



## HISTORIC DISTRICT COMMISSION

November 6, 2024

**TITLE:** Historic Rehabilitation Property Tax Credit Post-Construction Application  
TC-24-01, 12 Anchor Street

**REQUEST:** Robert Roys, the Applicant and property owner, is requesting approval of a Post-Construction Application for Historic Rehabilitation Property Tax Credit (TC-24-01) for 12 Anchor Street, Westminster, Maryland to replace the original roof with a new roof and other structural

**SUBJECT PROPERTY:**

**LOCATION:** 12 Anchor Street, Westminster, Maryland (SDAT# 07-059752), located on the corner of Anchor Street and Union Alley within the City of Westminster Historic District.

**ZONE:** R-7,500 Residential Zone

**APPLICANT/REPRESENTATIVES:**

**APPLICANT/OWNER:** Robert Roys

**STAFF:** Melissa D. Thorn, Economic Development Coordinator

**ATTACHMENTS:**

1. SDAT\_ Real Property Search
2. Post-Construction Application of Historic Rehabilitation Property Tax Credits TC-24-01
3. Roof Right Inc. Paid Invoice
4. Post-Construction Pictures

## STAFF REPORT

### I. BACKGROUND

Pursuant to the City of Westminster Zoning Ordinance (Zoning Ordinance) Section 143-5A., 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." [Emphasis added]*

Pursuant to Zoning Ordinance Section 143-5B., "Eligible Property" includes:

- (1) Properties located within the City's Local Historic District;
- (2) Properties listed individually in the National Register of Historic Places; or
- (3) Contributing properties located within a National Registered District.

Pursuant to Zoning Ordinance Section 143-5B., "Eligible Work" or work done on an eligible property, includes:

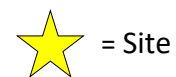
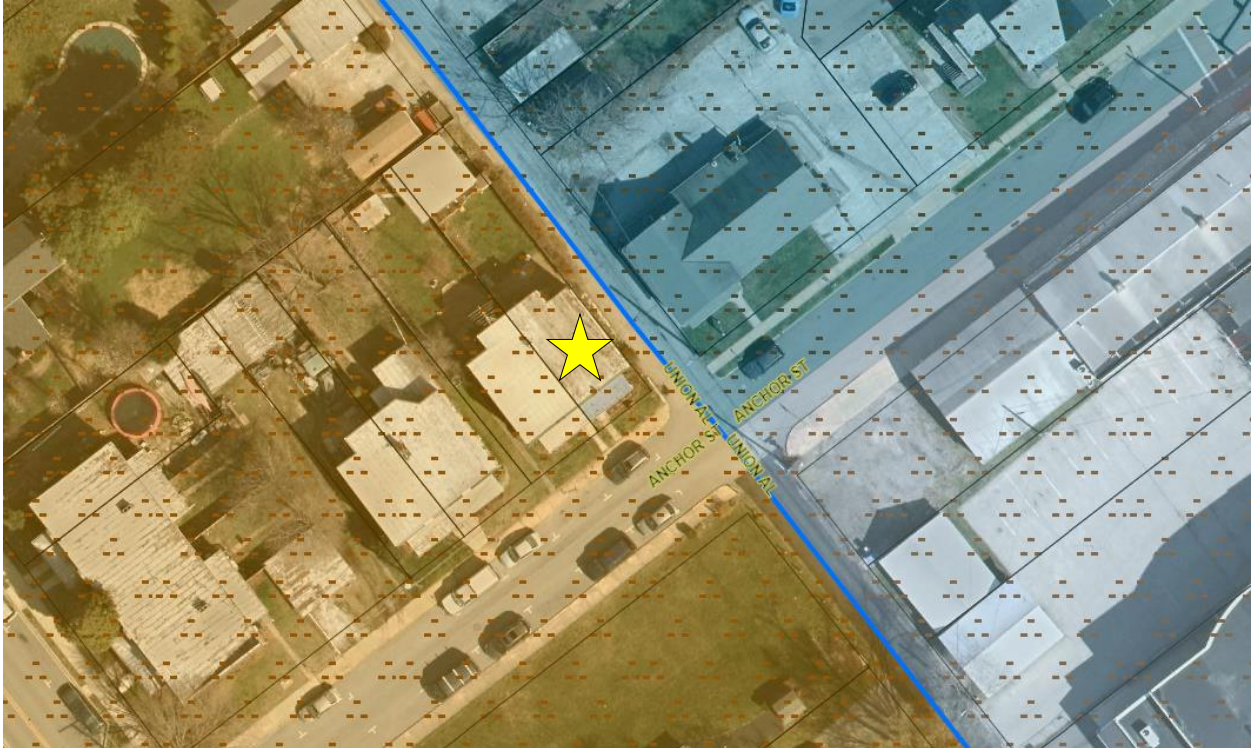
- (a) The repair or replacement of exterior features of an existing structure;
- (b) Work that is necessary to maintain the physical integrity of an existing structure with regard to safety, durability or weatherproofing; or
- (c) Maintenance of the exterior of an existing structure, including routine 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.

