



# AGENDA

## Historic District Commission Meeting

6:00 PM - Monday, July 10, 2023

Frostburg Municipal Center Meeting Room - 37 Broadway

Page

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. AUTHORITY

*The Maryland Land Use Article empowers Frostburg's Historic District Commission to implement the City's Historic Preservation Overlay District according to the regulations set forth in the Frostburg Zoning Ordinance. All meetings of this Commission are open to the public and are conducted in compliance with Maryland's Open Meetings Act.*

4. STATEMENT OF PURPOSE

*The Frostburg Historic District Commission is charged with the preservation of historic structures and the surroundings within the designated district in order to safeguard the heritage of the City, stabilize and improve property values, strengthen the local economy and foster civic beauty.*

5. ROLL CALL

Chair Dawn Hein, Vice Chair Joseph Hoffman, William Determan, Robert Rephan, Maureen Brewer, Alternate Member Daniel Filer

6. REVIEW AND APPROVAL OF THE AGENDA

7. REVIEW AND APPROVAL OF THE MINUTES

7.1. [June 2023 HDC Minutes](#)

4 - 6

8. PROJECT PRESENTATIONS

8.1. **7 W. Main Street - Exterior Lighting w/ Commercial Signage**

7 - 11

I have studied the application and all relevant documents and presentation related to this case, and I am familiar with the property in question. I find that the proposed changes *[are/are not]* compatible with the neighborhood because there *[is/is not]* a general compatibility of exterior design, scale, proportion, arrangement, texture, and materials to be used.

Based on these findings, I move to *[approve/disapprove]* the proposal because the use of exterior materials *[are/are not]* closely similar in appearance to original materials or significant buildings in the District, pursuant to Section 4.1.J.1.c.

[Old 40 Trading Co Front Sign with Lights Mock-Up](#)  
[Light Fixture](#)  
[Light Fixture Specs](#)

8.2. **32 Frost Avenue - Fence Installation**

12 - 18

*No HD Inventory Sheet available*

I have studied the application and all relevant documents and presentation related to this case, and I am familiar with the property in question. I find that the proposed changes *[are/are not]* compatible with the neighborhood because there *[is/is not]* a general compatibility of exterior design, scale, proportion, arrangement, texture, and materials to be used.

Based on these findings, I move to *[approve/disapprove]* the proposal because the use of exterior materials *[are/are not]* closely similar in appearance to original materials or significant buildings in the District, pursuant to Section 4.1.J.1.c.

[32 Frost Ave HDC Application](#)

[32 Frost Ave Fence Site Plan](#)

[32 Frost Ave - Front Fence Proposed Material](#)

[32 Frost Ave - Existing Conditions](#)

[32 Frost Ave - Existing Conditions2](#)

[32 Frost Ave - Front Street View](#)

8.3. **78 Frost Avenue - Roof Replacement (Second Review)**

19 - 38

I have studied the application and all relevant documents and presentation related to this case, and I am familiar with the property in question. I find that the proposed changes *[are/are not]* compatible with the neighborhood because there *[is/is not]* a general compatibility of exterior design, scale, proportion, arrangement, texture, and materials to be used.

Based on these findings, I move to *[approve/disapprove]* the proposal because the use of exterior materials *[are/are not]* closely similar in appearance to original materials or significant buildings in the District, pursuant to Section 4.1.J.1.c.

[78 Frost Ave HDC Application](#)

[78 Frost Rendering #1 - Roof shape](#)

[78 Frost Rendering #2 - roof color](#)

[78 Frost Ave - Actual Roofing Material Sample](#)

[78 Frost Avenue - Roofing Material Specs](#)

[78 Frost Avenue - Additional Roofing Material Specs](#)

[78 Frost Avenue - Sherwin Williams Historic Palette Color Match](#)

[78 Frost Avenue - Garden Photo](#)

[Current Conditions #1](#)

[Current Conditions #2](#)

[Current Conditions #3](#)

[Current Conditions #4](#)

9. **OLD BUSINESS**



- 10. NEW BUSINESS
  - 10.1. Staff Report: Administrative Approvals 39  
[26 S. Broadway - HDC Admin Approval](#)
  - 10.2. Community Development Staffing Update
  - 10.3. Brainstorming: Outreach to Property Owners in the Historic District
  - 10.4. Rubric Discussion/Update: Exterior Lighting Installations
- 11. ADJOURNMENT



## MINUTES

### Historic District Commission Meeting

Monday, June 12, 2023 - 6:00 PM

Frostburg Municipal Center Meeting Room - 37 Broadway

The Historic District Commission Meeting of the City of Frostburg was called to order on Monday, June 12, 2023, at 6:00 PM, at the Frostburg Municipal Center, 37 Broadway, with the following members present:

**PRESENT:** Maureen Brewer,  
William Determan,  
Joseph Hoffman, Dr.  
Robert Rephan

**EXCUSED:** Dawn Hein,  
Daniel Filer

#### 1. CALL TO ORDER

- 1.1. Chair Hein was not in attendance, and Vice Chair Hoffman served as Chair for this meeting. Vice Chair Hoffman called the meeting to order at 6:01 PM.

#### 2. PLEDGE OF ALLEGIANCE

#### 3. Authority

*The Frostburg Historic District Commission implements the City's Historic Preservation Overlay District, of the Frostburg Zoning Ordinance, Section 4, as adopted in 2014, pursuant to the authority granted by the Maryland Land Use Article, Section 8, as adopted in 2012, of the Annotated Code of Maryland. This meeting is open to the public and is conducted in compliance with the State of Maryland's Open Meetings Act.*

#### 4. STATEMENT OF PURPOSE

*The Frostburg Historic District Commission is charged with the preservation of historic structures and the surroundings within the designated district in order to safeguard the heritage of the City, stabilize and improve property values, strengthen the local economy and foster civic beauty.*

#### 5. ROLL CALL

Vice Chair Joseph Hoffman, William Determan, Robert Rephan, and Maureen Brewer were present. Chair Dawn Hein was absent. Since a quorum was achieved through the regular membership, Alternate Member Daniel Filer was not required to attend.

#### 6. REVIEW AND APPROVAL OF THE AGENDA

- 6.1. Commissioner Brewer made a motion to approve the June 2023 agenda. Commissioner Determan seconded the motion, a vote was taken, and the motion carried unanimously.

**7. REVIEW AND APPROVAL OF THE MINUTES**

- 7.1. Commissioner Brewer made a motion to approve the May 2023 meeting minutes as presented. Commissioner Rephan seconded the motion, a vote was taken, and the motion carried unanimously.

**8. PROJECT PRESENTATIONS**

**8.1. 78 Frost Avenue - Roof Replacement**

Property owner, Tonya Byers, presented her proposal to replace the asphalt shingle roof on her home at 78 Frost Avenue with white metal panel roofing material. She noted that the existing roof is failing, and she would like to replace the roof for insurance purposes.

Commissioner Rephan inquired why white was the color selected, and Ms. Byers noted that a monochromatic color scheme will complement her garden. Commissioner Brewer inquired whether a materials sample was available, and Ms. Byers responded that she did not have one. Commissioner Brewer recommended that the discussion be tabled until a material sample and/or artistic rendering of the finished product was provided.

Commissioner Determan made a motion to table the discussion, and Commissioner Rephan seconded the motion. A vote was taken, and it was unanimously agreed that the discussion be tabled until further details could be provided.

Moved by William Determan, seconded by Robert Rephan

*Commissioner Determan made a motion to table the discussion, and Commissioner Rephan seconded the motion. A vote was taken, and it was unanimously agreed that the discussion be tabled until further details could be provided.*

Carried

**9. OLD BUSINESS**

**9.1. Administrative Approval Rubric Discussion**  
- Commercial Signage in the Historic District

Commissioners agreed that the rubric should remain the same in allowing commercial signage of any kind to be eligible for an Administrative Approval at the staff level; however, Commissioners noted that if staff ever feel uncomfortable with a proposed commercial signage project, staff are welcome to bring the project before the Commission for a full review.

