

IN THE MATTER OF
THE APPLICATION OF
MANDEE HEINL, ESQ.

* BEFORE THE
* HOWARD COUNTY

FOR A CERTIFICATE OF APPROVAL
TO DEMOLISH BUILDINGS AT
8474 MAIN STREET,
8476 MAIN STREET,
8478 MAIN STREET,
8480 MAIN STREET, AND
8482 MAIN STREET,
ELLCOTT CITY, MARYLAND

* HISTORIC PRESERVATION
* COMMISSION
*
* Case No. 25-07

* * * * *

ORDER

On April 3, 2025, the Howard County Historic Preservation Commission (the “Commission”) issued a Decision and Order in the above-captioned case, denying the application of Mande Heidl, Esq. from the law firm, Saul Ewing LLP, on behalf of the property owner, Historic Properties Foundation, Inc. (the “Applicant”) for a Certificate of Approval to demolish the structures located at 8474, 8476, 8478, 8480, and 8482 Frederick Road, Ellicott City, Maryland (the “Properties”).

On May 5, 2025, the Applicant appealed the Commission’s denial of its application to the Circuit Court for Howard County, Maryland (Case No. C-13-CV-25-000409). On November 25, 2025, upon consideration of the Applicant’s Petition for Judicial Review, Memorandum in support thereof, and Petitioner’s oral argument, the Circuit Court for Howard County, Maryland issued an Order reversing-in-part the Commission’s April 3, 2025 Decision and Order and remanding this matter to the Commission with instructions to issue an order to provide for the razing of the structures on the Properties¹.

¹ A true and accurate copy of the Court’s Order is attached hereto as **Exhibit A**.

Therefore, in accordance with the Circuit Court for Howard County, Maryland's Order dated November 25, 2025, it is this 17 day of December, 2025, **ORDERED**, that the Applicant's request for a Certificate of Approval to demolish the structures located at 8474, 8476, 8478, 8480, and 8482 Frederick Road, Ellicott City, Maryland, is **APPROVED**.

HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

Signed by:
Julianne Danna
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Julianne Danna, Chair

Signed by:
Ellen Flynn Giles
CB47A69611614A3

Ellen Flynn Giles, Vice-Chair

Signed by:
Cathy Allen
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Cathy Allen, Secretary

DocuSigned by:
Erica Zoren
025B1E868AA8439...

Erica Zoren

Signed by:
Ben Barlow
EEE10E2A288E427...

Ben Barlow

APPROVED for Form and Legal Sufficiency:

HOWARD COUNTY OFFICE OF LAW

Signed by:
Mark D. Beaumont
0D37C4FBA51C4C3

Mark D. Beaumont
Senior Assistant County Solicitor

ANY PERSON AGGRIEVED BY THIS DECISION AND ORDER/CERTIFICATE OF APPROVAL MAY APPEAL THE DECISION TO THE CIRCUIT COURT FOR HOWARD COUNTY WITHIN THIRTY DAYS OF THE DATE OF THE DECISION.

IN THE MATTER OF
HISTORIC PROPERTIES
FOUNDATION, INC

* IN THE
* CIRCUIT COURT
* FOR
* HOWARD COUNTY
* Case No. C-13-CV-25-000409

* * * * *

ORDER

This matter was heard in this Court on November 21, 2025, for an Administrative Appeal pursuant to Petitioner’s Petition for Judicial Review of the Findings and Decision of the Howard County Historic Preservation Commission, filed on May 5, 2025, and Memorandum in Support of its Petition for Judicial Review, filed on September 12, 2025. Upon consideration of the Petition, Memorandum, and Petitioner’s oral argument, it is this 25th of November, 2025 , by the Circuit Court for Howard County, Maryland

ORDERED, that the Court **DEFERS** to the Historic Preservation Commission on the determination of whether the properties located at 8474, 8476, 8478, 8480, and 8482 Frederick Road, Ellicott City, Maryland (the “Properties”) have historic value pursuant to Section 16.607 of the Howard County Code; and it is further

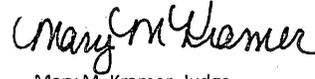
ORDERED, that the Court finds that the Historic Preservation Commission did not properly consider the threat to public safety as required by Section 16.607(a)(4) of the Howard County Code and its decision was against the weight of the substantial evidence and based on speculation; and it is further

ORDERED, that the Court **REVERSES** the Historic Preservation Commission’s decision with respect to its finding that Petitioner failed to prove that the Properties pose a threat to public safety under Section 16.608 of the Howard County Code; and it is further

**EXHIBIT
A**

ORDERED, that the Court **REMANDS** the matter for the Historic Preservation Commission to issue an order to provide for the razing of the structures on the Properties.

11/25/2025 10:45:12 AM



Mary M. Kramer, Judge

Entered: Clerk, Circuit Court for
Howard County, MD
November 26, 2025

Mary M. Kramer, Judge
Circuit Court for Howard County