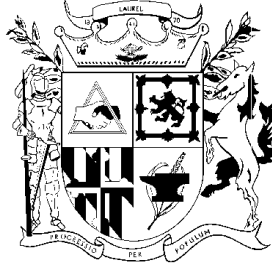


Margie McCeney, Chair
Brensis Smith, Council President
Marlene Frazier, Vice Chair
Mary Eileen-Leszcz
Oscar De La Puente
Lakisha Muhammad

Stephanie Anderson
City Solicitor



CITY OF LAUREL HISTORIC DISTRICT COMMISSION

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

Commission usually Meets on the Third Tuesday of Each Month

EIGHT HUNDRED NINETY FOURTH MEETING TUESDAY – SEPTEMBER 22, 2026– 6:00 P.M. MINUTES

This meeting was held in person

Convened: 6:00 P.M.

Adjourned 7:00 P.M.

Commissioners Present:

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

Staff Present:

Jay Meashey, Director, ECD
Connor Johnson, Planner III, ECD
Adua Ansa, Administrative Assistant, ECD

Commissioners Absent: One (1)

Citizens Present: Four (4)

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

Chairwoman McCeney announced that applicants who have appeared before the City of Laurel's Boards, Committees and Commissions have received fraudulent emails saying that applicants must pay fees to the city payments and that as a rule the city does not schedule hearings until all fees have been paid. She confirmed that applicants will not receive any email in the future requesting fees associated with the hearing and that if applicants suspect that they are the victim of fraudulent billing, they should call the city and ask for the Department of Economic and Community Development.

Chairwoman, McCeney read the opening statement.

Chairwoman McCeney asked for a roll call. Five (5) 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 July 21, 2026. There were none.

On a motion by Ms. Frazier seconded by Mr. De La Puente, the minutes for July 16, 2026, were approved on (5) five affirmative votes. Motion Carried.

HDC-C20260083 for 349 Main Street submitted by **Aderemi Bello**, Applicant is seeking to **replace existing yellow logos that were previously approved with new logo colors**. Proposed new logo color is “Chocolate Brown, Coral Pink, Gold Accent, Warm Cream” and the size is 7ft by 3ft.

Mr. Connor Johnson, Planner III, ECD, reporting on behalf of Ms. Alexis Williams, Planner I, ECD, stated the applicant is seeking approval to update exterior signage for the existing business. The proposed work includes replacing the existing window decals and installing a new non-illuminated wall sign. The existing window decals were approved by the Historic District Commission in 2025. The proposed replacement decals will retain the same logo and overall design but will be updated to match the color scheme of the new business sign, maintaining visual consistency across the storefront. The proposed business sign will be a non-illuminated wall sign measuring approximately 7 feet by 3 feet. The sign will display the wording “Crepe on Main Cafe Sweet and Savory” and will be constructed of 1-inch medium-density plywood. The proposed color scheme includes chocolate brown, coral pink, warm cream with gold accents. Staff recommended the Commission to approve the application.

The applicant was present.

Chairwoman, McCeney asked the applicant where on the building will the signage be installed. Ms. Bello explained that the signage will be a hanging sign. Chairwoman, McCeney expressed concerns that the applicant did not provide a visual representation of the sign on the building, and that based on the proposed size the sign would look enormous. Chairwoman, McCeney then asked the Commission to make a motion concerning the application.

Ms. Frazier, then moved to make a motion to approve the decals presented in the application and to table approval for the hanging sign until a visual representation is provided.

On a motion by Ms. Frazier seconded by Mr. De La Puente, the decal for 349 Main Street was approved on (5) five affirmative votes. Motion carried.

Ms. Bello asked when the signage installation could begin once the required photos were provided. Chairwoman, McCeney stated that it would have to go to the next HDC meeting.

HDC-R20270008 for 39 A Street submitted by **Marvin Hernandez**, Applicant is seeking to replace **the exterior siding color of house**. Proposed new siding will be Double 5" Woodgrain Clapboard in Pacific Blue; Dupont Tyrek Home wrap calvinized roofing nails.

