



**HOWARD COUNTY HISTORIC PRESERVATION COMMISSION**

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

www.howardcountymd.gov

410-313-2350

FAX 410-313-3467

TDD 410-313-2323


**HPC EXECUTIVE SECRETARY  
HISTORIC PROPERTY TAX CREDIT PRE-APPROVAL**

APPLICANT INFORMATION:	PROPERTY INFORMATION:
Tianna Coll	Property Address: 1181 Morgan Station Road
1181 Morgan Station Road	MA Case Number: MA-17-42
Woodbine, MD 21797	Property Information: Map 8, Parcel 9

OWNER INFORMATION:	HISTORIC DESIGNATION INFORMATION
Tianna Coll	Ellicott City Historic District <input type="checkbox"/>
1181 Morgan Station Road	Lawyers Hill Historic District <input type="checkbox"/>
Woodbine, MD 21797	Historic Sites Inventory #: pending addition

PROPOSED WORK:
<ol style="list-style-type: none"> <li>1. Sister the soft, damaged, or compromised joists. Joists also have insect damage.</li> <li>2. Replace existing metal and wood columns in basement with new metal columns.</li> <li>3. Place all columns on concrete footings (currently rest on dirt floor)</li> <li>4. Repoint all mortar on stone foundation on the exterior and interior. Parging will only be done if recommended by mason, otherwise the Applicant would prefer to repoint stone.</li> <li>5. Repair cellar door and wall, which is currently leaking water during storms. The cellar door frame is bent and has come somewhat disconnected from the cement entry way. The cement entry way is cracked where it joins the stone foundation. The cellar door assembly will need to be repaired so that it rests securely on its foundation, with mortar or other sealant ensuring no water leaks from around the doors. The doors are metal.</li> <li>6. There are two large holes washed larger by rain by the cellar doors, with two pipes coming out of the wall. The lower half of the wall is almost totally fallen away and is now mostly dirt. The structural engineer recommended that these areas be filled with concrete/rebar.</li> <li>7. Remediate water and install a concrete floor to act as a moisture barrier</li> </ol>

COMPLIANCE WITH COUNTY CODE SECTION 20.112 FOR TAX CREDIT PRE-APPROVAL:
The Executive Secretary has determined that the proposed roof replacement and gutter work/cleaning is eligible for historic property tax credits and is consistent with the County Code as referenced below.
1) The repair or replacement of exterior features of the structure;
2) Work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing;
3) Maintenance of the exterior of the structure, including routine maintenance as defined in section 16.601 of the County Code.

Date Posted to HPC Website:	Executive Secretary Signature
8/29/17	 Beth Burgess, Executive Secretary      8/29/17 Historic Preservation Commission      Date

**1181 Morgan Station Road, Woodbine  
Historic Property Tax Credit Pre-Approval**

**AFTER 5 DAYS POSTING ON WEBSITE:**

**Written Objection WAS NOT Received:**

No written objection was received and the proposed work was determined to be in compliance, not requiring Commission approval.

**Written Objection WAS Received:**

Yes, a written objection was received. A hearing before the Commission is required.

**Date Issued:**

**Executive Secretary Signature**

\_\_\_\_\_  
Beth Burgess, Executive Secretary  
Historic Preservation Commission

\_\_\_\_\_  
Date

cc: 1181 Morgan Station Road File

# HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

## APPLICATION FOR CERTIFICATE OF ELIGIBILITY FOR TAX CREDIT PRE-APPROVAL

**SUBMIT 10 COPIES** of this application package, including all supporting materials required on page 3 of this application to Howard County Department of Planning and Zoning. Applications must be received no later than 5:00 pm 22 days prior to the meeting. Applications can be submitted via mail, but may result in missing the deadline. Applications are not accepted via email or fax.

Address: 3430 Court House Drive, Ellicott City, MD 21043

### Meeting Information

The Historic Preservation Commission (HPC) meets at 7:00 pm generally on the first Thursday of each month at 3430 Court House Dr., Ellicott City, MD.

