large, fixed window are set beneath a long rectangular transom. A sawtooth metal kickplate is beneath the window. The second story projects slightly over the first and contains a narrow horizontal band of three fixed windows within a rectangular frame. The (east) façade is composed of a combination of brick and panel cladding, with the brick forming the outer bays.

238. 112 South Centre Street

NR-listed building (original district), not counted, 1918

A three-bay, two-story Italianate commercial building with a flat roof and a decorative bracketed cornice. The first story features a recessed entry door at the south bay, sheltered by a metal awning, and two eight-over-twelve, double-hung windows set within brick frames. The second story contains three one-over-one, double-hung segmental-arched windows under transoms with stone lintels and sills.

239. 113 South Centre Street

NR-listed building (original district), not counted, 1961

A one-story modern commercial building with a flat roof and deep eaves. The (east) façade features an off-center entrance accessed by a set of concrete stairs with metal railings. To the left of the entrance is a horizontal band of three windows set high on the wall. Below grade, partially visible behind a metal railing, is a set of three windows identical to those above. The building shares party walls on both its north and south sides with adjacent buildings.

240. 114 South Centre Street

NR-listed building (original district), not counted (The Benevolent and Protective Order of Elks), 1910

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A five-bay, three-story brick Colonial Revival-style commercial block with a flat roof and wide, bracketed cornice. The first story features a stone base with an off-center pedestrian entrance and four arched window openings, each containing a set of French doors with fanlights above, set behind metal banisters. The second and third stories are arranged in a five-bay configuration, each bay containing a rectangular one-over-one double-hung window with a stone lintel and sill. On the north elevation, a ramp and stairs provide access to a secondary entrance.

241. 115 South Centre Street

NR-listed building (original district), not counted, 1875

A three-bay, two-story painted brick commercial building with a flat roof and projecting bracketed cornice facing east. The first story features a single-door entry in the northern bay, set within a rectangular opening capped by a stained glass transom. Two tall arched window openings with false shutters are positioned to the south of the entry with one-over-one, double-hung sashes. The second story is organized in a symmetrical three-bay arrangement, each bay containing a tall arched two-over-two window with louvered shutters. Brick hood molds and keystones ornament the arches. The building rests on a slightly raised stone foundation.

242. 122 South Centre Street

NR-listed building (original district), not counted, 1920

A five-bay, three-story brick commercial building facing east. The building is rectangular in plan and is constructed of red brick laid in a running bond pattern with a stone foundation. The primary (east) façade is organized into five bays on the upper two stories, while the first has three. On the first story, a central entrance is recessed within a brick surround with a segmental brick arch and keystone detailing. Flanking the entrance are two sets of paired rectangular one-over-one, double-hung sash windows. The second and third stories feature evenly spaced rectangular one-over-one double-hung sash windows with simple stone sills and flat brick lintels. Above the third story is a corbelled brick cornice with inset rectangular brick panels below. The building terminates in a flat roof with a low parapet.

South George Street

243. 0 South George Street

NR-listed building (original district), not counted (George Street Parking Garage), 1976

A six-level, flat-roofed, concrete-frame parking garage with a rectangular footprint and a curved corner facing the intersection. The lower portion of the building is clad with brick veneer along the street level, while the upper levels are composed of exposed concrete with open horizontal railings. Vehicular entrances are located at the ground level beneath a continuous concrete slab. The top of the garage is enclosed by a simple metal guardrail, and signage identifying "CENTER CITY PARKING" is mounted on the curved brick corner.

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244. 15 South George Street

NR-listed building (original district), not counted, (Central M.E. Church, South), 1906

A 1.5-story, front-gabled, brick Gothic Revival-style church with a rectangular plan and a projecting corner tower. The (east) façade features a pointed-arch entrance opening framed by brick buttresses. The center of the façade features a large pointed-arch window, filled with multi-light stained glass. The side elevations are divided into bays by buttresses, each containing paired pointed-arch windows with stone sills and stone trim accents. The south elevation features a cross-gable projection featuring a large rose window of stained glass. The tower rises above the entrance, with pointed-arch louvered openings, brick corbelling, and a prominent cross crowning the flat parapet.

245. 19 South George Street

NR-listed building (original district), not counted (Truist Bank), 1968

A one-story, flat-roofed, rectangular drive-through bank kiosk constructed of brick laid in a running bond pattern. Fenestration includes fixed plate-glass windows on the front (south) and side elevations and a single-light metal door located near the rear corner. A flat metal canopy with a wide fascia wraps around the top of the building above the window heads. A single drive-through lane with an overhead canopy is positioned behind the building, accessible from the adjacent street.

246. 109 South George Street

One contributing building (Tri-state Paper Company), 1914

A three-story, flat-roofed, brick commercial building with a painted exterior and a narrow rectangular footprint, characterized by a clipped oblique corner. The first story features three large storefront windows set in rectangular openings with simple trim, and a corner entrance of a glass door with sidelights and a transom. The second story contains three bays with decorative recessed panels. The third story features three one-over-one, double-hung windows aligned above, and the roofline is crowned by a shaped parapet with a raised center section inscribed with the date "1914."

247. 111 South George Street

One contributing building (Smith Building), 1940

A two-story, flat-roofed, brick commercial building. The first story features asymmetrical fenestration and entrances, with a shingled canopy running along the façade. All windows are fixed-pane windows. The second story is organized into evenly spaced narrow vertical window openings, each with simple masonry surrounds. The roofline is flat with a simple coping, and the building is identified by raised lettering reading "SMITH BUILDING" on the upper façade. The roof line steps down slightly twice to the west.

South Liberty Street

248. 7 South Liberty Street (located on 65 Baltimore Street parcel)

NR-listed building (original district), not counted, ca. 1875

A two-story, flat-roofed, masonry commercial building with Italianate detailing. The first story features a modern metal-clad storefront with two large fixed plate-glass windows set above a brick

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bulkhead, with evidence of infill and alteration visible in the cladding. The second story retains three evenly spaced segmental-arched window openings with two-over-two double-hung sash, framed by molded architraves with bracketed hoods and stone sills. The roofline is finished with a deep bracketed cornice and paneled frieze.

249. 11 South Liberty Street

NR-listed building (original district), not counted, 1858

A two-story, flat-roofed, Italianate-style brick commercial building characterized by an oblique, or cut, corner. The first story features a corner entrance with a single-light glass door set beneath a segmental-arched transom, and a projecting display window with a tripartite fixed sash configuration and a paneled bulkhead. A rusticated stone cornice separates the stories. The second story is dominated by a ribbon of three-over-one, double-hung wood windows divided by paneled pilasters, surmounted by a bracketed cornice and a paneled frieze. The roofline is finished with a deep overhanging cornice supported by paired brackets and accented with decorative roundels. The north elevation faces Merchant's Alley, a paved pedestrian access to an interior parking lot for the block.

250. 15 South Liberty Street

NR-listed building (original district), not counted, 1844

A three-bay, three-story, flat-roofed, brick building with a rectangular footprint. The first story features an entrance in the north bay set in a Classical surround with fluted pilasters and a broken pediment. Fenestration consists of one-over-one, double-hung windows with brick voussoir lintels and projecting brick sills. Windows on the first story feature false shutters while the second-story windows are bare. The third story features three smaller two-light windows aligned above the second-story windows, and the roofline is finished with a simple, unornamented cornice. The building shared its north wall with its neighbor and features a blank south elevation except for two third-story windows.

251. 19 South Liberty Street

NR-listed building (original district), not counted, 1920

A two-story, flat-roofed, brick commercial building with a narrow east elevation serving as the primary façade, characterized by a clipped oblique corner. The first story features an entrance with a single-light glass door and large fixed storefront windows, all set beneath a continuous metal awning that wraps the building. An additional entrance on the corner features a sidelight and transom. The second story is organized into three bays on the east elevation, and three on the south, each containing single or paired fixed sash windows set in rectangular openings with soldier-course brick lintels. The western bays of the south elevation feature two pairs of windows, with the central bay featuring a rusticated stone sill. The parapet is articulated by stepped square piers and horizontal brick banding.

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252. 100 South Liberty Street

NR-listed building (original district), not counted, 1851

A two-story, flat-roofed, Italianate-style brick commercial block facing west, with a first-story corner entrance at the intersection of two streets. The first story features a recessed single-light glass door at the corner, flanked by large fixed multi-light storefront windows divided by narrow mullions and set beneath simple projecting cornices on each elevation. Near the south corner, the facade appears to have ghost lines of an in-filled bay door. The second story is organized into nine bays of tall, narrow one-over-one sash windows set in rectangular openings with stone sills and minimal lintels. The roofline is finished with a bracketed cornice and a paneled frieze.

253. 120-122 South Liberty Street

NR-listed building (original district), not counted, 1870

A four-bay, three-story brick Italianate apartment building. The first story features an off-center recessed entrance framed by a segmental-arched opening. Fenestration consists of segmental-arched window openings with, primarily, one-over-one double-hung sashes, save for three random three-over-one windows. These windows are framed by simple molded brick hood molds, are narrower above the entrance, and paired in the facade's north bay only. The roofline is finished with a bracketed cornice and a paneled frieze. The south elevation is blank, and the north elevation features a single bay of windows denoting an interior stairwell.

254. 132 South Liberty Street

NR-listed building (original district), not counted (Joseph Strozykowski Dentist), 1950

Builder: John LaVale

A one-story, flat-roofed, brick commercial building with a rectangular footprint. The (west) façade is clad in brick and the rear portion finished in painted concrete block. The brick façade features a single-leaf flush metal door in the north bay. Fenestration consists of two-over-two, double-hung metal windows in which the lights are divided horizontally. On the façade a tripartite window featuring a fixed panel and two flanking windows is itself flanked by single windows. The only ornamentation is in three soldier course vents across the facade. The roofline is flat and unadorned, with minimal detailing.

South Mechanic Street

255. 10-12 South Mechanic Street

NR-listed building (original district), not counted (Cafe Mark), 1890

Architect: Wright Butler

A three-story, flat-roofed, Romanesque Revival-style brick commercial building facing west, with narrow alleys on either side concealed behind false side walls. The first story features recessed entrances with single-light glass doors to the north and south and a fixed storefront six-window system in between, framed by masonry piers, all set beneath a pent roof with brackets. The second story contains two wide rectangular window openings, each divided into pairs by thick fluted mullions and topped by transoms. The second and third story are separated by brick spandrels with metal star bolts. The third story is defined by two large round-arched window openings framed by

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rough-faced stone voussoirs, each containing paired multi-light sash beneath the arch, and three small single-light windows set high near the stepped parapet.

256. 14-18 South Mechanic Street

NR-listed building (original district), not counted (Uncle Jack's), 1890

A three-story, brick commercial building with a rectangular plan facing west. The first story features two recessed storefront entrances with single-light glass doors, flanked by large, fixed storefront windows set in framed openings. A false façade alleyway entrance is located between this and the building to the north, featuring a doorway with a broken pediment and wood surround. The second and third stories are organized into four bays, each containing single one-over-one double-hung sash windows set in slightly recessed rectangular openings with brick soldier-course lintels and projecting brick sills. The south elevation is open to Merchant's Alley below, a passageway to an interior parking lot. The elevation features arched windows in singles or pairs on the second and third stories. The roofline is finished with a corbelled brick cornice, featuring a side gable roof with square parapets near the street and a flat-roof rear extension.

257. 19 South Mechanic Street

One vacant lot, not counted

258. 20 South Mechanic Street

NR-listed building (original district), not counted (Niner's Canal Pub), 1958

A long, one-story brick Midcentury Modern commercial building. It has a flat roof with a deep, cantilevered metal canopy spanning most of the (south) façade. The façade is organized into bays roughly defined by three widely-spaced entrances. Fenestration across the façade consists of ribbons of windows at head-level one continuous concrete sill. Entrances consist of glass and metal doors set within pairs of brick pilasters set beneath transoms. The west elevation features four bays of one-over-one, double-hung windows with concrete lintels and sills.

259. 50 South Mechanic Street

NR-listed building (original district), not counted (The Twigg building), 1958

A two-story, flat-roofed brick commercial building sharing its west party wall with the neighboring building. The (south) façade is organized into two bays. Fenestration consists of ribbons of fixed sash windows divided into groups of three, with vertical framing elements between each group. The first story features windows to the left of the entrance. The entrance is recessed and contains a single-leaf glass and metal door. A brick planter projects from the façade below the first-story window band. A metal sign identifying the building is mounted above the entrance at the second-story level. The building terminates in metal coping.

260. 119 South Mechanic Street

One vacant lot, not counted

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West Harrison Street

261. 0 West Harrison Street
One vacant lot, not counted

262. 108-114 West Harrison Street

NR-listed building (original district), not counted (Queen City Cravings), 1908

A two-story, rectangular-plan brick commercial building with a slate-clad mansard roof. The first story (south) façade features four glass panel doors separated by narrow brick piers, flanked by one-over-one, double-hung metal windows with stone sills. The second story includes two small oval windows centered above the entrances and single double-hung sash windows with stone lintels and sills. The east elevation features five bays of arched windows on each floor, with the center bay featuring a double set. The mansard roof contains two dormers with louvered vents and shallow gabled caps. The roof slopes back from the street in a saltbox form.

263. 115 West Harrison Street

One non-contributing building (First United Bank & Trust), 1973

A two-story, flat-roofed, modern bank with a low, horizontally oriented profile facing north is set in the midst of a deep parking lot. The façade is constructed of brick laid in a running bond pattern and features a combination of fixed plate-glass windows and narrow vertical windows set into slightly recessed openings. Fenestration is irregularly spaced, with entrances consisting of fully glazed double doors framed by sidelights and transoms. The roof is defined by a series of tiered, low-pitched hipped forms with prominent overhanging metal-clad cornices.

264. 119 West Harrison Street

NR-listed building (original district), not counted (Ironworker's Laborers Pension Building), 1979

A one-story, flat-roofed, rectangular brick commercial building facing south. The façade is organized into five bays, each containing a sliding-sash metal window set in a slightly recessed opening. A flush-mounted entrance of glass panel double doors is located near the center of the façade. The roofline is capped by a simple brick parapet with no additional ornamentation.

West Union Street

265. 122 West Union Street

NR-listed building (original district), not counted (Chessie Federal Credit Union), 1985

A one-story, flat-roofed, concrete block drive-through bank kiosk with a rectangular footprint. The front elevation features a fully glazed aluminum storefront system consisting of fixed plate-glass windows and a single-light glass entrance door. A flat canopy supported by square masonry piers extends over six drive-through lanes to the west. The parapet is capped with a projecting fascia.

