ITEM B

To: Westminster Historic District Commission

From: Andrea Gerhard, Comprehensive Planner

Cc: Mark Depo Planning Director
Andrew Gray, Comprehensive Planner
Sandy Anderson, Main Street Manager

Date: March 4, 2020

Subject: Application for Historic Rehabilitation Property Tax Credits TC #20-02

Overview

On February 12, 2020, Joseph Paciella and Katie Staab, owners of 174 West Main Street submitted a pre-construction Application for Historic Rehabilitation Property Tax Credits TC #20-02 (attached). 174 West Main Street is located in the Westminster Historic National Register District. According to the Maryland Department of Assessments and Taxation online records, the primary structure was built in 1885 (Attached).

Pursuant to Section 143-5. A., the City Code states: "Establishment of historic tax credit program for qualified expenses. In accordance with § 9-204 of the Tax-Property Article of the Annotated Code of Maryland, there is hereby established a City of Westminster real property tax credit in the amount of 10% of the qualified expenses for the restoration and preservation of an eligible historic property, and 5% of the qualified expenses for the construction of an architecturally compatible new structure on an eligible historic property."

Pursuant to Section 143-5 B. Eligible Work includes:

(a) The repair or replacement of exterior features of an existing structure;
(b) Work that is necessary to maintain the physical integrity of an existing structure with regard to safety, durability or weatherproofing; or
(c) Maintenance of the exterior of an existing structure, including routine maintenance;
(d) New construction of an architecturally compatible structure; or
(e) Interior restorations necessary to restore or maintain the historic integrity and efficient or safe functioning of an eligible property, excluding elective and/or cosmetic renovations.

The proposed project consists of attic improvements to reduce air leakage including new attic insulation, as outlined in the attached application. The total estimated cost of the proposed project is $11,603.13 and 10% of this cost is $1,160.31.

RECOMMENDATION

Staff recommends the Commission consider approval of the proposed attic improvements, consistent with Section 143-5.B.(b), with an estimated cost of $11,603.13and an estimated tax credit of $1,160.31, conditioned on whether the Commission finds the proposed weatherproofing measures to be historically compatible.

ATTACHMENTS

1. Application for Historic Rehabilitation Property Tax Credits TC #20-02
2. Maryland State Department of Assessments and Taxation, Real Property information for 174 West Main Street

City of Westminster, Maryland
Application for Historic Rehabilitation Property Tax Credits

Questions? Please call the Westminster Department of Planning at 410-848-4628

Please check one: ☑ pre-construction application ☐ post-construction application*

Property tax account ID 07-060556

**Post-Construction applications:*
(a) must include the approved pre-construction application plus photos, receipts, etc. to document completion and costs.
(b) must be received within 60 days of the completion of the work described herein.

Property owner Joseph Paciella daytime phone (301) 233-3299

Property co-owner Katie Staab daytime phone (717) 424-9398

Property address 174 W. Main Street Westminster, MD 21157

Mailing address same as property address

(1) In accordance with Tax-Property Article 9-204 of the Maryland Annotated Code and Ordinances 667 and 668 of the City of Westminster, this application is based upon the historic rehabilitation work described by the enclosed narrative and photographs.

(2) Total cost of the project** $ 11,603.13 *(estimated if pre-construction application)*

***Minimum expenditure must be $5,000 within 24 months to be eligible for the tax credits.*

(3) Completion date September, 2020 *(estimated if pre-construction application)*

(4) Attachments:
- ☑ photographs *(mandatory)*
- ☑ project narrative *(mandatory)*
- ☐ drawings *(optional, must be to scale if provided)*

Please list any additional attachments: The photographs & narrative are in the "Energy Audit Report." We also attached the itemized proposed cost.

I hereby declare that all information submitted on this application and attachments is, to the best of my knowledge, accurate and true.