### Questions

Please contact Samantha Holmes, Historic Preservation Planner at 410-313-4428 or [sholmes@howardcountymd.gov](mailto:sholmes@howardcountymd.gov)

### FOR STAFF USE ONLY

Application #:

HPC - **MA-17-42**

Meeting Date:

**posted online**

Date Received:

**RECEIVED**

**AUG 14 2017**

### PROPERTY INFORMATION:

Address of Subject Property: 1181 MORGAN STATION ROAD, WOODBINE, MD 21797

Tax Account Number: 320891

Map 0008 Parcel 0009 Block \_\_\_\_\_ Lot PART

### PROPERTY OWNER INFORMATION:

Owner Name (please provide one name for contact purposes): Tiana COLL

Mailing Address: 1181 MORGAN STATION ROAD, WOODBINE, MD 21797

Phone No. (W) 410.772.3056 (H) 410:935-0940

Email: TCOLL @ HOTMAIL.COM Contact Preference: \_\_\_\_\_

### HISTORIC DESIGNATION:

Is this property listed on the Howard County Historic Sites Inventory?  Y  N #HO- Pending

Historic District (please check):  Ellicott City Local Historic District  Lawyers Hill Local Historic District

**Any work in the Ellicott City or Lawyers Hill Local Historic Districts must be accompanied by a General Application for Certificate of Approval.**

**This form must be submitted with the Historic District or Historic Sites Inventory Supplemental Tax Sheet.**

Application for Certificate of Eligibility for Historic Preservation Tax Credit

**ELIGIBILITY REQUIREMENTS:** Please check appropriate box.

In accordance with Sections 16.606, 20.112 and 20.113 of the Howard County Code, I request the pre-approval of eligible work to qualify for property tax credit and/or a tax assessment cap for the following preservation and restoration work:

- A structure listed on (or pending addition to) the Howard County Historic Sites Inventory.
- An existing principal structure located within a local historic district that the Commission determines to be of historical or architectural significance or to be architecturally compatible with the historic structures in the district.
- A cemetery, at least 50 years old, not operated as a business, which is listed on the Howard County Cemetery and Gravesites Inventory under Section 16.1303 of the County Code.

**ALL APPLICATIONS MUST INCLUDE:**

- Labeled color photographs of existing property conditions (final application must show completed work).
- A detailed description and samples of materials, colors, and dimensions for proposed work.
- A completed supplemental tax credit worksheet— please fill appropriate sheet for properties listed on Historic Sites Inventory or properties located in the Ellicott City or Lawyers Hill Historic Districts.

**DESCRIPTION OF PROPOSAL:** Attach additional pages if necessary. **If you are located in a historic district and filled out an application for Certificate of Approval, do not fill this section out.**

*see attached*

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**SIGNATURE/CERTIFICATION:**

*[Handwritten Signature]*

*8.14.2017*

Owner's Signature

Date

I HEREBY DECLARE AND AFFIRM under penalties of perjury that the facts and matter contained in this application and attachment hereto are true and correct to the best of my knowledge, information and belief. I acknowledge by the above signatures that such periodic on-site inspections by the Department of Planning and Zoning and its agents as may be necessary to review this application and any petitions filed in connection herewith and to enforce the Historic District Guidelines and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted.

HDC -

# TAX CREDIT SUPPLEMENTAL WORKSHEET

## FOR HISTORIC SITES INVENTORY PROPERTIES

**TYPE OF ALTERATION:** Please check the appropriate box for the proposed work and fill in required blanks

**PAINTING**

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Paint Chip Included:  Yes  No

Area(s) to be painted: \_\_\_\_\_

Additional Info Included:  Yes  No

\_\_\_\_\_

I am seeking tax credit pre-approval for this item.

**ROOF**

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

I am seeking tax credit pre-approval for this item.

**WINDOWS**

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Existing Sash Arrangement: \_\_\_\_\_

Proposed Sash Arrangement: \_\_\_\_\_

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

I am seeking tax credit pre-approval for this item.

**SHUTTERS**

Existing Type: \_\_\_\_\_

Proposed Type: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

I am seeking tax credit pre-approval for this item.

# Tax Credit Supplemental Worksheet for Historic Sites Inventory Properties

**TYPE OF ALTERATION:** Please check the appropriate box for the proposed work and fill in required blanks

**WALLS/SIDING**

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

I am seeking tax credit pre-approval for this item.

**DOORS AND STORMS DOORS**

Existing Type: \_\_\_\_\_

Proposed Type: \_\_\_\_\_

Existing Color: \_\_\_\_\_

Proposed Color: \_\_\_\_\_

Existing Material: \_\_\_\_\_

Proposed Material: \_\_\_\_\_

Additional Info Included:  Yes  No

Specs/Photos Included:  Yes  No

I am seeking tax credit pre-approval for this item.

