

CITY OF WESTMINSTER

HISTORIC DISTRICT COMMISSION AGENDA

Wednesday, April 1, 2026, at 6 PM

City Hall, 1838 Emerald Hill Lane, Westminster, MD 21157

1. Call To Order

Statement of Authority – The Westminster Historic District Commission derives its authority from Chapter 164, Article 9A of the City Code, which is authorized by Maryland Code Annotated, Land Use Article, Division 1, Single Jurisdiction Planning and Zoning, Title 8, Historic Preservation. The qualifications of the Westminster Historic District Commission are on file at the City Administration Building, 45 West Main Street; the file is open to the public - Chair

2. February 1, 2026 Minutes

Documents:

[HISTORIC DISTRICT MEETING - 2-4-26 SUMMARY.PDF](#)

3. New Business

3.I. Item A: Save The Date For Westminster Cemetery Commemorative Marker Update (Chair McMasters)

Sunday, April 19 at 2pm – William G. Pomeroy Foundation and Sons of the American Revolution of Westminster, MD.

Documents:

[WCC PLAQUE UNVEILING APRIL 19 2026 - FINAL.PDF](#)

3.II. Item B: Façade Improvement Grant 2026

- 26-02 59 West Main Street Painting & Gutters
- 26-03 58 West Main Street Brickwork
- 26-07 143 West Main Street Roof Replacement
- 26-08 83 West Main Street Correcting water damage
- 26-09 61 East Main Street Awning Replacement
- 26-10 2 Bond Street Painting

Documents:

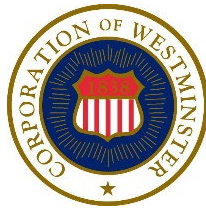
STAFF REPORT 4-1-26.PDF  
4-1-26 ATTACHMENTS.PDF

4. Historic District Commission Implementation Plan
5. The Nation's 250th Anniversary

Items Ongoing: Westminster 250<sup>th</sup> Logo, Historic District Street Signs, Downtown Preparations, 250<sup>th</sup> Commemoration Plaques for Revolutionary Era Homes, Liberty Tree Plaque, Event Programming, 250<sup>th</sup> Meeting Updates

Items Completed: Historic District Entrance Signs, 250<sup>th</sup> Proclamation for May Preservation Month 2025, 250<sup>th</sup> Commemoration Sign in Belle Grove Square

6. Historic District Commission And Public Comments
7. Adjournment



**CITY OF WESTMINSTER  
HISTORIC DISTRICT COMMISSION  
MEETING SUMMARY**

**Wednesday, February 4, 2026, at 6:00 p.m.**

**In-Person Meeting and broadcasted live on the City YouTube Channel**

A meeting of the City of Westminster's Historic District Commission was held and broadcast live on the City YouTube Channel on February 4, 2026, at 6:04 p.m.

**I. Call to Order**

Chair McMasters read the statement of authority into the record.

Chair Kristen McMasters, Vice Chair Christine Ameduri, and Commissioner Grace Kelly-Lawler were present. Economic Development Coordinator Melissa Thorn and City Planner Joe Adkins were also present.

Chair McMasters read the State of Authority into the record. Statement of Authority — The Westminster Historic District Commission derives its authority from Chapter 164, Article 9A of the City Code, which is authorized by Maryland Code Annotated, Land Use Article, Division 1, Single Jurisdiction Planning and Zoning, Title 8, Historic Preservation. The qualifications of the Westminster Historic District Commission are on file at the City Administration Building, 45 West Main Street; the file is open to the public.

**II. Approval of Minute Summaries**

On a motion made by Vice Chair Ameduri and seconded by Commissioner Kelly-Lawler, the minutes were approved 3-0.

September 3, 2025

October 1, 2025

November 5, 2025

**III. New Business**

**Item A: Annual History Expo (J. Adkins, DCPD)** Exhibitor registration is now open for the Annual History Expo taking place on Saturday, February 28 at Winters Mill High School. This is the big event held in conjunction with local National History Day student competition organized by Carroll County Public Schools. Commissioner Kelly-Lawler agreed to setup in the morning, and Chair McMaster will do the take down in the afternoon.

**Item B: Save the Date for Westminster Cemetery Commemorative Marker (Chair McMasters)** Sunday, April 19 at 2pm – William G. Pomeroy Foundation and Sons of the American Revolution of Westminster, MD. Chair McMasters gave an update on the unveiling of the commemorative marker.

**IV. Historic District Commission Implementation Plan (Chair McMasters)**

Chair McMasters indicated that she and Ms. Thorn were discussing details about the public meeting for the update to the National Inventory Renomination project. More details will be available after the meeting.

**V. The Nation's 250<sup>th</sup> Anniversary**

Ms. Thorn gave an update on the following items.

Two of the Historic District Entrance signs have been installed. Phase II of the signage installation will after a meeting with the Streets Department.

A decoration contest was discussed for residents or businesses to increase community spirit and fun. Commissioner Kelly-Lawler will be putting together a draft for the contest for both residential and business properties.

The 250<sup>th</sup> Commemoration plaque design was finalized with the wording. The commissioners worked with staff for the final wording.

The Façade Improvement Program (FIP) deadline is 2/10/26 and there has been interest in about 10 properties to date. The applications will be reviewed by the HDC at their march meeting.

Preservation Month is May and the Mayor will be presenting a proclamation for the month and other events will be posted on social media.

Chair McMaster updated the commission on the cemetery project which was completed. The project includes groupings of graves by ethnic origins, the McDaniels, WWI, Civil War, African Americans and important Americans.

**VI. Historic District Commission and Public Comments**

There were no further comments.

**VII. Adjournment**

Chair McMasters motioned to Adjourn. The Commission adjourned at 6:33 p.m.

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Ms. Kristen McMasters  
City of Westminster Historic District Commission

Official Recordings of the City of Westminster Historical District Commission Meetings are available for viewing in their entirety on the City's YouTube channel.



You are invited!

**Sunday, April 19 at 2pm**

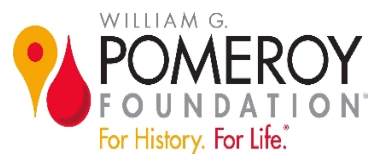
at the **Historic Westminster Cemetery**

***19 North Church Street, Westminster, MD***

We plan to unveil a plaque by the Westminster Chapter, Maryland Society, Sons of the American Revolution, the William G. Pomeroy Foundation and the Historic Westminster Cemetery. This plaque honors three Revolutionary War patriots and marks the 250<sup>th</sup> Anniversary of the founding of the Nation. The three historical honorees are William Winchester, Henry Neff and Caleb Stansbury.

Find directions at our new website: <https://westminstercemetery-lp.allfuneral.com/>

The fun starts at the center circle of the Cemetery.





## Historic District Commission

April 1, 2026

**TITLE:** Round 1: Façade Improvement Program

**FROM:** Joe Adkins, AICP – City Planner

**CC:** Melissa Thorn, Economic Development Coordinator  
Mark Depo, Director of Community Planning & Development

### **BACKGROUND**

The Maryland Department of Housing and Community Development (DHCD) works with local partners to help revitalize cities and neighborhoods throughout Maryland. The Department's State Revitalization Program (SRP) has a variety of funding opportunities to achieve this goal. One of these opportunities is the Façade Improvement Program. The State awards communities' funds and then it is up to each community to receive, rank, and award funds based on the applications received.

The City of Westminster Façade Improvement Programs has yielded improvement valued at nearly \$4,500,00 to date. Such grant funding has been used to maintain and enhance some of Westminster's most important downtown buildings.

This year the City of Westminster opened Round 1 funding and received 11 Façade Improvement Applications. Staff sent these out to the Commissioners and the MHT for review. Staff then compiled the scores and ranked the applications from 1 to 11. The top 6 applications are being recommended by staff to be funded in Round 1.

This year the City of Westminster has \$151,295 to award. This is a combination of unused funds from last year and the new grant from DHCD.

The remaining 5 applications were given comments provided by the Commission and MHT. Applicants can submit additional information to strengthen their application for Round 2. The second round of funding will be announced later in 2026.

## **REVIEW**

The Commissioners reviewed the 11 applications and gave a numerical score based on the five criteria listed in the handout given to the applicants called Facade Improvement Program (FIP) Application. The five criteria in the handout are listed below.

1. The estimated increased property values after the FIP project is completed,
2. The extent of historic preservation made to the building,
3. The percentage of private investment vs. public investment,
4. Whether the FIP project will be completed within a nine-month timeframe, and
5. If you are a first time FIP grant applicant

## **RECOMMENDATIONS**

Staff recommends the Historic District Commission review the attached Facade Improvement applications, and recommend the funding for each project. Any amount may be awarded up to 50% of the project total cost.

### **26-02 – 59 West Main Street**

CARR # 432 Montour House

Project Cost: \$20,000

Funding Request: \$10,000

Project:

- Paint exterior building and gutter work (\$20,000)



**26-03 – 58 West Main Street**

CARR # 429 Herr House

Project Cost: \$14,500

Funding Request: \$7,250

Project:

- Remove deteriorated parge from foundation
- Resurface with brick veneer
- Repointing
- Restoration of brick stoop / stairs



**26-07 – 143 West Main Street**

CARR # None

Project Cost: \$62,500

Funding Request: \$31,250

Project:

- Replace roof with architectural shingles



**26-08 – 83 West Main Street**

CARR # 434

Project Cost: \$8,862

Funding Request: \$4,431

Project:

- Improvement to the roof of the entry way (flashing)
- Repair holes in bricks
- Repair seal around the window above the porch



**26-09 – 61 East Main Street**

CARR # None

Project Cost: \$2,950

Funding Request: \$1,475

Project:

- Replace green awnings with black awnings only above their storefront



**26-10 – 2 Bond Street**

CARR # None

Project Cost: \$23,900

Funding Request: \$11,950

Project:

- Paint existing building
- Paint all trim



**Attachments:** Façade Improvement Grant Applications for

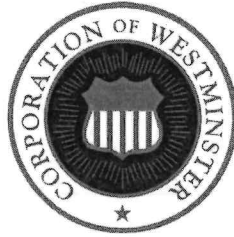
- 26-02 59 West Main Street
- 26-03 58 West Main Street
- 26-07 143 West Main Street
- 26-08 83 West Main Street
- 26-09 61 East Main Street
- 26-10 2 Bond Street



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**CITY OF WESTMINSTER**  
45 West Main Street  
Westminster, Maryland 21157

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TELEPHONE:  
Local (410) 848-9000  
Baltimore Line (410) 876-1313  
[www.westminstermd.gov](http://www.westminstermd.gov)

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## **City of Westminster Façade Improvement Program (FIP) Application**

### **Checklist**

Please assemble the application package in the sequence indicated below and label each item. Check off each item to ensure you are submitting the **required** material, including:

- Completed Application
- A minimum of two color photographs that show existing building conditions
- Detailed sketches or drawings of the proposed improvements (including placement, color, dimensions and materials)
- A minimum of two bids on contractor letterhead detailing the proposed work
- Additional information (optional)

Prior to submitting an application, applicants should meet with the Program Administrator in regards to the project. To set up a meeting time, email [planning@westminstermd.gov](mailto:planning@westminstermd.gov) or call 410-848-9002.

**General Information**

Name of Applicant: Kyparissia Sirinakis

Name of Business: Calypto Partners LLC

Project/Business Address: 59 W. Main Street, Westminster

Phone Number: 301-298-5456 Fax Number: \_\_\_\_\_

E-mail address: kypsir@msn.com

Type of Business: Real Estate Holding

**Applicant is the:**

- Property Owner
- Business Owner
- Other: \_\_\_\_\_

How long has the business been at the current location? Since inherited the property in 2017.

Building was owned by Mrs. Sirinakis' parents for decades

When does your current lease expire? N/A

Do you have the option to renew your lease and do you intend to do so? What are the terms?

\_\_\_\_\_  
\_\_\_\_\_

Property owner's name (if different from applicant): \_\_\_\_\_

Property owner's address: 4512 S. Chelsea Lane, Bethesda MD 20814

\_\_\_\_\_

Property owner's phone number/email: \_\_\_\_\_

*Note: If you are not the property owner, the property owner or an authorized representative must co-sign this application where indicated in the "General Conditions" section of this application.*

**Project Details**

Please describe below, or via a supplemental attachment, the proposed improvements to the property. The following required information must accompany this application:

- Minimum of two color photographs that show existing building conditions
- Detailed sketches or drawings of the proposed improvements (including placement, color, dimensions and materials)
- Minimum of two bids on contractor letterhead detailing the proposed work

**Description of proposed improvements (e.g., new doors/windows, signs, lighting, paint, etc.):**

**Proposed Project Budget:** \$14,500

**Describe how this project will enhance the downtown, including how it will:**

**See attached**

- Improve your business or increase your chances for success
- Facilitate the retention or expansion of an existing business downtown
- Facilitate the establishment of a new business to downtown
- Improve public safety or access
- Enhance downtown Westminster (beautification, foot traffic, etc.)

**See attached**

How much funding assistance are you requesting?\* 50%

\* Please Note: This is a matching grant program of up to 50% of eligible funding match available.

Proposed start date: **July 1 2026**

Estimated completion date: **August 1 2026**

In conjunction with this project, are you completing any other renovation/rehabilitation work to the property (interior or exterior)?

- No
- Yes

If answer is "yes" to above question, describe additional work:

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Estimated cost of additional work to the property:

Signature of Applicant:

*[Handwritten Signature]*

Date:

*2/2/26*

-----  
City of Westminster use only:

Approval:

Date:

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**General Conditions**

- It is expressly understood and agreed that grant proceeds are a matching grant at 50% or greater by the applicant and up to 50% from the Maryland Department of Housing and Community Development.
- It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.
- It is expressly understood and agreed that work completed prior to final approval is ineligible for funding.
- It is expressly understood and agreed that the applicant will not seek to hold the City of Westminster, and/or its agents, employees, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Façade Improvement Program.
- The applicant shall be responsible for maintaining valid and sufficient insurance coverage for property damage and personal injury liability relating to the Façade Improvement Program.
- The applicant agrees to maintain the property and improvements, including, but not limited to, promptly removing graffiti and trash, and sweeping and shoveling in front of the property.
- The applicant authorizes the City of Westminster to promote an approved project, including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in promotional materials and press releases.
- The applicant has read and understands the "City of Westminster Façade Improvement Program Overview" document outlining program guidelines and procedures.
- The applicant understands that the City of Westminster reserves the right to make changes in conditions of the Façade Improvement Program as warranted.

**Signature of applicant:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

*If applicant is not the property owner, the property owner or an authorized representative must review and co-sign this application below.*

**Owner Authorization**  
As owner of the property (insert address) 58 W Main St Westminster MD 31157  
I have reviewed the above application and authorize operator of Cambel Kirby Inc at said address to perform the improvements described above as part of the City of Westminster Façade Improvement Program.

**Signature of property owner or authorized representative:** \_\_\_\_\_  
**Date:** \_\_\_\_\_



**Project details:**

The proposed project will focus on repairing and restoring the front of the historic building at 58 West Main Street. Work will include removal of deteriorated parge coating from the exposed stone foundation, preparation and resurfacing of the masonry with compatible veneer brick, and repointing and restoration of all three brick stoops and stairways.

All materials will be reviewed and approved prior to installation to ensure compatibility with the existing historic structure. The project will stabilize deteriorated masonry, improve safety and appearance, and preserve the historic character of the building

**Total Project Estimated Cost:** \$14,500.00

**How this project will enhance the downtown**

This building is a documented historic resource in the Maryland Historical Sites Inventory and represents an important part of Westminster's traditional Main Street development pattern. Restoring and maintaining this structure supports the preservation of the City's architectural heritage and reinforces the identity of downtown Westminster.

The proposed façade improvements will improve the overall appearance of the building by addressing visible deterioration at the foundation and entryways. Restored masonry and safe, well-maintained stoops will enhance curb appeal, improve accessibility, and create a more inviting storefront environment for customers and visitors.

These improvements will strengthen visual continuity along West Main Street, encourage pedestrian activity, and support neighboring businesses. A well-maintained historic façade increases the long-term viability of the business, supports continued occupancy, and promotes private reinvestment in surrounding properties.

By improving the safety, appearance, and historic integrity of this building, the project will contribute to beautification efforts, increased foot traffic, and a vibrant, walkable downtown environment that benefits residents, businesses, and visitors.

Attachments: Herr House Historical Survey

58 W. Main St. P.O.Box 150, Westminster MD, 21157  
Phone 410-848-7464, Fax 410-876-2043

CARR-429

## Herr House

### **Architectural Survey File**

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP Inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the "vertical files" at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site ([mht.maryland.gov](http://mht.maryland.gov)) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

*Last Updated: 11-08-2012*

## HERR HOUSE

58 WEST MAIN STREET

The Herr House, built soon after the 1883 fire destroyed the building that formerly stood on this site, is a mid-Victorian adaptation of a standard Westminster five-bay, 2-section house, with Germanic decoration. The Herr Brothers (Frank and Samuel) were noted local carriage builders and this house reflects their success and their Teutonic past, especially in the intricate carved plaques that decorate the area just below the eaves on the principal facade.

MARYLAND HISTORICAL TRUST

Carr 429  
0704294611

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

Herr House

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

58 West Main Street (MD 32)

CITY, TOWN

Westminster VICINITY OF

CONGRESSIONAL DISTRICT

7

STATE

Maryland

COUNTY

Carroll

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER

**4 OWNER OF PROPERTY**

NAME

Loring B. Yingling

Telephone #: 848-6939

STREET & NUMBER

902 Uniontown Road

CITY, TOWN

Westminster VICINITY OF

STATE, zip code

Maryland 21157

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Carroll County Office Building

Liber #: 330

Folio #: 296

STREET & NUMBER

Center Street

CITY, TOWN

Westminster

STATE

Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

None

DATE

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

# 7 DESCRIPTION

CARR-429

<b>CONDITION</b>		<b>CHECK ONE</b>	<b>CHECK ONE</b>
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED    DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Number 58 West Main Street looks south to the north side of that street (St. Route 32) about 100' west of the street's intersection with John Street in Westminster. The building is, basically, a mid-Victorian adaptation of the standard Westminster five-bay, two-section house; the word "basically" was used because there are other elements here as well, notably Germanic decoration.

