



# City of Laurel Historic District Commission

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EIGHT HUNDRED AND SEVENTY FOURTH MEETING

TUESDAY – OCTOBER 15, 2024– 6:00 P.M.

**\*This meeting was conducted in-person in Meeting Room 2\***

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

**Adjourned** 7:01 P.M.

**Commissioners Present:**

Margie McCeney, Chair  
Gayle Snyder, Vice-Chair  
Councilmember Kole  
Nancy Steinecke  
Oscar De La Puente  
Marlene Frazier  
Mary Eileen Leszcz

**Staff Present:**

Monta Burrough, Director, ECD  
Sydney Woodland, HDC Coordinator, ECD  
Justin Thornton, Planner II, ECD  
Charlotte Freedberg, Communications

**Commissioners Absent:** Zero (0)

**Citizens Present:** Seven (7)

Chairwoman McCeney called the meeting to order at 6:00 p.m.

Chairwoman McCeney read the opening statement.

Chairwoman McCeney asked for a roll call. Seven (7) Commissioners answered present, constituting a quorum.

Chairwoman McCeney asked if there were any corrections to the Minutes from the Regular HDC meeting held on September 17, 2024.

Ms. Frazier asked when the item that was tabled at the last meeting must come back.

HDC Coordinator Sydney stated it would have to come back to the next HDC meeting which would have been today, but staff has not heard back from the applicant, so the application is now expired. The applicant will have to submit a new application.

**On a motion by Councilmember Kole seconded by Ms.Leszcz, the minutes were approved on (7) seven affirmative votes.**

**HDC-2025-0021 for 358 Main Street**, submitted by **Pablo Naupari**, Applicant is seeking approval to install a business sign above the window that measures 6 ft x 2 ft with metal and plastic material in green and black. Sign will say “Dry Clean Town-Cleaners.”

The applicant was not present.

**On a motion by Ms. Frazier, seconded by Councilmember Kole, the application was approved on (7) seven affirmative votes.**

**HDC-2025-0028 for 610 Prince George Street**, submitted by **Albert Kleine**, Applicant is seeking approval to demolish and remove current block shed and replace with a white insulated siding and shingled shed.

The applicant was present. Ms. McCeney asked the applicant if the shed was for his wood working. The applicant stated yes, and the shed will be completely insulated with nice electric with climate control. Ms. Frazier asked if the shed that is being removed, the shed that has been there since the home was purchased. The applicant stated it's the shed that's been there since he purchased the property in 2015.

**On a motion by Ms. Leszcz, seconded by Councilmember Kole, the application was approved on (7) seven affirmative votes.**

**HDC-2025-0030 for 600 Montgomery Street**, submitted by **Lam Vu**, Applicant is seeking approval to build a pressure treated lumber white porch 8 ft x 20 ft with a roof height of 8 ft and a pressure treated lumber deck with a height of 4 ft off the ground.

The applicant was present. Ms. Snyder asked if the porch was going to be at the same height as the current top of the step or lower. The planner stated it will be 4 ft above the ground. Councilmember Kole stated it looks like the porch is going to go across the front of the house, underneath the existing windows. The planner stated that's correct. Ms. Frazier asked if the roof would be primarily a flat roof. Ms. Frazier stated that the roof is at an angle. Ms. Snyder suggested the applicant close in the 4 ft off the ground with Lattice. Ms. Frazier stated the applicant mentioned the Lattice on one of their drawings, but the commission should be put in approval. Councilmember Kole asked if the shingles would match the home. The planner stated he wasn't sure, but it is something that could be put in the approval. Mr. De La Puente asked where the steps would be going. Ms. Frazier stated the steps would not be moving from their current location. Councilmember Kole asked what would happen to the meters in front of the house. Director Burrough stated he doesn't think the meters would move and it would even out with the existing. Ms. Snyder asked if the wall of the current porch would be coming off and the new porch would go straight across. Ms. Frazier stated it seems like the commission needs more information on the work that is being done and asked for a motion to table the application.