**OTHER (such as porch, foundation, etc. Please explain in detail):** Please attach additional pages as necessary.

Description: sister soft, damaged, or compromised joists, replace existing columns,  
place all columns on footings, repoint all mortar on stone foundation,  
repair cellar door twall, remediate water and install moisture barrier  
(concrete slab floor)

Specs/Photos Included:  Yes  No

I am seeking tax credit pre-approval for this item.

**OTHER (such as porch, foundation, etc. Please explain in detail):** Please attach additional pages as necessary.

Description: \_\_\_\_\_

\_\_\_\_\_

Specs/Photos Included:  Yes  No

I am seeking tax credit pre-approval for this item.

PLEASE SUBMIT ADDITIONAL PAGES AS NECESSARY



# **TYPE OF ALTERATION**

## **(description and photos)**

On June 12, 2017, we contacted Don West of Double Diamond Construction to discuss structural needs of our house, especially with regards to the foundation, joists, and supporting columns in the basement.

Upon his initial site visit, Mr. West strongly recommended that we obtain the services of a structural engineer to assess our house and determine structural needs.

On June 23, 2017, Greg Kemp of Kemp Home Inspections (a certified professional engineer) performed a site visit of our home. He performed an internal and external inspection and made several recommendations to repair or maintain the structural integrity of our home. Such recommendations included:

- Sistering soft, damaged, or otherwise compromised joists
- Replacing existing columns with durable metal columns
- Locating all metal columns so that they rest on concrete footings (currently on dirt)
- Repoint all mortar of the stone foundation
- Repair cellar wall that is damaged and leaking water
- Remediate water and ensure no water seepage during weather events, such as through repairing the cellar door and installing a moisture barrier (e.g. concrete slab floor - currently floor is dirt only)

We have received a proposal from Double Diamond Construction to complete the above work.

The work is necessary to maintain the physical integrity of our home with regard to safety, durability, and weatherproofing.

## Bilco Door rework:

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Stairwell out from Bilco doors



View of right side of Bilco door entryway



View of left side of Bilco door entryway



View of wood frame top right of Bilco door



Large crack, exterior of Bilco doors



Newer wall, evidence of water



Exit during rain event, note rain flooding in



# Repair holes in foundation walls

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Foundation wall left wall near exit



Foundation wall



Foundation wall, masonry degraded



Foundation wall near exit



# Reinforce damaged floor joists

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Bug damaged joist near exit



Bug damaged joist near exit



Bug damaged joist



Damaged joist (main house joist)



Damaged joist



Damaged joist



## Replace existing wood and metal support columns, place on concrete footings

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Existing metal column, currently set on dirt



Existing metal column, set on dirt (corroded bottom)



Existing wood column, currently set on concrete remnant



2. Potential need for external repointing of mortar.

Cracks in previous repointing



Cracks and holes in exterior foundation, may need repointing.



Gaps and holes in exterior foundation, may need repointing.



4. Fill cellar wall with concrete.

This is near the cellar entrance. Note the dirt on the right side of the picture and significant erosion. Also note loose bricks falling out of the foundation (2 are laying on the ground)





Closer view of crumbling foundation wall by entry way. Note bulging, loose bricks and stones. Also note holes where water comes in.



5. Cellar door- evidence that door is no longer water tight (this is the side where the frame rests on the concrete entryway).



Front of cellar door- note that the metal frame is bent and there is significant gapping between the metal frame and the concrete.



Additional evidence of compromised sidewall near cellar entry and that cellar door does not properly seal to keep out water.



Outside of cellar door. Note large crack along frame. No longer connects to cement foundation.



Other side of external view of cellar door. Note cracks in both caulking and mortar.



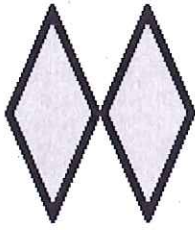
Close up view of cement foundation for cellar door. Note large crack.



External view of cellar door- cracks in foundation



# **PROPOSAL FOR WORK**



**DOUBLE DIAMOND  
Construction Corporation**

P.O. Box 1744, Westminster, MD 21158

MHIC #29849  
(410) 876-4792

**Proposal for:** Tiana & Steve Coll

**Job Name:** Misc. repairs

**Address:** 1181 Morgan Station Rd.  
Woodbine, MD 21797

**Location:** same

**Phone:** 410-935-0940

**Date:** August 5, 2017

**We hereby submit specifications and estimates to:**

- Re-work outside entrance doors for the basement to keep water out.
- Repair holes in foundations walls.
- Reinforce bug damaged floor joists in the basement.
- Replace existing wood and metal support columns in basement with new metal columns on concrete footings.
- Prepare and pour basement concrete slab.