**10. NEW BUSINESS**

10.1. **Administrative Approvals Issued This Month:**

- 26 W. Main Street - window replacement (MHT approved)
- 236 E. Main Street - in-kind roof replacement

Staff provided an update on two Administrative Approvals that were issued since the last HDC meeting.

11. **ADJOURNMENT**

Commissioner Brewer made a motion to adjourn. Commissioner Determan seconded the motion, and Vice Chair Hoffman closed the meeting at 6:30 PM.

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Bethany Fife, Planner / Interim  
Community Development Director





Sign  
17' wide  
3' High

4 Lights







# LAMPS PLUS

The Nation's Largest Lighting Retailer

🏠 / Outdoor Lighting / Wall Light / 16 - 20 in. high / Black / Style # 70V56



DESIGN CHAT

VIEW IN YOUR ROOM

## MOST POPULAR

### Neihart 18" High Rustic Black RLM Outdoor Wall Light

7 Reviews

## SALE

**\$79.95**

~~\$99.99~~ | Save \$20.00 | Comparable Value \$149.99 |

Ends 7/24/23

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Ships Today if ordered in the next 8 Hr. 43 Min.

1

ADD TO CART

♡ SAVE

▼ MORE OPTIONS

## Product Details

The barn light style of this rustic outdoor wall light is enhanced by a deep black finish.

### Additional Info:

This outdoor wall light is sure to improve the look of any home's exterior. A simple design with a curving downward arm and flared shade creates a farmhouse appeal. The black finish blends well with a variety of existing decor and color schemes. The design is inspired by classic RLM (reflector luminaire manufacturer) lighting, which uses a reflector shade to direct light downward.

**FRANKLIN**  
IRON WORKS™

[Bulbs for Style #70V56](#)

- 18" high x 10 1/2" wide. Extends 17 1/2" from the wall. Backplate is 4 1/2" wide. Weighs 2 lbs.
- Shade is 10 1/2" wide at widest point. Mounting point to top of fixture is 7".
- Takes one maximum 100 watt standard-medium base bulb (not included).
- Neihart outdoor barn light from the Franklin Iron Works™ brand. Inspired by classic RLM (reflector luminaire manufacturer) lighting, which uses a reflector shade to direct light downward.
- Black finish. Aluminum construction. Curving gooseneck arm and open shade.

## Specifications





## Product Attributes

Finish	Black
Style	Farmhouse
Brand	Franklin Iron Works

## Technical Specifications

Height	18.00 inches
Width	10.50 inches
Weight	2.00 pounds
Max Wattage	100 watts

More You May Like | [View All](#)



Neihart 18 1/4" High Rustic Bronze RLM Outdoor Wall Light  
**\$99.99**



Neihart 18" High Rustic Galvanized RLM Outdoor Wall Light  
**\$99.99**



Urban Barn Light Black Finish Outdoor Wall Light Set of 2  
**\$99.99**



Fra  
Ou  
**\$9!**

## Questions & Answers

Ask a question



9 Questions

Sort by: **Most Helpful** ▾

**Q:** is the shade adjustable? A Shopper Dec 1, 2019



**A:** This wall lights shade is not designed to be adjustable. But, the shade can be positioned in a different direction before attaching.

STAFF Dec 1, 2019

▼ [See 1 Answer](#) [Answer](#)

**Q:** What type of box does this light mount to? Ryan C. Jan 24, 2023



**A:** This wall light must be installed onto an electrical junction box.

Eric R. STAFF Jan 25, 2023

▼ [See 1 Answer](#) [Answer](#)

**Q:** Can this fixture be converted to plug-in? Susan W. Oct 14, 2022



**A:** This wall light is a hardwired light fixture. A plug in version is not available. If you are looking to alter this light fixture, you will need to contact a licensed electrician.

Eric R. STAFF Oct 16, 2022

▼ [See 1 Answer](#)   [Answer](#)

< 1 2 >

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## Related Videos



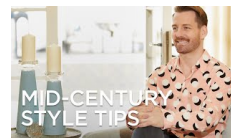
How to Style Modern Farmhouse



Contemporary Style Tips and Ideas



Country Cottage Style



Mid Century Modern Style Tips and Ideas



How to Style Modern

⬆️ [BACK TO TOP](#)

 Chat



# Permit Application

Date: 06/26/2023

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## Applicant / Owner

Applicant Name: Katie Horacek  
Address: 32 Frost Ave  
City, State, Zip: Frostburg, MD, 21532  
Phone: 681-443-4901  
Email: horacekkm@gmail.com

Owner Name: Katie Horacek  
Address: 32 Frost Ave  
City, State, Zip: Frostburg, MD, 21532  
Phone: 681-443-4901  
Email: horacekkm@gmail.com

---

## Builder / Contractor

Builder Name:  
Address:  
City, State, Zip:

Phone:  
Email:  
MHBR #:  
MHIC #:

---

## Location

Site Address: 32 Frost Ave  
City, State, Zip: Frostburg, MD 21532  
Historic District: Yes  
Map:  
Parcel:  
Lot:  
Structure Type:  
Use:

Tax ID:  
Lot Size:  
Zoning District:  
Election District:  
FEMA Zone:  
Subdivision:

---

## Project

Permit Type: Certificate of Appropriateness  
Sub Type:  
Project Cost: 0  
Occupancy Type:  
Dimensions:

Area Disturbed:  
Height:  
Fencing Material:  
Purpose:

Project Description: Construction done by Overland Fence Company. A 4ft aluminum fence with spear design will be installed along the front yard, including a 4ft walking gate, for a total length in front of 58 ft. A 4ft chain link fence will be installed around the remaining perimeter. The chain link fence will start from the aluminum fence on the East side of the property and extend South 157 feet, then go 24 feet West along of the back of the property including a 10ft driving gate and 3 ft walking gate , then extend 26 feet North to the garage. On the West side of the property, the fence will start at the end of the neighboring garage and extend 105 feet North to meet the aluminum fence at the front. Site plan attached.

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## Building Project

Square Footage: 0  
Basement:  
Water: ☐  
Sewer: ☐  
Electric: ☐

# of Units:  
# of Rooms:  
# of Rooms:  
# of Bedrooms:  
# of Bathrooms:

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**Setback**

Front:  
Rear:  
Left:  
Right:  
Other:

From Alley:  
Stream/Drainway:  
Buildings:  
Other Information:

---

**Demolition**

Principal Structure: ☐  
Accessory Structure: ☐  
Construction Type:  
Recent Use:  
Demolition Reason:

Electric: ☐  
Plumbing: ☐  
Natural Gas: ☐  
Other Heating: ☐  
None: ☐

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**General Permit Information**

Business:  
Activity/Business:

Electric Service:

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**Pool Permit**

Pool Type:  
Depth:  
Removable Ladder:  
Cover:

Existing Fence: ☐  
Pool Fence: ☐  
Yard Fence: ☐

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**Sign Permit**

Two Sided:  
Replacement:  
Length of Space:

Illuminated:  
How:  
Digital:  
Software Display:

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**Certificate of Appropriateness**

Change Type:  
Other:  
Work Performed:

Historic Preserve: No  
Third Party:

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I do hereby certify that the information contained herein is true and correct.