On May 29, 2024, Robert and Emily Roys, submitted, via email, a Pre-Construction Application for Historic Rehabilitation Property Tax Credits TC-24-01 (Attachment 2). According to the Maryland Department of Assessments and Taxation records, the primary structure was built in 1936 (Attachment 1). The original metal roof has developed numerous holes and rust that are beyond repair. The owner would like to replace the roof with a new metal roof to uphold the historical significance of the home and maintain original charm.

On July 10, 2024, the Historic District Commission motioned to approve TC-24-01 in the amount of up to \$3,880.68. On September 23, 2024, Robert and Emily Roys, sent in their post-construction application and come before the Historic District Commission to finalize the Historic Rehabilitation Property Tax Credits process.

## II. PROPERTY INFORMATION

The Property is zoned R-7,500 Residential Zone. The Maryland State Department of Assessments and Taxation (SDAT) records indicate the Property is owned by Robert J Roys. The Property is located on the corner of Anchor Street and Union Alley within the City of Westminster Historic District.



## PROPERTY ELIGIBILITY

The Property is considered an eligible property under Zoning Ordinance Section 143-5B., Eligible Property, as the Property located in the Westminster Historic National Register District.

## III. PROJECT DESCRIPTION

The Applicant chose to hire the following contractor for the work, completed in the original amount, per the proposal and scope:

1. Roof Right Inc. (MHIC# 49631): \$38,806.78

1) Install a Snap Lock Standing Seam Metal Roof system. 2) Remove & dispose of 1 layer of existing roofing materials down to the roof purlins roof deck 3) Install the Duro-Last Membrane 4) Reflash the chimney 5) Install a skylight 6) Install snow guards.

#### IV. RECOMMENDATION

Staff recommends that the Commission review the provided Post-Construction Application for Historic Rehabilitation Property Tax Credits TC-24-01 and other documentation provided by the Applicant for 12 Anchor Street to determine whether: 1) the completed work is eligible work and in accordance with the preliminary approval of the certificate of eligibility and 2) the requested amount of **\$3,880.68** is acceptable.

#### V. DRAFT MOTIONS

1. I move that the Historic District Commission, upon finding that the completed work is eligible work and in accordance with the preliminary approval of the certificate of eligibility and the requested amount of \$3,880.68 is acceptable, approve the Post-Construction Application for Historic Rehabilitation Property Tax Credits TC-24-01 and forward the Historic Tax Credit Certificate of Eligibility for TC-24-01 to the City of Westminster Department of Finance.

OR

2. I move that the Historic District Commission deny the Post-Construction Application for Historic Rehabilitation Property Tax Credits TC-24-01

OR

3. I move an alternate motion.