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266. 126 West Union Street

One vacant lot, not counted

267. CSX Viaduct

One contributing structure (Baltimore & Ohio Railroad), 1909

A two-track, multi-span concrete railroad viaduct spanning Wills Creek. From Wills Creek the viaduct carries a double set of tracks east and eventually descends to grade, merging with surface tracks.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1844-1974

Significant Dates

1842: Baltimore & Ohio Railroad reaches Cumberland

1844: Construction of the earliest extant building in the expanded district

1851: B&O Railroad Viaduct constructed

1893: Major fire leads to rebuilding of Baltimore Street in masonry

1924: Major Flood

1936: St. Patrick's Day Flood

1942: Major Flood

1965: HUD approves Urban Renewal Project

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

John Tehan

Wright Butler

George Flack Sansbury

John S. Seibert

Holmboe & Lafferty

Charles S. Bicksler

Hodgens and Hills

Robert Holt Hitchens

Harry Campbell

Frederick Webber

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W. T. Taylor

James K. Taylor

Aaron May

Andrew Ramsay

Herman Schneider

James Powell

George Hazelwood

Bradford Allen

Silas Wise

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Downtown Cumberland Historic District (NR# 983002917; MHT AL-IV-A-132; hereafter, original district), located in the city of Cumberland, Maryland, was listed on the National Register of Historic Places (NR) in 1983 for its architectural significance as a collection of commercial, civic, and mixed-use buildings associated with the expansion of transportation methods in Cumberland during the mid-to-late nineteenth century and constructed during a period of significance spanning “c.1860-c.1930.”² It consisted of “approximately” 107 buildings along Baltimore Street and the adjacent blocks to the north and south.³

The Downtown Cumberland Historic District Boundary Increase (hereafter, expanded district) is significant in the areas of Community Planning and Development and Architecture. As outlined in the 1983 historic district nomination, many of the commercial buildings along Cumberland’s principal downtown corridor were constructed in the late nineteenth and early twentieth centuries to a notably high design standard, showcasing strong examples of prominent national commercial architectural styles. In the early twentieth century, the city also saw the addition of civic and commercial buildings that exemplify Beaux-Arts Classicism and Art Deco design. Following World War II, Cumberland underwent significant transformation as part of an extensive urban renewal program, particularly from the late 1960s through the mid-1970s, which reshaped much of the downtown area. As a result of this process, clear visual and physical demarcations established the expanded district’s boundary.

The intervening 50 years since the NR-listing of the original Downtown Cumberland Historic District has prompted careful reevaluation by the Maryland Historical Trust and the City of Cumberland. Recognizing the significance of vernacular forms of architecture, the role of residential development adjacent to the city core, and the continued importance of the area, the boundary expansion extends the period of significance from 1844 through 1974. This updated period encompasses the full arc of the district’s historical and architectural development. The

² Ware and Henry, 11.

³ Ware and Henry, 2.

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beginning date, 1844, corresponds with the construction of the earliest extant buildings in the downtown core that illustrate the area's emergence as a commercial and civic center. The end date of 1974 coincides with the completion of the Cumberland Mall pedestrian plaza, a defining urban renewal project that capped decades of mid-twentieth-century planning efforts pursued in response to shifting economic and transportation patterns. Extending the period of significance to 1974 allows for the inclusion of Modernist and New Formalist buildings and planning features that illustrate Cumberland's adaptation to postwar challenges and contribute to the district's historical and architectural character.

Geographically, the boundary expansion includes several additional blocks between Baltimore Street and the B&O Viaduct as well as two buildings south of the original district. The boundary expansion unifies the historic properties logically to reflect the intertwined relationship between transportation, commerce, community planning, and architecture, and geographically as a cohesive historic district, enclosed by natural and human-made visual boundaries. In addition, it broadens the narrative beyond the original district's public-facing commercial and government buildings to include clusters of worker housing, support buildings, and small businesses that fostered social connections and helped unify the inner city through shared community spaces.

Under **Criterion A**, the district expansion reflects the city's central role in the commercial and civic development of Western Maryland and of Cumberland as a regional center of commerce, transportation, and urban planning from the mid-nineteenth century through 1974. While elements of formal urban planning helped define the geographic boundaries of the district, its built environment also reflects organic commercial growth shaped by evolving transportation corridors. The district's commercial corridors, residential blocks, and civic infrastructure collectively illustrate the city's development in response to industrialization, the expansion of railroad and highway networks, and postwar urban renewal initiatives. The strategic confluence of waterways, railways, and roadways fostered commercial growth and attracted diverse communities of workers and entrepreneurs whose contributions shaped the city's development. The concentration of commercial enterprises, government buildings, and transportation-related resources demonstrates Cumberland's role in regional economic and civic life, while the adaptation of the built environment to shifting economic and social conditions – from the rise of the B&O Railroad to the creation of the Cumberland Mall – embodies the key historical forces, both organic and planned, that shaped the city throughout its period of significance.

Under **Criterion C**, the district offers an architectural record of this evolution through its distinguished collection of buildings spanning from the mid-nineteenth century through 1974. The district's vernacular residential structures, imposing commercial buildings, and significant engineering achievements like the Baltimore & Ohio Railroad (B&O) Viaduct, collectively illustrate the adaptation of national architectural trends to local conditions, materials, and needs. The variety of building types – from modest worker housing to architect-designed institutional landmarks – reflects the social and economic diversity that characterized Cumberland throughout its period of significance.

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Together, these elements create a cohesive historic district, enclosed by natural and human-made visual boundaries, that retains sufficient integrity to communicate its historical development and architectural character despite the impacts of urban renewal, flooding, and economic changes in the mid-to-late twentieth century.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Community Development

Development as a Transportation Hub (1789-1945)

Originally the site of Fort Cumberland, the area was strategically located along overland and river trade routes and served as a base during the French and Indian War. The town was laid out in 1785 and chartered in 1787 and was named the county seat upon the creation of Allegany County in 1789.⁴ Cumberland's location at the confluence of Wills Creek and the Potomac River positioned it as a center of commerce and transportation. At the beginning of the nineteenth century, this provided the momentum for rapid urban development, as shown on historic maps. The 1806 map of Cumberland shows Baltimore Street – then known as Bedford Street – already lined with lots on either side, indicating early development. A raceway runs through the center of the block between Mechanic and Liberty Streets, turning north, then east, before emptying into Wills Creek at a location now marked by the viaduct. Center Street, then called Will Street, appears relatively undeveloped, and the area known as Blocher Street shows the beginning of what would become the eastern extension of residential neighborhoods (Figure 3).⁵

The city's growth was closely tied to the development of its transportation infrastructure. Construction of the National Road, the first federally funded public works project, began in 1811 with the goal of opening access to the Ohio territories acquired through the Louisiana Purchase in 1804. Cumberland served as the road's original eastern terminus. By 1818, it extended westward to Wheeling, then to part of Virginia. Maryland later connected the route eastward to Baltimore through a series of toll roads and private turnpikes. The Baltimore and Ohio (B&O) Railroad reached Cumberland in 1842, followed by the Chesapeake and Ohio Canal in 1850. By 1844, spur lines had been rapidly extended to access "The Big Vein," a thick and highly productive deposit of coal discovered in the Georges Creek Valley in the early nineteenth century. In 1850, the first canal boat floated into town on the Chesapeake in Ohio Canal. The contributing B&O Railroad Viaduct over Wills Creek, built in 1851 and enlarged in 1909, facilitated increased freight and passenger movement while creating a physical boundary between the commercial core to the south and the industrial/residential district to the north. From the beginning, the area north of the B&O viaduct took on a distinctly industrial character, while Baltimore Street and the southern core

⁴ Feldstein, Albert L., *Allegany County* (Charleston, SC: Arcadia Publishing), 2006, 9.

⁵ Lafleur, D.P., *Map of the City of Cumberland, 1806* (Cumberland, MD: City of Cumberland) copy reproduced, 1898.

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retained a mixed-use, commercial and civic identity.⁶ Later, the Western Maryland Railroad was extended to the city in 1909.⁷

These networks solidified Cumberland's position as a transportation hub, drawing factories and industries to the area due to its accessibility.⁸ In the early nineteenth century, development expanded across Wills Creek along the route now known as Mechanic Street, which was at that time the main street. The first buildings erected on the east side of Wills Creek went up along Mechanic Street.⁹ Although a devastating fire destroyed much of North Mechanic Street in 1833, the corridor remained an important center of commerce and craftsmanship. In 1845, a total of 15 new buildings had been constructed in Cumberland, including three on Mechanic and Liberty Streets, and over 100 buildings had been erected in the previous two years.¹⁰ The neighborhoods just north of downtown were built as housing for the people that served both the businesses of Baltimore Street and the factories at the Northern end of Mechanic Street.¹¹

As early as the 1840s, Hanover Street was developing as a residential neighborhood. During this period regular advertisements offering rooms for rent in brick structures appeared in newspapers like *The Civilian* and the *Democratic Alleganian*. The area was developed most intensely between 1858 and 1875. By the 1850s, Polk Street was also an established residential neighborhood, as confirmed by period newspaper advertisements describing brick dwellings with attached kitchens, smokehouses, wells, and cellars. The consistent reference to Polk Street during this early development phase suggests that the area within the proposed district boundaries formed part of this early residential core. As growth continued, modern urban infrastructure came to affect land use and street layouts. In 1881, Polk Street also became a key location for regional infrastructure with the connection of the George's Creek Railroad and the B&O Railroad.¹² As late as 1884, residents of Hanover and Center Streets were drawing water from the 'Old Polk Street Pump.'¹³ After the lot upon which the pump stood was purchased and the new owner began charging for water, the residents successfully petitioned the city to dig a public well at Hanover and Center Streets, which was completed in August of that year.¹⁴ Bedford and Frederick Streets followed the same pattern during this period.

The city grew rapidly following the Civil War, and the city's growing population and economic prosperity during this period is evident in the surviving buildings of the downtown district, with major commercial streets like Mechanic and Baltimore lined with banks, department stores, and

⁶ Sparber, Andrew, *Bark to Boots: The History of Tanneries and Western Maryland* (Cumberland, MD: Self-published), 2021, 93-95.

⁷ Feldstein, 20.

⁸ Stover, John F., *History of the Baltimore and Ohio Railroad* (West Lafayette, IN: Purdue Research Foundation), 1987, 51-54.

⁹ Lowdermilk, William Harrison, *History of Cumberland*, (Washington, D.C.: J. Anglim), 1878, 290.

¹⁰ "Improvements in Cumberland," *Democratic Alleganian* (Cumberland, MD), September 29, 1845, p. 2

¹¹ Paul, Amanda, *Cumberland* (Charleston, SC: Arcadia Publishing), 2003, 16.

¹² "The Decision," *Frostburg Mining Journal* (Frostburg, MD), May 28, 1881, p. 1

¹³ *Cumberland Evening Times* (Cumberland, MD), July 27, 1894, p. 2

¹⁴ *Cumberland Evening News* (Cumberland, MD), August 21, 1894, p. 1.

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civic buildings. Within five years of the war's end, most of the original buildings along Baltimore Street and the surrounding blocks had been demolished and replaced with higher-style buildings.¹⁵ Cumberland's commercial landscape during this period was defined by prominent department stores and financial institutions. The architecture of these institutions reflects the efforts of Cumberland's merchants to project an image of importance, sophistication, and modernity. A significant fire in 1893 destroyed much of Baltimore Street, leading to a wave of brick and stone reconstruction that solidified the district's masonry character and architectural cohesion.¹⁶ Rosenbaum Brothers, established in 1878, expanded into a four-story, 10,000-square-foot department store on Baltimore Street in 1899.¹⁷ McMullen Brothers, operating between 1896 and 1902, constructed a landmark building using white enameled brick produced by the Mount Savage Enamel Brick Company.¹⁸ The financial sector was anchored by institutions such as the architecturally distinctive Second National Bank, completed in 1890, the Third National Bank, constructed in 1906–07, and the new building of the First National Bank in 1912.¹⁹

North Centre and North Mechanic Streets, particularly between the 1850s and early 1900s, were also major corridors of growth. These streets feature a concentration of two- to four-story brick commercial and residential buildings, many of which replaced earlier wood-frame structures after 1904. On North Mechanic Street, industrial and service functions proliferated, supported by the proximity of railroad lines and the viaduct. By 1904, 216 North Mechanic Street had replaced an earlier brewery site, illustrating the transition to more permanent, fire-resistant construction methods (MIHP). Properties between 60–244 North Centre Street are largely contributing to the expanded district, and notable institutional anchors like the St. Patrick's Catholic Church Complex (198–208 North Centre Street) underscore the area's architectural and cultural continuity. In 1898, an African American school was constructed near the corner of Bedford and North Mechanic streets (Wetzel 2011, 9).²⁰

By 1887, the Sanborn Fire Insurance map reflected notable changes in these residential areas. Streets like Hanover and Polk were lined with a mix of brick and wood-frame dwellings. St. Patrick's Catholic Church, its rectory, and the Sisters of Mercy building, are already present along North Centre Street, and brick commercial buildings dominate the central streetscape. The raceway remained visible at this time, running north between South Liberty and South Mechanic Streets, and curving east just beyond the viaduct (Figure 4).²¹

Streetcar development, beginning in 1891 with the Cumberland Electric Railway, also profoundly shaped the city's urban layout. Streetcar lines linked neighborhoods to downtown and encouraged

¹⁵ Lowdermilk, 424.

¹⁶ Stegmaier, Harry Jr., *Allegany County: A History* (Parsons, WV: McClain Printing Company), 1976, 253-254.

¹⁷ Feldstein, 22.

¹⁸ *Ibid.*, 28.

¹⁹ *Ibid.*, 20-21.

²⁰ Wetzel, Dan, *Allegany County* (Charleston, SC: Arcadia Publishing), 2011, 9.

²¹ *Sanborn Fire Insurance Map from Cumberland, Allegany County, Maryland* (New York, NY: Sanborn Map Company), 1887.

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real estate expansion north and south of the core.²² The trolley system operated from 1891 to 1932 and supported local transit and commercial accessibility throughout the city.²³ Cobblestone and vitrified brick paving on Baltimore Street began with the advent of the streetcar service.²⁴ This also stimulated an increase in building density and architectural sophistication within the expanded district. Wright Butler's 1909 rowhouses at 188–196 North Centre Street emphasize this, as well as the Braddock Apartments, constructed in 1926 by Joseph H. Glick.²⁵

In 1892, the Sanborn map reveals how the viaduct influenced development patterns, showing increased residential infill north of this structure. The introduction of electric railway trolley lines followed Centre Street and branched out alongside streets including Polk, Hanover, and Bedford. By this point, the number of brick buildings had grown significantly throughout the district. North of the viaduct, however, deeper setbacks and the prevalence of frame construction distinguish the area as more industrial and less densely built than the commercial core to the south. The presence of industries such as the Paint Spring Tanning Company and breweries underscores how the character of the area north of the viaduct diverges from that of the area to its south.²⁶

By the early twentieth century, Cumberland had become Maryland's second largest manufacturing center and the largest in the western part of the state, driven by the region's abundant natural resources – including bituminous coal, iron ore, sandstone, limestone, and timber. These materials supported a diverse industrial base that included steel and rolling mills, cotton mills, glassworks, and breweries, all sustained by an extensive rail network. Between 1860 and 1900, Maryland's economy shifted from agriculture and mining to manufacturing, as industries such as refined sugar, men's clothing, forged and rolled iron, canned goods, and machine shop products rose in prominence. As coal production waned, the growth of manufacturing helped stabilize employment in Cumberland into the twentieth century, though few buildings from this industrial era survive today. Major employers such as Footer's Dye Works, the Celanese Corporation, and the Kelly-Springfield Tire Company drove industrial growth in Cumberland, with the latter's 1920 plant spurring a citywide building boom.²⁷

By 1906, a bird's-eye view of Cumberland showed a densely developed downtown core south of the viaduct, contrasting sharply with the open, less built-up land to the north. Residential and mixed-use blocks in the north had largely filled out, while industrial uses south of Harrison Street already formed a buffer separating downtown from newer construction near the river. The city's

²² Sparber, Andrew, *Streetcars of Allegany County, Maryland*. (Cumberland, MD: Self-published), 2019, 121-123.

