



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

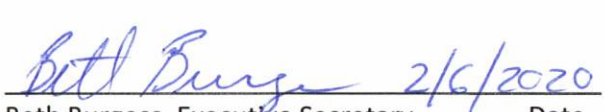
**HPC EXECUTIVE SECRETARY
 HISTORIC PROPERTY TAX CREDIT PRE-APPROVAL**

APPLICANT INFORMATION:	PROPERTY INFORMATION:
Luke Filar 6040 Old Washington Road Elkridge, MD 21075	Property Address: 6040 Old Washington Road, Elkridge
	MA Case Number: <u>20-11</u>
	Property Information: Map 38, Parcel 533

OWNER INFORMATION:	HISTORIC DESIGNATION INFORMATION
Luke Filar 6040 Old Washington Road Elkridge, MD 21075	Ellicott City Historic District <input type="checkbox"/>
	Lawyers Hill Historic District <input type="checkbox"/>
	Historic Sites Inventory #: <u>803</u>

PROPOSED WORK:
<p>The applicants recently purchased the subject home and are dealing with a mold remediation issue in one of the upstairs rooms and other various repairs. The applicant seeks tax credit pre-approval for the following work:</p> <ol style="list-style-type: none"> 1) Insulation of all exterior walls in the house, which are currently not insulated. Insulation will contain a vapor barrier. 2) One room had mold issues and remediation was required. The room is currently down to studs, with exposed soft wood joists and other structural members. Repair and replace as needed with new wood, any rotten or damaged joists, studs and other potential mold damaged structural members. 3) Further mold remediation, pending the results of the mold test. 4) Chimney repairs – Chimney 1: prep and edge crown, remove loose mortar, rebuild and regrade mortar crown. Reset and reseal flashing, install aluminum liner. Chimney 2: Disconnect appliances, install liner, rebuild and reseal thimble, install stainless termination with rain and animal cap, install B vent. <p>**The refinishing of floors, referenced in the application, is not eligible for this tax credit.</p>

COMPLIANCE WITH COUNTY CODE SECTION 20.112 FOR TAX CREDIT PRE-APPROVAL:
<p>The Executive Secretary has determined that the proposed work is eligible for historic property tax credits and is consistent with the County Code as referenced below.</p> <ol style="list-style-type: none"> 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
2/7/2020	 Beth Burgess, Executive Secretary 2/6/2020 Date Historic Preservation Commission

HO-803, 6040 Old Washington Road, Elkridge
Historic Property Tax Credit Pre-Approval

AFTER 5 DAYS POSTING ON WEBSITE:

Written Objection WAS NOT Received:	Written Objection WAS Received:	Date Issued:
<input type="checkbox"/> No written objection was received and the proposed work was determined to be in compliance, not requiring Commission approval.	<input type="checkbox"/> Yes, a written objection was received. A hearing before the Commission is required.	

Executive Secretary Signature

Beth Burgess, Executive Secretary Date
Historic Preservation Commission

**IMPORTANT
APPLICANT INFORMATION**

1. As the work progresses, if you find that changes to the pre-approved work are necessary, you must contact the Historic Preservation Commission Staff representative to determine if the proposed changes must be approved.
2. In order for labor to be eligible for the tax credit, the contractor must hold an active MHIC license or other applicable license. All invoices must include the contractor's license number and a clear, itemized scope of work for each item being claimed.
3. Submit receipts and canceled checks for materials or contracts showing that the invoice has been paid. Copies of receipts are acceptable.
4. Indicate the total amount of tax credit being claimed on the application form.
5. Submit photographs showing the completed work.

When the work has been completed, submit the Final Tax Credit Application form and your application will be scheduled for the next available Commission meeting for which it meets the application deadline. A dollar amount of tax credit will be approved based on the receipts, checks, contracts, and documentation submitted. The final approval will then be forwarded to Howard County Department of Finance.