**We propose to furnish material and labor, complete in accordance with the above specifications, based on time and material:**

- Due to the indeterminate conditions in older homes, the pricing ranges provided earlier were for budgeting purposes; however, the pricing accurately reflects the visual inspection of the house during the site visits.
- Actual billing will be based on hours worked and materials used.
- Labor rate is \$55/hr for carpenter, and \$30/hr for helper.
- Materials and subcontractors are billed at cost plus 20%.

**Payment to be made as follows:**

\$5000 deposit due with the acceptance of this proposal. Additional payments due upon the receipt of invoices.

All material guaranteed to be as specified. All work to be performed in a good workmanlike manner according to standard practices and subject to applicable building codes. Any alteration or deviation from the above specifications will be executed only upon written orders, and any additional costs will become an extra charge over and above this estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner agrees to pay all court costs and collection expenses, including attorney's fees, incurred upon default on payment(s). Contractor's liability limited to the portion of the contract price not already paid. Owner to carry necessary insurance on structures and property. Contractor to be fully covered by Workers' Compensation and Liability Insurances. Each contractor and subcontractor must be licensed by the MD Home Improvement Commission ([mhic@dllr.state.md.us](mailto:mhic@dllr.state.md.us) or 410-230-6001) and anyone may ask the Commission about a contractor or subcontractor. Formal mediation of disputes between homeowners and contractors is available through the MHIC. The Commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors. A homeowner may request that a contractor purchase a performance bond for additional protection against losses not covered by the Guaranty Fund.

Authorized Signature \_\_\_\_\_  
President

This proposal may be withdrawn by us if not accepted within fourteen(14) days.

**Acceptance of Proposal**

The above prices, specifications, and conditions are satisfactory and are hereby accepted. Contractor is authorized to perform the work as specified. Payment will be made as outlined above. Deposits are due at the acceptance of this proposal and are not refundable. Customer has the right to cancel this contract without obligation providing contractor receives written notification within three(3) days of the date of acceptance.

Date of acceptance: \_\_\_\_\_ Signature \_\_\_\_\_

THANK YOU FOR THE OPPORTUNITY TO SERVE YOU!

# ENGINEERING REPORT

June 29, 2017

Kemp Home Inspections, LLC  
13017 Wisteria Dr. #410  
Germantown, MD 20874  
301-916-6030  
www.trustkemp.com

Client: Tiana Coll  
Subject: Structural Inspection, 1181 Morgan Station Road, Woodbine  
MD  
Encl: Photographs

Scope of Inspection/Background

An inspection of the subject property was conducted on June 27, 2017. The purpose of the inspection was to assess the structure in advance of planned renovations.

The inspection was limited to the visible and accessible areas. No destructive testing was performed. No engineering analyses (calculations) were performed. The assessment was based on conditions observed at the time of the inspection.

Observations and Recommendations

*Exterior*

The roof ridgeline is level and exterior walls are straight (photo 1). There is no racking of the structure. The exterior foundation is free from visual structural defects.

*Interior*

The interior of the dwelling comprises two living levels and a cellar/crawlspace. Living areas appear normal to include some floor sloping typical for a property of this age. There are also wall/ceiling irregularities typical for a property of this age. The only exception is floor sloping at the rear of the main level near the fireplace. The cause of this slope was not apparent but can be safely monitored. It can be repaired, if desired, by leveling the finished floor, or raising the rear floor level.

*Attic*

Attic is framed with rafters (photo 2). Framing appears normal.

*Cellar/Crawlspace*

The foundation comprises fieldstone and CMU block. A few areas of the original fieldstone require maintenance parging/re-pointing (photo 3). There is an interior concrete block retaining wall indicating the cellar was converted from a crawlspace. There are

various irregularities of this interior retaining wall (photo 4), however there is no indication of cracking or structural movement. The irregularities appear to be part of the original workmanship (which may be 50 years or older). The portion of the foundation wall associated with the cellar entrance has been undermined (photo 5). Fill this area with concrete. There is evidence of water issues in the cellar which can be detrimental to the structure. It is essential that water management be improved.

Throughout the cellar area floor framing has evidence of insect damage (photo 6). There are various added support columns that have been installed to reduce floor slope. For the purposes of describing conditions of the floor framing, the cellar/crawlspace is divided into four areas: crawlspace, south cellar area (photo 7), middle cellar area (photo 8), and cellar entry area.

#### Crawlspace

This space was not entered; however, no defects were observed.

#### South Cellar Area

We recommend upgrading the added support columns to have concrete footings.

#### Middle Cellar Area

We recommend replacing added columns for the main floor beams with permanent-type columns on concrete footings. We also recommend sistering insect-damaged floor joists.


#### Cellar Entry Area

We recommend sistering the floor joists.

This statement of conditions comprises a declaration of our professional judgment. It does not constitute a warranty or guarantee, expressed or implied, nor does it relieve any other party their responsibility to abide by contract documents, applicable codes, standards, regulations or ordinances.

Kemp Home Inspections, LLC, appreciates the opportunity to serve you on this project. Please feel free to contact me at 301-916-6030 if you have any questions.

Respectfully,



Gregory Kemp, PE  
Licensed Home Inspector  
Licensed Professional Engineer





Photo 1



Photo 2

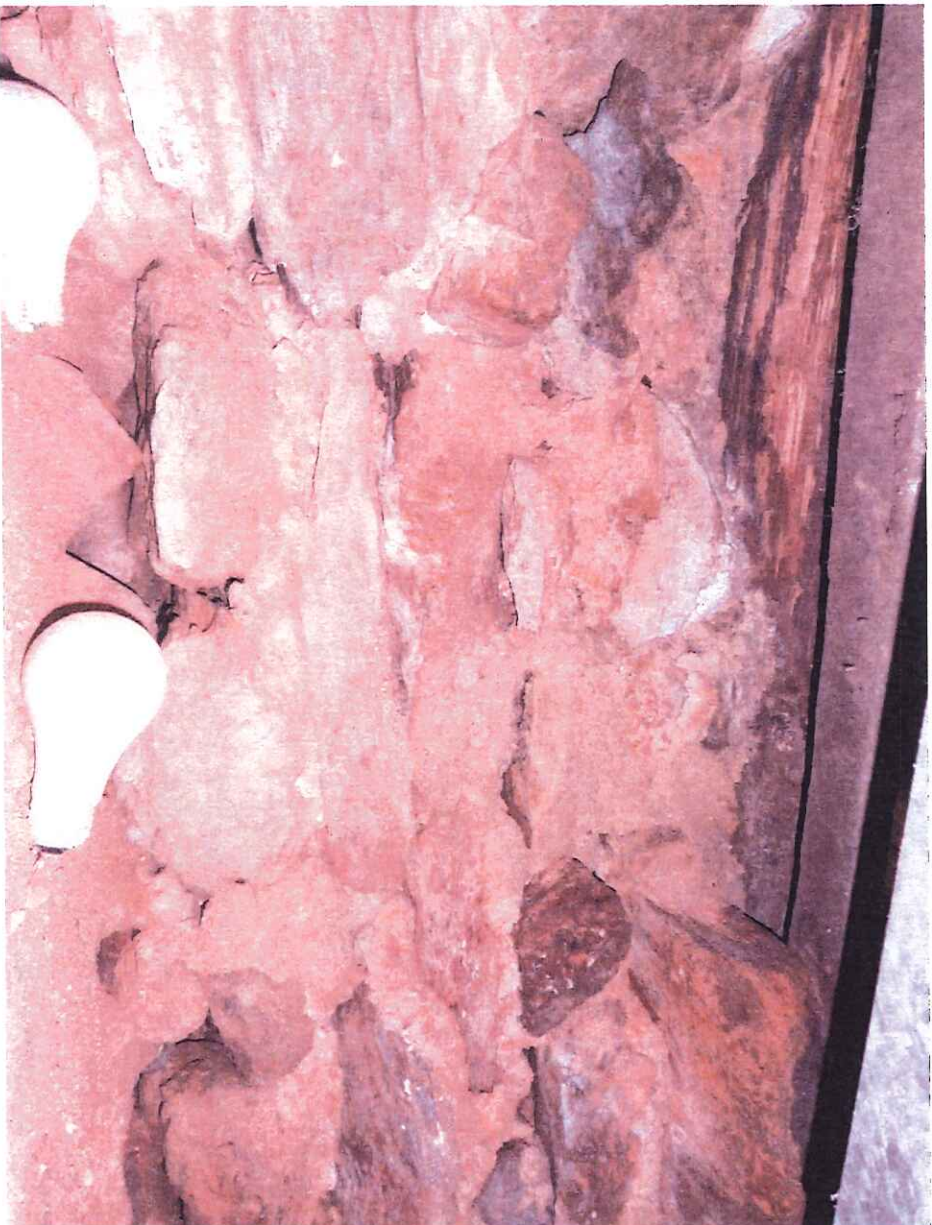


Photo 3



Photo 4



Photo 5

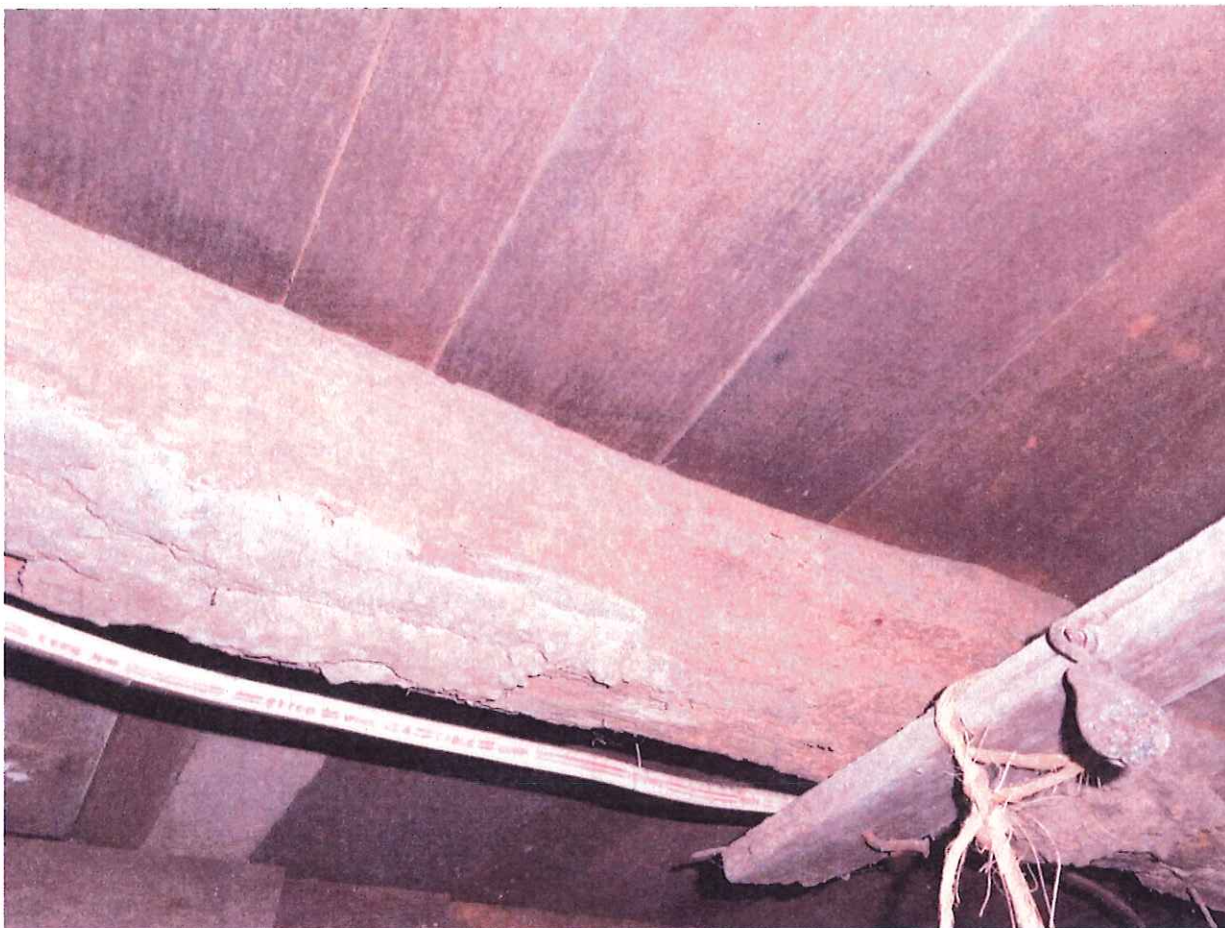


Photo 6



Photo 7



Photo 8