Katherine M Horacek

Name

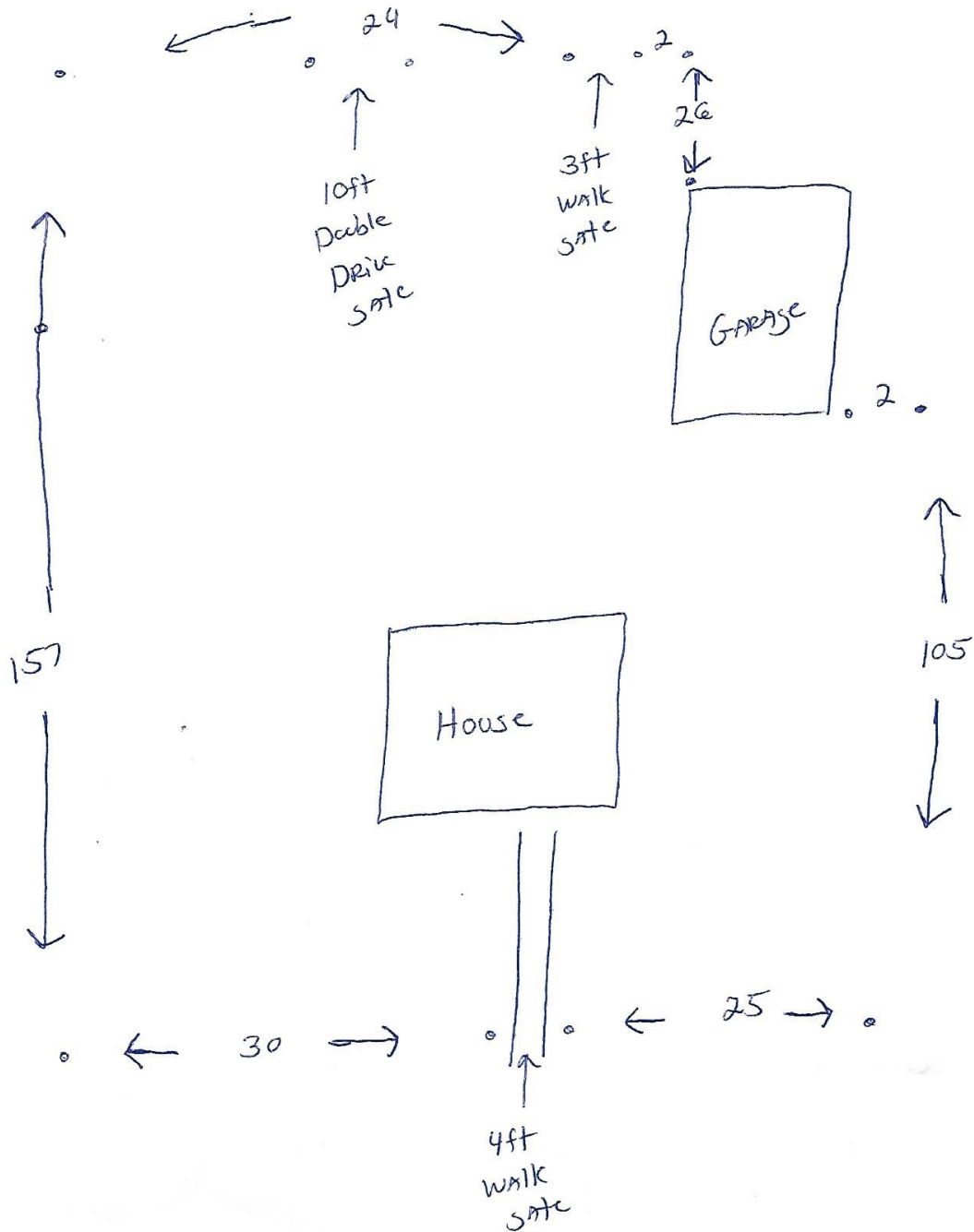
06/26/2023

Date

Katie Horchelec

32 Frost Ave Frostburg

4ft high All black chainlink in sides and back.  
4ft high Aluminum black colonial plus screen in front





















# CITY OF FROSTBURG

## HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS APPLICATION



DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY HALL

59 E. MAIN STREET, P.O. BOX 440

FROSTBURG, MD 21532

Applicant Name: Tonya Butler  
Applicant's Address: 78 Frost Ave Frostburg, Md 21532  
Phone Number(s): 33 781-469-6130  
Property Owner Name: Same as above  
Property Address and Location: Same as above

Type of Change: ☒ Alteration ☐ Demolition ☐ Grading  
☐ Addition ☐ Repair ☐ Excavation  
☐ New Building ☐ Sign ☐ Other: \_\_\_\_\_

Work to be performed:

- ☐ PLANS – Architect, Engineer, or Other: \_\_\_\_\_  
☐ DEMOLITION – Contractor: \_\_\_\_\_  
☒ RENOVATION/CONSTRUCTION – Building Contractor(s): \_\_\_\_\_

Scope of Work (describe project in detail, list materials and dimensions):

Replace shingled roof with metal due to missing shingles / damage to roof

Is the property subject to an historic preservation easement?

☒ NO

☐ YES

Is the easement held by a third party organization other than the property owner?

☒ NO

☐ YES

If yes, please provide a copy.

**Requirements for Complete Application (TO BE DETERMINED BY STAFF; IF CHECKED INCLUDE AS AN ATTACHMENT):**

- ☐ **SITE PLAN OR ACCURATE SCALED DRAWING DEPICTING PROPORTIONS AND DISTANCES**  
☐ **CLEAR AND LEGIBLE SKETCH OF EXTERIOR DETAILS OR AREA TO BE CHANGED**  
☐ **PHOTOGRAPH(S) OF AREA TO BE CHANGED**  
☐ **MANUFACTURER'S SAMPLES OR TEAR SHEETS OF MATERIAL(S) PROPOSED TO BE USED**  
☐ **FOR NEW CONSTRUCTION:**  
☐ **SITE PLAN TO SCALE**  
☐ **ELEVATION DRAWINGS**  
☐ **MATERIAL SAMPLES/TEAR SHEETS**  
☐ **CURRENT PHOTOGRAPHS OF PROPERTY**  
☐ **OTHER:** \_\_\_\_\_

**Optional Attachments:**

- ☐ **HISTORIC PHOTOGRAPHS OR OTHER DOCUMENTATION**

**You are encouraged to attend the Frostburg Historic District Commission meeting. The next meeting is \_\_\_\_\_, at 4:15 pm at the Frostburg Library, 65 E. Main St., Frostburg, Maryland. Failure to provide sufficient information for review may result in an unfavorable recommendation by the Historic District Commission.**

PLEASE READ AND SIGN BELOW

*I hereby certify that I am the owner of the property or I have advised to owner of the property in regard to the proposed work. Further, the information provided by this application represents an accurate description of the proposed work and nothing has been intentionally omitted that would be necessary for the Historic District Commission's decision making process.*

*I understand that a favorable review finding by the Frostburg Historic District Commission does not constitute approval of other require land use or building permits obtained by a separate application.*

  
Signature

29 June 2023  
Date

FOR CITY USE ONLY

Approval to be granted by: ☐ FROSTBURG HISTORIC DISTRICT ☐ STAFF  
Staff Review: ☐ APPROVED ☐ NOT APPROVED