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

FOR STAFF USE ONLY

Application #:

HPC - MA-20-11

Meeting Date:

posted online

Date Received:

RECEIVED

FEB 06 2020

PROPERTY INFORMATION:

Address of Subject Property: 6040 Old Washington Road Ellicott City, MD 21075

Tax Account Number: _____

Map 0038 Parcel 0533 Block 3 Lot 0

PROPERTY OWNER INFORMATION:

Owner Name (please provide one name for contact purposes): Luke Filar

Mailing Address: 6040 Old Washington Road Ellicott City, MD 21075

Phone No. (W) 410-313-5130 (H) 443-745-8113

Email: luke.filar@outlook.com Contact Preference: phone

HISTORIC DESIGNATION:

Is this property listed on the Howard County Historic Sites Inventory? Y N #HO- 803

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 ATTACHMENT

SIGNATURE/CERTIFICATION:



Owner's Signature

2/3/2020

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.

Brief background:

The upstairs master bedroom and bathroom had to be completely gutted because of mold growth. The repairs for this part of the house are being made using a 203k loan required by the bank because of the mold growth. After the drywall had been removed it was discovered that the bedroom did not have any insulation in the exterior walls. The contractor plans to add insulation with a vapor barrier and replace all the electrical work in the room. After the walls were removed there was evidence of a few rotten floor joists. The contractor will repair any joists that show evidence of rotting wood. A mold inspector came to the house on Tuesday February 4th. He noted that visually he didn't see any cause for concern but took samples to be sent for a lab to look for mold growth. Results should be back within a few days. If mold is there the loan will also cover any mold remediation that needs to take place. The contractor also plans to bring in a company to complete chimney repairs. Repairs need to be made to the crown, mortar, and mortar crown. The flashing also needs to be resealed, an aluminum liner installed and a B vent installed.

Work to be completed at 6040 Old Washington Rd:

- Insulation of all exterior walls in house
- Repair and replace as needed with new wood, any rotten or damaged joists, studs and other potential mold damaged framing members
- Potential mold remediation depending on results of mold tests
- Chimney repairs: Prep and edge crown, remove loose mortar, rebuild and regrade mortar crown. Reset and reseal flashing, install aluminum liner, install B vent (quote: \$4,975)
- Refinish floors throughout house

Photos:





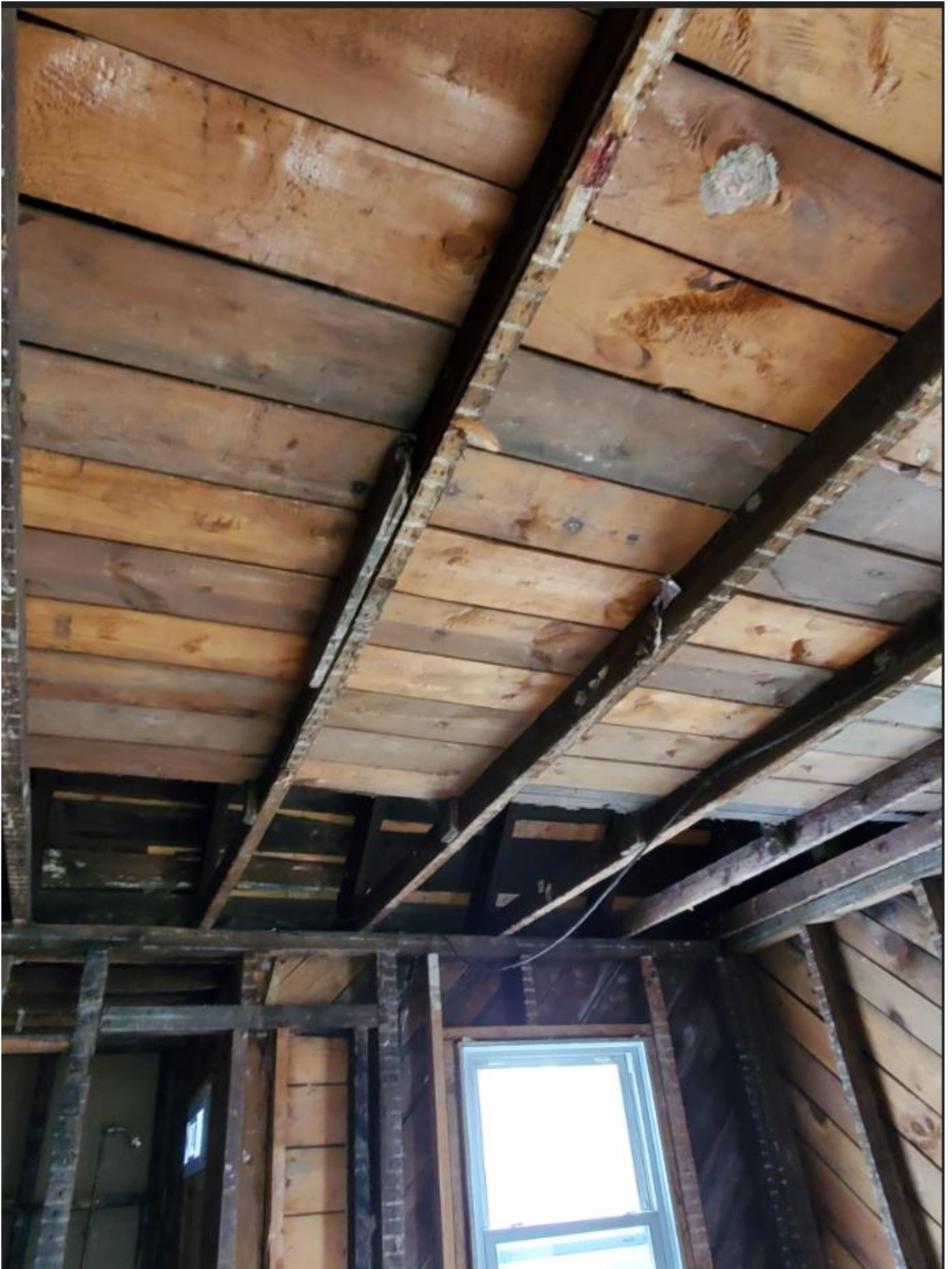
Chimney in need of repair and structural support