A central, six-panel door is in the center of the ground floor; the door is approached by a flight of two brick steps, and is flanked by smooth pilasters, and topped by a (painted over) narrow rectangular transom. A heavily-modillioned cornice, supported by large end brackets, shelters the door. To the east and west of the door are two shops, a barber shop to the west, and the owner's real estate office to the east. The barber shop is approached by a western, glass and aluminum door; a large plate glass window separates the shop's door from the main door. The same arrangement of DWD is repeated to the east. The second floor of the south facade is, as noted, 5 bays wide, and consists of 4, regularly-placed 2/2 windows filling the western 4/5 of the floor, and a 3-sided, oriel window at the corner of the east and south facades. Windows on the oriel (one on each front) are also 2/2, but are further enriched by narrow recessed panels at their bases. All windows have three course gauged, flat arches, and white wooden sills. A very thick, molded, modillioned cornice tops the facade between the Flemish Bond wall of the building and its slate, gable roof. Long, almost anatomical, brackets, placed alternately with the windows, support this cornice; the brackets are tied together at their bases by a molded, wooden string course. In the space created by the cornice, the string course, and the brackets, is an elaborately carved, flat plaque, with a central rosette and with other floral designs leading out from it, all carved in a manner reminiscent of that associated with the "Pennsylvania Dutch". The east and west walls originally had windows, but, due to the presence of more recent buildings, these windows have been filled in.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**8 SIGNIFICANCE**

<b>PERIOD</b>		<b>AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW</b>				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES                      c. 1883

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Number 58 West Main Street is a superb example of how architectural styles can be adapted, when there is a strong local tradition, to include alterations and decorations that reflect sociological and aesthetic requirements. Deprived of the geometric plaques and corner oriel window, the building would be similar to dozens in the City built one, two or three generations earlier (except for a certain heaviness in proportion), and would be identical with several buildings built within a year or two of it. However, the builder felt the need to add certain naturalistic features. Interestingly for a variety of possible reasons, the builder did not deem it desirable to go very far from the mold compared to no. 35 West Main Street across the street, an example of the house built at that time, but a house treated more freely than no. 58. On the other hand, next door to no. 58, is a row of buildings, roughly contemporaneous yet much more conservative in style. Whether these differences among the buildings is a result of aesthetic or psychological or monetary causes is unclear. (Right across the street from no. 58 is the Montour House, a building of approximately the same date as no. 58, but a building that is lacking in ornamentation and conservative in form.) These Germanic plaques found on several buildings around the 1870's are not, of course, a result solely of Westminster Germanic ancestry; an international vogue for clutter must also be remembered.

The land no. 58 sits on is part of two lots of a subdivision laid out by the Catholic Church in the Civil War era. (For a more complete discussion of this, see the form for no. 53 West Main Street.) Lot 4 was leased by Alfred Troxel from the Redemptionists on May 13, 1863, Carroll County Deed Book 30, Page 34; Troxel almost immediately (on June 8, 1863 - Deed 30/108) subleased the land to Elizabeth J. Shriner. Also, on May 13, 1863, the Redemptionists leased the lot 5 to Edward Koontz, Deed 30/145. The rent for both of these lots was \$24 a year. Lot 54 was sold by Shriner's trustees to Cornelius Wantz on August 1, 1875 (Equity Case No. 1361, Deed 45/427), and was sold by Wantz to Frank K. Herr and Brother on April 2, 1883 for \$2600 (60/28). The other lot was purchased by the Herr Brothers (Frank and Samuel) on November 23, 1875 for \$3000 (45/538). The 1887 City Directory has Frank Herr as owning 58. The land and building stayed in the Herr family, through a multitudinous of conveyances (108/264, 139/442, 276/179) until

CONTINUE ON SEPARATE SHEET IF NECESSARY

CARR-429

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

Being a 37' x 198' piece of land made of part of lot 4 and part of lot 5 as shown on a plat of the Catholic Chapel Addition to Westminster, recorded among the Land Records of Carroll County in Book 29, Page 446.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE \_\_\_\_\_ COUNTY \_\_\_\_\_

STATE \_\_\_\_\_ COUNTY \_\_\_\_\_

**11 FORM PREPARED BY**

NAME / TITLE

Christopher Weeks, Consultant

February, 1977

ORGANIZATION

Westminster Historical Sites Survey

DATE

STREET & NUMBER

c/o City Hall - Public Works Department

TELEPHONE

CITY OR TOWN

Westminster

STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

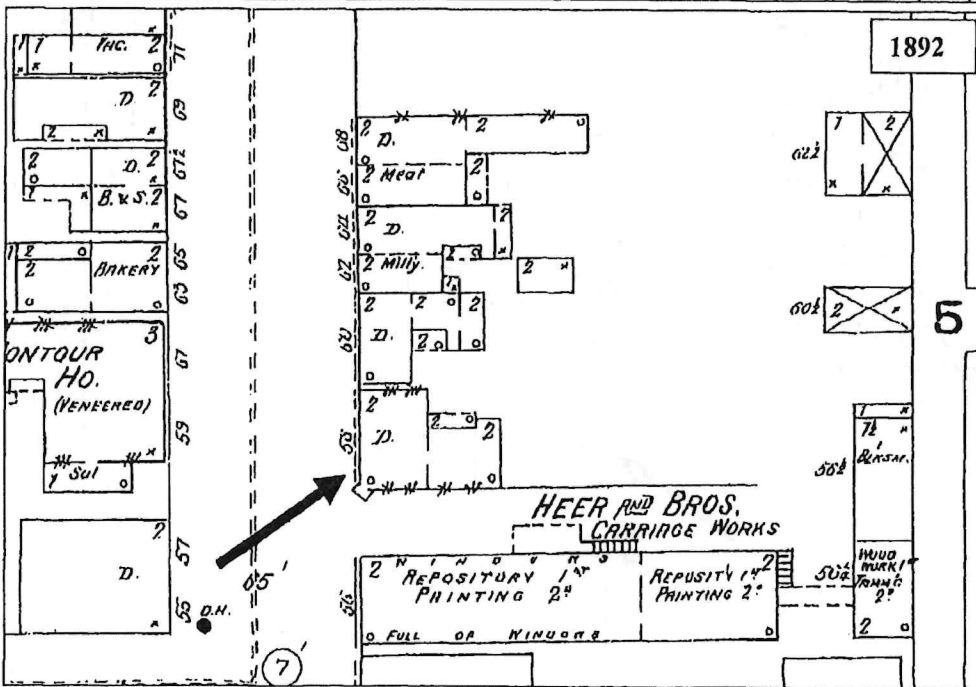
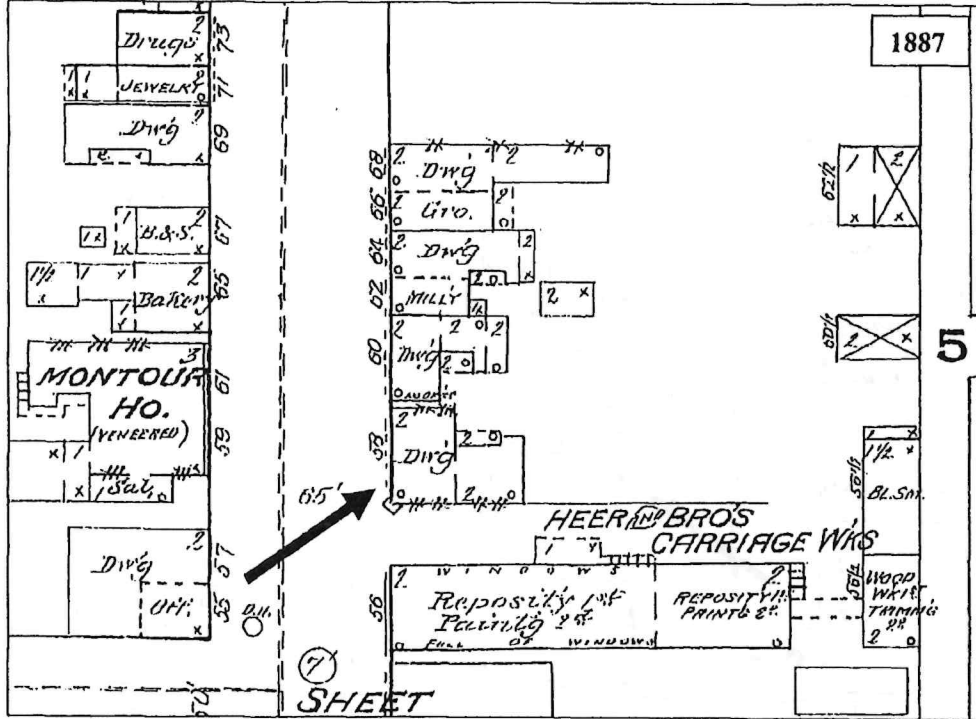
RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

#8

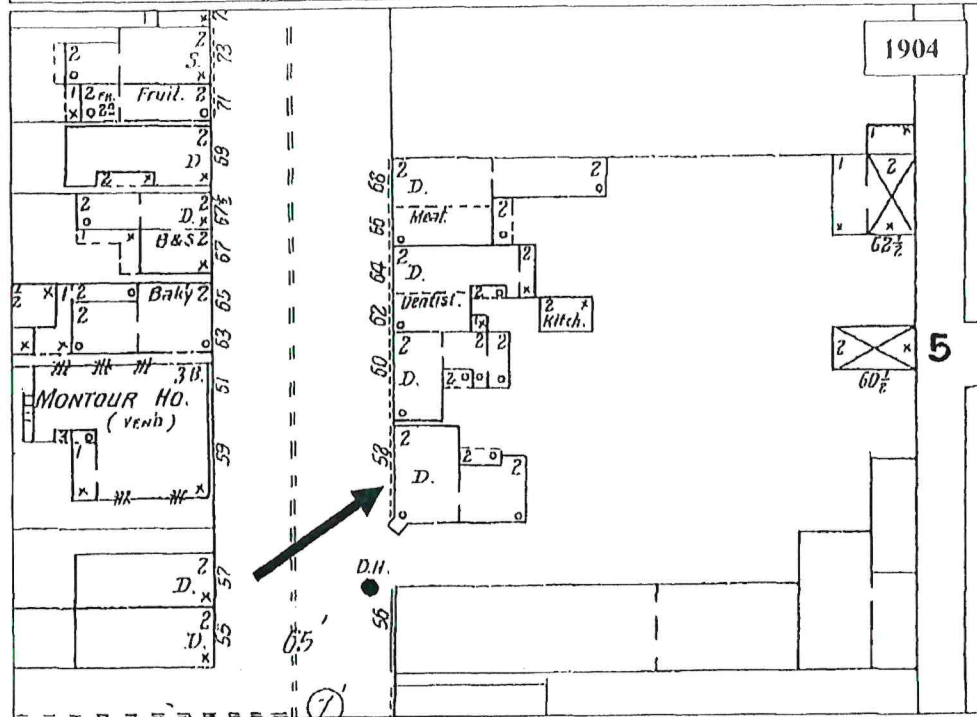
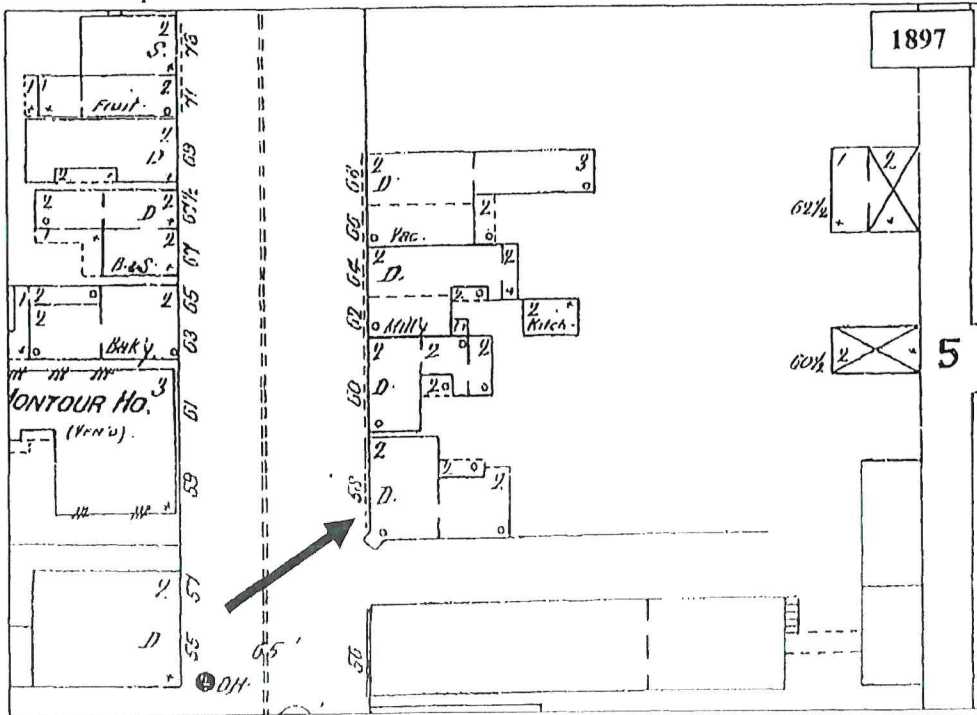
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Herr and Brother was a firm that manufactured, according to an ad in the directory, "coaches, carriages, buggies, phaetons, Westminster wets wagons etc.," special attention was given to repairing. All orders promptly filled, and work of every kind, warranted." The ad lists its "factory" as being at 56 West Main Street "opposite the Montour House." (The entire block was destroyed by fire in April 1883, see form for 62-68 West Main Street.)

CARR-429  
 Herr House  
 58 W. Main Street (MD 32), Westminster  
 Sanborn Maps

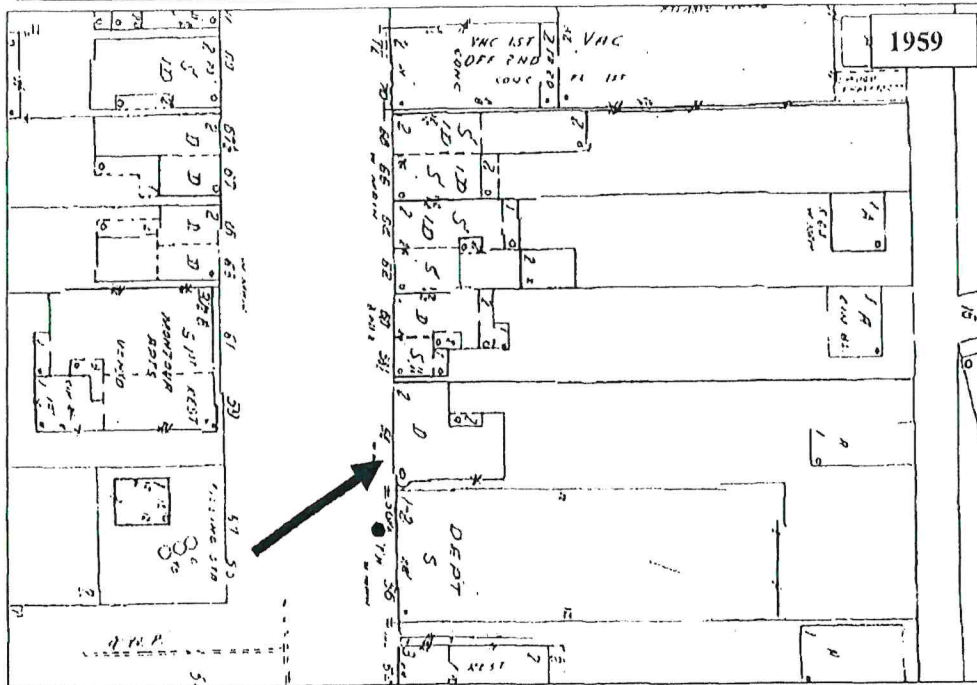
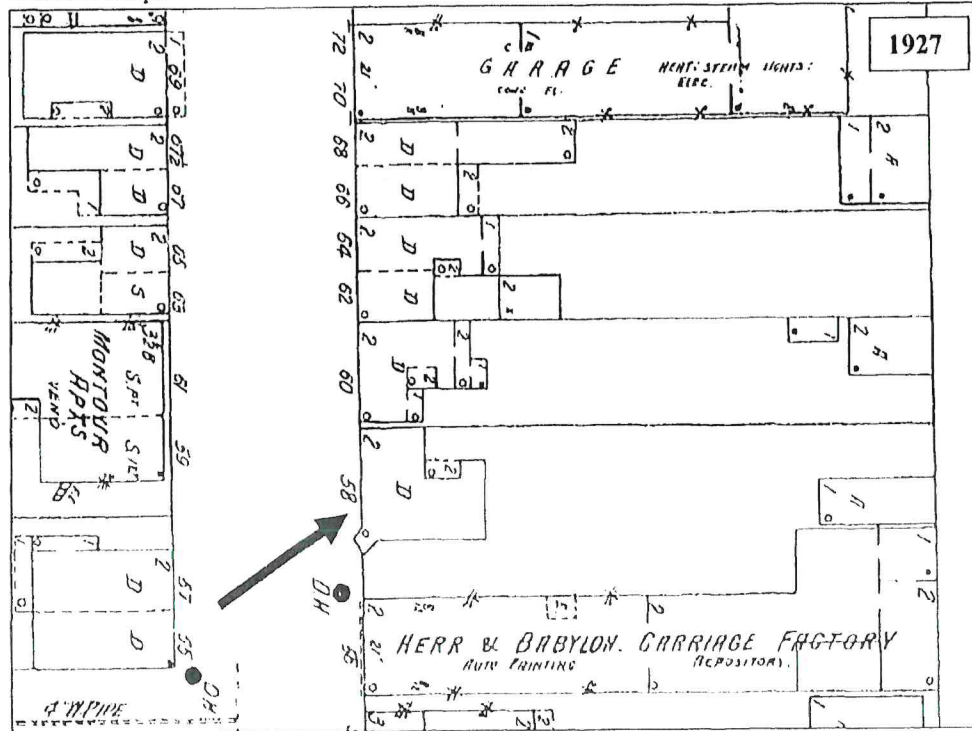


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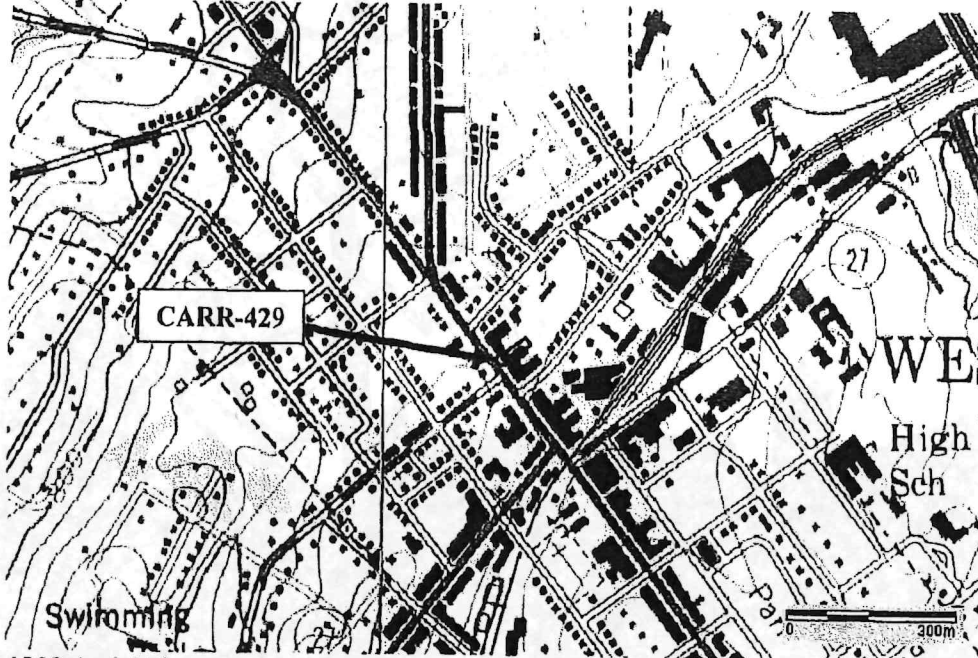