Staff Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_  
SIGNATURE







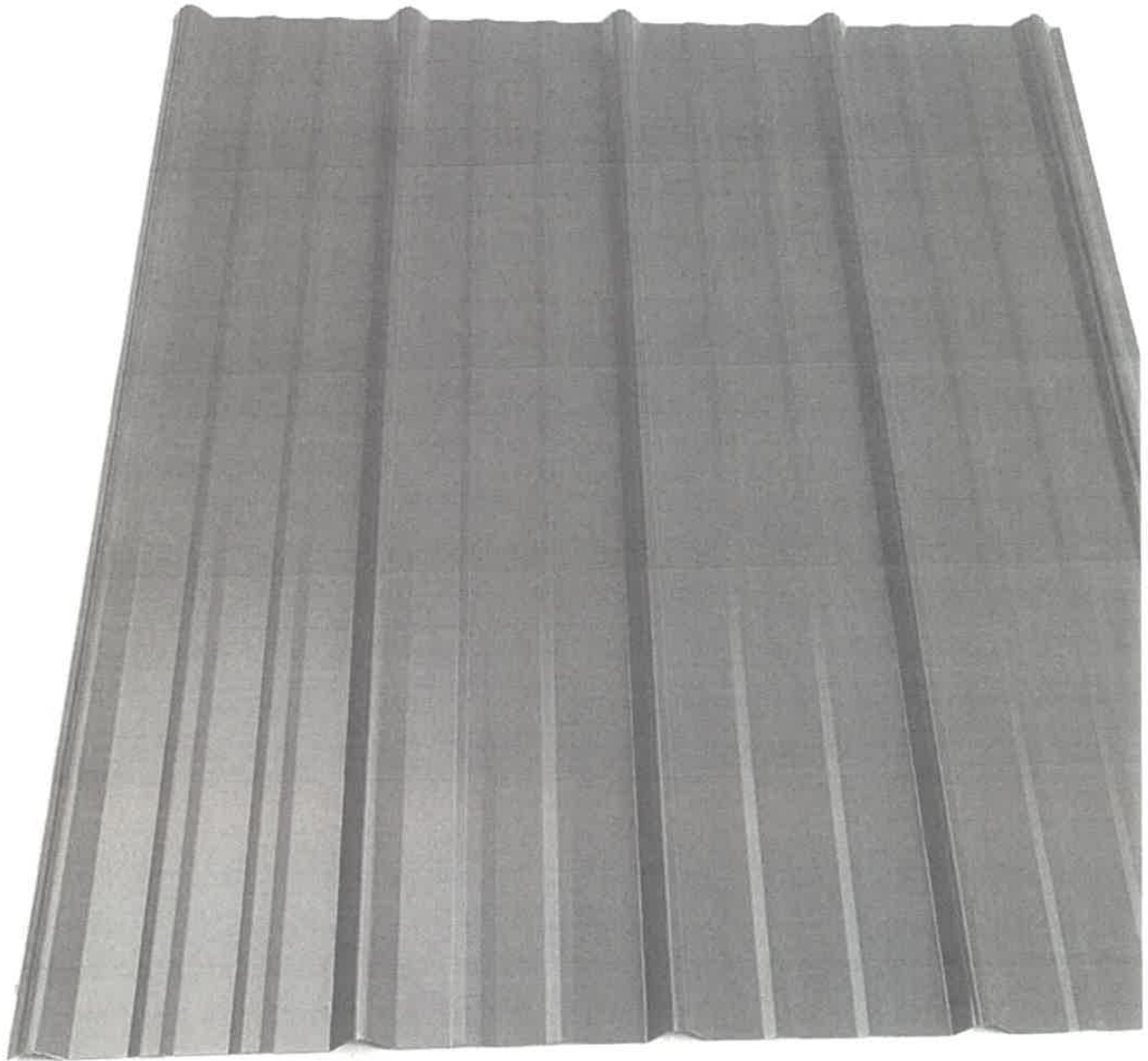






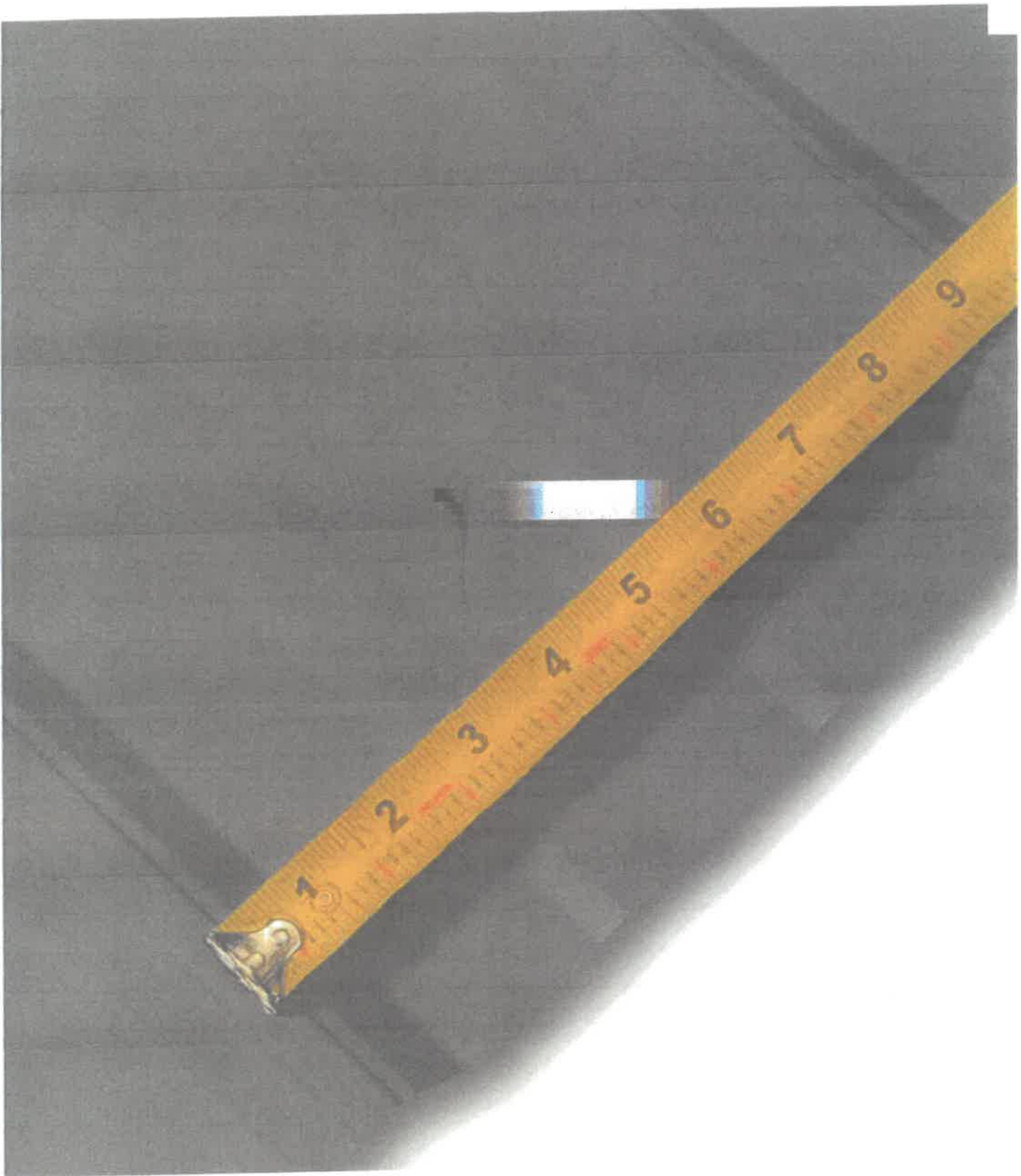






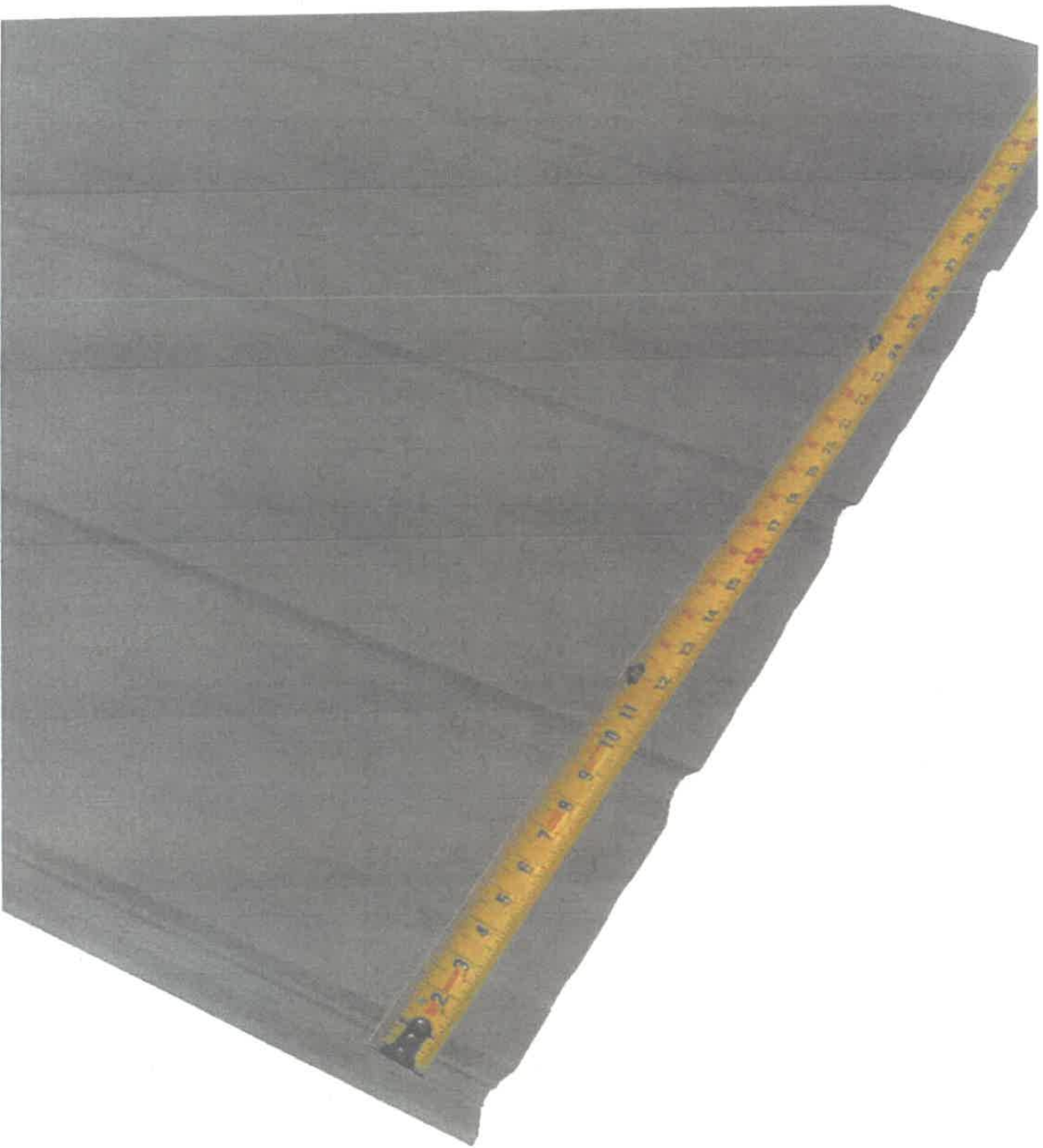
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Shiny Black



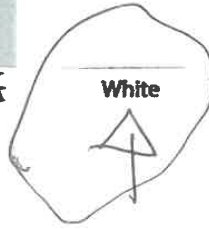
Black



Charcoal



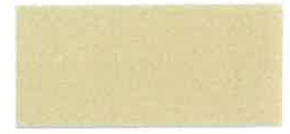
White



Bright White



Ivory



Tan



Stone



Clay



Burnished Slate



Brown



Burgundy



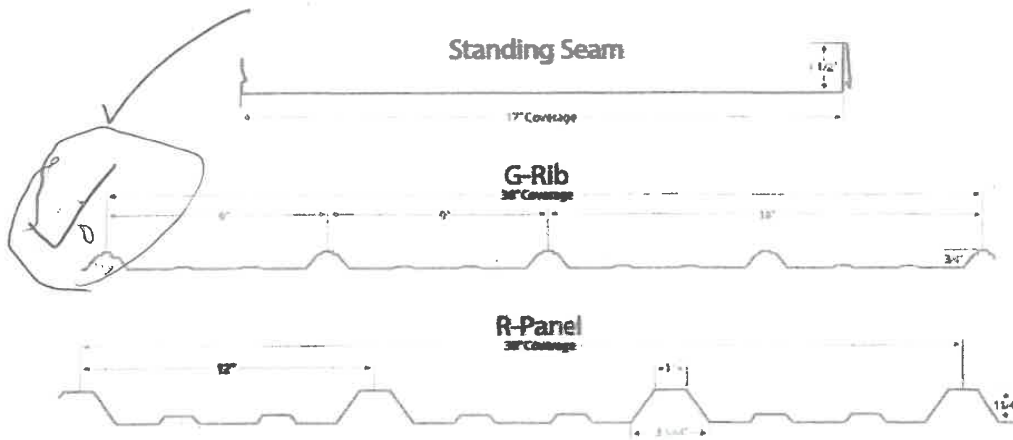
Red



Dark Red



Crimson Red



CHS CONTRACTING  
COMPANY  
A DIVISION OF TSPCORP  
414 N CENTRE ST.  
CUMBERLAND MD 21502  
301-724-1909



Galvalume



Copper



Gallery Blue



Blue



Evergreen



Hartford Green





# Benefits of Metal Roofing

A metal roof on your home is practically unaffected by the forces of nature. Driving rain, blowing snow and harsh sun are no match for the ultimate protection of a metal roof. Most metal roofs have recycled content up to 95%. Conventional roofing shingles have a much shorter lifespan and use oil-based products as their primary raw material. Metal also has the added benefit of being 100% recyclable, reducing the future impact of raw materials.

Painted metal roof panels from Central States are available in a multitude of colors, all with limited 40 year paint warranties. Metal roof panels last 2-3 times longer than traditional asphalt shingles.

## Compare metal to traditional shingles

Metal roofing lasts two times longer than traditional asphalt shingles, saving you thousands of dollars.