²³ Feldstein, 56.

²⁴ Paisley, William, *Cumberland* (Cumberland, MD: A. Shriver & Co.), 1891, 1.

²⁵ *Cumberland Evening Times* (Cumberland, MD), February 18, 1946, p. 7.

²⁶ *Sanborn Fire Insurance Map from Cumberland, Allegany County, Maryland* (New York, NY: Sanborn-Perris Map Company), 1892.

²⁷ Johnson, Mirmiran & Thompson, *Preservation District Design Guidelines for Cumberland, Maryland* (Cumberland, MD: City of Cumberland), 2015, 24-25.

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civic infrastructure developed alongside its commercial core. The original City Hall and Academy of Music, built in 1876, can be seen, along with St. Patrick's church complex (Figure 5).²⁸

By 1921, the Sanborn maps noted the covering or infill of the central raceway. The "Map of the Congested District" from this set clearly delineates the more uniform character of the expanded district in contrast to surrounding areas. North of the viaduct, buildings appear smaller and more numerous. In the expanded district, however, residential and commercial buildings are larger and more consistent in material and style. The Frederick Street extension had been completed by this point, linking Mechanic and Centre Streets (Figure 6).²⁹

Cumberland's economic prosperity remained stable despite the decline of the Western Maryland coal mines and the closure of the Chesapeake and Ohio Canal in 1924. Fortunately, Cumberland's economic development was also driven by manufacturing and resource extraction industries, including tanneries, glass works, and rolling mills.³⁰

During the Great Depression, Cumberland's economy shifted as key industries like coal, glass, beer, tin plate, and textiles declined. However, major employers such as the Celanese Corporation, Kelly-Springfield Tire Company, the railroads, and the West Virginia Pulp and Paper Company sustained much of the local workforce. New Deal programs like the CCC and WPA also provided jobs, though most WPA projects occurred outside of the downtown area. The local glass industry nearly disappeared by 1936, and Footer's Dye Works closed in 1937.³¹ Despite economic hardships, several new buildings were constructed downtown, including theaters and commercial structures such as the Embassy Theater at 84 Baltimore Street and the two-part commercial block at 156-158 North Centre Street (currently J.J. 's & Sons). During World War II, Cumberland's manufacturing and rail sectors experienced renewed growth, while downtown businesses benefited from increased consumer spending by newly employed residents.

Social and Cultural Development (1865-1950)

The area's historical development was deeply shaped by its working-class and immigrant communities. Irish and German immigrants were the earliest dominant ethnic groups throughout the nineteenth and early twentieth centuries, drawn by employment opportunities in the railroads, glass works, cotton and rolling mills, and canal operations. These immigrants settled near their workplaces, creating dense neighborhoods with strong social support networks and establishing numerous social and cultural organizations that became vital components of Cumberland's civic landscape.

²⁸ Fowler, T. M., and Fowler & Kelly, *Bird's eye view of Cumberland, Maryland* (Morrisville, Pa., Fowler & Kelly), 1906.

²⁹ *Sanborn Fire Insurance Map from Cumberland, Allegany County, Maryland* (New York, NY: Sanborn Map Company), 1921.

³⁰ Sparber, *Bark to Boots*, 50-54; 93-94.

³¹ Johnson, Mirmiran & Thompson, 26.

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The historic record establishes Methodists as the first organized religious denomination to be introduced in Allegany County by settlers in 1782.³² Relevant to Maryland and its role as a border state, the 1844 split of the Methodist Episcopal Church over the issue of slavery resulted in two separate churches being built within the district. Center Street United Methodist Church was built in 1871 on a site used for Methodist worship since its earliest days in Cumberland.³³ The Methodist Episcopal Church (South) organized a congregation in Cumberland and built a church in 1906 at 15 South George Street.³⁴

Catholics were among the city's earliest settlers as well with their missionary work starting as early as 1790. St. Patrick's Catholic Church was established in that year, and constructed its current Greek Revival sanctuary in 1851; the congregation's name was changed from St. Mary's to St. Patrick's in recognition of the influx of Irish immigrants via canal and rail.³⁵ Outside of the religious sphere, local Irish immigrants organized the Ancient Order of Hibernians in the 1880s, which provided mutual aid and preserved cultural traditions while supporting labor organizing efforts among railroad workers.³⁶ The complex at St Patrick's grew over time to include several historic buildings. Carroll Hall, which was a parochial school, was built in 1850 (no longer extant), and St. Edward's Academy, run by the Sisters of Mercy, was built in 1866 on the complex. The rectory was constructed in 1875.³⁷

The Jewish community of Cumberland, Maryland, is one of the oldest in the state and has played a meaningful role in the city's civic, religious, and cultural life since the early nineteenth century. The first documented evidence of a Jewish presence in Cumberland dates to 1816, when "one Hebrew" was listed among donors supporting the construction of a church shared by the city's Episcopalian and Presbyterian congregations.³⁸

On April 27, 1853, twelve Jewish families formally established Cumberland's first Jewish congregation. They initially met in a rented upper room at 22 Baltimore Street, later relocating in 1854 to another meeting space at the corner of Centre and Baltimore Streets, and again in 1858 to Semmes' Law Building on the west side of Wills Creek. The congregation adopted the name B'er Chayim (Hebrew for "Well of Life") and elected H. Rosenbach as their first president. A school for children, taught by the congregation's minister or reader, was also organized at this early stage. The individually NR-listed B'er Chayim Temple at 100 South Centre Street was dedicated on March 2, 1867, in a service led by Rev. B. Szold, Rev. H. Hockheimer of Baltimore, and Rev. Baum.³⁹ The synagogue remains the oldest continuously operating synagogue building in

³² Lowdermilk, 448.

³³ Feldstein, 50

³⁴ Kuhlmann, J. H., *History of the Methodist Episcopal Church South in Cumberland, Maryland: from 1866 to 1920* (Washington, D.C.: J.C. Wood), 1920, iv.

³⁵ Feldstein, 54.

³⁶ *Cumberland Times* (Cumberland, MD), March 18, 1912, p. 3.

³⁷ Lowdermilk, 466-467.

³⁸ James W. Thomas and T.J.C. Williams, *History of Allegany County, Maryland* (Philadelphia: L.R. Titworth and Co., 1923), 460-61.

³⁹ Lowdermilk, 476-78.

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Maryland and one of the oldest in the United States.⁴⁰ Early worship adhered to Orthodox traditions, but the congregation transitioned over time to embrace German Reform Judaism. Services and sermons were originally conducted in German, reflecting the linguistic and cultural backgrounds of many founding members.⁴¹ The synagogue not only hosted Jewish services but also temporarily accommodated outside groups. In 1901, a Methodist congregation held services in the synagogue before relocating to the Market House Hall in 1902 due to financial constraints.⁴²

By 1927, Cumberland's Jewish population had grown to approximately 720 individuals.⁴³ At its mid-century peak, the Jewish community of Cumberland supported multiple congregations, a Hebrew school, and numerous Jewish-owned businesses. During the 1960s, B'er Chayim's Hebrew school had 60 students, and local newspapers featured advertisements from Jewish merchants announcing closures for the High Holidays.⁴⁴

Black residents of Cumberland, Maryland, in the nineteenth and early twentieth centuries, were a mix of locally born individuals and domestic migrants, primarily from Virginia and rural parts of Maryland. Select census records from 1870 through 1930 show that many Black residents in Cumberland listed birthplaces such as Rockingham and Shenandoah counties in Virginia, as well as Prince George's, Dorchester, and Talbot counties in Maryland – areas with large African American populations during, and after, slavery.⁴⁵ These migration patterns reflect broader regional trends in which formerly enslaved people and their descendants moved toward urban centers like Cumberland in search of employment and community.⁴⁶ Cumberland's economy – rooted in railroads, coal, manufacturing, and domestic service – offered relatively steady jobs for Black workers in roles such as porters, laborers, and domestic servants.⁴⁷

Racial relationships were complex and nuanced, with Black residents establishing separate institutions due to segregation, but sometimes living in racially mixed neighborhoods. In the residential areas of the expanded district, Black families lived alongside local white families (defined by the U.S. Census at the time with a simple "W") that included locally born residents and first- or second-generation European, primarily German, immigrants. No matter what the ethnicity, the prevailing occupational make-up along Polk Street and the surrounding neighborhood was decidedly working class, dominated by jobs like butcher, dye operator,

⁴⁰ Pratt, William and Dave Dorsey, *B'er Chayim Temple* (Washington, D.C.: Department of the Interior), 1983.

⁴¹ *The Anniversary Story, 1853–1953*, B'er Chayim Congregation Centennial Publication (Cumberland, MD, 1953), Ch. 1.

⁴² Kuhlmann, 72–75.

⁴³ Linfield, H. S., "Jewish Population in the United States", *American Jewish Year Book* (Washington, DC: American Jewish Committee), 1927, 185.

⁴⁴ Boorstein, Michelle, "As the Smallest Jewish Communities Fade, High Holidays Are a Time to Be More Visible," *Washington Post*, September 24, 2014. Available at https://www.washingtonpost.com/local/cumberlands-jewish-community-determined-to-hang-on-to-its-heritage/2014/09/23/2580ab8e-434c-11e4-b437-1a7368204804_story.html. Accessed July 2025.

⁴⁵ United States Census Bureau, *Population Schedules for Cumberland, Allegany County, Maryland, 1870-1930*.

⁴⁶ Berlin, Ira, *The Making of African America: The Four Great Migrations* (New York: Viking, 2010), 94–122.

⁴⁷ "Cumberland News," *Baltimore Afro-American*, various issues, 1920–1940.

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dressmaker, etc. However, certain jobs were more likely to be filled by Black residents as opposed to whites at the time. For example, in 1900, several black families lived on Polk Street, including Joseph Wheeler at 28 Polk Street and William Holmes, whose family lived across the street at 33 Polk Street. Holmes worked as a porter, a job common among working-class men, especially Black men, in urban areas with developed rail or streetcar systems. Wheeler was a minister at Grace Methodist Episcopal Church. Living nearby was the family of Aaron Lazarus, a Jewish immigrant from Germany who, along with his brother Tobias who lived with him, was in business.⁴⁸ Christopher Holnicka, a day laborer, also from Germany, lived at 53 Polk Street.

One prominent example of the interplay between segregation and Black upward mobility in early twentieth-century Cumberland is Dr. Spurgeon Sparks, an African American physician active in the city from at least 1877 to 1895. He is frequently mentioned in newspaper articles for providing medical care to Black residents during the era of segregated health services. In 1907, Dr. Sparks gave a speech at a local “colored school” defending racial separation, reflecting both his complex personal position and the deeply entrenched segregation of the time.⁴⁹ In a significant move reflecting both professional success and segregationist context, Dr. Sparks hired (white) architect Wright Butler to design his home at 150 North Mechanic Street. This building remains a notable example of early twentieth-century architecture and highlights the presence of an upwardly mobile Black professional class in Cumberland. By the 1920s, Dr. Sparks had relocated to Orange, New Jersey.⁵⁰ Interestingly, census records show that Dr. Sparks was recorded as “mulatto” in 1880 and 1910, and as “white” in the 1920 census.⁵¹ This variance in racial classification highlights the complex and nuanced nature of racial identity and relationships in the district – elements often overlooked in earlier historical interpretations.

Amid these complex and sometimes cooperative racial dynamics, the lynching of William Burns in 1907 stands out as a stark reminder of the violence Black residents could face, regardless of their proximity to or interaction with white neighbors. Burns, a Black man accused of killing a white police officer, was forcibly taken from the Allegany County jail by a white mob and shot to death in the street – just blocks from where Black and white working-class families lived side by side. The sheriff was absent, and law enforcement failed to prevent the extrajudicial killing. Despite attempts by some local religious and civic leaders to calm the mob, the lynching proceeded publicly and without consequence.⁵² That this event occurred in the same city where Black professionals like Dr. Spurgeon Sparks maintained respected practices, and where Black and white families shared neighborhoods like Polk Street, underscores the volatile contradictions of race

⁴⁸ 1900 U.S. Census, Cumberland Ward 2, Allegany County, Maryland, enumeration district 126, page 10-11, roll 604. Lazarus’s occupation is listed as “Merchant”, while Tobias’s is “Commercial trader”.

⁴⁹ *Cumberland Evening Times* (Cumberland, MD), March 11, 1907, p. 3.

⁵⁰ 1930 U.S. Census, Orange, Essex County, New Jersey, enumeration district 571, page 4A, FHL microfilm 2341078; The Price & Lee Co., *The Oranges Directory*, Newark, NJ, 1927.

⁵¹ 1880 U.S. Census, King and Queen County, Virginia, enumeration district 39, page 493d, roll 1374; 1910 U.S. Census, Cumberland Ward 2, Allegany County, Maryland, enumeration district 33, page 3b, roll T624_549, FHL microfilm 137456; 1920 U.S. Census, Cumberland Ward 3, Allegany County, Maryland, enumeration district 9, page 10B, roll T625_652.

⁵² “Burns Lynched”, *The Baltimore Sun* (Baltimore, MD), October 6, 1907, 1.

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relations in early twentieth-century Cumberland. The coexistence of racial integration in daily life with the ever-present threat of racial violence illustrates the precariousness of Black advancement and safety in the Jim Crow era.

Mid-Century Challenges and Urban Renewal (1950-1970)

Although Cumberland saw modest industrial growth in the 1950s, its overall economic health declined in the decades following World War II. A major factor in this downturn was the collapse of the regional railroad industry. Throughout the mid-twentieth century, key rail lines serving the city faced consolidation, service reductions, or abandonment. The Consolidation Coal Company ceased operations in 1944, and its associated rail facilities soon closed. The B&O Railroad, once central to Cumberland's economy, was merged into the Chessie System in 1963. Passenger service ended in 1971, and the B&O's Queen City Depot and freight station were demolished in 1974. The Western Maryland Railway discontinued passenger service in 1958, and its freight infrastructure was later dismantled. By the mid-1970s, the Western Maryland line had also been absorbed into the Chessie System, a railroad holding company formed in 1972 to manage the Chesapeake and Ohio (C&O), Baltimore and Ohio (B&O), and Western Maryland (WM) railroads under a unified brand. Known for its sleeping kitten logo, it operated until 1980, when it merged with Seaboard Coast Line Industries to form CSX Corporation. The Pennsylvania Railroad similarly abandoned its Cumberland-to-Altoona route. In the end, only one major railroad remained active in Cumberland, though the Chessie System continued to serve as a significant employer.