J. Paciella 2/12/2020
(owner signature and date)

Katie L. Staab
(co-owner signature and date)

(If incorporated, Corporate Officer's printed name, title, signature, and date)

Application received by Historic District Commission on _____ by _____
(signature and title)

HDC decision:
- ☐ Approved as submitted
- ☐ Denied as submitted
- ☐ Conditional Approval (see Comments, below)

Comments by HDC:

Narrative:

My husband Joe and I received information about BGE offering energy audits for customers. We took advantage of the free audit from Ecomize (where they gave us lightbulbs, etc.) and also opted to get the extensive measurements (result in the audit report) to tell us how energy efficient our old house is and could be. The main problem is the attic, which loses heat rapidly. We are proposing to weatherproof the attic by sealing and insulating the space. We currently have ~R12 insulation that will be replaced with R49 insulation.

Unfortunately, Ecomize cannot complete the weatherization work until the knob and tube wiring is removed, since it would become a safety issue. So, first they will remove the floor boards in the attic and the electricians will replace the knob and tube wiring with wiring that meets today's safety standards. They will insulate the attic floor around this wiring, in addition to insulating the attic ceiling and sealing any major airflow holes.

EmPOWER MARYLAND

Your Home Energy Audit Report

Provided by EcoMize USA, LLC

BGE SMARTENERGY savers PROGRAM

Prepared for

Joseph Paciella
174 W Main St
Westminster, MD 21157
Customer Phone Number: 7174249398

Inspection Date: 11/07/19
Advisor Name: Anthony Cramer
Advisor Phone Number: 410-935-8059
Advisor Email: anthonycramer@ecomizeusa.com

Description of Existing Home

House Type:	Single-Family Detached
Conditioned Floor Area:	1914 Sq.Ft.
Number of Bedrooms:	3
Number of Occupants:	3
Year Home Was Built:	Pre 1950
Stories Above Grade:	2
Primary Foundation Type:	Unconditioned Basement

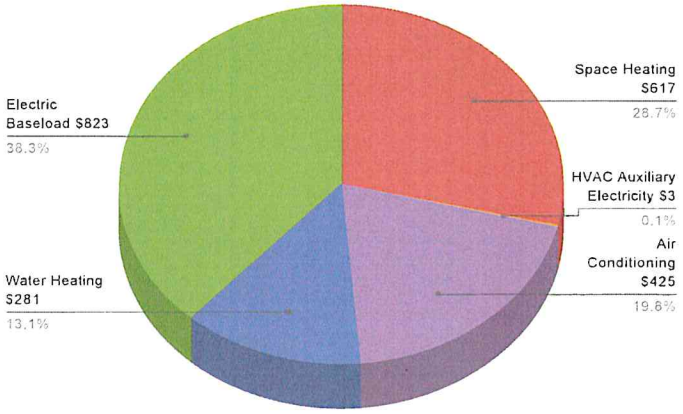
Existing Systems

Heating Systems:	83.30 AFUE Natural Gas Boiler
Cooling Systems:	11 SEER Central AC 11 SEER Central AC
Water Heating Systems:	50-Gallon Electricity Storage (Tank)

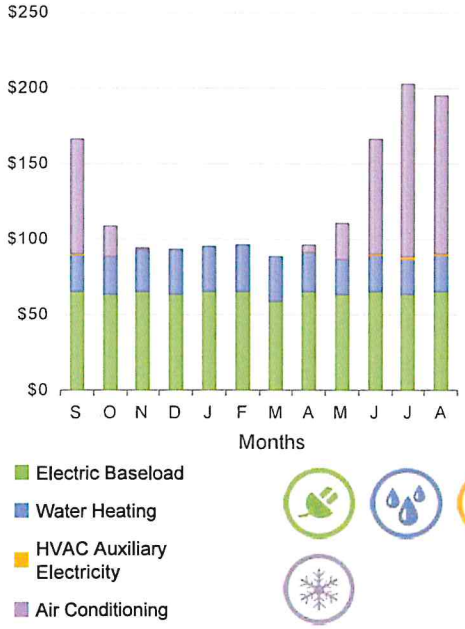
Your Home's Energy Consumption

Based on our assessment of your home, we have estimated your home's energy usage and broken it down by major end use category. The energy consumption estimate is based on how much your home would consume in an average year. The estimated costs are based on our estimate of current energy costs.