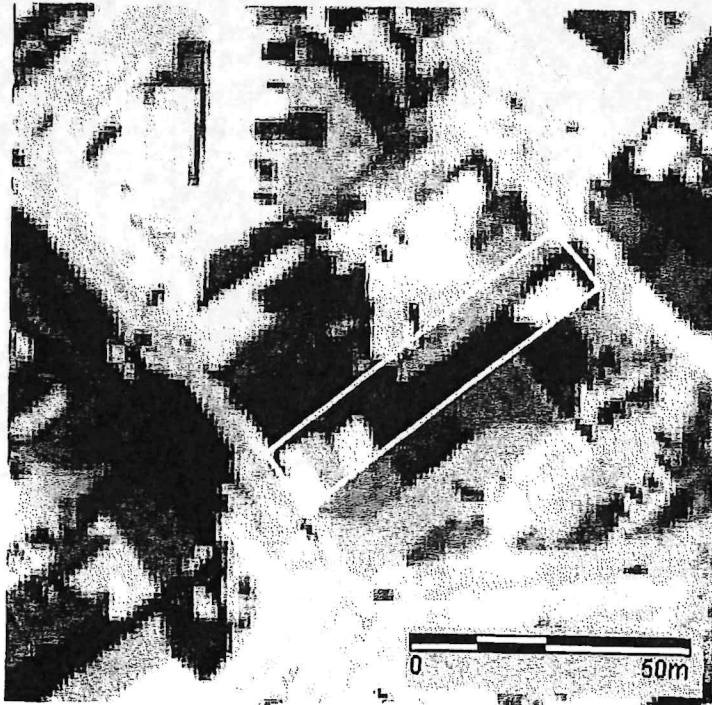
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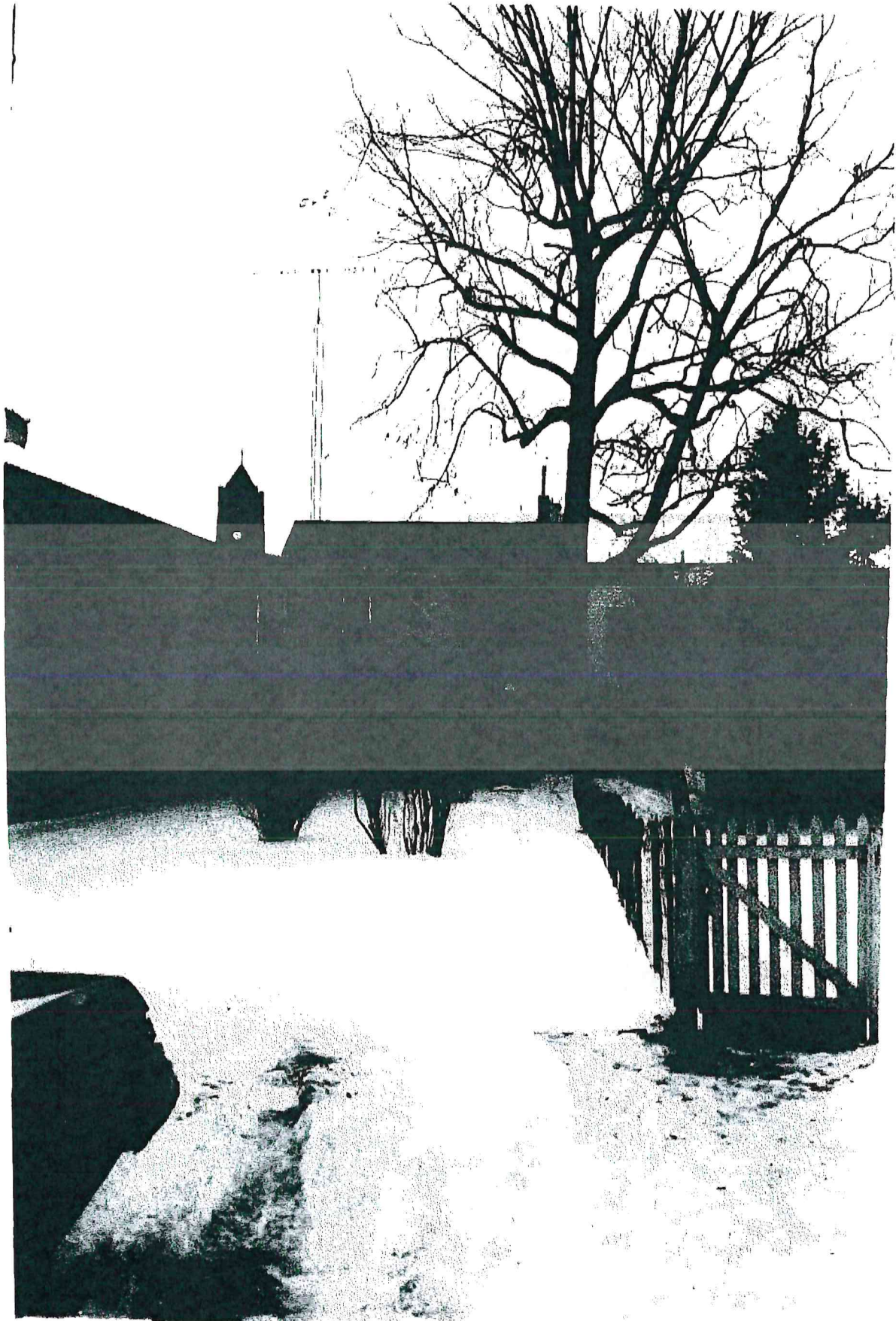


CARR-429  
Herr House  
58 W. Main Street (MD 32), Westminster  
Westminster Quadrangle



1998 Aerial Photo





CARR 429

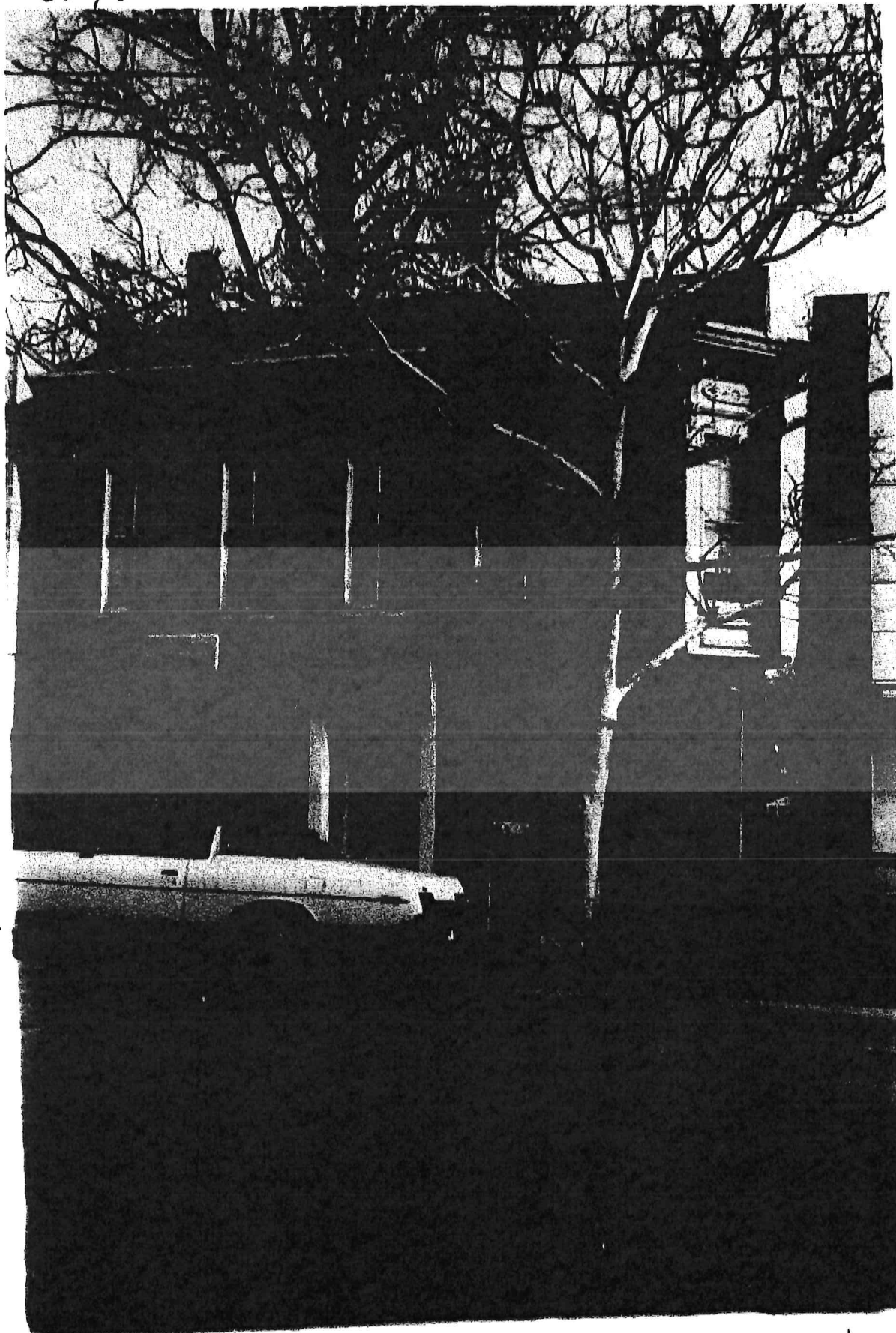
58 W. Main St.

west side

2/77 N. Jacade

C. Wechs

507.



D-2

CARR 42<sup>9</sup>  
58 W. Main St.  
Westminster  
2/77 C. Webb  
S. J. J. J.







PCL XL Error

Subsystem:

Error:

Operator:

Position:

I/O

InputReadError

ReadImage

114



PCL XL Error

Subsystem:

Error:

Operator:

Position:

I/O

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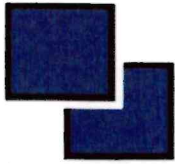
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269









# DELUCA Companies

MHIC#120270

Commercial # MD-06379934

**Residential** **Service & Mold** **Commercial**

# Estimate

### CUSTOMER INFORMATION:

Crawford Yingling Insurnace  
c/o: Ben Yingling  
58 W. Main Street  
Westminster, MD 21157

### DATE

1/23/2026

### ESTIMATE NO.

11732

### PROJECT

W. Main

### Scope of Work Description

The work specified only includes improvements to the front facade of the property specified. Any work to be completed elsewhere on the property will be estimated and billed separately. Se notes below for qualifications.

The areas specified for work include:

- the exposed foundation stone at (2) locations at the based of the front facade
- all (3) brick stoops/ stairs that provide access to the doors

Exterior Prep:

- Provide exterior site protection around the work areas
- Provide public safety notifications and barriers

Masonry Repairs (foundation):

- Remove masonry parge coat from the existing exposed stone foundation
- Drill and chisel out stone to approximately 2.5" deep from face of wall
- Grind stone and mortar surfaces to provide a flat surface to receive new materials
- Apply a scratch coat to bond to the foundation and provide a flat surface fro veneer brick
- Install veneer brick and mortar to generally match the existing materials
- Masonry materials to be tested and approved by customer prior to use
- No brick, block or lintel replacement included

Masonry Repairs (brick steps):

- Grind mortar from all joints on existing steps
- Mortar is to be ground at least 1" deep or until stable material is found
- Strike and re-point all mortar joints on all (3) stoops
- Brush and Wash mortar joints upon completion of work

Cleanup:

- Break-down and remove all site protection and protective materials
- Final cleanup to include broom-sweeping only

**Total**

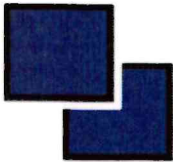


401 West Old Liberty Road  
Sykesville, MD 21784

410-552-4512  
Page 1







# DELUCA Companies

MHIC#120270

Commercial # MD-06379934

## Estimate

**Residential**   **Service & Mold**   **Commercial**

### CUSTOMER INFORMATION:

Crawford Yingling Insurnace  
c/o: Ben Yingling  
58 W. Main Street  
Westminster, MD 21157

### DATE

1/23/2026

### ESTIMATE NO.

11732

### PROJECT

W. Main

### Scope of Work Description

notes:

- All work is to be completed during normal business hours (M-F, 7:30-4:00)
- No special permits or permissions are included in this budget
- All materials are subject to approval by all parties
- The Contract is to be executed solely with the Customer (no reimbursement or third-party billing)
- Work will not proceed until the site conditions meet the requirements of the material manufacturers
- No additional drawings, specifications or submittals are included in this budget
- The estimated time needed to complete this work is three weeks (no liquidation)
- The Contractor retains the right to withdraw this proposal at any time, for any reason

**Total**     \$14,500.00



401 West Old Liberty Road  
Sykesville, MD 21784  
410-552-4512  
Page 2





## FI 26-03

### 58 West Main Street

Project Cost: \$14,500

Funding Request: \$7,250

Additional Work:

Project:

- Remove deteriorated parge from foundation
- Resurface with brick veneer
- Repointing
- Restoration of brick stoop / stairs

#### **Evaluation Criteria (Ranking 1(low) – 5 (high))**

1. The estimated increased property values after the FIP project is completed,
2. The extent of historic preservation made to the building,
3. The percentage of private investment vs. public investment,
4. Whether the FIP project will be completed within a nine-month timeframe, and
5. If you are a first time FIP grant applicant,

#### **Additional Comments:**



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**CITY OF WESTMINSTER**  
45 West Main Street  
Westminster, Maryland 21157

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TELEPHONE:  
Local (410) 848-9000  
Baltimore Line (410) 876-1313  
[www.westminstermd.gov](http://www.westminstermd.gov)

---

## City of Westminster Façade Improvement Program (FIP) Application

### Checklist

Please assemble the application package in the sequence indicated below and label each item. Check off each item to ensure you are submitting the **required** material, including:

- Completed Application
- A minimum of two color photographs that show existing building conditions
- Detailed sketches or drawings of the proposed improvements (including placement, color, dimensions and materials)
- A minimum of two bids on contractor letterhead detailing the proposed work
- Additional information (optional)

Prior to submitting an application, applicants should meet with the Program Administrator in regards to the proje  
To set up a meeting time, email [planning@westminstermd.gov](mailto:planning@westminstermd.gov) or call 410-848-9002.

CARR-429

Herr House

**Architectural Survey File**

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP Inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the "vertical files" at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site ([mht.maryland.gov](http://mht.maryland.gov)) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

*Last Updated: 11-08-2012*

CARR-129

HERR HOUSE

58 WEST MAIN STREET

The Herr House, built soon after the 1883 fire destroyed the building that formerly stood on this site, is a mid-Victorian adaptation of a standard Westminster five-bay, 2-section house, with Germanic decoration. The Herr Brothers (Frank and Samuel) were noted local carriage builders and this house reflects their success and their Teutonic past, especially in the intricate carved plaques that decorate the area just below the eaves on the principal facade.

MARYLAND HISTORICAL TRUST

Carroll 429  
0704294611

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**  
 HISTORIC Herr House  
 AND/OR COMMON \_\_\_\_\_

**2 LOCATION**  
 STREET & NUMBER 58 West Main Street (MD 32)  
 CITY, TOWN Westminster VICINITY OF \_\_\_\_\_ CONGRESSIONAL DISTRICT 7  
 STATE Maryland COUNTY Carroll

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER

**4 OWNER OF PROPERTY**  
 NAME Loring B. Yingling Telephone #: 848-6939  
 STREET & NUMBER 902 Unifontown Road  
 CITY, TOWN Westminster VICINITY OF \_\_\_\_\_ STATE, zip code Maryland 21157

**5 LOCATION OF LEGAL DESCRIPTION**  
 COURTHOUSE, REGISTRY OF DEEDS, ETC. Carroll County Office Building Liber #: 330  
 STREET & NUMBER Center Street Folio #: 296  
 CITY, TOWN Westminster STATE Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**  
 TITLE None  
 DATE \_\_\_\_\_  
 \_\_\_\_\_ FEDERAL \_\_\_\_\_ STATE \_\_\_\_\_ COUNTY \_\_\_\_\_ LOCAL \_\_\_\_\_  
 DEPOSITORY FOR SURVEY RECORDS \_\_\_\_\_  
 CITY, TOWN \_\_\_\_\_ STATE \_\_\_\_\_

**7 DESCRIPTION**

CARR-429

<b>CONDITION</b>		<b>CHECK ONE</b>	<b>CHECK ONE</b>
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Number 58 West Main Street looks south to the north side of that street (St. Route 32) about 100' west of the street's intersection with John Street in Westminster. The building is, basically, a mid-Victorian adaptation of the standard Westminster five-bay, two-section house; the word "basically" was used because there are other elements here as well, notably Germanic decoration.