Cumberland was also impacted by recurring natural disasters. The earliest recorded instance of flood damage from Wills Creek was in 1810, when it overflowed its banks and destroyed buildings along Mechanic Street.⁵³ Periodic flooding frequently damaged the downtown area at semi-regular intervals. In the twentieth century, a devastating flood in 1924 caused \$5 million in damage. The 1936 St. Patrick's Day flood inflicted widespread damage on homes and businesses along Centre and Mechanic Streets (Figure 7).⁵⁴ These streets, while rebuilt, retained their original alignments and many early-twentieth-century structures. A ten-year flood control initiative launched in 1949 resulted in a \$18.5 million project to contain Wills.⁵⁵

After World War II, the downtown area remained vibrant for several years, and some new construction featured contemporary aesthetics of the period. For example, the Montgomery Ward & Co. building at 157 Baltimore Street was erected in 1946. In 1948, the Potomac Telephone Company building was constructed by the John I. Vandergrift Company, a regional contractor active in institutional construction.⁵⁶ A Midcentury Modern block of buildings was constructed from 10-22 North Centre Street, as well as 141 Baltimore Street. A number of storefronts were updated beginning in this period as well. One major demolition occurred with the St. Paul's

⁵³ Lowdermilk, 285.

⁵⁴ Feldstein, 63.

⁵⁵ Federal Insurance Administration, *Flood Insurance Study: Cumberland, Maryland* (Washington, DC: U.S. Department of Housing & Urban Development), 1978, 5.

⁵⁶ *Cumberland News* (Cumberland, MD), May 6, 1948, p. 24.

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Lutheran Church at 100 Baltimore Street, razed in 1959.⁵⁷ It was replaced by the current, two-story commercial structure, originally People's Drug, designed by a notable mid-twentieth century architect, Charles Bicksler.⁵⁸ It is one of a few mid-twentieth century buildings in the district.

A 1938 municipal map of Cumberland – the earliest official city map – documents the pre-urban renewal layout, which remained largely intact through the 1964 edition.⁵⁹ The 1967 map introduces the construction of Interstate 68, which cuts through the industrial district south of Baltimore Street and redefines the district's southern boundary.⁶⁰ By 1968, Queen City Boulevard had taken shape just below Bedford Street.⁶¹ The 1982 map reveals the street layout familiar today: Queen City Drive forms the eastern edge of the expanded district, flanked by new construction such as the shopping plaza west of the drive, and new bridges over the railroad at Frederick and Bedford Streets.⁶² These infrastructure changes – completed prior to or shortly after the 1983 National Register listing – established the existing urban framework.

Urban renewal significantly reshaped downtown Cumberland in the 1960s and 1970s, particularly impacting the southern edge of the expanded district. By the early 1960s, mounting competition from suburban shopping centers and the deteriorating condition of many downtown buildings prompted a shift in sentiment. Under the leadership of Chamber of Commerce head Robert Peterson, and with the support of Mayor Earl D. Cheney, the urban renewal initiative gained momentum. A study by the Potomac Edison Company helped lay the groundwork for redevelopment strategies focused on the George Street area, which was considered to be in greatest need of intervention. Conditions had worsened to the point that sections of buildings, such as the Monarch Foods warehouse and the Windsor Hotel at the corner of Baltimore and North George Streets, were falling into the street below.⁶³

Although framed as efforts to combat blight and modernize infrastructure, Cumberland's urban renewal initiatives were deeply shaped by racial inequities that mirrored national trends. The initial planning phase, carried out by Blair and Stein Associates for the Municipal Planning and Zoning Commission, culminated in the 1962 *Urban Renewal Recommendations Report*, which outlined strategies to clear dilapidated structures and prepare key parcels – beginning with George Street – for new construction. The George Street area, for example, was central to the city's redevelopment plans and was home to a concentration of working-class residents, including many Black households. The report emphasized goals of eliminating substandard housing, modernizing infrastructure, and revitalizing commercial and residential areas to restore economic vitality. It

⁵⁷ "Old St. Paul's Property Sold for Store Site" *Cumberland News* (Cumberland, MD), June 24 1959, 20.

⁵⁸ "Construction to Start on Local Store", *Cumberland Evening Times* (Cumberland, MD), Saturday, Oct 03, 1959, 8.

⁵⁹ Rizer, Ralph, *Map of City of Cumberland, Maryland 1938* (Cumberland, MD: City of Cumberland), 1938.

⁶⁰ Nuzum, Charles R., *Map of City of Cumberland, Maryland 1964* (Cumberland, MD: City of Cumberland), 1964.

⁶¹ *Ibid.*, 1967.

⁶² DeWitt, John, *Map of City of Cumberland, Maryland* (Cumberland, MD: City of Cumberland), 1982.

⁶³ Stegmaier, 431.

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reflected the era's optimism, portraying urban renewal as a promising path towards modernization, while foreshadowing the profound physical and social changes to come.⁶⁴

Although urban renewal was promoted as a race-neutral policy, its implementation in Cumberland, as elsewhere, often displaced marginalized populations while favoring white-owned commercial reinvestment and automobile-oriented infrastructure.⁶⁵ Planning documents like the *Urban Renewal Recommendations Report* relied on building condition surveys that often disproportionately targeted African American neighborhoods for "slum clearance," under the guise of economic revitalization. These clearance zones frequently overlapped with historically Black neighborhoods or mixed-race residential areas north and south of Baltimore Street, effectively erasing key aspects of Cumberland's African American urban fabric. In November 1965, the Department of Housing and Urban Development formally approved the George Street project, and the first contracts were signed.⁶⁶ While some preservation advocates successfully moderated the extent of demolition, the physical and social dislocation experienced by Black residents was largely unaddressed in official narratives, underscoring the racialized impact of mid-century redevelopment.⁶⁷

In the late 1960s the area of the district impacted by urban renewal was known as "Center City II," and encompassed a substantially similar boundary to the historic district. Many older commercial buildings were demolished or altered in attempts to modernize. The construction of Interstate 68 further disrupted the historic layout, particularly at the industrial margins south of Harrison Street. The commercial and residential areas north of Baltimore Street, particularly those within the proposed district expansion, were historically recognized as a cohesive unit. "Area 12," encompassing the downtown business district and the neighborhood to the north bounded by the B&O viaduct, had been surveyed during the final stages of the urban renewal process. Led by George Scarlett, Director of Community Development, the survey aimed to update a list of buildings slated for demolition. The delineation of Area 12 in this context reinforces the notion that the expanded district formed a historically unified and functionally integrated entity, even before its proposed inclusion in the National Register.

The Cumberland Urban Renewal Agency (CURA), backed by HUD funding, initiated major redevelopment plans centered on George and Harrison Streets.⁶⁸ Evidence of this drive to modernize and focus on automobile culture is evident in the drive-thru banking kiosk at 19 West Union Street, erected during this period. Controversial demolitions occurred, but protests by local preservation advocacy groups led to more modest implementation than originally proposed.⁶⁹ The

⁶⁴ "First Urban Renewal Report," *The Cumberland News* (Cumberland, MD), August 27, 1962, 12

⁶⁵ Fullilove, Mindy Thompson, *Root Shock: How Tearing Up City Neighborhoods Hurts America, and What We Can Do About It* (New York: Ballantine Books), 2004, 11–36.

⁶⁶ Stegmaier, 431.

⁶⁷ Johnson, Mirmiran, and Thompson, 25–30.

⁶⁸ "Building Raisings Proposed", *Cumberland Evening Times* (Cumberland, MD), November 2, 1976, p. 16.

⁶⁹ Stegmaier, 431–433.

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end of major demolition and new construction by 1974 marked the end of the period of significance.⁷⁰

The Downtown Cumberland Historic District Boundary Increase reflects a layered history of formal planning and organic adaptation to topographic and built constraints. Street alignments and parcel patterns trace early platting efforts while conforming to the natural boundaries of Wills Creek and the surrounding hillsides. Over time, the district's built environment evolved in response to shifting economic, technological, and civic priorities, as is evident in the distribution of building typologies, land use, and transportation infrastructure. Cumberland's integration of railroads, mid-century highway expansion, and postwar urban renewal parallels trends in cities like Hagerstown, Altoona, and Winchester. Rather than reflecting generalized urban growth, the district's development patterns illustrate Cumberland's specific emergence as Maryland's second-largest city, due to its role as a regional rail and commercial hub. Cumberland maintains a uniquely intact and legible urban landscape that embodies its evolution as a dynamic city.

Criterion C: Architecture

The architectural record of the Downtown Cumberland Historic District Boundary Expansion represents a remarkable confluence of geographical, economic, and cultural forces that shaped the city over time. From the vernacular residences that housed its workers to the ornate commercial buildings that proclaimed its prosperity, Cumberland's architectural heritage embodies the community's evolution from frontier settlement to regional economic center. The built environment demonstrates how local materials, regional building practices, national aesthetic trends, and individual creative visions combined to make a distinctive urban landscape. While the district has experienced modifications and adaptations, particularly in the mid-twentieth-century Urban Renewal era, these changes themselves reflect Cumberland's continued life as a functioning city. The architectural legacy documented here – expressed through building form, style, materials, and spatial relationships – remains a powerful testament to Cumberland's historical significance and enduring identity within Western Maryland's cultural landscape.

Furthermore, the architecture of the Downtown Cumberland Historic District Boundary Increase reflects development patterns common to other small and mid-sized regional centers in the Mid-Atlantic and Appalachian regions, such as Hagerstown, Maryland; Altoona, Pennsylvania; and Winchester, Virginia. Like these cities, Cumberland developed a dense commercial core in the late nineteenth and early twentieth centuries that feature Italianate, Romanesque Revival, and Classical Revival styles for commercial blocks and civic buildings. The presence of buildings designed by locally and regionally significant architects in Cumberland parallels similar expressions of civic identity and economic ambition in comparable towns. In the mid-twentieth century, the introduction of Modernist and New Formalist buildings, along with pedestrian malls and other urban renewal interventions, mirrored national efforts to adapt historic downtowns to changing retail and transportation patterns.

⁷⁰ Wetzel, 120-123.

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What distinguishes Cumberland is the remarkable continuity and range of architectural styles and building types preserved within a concentrated and topographically distinctive setting. Unlike many comparable cities that experienced widespread demolition or fragmentation due to urban renewal or highway construction, Cumberland's downtown core was set apart and insulated by these programs, and retains a high degree of integrity. The district encompasses a cohesive mix of mid-nineteenth-century vernacular residences, late Victorian commercial blocks, early twentieth-century institutional and civic buildings, and postwar structures associated with modern planning initiatives. This architectural diversity is knit together by the city's unique geography, which imposed a spatial logic on the organic development of the nineteenth- and early twentieth-century and later intentional planning efforts, helping to shape a distinct, layered urban form. Together, these elements provide an unusually intact record of more than a century of evolving architectural expression and community development, reflecting both national trends and locally specific adaptations from 1844 through 1974.

Architectural Styles and Significant Buildings

The buildings of the expanded district exhibit a rich collection of nineteenth- and early twentieth-century architectural styles, including Greek Revival, Second Empire, Italianate, Gothic Revival, Queen Anne, Beaux-Arts, Georgian Revival, Classical Revival, Art Deco, and Moorish and Romanesque Revival hybrids, as well as simplified or vernacular versions of these popular styles. These architectural styles provide insight into the time periods, technologies, and values that shaped the expanded district's development in the period of significance. Most high-style examples are found along Baltimore Street in the commercial District, while restrained or vernacular iterations are present in the surrounding neighborhoods.

In order to create a truly "new," American architecture, practitioners adapted Ancient Roman and Greek examples to the new world.⁷¹ In Maryland, the city of Annapolis was one of the first places to build in the Greek Revival style, as it set the architectural tastes for the state at the turn of the nineteenth century.⁷² The spread of this style into communities far afield, such as Cumberland, is a testament to the success of the transportation lines which carried contemporary pattern books, such as *The Beauties of Modern Architecture* (1835) by Minard Lafever. In the expanded Cumberland historic district, this was characterized by visual allusions to Greek temples, and the use of street-facing gables, columns or pilasters rising to boxed cornices, such as those found at 201 North Centre Street (Photo 1). Many of the residences in the north section of the district exhibit simplified references to this aesthetic, including trabeated window and door surrounds, symmetrical fenestration, and side gables such as those at 131-135 Hanover Street.

Second Empire architecture became popular in the United States between 1860 and 1880. Buildings in this style are instantly recognizable by their Mansard roofs – a hallmark of Second Empire architecture. Other typical details include brackets, symmetrical façades, tall proportions, and the use of towers or cupolas. The Belltower Building at 24 Frederick Street (Photo 2) is an

⁷¹ Morrison, Hugh, *Early American Architecture* (New York, NY: Oxford University Press), 1952, 575.

⁷² *Ibid.*, 381-383.

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example of Second Empire civic architecture, and 113 Hanover Street that of a residence in the same style (Photo 3).

The Italianate style, one of the most prominent in the district, became popular in the United States in the 1850s, spread across the country through popular publications such as Andrew Jackson Downing's *The Architecture of Country Houses* (1850). The Italianate villa designs published by Downing and others were adapted to American tastes, budgets, and locale.⁷³ In the expanded historic district, expressions of the style include two-part commercial blocks of varying sizes, and vernacular residences that feature Italianate stylistic elements. The McCleave building at 69 Baltimore Street (Photo 4) and the duplex at 131-133 Polk Street represent two expressions of the style.

Gothic Revival is relatively rare within the district. This style began to gain popularity in the early nineteenth century, and is also associated with the pattern books from architects such as Downing. His designs popularized key Gothic elements like steeply pitched roofs, pointed arches, and intricate woodwork, which appealed to a growing middle class interested in picturesque, romantic designs. Both extant examples of this style within the district are Methodist churches, including the Methodist Episcopal Church, South at 15 South George Street (Photo 5) and the Centre Street United Methodist Church at 217 North Centre Street (Photo 6). In addition, the B'er Chayim Temple at 100 South Centre Street exemplifies a stylistic transition from Greek Revival to Romanesque Revival, with Doric pilasters, a temple-front pediment, and arched windows.

Queen Anne-style buildings in the district are almost exclusively residences. The Queen Anne style emerged during the Victorian era and emphasized visible craftsmanship and decorative details. It adopted the Stick style's emphasis on ornamentation and structural expression, but moved beyond it, incorporating asymmetry, varied textures (like patterned shingles and brickwork), and more elaborate features like turrets and bay windows, such as those seen at 132 Bedford Street (Photo 7).

The Frederick Street Post Office and Courthouse (Photo 8), completed in 1902, is representative of Georgian Revival-style architecture, a trend inspired by the earlier Georgian period in England. Georgian Revival buildings are typically symmetrical brick structures with stone or wood trim, featuring centered paneled doors with decorative crowns, multi-pane sash windows, and classical details such as pilasters and pediments. Roofs are usually gabled or hipped and often include dormers.

Beaux-Arts architecture is a grand, formal style that emerged in France and gained popularity in the United States between 1880 and 1930, particularly for public and institutional buildings like Pershing Street Courthouse at 3 Pershing Street (Photo 9). Characterized by monumental scale, symmetrical façades, rich classical detailing, and formal axial plans, the style often features ornate decoration. It is also present in commercial structures like the Schwarzenbach Building at 128 Baltimore Street.

⁷³ McAlester, Virginia Savage, *A Field Guide to American Houses* (New York: Alfred A. Knopf), 2015, 302.