## Metal roofing increases your homes value

As with any investment, the initial cost of buying a quality metal roof is higher than using shingles. However, a superior metal roof can increase the resale value of your home up to 6% versus homes with asphalt shingles.\* Check with your insurance agent for homeowners discounts, because some states offer up to a 35% discount on your homeowners insurance simply for installing a metal roof.

## Metal roofing lasts longer than shingles

A metal roof will likely be the last roof you buy. A typical asphalt shingle roof has to be replaced every 10 to 20 years. The durability of a metal roof is unmatched by other roofing materials. Most warranties on a metal roof last 40 years.

## Metal roofing lowers your electric bills

A metal roof can save you up to 25% in energy costs. The paint in metal roofs, both light and dark colors, has special pigmentation that reflects the heat from the sun. Not only does a metal roof reflect (reflectivity) the heat from the sun, it also keeps it from absorbing (emissivity) into your attic, space and house. Almost all of Central States colors are Energy Star approved.



### Horizon-Loc

Horizon-Loc™ is a durable, low-maintenance finish that gives your roof a clean, modern appearance. The unique horizontal lines give your roof a modern, clean look that will last for years to come. The finish also helps to hide dirt and debris, making it easy to keep your roof looking like new.



### Panel-Loc Plus

Panel-Loc Plus™ is a durable, low-maintenance finish that gives your roof a clean, modern appearance. The unique horizontal lines give your roof a modern, clean look that will last for years to come. The finish also helps to hide dirt and debris, making it easy to keep your roof looking like new.



