

News and Information about Radnor Winston's Historic Status!

*This sheet provides information about the new Radnor Winston Historic District
and an introduction to how to apply for the state tax credit*

Introuction:

In May, most of the Radnor Winston Neighborhood was named to the *National Register of Historic Places* because of our valuable architectural history of late 19th and early 20th century homes.

Construction of the four-square homes began on Crowson before World War I, but most development occurred afterwards during the 1920's with smaller frame and wood shingle bungalows. Today, Radnor Winston remains a predominantly Arts and Crafts bungalow neighborhood from the first quarter of the 20th century.

At the present time, duplexes on Underwood, Charter Oak, 4800 block of Norwood and the west side of Crowson's 4800 block are not included in the historic district, since they are newer, but an application to include them is in the process of being prepared.

The recent listing of Radnor Winston as a historic district will enable homeowners to take advantage of generous tax credits when they renovate (also called rehabilitate) their property according to the Guidelines of the Dept. Of Interior. This national listing gives special status to special communities like ours. It reminds people of the special value of our architectural history and its continuing existence as a whole. Although we appreciate each of our homes individually, it is the group, the streetscape, the complete environment created by all our homes that is being recognized with this listing. Radnor Winston homeowners who make improvements to preserve the integrity of their properties can be granted state income tax credits when the work is approved IN

ADVANCE.

Studies have shown that designated historic districts experience faster than average property value increases. We hope that when you decide to make improvements to your home, you will first learn about the guidelines to properly preserve your home, apply for approval in advance and take advantage of these generous state rehabilitation tax credits.

Details:

The Maryland Heritage Preservation Tax Credit/Refund will pay 20% of the approved expenses of the rehabilitation of your owner-occupied home IF:

1.

Your home is located in a historic district and contributes to the historical significance of that district, and

Your rehabilitation project is completed in less than 24 months and after January 1st of the year in which the historic designation is received (1/1/03 for R-W), and

Your total approved rehabilitation expenses exceed \$5,000, and

Your rehabilitation project is approved by the Maryland Historical Trust as meeting the Secretary of the Interior's Rehabilitation Standards (fundamentally, they require that the work not negatively impact historic elements of the interior or exterior.)

For further information and application materials,

see <http://www.marylandhistoricaltrust.net/taxcr.html>

You can call (410) 514 7628 if you don't have web access, but the web is the best place for information.

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Frequently Asked Questions

Is it true that a budget cap has been placed on the state tax credit program and that next year it may be gone completely?

The budget cap does not apply to owner-occupied homes. The program faces attempts to eliminate it every year. Even if eliminated next year, the tax credit will still be available to any project that is approved based on an application submitted to MHT on or before June 30, 2004.

Are patios, back decks, roof decks, or similar new construction eligible?

No. New construction does not qualify.

Are plumbing, HVAC and electrical system upgrade costs eligible?

Yes, as long as the work does not negatively impact historic elements of the interior or exterior.

Are kitchen and bathroom rehabilitation costs eligible?

Yes. The cost for new appliances is also eligible when part of an overall rehabilitation scheme.

This year, I completed a rehabilitation project but only recently heard about the State tax credit program. Am I still eligible for the

credit?

Possibly. MHT prefers that no work begin on a project until the plans have been approved. Without this approval, there is a chance that the project will not meet the Secretary of the Interior's *Standards for Rehabilitation* and therefore not qualify for the credit. To receive credit after completion, the project must not only meet all of the *Standards*, but also be sufficiently documented through before and after rehabilitation photographs so that adherence to the *Standards* can be adequately assessed by MHT.

My historic house had vinyl siding installed in the 1970s. If I am not planning to remove it as part of my rehabilitation project, will I still be eligible for tax credits on other work that meets the Secretary's *Standards*?

Yes. MHT will not require owners to replace vinyl or aluminum siding with a more appropriate historic treatment if there is no work planned for this feature as part of the overall project.

Special thanks to Preservation Maryland for a generous grant to support our application to the National Register of Historic Places.

