

IN THE MATTER OF  
THE APPLICATION OF  
DONALD R. REUWER, JR.

\* BEFORE THE  
\* HOWARD COUNTY

FOR A CERTIFICATE OF APPROVAL  
TO MAKE EXTERIOR ALTERATIONS  
AT 3720 MARYLAND AVENUE  
ELLICOTT CITY, MARYLAND

\* HISTORIC PRESERVATION  
\* COMMISSION  
\* Case No. 25-43

\* \* \* \* \*

**DECISION AND ORDER**

Pursuant to Title 16, Subtitle 6, of the Howard County Code, notice having been properly published, the Historic Preservation Commission (“Commission”) convened a public hearing on November 6, 2025, to hear and consider the application of Donald R. Reuwer, Jr. (“Applicant”), for a Certificate of Approval to make exterior alterations at 3720 Maryland Avenue, Ellicott City, Maryland (the “Subject Property”).

The Commission members present were Julianne Danna, Ellen Flynn Giles, Cathy Allen, Erica Zoren and Ben Barlow.

The following documents, incorporated into the record by reference, are applicable to this case: (1) the appropriate provisions of the Howard County Charter and the Howard County Code, including the Howard County Zoning Regulations; (2) the General Plan for Howard County; (3) the application for a Certificate of Approval and associated records on file with the Commission (the “Application”); (4) the Agenda for the November 6, 2025 Commission meeting (the “Agenda”); (5) the Ellicott City Historic District Design Guidelines, May, 1998 (the “Design Guidelines” or “Guidelines”); and (6) the general design guidelines listed in Rule 107 of the Commission’s Rules of Procedure.

## **SUMMARY OF THE PROCEEDINGS**

Ms. Samantha Holmes, Staff to the Commission, presented the Application, identifying the work proposed by the Applicant for which approval is requested, and the Staff's recommendation and the basis for the recommendation. Copies of Staff's recommendation and the Application were provided to each Commission member and reviewed with the Commission by Ms. Holmes. The Applicant represented himself at the hearing.

### **I. TESTIMONY**

Ms. Danna swore in Donald R. Reuwer, Jr. Mr. Reuwer then provided some background on his company, Waverly Real Estate Group, and its involvement in purchasing and rehabilitating historic properties on Main Street since 1982. Mr. Reuwer showed the Commission multiple before-and-after images of the buildings his company has purchased and rehabilitated, explaining that they always strive to make their buildings the best possible. He said they purchased 3720 Maryland Avenue when it became available and have planned to spend around \$300,000 on the siding and windows and that both need to be replaced at the same time.

Mr. Barlow said he appreciates the intention that Waverly uses on their properties and thanked Waverly and Mr. Reuwer for their investment in Ellicott City. Ms. Zoren asked what the plans were for the storefront windows. Mr. Reuwer said he was replacing the wood of the storefront in-kind. The Commission reminded Mr. Reuwer that even though the in-kind replacement did not require a Certificate of Approval, he could still apply for tax credit pre-approval for that replacement.

Mr. Barlow asked if the proposed double-hung windows had been used on other buildings in Ellicott City, to which Mr. Reuwer replied they are the same windows as those used on the Merryman Street building where his office used to be.

In response to a question from Ms. Allen, Mr. Reuwer confirmed that the window frames will still be the Roycroft Copper Red color that was approved in HPC-25-33, and that the Terratone color was only for the double hung windows.

The Commission finished questioning Mr. Reuwer and moved to deliberations.

## **II. COMMISSION DELIBERATIONS**

The Commissioners uniformly agreed that the Applicant's proposed scope of work was consistent with the Guidelines, stating that the proposed windows are high quality and actually look like divided light windows rather than snap-in muntins, and that the proposed color is muted and will fit nicely with the color scheme.

## **III. MOTION**

Ms. Allen moved to approve the application as submitted. Mr. Barlow seconded. The motion was unanimously approved by a vote of five (5) to zero (0).

## **FINDINGS OF FACT**

Based upon the evidence in the record, the Commission makes the following findings of fact:

### **I. THE SUBJECT PROPERTY**

This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1885.

This property is not listed on the Historic Sites Inventory, but the County Architectural Historian provided the following history:

This lot was owned by cabinetmaker Bernard Fort in the late 1850s and was probably used as a lumber yard by him, though in 1860 it was under the operation of lumber merchant Howard Swain. Joshua W. Dorsey purchased the lot in early 1886 but had already constructed the frame warehouse at the northeastern corner of the lot the previous year. The 1887 Sanborn Fire Insurance map shows this building along with a stone and frame livery stable to the west, which did not survive, and the coal shed along the southern end of the lot, which backs up against the stone retaining wall along St. Paul Street and did survive. In these buildings Dorsey stored and sold coal, lumber, agricultural implements, and some hardware. Their location, just across the street from the railroad freight depot where most of this material would have been shipped, was no coincidence. Around 1900-1903 the eastern end of the coal shed was taken down and a one-story building constructed filling the southeastern corner of the lot and abutting the 1885 building. In a few years this was raised to two stories, with a large sally port in it to drive wagons through, which also survived with little change. After Joshua Dorsey's death his son, William R. Dorsey, acquired the property and continued running the business. In the period c. 1920-1945 the old livery stable was demolished and a new building constructed on its footprint, probably primarily to make the floor levels even and improve the workflow in the building. In 1947 the southeastern corner of the c. 1900-1903 addition was taken down and rebuilt on an angle by the State Roads Commission to ease the turn from Maryland Avenue into St. Paul Street. There do not appear to have been significant changes to the buildings since this time, and the complex is a rare survival of the gritty, small-scale industry that was an essential support for families and businesses in nineteenth and early twentieth-century Howard County.

