

ORDINANCE
**FOR THE PURPOSE OF DESIGNATING A HISTORIC DISTRICT FOR THE SITE
KNOWN AS THE VAIL HOUSE, CASE HD 2023-01**

WHEREAS, Title 8 of the *Land Use Article* of the Maryland Annotated Code and the Calvert County Code, Chapter 57 *Historic Districts*, provide that the Board of County Commissioners of Calvert County, Maryland, upon receiving a recommendation from the Historic District Commission, may designate a site with historic, cultural, architectural or design significance and that meets the purposes and criteria of said code as a Historic District;

WHEREAS, the Historic District Commission received an application from Donald P. and Jean M. McDougall property owners, for Historic District designation of the site described as real property located at 14280 South Solomons Island Road, Solomons Maryland and identified as Parcel 20, Lot 4R on Tax Map 44B, zoned Town Center, and consisting of ± 0.64 acre;

WHEREAS, the Historic District Commission, in regular session on March 8, 2023, reviewed the application, made the following findings, and voted to recommend designation of said site as a Historic District having met the following criteria of the Calvert County Code, Chapter 57, Article III, Section 57-8 A(1)(a), 57-8 A(1)(d), Section 57-8 B(1)(a), Section 57-8 B(1)(c):

(1) The house was constructed in 1902 for Captain Philip T. Vail, a successful fisherman who relocated from Long Island, New York to Solomons Island. This house embodies the economic significance of the fishing industry to Solomons Island during the late-nineteenth and early-twentieth centuries.

(2) The stylistically Queen Anne House is one of most recognizable buildings on Solomons Island with architectural elements including wood-shingled pyramidal roof, half-round stair bay, bowed window, and sawn and turned embellishments;

WHEREAS, a joint public hearing to consider said recommendation was duly scheduled, advertised, and held on April 19, 2023; at which time the recommendation of the Historic District Commission was discussed, staff's recommendations were considered, and public comment was solicited; and

WHEREAS, the Planning Commission recommended designation to the Board of County Commissioners of Calvert County, Maryland which was satisfied that the criteria for approval of the Historic District had been met, that the property owner was in favor of the designation, and that designation of the site as a Calvert County Historic District is in the best interests of the general health, safety, and welfare of the citizens of Calvert County, and voted to approve the designation of the site.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Calvert County, Maryland, that the reasons set forth by the Historic District Commission in support of its recommendation to approve the application for Historic District designation of the property known as the Vail House, as more fully described above, **BE**, and hereby **ARE**, adopted as findings of fact by this Board;

BE IT FURTHER ORDAINED, by the Board of County Commissioners of Calvert County, Maryland that the site, as recommended, **BE**, and hereby **IS**, designated as a Historic District;

BE IT FURTHER ORDAINED, by the of Board of County Commissioners of Calvert

County, Maryland that the house structure structure within said Historic District is designated as a "landmark" for purposes of Section 9-204 of the *Tax-Property Article* of the Maryland Annotated Code of, insofar as those improvements contribute to the significance of the Calvert County Historic District;

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance or the Calvert County Zoning Ordinance, is found to be unconstitutional, illegal, null or void, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinance shall be enforceable and valid;

BE IT FURTHER ORDAINED, by the of Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein; and

BE IT FURTHER ORDAINED, by the of Board of County Commissioners of Calvert County, Maryland that this Resolution shall be effective upon recording without publication of a fair summary.

DONE, this 19th day of April 2023, by the Board of County Commissioners of Calvert County, Maryland, sitting in regular session.

Aye: 5
Nay: 0
Absent/Abstain: 0

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND

Katie Brittain
Katie Brittain, Clerk

Earl F. Hance
Earl F. Hance, President

Mike Hart
Mike Hart, Vice President

Approved for legal sufficiency:

Mark C. Cox Sr.
Mark C. Cox Sr.

Received for Record
at 11:29 o'clock A M. Same day
recorded in Liber KPS No. 71
Folio 109 COUNTY COMMISSIONERS
ORDINANCES AND RESOLUTION.

Catherine M. Grasso
Catherine M. Grasso
Todd Ireland
Todd Ireland

Kathy P. Smith