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The First People's Community Federal Credit Union at 149 Baltimore Street (Photo 10) exhibits the Classical Revival elements popular during the interwar period as the United States emerged from World War I as a strong global power with a robust economy. This architectural style was often used to project confidence and power, with its monumentality and symbolic references to the Classical and Renaissance past, as can be seen with St. Patrick's School (Photo 11). Richardsonian Romanesque architecture, popularized by architect Henry Hobson Richardson in the late nineteenth century, is characterized by its massive stone construction, rounded arches, heavy rustic appearance, and rich, intricate details, blending medieval European influences with a distinctly American style, and can be seen in the example of the Second National Bank at 71-73 Baltimore Street, which also incorporated Moorish influences (Photo 12).

Art Deco was a prominent architectural and design style that emerged in the 1920s and reached its peak of popularity during the 1930s, symbolizing progress, innovation, and modernity. It is characterized by its sleek, geometric forms, use of bold colors, and decorative elements influenced by various artistic movements, including Cubism and Futurism. Art Deco buildings were commonly constructed with materials like concrete, glass, steel, and polished stone. These materials allowed for the creation of smooth surfaces and bold contrasts, which were characteristic of the style. These design elements gave the buildings such as the Embassy Theatre at 49 Baltimore Street (Photo 13) a modern and sophisticated appearance at the time.

The architectural significance of the expanded district is also reflected in its modest vernacular housing stock, much of it constructed by local builders using traditional skills and locally sourced materials. These builders worked without formal architectural plans, relying instead on inherited knowledge and pattern books. This approach helped produce a built environment that, while not high-style, was cohesive and practical. The consistent use of local materials and building forms helped to define a visual and cultural continuity within the district. Many of the two-story residences along streets such as Polk, Hanover, and North Centre were shaped by economy and function, adhering to common regional forms like I-Houses, gable-front houses, and rowhouses. While the buildings are typically modest in scale, they often exhibit simplified stylistic elements influenced by the Greek Revival, Italianate, Queen Anne, and Colonial Revival movements.

These vernacular structures were built using materials produced within or near Cumberland. Brick became the predominant construction material by the late nineteenth century, often replacing earlier frame buildings. Lumber was supplied by the Buchanan Lumber Company, which expanded its planing mills and lumber yards in the 1920s. The Cumberland Cement and Supply Company, located near Harlem Place, provided concrete for foundations, sidewalks, and replacement buildings. Metal hardware, window sash, and decorative ironwork were sourced from local foundries, while window glass and decorative elements were produced by the Cumberland Glass Company, which expanded its operations in the 1890s. These materials were employed not only in the majority of the district's vernacular commercial and residential architecture, but also in its architect-designed buildings.

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The B&O viaduct remains one of the most important engineering and visual landmarks in Cumberland (Photo 14). It defined – and still defines – the spatial separation between the commercial core to the south and the industrial/residential district to the north. Originally a single-track brick-arched structure, it was widened in the early twentieth century to accommodate a second track using concrete construction. Its alignment across Wills Creek and through the city was instrumental in shaping the urban landscape and defining the northern boundary of the expanded district. The viaduct physically and symbolically divided the commercial downtown from the industrial and residential neighborhoods to the north. It remains in active use today and retains a high degree of integrity in both form and materials. Along with Wills Creek and the surrounding mountain ridges, the viaduct is one of the defining topographic and architectural features of Cumberland's historic core. The structure's function and symbolism contribute directly to the eligibility of the expanded district under both Criteria A and C.

Noted Architects

The architectural legacy of Cumberland is also closely tied to a number of prominent architects and builders whose work shaped the city's historic core. John Tehan (1796–1868), a Frederick-based architect and builder, designed St. Patrick's Catholic Church in 1851. Tehan's influence extended beyond Cumberland, including projects such as St. John's Catholic Church in Frederick, Maryland.⁷⁴

Wright Butler (1868-1932), perhaps Cumberland's most prominent architect, is well represented in the district. His designs are noted for their blend of Queen Anne, Colonial Revival, Romanesque, and Gothic Revival styles, often incorporating elements such as hip-roofed dormers, elliptical windows, and tower-like bays. Notable commissions include the Habig Building at 151 North Centre Street, a Romanesque Revival commercial structure, as well as a row of houses at 188–196 North Centre Street designed in 1909 for Harry Footer. Harry Footer, the son of Thomas Footer – founder of the prominent Footer's Dye Works – was an active figure in early twentieth-century Cumberland civic and commercial affairs. In addition to managing inherited real estate, he served as a landlord along Market Street and publicly advocated for its paving in 1905 to support business and infrastructure improvements.⁷⁵

American examples of Queen Anne-style residences are constructed primarily of wood. Wright Butler's designs are therefore a distinctive masonry interpretation of the style. One example is the rowhouses at 188-194 North Centre Street (Photo 15). Another important example is the home of Dr. Spurgeon Sparks at 150 North Mechanic Street (Photo 16). Built between 1906 and 1913, this two-story concrete block residence features Butler's signature elements, such as a mansard roof and tower-like bay. The project is also significant in demonstrating that Butler crossed racial lines

⁷⁴ Holan, Mark, "Adding to my list of St. Patrick's churches", *Mark Holan's Irish American Blog*, website, 2017. Available at <https://www.markholan.org/archives/3244>. Accessed May 2025.

⁷⁵ *Cumberland Evening Times* (Cumberland, MD), October 18, 1905, 7.

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in his clientele during the era of segregation. Butler also played a supervisory role in the construction of City Hall.⁷⁶

George Flack Sansbury (1874-1948) was another influential figure in Cumberland's architectural development in the early twentieth century. A graduate of the Maryland Institute for the Promotion of the Mechanic Arts, Sansbury was known for his use of Art Deco and Art Moderne influences in commercial architecture. His Washington Hotel and Lunchroom at 80–84 Baltimore Street, completed in 1911, is notable for its white glazed brick trim and classically inspired ornamentation, including fluted cornices and arched windows. He also designed the Cumberland Office Supply Company building (1911) at 17 North Liberty Street and a building at 101 South Centre Street (1921) for Dr. William L. Burns, resident surgeon at St. Joseph's Hospital in Baltimore. The latter building is distinguished by its rounded corner, stained glass, and decorative detailing.

John S. Seibert (1872-1905) contributed significant works including the Rosenbaum Department Store at 118 Baltimore Street, a Renaissance Revival commercial building completed in 1899. The design featured arcaded façade, ornate cornices, bay windows, and sculptural elements that added richness to Cumberland's architectural landscape.

Other architectural firms and builders also left their mark. Holmboe & Lafferty, based in Clarksburg, West Virginia, were responsible for several civic buildings in the broader downtown area, most notably Cumberland City Hall (Photo 17), completed between 1911 and 1912 in the Classical Revival style. The building's design includes fluted Doric pilasters and a rotunda with murals by artist Gertrude du Brau Kogler (1890-1966). Du Brau, born in Germany, was trained at the Maryland Institute of Art and Design, and worked alongside her father on many projects, perhaps hundreds in the Mid-Atlantic and Southern states. She continued to work out of Cumberland after her father died in 1922. The St. Patrick's Day Flood of 1936 destroyed her studio, after which she returned to Germany and remained there during World War II. She lost her husband and most of her life's work during the war and returned to the US (Washington State) in 1955.⁷⁷

Charles S. Bicksler (1919-2001), a Pennsylvania-based architect trained in the Beaux-Arts tradition, designed the People's Drug building at 100 Baltimore Street (Photo 18). Bicksler practiced primarily in Pottstown, Pennsylvania. He earned a Bachelor of Science degree in Architecture from Pennsylvania State College in 1941, and was awarded the First Medal by the Beaux Arts Institute of Design. Bicksler worked for the firm of Sanders & Thomas Associates (later Sanders and Bicksler). In the mid-1970s, Bicksler established his own firm, Charles S. Bicksler & Associates. His work primarily focused on regional projects in southeastern Pennsylvania. A memorial scholarship is given in his name to Penn State architecture students.⁷⁸

⁷⁶ Feldstein, 33-34.

⁷⁷ *Gertrude De Brau, 1890-1966* (Hagerstown, MD: Western Maryland Historical Library), webpage, undated. Available at <https://www.whilbr.org/AlleganyWomen/Gertrude-Du-Brau-1890-1966>. Accessed July 2025.

⁷⁸ Koyl, George, *American Architects' Directory* (New York: R.R. Bowker Co.), 1970, 70.

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The Embassy Theatre at 49 Baltimore Street, completed in 1931, represents Cumberland's most iconic example of Art Deco architecture. Designed by the Philadelphia firm Hodgens and Hills, the theater features fluted pilasters and neon-lit finials and remains a cultural landmark in the city.⁷⁹ Robert Holt Hitchens (1871-1909) designed the Pershing Street Courthouse, along with several homes in the nearby NR-listed Washington Street Historic District. The Fort Cumberland Hotel was designed and built by Frederick Webber (1868-1921) of Philadelphia, PA. Webber had been part of the firm Millian and Webber until 1911, and was the designer of several luxury apartment houses in Pennsylvania and Maryland.⁸⁰ James Knox Taylor (1857-1929) was the Supervising Architect of the Treasury in 1904 and is credited for the design of the Old Post Office and Courthouse at 19 Frederick Street. Taylor was a former partner of the renowned Cass Gilbert.

Cumberland's historic buildings also reflect the contribution of material manufacturers, such as Andrew Ramsay of Mount Savage (1869-1932), whose white enameled brick became a hallmark of turn-of-the-century construction, as seen in the McMullen Brothers' Department Store at 138 Baltimore Street.⁸¹ Aaron May (1870-1940), a skilled local builder, executed several commissions by Wright Butler and George Sansbury, including the Dime Savings Bank at 76 Baltimore Street and the Commercial Savings Bank at 53 North Liberty Street. W.T. Taylor was an architect/builder from Washington, DC, who moved to Cumberland around 1900 and erected several buildings in the district, including 138 Baltimore Street.⁸² Other local builders on record as contributing to buildings in the district include James Powell, George Hazelwood, A. Bradford Allen, and Silas Wise.⁸³

Though not primarily known for his architecture in Cumberland, Herman Schneider (1872-1939), later renowned as the founder of cooperative education, began his career locally and worked under architect George Sansbury. Schneider's early involvement in Cumberland's building trades adds another dimension to the city's rich architectural history.⁸⁴

Integrity Statement

The expanded Downtown Cumberland Historic District retains all seven aspects of integrity necessary for National Register eligibility. Despite some changes throughout the twentieth century, the district's historic character remains evident in its physical fabric. The district retains integrity of **location**, as the boundaries encompass the original city core and its northward expansion, with streets following their historic alignments despite modifications. The **setting** remains largely

⁷⁹ Allegany County Tourism. *Historic Walking Tour of Downtown Cumberland*. Cumberland, MD: Allegany County Tourism, 2022.

⁸⁰ Tatman, Sandra, "Frederick Webber", *Philadelphia Architects and Buildings* (The Athenaeum of Philadelphia; website), 2025. Available at https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/21558. Accessed May 2025.

⁸¹ Feldstein, 28.

⁸² "Thirty Years Ago", *Cumberland Evening times* (Cumberland, MD), February 14, 1931, 4.

⁸³ Keller, Genevieve, *Downtown/Baltimore Street Survey District* (Baltimore, MD: Maryland Historical Trust), 1976, 24-25.

⁸⁴ "Dr. Schneider, 67, Cincinnati Dean.", *New York Times* (New York, NY), March 29, 1939, 23.

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intact, with the dramatic topography of surrounding hills, the confluence of Wills Creek and the Potomac River, and the dominant presence of the B&O Viaduct continuing to define the area's character.

Since the listing of the Downtown Cumberland Historic District in 1983, many of the contributing buildings have retained a high degree of architectural integrity, particularly in their upper stories. While some storefront-level modifications have occurred – mostly involving fenestration and signage updates – the district continues to reflect its historic character. For example, the McCleave Building at 63–69 Baltimore Street, designed before 1875 and one of only two surviving Italianate-style buildings on Baltimore Street, is currently undergoing a restoration of its first story. The building retains original nine-over-nine, double-hung sash windows on the western two bays of its upper floors.

The Italianate commercial block at the southeast corner of Centre and Baltimore Streets, dating to the early 1870s, remains visually prominent. Its Centre Street façade preserves a high level of integrity, while the Baltimore Street elevation has been altered with twentieth-century materials including metal panels and faux brick veneer. These interventions obscure original elements but do not erase the building's historic massing. The buildings at 57 and 59 Baltimore Street have experienced only modest storefront alterations involving entrance configurations, while the Rosenbaum Building at 118 Baltimore Street underwent a significant lobby and storefront renovation in 1990.

There have also been some losses within the original district boundaries. A building located at 126 West Union Street was demolished around 1990. Conversely, a new small-scale commercial building was constructed at 15 South Centre Street, after the period of significance. In the expanded district, more substantial modern construction has occurred, reflecting changes to the area's urban fabric in the late twentieth and early twenty-first centuries. The County Office Building and garage at 1 Frederick Street and the modern office building at 2 Frederick Street now occupy what were open parking lots in 1983. Similarly, a McDonald's restaurant was built in 1998 on the site of the Queen City Plaza parking lot. The Allegany County Courthouse was expanded by adding a second story to an existing telephone company building on South Centre Street. Additional infill includes the construction of 146 Bedford Street in 2001 and a recent façade renovation at 119 North Centre Street. Changes to the street plan have also occurred. An alley between 117 and 119 Hanover Street was closed in 2012. These limited changes, while introducing modern elements, do not significantly compromise the overall historic character and cohesiveness of the district and its proposed expansion.

The district maintains strong integrity of **design** through its street patterns, lot configurations, and building placement that reflect nineteenth- and early twentieth-century development practices. The majority of buildings retain their original height, massing, fenestration patterns, and stylistic features, particularly in the well-preserved commercial core along Baltimore Street and the residential neighborhoods along Polk and Hanover Streets.

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Integrity of **materials** and **workmanship** is evident in the prevalence of brick, stone, and wood construction that characterizes the district's buildings. Many structures preserve their original masonry, decorative cornices, window surrounds, and storefront elements. While some alterations have occurred, a significant percentage of contributing buildings retain sufficient original fabric to convey their historic appearance and construction techniques.

The district maintains an integrity of **feeling** through its cohesive assemblage of historic commercial, residential, and mixed-use buildings that collectively evoke Cumberland's development as a working-class city and regional transportation and commercial hub. Finally, integrity of **association** remains strong, with the district's physical features clearly linked to the historical events and patterns that shaped Cumberland's development, including its role as a transportation nexus, commercial center, and industrial base.

Urban renewal efforts of the 1960s and 1970s did result in some demolition within the district, particularly along the southern edge near downtown, and flooding has necessitated repairs to buildings along Centre and Mechanic Streets. However, these changes represent a relatively small percentage of the total resource count, and the district as a whole retains sufficient integrity to convey its historical significance under both Criteria A and C.