A central, six-panel door is in the center of the ground floor; the door is approached by a flight of two brick steps, and is flanked by smooth pilasters, and topped by a (painted over) narrow rectangular transom. A heavily-modillioned cornice, supported by large end brackets, shelters the door. To the east and west of the door are two shops, a barber shop to the west, and the owner's real estate office to the east. The barber shop is approached by a western, glass and aluminum door; a large plate glass window separates the shop's door from the main door. The same arrangement of DWD is repeated to the east. The second floor of the south facade is, as noted, 5 bays wide, and consists of 4, regularly-placed 2/2 windows filling the western 4/5 of the floor, and a 3-sided, oriel window at the corner of the east and south facades. Windows on the oriel (one on each front) are also 2/2, but are further enriched by narrow recessed panels at their bases. All windows have three course gauged, flat arches, and white wooden sills. A very thick, molded, modillioned cornice tops the facade between the Flemish Bond wall of the building and its slate, gable roof. Long, almost anatomical, brackets, placed alternately with the windows, support this cornice; the brackets are tied together at their bases by a molded, wooden string course. In the space created by the cornice, the string course, and the brackets, is an elaborately carved, flat plaque, with a central rosette and with other floral designs leading out from it, all carved in a manner reminiscent of that associated with the "Pennsylvania Dutch". The east and west walls originally had windows, but, due to the presence of more recent buildings, these windows have been filled in.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**8 SIGNIFICANCE**

<p>PERIOD</p> <p><input type="checkbox"/> PREHISTORIC</p> <p><input type="checkbox"/> 1400-1499</p> <p><input type="checkbox"/> 1500-1599</p> <p><input type="checkbox"/> 1600-1699</p> <p><input type="checkbox"/> 1700-1799</p> <p><input checked="" type="checkbox"/> 1800-1899</p> <p><input type="checkbox"/> 1900-</p>	<p>AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW</p> <p><input type="checkbox"/> ARCHEOLOGY-PREHISTORIC</p> <p><input type="checkbox"/> ARCHEOLOGY-HISTORIC</p> <p><input type="checkbox"/> AGRICULTURE</p> <p><input checked="" type="checkbox"/> ARCHITECTURE</p> <p><input type="checkbox"/> ART</p> <p><input checked="" type="checkbox"/> COMMERCE</p> <p><input type="checkbox"/> COMMUNICATIONS</p>	<p><input type="checkbox"/> COMMUNITY PLANNING</p> <p><input type="checkbox"/> CONSERVATION</p> <p><input type="checkbox"/> ECONOMICS</p> <p><input type="checkbox"/> EDUCATION</p> <p><input type="checkbox"/> ENGINEERING</p> <p><input type="checkbox"/> EXPLORATION/SETTLEMENT</p> <p><input type="checkbox"/> INDUSTRY</p> <p><input type="checkbox"/> INVENTION</p>	<p><input type="checkbox"/> LANDSCAPE ARCHITECTURE</p> <p><input type="checkbox"/> LAW</p> <p><input type="checkbox"/> LITERATURE</p> <p><input type="checkbox"/> MILITARY</p> <p><input type="checkbox"/> MUSIC</p> <p><input type="checkbox"/> PHILOSOPHY</p> <p><input type="checkbox"/> POLITICS/GOVERNMENT</p>	<p><input type="checkbox"/> RELIGION</p> <p><input type="checkbox"/> SCIENCE</p> <p><input type="checkbox"/> SCULPTURE</p> <p><input type="checkbox"/> SOCIAL/HUMANITARIAN</p> <p><input type="checkbox"/> THEATER</p> <p><input type="checkbox"/> TRANSPORTATION</p> <p><input type="checkbox"/> OTHER (SPECIFY)</p>
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SPECIFIC DATES c. 1883 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Number 58 West Main Street is a superb example of how architectural styles can be adapted, when there is a strong local tradition, to include alterations and decorations that reflect sociological and aesthetic requirements. Deprived of the geometric plaques and corner oriel window, the building would be similar to dozens in the City built one, two or three generations earlier (except for a certain heaviness in proportion), and would be identical with several buildings built within a year or two of it. However, the builder felt the need to add certain naturalistic features. Interestingly for a variety of possible reasons, the builder did not deem it desirable to go very far from the mold compared to no. 35 West Main Street across the street, an example of the house built at that time, but a house treated more freely than no. 58. On the other hand, next door to no. 58, is a row of buildings, roughly contemporaneous yet much more conservative in style. Whether these differences among the buildings is a result of aesthetic or psychological or monetary causes is unclear. (Right across the street from no. 58 is the Montour House, a building of approximately the same date as no. 58, but a building that is lacking in ornamentation and conservative in form.) These Germanic plaques found on several buildings around the 1870's are not, of course, a result solely of Westminster Germanic ancestry; an international vogue for clutter must also be remembered.

The land no. 58 sits on is part of two lots of a subdivision laid out by the Catholic Church in the Civil War era. (For a more complete discussion of this, see the form for no. 53 West Main Street.) Lot 4 was leased by Alfred Troxel from the Redemptionists on May 13, 1863, Carroll County Deed Book 30, Page 34; Troxel almost immediately (on June 8, 1863 - Deed 30/108) subleased the land to Elizabeth J. Shriner. Also, on May 13, 1863, the Redemptionists leased the lot 5 to Edward Koontz, Deed 30/145. The rent for both of these lots was \$24 a year. Lot 54 was sold by Shriner's trustees to Cornelius Wantz on August 1, 1875 (Equity Case No. 1361, Deed 45/427), and was sold by Wantz to Frank K. Herr and Brother on April 2, 1883 for \$2600 (60/28). The other lot was purchased by the Herr Brothers (Frank and Samuel) on November 23, 1875 for \$3000 (45/538). The 1887 City Directory has Frank Herr as owning 58. The land and building stayed in the Herr family, through a multitudinous of conveyances (108/264, 139/442, 276/179) until

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CARR-429

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

Being a 37' x 198' piece of land made of part of lot 4 and part of lot 5 as shown on a plat of the Catholic Chapel Addition to Westminster, recorded among the Land Records of Carroll County in Book 29, Page 446.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE \_\_\_\_\_ COUNTY \_\_\_\_\_

STATE \_\_\_\_\_ COUNTY \_\_\_\_\_

**11 FORM PREPARED BY**

NAME / TITLE

Christopher Weeks, Consultant

February, 1977

ORGANIZATION

Westminster Historical Sites Survey

DATE

STREET & NUMBER

c/o City Hall - Public Works Department

TELEPHONE

CITY OR TOWN

Westminster

STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

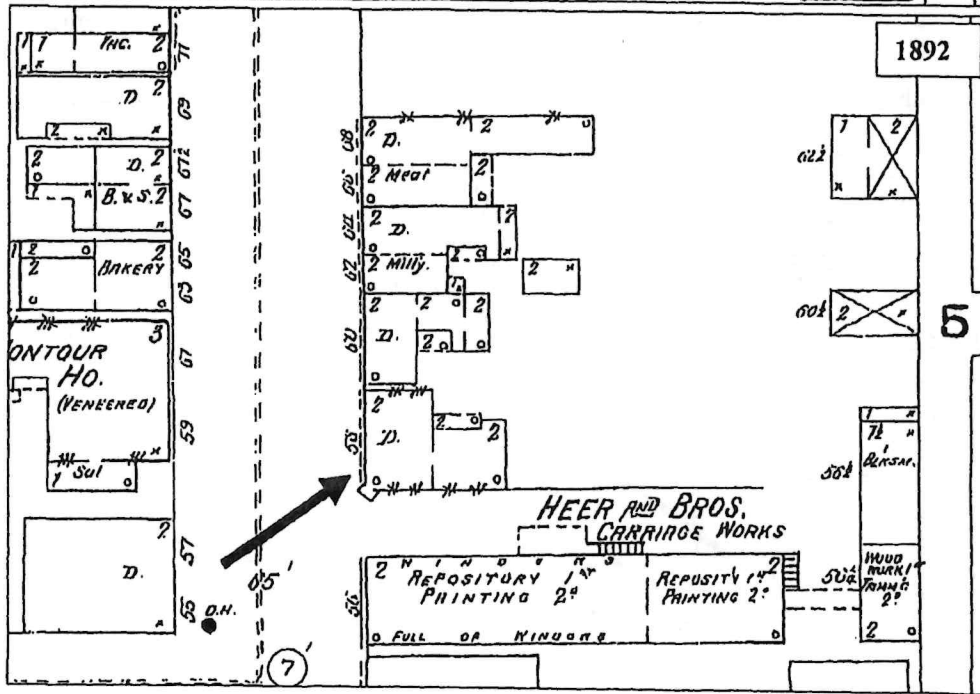
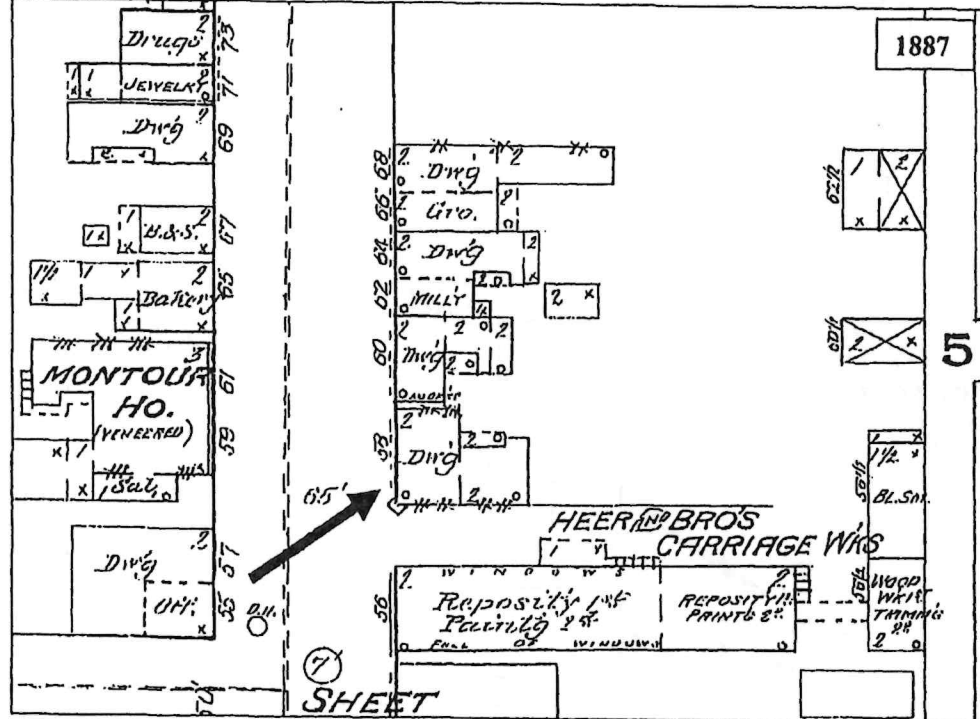
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Annapolis, Maryland 21401  
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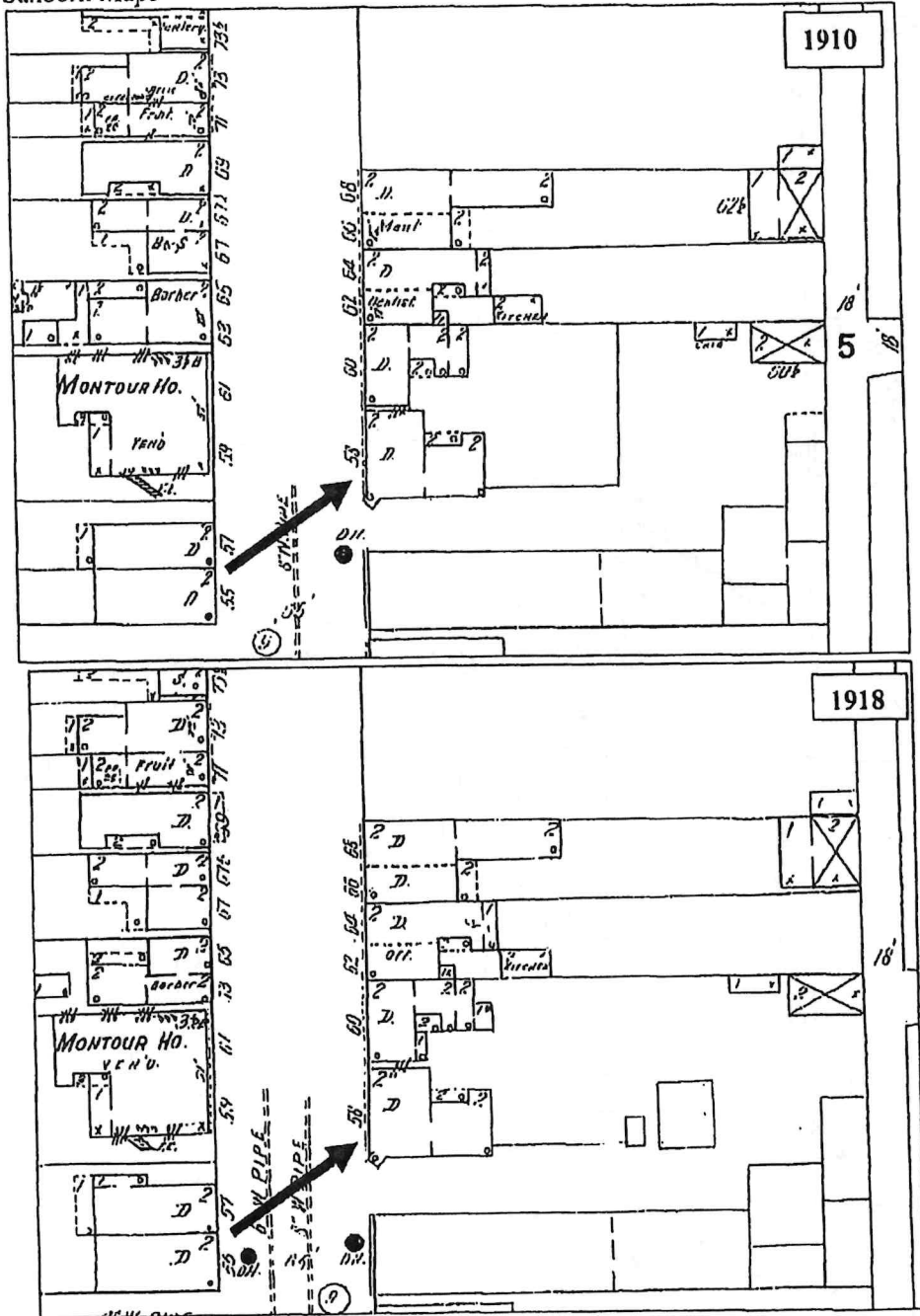
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CARR-429  
 Herr House  
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 Sanborn Maps

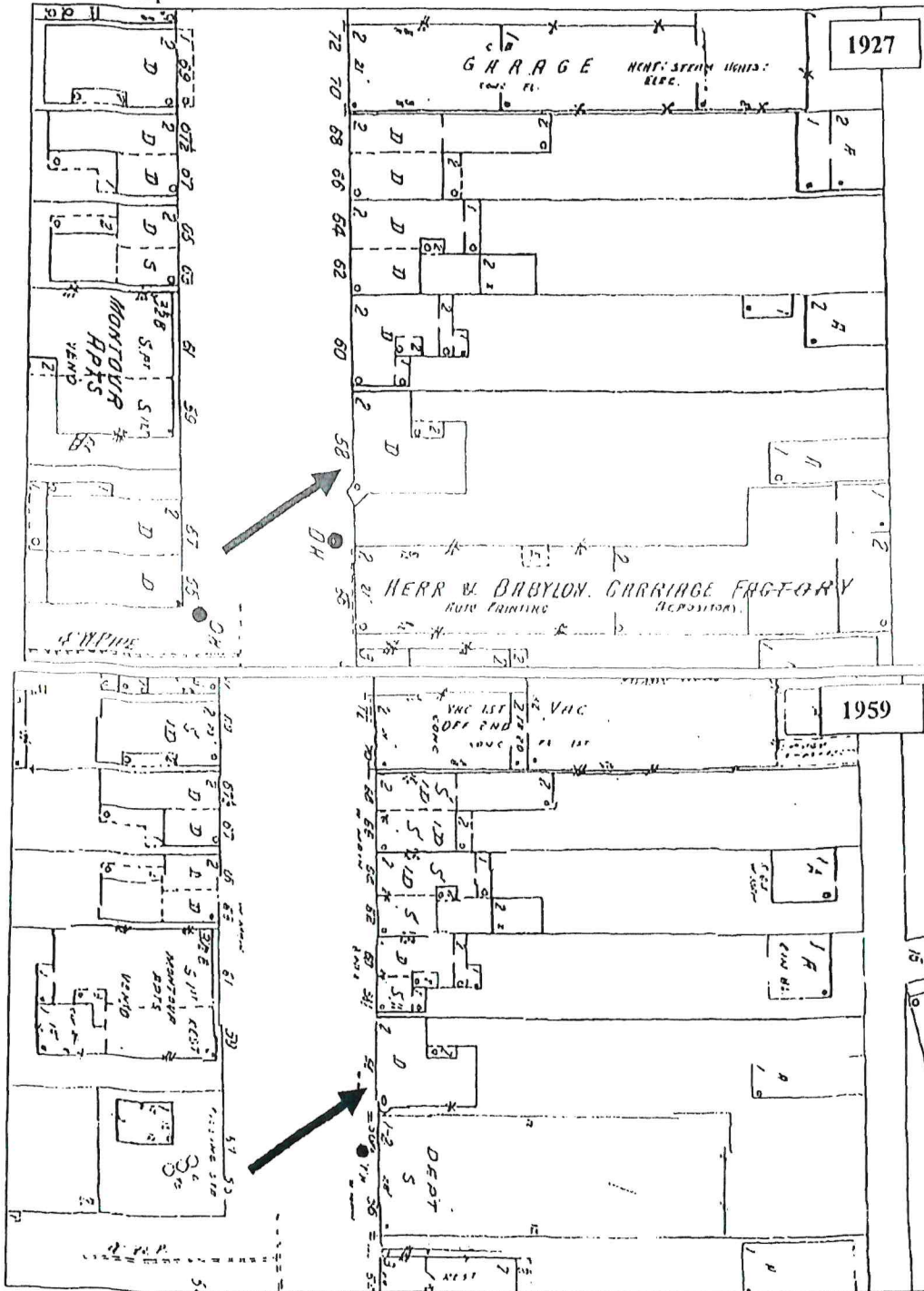




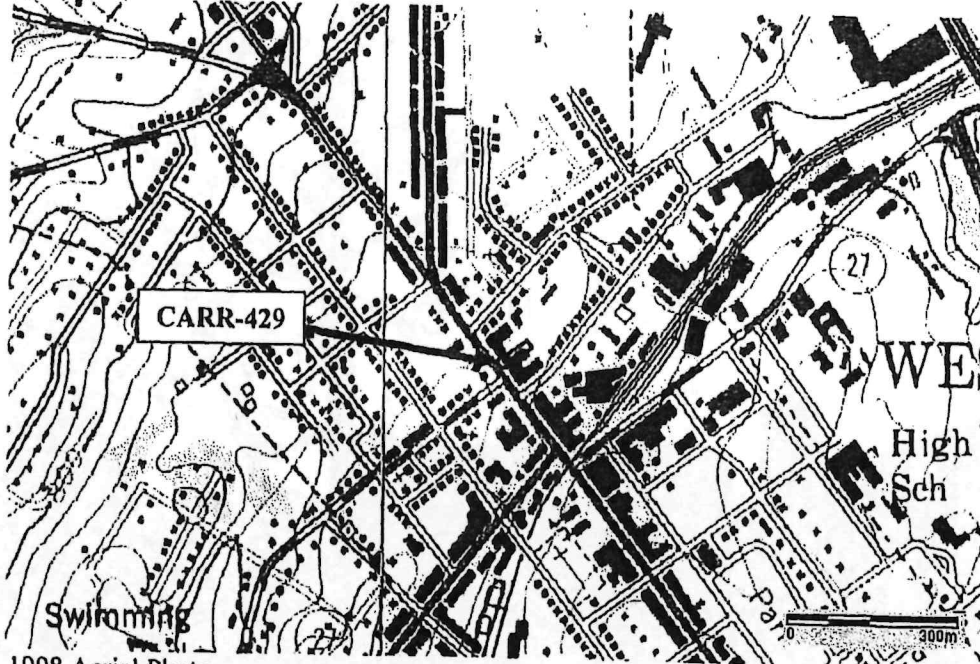
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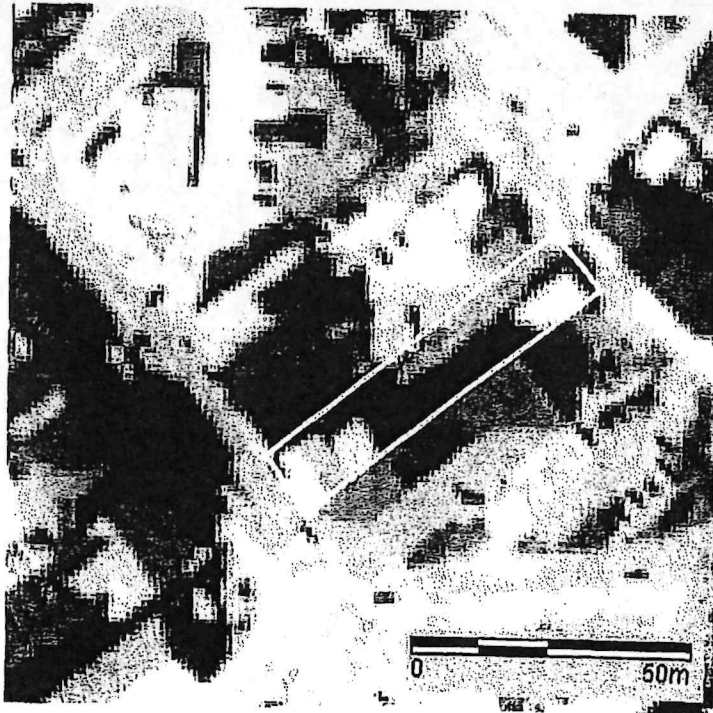
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 Herr House  
 58 W. Main Street (MD 32), Westminster  
 Sanborn Maps