In September 2025 (HPC-25-33), the Applicant received approval to replace the deteriorated wood German lap siding and trim with new Boral TruExterior siding and trim in the Dutch/Cove lap profile and to repaint the building using a new color scheme consisting of:

- German lap siding – Sherwin-Williams Roycroft Pewter, SW 2848
- Board and batten siding – Sherwin-Williams Weathered Shingle, SW 2841
- Double hung windows – Sherwin-Williams Weathered Shingle, SW 2841
- Window frames – Sherin-Williams Roycroft Copper Red, SW 2839

- Storefront windows – Sherwin-Williams Roycroft Copper Red, SW 2839

## **II. THE PROPOSED SCOPE OF WORK**

The Applicant proposes to replace all double hung wood windows on the exterior facing building facades with new double hung windows and seeks tax credit pre-approval for the work. The existing wood windows are severely deteriorated and rotted. The Applicant proposes to install new Andersen double hung aluminum clad wood windows with full divided light grilles in the color Terratone, with the sash pattern to match that of each existing window pattern on the building. The building has a variety of sash patterns, such as 2:2, 6:6 and 1:1. The windows will have permanent exterior raised muntin bars.

The Terratone color is a prefinished color made by the window manufacturer that will be a slightly darker tan than the original Sherwin-Williams Weathered Shingle color that was approved in HPC-25-33.

## **III. THE STAFF REPORT AND RECOMMENDATIONS**

Prior to the November 6, 2025 Commission meeting, Staff reviewed the Application, all materials submitted in support thereof, and all relevant Guidelines. Having done so, Staff included in the Agenda a detailed report summarizing the Application, restating the relevant Guidelines, and providing the Commission with recommendations based on the application of the Guidelines to the Applicant’s proposed scope of work (the “Staff Report”)<sup>1</sup>. At the hearing, the Staff Report was made a part of the record without objection or amendment by any party and is hereby incorporated by reference into these Findings of Fact as though fully set forth herein.

---

<sup>1</sup> See the Agenda at pp. 4-8.

## CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Commission concludes as follows:

### **I. STANDARDS OF REVIEW**

The standards of review for an application for a Certificate of Approval are set forth in Section 16.607 of the Howard County Code and require consideration of:

- (1) The historic, architectural, or archaeological value or significance of the structure and its relationship to historic value of the surrounding area.
- (2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area.
- (3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used.
- (4) Whether the requested action is necessary to protect against threats to public safety.
- (5) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.

Section 16.607(c) of the Howard County Code further provides:

It is the intent of this subtitle that the Commission be strict in its judgment of plans for contributing structures. It is also the intent of this subtitle that the Commission shall be lenient in its judgment of plans for structures of little historic value or plans for new construction, except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area. It is not the intent of this subtitle to limit new construction, alteration, or repairs to the architectural style of any one period.

Section 16.607(d) of the Howard County Code authorizes the Commission to adopt guidelines for its review of applications based on the standards set forth in the Code. Pursuant to this authority, the Commission has adopted the Ellicott City Historic District Design Guidelines. Given the Applicant's proposed scope of work, the Application will be evaluated in accordance with the recommendations found in Chapter 6 of the Guidelines.

### **II. APPLICATION OF STANDARDS**

Applying these standards and guidelines to the Subject Property, the Commission finds that it contributes to Ellicott City's historic significance. Consequently, in reviewing

the Application, the Commission will be strict in its judgment. The Commission finds that the Applicant's proposal would not impair the historic or architectural value of the surrounding area. The Commission finds that the proposal is consistent with the Guidelines. The evidence supports this conclusion.

As is more fully detailed in the Application and restated in the Findings of Fact at Section II (The Proposed Scope of Work), the Applicant seeks approval to replace all double hung wood windows on the exterior facing building façades with new double hung windows and seeks tax credit pre-approval for the work.

The existing wood windows are severely deteriorated and rotted to the point that repair is not possible. The proposed windows will fit the original openings and are of the same style and window pane configuration as is recommended by Chapter 6.H of the Guidelines. The proposed windows will be aluminum-clad wood, which is a similar material to the original windows; however, with a permanent aluminum clad finish on the exterior covering the wood, and wood on the interior. The windows will have a permanent exterior raised grille on both the inside and outside, similar to the existing muntins in profile and depth, and will be similar in appearance to a historic true divided light window, all of which complies with the Guidelines.

For these reasons, including the reasons identified in the Staff Report and the reasons stated by the Commission at the hearing, the Commission concludes that the Applicant's proposed work will not impair the historic and architectural value of the surrounding area, and that the Application complies with the Guidelines and standards applicable to the Ellicott City Historic District.

**ORDER AND CERTIFICATE OF APPROVAL**

Based on the foregoing Findings of Fact and Conclusions of Law, by a vote of 5 to 0, it is this 8 day of December, 2025, **ORDERED**, that the Applicant's request for a Certificate of Approval to make exterior alterations at the Subject Property, is **APPROVED**.

**HOWARD COUNTY HISTORIC PRESERVATION COMMISSION**

Signed by:  
*Julianne Danna*  
2AEDC0229A59492...

Julianne Danna, Chair

Signed by:  
*Ellen Flynn Giles*  
CB47A69614614A3...

Ellen Flynn Giles, Vice-Chair

Signed by:  
*Cathy Allen*  
E023602B368A48F...

Cathy Allen

Signed by:  
*Ben Barlow*  
FFF10F2A288E427

Ben Barlow

DocuSigned by:  
*Erica Zoren*  
025B1E868AA8439...

Erica Zoren

**APPROVED** for Form and Legal Sufficiency:

HOWARD COUNTY OFFICE OF LAW

Signed by:  
*Mark D. Beaumont*  
0D37C4EBA51C4C3...

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 THIS DECISION.