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☒ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): 983002917; MHT AL-IV-A-132

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10. Geographical Data

Acreage of Property 50.8

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Existing Historic District

- | | |
|--------------------------|----------------------|
| 1. Latitude: -78.762590 | Longitude: 39.653103 |
| 2. Latitude: -78.763275 | Longitude: 39.652736 |
| 3. Latitude: --78.763180 | Longitude: 39.651561 |
| 4. Latitude: -78.762827 | Longitude: 39.650817 |
| 5. Latitude: -78.762263 | Longitude: 39.649981 |
| 6. Latitude: -78.760914 | Longitude: 39.650017 |
| 7. Latitude: -78.759883 | Longitude: 39.650271 |
| 8. Latitude: -78.759452 | Longitude: 39.651120 |
| 9. Latitude: -78.760049 | Longitude: 39.652529 |

Expanded Historic District

- | | |
|-------------------------|----------------------|
| 1. Latitude: -78.765251 | Longitude: 39.656408 |
| 2. Latitude: -78.767289 | Longitude: 39.655213 |
| 3. Latitude: -78.764500 | Longitude: 39.653352 |
| 4. Latitude: -78.763939 | Longitude: 39.651387 |
| 5. Latitude: -78.763589 | Longitude: 39.650786 |
| 6. Latitude: -78.763379 | Longitude: 39.65062 |

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7. Latitude: -78.759159 Longitude: 39.650453

8. Latitude: -78.762462 Longitude: 39.653452

9. Latitude: -78.761610 Longitude: 39.655024

Or

UTM References

Datum (indicated on USGS map):

☐

NAD 1927

or

☐

NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The district boundary is shown in Figure 2. The district is roughly bounded by the CSX Viaduct in the north, Queen City Drive and Plaza in the east, West Harrison Street in the south, and Wills Creek to the west. It extends from west to east along the downtown portion of Baltimore Street, from the Baltimore Street bridge over Wills Creek to 163 Baltimore Street. It extends two blocks south of Baltimore along South Centre, South Liberty, and South George Streets, as well as South Mechanic Street to Pershing Street, including 3 Pershing Street. To the north it includes all of Frederick, Bedford, Polk, and Hanover Streets west of Queen City Drive, as well as Market Street. It follows along North Mechanic, North Centre, and Bow Streets to the CSX Viaduct.

Boundary Justification (Explain why the boundaries were selected.)

The Downtown Cumberland Historic District Boundary Expansion encompasses a cohesive area that reflects the city's historical development patterns and retains integrity in its layout, building stock, and visual character. The expanded district is defined by clear geographic and visual boundaries, including the Baltimore & Ohio Railroad viaduct to the north, Queen City Drive and surface rail lines to the east, Wills Creek to the west, and West Harrison Street to the south. These features historically separated the commercial core from surrounding industrial and residential zones and continue to delineate shifts in building density and

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character. The expansion includes historic residential blocks along Polk, Hanover, and Bedford Streets, as well as early twentieth-century commercial buildings at 109 and 111 South George Street and the mid-century Times-News Building at 19 Baltimore Street. Areas beyond these boundaries exhibit less cohesive development, disrupted streetscapes, and modern infill, reinforcing the appropriateness of the expanded district limits.

11. Form Prepared By

name/title: Andrew Roblee and Maryam Rabi
organization: Roblee Historic Preservation, LLC
street & number: 74 Genesee Street
city or town: Auburn state: NY zip code: 13021
e-mail: andrew@robleehp.com
telephone: 315-224-6344
date: May 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Downtown Cumberland Historic District
Boundary Increase

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GRAPHICS

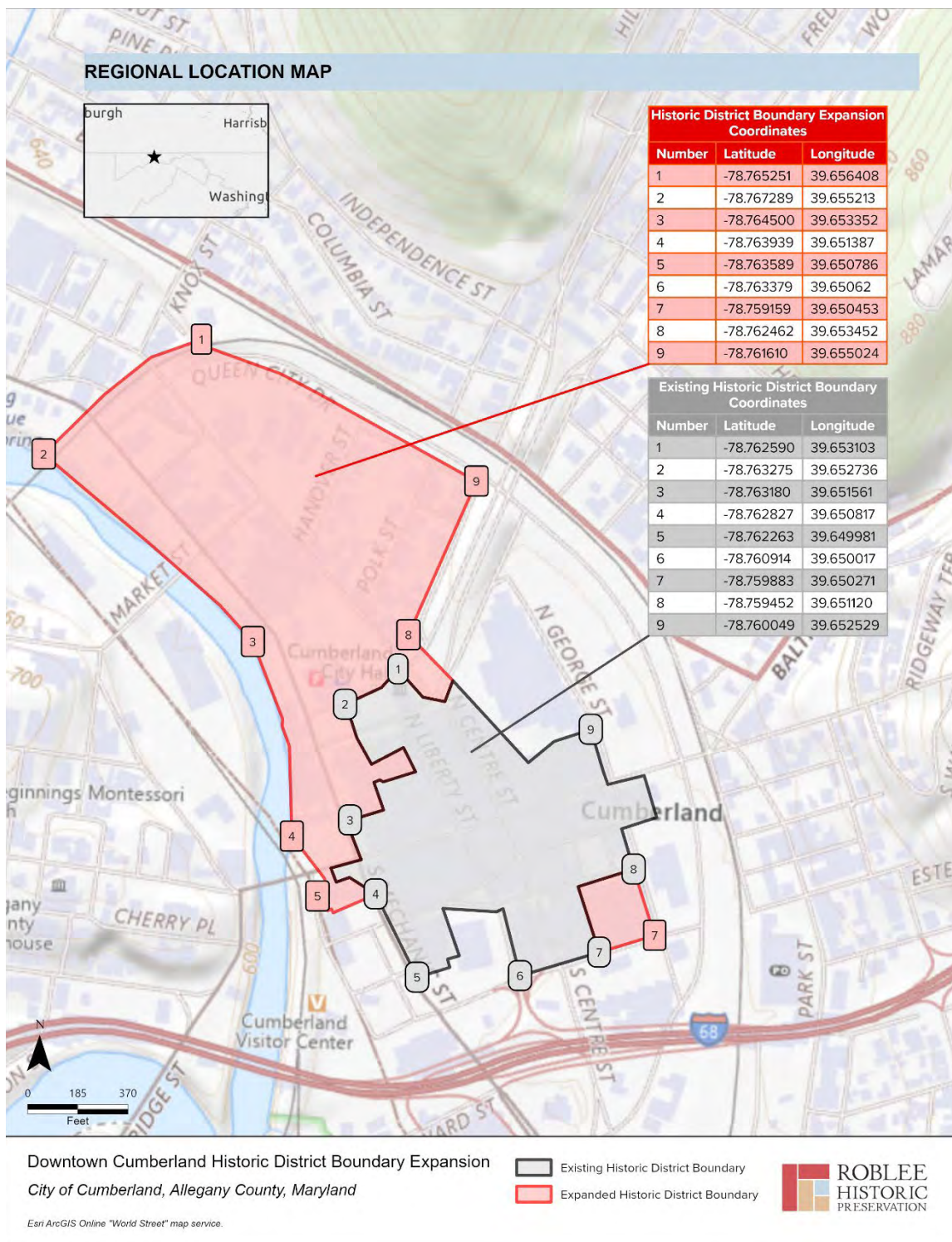


Figure 1. Location of the Downtown Cumberland Historic District Boundary Expansion

Downtown Cumberland Historic District

Boundary Increase

Name of Property

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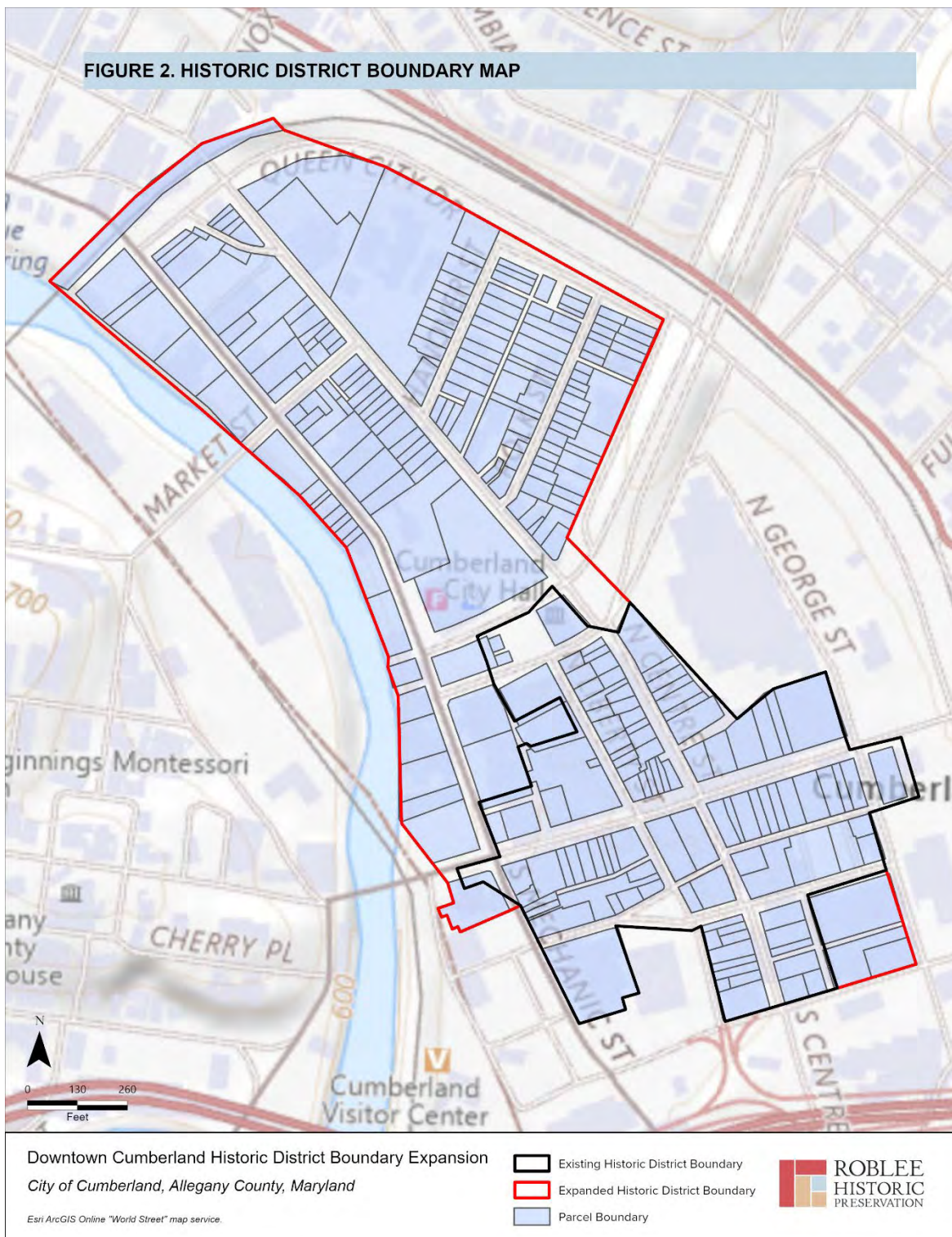


Figure 2. Downtown Cumberland Historic District Boundary Expansion Map, shown with property parcel outlines.

Downtown Cumberland Historic District
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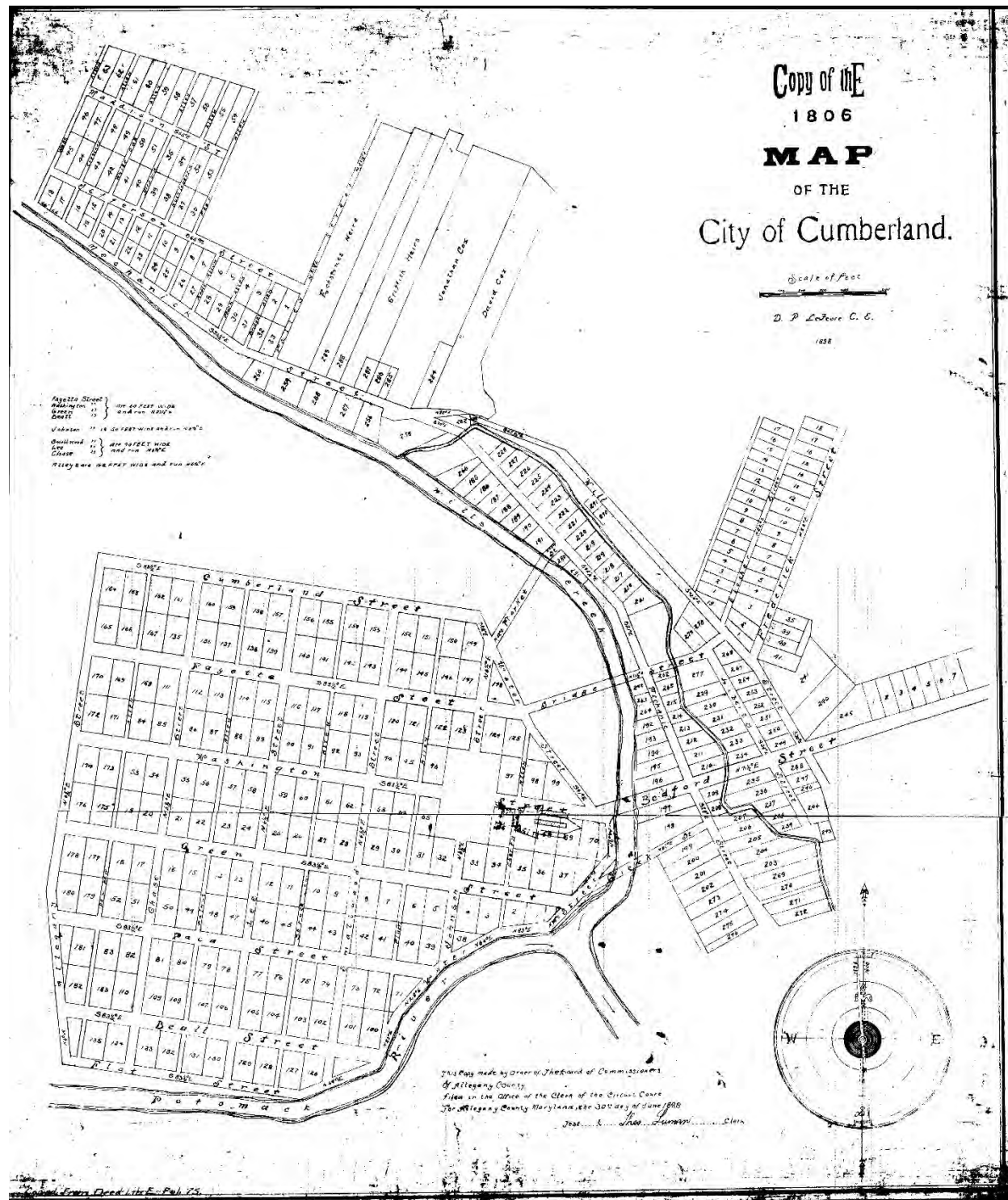


Figure 3. LaFluer's Map of the City of Cumberland, 1806, showing early plot development within the district boundary.

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Figure 4. Plate 12 from the 1887 Sanborn Fire Insurance Map, providing a view of post-Civil War development along North Mechanic and Centre Streets.

