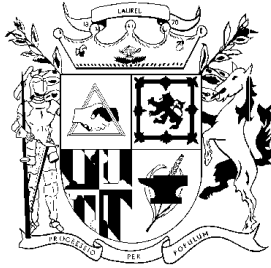


Margie McCeney, Chair
Marlene Fraizer, Vice-Chair
Brencis Smith, Council President
Mary-Eileen Leszcz
Nancy Steinecke
Oscar De La Puente
Lakisha Muhammad



CITY OF LAUREL HISTORIC DISTRICT COMMISSION

8103 Sandy Spring Road h Laurel, MD 20707 h 301-725-5300 h ecd@laurel.md.us

Commission usually Meets on the Third Tuesday of Each Month

EIGHT HUNDRED NINETY FIRST MEETING
TUESDAY – MAY 19, 2026– 6:00 P.M.
MINUTES

This meeting was conducted virtually via Zoom

Convened: 6:00 P.M. **Adjourned** 6:28 P.M.

Commissioners Present:

Council President Smith
Margie McCeney, Chair
Marlene Frazier, Vice-Chair
Mary Eileen Leszcz
Oscar De La Puente
Lakisha Muhammad

Staff Present:

Jay Meashey, Director, ECD
Raven Nee, Deputy Director, ECD
Brooke Herring, Comm. Dev. Coord, ECD
Alexis Williams, Planner I, ECD
Aura Ansa, Administrative Assistant, ECD

Commissioners Absent: Zero (0)

Citizens Present: Four (4)

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 questions or corrections to the minutes from the regular HDC meeting held on March 17, 2026. There were none.

Ms. Leszcz moved to approve of the minutes as presented, with Ms. Frazier seconding the motion. With that Chairwoman McCeney asked for a roll call vote. Motion was approved unanimously. Motion carried.

Chairwoman McCeney proceeded to ask if there were any questions or corrections to the minutes from the regular HDC meeting held on April 21, 2026.

Ms. Frazier initially moved to approve of the minutes as presented, with Mr. Smith seconding the motion. Chairwoman, McCeney requested a roll call vote. The majority present voted 'Yes'; however, Chairwoman McCeney abstained due to her absence from the April 21, 2026, regular HDC meeting. Motion carried.

HDC-R2026-0081 for 322 Main Street, submitted by **Mr. Donald Thompson** seeking approval to update the existing awning signage with new wording.

Ms. Williams, Planner I, ECD stated the existing signage reads 'Driscoll Law Group Workers Compensation Disability Law 322 Maine and Downs Law Firm PC, Estate Planning and Administration'. The proposed wording will read K&T Security Services 322 Maine and Downs Law Firm PC. The existing sign frame will remain unchanged at approx. 60ft wide by 52 inches tall with a 24-inch projection and 18inch awning vinyl. The sign will remain black with white lettering. Staff recommended the HDC to approve certificate number.

Chairwoman, McCeney asked if there were any questions or comments. There was no major discussion.

On a motion by Mr. De La Puente seconded by Council President Smith, the application for 322 Main Street was approved on (6) six affirmative votes.

HDC-R2026-0089 for 114 St. Mary's Place, submitted by **Mr. Michael Lafleur** was present and seeking approval to replace existing three-tab shingle roofing.

Ms. Williams, Planner I, ECD stated the applicant was seeking approval to install roofs on four buildings located on property, to replace the existing three-tab shingle roofing located on the church rectory connector hallway and shed. The current shingles are in the color dark charcoal and oyster gray. The proposed replacement shingles will be a 30-year gaff architectural, considering colors charcoal slate, pewter gray or oyster gray. The final color selection will be determined based on feedback from the parishioners, the ADW and the HDC. Staff recommends the HDC approve certificate number. Chairwoman McCeney asked if there were any questions or comments. Applicant then commented that they are leaning towards charcoal as the final color because it matches the current roof, which would help the historic value of the property. Mr. De La Puente commented that the applicant would have to notify HDC about the color to get approved. Chairwoman, McCeney followed up by asking if it would be okay to approve all three colors and just let the parishioners decide which color out of the three, they would like, Mr. De La Puente agreed with her comment.

On a motion by Ms. Leszcz seconded by Mr. De La Puente, the application for 114 St. Mary's Place was approved on (6) six affirmative votes.

HDC-R2026-0091 for 613 Prince George Street, submitted by **Ms. Janine Shaffer** was present and seeking approval to replace the existing wood porch floorboards.

Ms. Williams, Planner I, ECD stated the applicant was seeking approval to replace the existing wood porch floorboards with Trex composite decking in the color Rocky Harbor. The existing wooden railings will be replaced with Trex composite railings in white. The new railings will be attached to the existing wood post and painted to match the existing color Parisian painter by Sherwin Williams. Staff recommends the HDC approve certificate number.

Chairwoman McCeney asked if the applicant was present. The applicant, Ms. Shaffer, added that in her application she also requested that the trim around the front windows of the house be replaced and repainted the same color, staff confirmed that it was submitted as a staff approval since it wasn't considered a change, applicant should be receiving certificate of approval. Chairwoman McCeney asked if there were any questions or comments. Mr. De La Puente commented that based on the picture the applicant submitted, the railing system would still retain its modern look.

On a motion by Ms. Leszcz seconded by Ms. Frazier, the application for 613 Prince George Street was approved on (6) six affirmative votes.

HDC-R2026-0090 for 109 Brashears Street. The applicants, **James and Monica Hyde**, were present and seeking approval for drainage, landscaping and lighting.

Ms. Williams, Planner I stated the applicant was seeking to install a rain garden, solar caps on fits and replace shrubs, drainage landscaping, straining and lighting modification to improve storm water management and safety at the property. The proposed work includes installation of a rain garden system along the rear property line of a 1-ft high rock wall garden designed to intercept and redirect rainwater runoff from the uphill neighboring property, it will direct storm water northward and away from the home's foundation into a gavel drainage area, allowing water to infiltrate into the soil. Drainage improvements include installation of a drywall located at the lowest point of the rear corner of the property approx. 4ft from the foundation. The drywall will consist of 2ft-by-2ft gravel field drainage intended to filter overflow water and allow for gradual infiltration into the ground. During storms, overflow will be captured by a drainage pipe connected underground to the rain garden system down slope. Minor grading is proposed along the front and north side of the property to improve drainage away from the foundation and reduce areas of standing water. Native plants will be reseeded following completion of work. Proposed the relocation of trash, recycling and compost bins. A white movable privacy fence will be installed to stream the bins from public view and minimize permanent visual impacts to the site. Landscape modifications include removal and replacement of four non-native small shrubs. The replacement species summer sweet. The applicant also proposed installation of non-solar power fence cap lights to help pedestrian and vehicular visibility and safety. No changes to the height or footprint of existing fence. Staff recommend the HDC approve certificate number.

Chairwoman McCeney welcomed applicants, James and Monica Hyde.

Mr. Hyde also briefly explained the project and confirmed that the proposed installations and modifications will still retain the historic aesthetic of the property. Chairwoman McCeney asked if there were any questions or comments.

On a motion by Mr. De La Puente seconded by Ms. Frazier, the application for 109 Brashears Street was approved on (6) six affirmative votes.

Chairwoman McCeney commented that a tax credit was approved and there were some staff approvals, she also stated that Ms. Steinecke resigned and thanked her for her service to HDC. Staff introduced the new ECD Administrative Assistant, Ms. Adura Ansa, who will be taking over the support role for the Commission. Chairwoman McCeney then thanked everyone present at the meeting. There was no further discussion.