

ITEM A



To: Westminster Historic District Commission

From: Sandy Anderson, Main Street Manager

Cc: Mark Depo Planning Director

Andrea Gerhard, Comprehensive Planner

Date: April 30, 2020

Subject: Application for Historic Rehabilitation Property Tax Credits TC #20-04

### **OVERVIEW**

On February 19, 2020, V. Sreenivas, representing Sambrum LLC, the entity that owns 1-4 Schoolhouse Avenue, submitted a pre-construction Application for Historic Rehabilitation Property Tax Credits TC #20-04 (Attachment 1). 1-4 Schoolhouse Avenue 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 1890 (Attachment 2).

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; or
- (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;

or

- (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 scraping, cleaning, adequately preparing, and repainting loose and peeling paint on the exterior of the existing structure. In addition, the repair or replacement of various plumbing and electrical components. Please see the attached application for further explanation of repairs. The total estimated cost of the proposed project is \$19,000.00. If the Historic District Commission finds that the total estimated cost qualifies as expenses needed for the restoration and preservation of an eligible historic property, then 10% of the proposed project estimated costs is \$1,900.00.

### **RECOMMENDATION**

Staff recommends the Commission consider approval of the proposed painting consistent with Section 143- 5.B.(a),(b), and (c), with an estimated cost of \$19,000.00 and an estimated tax credit of \$1,900.00, or 10% of the estimated cost, conditioned on:

1. The Commission finds that the total estimated cost qualifies as expenses needed for the restoration and preservation of an eligible historic property, and
2. The Commission finds that the proposed work is historically compatible.

### **ATTACHMENTS**

1. Application for Historic Rehabilitation Property Tax Credits TC #20-04
2. Maryland State Department of Assessments and Taxation, Real Property information for 1-4 Schoolhouse Avenue

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 060092

*\*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 Sambrum LLC daytime phone (240) 753-5070

Property co-owner for V. Sreenivas, Manager daytime phone ( )

Property address i-4 Schoolhouse Ave, Westminster, MD

Mailing address 6 Royal Forest Ct. Silver Spring, MD 20904

(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\*\* \$19,000 (estimated if pre-construction application)

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

(3) Completion date 3/10/2020 (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: \_\_\_\_\_

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

V. Sreenivas for Sambrum LLC  
(owner signature and date) 2/19/2020  
V. Sreenivas, Property Manager  
\_\_\_\_\_  
(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:

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# Untitled Map

Schoolhouse Avenue

## Legend

 1 School House Ave



Google Earth

© 2020 Google

5.24 ft

# Untitled Map

Schoolhouse Avenue

## Legend

 1 School House Ave



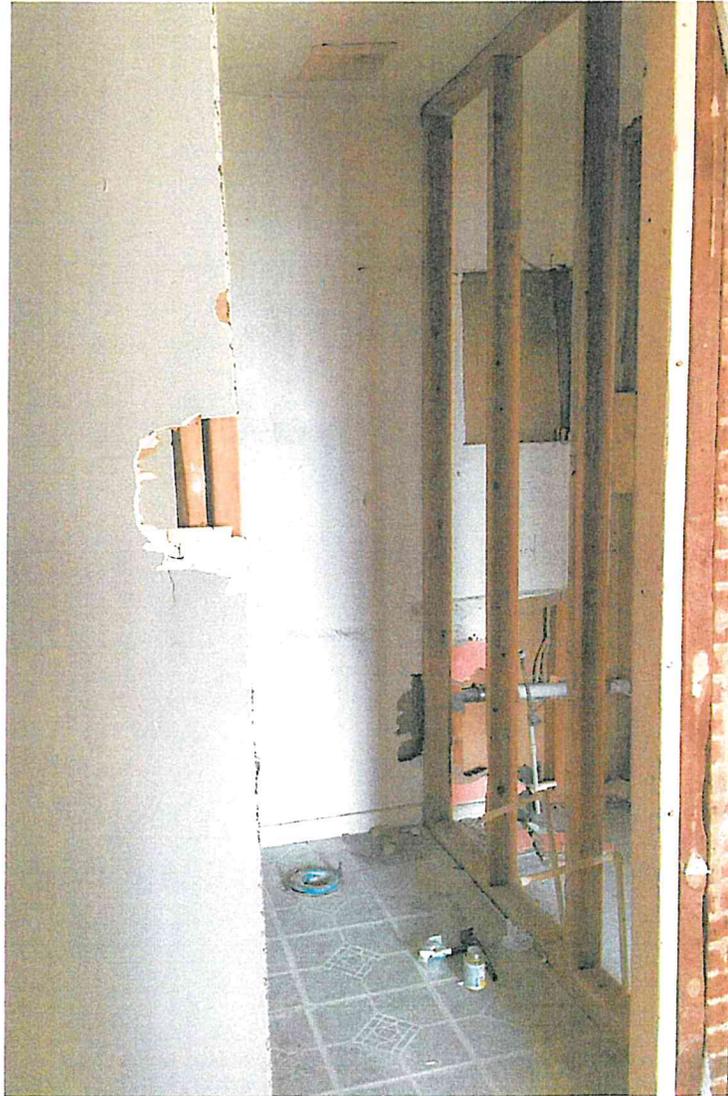
Google Earth

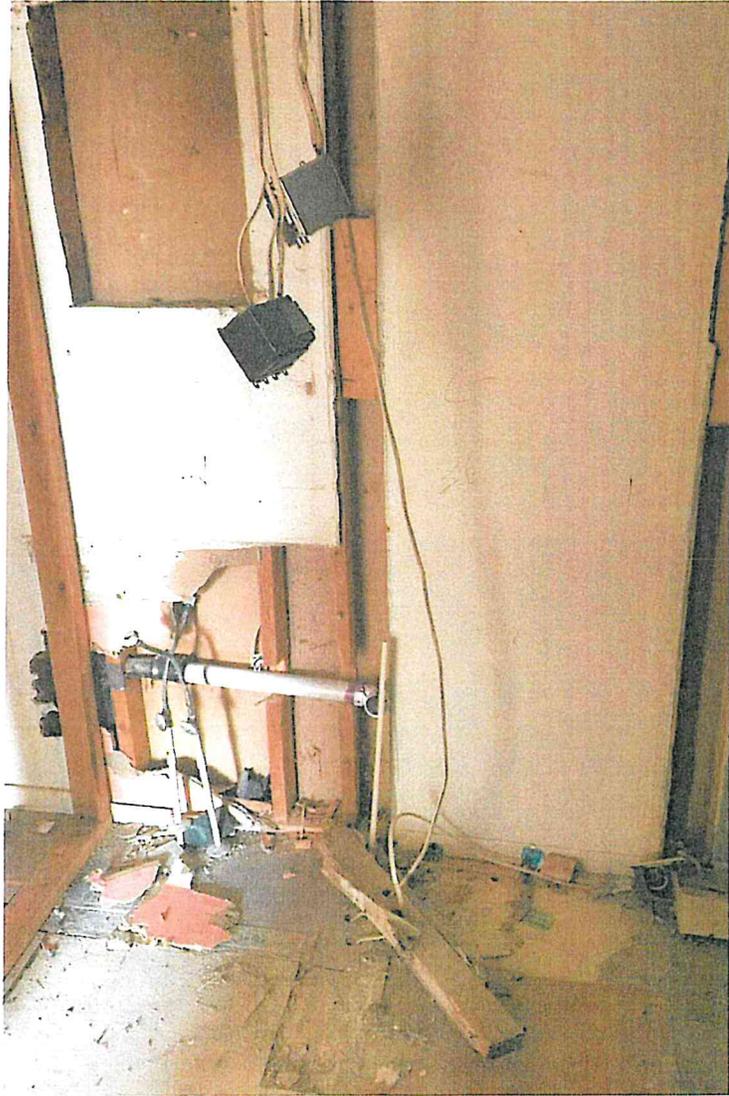
© 2020 Google

7.29 ft









2 and 4 Schoolhouse Avenue houses (on tax record 1 Schoolhouse avenue)

- Painting of a structure's exterior.
- Exterior of a brick mortar repair.
- Replace rotten wooden front-porch ceiling.
- Repair roof such as standing-seam metal
- poorly or non-functioning sump pump
- Repair or necessary replacement of deteriorated plumbing or electrical components.
- Repair of original windows and doors
- Painting and repair of interior surfaces (such as windows, walls, floors, and doors).
- Rehabilitation of a kitchen when the current worn damaged kitchen due to age and \ the safety of occupants is at risk without improvements.
- Renovation of a bathroom when the current bathroom has been worn or damaged beyond repair.
- Damaged ceiling repairs
- Replace wooden beams with old damaged beams for roofs
- Replace floor wooden beams. All materials used are almost "in-kind" when available.

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 - 060092

Owner Information

**Owner Name:** SAMBRUM LLC **Use:** COMMERCIAL  
**Mailing Address:** 6 ROYAL FOREST CT **Principal Residence:** NO  
 SILVER SPRING MD 20904-0000 **Deed Reference:** /08757/ 00328

Location & Structure Information

**Premises Address:** 1 SCHOOLHOUSE AVE **Legal Description:** LT - 15837 SF  
 WESTMINSTER 21157-0000 1-4 SCHOOLHOUSE AVE  
 WESTMINSTER

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0102	0018	1645	70000.07	0000				2018	Plat Ref:

**Town:** WESTMINSTER

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1890	4,448 SF		15,837 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MULTIPLE RESIDENCE	/	C4			

Value Information

	Base Value	Value		
		As of 01/01/2018	As of 07/01/2019	As of 07/01/2020
Land:	126,600	126,600		
Improvements	119,700	149,700		
<b>Total:</b>	<b>246,300</b>	<b>276,300</b>	266,300	276,300
Preferential Land:	0			0

Transfer Information

<b>Seller:</b> RUJAN INDUSTRIES LLC	<b>Date:</b> 07/26/2017	<b>Price:</b> \$305,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /08757/ 00328	<b>Deed2:</b>
<b>Seller:</b> DORSEY FRANCIS B	<b>Date:</b> 07/16/1998	<b>Price:</b> \$190,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /02067/ 00872	<b>Deed2:</b>
<b>Seller:</b> TOWNHOUSE ASSOC LTD	<b>Date:</b> 02/12/1996	<b>Price:</b> \$225,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /01767/ 00248	<b>Deed2:</b>

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture: None**

Homestead Application Information

**Homestead Application Status:** No Application

Homeowners' Tax Credit Application Information

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