Downtown Cumberland Historic District
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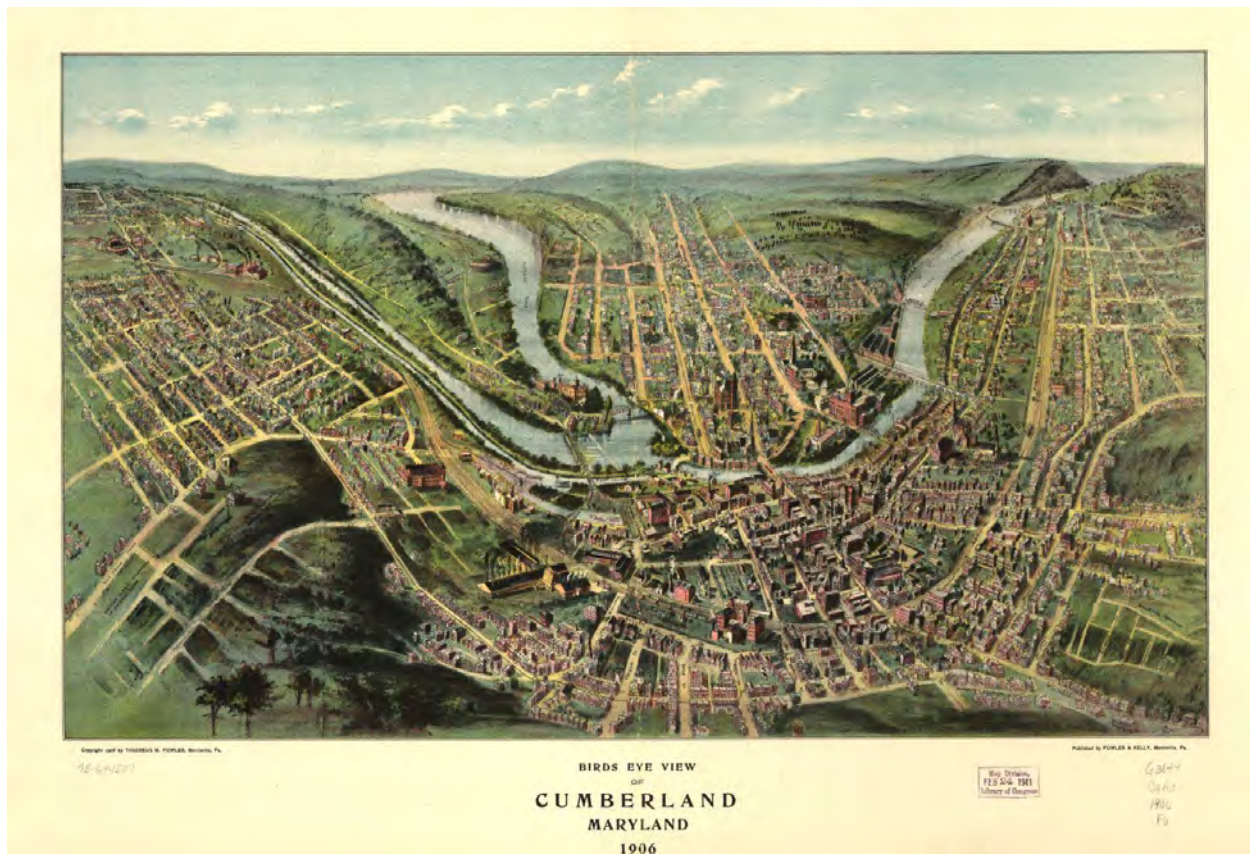


Figure 5. 1906 Birdseye View of Cumberland, depicting the distinct development within the district at the turn of the twentieth century.

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Figure 6. Plate 3 of the 1921 Sanborn Fire Insurance map, depicting the robust in-filling of the area north of Baltimore Street.

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Figure 7. The aftermath of the St. Patrick's Day Flood of 1936, looking north along North Liberty Street.

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County and State

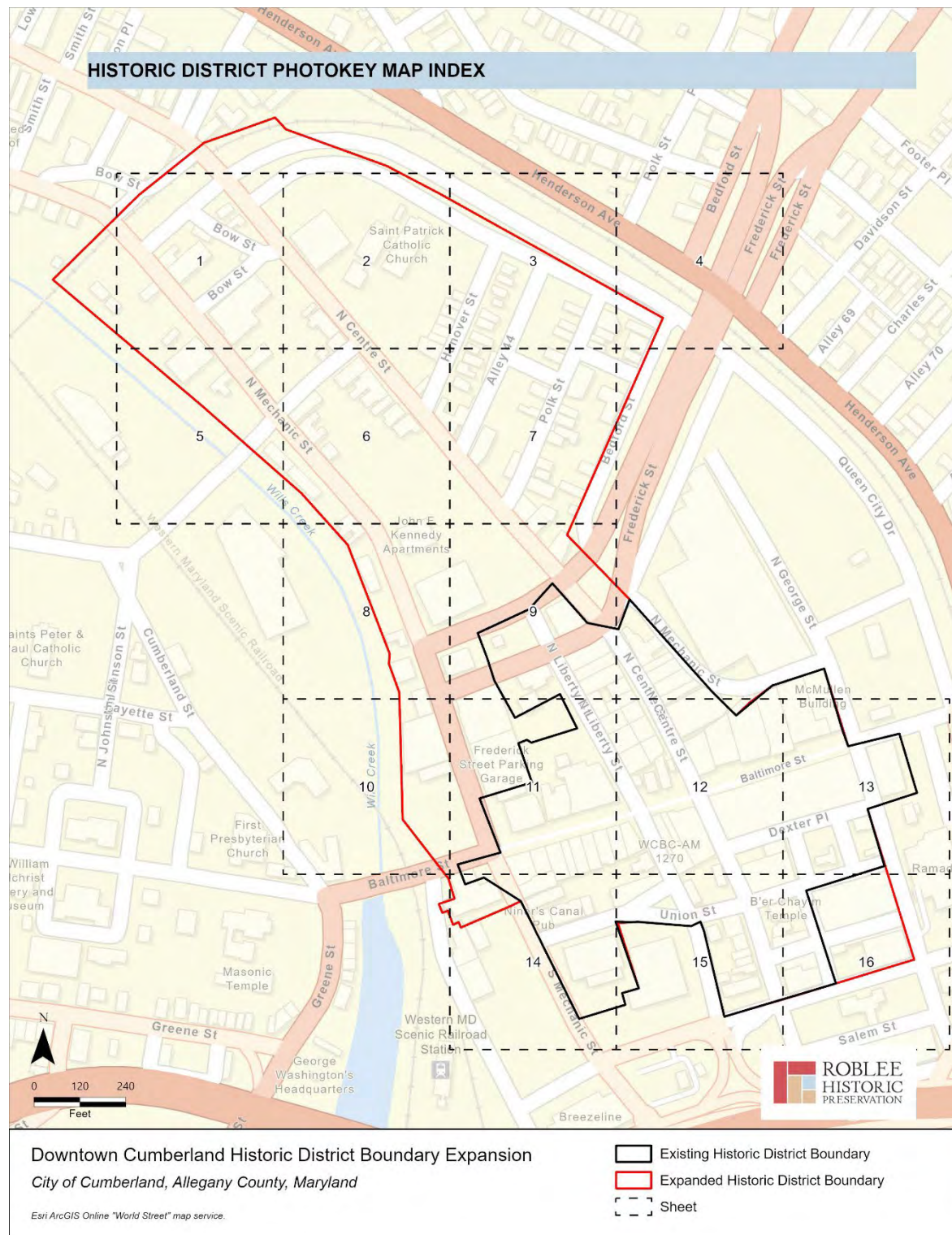
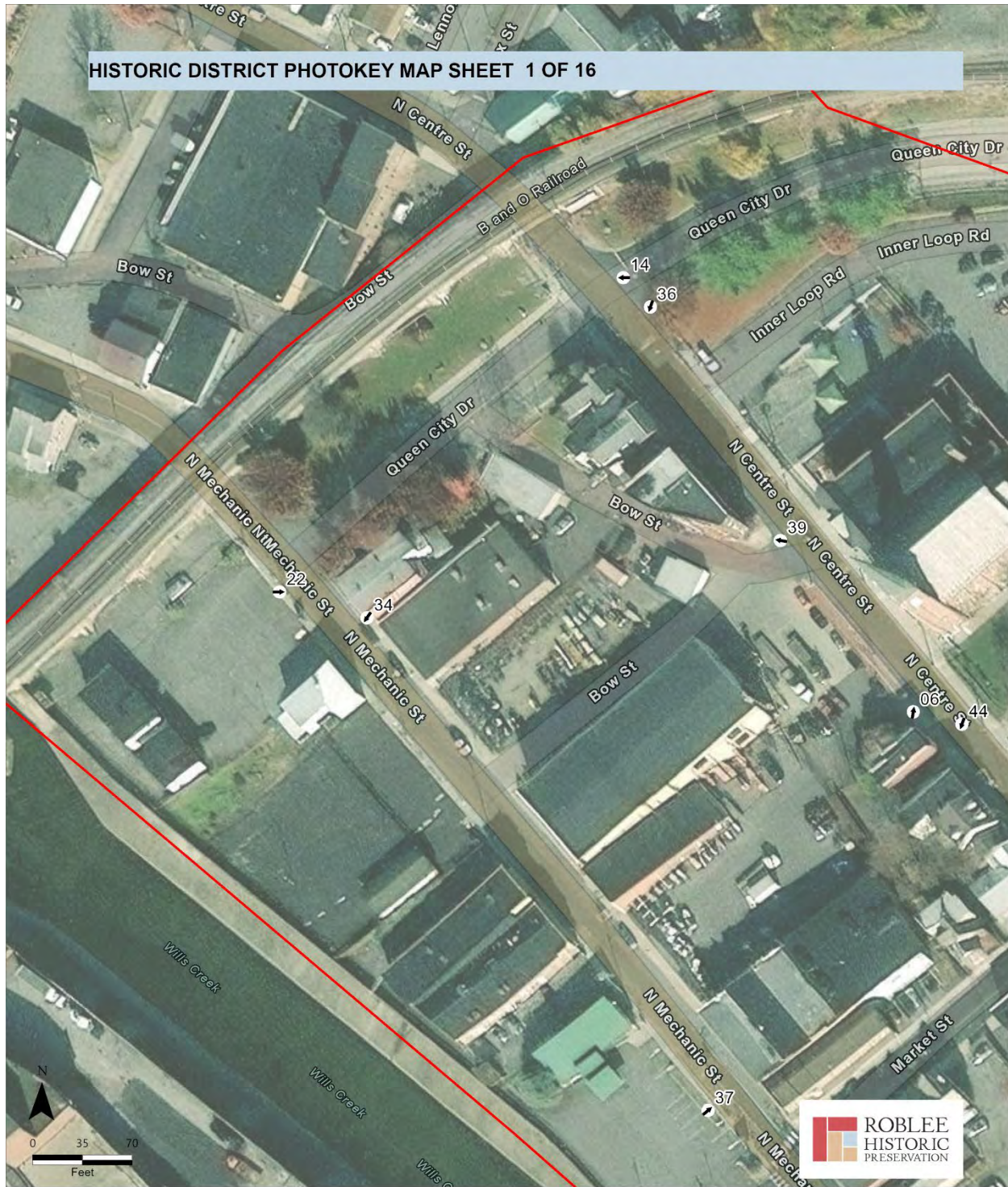


Figure 8. Historic District Photokey Map Index and Sheets.

Downtown Cumberland Historic District
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Downtown Cumberland Historic District Boundary Expansion
City of Cumberland, Allegany County, Maryland

Esri ArcGIS Online "World Street" map service.

- Existing Historic District Boundary
- Expanded Historic District Boundary
- Photograph Location

Downtown Cumberland Historic District

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Downtown Cumberland Historic District
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County and State



Downtown Cumberland Historic District Boundary Expansion

City of Cumberland, Allegany County, Maryland

Esri ArcGIS Online "World Street" map service.

- Existing Historic District Boundary
- Expanded Historic District Boundary
- Photograph Location

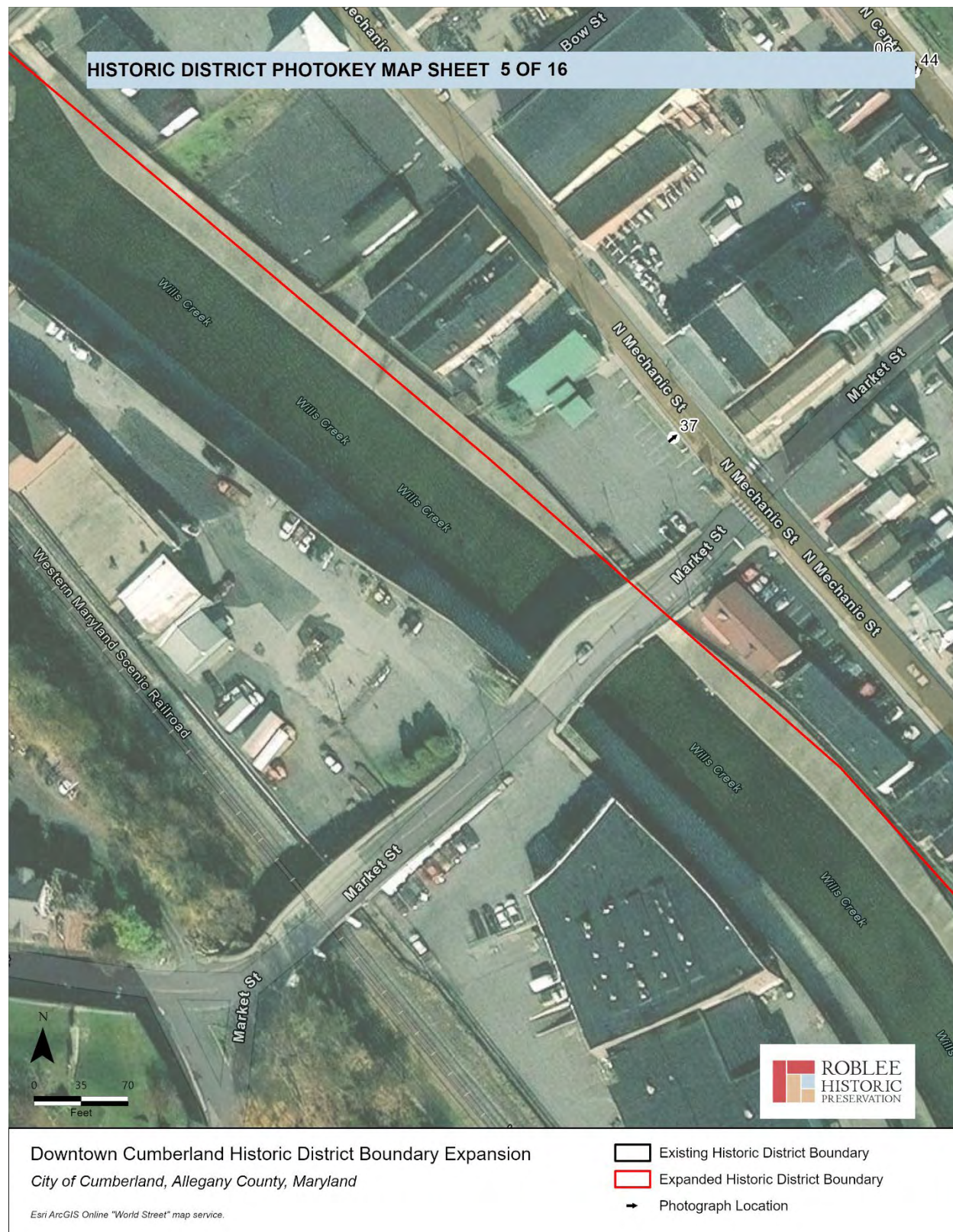
Downtown Cumberland Historic District

Boundary Increase

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Downtown Cumberland Historic District