**On a motion by Ms. Snyder, seconded by Ms. Leszcz, the application was tabled on (7) seven affirmative votes.**

**HDC-2025-0031** for **25 Post Office Avenue**, submitted by **Margaret Samuels**, Applicant is seeking approval to build a 2-car concrete garage with asphalt shingles and plywood roofing. The applicant would also like to extend the concrete driveway to garage with turnaround area and build a 6 ft wooden fence enclosing the backyard with a gate for the driveway.

The applicant was present. Ms. Frazier asked the applicant if they considered permeable pavement. The applicant stated not for the work that is being done on this request maybe for any other work but it is currently asphalt and would like to continue it. Ms. Frazier asked staff what the regulation on the height of the fence at the front of the house. Director Burrough stated from the front property line 25 ft you can be 4 ½ and from 25 ft on back you can be 6.

**On a motion by Ms. Frazier, seconded by Ms. Steinecke, the application was approved on (7) seven affirmative votes.**

**HDC-2025-0014** for **403 Prince George Street**, submitted by **Luis Sibaja**, Applicant is seeking approval to lower curb cut at the entrance of the driveway by 7 inches and pave the entire driveway that will be extended to the backyard. The applicant is also seeking approval to build a wood carport that is 11ft-6 in x 19ft-0.

The applicant was present. Ms. Frazier had a question about the total green space from looking at the plat. The planner stated that he worked with the applicant to do paving to keep some of the green space. Ms. Frazier asked if the existing shed would be coming down. The planner stated the existing shed would be moved to the back of the property. Ms. McCeney asked the applicant how close it would be to the back of the property line. The planner stated the setback would be more than 3 ft of the property line from the rear. Ms. Frazier asked if the applicant planned on painting the carport. The applicant stated yes in white.

**On a motion by Ms. Leszcz, seconded by Councilmember Kole, the application was approved on (7) seven affirmative votes.**

**Director Burrough stated one of the staff reports at the last second was moved to a regular application which is 422 Prince George Street, and the decision was made after further investigating that the work is not in-kind and the applicant was notified of the decision.**

**HDC2025-0022** for **422 Prince George Street**, submitted by **Randall Franklin and Cristhian Mendez** Applicant requested to replace rotten and damaged wood from original structure with wood material. A stop work order has been issued.

The applicant was present. Ms. McCeney asked if the applicant had a picture of what it would look like when it is finished. The applicant stated it would look similar and they're just replacing the wood. Ms. McCeney stated that the applicant is not just replacing the wood. The

applicant asked the Commission what they see from the side view. Ms. McCeney stated she sees four window shapes on the old version and the new version has panels of wall so it's not the same. Ms. McCeney stated the Commission wanted to know what's going to cover the four window shapes. The applicant stated screening is going in all of them. Ms. McCeney asked if everything was going to be screened. The applicant stated from the bottom it would be wood paneling like before to keep the same structure and everything else will be screen. Director Burrough asked the applicant if he had any pictures of what the final project would look like so the Commissioners can see. The applicant stated that he doesn't. Ms. Snyder asked when the porch is finished, would it just be screening without any glass. The applicant stated it will be screening for now. Councilmember Kole asked what would be in between the two posts where the screens are not going to be. The applicant stated it will be more screening. Ms. McCeney clarified it would be paneling along the bottom and screening all around the top.

**On a motion by Councilmember Kole, seconded by Ms. Steinecke, the application was approved on (7) seven affirmative votes.**

#### **Staff Approvals:**

**HDC2025-0019** for **712 Main Street**, submitted by **Scarlett Wirt** Applicant requested to repair a rotted porch rail. All work considered "In-Kind."

**HDC2025-0025** for **407 Prince George Street**, submitted by **Gordon and Candice Dexter** Applicant requested to replace and paint rotting porch boards in same material and color as existing, in-kind.

**HDC2025-0027** for **412 Prince George Street**, submitted by **Gemma Kuijpers** Applicant requested to repair fascia and supporting boards on one side of the front porch, in-kind.

**HDC2024-0097** for **701-703 Main Street**, submitted by **Brian T Pieslak** Applicant requested to remove one (1) Silver Maple tree and replace with a Red Maple tree. Adirondack Tree Experts has diagnosed the tree as "dead".

There was no discussion regarding the staff approvals.

**Minutes Approved:**

**Date:**