Estimated Utility Bill Disaggregation

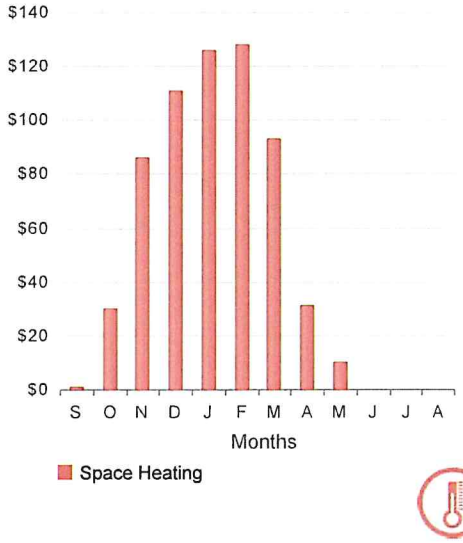


Electricity Usage - $1,511 or 71% of cost



Your electric retail energy provider is BGE and the rate used in this analysis is 0.10000 per KWh. The total energy cost and consumption has been normalized to reflect a typical year.

Gas Usage - $617 or 29% of cost



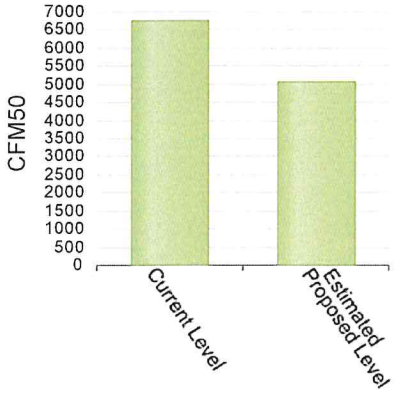
Your gas provider is BGE and the rate used in this analysis is 0.84500 per Therm. The total energy cost and consumption has been normalized to reflect a typical year.

Controlling Your Home's Air Leakage

Uncontrolled air leakage occurs when air moves through gaps or openings in walls, floors, ceilings, duct work, doors or windows, and is often a major source of energy loss in homes. As your home becomes more air tight and energy efficient, controlled ventilation is required to ensure healthy ventilation.

Using diagnostic equipment, your home's air leakage rate was measured and compared to an industry standard for healthy ventilation rates.

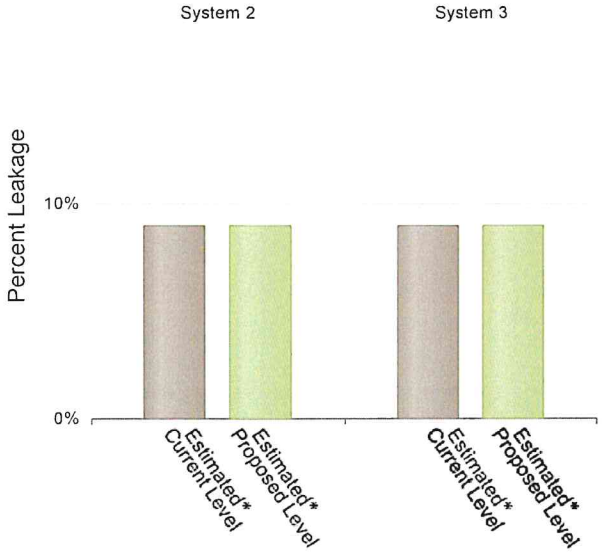
Your Home's Air Leakage Rate



The proposed level of air sealing will allow your home to meet industry standards for healthy indoor air quality via natural ventilation through your building enclosure. However, your home may benefit from mechanical ventilation to ensure healthy indoor air quality by controlling the source of your fresh air. To determine which ventilation strategy is best for your home, discuss the available options with your trusted energy advisor.

Your Home's Duct Leakage

Addressing duct system leaks, holes and poorly connected ducts prevents conditioned air from escaping into uncondtioned space. By reducing this leakage, home owners should expect to use less energy and experience a more comfortable home.



Proper sealing of your home's duct distribution system can significantly improve airflow, offering many benefits, including energy cost savings, improved indoor air quality and better balanced temperatures from room to room.

Untested systems are marked as "estimated." These systems's leakage values are estimated based on the qualitative descriptions given by the rater.

Your Home's Combustion Safety Results

Testing your home's combustion appliances is an important part of assessing not only your home's energy efficiency but also whether your home is healthy and safe to live in. Combustion appliances are those that burn fuels (i.e., gas, propane, and oil) for heating, cooking and other purposes. The operation of these appliances has a significant impact on your energy consumption but, more importantly, can also cause serious health and safety threats under certain conditions. We performed the combustion-related tests that were required on your home and found no failures.

Home Improvement Recommendations

As a result of the Home Performance Assessment, we recommend the following improvements for your home:

Measure Category	Existing Condition	Improved Condition	Estimated Annual Savings
Air Sealing			
Air Sealing Level	Air leakage rate of 6768 cubic feet per minute at 50 Pascals.	Reduce leakage from living space to 5076 CFM50	$69.99
Seal/Insulate Attic Access Hatches - Attic Area 1		Seal/Insulate 1 Attic Access Hatch(es)	
Treat Major Attic Bypasses - Attic Area 1		Reduce Air Leakage Through Attic	
Insulation			
Attic Insulation - Attic Area 1	Current insulation level is 3" and condition is moderately insulated	Insulate 478.5 square feet w/ Cellulose (open blow): inches	$23.82
Attic Insulation - Attic Area 2	Area is not currently insulated	Insulate 478.5 square feet w/ Cellulose (open blow): inches	$77.64
Whole House Ventilation Measures			
Whole House Ventilation - Whole House Ventilation 1	Whole House Ventilation 1 has a ventilation rate of CFM	Install new mechanical ventilation	
Local Ventilation Measures			
Bathroom Ventilation - Bathroom #1	Ventilation not present or inoperable	Install 50 CFM intermittent fan	
Building Performance Measures			
Attic Ventilation (vents, baffles) - Attic Area 1		Install Passive Attic Ventilation	
General Notes			
Additional Notes: Part of ceiling may need to be replaced to hold the weight of new insulation. Flooring in attic needs to be removed to access and replace knob and tube wiring, air seal, and insulate. Replace section of boiler flue that has a hole in it. These things have to be done before weatherization can begin.			

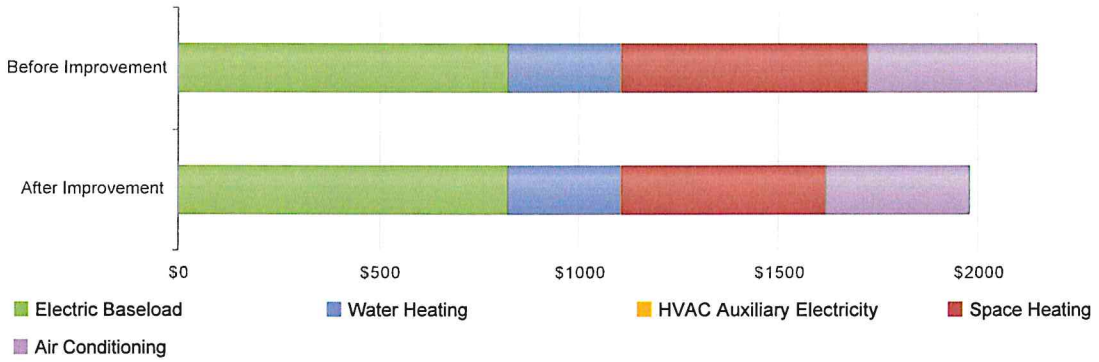
Your Estimated Annual Energy Savings

The following table shows the projected energy savings from the proposed measures, broken into the same major categories of use in your home as shown in the analysis of current energy usage on Page 2. For each category, the table provides the projected annual dollar savings, a breakdown of the savings by fuel type and the percentage of energy saved relative to your existing usage.

End Use Category	Electricity kWh	Natural Gas Therms	Cost Savings	Percent Energy Savings
Space Heating Savings	N/A	124	$105	17.0%
Air Conditioning Savings	662	N/A	$66	15.6%
HVAC Auxiliary Electricity Savings	5	N/A	$1	15.6%
Total Project Savings	668	124	$171	N/A
Total Percent Savings	4.4%	17.0%	8.0%	11.7%

Projected Reduction in Annual Utility Costs

If you install all of the measures recommended above, your projected annual energy cost savings would be $171 and would potentially change as follows by end use category:



Financial Analysis

The projected energy savings from your home performance projects will help pay for the projects. The following financial analysis lets you to look at energy savings in financial terms.

Simple Payback, Annual After-Tax Rate of Return and SIR	
Energy Saving Measures	$4,720.00
Total Package Price	$4,896.00
BGE Rebate (subject to approval)	$0.00
Other Incentives	$0.00
Net Package Price	$4,896.00
Annual Projected Savings	$171.45
Simple Payback (years)	28.6
Annual Rate of Return	3.50%
Lifetime Savings-to-Investment Ratio	0.53

Glossary

AFUE	Annual Fuel Utilization Efficiency. The rating standard for the energy efficiency of furnaces and boilers. The higher the AFUE, the more energy efficient the system is.
Annual Rate of Return	The rate of return on your investment after 1 year, expressed as a percentage of the total amount invested. This is a standard method for comparing the performance of investments.
BAS	Building Airflow Standard. The minimum amount of ventilation through a house. For air leakage amounts less than the BAS, mechanical ventilation must be installed in order to maintain proper indoor air quality. Approximately equivalent to one full changeout of air in a home in 3 hours.
CCF	Hundred Cubic Feet. Measurement unit for natural gas.
CFM25	The standard measurement for determining air leakage in duct systems. Specifically, it is the amount of air, measured in cubic feet per minute (CFM), escaping from the duct system when pressurized to 25 pascals.
CFM50	The standard measurement for determining air leakage in homes. Specifically, it is the amount of air, measured in cubic feet per minute (CFM), escaping from your home when depressurized to 50 pascals.
Combustion Appliances	Appliances that burn fossil fuels for heating, cooking and other purposes. They can include furnaces, water heaters, ranges, ovens, stoves, fireplaces and clothes dryers.
COP	Coefficient of Performance. Used to measure the efficiency of ground source heat pumps. The higher the COP, the more energy efficient the system is.
EER	Energy Efficiency Ratio. A secondary rating standard for the energy efficiency of air conditioners and primary rating standard for ground source heat pumps. The higher the EER, the more energy efficient the system is.
Electric Baseload	The portion of your electric bill that includes lighting, appliances, and electronics, yet excludes heating and air conditioning, which are considered seasonal use.
HSPF	Heating Seasonal Performance Factor. Used to measure the efficiency of air source heat pumps. The higher the HSPF, the more energy efficient the system is.
HVAC	Heating, Ventilation and Air Conditioning. The technologies and equipment that make up the systems that heat and cool your house.
HVAC Auxiliary Electricity	The portion of your electric bill due to the electric fan used to move heated and/or cooled air through your duct system.
kW	Kilowatt. Energy unit for measuring electric demand. Can be viewed as a snapshot of electricity usage at a single moment in time. 1 kW is equal to the amount of power consumed by ten 100-Watt lightbulbs running simultaneously.
kWh	Kilowatt-hour. Energy unit for measuring electricity consumption. 1 kWh is equal to the amount of energy consumed by ten 100-Watt light bulbs left running for 1 hour.
Lifetime Savings-to-Investment Ratio (SIR)	Financial performance metric that expresses the ratio of savings achieved over the lifetime of a package of energy-saving measures compared to the cost of the initial investment. If the SIR is 1 or greater, then the energy savings from the item will pay for itself before it needs to be replaced again.
R-Value	The resistance of a material to conducting heat. The higher the R-value, the better the insulation.
SEER	Seasonal Energy Efficiency Ratio. The rating standard for the energy efficiency of air conditioners. The higher the SEER, the more energy efficient the system is.
Simple Payback (Years)	The amount of time in years required to recoup the money you spent on an investment, such as on energy efficiency improvements. Simple payback is equal to the cost of the energy efficiency package divided by annual energy savings.
Therm	Measurement unit for natural gas. One therm is approximately equal to 100 cubic feet of natural gas.