Rotten floor; Chimney in need of repair



Failed joists and failing chimney





CHIMNEY 1

FLUE 1

Room Location: Family rm
Type: Abandoned / Dormant
Vent: Chimney Exhausted

Construction: Masonry
Liner Type: Unlined
Liner Size: 8"x8"

Fuel: Wood
Functional: No



Flue Notes:

Flue Images:



PROPERTY	PASS/FAIL	NOTES	PHOTOS
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EXTERIOR INSPECTION

PROPERTY	PASS/FAIL	NOTES	PHOTOS
Chimney Height	Pass		
Brick Work	Pass		
Crown	FAIL	Prep and etch crown—remove loose mortar—rebuild and regrade mortar crown.	
Flashing	FAIL	Reset and reseal with polyfiber rubber—brush application—mask and edge.	

CHIMNEY 2

FLUE 2

Room Location: Basement
Type: Furnace
Vent: Chimney Exhausted



Construction: Masonry
Liner Type: Unlined
Liner Size: 8"x8"



Fuel: Gas
Functional: Yes

Flue Notes:

Flue Images:



PROPERTY	PASS/FAIL	NOTES	PHOTOS
Flue Cleaning	Pass		
Flue Liner	FAIL	Disconnect appliances / demo-enlarge thimble, prepare interior and top for install, drop 6" x 40' stainless steel flex liner from top, fabricate and install stainless steel manifold at base-tie into liner, furnish with stainless tee-snout, tie appliances into manifold-replace vent pipe and elbows, rebuild and reseal thimble, install stainless termination with rain and animal cap.	
Stove/Pipe Clearance	FAIL	Install 12'x5" B Vent.	

PROPERTY	PASS/FAIL	NOTES	PHOTOS
Chimney Height	Pass		
Brick Work	Pass		
Crown	FAIL	Prep and etch crown—remove loose mortar—rebuild and regrade mortar crown.	
Flashing	FAIL	Reset and reseal with polyfiber rubber—brush application—mask and edge.	
Flue	Pass		
Flue Cap	Pass		
Mortar Joints	Pass		
Plant Growth	Pass		

Additional Notes:

Additional documentation.

Additional Images:

