



# City of Laurel Historic District Commission

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EIGHT HUNDRED AND EIGHTY FIRST MEETING

TUESDAY – JUNE 17, 2025– 6:00 P.M.

**\*This meeting was conducted in-person \***

**Convened:** 6:00 P.M.

**Adjourned** 6:58 P.M.

**Commissioners Present:**

Margie McCeney, Chair  
Gayle Snyder, Vice-Chair  
Nancy Steinecke  
Mary Eileen Leszcz  
Adrian Simmons, Councilmember  
Oscar De La Puente

**Staff Present:**

Monta Burrough, Director, ECD  
Sam Braden IV, Deputy Director, ECD  
Sydney Woodland, Admin. Assistant, ECD  
Chloe Kauffman, Planner I, ECD  
Charlotte Freedberg, Communications

**Commissioners Absent:** One (1)

**Citizens Present:** Eighteen (18)

Chairwoman McCeney called the meeting to order at 6:00 p.m. and read the opening statement.

Chairwoman McCeney asked for a roll call. Six (6) Commissioners answered present, constituting a quorum.

Chairwoman McCeney asked if there were any corrections to the Minutes from the Regular HDC meeting held on May 20, 2025.

There were none.

**On a motion by Councilman Simmons seconded by Ms. Leszcz, the minutes were approved on (6) six affirmative votes.**

**HDC-2025-0079 for 404 Montgomery Street**, submitted by **Stephen and Meta Wallace**, Applicant is seeking approval to repave current gravel driveway behind the house with asphalt.

The applicant was present.

Ms. Steinecke asked if the water drainage and runoff will go into the applicant's yard or into the French drain and under the fence. The applicant stated part of the drainage is going to go into the yard and the other part will go into the French drain.

**On a motion by Ms. Snyder, seconded by Ms. Steinecke, the application was approved on (6) six affirmative votes.**

**HDC-2025-0095** for **407 Montgomery Street**, submitted by **Gabrielle Whitfield**, Applicant is seeking approval to replace the current 3-tab gray shingled roof with architectural gray shingled roof.

The applicant was present.

Ms. Snyder asked if the porch was recently painted. The applicant stated it was.

**On a motion by Ms. Snyder, seconded by Mr. De La Puente, the application was approved on (6) six affirmative votes.**

**HDC-2025-0097** for **380 Main Street**, submitted by **Xiomara Medina**, Applicant is seeking approval to install a 15 x 2 aluminum flat wall sign saying "EverPayer" in blue, white and turquoise.

The applicant was present.

Ms. Snyder asked if the applicant had any other artwork that would fit in with the current signage on Main Streets Historic District. The applicant stated "No" because it's been their logo for years and they would like to keep it the same, so their customers know the business is there. Ms. McCeney stated Main Street doesn't have any big, illuminated signs like the applicant proposed and it doesn't fit in. The applicant asked if they could leave the sign the way it is without the lights. Ms. McCeney stated that it would be appropriate. Director Burrough asked the Commission if it would be okay if the sign was in the middle of the building between the two stories. Ms. McCeney stated that more people would see the sign if it was between the two stories. Ms. McCeney suggested they change the sign to a flat sign, not illuminated and add gooseneck lights. Councilman Simmons suggested 3D lettering instead of a flat board. The applicant asked if they go for a sign that is flat do they have to submit their application again. Ms. McCeney stated the Commission would want the applicant to come back. The applicant asked if they change to a flat wall sign with the gooseneck lights, can they put a smaller sign below it. Ms. McCeney stated the sign only needs to be in one place.

**On a motion by Ms. Steinecke, seconded by Ms. Snyder, the application was tabled on (6) six affirmative votes.**

**HDC-2025-0098** for **326 Prince George Street**, submitted by **Dawn and Rick Nakroshis**, Applicant is seeking approval to install a concrete driveway and include a pad for the installation of a platform lift.

The applicant was present.

Ms. Leszcz asked if the applicant currently has a driveway. The applicant stated there is no driveway currently. The applicant also stated that now there is gravel in place to keep the

mud down to pull the car in to be able to get closer to the steps. Ms. Snyder asked what the advantage of having a circular driveway is as opposed to a straight driveway. The applicant stated it would be a shorter walk.

**On a motion by Ms. Snyder, seconded by Ms. Leszcz, the application was approved on (6) six affirmative votes.**

**HDC-2025-0099 for 595 Main Street**, submitted by **The Best Sign INC**, Applicant is seeking approval to install a 12” x 96” wood sign saying “Liane Braiding 240-571-1542 – 237” in brown and blue.

The applicant was present.

Ms. McEney stated she noticed the application stated the sign will be vinyl and there are no other signs that are vinyl on the building. Ms. Kauffman stated it would only be a vinyl overlay.

**On a motion by Ms. Leszcz, seconded by Councilman Simmons, the application was approved on (6) six affirmative votes.**

**HDC-2025-0101 for 508 Prince George Street**, submitted by **Davonne Connor**, Applicant is seeking retroactive approval to remove a dogwood tree in the front yard and will not replant a new tree. A stop work order was issued.

The applicant was not present.

Ms. Snyder asked if the application was denied, what that means for the applicant. Director Burrough stated, denying it is just a recommendation because the applicant didn’t suggest replanting another tree. Ms. Kauffman stated per the city code it is mandatory to replant a tree when you remove a tree from your property. Ms. Snyder asked what would happen because the applicant is not replanting a tree. Director Burrough stated ECD would send a warning letter.

**On a motion by Ms. Snyder, seconded by Mr. De La Puente, the application was denied on (6) six affirmative votes.**

**HDC-2025-0103 for 422 Prince George Street**, submitted by **Marissa Reynolds and Kimiko Marinacci**, Applicant is seeking approval to remove existing back deck and roof and install wood steps from the back sliding door to the ground as well as install vinyl blue siding at the rear of the house.

The applicant was present.

**On a motion by Councilman Simmons, seconded by Ms. Leszcz, the application was approved on (6) six affirmative votes.**

**HDC-2025-0104 for 420 Montgomery Street**, submitted by **Omari Sefu**, Applicant is seeking approval to remove existing tar and flat roof and replace with Dektek membrane roofing system in cool step slate color. The applicant is also seeking approval to remove existing wood white railing and replace with Trex Transcend composite railing system in white.

The applicant was present.

Ms. Snyder complimented the applicant and stated they did an awesome job on the house and landscaping.

**On a motion by Ms. Snyder, seconded by Councilman Simmons, the application was approved on (6) six affirmative votes.**

**HDC-2025-0106 for 418 Montgomery Street**, submitted by **John and Jessica Norton**, Applicant is seeking approval to extend the current 4ft x 8 ft white picket vinyl fence to include the side yard and connect to house.

The applicant was present. There was no discussion on this item.

**On a motion by Mr. De La Puente, seconded by Ms. Leszcz, the application was approved on (6) six affirmative votes.**

#### **Staff Approvals:**

**HDC-2025-0091 for 342 Laurel Avenue**, submitted by **Calvin Burns**, Applicant is seeking approval to remove two (2) Leyland Cypress trees and one (1) Eastern Hemlock tree. All three trees are in the advanced stages of decline and are safety hazards. The trees will be replaced with Red Maple and White Dogwood trees.

**HDC-2025-0102 for 19 Post Office Avenue**, submitted by **Oaks North Condominium**, Applicant is seeking emergency approval to replace damaged gray architectural roof due to a severe storm causing a tree to fall on the roof and damage the shingles, work will be in-kind.

There was no discussion regarding the Staff approvals.

**Minutes Approved: Sydney Woodland**

**Date: 7/22/25**