### B-Loc

The B-Loc finish is a durable, low-maintenance finish that gives your roof a clean, modern appearance. The unique horizontal lines give your roof a modern, clean look that will last for years to come. The finish also helps to hide dirt and debris, making it easy to keep your roof looking like new.



### M-Loc

The M-Loc finish is a durable, low-maintenance finish that gives your roof a clean, modern appearance. The unique horizontal lines give your roof a modern, clean look that will last for years to come. The finish also helps to hide dirt and debris, making it easy to keep your roof looking like new.



# 40-YEAR LIMITED PAINT WARRANTY STANDARD SMP



CORPORATE OFFICE  
300 HICKORY STREET, SUITE 100  
BIRMINGHAM, AL 35203  
205-356-3733

LIMITED WARRANTY AND LIMITATION OF LIABILITY FOR CENTRAL STATES MANUFACTURING (CSM)  
STEEL ROOFING AND SIDING PANELS

THIS WARRANTY COVERS STANDARD SMP MATERIAL ONLY.

ULTRA, PRIME, PRIME EUROSPAN, AND THRIFTY MATERIAL ARE COVERED BY SEPARATE WARRANTIES.

- A) CSM warrants that the color coated finish applied to its steel roofing and siding panels will last, within a period of forty years after installation or fifty years and one month after the date of shipment (whichever comes first), without the need for repainting. This does NOT include weathering, which may occur in proper fabrication of the building. Any failure due to inadequate corrosion is excluded. This warranty does not apply to the reverse side finish of the product.
- B) CSM also warrants that the color coated finish applied to its steel roofing and siding panels will last, within a period of thirty years after installation or a period of thirty years and one month after the date of shipment (whichever comes first), without the need for repainting. Additionally, chalk ratings are measured in accordance with the standard procedures specified in ASTM D-1544-98 method D610. Color fade ratings are measured in accordance with the standard procedures specified in ASTM D-1544-98. Color change shall be measured on an exposed painted surface that has been cleaned of surface dirt and chalk, and the corresponding values measured on the original or unexposed painted surface. It is understood that fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and weather.
- SIDEWALL: Color 5 / Chalk 8 | ROOF: Color 7 / Chalk 8
- C) EXCLUSIONS OF WARRANTY: THE EXPRESS WARRANTY STATED HEREIN IS THE EXCLUSIVE WARRANTY APPLICABLE TO CSM PRIME PAINTED MATERIAL, ONLY ROOFING AND SIDING PANELS. CSM MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED, BEYOND THE FACTS HEREIN INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. CSM SHALL HAVE NO OTHER LIABILITY WITH RESPECT HERETO. This warranty will apply to those panels which are sold or repainted but only for the period of time left on the original warranty. No employee or representative of CSM is authorized to change this limited warranty in any way or grant any other warranty regarding the product.
- D) LIMITATION OF LIABILITY: THE EXCLUSIVE REMEDY FOR ANY AND ALL CLAIMS ARISING FROM THIS LIMITED WARRANTY SHALL BE LIMITED TO CSM REPAIRING OR REPLACING DEFECTIVE PANELS OR REFUNDING THE PURCHASE PRICE OF SUCH PANELS. AS CSM SHALL ELECT, CSM SHALL NOT BE LIABLE FOR ANY COSTS, DAMAGES, OR EXPENSES, INCLUDING DIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES. IF OUR CENTRAL STATES MANUFACTURING POSITIVE CONTRACTING, TO COMPLY WITH OUR LIMITED WARRANTY WE SELLING FOR THE LABOR AND MATERIALS REASONABLY NECESSARY TO REPAIR, REPAIR OR REPLACE, AT OUR OPTION THE BUILDING PART SHOWING THE FAILURE. CSM'S TOTAL LIABILITY IS EXPRESSLY LIMITED TO THE PURCHASE PRICE OF THE CSM STEEL ROOFING AND SIDING PANELS.
- E) Claims under this warranty must be made in writing to CSM at the address set forth below within 90 days after the discovery of the defect. The notice to CSM shall include adequate identification of the material involved, nature of the claim, date of installation, date of shipment and color number. Failure of the claimant to provide such information in the time provided shall be deemed as a waiver of the claimant's rights herein. CSM shall have an additional 90 days to inspect the CSM steel roofing and siding panels before any further action shall be taken.
- F) CSM does not warrant or guarantee the material to be used for exterior applications.
- G) CSM does not warrant or guarantee claims arising from damage to panels due to exposure to salt and salt water, water spray, corrosive or harmful chemicals, petroleum vapors, acids or gases, airborne contaminants, dust or other agents of a similar nature. Warranty is not valid on a property located in the United States or on a property located in a salt water environment.
- H) CSM does not warrant or guarantee claims arising from the following:
- a) Damage or defects caused by acts of God, falling objects, external forces, explosion, fire, war, civil commotion, acts of war, aggressive nations, or other similar or disaster occurrences beyond CSM's control.
  - b) Minor blemishes occurring on the paint finish.
  - c) Defects or damage to the painted steel roofing and siding panels caused by handling, shipping, breakage, processing, storage or installation damage due to failure of the substrate.
  - d) Damage caused by moisture or other environmental agents to installation.
  - e) Steel fasteners or moisture are particles from sawing sparks that come in contact with the painted surface.
  - f) Non-vertical panels that do not have an adequate degree of pitch so as not to allow any free standing or accumulation of standing water.
  - g) Stored or installed in a way that allows for contact with animals or animal waste.
  - h) Detachment of the panels caused directly or indirectly by panel contact with lightning. The selection of suitable fasteners must comply with the code.
  - i) Weather, including wind, rain, hail, or other weather conditions.
  - j) Unusual harmful fumes, chemically aggressive environment, foreign substances in the atmosphere, standing water or direct salt spray.
  - k) Damage due to green, wet or treated lumber.
- I) The warranty applies to panels installed in the continental United States, Alaska, and Canada.
- J) CSM assigns this warranty solely to the buyer. Further, it is applicable only to the original location of any structure where the material is installed.
- K) This warranty is not transferable and non-assignable after one year from date of install.

This warranty is for you to fill out and keep for your records.  
Please do not mail the warranty to us.

You may also register your warranty online to receive a registration number.  
The registration number will be used reference your project if you ever need to contact us.

Optional online registration available at:  
[centralstatesmfg.com/warranties](http://centralstatesmfg.com/warranties)

CENTRAL STATES ORDER NUMBER\* OR PROJECT NUMBER

WARRANTY REGISTRATION NUMBER

CONTRACTOR/INSTALLER NAME

DATE

OWNER'S NAME

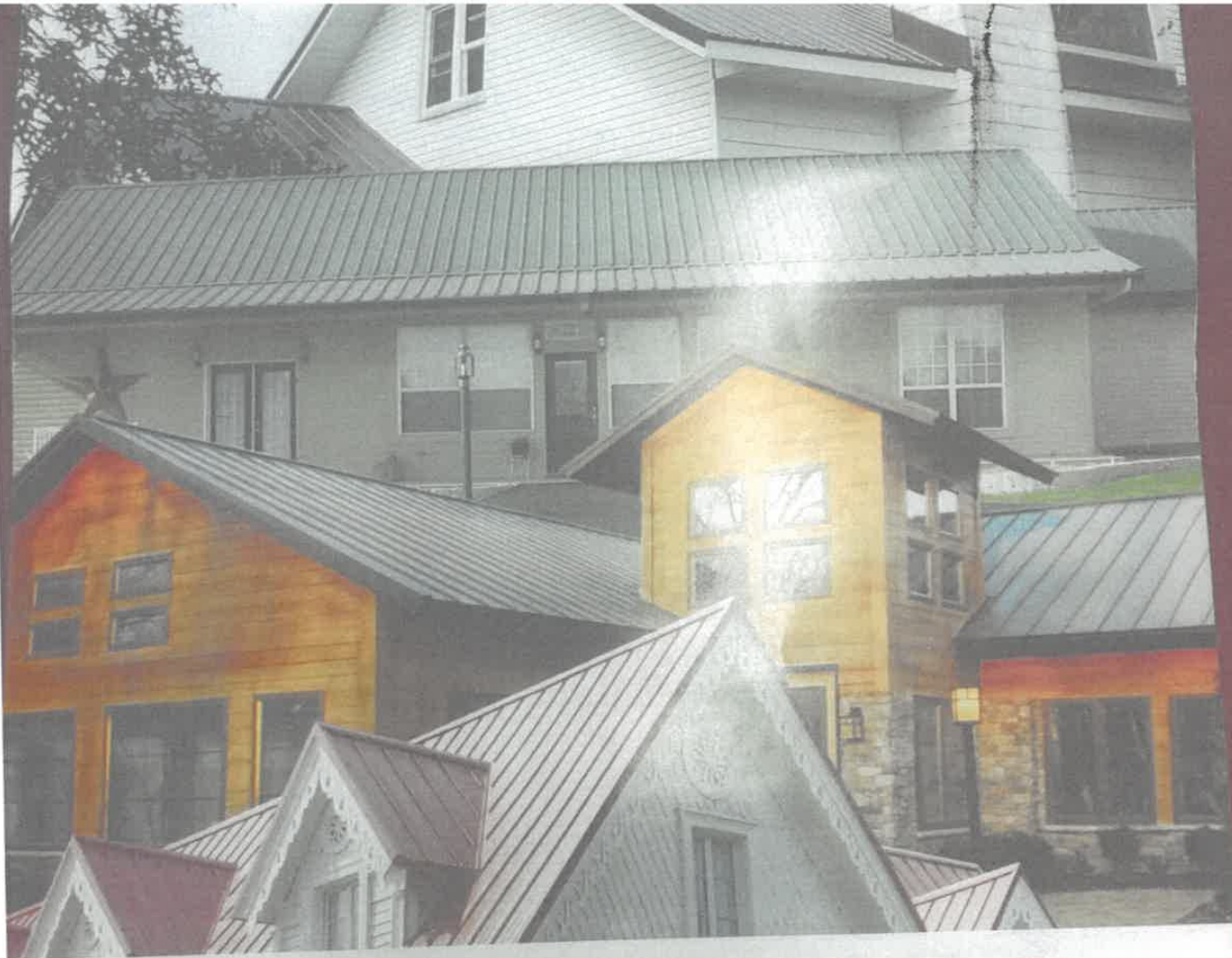
STRUCTURE'S ADDRESS

STATE/ZIP

\*This year contractor/installer for the order number. The order number can be found on the material package label and the order confirmation paperwork.

FILED: Warranty\_40\_YrStandardSMP\_100002





# Residential Metal Roofing

Find the right product for the job.



NEW ENGLAND TRUSS & JOIST INC.  
AND MORE...  
GRANTSVILLE, MD  
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RESIDENTIAL ROOFING 140318

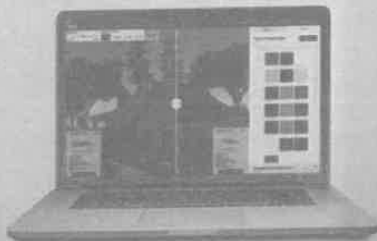
# Choose CentralGuard<sup>™</sup> for the best protection and a lifetime warranty.

CentralGuard is our specific combination of everything that goes into making the highest-quality metal panels. Available on our Prime and Ultra panels, the CentralGuard name is a guarantee that you have the best protection and a lifetime paint warranty.

Choose CentralGuard for the perfect balance of fade protection, rust blocking, and dent resistance.

	STANDARD	<b>OUR BEST SELLER!</b> <b>PRIME</b> CentralGuard	<b>ULTRA</b> CentralGuard
<b>FADE PROTECTION</b>			
Paint Warranty	40-YEAR	<b>LIFETIME</b>	<b>LIFETIME</b>
Paint Thickness	THICK 90 mil	THICKER 1.0 mil	THICKER 1.0 mil
Fade Warranty	30-YEAR	30-YEAR	30-YEAR
Fade Protection	✓	✓✓	✓✓
<b>RUST BLOCKING</b>			
Advanced Rust Blocking	—	✓	✓
Perforation Warranty	—	20-YEAR	20-YEAR
Substrate Thickness	1.12 mil	1.60 mil	1.60 mil
Substrate Coating	varies	Galvalume	Galvalume
<b>DENT RESISTANCE</b>			
Advanced Dent Resistance	—	✓	✓✓
Steel Thickness	THIN	THICK	THICKEST
Steel Gauge	29 ga.	29 ga.	26 ga.

Panel-Loc Plus features UL2218 approval for impact resistance and meets quality for a homeowners insurance discount. See your local insurance agent for qualifications.



## NEW & IMPROVED!

## Explore our new roofing visualizer.

Upload a photo, or use our sample 3-D models to find the **perfect color** for your roof. You'll receive a summary with a cost range based on the information you provide.

Find the roofing visualizer at [centralstatesmfg.com](http://centralstatesmfg.com).

