



City of Laurel Historic District Commission

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EIGHT HUNDRED AND SEVENTIETH MEETING
TUESDAY – MAY 21, 2024– 6:00 P.M. - REGULAR
AGENDA

This meeting was conducted in-person in the Council Chambers

Convened: 6:00 P.M.

Adjourned 6:58 P.M.

Commissioners Present:

Margie McCeney, Chair
Gayle Snyder, Vice-Chair
Mary-Eileen Leszcz
Marlene Frazier
Councilmember Kole
Gregory Sweitzer
Nancy Steinecke

Staff Present:

Monta Burrough, Deputy Director, ECD
Brooke Quillen, HDC Coordinator, ECD
Emily Cline-Gibson, Planner II, ECD
Taylor Harvey, Planner I, ECD
T'amani Hamlet, CBO, ECD
Charlotte Freedberg, Communications
Darnell Butler, Communications

Commissioners Absent: None

Citizens Present: Six (6)

Chairwoman McCeney had a few announcements before the start of the hearing. First, she welcomed the newest HDC member, Ms. Nancy Steinecke. Next, she congratulated Mr. Monta Burrough on receiving his master's degree and lastly, she stated she will not be at the June hearing, adding it will be Mr. Greg Sweitzer's last meeting therefore she thanked him for his time served on the Commission.

Chairwoman McCeney called the meeting to order at 6:00 p.m. and 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 April 16, 2024. There were none.

On a motion by Ms. Frazier seconded by Ms. Leszcz, the minutes were approved on (5) five affirmative votes with Chairwoman McCeney and Ms. Steinecke abstaining.

HDC-2024-0106 for **338 Main Street**, submitted by **Randolph Williams**, Applicant is seeking approval to install a new storefront aluminum sign.

Chairwoman McCeney stated there is a correction that this application is for an awning, not a sign.

The applicant was present. He clarified the awning is not a solid awning and will be similar to Ragamuffins and Sky Vibe. He also stated they are taking over the rest of the building.

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

HDC-2024-0107 for **925 Montgomery Street**, submitted by **Hameeduelah Viru**, Applicant is seeking approval to install a new driveway and parking pad. *The work has already been completed; a correction order was issued by code enforcement.*

The applicant was present and stated he did not know he needed approval before doing the work and because there is no street parking they made the current driveway a little wider and solid concrete with a pad in the rear. The Commission requested the applicant to come before them for any future exterior work. The applicant agreed.

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

HDC-2024-0108 for **703 Main Street**, submitted by **Brian Pieslak**, Applicant is seeking approval to install a gate on driveway to secure the lot and stop people from dumping trash on the property.

On behalf of the applicant, Mr. Steve Hubbard, Director of Operations at the St. Mary's of Mills Parish, stated they have continuously done clean up on the property for youth activities and someone has been dumping trash which is why they want to install the gate. The Commission suggested moving the gate back a little so its not as visible. There was discussion regarding another application for tree removal that has been on hold for certified tree arborists. Staff stated that combining that application with this application is requested so the applicant would not have to wait longer for approval. The Commission agreed to add the request to remove (3) three dead trees on property that were currently on hold waiting for a certified arborist letter. The application states they will replant new trees.

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

HDC-2024-0109 for **373 Main Street**, submitted by **Terrill Hawkins**, Applicant is seeking approval to a complete exterior renovation, new windows, siding, doors, lighting and roof. *Some windows have already been removed; a stop work order was issued by code enforcement.* The applicant is also proposing to add a retaining wall in the rear.

The owner of the building, Javier Ramos, stated the applicant and architect could not be in attendance because the meeting was in person, and they are both out of town. He added he bought the building last year and spoke on the scope of the work. The wedding shop moved out of the building. The Commission stated windows to a building like this is very important in the Historic District especially because this was once served as a Civil War Hospital. The Commission suggested reducing the number of lights on the building as what is being proposed

might be too much light, since there are already streetlights on Main Street. The Commission asked if the plaques that are already on the building stating its historic significance could remain, the owner agreed to keep them on the building. The Commission confirmed with the owner the new windows will be 2 over 2. The City of Laurel Chief Building Official asked the owner a few questions, if the new parking lot will be repaved, will the retaining wall encroach on the shared alley, what are the dimensions and has a survey been done already? Also, where will the gutters go for water runoff?

Former HDC member, Ms. Karen Lubieniecki spoke more on the history of the building and stated she appreciates the updates however it should stay in tune with a historic look. She encouraged the owner to do an overhang on the building. She added that the applicant has a chance to do something very special for this building and for the Historic District.

The Commission expressed their concern about the style being too modern and asked the owner of the property to come back with the architect to provide revised plans with different lighting, siding and adding cornice on the top exterior wall. They will also need a legitimate plat showing where the retaining wall will go. The applicant's representative stated that he would work with the applicant on revising some of the issues raised on changes of the aesthetics of the proposal.

On a motion by Ms. Frazier, seconded by Mr. Sweitzer, the application was tabled on (7) seven affirmative votes.

Staff Approvals:

HDC-2024-0112 for **919 Montgomery Street**, submitted by **Priscilla Dorman**, Applicant is seeking approval to remove dead maple tree that was trimmed by BGE last year. The tree is now mostly dead, which has been confirmed by Lewis Tree Service. The applicant agreed to plant a new tree.

There was no discussion regarding the staff approval or tax credit.

Minutes Approved: Brooke Quillen Date: 6/20/2024