EmPOWER Maryland programs are funded by a charge on your energy bill. EmPOWER programs can help you reduce your energy consumption and save you money. To learn more about EmPOWER and how you can participate, go to BGESmartEnergy.com.

Additional Notes and Images from your Home Energy Assessment

EcoMize USA

Save Money...Save Energy...Live Comfortably

Scope of Work

126 Church Lane
Cockeysville, Maryland 21030
P (410)446-7283 F (410)891-8305
MHIC#: 128495

Proposal For:
Joseph Paciella
174 W Main Street
Westminster, MD 21157

DESCRIPTION	COST
Reduce Air Leakage from Living Space	800.00
Seal/Insulate Attic Access Hatches (2)	320.00
Treat Major Attic Bypasses	Included
Install Passive Attic Ventilation (Baffles)	176.00
Insulate Attic w/Open Blow Cellulose to R-49 - Attic 1	1,400.00
Insulate Attic w/Open Blow Cellulose to R-49 - Attic 2	1,400.00
Replace Ceiling Drywall to Rough Finish ***(To Hold Weight of Insulation)***	2,742.00
Remove Attic Flooring	2,930.00
Replace Section of Boiler to Eliminate Hole	164.00
Remediate Knob and Tube Wiring	2,650.00
Install Mechanical Ventilation	800.00
Test Out - Required	Included
TOTAL	$ 13,382.00
BGE REBATE*	$ 1,778.87
TOTAL AFTER REBATE	$ 11,603.13

*All rebates are subject to approval and are not guaranteed.

THANK YOU FOR YOUR BUSINESS!

Real Property Data Search

Search Result for CARROLL COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 07 **Account Number -** 060556

Owner Information

Owner Name:	STAAB KATIE L PACIELLA JOSEPH F	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	174 W MAIN ST WESTMINSTER MD 21157-4448	**Deed Reference:**	/09203/ 00343

Location & Structure Information

Premises Address:	174 W MAIN ST WESTMINSTER 21157-4448	**Legal Description:**	LT - 6352 SF 174 W MAIN ST WESTMINSTER

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0102	0018	1675	7020033.07	0000				2018	Plat Ref:

Town: WESTMINSTER

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1885	1,848 SF		6,352 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	3	2 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	70,200	70,200		
Improvements	89,700	112,900		
Total:	159,900	183,100	175,367	183,100
Preferential Land:	0			0

Transfer Information

Seller: OBRIEN WILLIAM JAY	**Date:** 01/10/2019	**Price:** $225,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /09203/ 00343	**Deed2:**
Seller: KROE J MICHAEL	**Date:** 08/25/1987	**Price:** $94,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /01040/ 00346	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 07/22/2019

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**