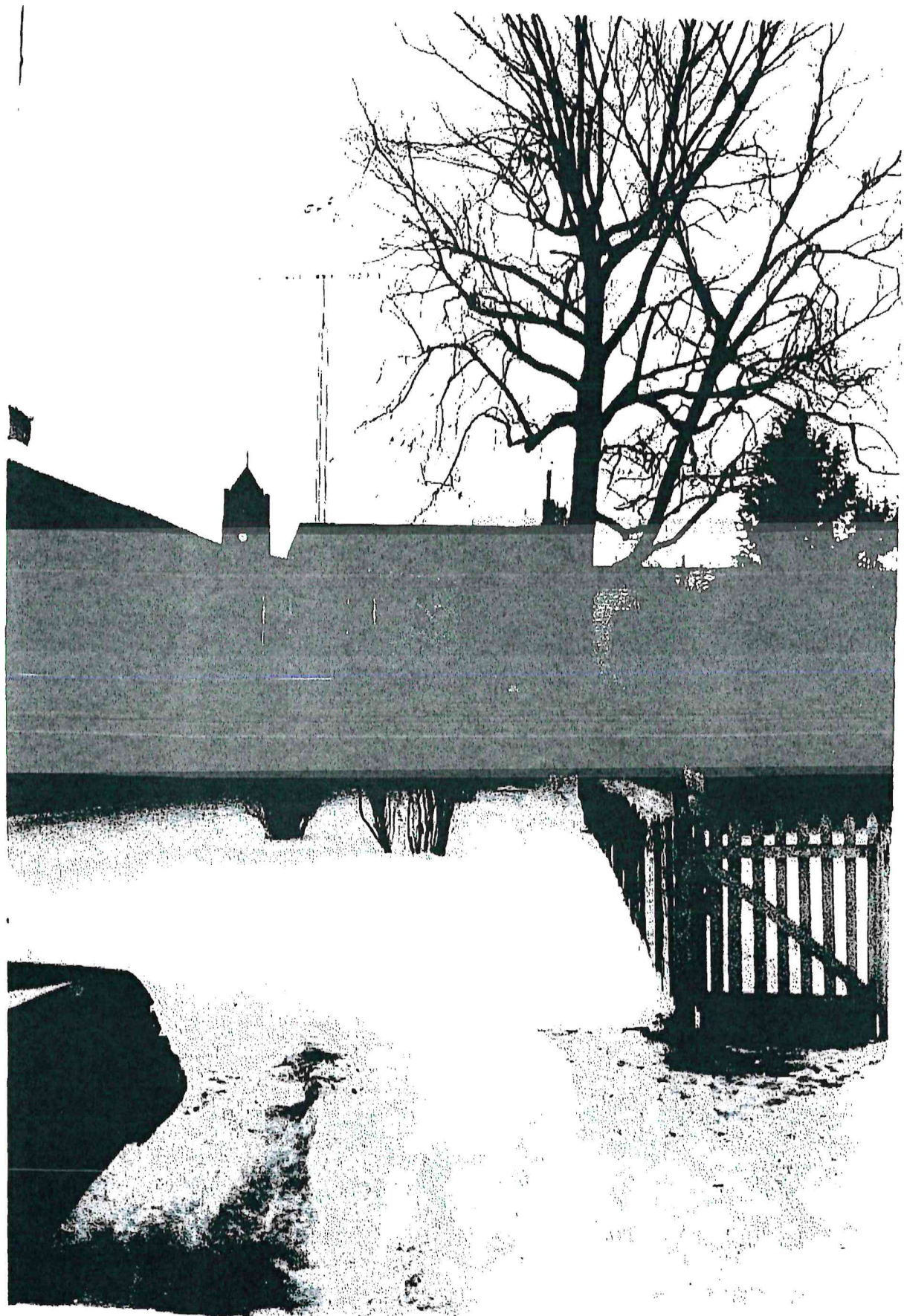


CARR-429  
Herr House  
58 W. Main Street (MD 32), Westminster  
Westminster Quadrangle



1998 Aerial Photo





CARR 429

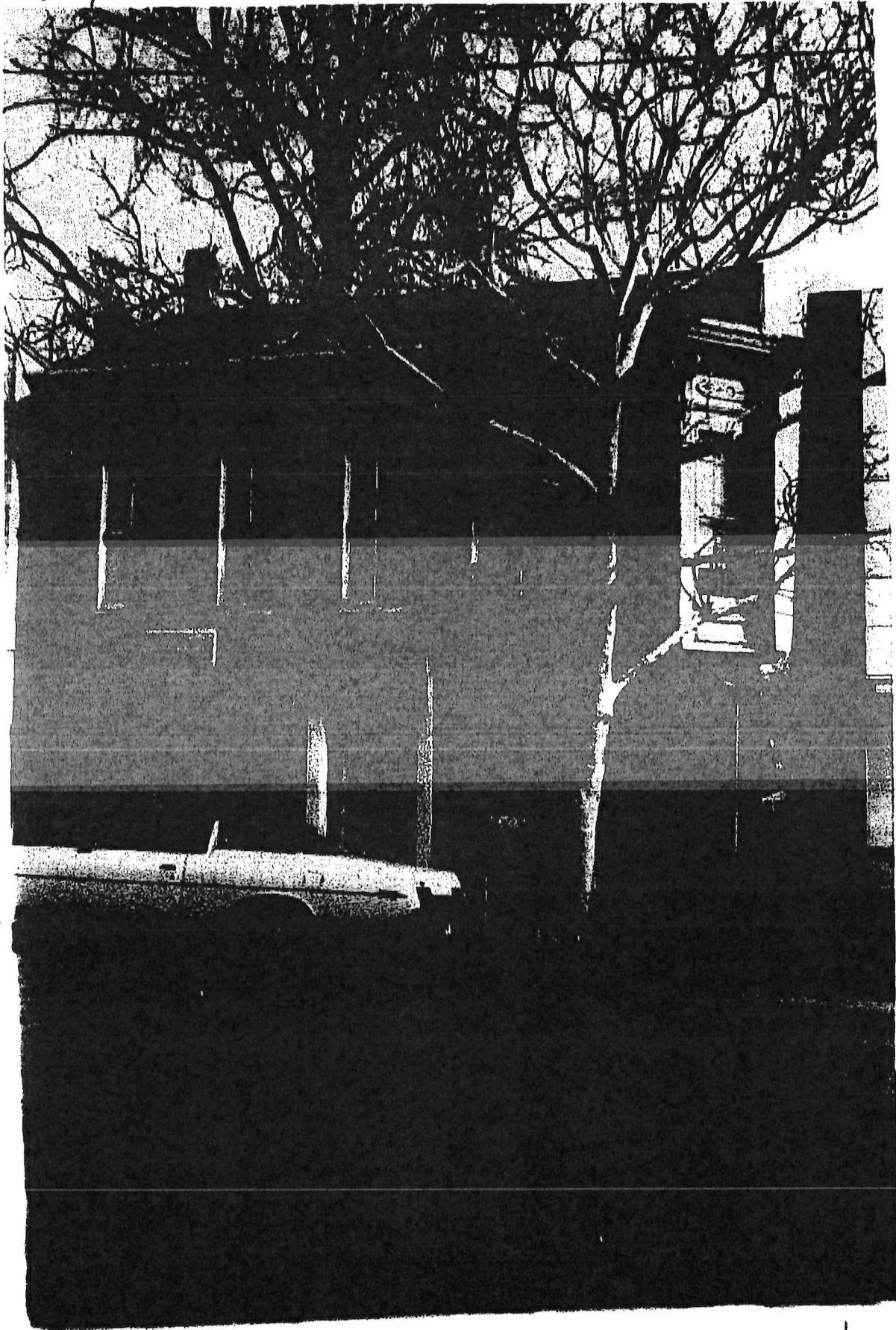
58 W. Main St.

westminster

2/77 N. jacobs

C. Weber

507.



D-2

CARR 42<sup>9</sup>  
58 W. Main St.  
Westminster  
2/77 C. Webb  
S. J. Webb







PCL XL Error

Subsystem:

Error:

Operator:

Position:

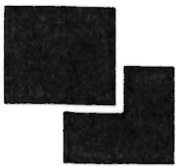
I/O

InputReadError

ReadImage

269





# DELUCA Companies

MHIC#120270

Commercial # MD-06379934

## Estimate

**Residential Service & Mold Commercial**

### CUSTOMER INFORMATION:

Crawford Yingling Insurnace  
c/o: Ben Yingling  
58 W. Main Street  
Westminster, MD 21157

### DATE

1/23/2026

### ESTIMATE NO.

11732

### PROJECT

W. Main

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- Provide exterior site protection around the work areas
- Provide public safety notifications and barriers

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- Remove masonry parge coat from the existing exposed stone foundation
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- Apply a scratch coat to bond to the foundation and provide a flat surface fro veneer brick
- Install veneer brick and mortar to generally match the existing materials
- Masonry materials to be tested and approved by customer prior to use
- No brick, block or lintel replacement included

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- Grind mortar from all joints on existing steps
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- Strike and re-point all mortar joints on all (3) stoops
- Brush and Wash mortar joints upon completion of work

Cleanup:

- Break-down and remove all site protection and protective materials
- Final cleanup to include broom-sweeping only

**Total**



401 West Old Liberty Road  
Sykesville, MD 21784

410-552-4512  
Page 1







# DELUCA Companies

MHIC#120270

Commercial # MD-06379934

**Residential Service & Mold Commercial**

## Estimate

**CUSTOMER INFORMATION:**

Crawford Yingling Insurnace  
c/o: Ben Yingling  
58 W. Main Street  
Westminster, MD 21157

**DATE**

1/23/2026

**ESTIMATE NO.**

11732

**PROJECT**

W. Main

### Scope of Work Description

**notes:**

- All work is to be completed during normal business hours (M-F, 7:30-4:00)
- No special permits or permissions are included in this budget
- All materials are subject to approval by all parties
- The Contract is to be executed solely with the Customer (no reimbursement or third-party billing)
- Work will not proceed until the site conditions meet the requirements of the material manufacturers
- No additional drawings, specifications or submittals are included in this budget
- The estimated time needed to complete this work is three weeks (no liquidation)
- The Contractor retains the right to withdraw this proposal at any time, for any reason

**Total** \$14,500.00



401 West Old Liberty Road  
Sykesville, MD 21784

410-552-4512  
Page 2





## FI 26-07

### 143 West Main Street

Project Cost: \$62,500

Funding Request: \$31,250

Additional Work:

Project:

- Replace roof with architectural shingles

#### **Evaluation Criteria (Ranking 1(low) – 5 (high))**

1. The estimated increased property values after the FIP project is completed,
2. The extent of historic preservation made to the building,
3. The percentage of private investment vs. public investment,
4. Whether the FIP project will be completed within a nine-month timeframe, and
5. If you are a first time FIP grant applicant,

**Additional Comments:**



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**CITY OF WESTMINSTER**  
45 West Main Street  
Westminster, Maryland 21157

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TELEPHONE:  
Local (410) 848-9000  
Baltimore Line (410) 876-1313  
[www.westminstermd.gov](http://www.westminstermd.gov)

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## City of Westminster Façade Improvement Program (FIP) Application

### Checklist

Please assemble the application package in the sequence indicated below and label each item. Check off each item to ensure you are submitting the **required** material, including:

- Completed Application
- A minimum of two color photographs that show existing building conditions
- Detailed sketches or drawings of the proposed improvements (including placement, color, dimensions and materials)
- A minimum of two bids on contractor letterhead detailing the proposed work
- Additional information (optional)

Prior to submitting an application, applicants should meet with the Program Administrator in regards to the project. To set up a meeting time, email [planning@westminstermd.gov](mailto:planning@westminstermd.gov) or call 410-848-9002.

**General Information**

Name of Applicant: David Johansson

Name of Business: \_\_\_\_\_

Project/Business Address: 143 W Main St  
Westminster, MD 21157

Phone Number: 443-605-8513 Fax Number: \_\_\_\_\_

E-mail address: djohan2006@gmail.com

Type of Business: Hair salon and spa

**Applicant is the:**

- Property Owner
- Business Owner
- Other: \_\_\_\_\_

How long has the business been at the current location? 20 yrs

When does your current lease expire? 5 yrs

Do you have the option to renew your lease and do you intend to do so? What are the terms?  
yes

Property owner's name (if different from applicant): \_\_\_\_\_

Property owner's address: 4 West Main St Westminster, MD 21157

Property owner's phone number/email: djohan2006@gmail.com 443-605-8513

*Note: If you are not the property owner, the property owner or an authorized representative must co-sign this application where indicated in the "General Conditions" section of this application.*

**Project Details**

Please describe below, or via a supplemental attachment, the proposed improvements to the property. The following required information must accompany this application:

- Minimum of two color photographs that show existing building conditions
- Detailed sketches or drawings of the proposed improvements (including placement, color, dimensions and materials)
- Minimum of two bids on contractor letterhead detailing the proposed work

Description of proposed improvements (e.g., new doors/windows, signs, lighting, paint, etc.):

Roof to bring to a traditional slate appearance

Proposed Project Budget: 60-70K?

Describe how this project will enhance the downtown, including how it will:

- Improve your business or increase your chances for success
- Facilitate the retention or expansion of an existing business downtown
- Facilitate the establishment of a new business to downtown
- Improve public safety or access
- Enhance downtown Westminster (beautification, foot traffic, etc.)

~~Will be~~ Replacing roof after 50-60 years to return original slate appearance. Roof is deteriorated and causing damage to property

How much funding assistance are you requesting?\* 33k-350k up to 50%

\* Please Note: This is a matching grant program of up to 50% of eligible funding match available.

Proposed start date: April 1 2026

Estimated completion date: April 5th 2026

(Note: Any project submitted for funding should commence within two (2) months of the award and be completed within six (6) months of commencement. If issues arise, please contact Program Admin.)

In conjunction with this project, are you completing any other renovation/rehabilitation work to the property (interior or exterior)?

- No
- Yes

If answer is "yes" to above question, describe additional work:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimated cost of additional work to the property: \_\_\_\_\_

Signature of Applicant: 

Date: 2/10/26

City of Westminster use only:

Approval: \_\_\_\_\_

Date: \_\_\_\_\_

**General Conditions**

- It is expressly understood and agreed that grant proceeds are a matching grant at 50% or greater by the applicant and up to 50% from the Maryland Department of Housing and Community Development.
- It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.
- It is expressly understood and agreed that work completed prior to final approval is ineligible for funding.
- It is expressly understood and agreed that the applicant will not seek to hold the City of Westminster, and/or its agents, employees, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Façade Improvement Program.
- The applicant shall be responsible for maintaining valid and sufficient insurance coverage for property damage and personal injury liability relating to the Façade Improvement Program.
- The applicant agrees to maintain the property and improvements, including, but not limited to, promptly removing graffiti and trash, and sweeping and shoveling in front of the property.
- The applicant authorizes the City of Westminster to promote an approved project, including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in promotional materials and press releases.
- The applicant has read and understands the “City of Westminster Façade Improvement Program Overview” document outlining program guidelines and procedures.
- The applicant understands that the City of Westminster reserves the right to make changes in conditions of the Façade Improvement Program as warranted.

**Signature of applicant:** \_\_\_\_\_



**Date:** \_\_\_\_\_

2/10/24

*If applicant is not the property owner, the property owner or an authorized representative must review and co-sign this application below.*

**Owner Authorization**

As owner of the property (insert address) \_\_\_\_\_

I have reviewed the above application and authorize operator of \_\_\_\_\_ at said address to perform the improvements described above as part of the City of Westminster Façade Improvement Program.

**Signature of property owner or authorized representative:**

\_\_\_\_\_  
**Date:** \_\_\_\_\_



11/15/25

# NORTH CARROLL ROOFING COMPANY

4817 Dave Rill Road  
Hampstead, MD 21074  
443-974-1651

MGC LLC  
MHIC 05-134769



ROOFING • SIDING • GUTTERS

CUSTOM HOME REMODELING ADDENDUM

David Johansson - DESCRIPTION OF WORK AND PRODUCTS TO BE INSTALLED -

143 W. Main ST  
Westminster, MD 21157

The Spa on West Main

Remove & discard Old Roof down to deck & replace any rotted  
Planking or Sheathing, Planking will be billed at 8.00 per LF and  
Sheathing at 100.00 per sheet.

Replace roof with Eco Majestic Syn-Slate up to 4359  
Supply leadwater barrier on all eaves, eaves and valleys, supply Tri built  
Syn underlayment, Supply drip edge w/in color, Supply Ridge vent and  
Matching cap shingles, Supply all new vents and flashings where  
necessary. Clean all areas and remove debris & recycle  
roll all areas.

Mfg limited lifetime warranty

10 year labor warranty

Total 62,500.00

Terms

1/3 1/3 1/3

Signature of Salesperson

Stephen W. Hassler

Print Name of Salesperson

114540

Salesperson License

Signature of Customer

David Johansson

Print Name of Customer

Signature of Customer

Signature of Customer

Print Name of Customer

Signature of Customer





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## Estimate

CODY STAMBAUGH  
(443) 293-6863  
[STAMBAUGHHOMEIMPROVEMENT@GMAIL.COM](mailto:STAMBAUGHHOMEIMPROVEMENT@GMAIL.COM)  
MHIC # 156467  
PAHIC # 188311

January 3, 2026

CUSTOMER: The Spa on West Main  
Attn: David Johansson  
143 W. Main St  
Westminster, MD 21157

- Protect all lower areas from falling debris with tarps covering all shrubs and flower beds
- Remove & discard old roof down to deck and replace any rotted planking or sheathing, planking will be billed at \$10.00 per LF and sheathing at \$125 per sheet
- Replace roof with lightweight (EPDM) slate
- Install underlayment across entire roof
- Install ridge vents and flashing anywhere that is needed
- Dispose of all debris, clean jobsite thoroughly

Total Cost: \$69,900



## FI 26-08

### 83 West Main Street

Project Cost: \$8,862

Funding Request: \$4,431

Additional Work:

Project:

- Improvement to the roof of the entry way (flashing)
- Repair holes in bricks
- Repair seal around the window above the porch

#### **Evaluation Criteria (Ranking 1(low) – 5 (high))**

1. The estimated increased property values after the FIP project is completed,
2. The extent of historic preservation made to the building,
3. The percentage of private investment vs. public investment,
4. Whether the FIP project will be completed within a nine-month timeframe, and
5. If you are a first time FIP grant applicant,

**Additional Comments:**



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**CITY OF WESTMINSTER**  
45 West Main Street  
Westminster, Maryland 21157

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TELEPHONE:  
Local (410) 848-9000  
Baltimore Line (410) 876-1313  
[www.westminstermd.gov](http://www.westminstermd.gov)

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## **City of Westminster Façade Improvement Program (FIP) Application**

### **Checklist**

Please assemble the application package in the sequence indicated below and label each item. Check off each item to ensure you are submitting the **required** material, including:

- Completed Application
- A minimum of two color photographs that show existing building conditions
- Detailed sketches or drawings of the proposed improvements (including placement, color, dimensions and materials)
- A minimum of two bids on contractor letterhead detailing the proposed work
- Additional information (optional)

Prior to submitting an application, applicants should meet with the Program Administrator in regards to the project. To set up a meeting time, email [planning@westminstermd.gov](mailto:planning@westminstermd.gov) or call 410-848-9002.

**General Information**

Name of Applicant: Tina Warekime

Name of Business: Esquire and the Lady

Project/Business Address: 83 West 41<sup>st</sup> St.

Phone Number: 410-848-8000 Fax Number: \_\_\_\_\_

E-mail address: esquireandthelady@yahoo

Type of Business: Salon

**Applicant is the:**

- Property Owner
- Business Owner
- Other: \_\_\_\_\_

How long has the business been at the current location? 36 years

When does your current lease expire? N/A

Do you have the option to renew your lease and do you intend to do so? What are the terms?  
NA

Property owner's name (if different from applicant): \_\_\_\_\_

Property owner's address: 19 Monocacy Cir. Taneytown, MD  
21787

Property owner's phone number/email: 443.375-7423 esquireandthelady@yahoo.com

*Note: If you are not the property owner, the property owner or an authorized representative must co-sign this application where indicated in the "General Conditions" section of this application.*

**Project Details**

Please describe below, or via a supplemental attachment, the proposed improvements to the property. The following required information must accompany this application:

- Minimum of two color photographs that show existing building conditions
- Detailed sketches or drawings of the proposed improvements (including placement, color, dimensions and materials)
- Minimum of two bids on contractor letterhead detailing the proposed work

Description of proposed improvements (e.g., new doors/windows, signs, lighting, paint, etc.):

Improvements of the roof and surrounding areas, such as holes in the brick and flashing. Making sure there is a tight seal around the window above the porch.

Proposed Project Budget: 5200.00

Describe how this project will enhance the downtown, including how it will:

- Improve your business or increase your chances for success
- Facilitate the retention or expansion of an existing business downtown
- Facilitate the establishment of a new business to downtown
- Improve public safety or access
- Enhance downtown Westminster (beautification, foot traffic, etc.)

My proposed front facade improvements will enhance the curb appeal of my business and the downtown. When properties are kept up it not only attracts foot traffic it also draws in investors.

My building is 120 years old. As you know time and weather is not kind to building materials. Because of this I now have water damage on a exterior wall. Making these exterior improvements will help with the longevity of this building. Maintaining this historical small town feeling is important to me!

How much funding assistance are you requesting?\* up to 50%

\* Please Note: This is a matching grant program of up to 50% of eligible funding match available.

Proposed start date: Within 2 months of being awarded

Estimated completion date: Within 6 months of the start

(Note: Any project submitted for funding should commence within two (2) months of the award and be completed within six (6) months of commencement. If issues arise, please contact Program Admin.)

In conjunction with this project, are you completing any other renovation/rehabilitation work to the property (interior or exterior)?

- No
- Yes

If answer is "yes" to above question, describe additional work:

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Estimated cost of additional work to the property: \_\_\_\_\_

Signature of Applicant: [Signature]

Date: Feb 6, 2026


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**City of Westminster use only:**

Approval: \_\_\_\_\_

Date: \_\_\_\_\_

**General Conditions**

- It is expressly understood and agreed that grant proceeds are a matching grant at 50% or greater by the applicant and up to 50% from the Maryland Department of Housing and Community Development.
- It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.
- It is expressly understood and agreed that work completed prior to final approval is ineligible for funding.
- It is expressly understood and agreed that the applicant will not seek to hold the City of Westminster, and/or its agents, employees, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Façade Improvement Program.
- The applicant shall be responsible for maintaining valid and sufficient insurance coverage for property damage and personal injury liability relating to the Façade Improvement Program.
- The applicant agrees to maintain the property and improvements, including, but not limited to, promptly removing graffiti and trash, and sweeping and shoveling in front of the property.
- The applicant authorizes the City of Westminster to promote an approved project, including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in promotional materials and press releases.
- The applicant has read and understands the "City of Westminster Façade Improvement Program Overview" document outlining program guidelines and procedures.
- The applicant understands that the City of Westminster reserves the right to make changes in conditions of the Façade Improvement Program as warranted.

Signature of applicant:   
Date: Feb 6, 2026


*If applicant is not the property owner, the property owner or an authorized representative must review and co-sign this application below.*

**Owner Authorization**

As owner of the property (insert address) \_\_\_\_\_

I have reviewed the above application and authorize operator of \_\_\_\_\_ at said address to perform the improvements described above as part of the City of Westminster Façade Improvement Program.

**Signature of property owner or authorized representative:**

  
Date: Feb 6, 2026

use this

Alford Homes Inc.  
4525 Wentz Rd  
Manchester MD. 21102  
410.984.7746

Estimate and Proposal  
February 3, 2026

ETL LLC  
83 West Main Street  
Westminster MD 21157  
Tina Warehime  
443-375-7423

**Front Entrance Porch Roof and Flashing Repair:**

Remove and dispose of the following, Aluminum trim on the window above the porch, the standing seam metal roofing and flashing on the porch roof, The existing rain gutters and downspouts.

Install Prefinished, 26 gauge Everlast Metals Brown Standing Seam Metal panels on the roof a with appropriate fasteners, trim and flashing.

Install matching flashing to the brick wall and caulk as needed.

Fabricate and install prefinished Brown aluminum trim on the window above the porch and caulk as needed.

Install prefinished Brown 1/2 round rain gutters and downspouts using the appropriate accessories, fasteners and sealant as needed.

Job Site Clean up and removal of debris.

**Painting Front Brickwork below the Dentil Molding:**

Power wash the front of the building from the dentil molding down to the sidewalk.

Point up masonry holes with caulk.

Prime bare areas of brickwork with primer sealer.

Paint the brickwork on the front of the building with Exterior paint from the dentil molding to the sidewalk. Jobsite cleanup and removal of debris.

Cost of the above.....\$8,862.00

Acceptance of proposal:

---

Tina Warhime/Owner

---

Willie R. Alford Jr.  
Alford Homes Inc.



**410-654-6000**  
 painting@sheldonandsons.com  
 www.sheldonandsons.com

Over 50 Years of Exceptional Service-  
*'Get Ready to be Impressed!'*

# Estimate

2601-2815-4185  
 2026-01-28

Sheldon and Sons, Inc. (MHIC# 51964)  
 10132 Liberty Road  
 Randallstown MD 21133  
 painting@sheldonandsons.com  
 (410) 654-6000

Tina Warehime (LP)  
 83 W Main Street  
 Westminster MD 21157  
 esquireandthelady@yahoo.com  
 (443) 375-7423

Tina Warehime (LP)  
 83 W Main Street, Westminster, MD, 21157

## Exterior- Front of Building Only

<i>Description</i>	<i>Total</i>
<u>Exterior Work List</u>	\$4,590.00

### Surfaces: 2-Story Plus Brick Structure

- Brick (*painted now*)
- Trim (INCLUDES Windows/Window Frames)
- Upper Cornice
- Portico Assembly
- Entry Frame
- Portico Metal Roof

### Prep and Paint

- Cover grounds with drops and plastic
- Scrape areas of loose and peeling paint to a tight bond
- Scrape/sand Portico Metal Roof; Prime and repaint
- Spot prime bare areas
- Caulk open gaps in wood trim with high quality caulking
- ***MOST IMPORTANT: check every possible hole in Brick, gap between Roof & Brick, small flashing strip behind gutter & downspout and seal with masonry sealant- plug everything!***
- Spot prime any rusted areas with KemBond primer
- Repaint Brick, Trim and Portico Sherwin Williams Duration, same colors as existing

- Customer agrees to allow Sheldon & Sons to display a job-site sign in a safe & respectful location on the property during the project, and for up to 3 weeks after completion. Sheldon & Sons will remove the sign at the end of the display period, or customer can dispose of
- **Price is Labor & Materials (unless otherwise noted)**

**Warranty**

- All pricing includes our **six (6) year** exterior labor and materials warranty against flaking and peeling (**NOTE: Deck/Porches, Exterior Floors and Steps, if applicable, are EXCLUDED from warranty**); We will perform annual inspections while under warranty- **\*\*customer responsible to please call us in late winter/early spring to schedule your inspection**

**~Important Information Regarding Your Project- PLEASE READ:~**

- **NOTE: pressure washing may cause windows around the washed areas to become dirty; We encourage having them cleaned after our project is complete; We customarily DO NOT pressure/soft wash windows to avoid any damage to the window itself or other damage from water getting inside the home**
- **Even with scraping/sanding and our best efforts to blend, there may still be a visible ridge between old and new paint on sanded or repaired areas; NOTE: Imperfections can be addressed at customer's discretion, to be charged on a Time (per assigned man per hour)/Materials basis**
- **If rotted, damaged, brittle or bug-ridden wood is discovered during prep, we can repair or replace the affected area for an additional charge; Foreman to bring to customer's attention and give price on-site for approval before proceeding; Travel time to/from supply store is considered billable**

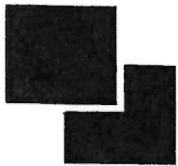
**Estimator II Information**

<i>Description</i>	<i>Total</i>
Submitted by Paul Robinson	\$0.00
Please contact Paul directly at 443-463-1717 (cell) for any questions regarding this proposal	

**Thank You for Considering Sheldon & Sons Painting- Proudly Serving Customers Since 1971**

*Total*    \$4,590.00

- **Projects Up to \$5000-** 1/3 deposit required, balance upon completion
- **Projects \$5000-\$20,000-** 1/3 deposit required, 1/3 progress payment, 1/3 upon completion
- **Projects Over \$20,000-** 30% deposit, 20% progress payment, 20% progress payment, 20% progress payment, 10% upon completion



# DELUCA Companies

MHIC#120270

Commercial # MD-06379934

## Estimate

**Residential Service & Mold Commercial**

### CUSTOMER INFORMATION:

Tina Warehime  
83 W Main Street  
Westminster, MD 21157

### DATE

2/3/2026

### ESTIMATE NO.

11741

### PROJECT

### Scope of Work Description

The work specified only includes improvements to the front facade of the property specified. Any work to be completed elsewhere on the property will be estimated and billed separately. See notes below for qualifications.

#### Exterior Prep:

- Provide exterior site protection around the work area
- Provide public safety notifications and barriers
- Lay drop cloths under the work area
- Clean and prep surfaces to be painted
- Brush brick with a stiff-bristle nylon brush
- Clean metal porch roof with detergent and wire brush

#### Exterior Sealant:

- Cut out and prep loose/ failing caulk joints
- Re-caulk joints and seams to match

#### Exterior Paint:

- Apply (1) coat of exterior latex wall paint (color to match existing)
- Apply (1) coat of exterior latex trim paint (Color to match existing)
- Apply (2) coats of DTM roof paint on the porch roof (color to match existing)
- All materials to be installed per manufacturer's recommendations

#### Cleanup:

- Break-down and remove all site protection and protective materials
- Final cleanup to include broom-sweeping only

#### notes:

- All work is to be completed during normal business hours (M-F, 7:30-4:00)
- No special permits or permissions are included in this budget
- All materials are subject to approval by all parties
- The Contract is to be executed solely with the Customer (no reimbursement or third-party billing)
- Work will not proceed until the site conditions meet the requirements of the material manufacturers
- No additional drawings, specifications or submittals are included in this budget
- The estimated time needed to complete this work is two weeks (no liquidation)
- The Contractor retains the right to withdraw this proposal at any time, for any reason

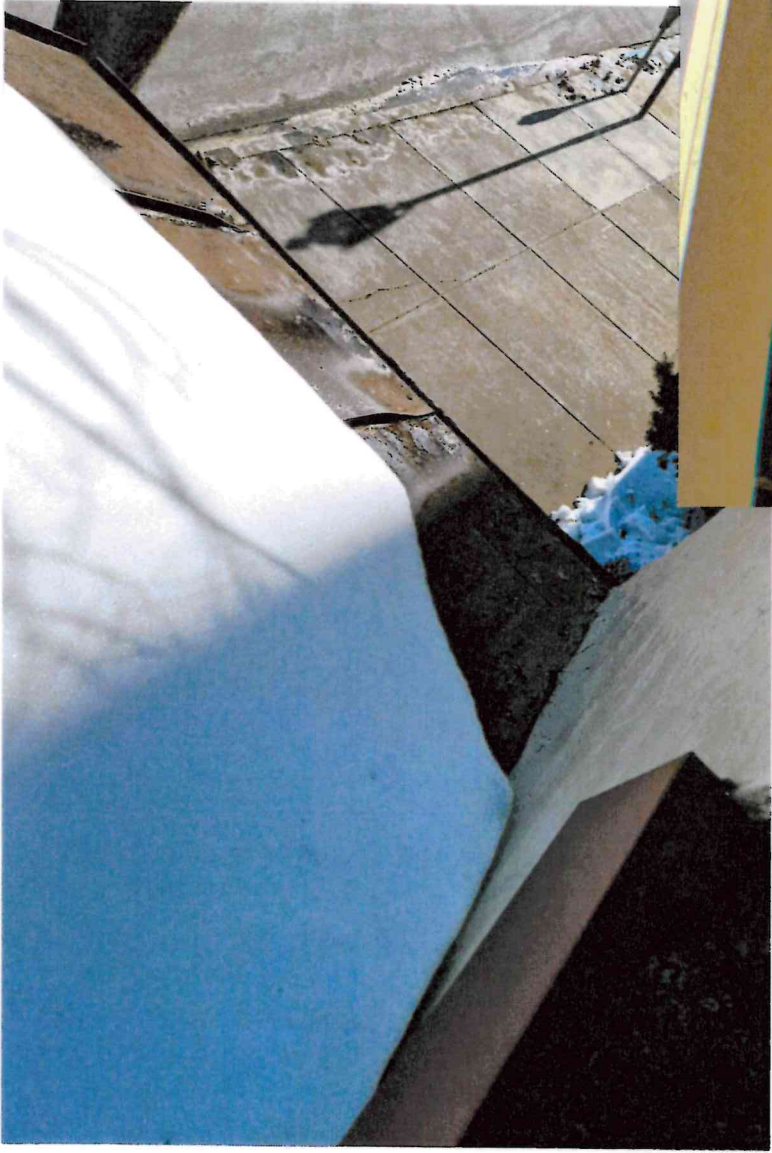
**Total** \$7,375.00



401 West Old Liberty Road  
Sykesville, MD 21784  
410-552-4512















# DELUCA Companies

MHIC#120270

Commercial # MD-06379934

**Residential**   **Service & Mold**   **Commercial**

**Owner/ Contact:** Brook-Owen Realty  
c/o: Denise Lewis

**Date:** Feb 3, 2026

**Project Name:** Façade Project

**Architect:** Prelim Design only

**Site Address:** 69-R Main Street  
Westminster, MD 21157

## Proposal

This proposal is based on the information provided through e-mail and AI Design Software. We have verified the dimensions during a field walk-through. If any of the specifications do not make sense or do not align with your understanding of the job, please let us know.

We have broken down our proposal for clarification. Each Scope of Work and Bid Price listed below may or may not affect the total price if multiple options are selected. Some options may only be possible if others are selected with it. Please reach out to us with any questions that you may have.

All of the following work includes all licenses, permits and insurance to complete the work specified unless otherwise noted. All material delivery, debris disposal and cleanup will be completed in a professional manner. A dump trailer will be used to collect debris and may be left on-site at the discretion of the Contractor.

This proposal is for the complete project. The Façade Improvements (which are included in this proposal) were estimated separately as well, and submitted in the appropriate format for the Westminster City Funding Program.

### Exterior Paint:

\$ 4,600

- Remove and dispose of the canvas awning and structure
- Pressure-wash (with detergent) the front masonry wall only
- Apply (1) coat of masonry bonding primer on the front wall
- Caulk & Seal all significant joints, holes and cracks
- Apply (2) coats of exterior latex paint on the front wall
- This proposal includes one color throughout - White

### Exterior Siding:

\$ 16,100

- Remove & Dispose of the vinyl siding on the Rear & Side Walls
- All existing blocking and furring materials are to remain
- All existing flashing and sealant is to be replaced
- Install additional blocking as needed per manufacturer recommendations
- Furnish and install vinyl "Board-and-Batten" vertical siding on Rear & Side Walls
- All siding and trim is to be installed per manufacturer's recommendations
- Fabricate aluminum flashing as needed over all penetrations
- Furnish and install factory matching blocks at all fixtures
- Replace the steel grilles at the front and rear – White

Front Entry Awning (12' wide x 3' deep): \$ 12,075

- Design & Fabricate structural steel supports for the awning
- Furnish and install steel anchors and secure to structure (not just brick veneer)
- In-fill the awning with framing and blocking to receive coverings
- Install TPO Rubber Roof and flash to the brick wall - White
- Install contoured aluminum soffit under the awning – Black (no lights included)
- Fabricate and install custom aluminum fascia at perimeter - Black

Front Façade: \$ 5,175

- Install blocking and hardware to receive a composite siding assembly
- Provide a decorative, interlocking composite veneer panel and matching trim
- The façade is to be approximately 12' wide and 10' tall
- If the awning is installed, the façade will extend above the awning to receive the signage
- No signage design, fabrication, delivery or installation is included
- An area of approximately 12' wide and 2'6" tall will be prepared to receive the signage

Side Façade: \$ 2,588

- Install blocking and hardware to receive a composite siding assembly to match the front
- Provide a decorative, interlocking veneer panel and matching trim
- The façade is to be approximately 12' wide and 2'6" tall (between windows as indicated)
- No signage design, fabrication, delivery or installation is included

Rear Stair Upgrades (paint): \$ 6,440

- Remove & Dispose of roof coverings over stairs
- Pressure-wash (with detergent) the rear stair assembly only (all remaining materials)
- Install TPO Rubber Roof and flash to the rear wall – White
- The existing soffit and fascia are to be left in-place – White
- The paint work includes rails, risers, treads, stringers, posts, deck boards, etc.
- The upper and lower landings will be painted (all exposed wood)
- Apply (1) coat of exterior bonding primer throughout
- Apply (2) coats of exterior Porch & Floor Enamel throughout – Black
- No structural repairs or framing alterations are included

Rear Stair Upgrades (steel): \$ 16,675

- Remove & Dispose of roof coverings over stairs
- Install TPO Rubber Roof and flash to the rear wall – White
- The existing soffit and fascia are to be left in-place – White
- Provide temporary surring to support the roof assembly
- Remove the stair, rail and landing assemblies
- This proposal assumes that the existing footings are acceptable per code
- Fabricate and install steel columns to support stairs and landings
- Fabricate steel, diamond-plate landings with turn-downs and supports
- Install steel stringers and weld in-place to posts and supports



- Fabricate and install steel, diamond-plate stair-treads with turn-downs
- Anchor stringers to existing concrete pad per code
- Anchor posts to roof assembly per code
- Apply (1) coat of exterior bonding primer throughout
- Apply (2) coats of exterior DTM paint throughout – Black

Optional Accent Lighting (to be estimated upon request, with specifications):

\$

- Provide soffit lighting under the awing
- Provide wall-mounted directional lighting over the sign on the front wall
- Provide wall-mounted directional lighting over the sign on the side wall
- Provide wall-packs to light the parking area



## JPS Construction Services

---

Client: Brook-Owen Real Estate-1  
Property: 69R W. Main Street  
Westmister, MD 21157

Home: (410) 871-1110

Operator: BROCK

Estimator: Brock Shade  
Company: JPS Construction Services  
Business: 2900 Clear Hill Lane  
Mt Airy, Md 21771

Business: (443) 883-6776

E-mail: brock@jpsconstructionservic  
s.net

Type of Estimate: Addition

Date Entered: 2/2/2026

Date Assigned:

Price List: MDFR8X\_JAN26

Labor Efficiency: Restoration/Service/Remodel

Estimate: BORE\_WESTMINSTER

**JPS Construction Services**

---

**BORE\_WESTMINSTER**

**Main Level**

**Main Level**

<b>DESCRIPTION</b>	<b>QTY</b>
1. House wrap (air/moisture barrier)	1,489.04 SF
2. R&R Siding - vinyl - High grade	1,489.04 SF
3. R&R Wrap wood window frame & trim with aluminum sheet - Large	14.00 EA
4. Paint door/window trim & jamb - Large - 2 coats (per side)	12.00 EA
5. Scrape the surface area & prep for paint	252.00 SF
6. Paint brick	252.00 SF
7. Light fixture - Detach & reset	4.00 EA

**Level 2**

**Level 2**

<b>DESCRIPTION</b>	<b>QTY</b>
8. House wrap (air/moisture barrier)	1,473.00 SF
9. R&R Siding - vinyl - High grade	1,473.00 SF
10. Detach & Reset Gutter / downspout - aluminum - 6"	18.00 LF
11. Scrape the surface area & prep for paint	252.00 SF
12. Paint brick	252.00 SF
13. Paint door/window trim & jamb - Large - 2 coats (per side)	16.00 EA
14. Pump jack system (per week)	1.00 WK
siding	
15. Scaffolding (Bid Item)	1.00 EA
brick painting	
16. Exterior Structures (Bid Item)	1.00 EA
paint fire escape	
17. Commercial sign (Bid Item)	2.00 EA
place holder (no pricing)	

**Labor Minimums Applied**

<b>DESCRIPTION</b>	<b>QTY</b>
18. Electrical labor minimum	1.00 EA
19. Gutter labor minimum	1.00 EA

Grand Total

\$38,481.94

## JPS Construction Services

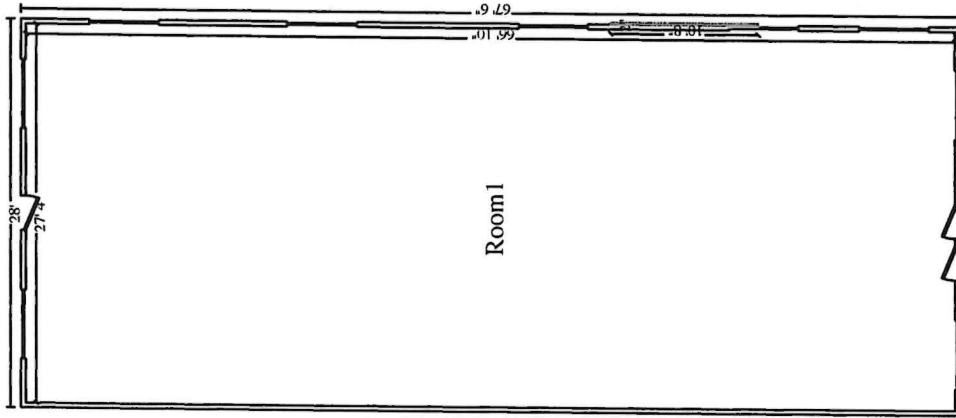
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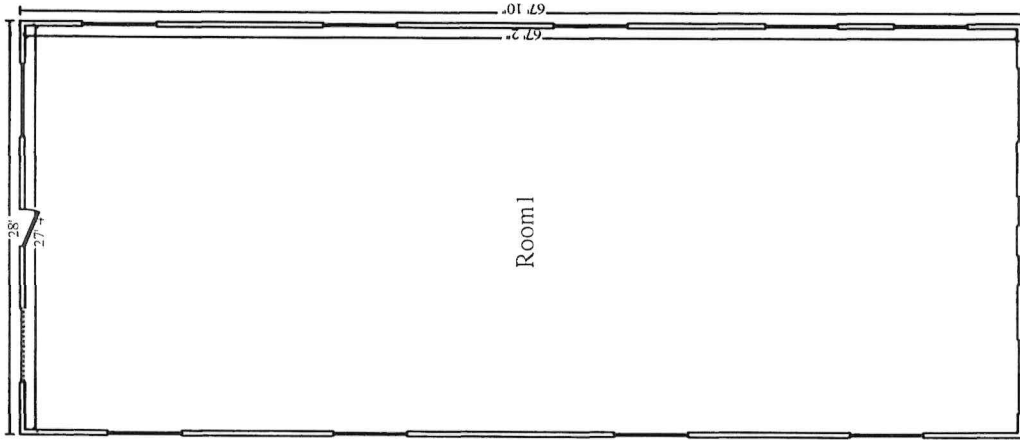
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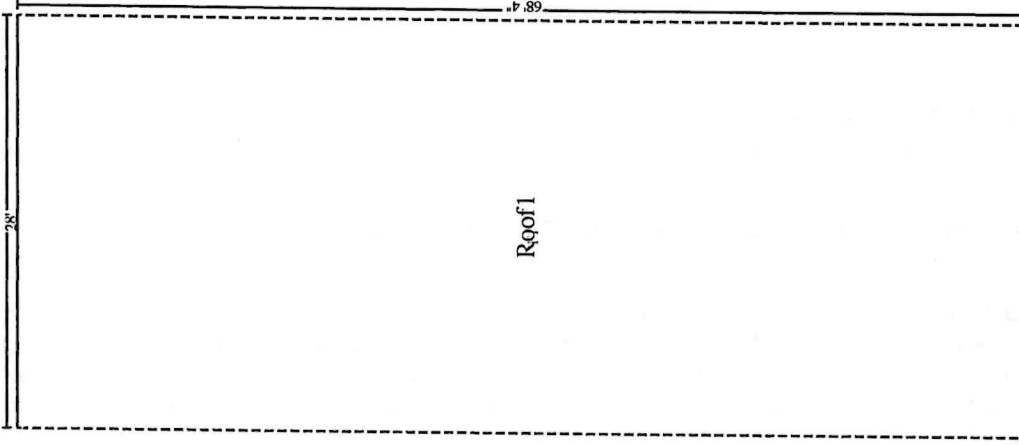
Brock Shade

### Grand Total Areas:

3,018.67 SF Walls	3,662.67 SF Ceiling	6,681.33 SF Walls and Ceiling
3,662.67 SF Floor	406.96 SY Flooring	377.33 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	377.33 LF Ceil. Perimeter
3,662.67 Floor Area	3,789.33 Total Area	3,018.67 Interior Wall Area
3,444.00 Exterior Wall Area	382.67 Exterior Perimeter of Walls	
1,913.33 Surface Area	19.13 Number of Squares	192.67 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	









R&G REMODELING, LLC  
1955 Sherlock Holmes St  
Sykesville, MD 21784  
(443) 833-4099  
MHIC #114213

CUSTOMER NAME: Denise Lewis  
ADDRESS: 69-R W Main St, Westminster MD 21157  
DATE: February 4, 2026

QUOTE
Description of Work
<b>EXTERIOR:</b> <ul style="list-style-type: none"><li>• Install white vertical siding on rear and both sides of building</li><li>• Cap all doors and windows with black trim coil</li><li>• Install 2-story tall metal stairs</li><li>• Install imitation wood accent siding on front around entrance and a small amount of the side of the building</li><li>• Demo awing, siding, and rear stairs</li><li>• Run power out to location of the future side</li></ul>
<b>PROJECT TOTAL: \$67,692.00</b>
<p style="text-align: center;"><i>Project Notes:</i></p> <ul style="list-style-type: none"><li>• <i>Materials quoted are estimates only. Exact figures to be calculated when final materials are selected.</i></li></ul> <p><i>This Contract reflects current material pricing at the time of Contract preparation. Contractor has been made aware of possible future lumber pricing increase (as well as other materials in general) and will only be responsible for the lumber and materials as budgeted for in this Contract. Any overages will be Owner's responsibility and will be billed for as either Change Orders (where Contractor will pay and bill Owner for the overage), or Contractor will send bills directly to Owner for payment when the Contract budget limit has been met for that specific material.</i></p> <p style="text-align: center;"><b>Quote is valid for 30 days from date above</b></p>

# Proposal

Page No. \_\_\_\_\_ of \_\_\_\_\_ Pages



## WOODLAND SIGNS, INC.

525-M Old Westminster Pike  
WESTMINSTER, MARYLAND 21157  
(410) 876-7196 FAX (410) 876-2488  
www.woodlandsigns.com  
email: info@woodlandsigns.com

PROPOSAL SUBMITTED TO <b>Brook Owen Real Estate</b>	PHONE	DATE <b>2-9-26</b>
	JOB NAME	
CITY, STATE and ZIP CODE	JOB LOCATION	
<b>Attn: Denise &amp; Jeffrey Lewis</b>		JOB PHONE

We hereby submit specifications and estimates for:

### Proposal to install (2) logos on new wood siding of office building at 69 RW Main Street, Westminster.

front location:  
3/8" laser cut acrylic letters,  
Stud mounted to wood siding.

Letters	\$1100
tax	66
install	625
<b>Total</b>	<b>\$1791</b>

side location:  
3/8" laser cut acrylic letters,  
Stud mounted to wood siding.

Letters	\$2200
tax	132
install	925
<b>Total</b>	<b>\$3257</b>

**Total for both \$5048**



\*Installation would be weather dependant, must be a minimum of 40 degrees for adhesive to work.  
\*would need proper vector art for production of logo

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows: \_\_\_\_\_ dollars (\$ **\$5048** ).

### 50% deposit due on acceptance (\$2524) balance on completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tomado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature **Mark Cheyne**

Note: This proposal may be withdrawn by us if not accepted within **30** days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_



# Proposal

Date	Proposal #
2/7/26	2026-023

<b>Name / Address</b>
Brook-Owen Real Est Denise Lewis 410-733-8652 69-R W. Main Street Westminster, MD 21157 denise@denisehasthekeys.com

<b>Ship To</b>
Brook-Owen Real Est Denise Lewis 410-733-8652 69-R W. Main Street Westminster, MD 21157 denise@denisehasthekeys.com

P.O. No.	Project	Rep
		PM

Description	Total
<b>SURVEY</b> Survey site to get exact dimensions of the area where the sign will be installed Determine the actual mounting method.	350.00
<b>MANUFACTURE</b> Manufacture (1) aluminum sign with digitally printed and laminated graphics to fit the area above the canopy. If the customer provides a good vector rendering of the remodel, we can use that for the digital print.	2,400.00
<b>INSTALLATION</b> Install (1) aluminum sign with digitally printed and laminated graphics to fit the area above the canopy.	1,100.00
Maryland Sales Tax	144.00

<b>Customer Signature</b> _____ <b>Date</b> _____
--

<b>Total</b>	<b>\$3,994.00</b>
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image360

25 Liberty Street  
Westminster, MD 21157  
(443) 201-7031

Specifically quoted as a line  
item for amending the

Created Date: 2/9/2026

Payment Terms: St

**DESCRIPTION:** Exterior Dimensional Letters/Logo (non-illuminated)

**Bill To:** Brook-Owen Real Estate  
69-R W. Main Street  
Westminster, MD 21157  
US

**Pickup At:** Image360 - Westminster  
25 Liberty Street  
Westminster, MD 21157  
US

**Requested By:** Jeffrey Lewis  
Email: jeffrey.lewis@brook-owen.com

**Salesperson:** Christina Lorenzo  
**Entered By:** Christina Lorenzo

NO.	Product Summary	QTY	UNIT
1	<b>Dimensional Acrylic Logo</b>		
1.1	SS - Dimensional Lettering - Dimensional Acrylic Part Qty: 1 Text: Qty 2 - 1/2" thick white acrylic custom cut letters/ logo approximately 96" width overall flush stud mount to exterior	2	\$4,
1.2	SS - Hardware - Hardware and supplies Part Qty: 1 Text: Hardware and supplies		
1.3	Mounting patterns Installation Service - Installation		
2	<b>Digital Design and setup</b>		
2.1	Design Service - - # of Hours: 4 Text: Digital Design, emailing of proofs and set up of files for production	1	\$31!

Thank you for allowing us to provide you with an Estimate, which is valid for 30 days. This estimate covers only the services outlined above. If the scope of the work changes from the original estimate, approved revisions and additions will be charged accordingly. Your sign or graphic is a customized piece of work. If you require changes to your design after it has been designed and approved, please allow for additional design time as well as any restocking charges incurred.

<b>Subtotal:</b>
<b>Taxes:</b>
<b>Grand Total:</b>



**Melissa Thorn**

---

**From:** Esquire salon <esquireandthelady@yahoo.com>  
**Sent:** Monday, February 9, 2026 2:27 PM  
**To:** Melissa Thorn  
**Subject:** RE: Facade

**CAUTION:** This email originated from outside The City of Westminster. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes that is correct

Yahoo Mail: Search, Organize, Conquer

On Mon, Feb 9, 2026 at 12:52 PM, Melissa Thorn <MThorn@westminstermd.gov> wrote:

Hi Tina,

I am confirming receipt of this new proposal from Alford Homes. We will use this bid in replacement of the original Alford Homes proposal, bringing your request up to \$4,431 (up to 50%) of \$8,862.00.

Does that sound correct?

Thanks,

Melissa

**From:** Esquire salon <esquireandthelady@yahoo.com>  
**Sent:** Sunday, February 8, 2026 8:25 PM  
**To:** Melissa Thorn <MThorn@westminstermd.gov>  
**Subject:** Facade

**CAUTION:** This email originated from outside The City of Westminster. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi. Unfortunately I have already handed in my application along with the 2 estimates. Alford homes came back at me with another proposal. He and I talked about the repairs in the brick and we both feel with filling in and painting the holes it would also be a good idea to repaint to help seal the brick in other areas also. Is this a problem if I submit this estimate that is attached to this email? This is my my cell if you would like to speak to me. I will have clients and unable to constantly check my email.

Thanks

Tina Warehime

Yahoo Mail: Search, Organize, Conquer

## FI 26-09

### 61 East Main Street

Project Cost: \$2,950

Funding Request: \$1,475

Additional Work:

Project:

- Replace green awnings with black awnings only above their storefront

#### **Evaluation Criteria (Ranking 1(low) – 5 (high))**

1. The estimated increased property values after the FIP project is completed,
2. The extent of historic preservation made to the building,
3. The percentage of private investment vs. public investment,
4. Whether the FIP project will be completed within a nine-month timeframe, and
5. If you are a first time FIP grant applicant,

**Additional Comments:**



**General Information**

Name of Applicant: Ashley Gerald

Name of Business: Collision Course

Project/Business Address: 61 East Main Street Westminster, MD 21157

Phone Number: 410-220-6101 Fax Number: \_\_\_\_\_

E-mail address: collisioncoursellc@gmail.com

Type of Business: restaurant

**Applicant is the:**

- Property Owner
- Business Owner
- Other: \_\_\_\_\_

How long has the business been at the current location? 3 years, 1 month

When does your current lease expire? 2030

Do you have the option to renew your lease and do you intend to do so? What are the terms?

Yes we can renew and we do intend to renew. Our current lease is a 5 year term.

Property owner's name (if different from applicant): Steve Aquino

Property owner's address: Aquino Properties 63 East Main Street Ste 202 Westminster MD 21157

Property owner's phone number/email: aquinopropertiesllc@gmail.com

*Note: If you are not the property owner, the property owner or an authorized representative must co-sign this application where indicated in the "General Conditions" section of this application.*

**Project Details**

Please describe below, or via a supplemental attachment, the proposed improvements to the property. The following required information must accompany this application:

- Minimum of two color photographs that show existing building conditions
- Detailed sketches or drawings of the proposed improvements (including placement, color, dimensions and materials)
- Minimum of two bids on contractor letterhead detailing the proposed work

**Description of proposed improvements (e.g., new doors/windows, signs, lighting, paint, etc.):**

We want to change out our current green awnings for black ones.

**Proposed Project Budget:** \$3,000

**Describe how this project will enhance the downtown, including how it will:**

- Improve your business or increase your chances for success
- Facilitate the retention or expansion of an existing business downtown
- Facilitate the establishment of a new business to downtown
- Improve public safety or access
- Enhance downtown Westminster (beautification, foot traffic, etc.)

We are working to paint the green parts black on our facade and would like the black awnings to refresh and make the front more cohesive. The color change will also make our courtyard space look more cohesive as one space.