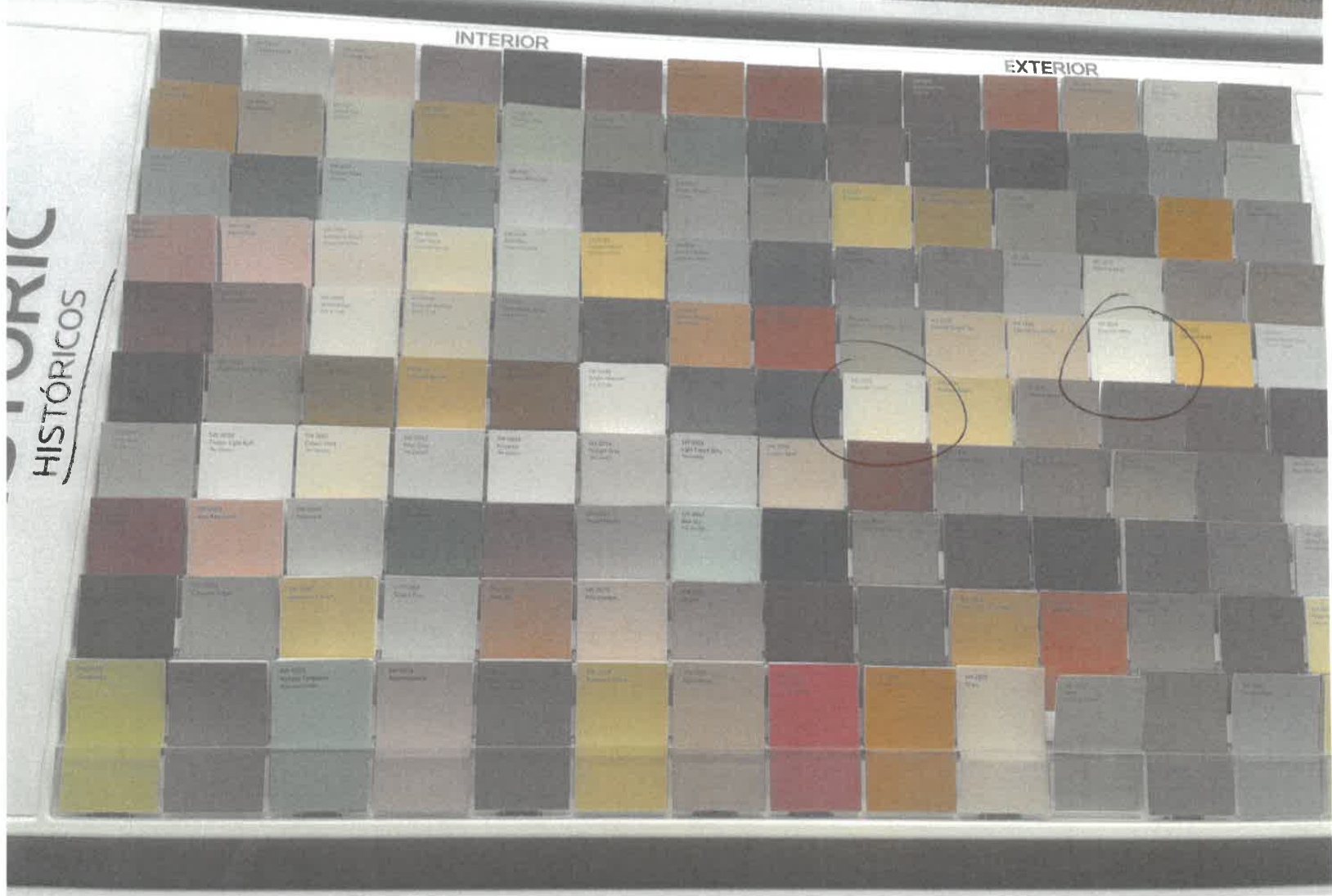
## Panel-Loc Plus<sup>™</sup>



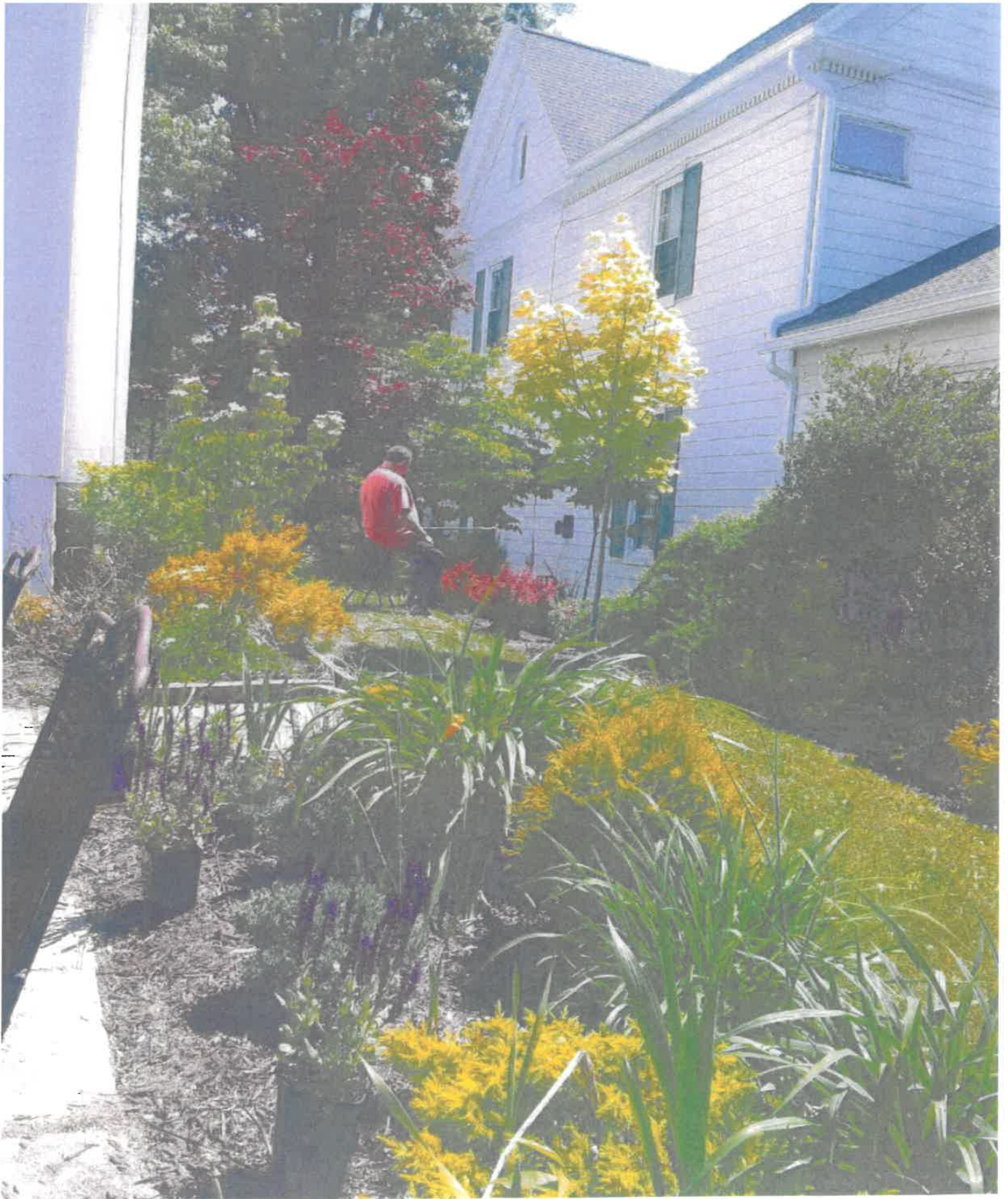
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**TIMELESS** CLÁSICO  
Browse colors that designers have requested again and again.  
Explore los colores que los diseñadores han solicitado una y otra vez.

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Curated Colors from Pottery Barn®, Pottery Barn Kids®, PBteen®, and west elm®.  
Colores exclusivos de Pottery Barn®, Pottery Barn Kids®, PBteen®, y west elm®.







78 GARDEN !!



















## ***Historic District Commission: Administrative Approval***

**City of Frostburg**

37 Broadway

Frostburg, MD 21532

301-689-6000

**Permit Number: 2023100**



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06/30/2023

Mark & Kathy Shupe

26 South Broadway

Frostburg, MD 21532

RE: Historic District Commission Certificate of Appropriateness for 26 S BROADWAY

Dear Mr. and Mrs. Shupe,

Your application for a Certificate of Appropriateness from the Historic District has been received by the Community Development office for review, and Staff have considered your request at the above-referenced address, as follows:

- Replacement of rotting wooden columns with identical non-wooden columns. The City recognizes that the existing wooden columns are no longer in production and/or not available at a cost-effective rate. Because the new columns will be identical in appearance, staff has issued this Administrative Approval.

Sec. 4.1. - "HP" Historic Preservation Overlay District of the City of Frostburg's Zoning Ordinance defines routine maintenance as follows:

"Work that does not alter the exterior fabric or features of a site or structure and has no material effect on the historic, archeological or architectural significance of the historical site or structure."

And, Section 4.1, R states:

"Routine Maintenance Not Affected. Completion of Work Under Prior Permit.

Nothing in this Section 4.1 shall be taken or construed to prevent "routine maintenance," customary farming operations or landscaping which will have no material effect on the historic or architectural significance of a designated site, structure or district. Nothing in this Section 4.1 affects the right to complete any work covered by a permit issued prior to the date upon which such historic district(s) or designation(s) was established."

The Zoning Ordinance principally permits your proposal for the alteration, citing routine maintenance does not require Historic District Commission approval.

No Certificate of Appropriateness for your project is required.

Additionally, no permit is required for this project, and work may begin according to your schedule.

Thank you for your cooperation and dedication to historic preservation. Please feel free to call me if you have any other questions or concerns. I can be reached at 301-689-6000, Extension 110.

Sincerely,

Bethany Fife

Community Development Planner

CC: Dawn Hein (HDC Chair); Dr. Joseph Hoffman (HDC Vice Chair)