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Allegany County, MD

County and State



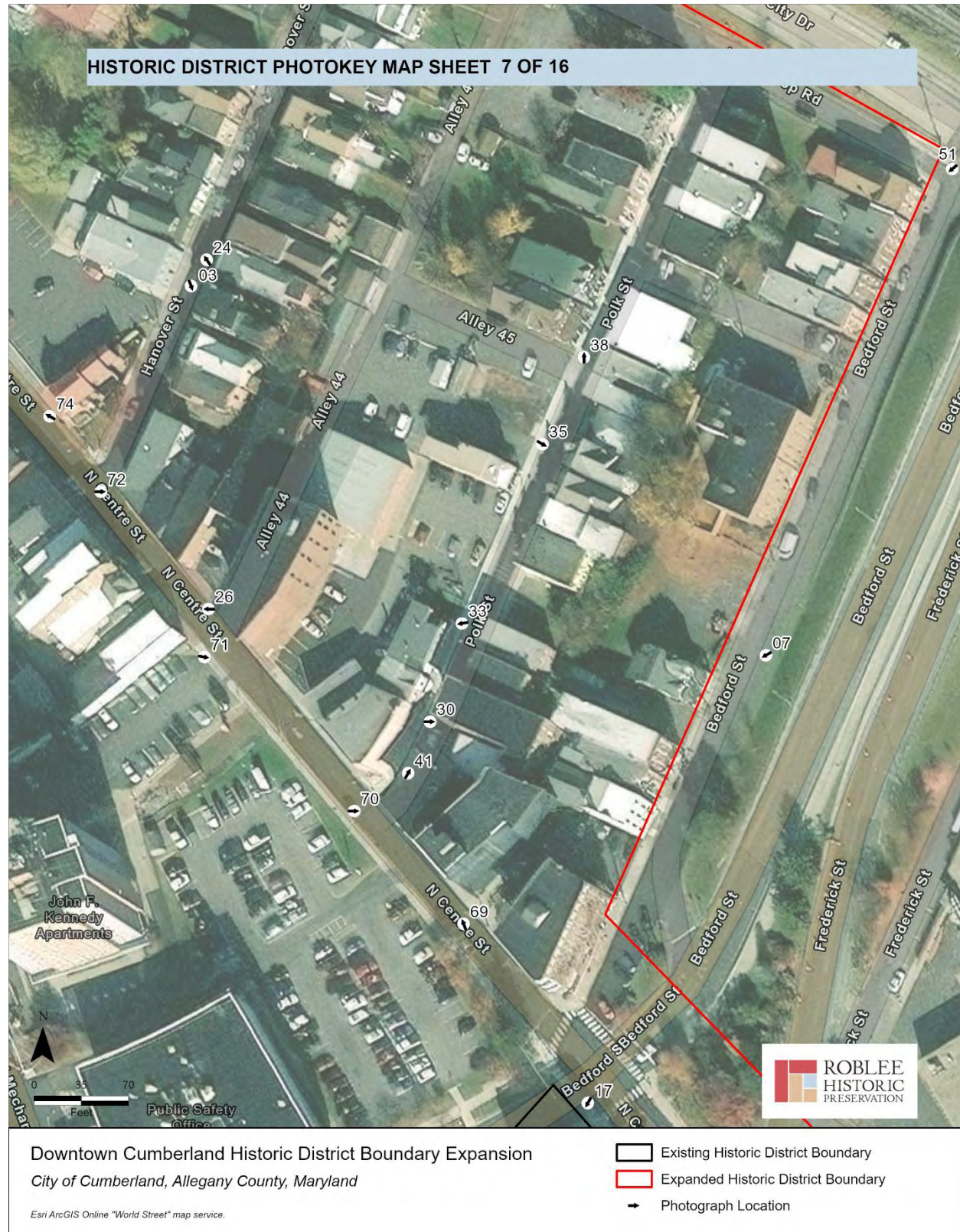
Downtown Cumberland Historic District Boundary Expansion

City of Cumberland, Allegany County, Maryland

Esri ArcGIS Online "World Street" map service.

Downtown Cumberland Historic District
Boundary Increase
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Downtown Cumberland Historic District
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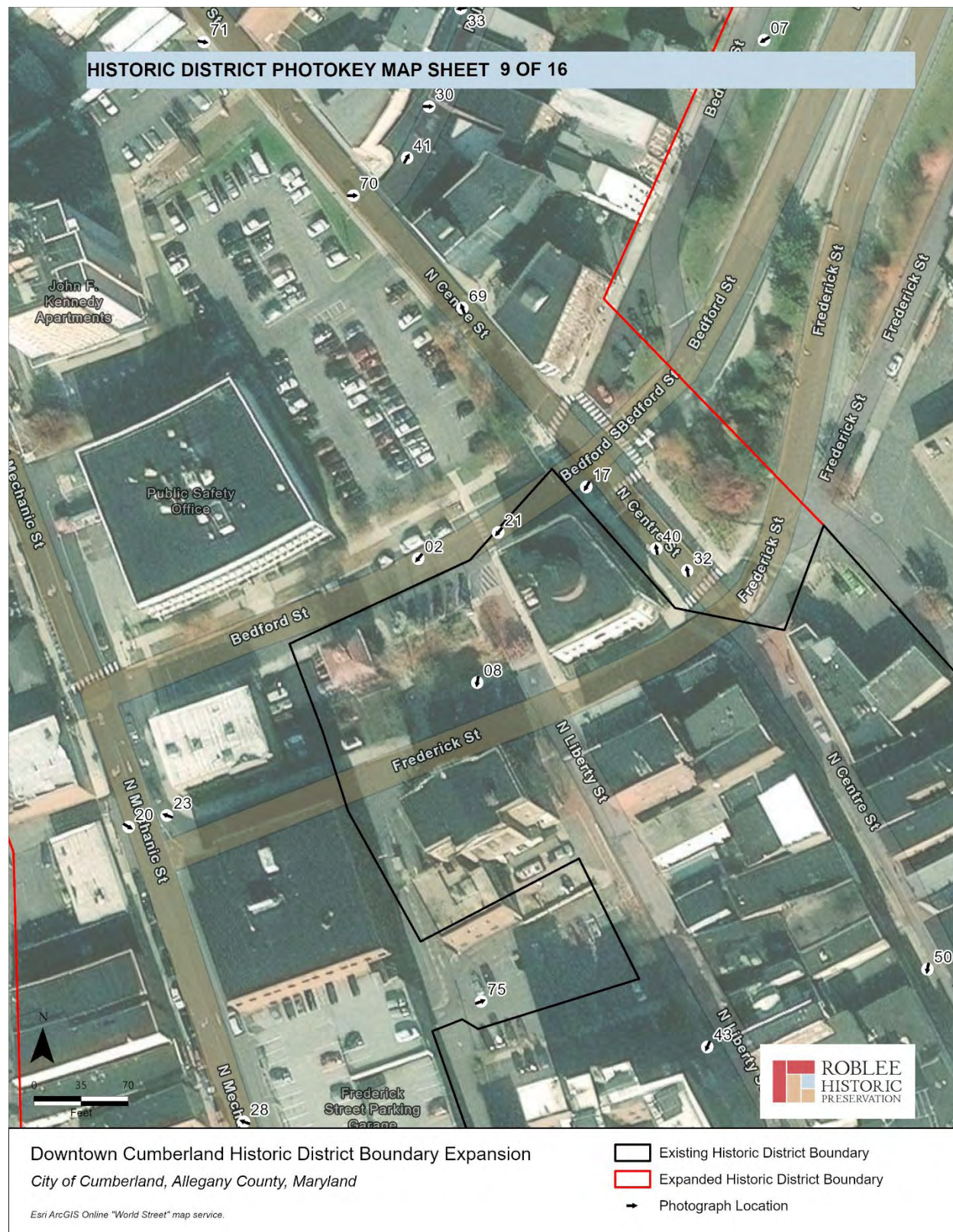
Downtown Cumberland Historic District

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Downtown Cumberland Historic District
Boundary Increase
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Allegany County, MD
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County and State



Downtown Cumberland Historic District Boundary Expansion

City of Cumberland, Allegany County, Maryland

Esri ArcGIS Online "World Street" map service.

- Existing Historic District Boundary
- Expanded Historic District Boundary
- Photograph Location

Downtown Cumberland Historic District

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Downtown Cumberland Historic District Boundary Expansion

City of Cumberland, Allegany County, Maryland

Esri ArcGIS Online "World Street" map service.

- Existing Historic District Boundary
- Expanded Historic District Boundary
- Photograph Location

Downtown Cumberland Historic District

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Downtown Cumberland Historic District Boundary Expansion

City of Cumberland, Allegany County, Maryland

Esri ArcGIS Online "World Street" map service.

- Existing Historic District Boundary
- Expanded Historic District Boundary
- Photograph Location

Downtown Cumberland Historic District

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Downtown Cumberland Historic District

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Downtown Cumberland Historic District Boundary Expansion

City or Vicinity: Cumberland

County: Allegany

State: Maryland

Photographer: Andrew Roblee

Date Photographed: February 10-12, 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

Downtown Cumberland Historic District
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MD_Allegany_Cumberland Downtown Historic District Boundary Expansion_001
Photo 1 of 75. View of 201 North Centre Street (Church), looking northeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_002
Photo 2 of 75. View of 24 Frederick Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_003
Photo 3 of 75. View of 113 Hanover Street, looking southeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_004
Photo 4 of 75. View of 69 Baltimore Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_005
Photo 5 of 75. View of 15 South George Street, looking northwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_006
Photo 6 of 75. View of 217 North Centre Street, looking north-northeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_007
Photo 7 of 75. View of 132 Bedford Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_008
Photo 8 of 75. View of 19 Frederick Street, looking south-southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_009
Photo 9 of 75. View of 3 Pershing Street, looking southeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_010
Photo 10 of 75. View of 149-153 Baltimore Street, looking south-southeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_011
Photo 11 of 75. View of 201 North Centre Street (School), looking northwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_012
Photo 12 of 75. View of 71-73 Baltimore Street, looking southeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_013
Photo 13 of 75. View of 47 & 49 Baltimore Street, looking southeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_014
Photo 14 of 75. View of B&O Viaduct, looking west.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_015
Photo 15 of 75. View of 188-194 North Centre Street, looking west.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_016
Photo 16 of 75. View of 150 North Mechanic Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_017
Photo 17 of 75. View of 57 North Liberty Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_018
Photo 18 of 75. View of 100 Baltimore Street, looking northeast

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_019
Photo 19 of 75. View of 19 Baltimore Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_020
Photo 20 of 75. View of 1 Frederick Street, looking southeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_021
Photo 21 of 75. View to the southwest along Frederick Street.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_022
Photo 22 of 75. View of 243-245 North Mechanic Street, looking east-southeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_023
Photo 23 of 75. View of 66 North Mechanic Street, looking west-northwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_024
Photo 24 of 75. View of 118 & 116 Hanover Street, looking northwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_025
Photo 25 of 75. View to the west-southwest along Hanover Street.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_026
Photo 26 of 75. View of 160 North Centre Street, looking west.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_027
Photo 27 of 75. View to the north along North Mechanic Street.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_028
Photo 28 of 75. View of 30 North Mechanic Street, looking west-northwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_029
Photo 29 of 75. View of 10-12 South Mechanic Street, looking east-northeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_030
Photo 30 of 75. View of 107 Polk Street, looking east.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_031
Photo 31 of 75. View to the east along Baltimore Street.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_032
Photo 32 of 75. View to the north along North Centre Street.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_033
Photo 33 of 75. View of 108-110 Polk Street, looking west-southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_034
Photo 34 of 75. View of 240 North Mechanic Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_035
Photo 35 of 75. View of 127 & 125 Polk Street, looking southeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_036
Photo 36 of 75. View of 238-244 North Centre Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_037
Photo 37 of 75. View of 203 North Mechanic Street, looking northeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_038
Photo 38 of 75. View of 134-136 & 138-140 Polk Street, looking north.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_039
Photo 39 of 75. View of 228 North Centre Street, looking west.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_040
Photo 40 of 75. View of 101 Bedford Street, looking north-northwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_041
Photo 41 of 75. View to the north-northeast along Polk Street.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_042
Photo 42 of 75. View of 55 Baltimore Street, looking south-southeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_043
Photo 43 of 75. View of 16 North Liberty Street, looking south-southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_044
Photo 44 of 75. View of 208 North Centre Street, looking south-southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_045
Photo 45 of 75. View of 20-50 Pershing Street, looking west-northwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_046
Photo 46 of 75. View of 152 North Mechanic Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_047
Photo 47 of 75. View of 14 Market Street, looking northwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_048
Photo 48 of 75. View of 11 South Liberty Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_049
Photo 49 of 75. View to the north along South Liberty Street.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_050
Photo 50 of 75. View of 14 North Centre Street, looking south-southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_051
Photo 51 of 75. View of 152-160 Bedford Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_052
Photo 52 of 75. View of 56-68 Baltimore Street, looking northwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_053
Photo 53 of 75. View of 86 Baltimore Street, looking northwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_054
Photo 54 of 75. View of 83 Baltimore Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_055
Photo 55 of 75. View of 130-134 North Mechanic Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_056
Photo 56 of 75. View of 24 South Centre Street, looking northeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_057
Photo 57 of 75. View of 101-107 South Centre Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_058
Photo 58 of 75. View of 100 South Centre Street, looking east.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_059
Photo 59 of 75. View of 111 South Centre Street, looking west-southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_060
Photo 60 of 75. View of 110 South Centre Street, looking southeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_061
Photo 61 of 75. View of 141 Baltimore Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_062
Photo 62 of 75. View of 20 Bedford Street, looking southeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_063
Photo 63 of 75. View of 145 Baltimore Street, looking northwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_064
Photo 64 of 75. View of 135 North Mechanic Street, looking east.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_065
Photo 65 of 75. View of 19 South George Street, looking northwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_066
Photo 66 of 75. View of 109 South George Street, looking southwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_067
Photo 67 of 75. View to the east along West Harrison Street.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_068
Photo 68 of 75. View to the east along Pershing Street.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_069
Photo 69 of 75. View of 119 North Centre Street, looking north-northwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_070
Photo 70 of 75. View of 121-127 North Centre Street, looking east.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_071
Photo 71 of 75. View of 151 North Centre Street, looking east-southeast.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_072
Photo 72 of 75. View of 171 North Centre Street, looking east.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_073
Photo 73 of 75. View of 22 North Mechanic Street, looking west-northwest.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_074
Photo 74 of 75. View to the south along North Centre Street.

Downtown Cumberland Historic District
Boundary Increase
Name of Property

Allegany County, MD
County and State



MD-Allegany_Cumberland Downtown Historic District Boundary Expansion_075
Photo 75 of 75. View to the northeast across the open lot toward North Liberty Street.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.