How much funding assistance are you requesting?\* \$1200-\$1500

\* Please Note: This is a matching grant program of up to 50% of eligible funding match available.

Proposed start date: June 2026

Estimated completion date: August 2026

(Note: Any project submitted for funding should commence within two (2) months of the award and be completed within six (6) months of commencement. If issues arise, please contact Program Admin.)

In conjunction with this project, are you completing any other renovation/rehabilitation work to the property (interior or exterior)?

- No
- Yes

If answer is "yes" to above question, describe additional work:

Painting the green trim to black and changing our handrails to black from green.

Estimated cost of additional work to the property: n/A

Signature of Applicant: 

Date: 02/10/2026

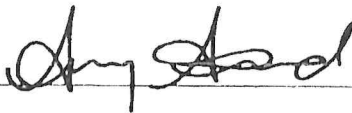
-----  
City of Westminster use only:

Approval: \_\_\_\_\_

Date: \_\_\_\_\_

**General Conditions**

- It is expressly understood and agreed that grant proceeds are a matching grant at 50% or greater by the applicant and up to 50% from the Maryland Department of Housing and Community Development.
- It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.
- It is expressly understood and agreed that work completed prior to final approval is ineligible for funding.
- It is expressly understood and agreed that the applicant will not seek to hold the City of Westminster, and/or its agents, employees, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Façade Improvement Program.
- The applicant shall be responsible for maintaining valid and sufficient insurance coverage for property damage and personal injury liability relating to the Façade Improvement Program.
- The applicant agrees to maintain the property and improvements, including, but not limited to, promptly removing graffiti and trash, and sweeping and shoveling in front of the property.
- The applicant authorizes the City of Westminster to promote an approved project, including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in promotional materials and press releases.
- The applicant has read and understands the "City of Westminster Façade Improvement Program Overview" document outlining program guidelines and procedures.
- The applicant understands that the City of Westminster reserves the right to make changes in conditions of the Façade Improvement Program as warranted.

Signature of applicant:   
Date: 02/10/2026


*If applicant is not the property owner, the property owner or an authorized representative must review and co-sign this application below.*

**Owner Authorization**

As owner of the property (insert address) 61 East Main Street

I have reviewed the above application and authorize operator of Collision Course at said address to perform the improvements described above as part of the City of Westminster Façade Improvement Program.

**Signature of property owner or authorized representative:**

  
Date: 2/10/2026

# CARROLL

ARCHITECTURAL SHADE

Baltimore 410-945-0022  
 Washington 301-261-0401  
 1-800-999-5617  
 Fax 410-947-7229

Manufacturers of  
 Custom Awning products  
 since 1958

## Proposal

2955 Frederick Ave  
 Baltimore, MD 21223

MHIC# 2163

Date: 2/4/2026

NAME <b>Collision Course</b>		PROJECT NAME <b>Collision Course - Front Awning Fabric Recover</b>			
STREET		STREET <b>61 East Main Street</b>			
CITY, STATE, ZIP CODE		CITY, STATE, ZIP CODE <b>Westminster, Maryland 21157</b>			
OFFICE PHONE	CONTACT Ashley Gerald	EMAIL collisioncoursellc@gmail.com	CELL 410-627-8694		
COLOR / PATTERN NBR. <b>Sunbrella - solid color TBD</b>	VALANCE Yes	SCALLOP n/a	BRAID n/a	TRIM n/a	FRAME use existing

Carroll Awning Company proposes to fabricate and install the following:

One shed-style awning fabric recover, 21' wide x 4'4" projection, using Sunbrella acrylic material, in one solid color TBD. Includes disposal of old cover.

Fabric to be "Sunbrella" by the Glen Raven Mills. It is a solution dyed, fade resistant, 100% acrylic, with fluorocarbon finish. It has a Manufacturer's limited warranty against fading for a period of TEN YEARS. All straight seams to be heat-sealed. GORE-TENARA Sewing Thread used on all sewn areas of our covers - guaranteed for the lifetime of the fabric.



**INSTALLATION DATE: Approximately 7-8 WEEKS FROM ALL APPROVALS, SIGNED CONTRACT & DEPOSIT**

**Exclusions: No Electrical. Permits by others. Engineering will be additional if needed.**

Please visit our website [www.carrollas.com](http://www.carrollas.com) for information as well as examples of our work.

<p><b>Dan Seledde</b> 443-250-4865 _____</p> <p>PRICES QUOTED ARE VALID FOR THIRTY DAYS                  A 20% FEE FOR CANCELLATION</p> <p>TERMS: 1/2 Deposit; Balance due C.O.D. _____ Add 3% Convenience Fee to all Credit Card payments.</p> <p>Salesperson: _____ Date: _____</p> <p>Payment Terms: _____</p>	PRICE	\$1,845.00
	TAX	\$110.70
	<b>TOTAL</b>	<b>\$1,955.70</b>
	DEPOSIT	\$977.85
	BALANCE DUE	\$977.85

<p><b>Acceptance of proposal:</b> The above prices, specifications, and conditions on the reverse side hereof are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.</p>	<p><b>CUSTOMER</b></p> <p>PRINT NAME _____</p> <p>SIGNATURE _____ DATE _____</p> <p>I OWN THE PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO</p>
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## Terms & Conditions

1. Carroll Awning Company, Inc. (hereafter Carroll Awning) hereby warrants all materials to be as specified and that all work shall be performed in a workmanlike manner, according to accepted standard practices. This express warranty excludes all other agreements, representations, and warranties, expressed or implied. Carroll Awning specifically disclaims any implied warranty of merchantability or warranty of fitness for a particular purpose.
2. Carroll Awning shall not be responsible for loss or damage to buyer's business or property of injury or death to persons; Buyer shall indemnify Carroll Awning and hold it harmless from claims for any of the foregoing.
3. The parties agree that Buyer's sole and exclusive remedy against Carroll Awning shall be for the repair or replacement of any awning material which are defective when delivered. In no event shall Carroll Awning be liable for direct, indirect, special, incidental, or consequential damages (including loss of profits whether based on contract, tort, or any other legal theory. Any defects or discrepancies in the awning materials as delivered or installed must be reported Carroll Awning with twenty days after the Buyer receives the awning materials or it will be conclusively presumed that the awning materials were as ordered and were received in good condition. Notice to Carroll Awning of any defects, discrepancies, or objections must be delivered in writing via certified or registered mail to the address shown on the face of this agreement.
4. It is hereby expressly provided that although the said materials have been herein before described the materials delivered by Carroll Awning hereunder shall be deemed to correspond with their description, when they correspond with the sample, which has been produced, examined and selected by the Buyer.
5. It is hereby expressly acknowledged, understood, and agreed that this is a contract for a special order of custom fabricate goods and materials and the Buyer can not alter, revoke, or cancel the same without the specific written consent of Carroll Awning.
6. The estimated delivery date of this order is subject to contingencies beyond the control of Carroll Awning including, but not limited to fires, strikes, lockout, inability to secure material, labor or transportation, inclement weather, accidents, Acts of God, and unavailability of Buyer. In the event of the occurrence of such contingency, the estimated delivery date shall be extended by equal duration of the extent of the duration of such contingency.
7. Buyer agreed to pay Carroll Awning the full balance of the purchase price immediately upon completion and delivery of the material and work to the Buyer and the time of such payment shall be of essence. No back charges will be accepted.
8. Carroll Awning shall retain title to all goods pending receipt of entire purchase price.
9. The Buyer covenants and agrees that upon his default by the failure to pay any part of or the entire purchase price when due, or otherwise, Carroll Awning shall, at its option, have the right to:
  - A. Without judicial action, take possession of all said property and all payment made by the buyer up to the time of said default shall be applied as rent and depreciation on said property for and during the time the property is in the Buyer's possession. Permission is granted to re-enter property to remove said property; Carroll Awning is granted permission to re-enter property to remove said property; Carroll Awning is granted permission to reenter Buyers land or structure to remove said property; and/or
  - B. Bring legal action to collect all moneys due Carroll Awning under the terms of this agreement; and/or
  - C. Enforce and foreclose a lien against the said property without further notice to buyer; and/or
  - D. Pursue any other remedy available by law to said company.
10. The buyer covenants and agrees to pay reasonable attorney's fees and cost to Carroll Awning in the event Carroll Awning incurs such fees and costs in enforcing its rights under the terms of this contract, including attorneys fees incurred in obtaining and enforcing judgment and/or pursuing on defending an appeal.
11. This proposal by Carroll Awning shall expire thirty days after date of issue, but is subject to withdrawal during such time if notice to that effect is given before written acceptance by the buyer. The only terms of the agreement between the Buyer and Carroll Awning are those set forth in this document and these terms may be changed or modified only by a written document signed by both parties.
12. After acceptance of this proposal, any delay by the purchaser/buyer may result in a price change corresponding to any change in the cost of labor or raw materials.
13. A charge of 1 1/2% percent per month or fraction thereof (18%per annum) shall be added to all delinquent accounts.
14. Each awning is guaranteed for a period of one year after completion against defective workmanship and materials.
15. All permits are to be obtained by buyer unless otherwise stated.
16. Carroll Awning reserves the right to use their finish product for advertising or a promotional package.
17. Occasionally after installation, "pinholes" can be found in the awning cover. This is not a result of fabric quality, and does not affect the long term performance of you awning cover. Should this occur, we will address the pinholes to keep water from coming through your awning cover. Once we have addressed this issue, we can guarantee, in writing, that your awning cover will not fail as a direct result of the original pinholes, for a period of five years from the date of installation.

Please sign and date: \_\_\_\_\_

# Baltimore Canvas Products, Inc.

Manufacturers of Awnings, Metal Canopies & Industrial Fabric Products

60 Aileron Ct., Suite 3, Westminster, MD 21157

Phone: 410-947-7890 Fax: 410-945-4862

Email: Dan@baltimore-canvas.com www.baltimore-canvas.com

1/23/26

GERALD & ASHLEY

Collision course restaurant

61 E Main St.

Westminster MD 21157

RE: AWNING RECOVER

SCOPE: Remove and dispose of existing cover. Furnish and install one new cover to existing frame.

Permits, graphics, and repair or replacement of the existing frame are not included.

APPROXIMATE SIZE: 20 feet wide X 4 feet projection X 4 feet high

FRAME: Use existing

COVER: Fabric to be selected. Price includes a standard grade such as

- Sunbrella: a non-fire resistant, solution dyed, woven acrylic fabric with a 10 year warranty.
- Ferrari Preconstraint: which is a fire-resistant vinyl coated polyester and warrantied for 10 years

GRAPHICS: Standard graphics includes one single-color design. Client to provide camera-ready art. Notify us for pricing of multi-color graphics or additional designs.

TERMS: 50% deposit, balance due upon completion.

PRICE:

Furnish and install one cover .....\$2,950.00

Accepted: \_\_\_\_\_

Date: \_\_\_\_\_

(Please return signed quote)



# FI 26-10

## 2 Bond Street

Project Cost: \$23,900

Funding Request: \$11,950

Additional Work:

Project:

- Paint existing building
- Paint all trim

### **Evaluation Criteria (Ranking 1(low) – 5 (high))**

1. The estimated increased property values after the FIP project is completed,
2. The extent of historic preservation made to the building,
3. The percentage of private investment vs. public investment,
4. Whether the FIP project will be completed within a nine-month timeframe, and
5. If you are a first time FIP grant applicant,

**Additional Comments:**

**Description of proposed improvements (e.g., new doors/windows, signs, lighting, paint, etc.):**

Paint the entirety of the building exterior to coordinate with the vinyl siding of the Rock Salt Catering building. All existing wood trim and wood doors to be painted white.

**Proposed Project Budget:** \$25,000

**Describe how this project will enhance the downtown, including how it will:**

- Improve your business or increase your chances for success
- Facilitate the retention or expansion of an existing business downtown
- Facilitate the establishment of a new business to downtown
- Improve public safety or access
- Enhance downtown Westminster (beautification, foot traffic, etc.)

The proposed façade improvements to 57 West Main Street and 2 & 4 Bond Street will significantly enhance the appearance and economic vitality of downtown Westminster. Located at the highly visible corner of Main Street and Bond Street—directly across from the City building and in an area with substantial daily foot traffic—this mixed-use property plays an important role in shaping the character of the downtown district. Repainting the entire exterior to coordinate with the adjacent corner building (Rock Salt Catering), along with refinishing all exterior wood trim and doors in white, will create a clean, cohesive, and well-maintained appearance that strengthens the overall streetscape and reinforces downtown’s historic charm.

These improvements will increase curb appeal and marketability of the four first-floor commercial spaces currently being updated, supporting business retention and attracting new tenants. A refreshed, professionally maintained exterior signals long-term investment and stability, encouraging customer engagement and entrepreneur confidence. By elevating the visual quality of this prominent corner property, the project will enhance pedestrian experience, contribute to public safety through improved visibility and maintenance, and support continued revitalization and economic growth in downtown Westminster.

**How much funding assistance are you requesting?\*** 50%

\* Please Note: This is a matching grant program of up to 50% of eligible funding match available.

**Proposed start date:** 04/01/2026 (Weather Permitting)

**Estimated completion date:** 04/15/2026 (Two Weeks From Start Date, Weather Permitting)

(Note: Any project submitted for funding should commence within two (2) months of the award and be completed within six (6) months of commencement. If issues arise, please contact Program Admin.)

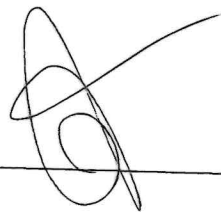
**In conjunction with this project, are you completing any other renovation/rehabilitation work to the property (interior or exterior)?**

- No
- Yes

If answer is "yes" to above question, describe additional work:

Remodeling all four lower level commercial suites

**Estimated cost of additional work to the property:** \$100,000



**Signature of Applicant:** \_\_\_\_\_

**Date:** 02/08/2026

-----  
**City of Westminster use only:**

Approval: \_\_\_\_\_

Date: \_\_\_\_\_

**General Conditions**

- It is expressly understood and agreed that grant proceeds are a matching grant at 50% or greater by the applicant and up to 50% from the Maryland Department of Housing and Community Development.
- It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.
- It is expressly understood and agreed that work completed prior to final approval is ineligible for funding.
- It is expressly understood and agreed that the applicant will not seek to hold the City of Westminster, and/or its agents, employees, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Façade Improvement Program.
- The applicant shall be responsible for maintaining valid and sufficient insurance coverage for property damage and personal injury liability relating to the Façade Improvement Program.
- The applicant agrees to maintain the property and improvements, including, but not limited to, promptly removing graffiti and trash, and sweeping and shoveling in front of the property.
- The applicant authorizes the City of Westminster to promote an approved project, including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in promotional materials and press releases.
- The applicant has read and understands the "City of Westminster Façade Improvement Program Overview" document outlining program guidelines and procedures.
- The applicant understands that the City of Westminster reserves the right to make changes in conditions of the Façade Improvement Program as warranted.

Signature of applicant: \_\_\_\_\_



Date: 02/08/2026

*If applicant is not the property owner, the property owner or an authorized representative must review and co-sign this application below.*

**Owner Authorization**

As owner of the property (insert address) \_\_\_\_\_ I have reviewed the above application and authorize operator of \_\_\_\_\_ at said address to perform the improvements described above as part of the City of Westminster Façade Improvement Program.

Signature of property owner or authorized representative: \_\_\_\_\_



Date: 02/08/2026

# Color Photos

With Proposed Improvements Noted

*East Coast*  
**REAL ESTATE INVESTMENTS**  
[eastcoastrealestateinvestments.com](http://eastcoastrealestateinvestments.com)



**57 West Main, 2 Bond Street, 4 Bond Street**

**Westminster, MD, 21157**

**Exterior of building to be painted grey to coordinate with the existing Rock Salt Catering building. All existing wood trim and exterior wood doors to be painted white.**

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REAL ESTATE INVESTMENTS



**57 West Main, 2 Bond Street, 4 Bond Street**

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REAL ESTATE INVESTMENTS

# Proposals

*East Coast*  
REAL ESTATE INVESTMENTS  
[eastcoastrealtyinvestments.com](http://eastcoastrealtyinvestments.com)

# Estimate

2/9/2026

2 + 4Bond Street Westminster, MD 21157 ( EXTERIOR PAINT)

57 West Main Street Westminster, MD 21157(EXTERIOR PAINT)



## Bill To

ATTN: Dustin Donadio

Company: East Coast Real Estate Investments LLC

Address: 2320 Kays Mill Road South Finksburg, MD 21048

Email: rentals@eastcoastrealestateinvestments.com

Phone Number: 443-605-8807

PAHIC # 16354

Darrell Armstrong: 717-968-5092

Email: Droofer135@yahoo.com

We hereby propose to furnish the materials and perform the labor necessary for the completion of: Exterior Painting

1. Surface Preparation
- 2.Repair Any Damaged Stucco
- 3.Replace Any Damaged Wood Trim Around Doors
- 4.Prep Walls
5. Apply Two Coats To All Three Buildings Of Paint
- 6.Apply Two Coats Of White Trim Paint To All Doors & Door Trim

Price is for current weeks market. Any price changes that may occur will be communicated prior to both parties agreement to scope of work.

All material is guaranteed to be specified, all work will be performed in accordance with the specifications submitted for the work and will be completed in a substantially workmanlike manner for the sum of:

( **Twenty Nine Thousand Five Hundred Fifty 00/100 Dollars \$29,550.00** )

One Third Deposit Due Before Work Will Be Started

( **Nine Thousand Eight Hundred Fifty 00/100 Dollars \$9,850.00** )

**Thank You For Your Business!**

**COMPANY: R&E HOME IMPROVEMENT LLC.**  
**ADDRESS: 2812 LIST AVENUE BALTIMORE MD,**  
**21214**  
**EMAIL: RICKYRICARDOCM1988@GMAIL.COM**  
**PHONE NUMBER: 443-891-5880**

**Date: 2/9/2026**  
**Estimate 1012**

**Bill To**

ATTN: Dustin Donadio  
Company: East Coast Real Estate Investments LLC  
Address: 2320 Kays Mill Road South Finksburg, MD  
21048  
Email: rentals@eastcoastrealestateinvestments.com  
Phone Number: 443-605-8807

**Estimate For:**

2 + 4 Bond Street Westminster, MD 21157 ( **EXTERIOR PAINT** )  
57 West Main Street Westminster, MD 21157 ( **EXTERIOR PAINT** )

Exterior Pain,ng

1. Repair All Damaged Stucco
2. Scrape And Sand To Remove Loose Stucco And All Peeling Paint
3. Prep All Walls
4. Paint All Surfaces With Two Coats Of Sherman Williams Dura,on Paint

En,re Buildings

1. Paint All Form Stone First Floor Front & All Stucco Areas
2. Replace Any Damaged Wood Door Frames
3. Prep & Paint 15 Doors + Door Frames
4. Cover All Surfaces under Painted Areas

( **Twenty Three Thousand Nine Hundred 00/100 Dollars \$23,900.00** )

**Thank You For Your Business!**