Mr. Connor Johnson, Planner III, ECD, reporting on behalf of Ms. Alexis Williams, Planner I, ECD, stated the applicant is seeking approval to replace the existing exterior siding on the property. The proposed work consists of installing new double 5-inch wood grain clapboard siding in the color Pacific Blue. The installation will include DuPont Tyrek Home Wrap as the weather-resistant barrier and galvanized nails for fastening in accordance with manufacturer specifications. Staff recommended the Commission to approve the application.

The applicant was present.

Chairwoman, McCeney asked if there were any questions. Ms. Frazier asked if the current siding would change. Mr. Hernandez confirmed that the style of the siding will remain the same, and that just the color of the siding will change.

On a motion by Ms. Leszcz seconded by Mr. De La Puente, the application for 39 A Street was approved on (5) five affirmative votes. Motion carried.

HDC-C20270011 for 357 Main Street submitted by **Janeen Butler**, Applicant is seeking approval; to display signage that reads 'Daymaker Beauty Boutique' on the store front windows. The proposed material is perforated film, the color is white and the size is 20" Tall X 54" Wide.

Mr. Connor Johnson, Planner III, ECD, reporting on behalf of Ms. Alexis Williams, Planner I, ECD, stated the applicant is seeking approval to update the existing business storefront window decals. The proposed decals will measure 20-inches tall by 54-inches wide in white. The signage will consist of perforated window film designed to be applied directly to the existing windows and peeled off as needed. The proposed signage will display the business name, "Daymaker Beauty Boutique." Staff recommended the Commission to approve the application on the condition that the applicant shall obtain a city of Laurel signed permit.

The applicant was not present.

Chairwoman, McCeney asked if there was a size guideline, because she wanted to know if the proposed size of the letters of the sign were too large.

Mr. Johnson read the design guidelines excerpt under section 20-26.31, which states that "The lettering on all signs may have the business name and may have a secondary message. Typically signs applied directly to storefront and lower building surfaces may contain letters/characters that are up to ten (10) inches in height. The secondary message letters/characters may be no larger than five (5) inches in height. Telephone numbers, Internet or e-mail addresses, logos, symbols, slogans, and brand names may be no larger than three (3) inches in height. "

Chairwoman, McCeney then commented that the proposed size which is 20 inches does not meet the size requirement and that the application should not have gotten this far to be put on the agenda. Director Meashey apologized to the Commission for the mishap. Chairwoman, McCeney asked the Commission if they should table it and have the applicant resubmit the application.

On a motion by Ms. Muhammad seconded by Mr. De La Puente, the application for 357 Main Street was tabled on (5) five affirmative votes. Motion carried.

HDC-R20270019 for **41 A Street** submitted by **Paul Johnson**, Applicant is requesting to demolish existing structure. Structure is leaning to the right and in imminent danger of collapse. All utilities have been disconnected.

Director Meashey stated the applicant is seeking approval to demolish a single-family detached house on A Street. The house is a contributing resource to the Historic District. The Maryland State Department of Assessments and Taxation lists the primary structure as being built in 1860. City of Laurel records regarding the property are incomplete, so staff is unable to provide information on past renovations to the subject building or its historic role in the City. Street A is a narrow street two blocks long, largely hidden from view by the presence of Fred Frederick's auto sales property. There are ten (10) residential buildings on the block of A Street where the subject building is found, and the street dead ends at that block. At the time of application, in June 2026, the Applicant noted that 41 A Street was "leaning to the right and in imminent danger of collapse." Staff determined that the information submitted was insufficient to present the application to the Commission at the July 2026 meeting. The City of Laurel's City Code and its Unified Land Development Code (ULDC) are explicit that the Historic District Commission must review every application for demolition within the Historic District. Moreover, the hearing and decision must take place at a regular meeting. Consequently, the City's Department of the Fire Marshal and Permit Services (FMPS) visited the subject property to assess the danger posed to neighbors and the public by the building's condition. FMPS Staff concluded that the building would not collapse before the September meeting of the Historic District Commission. The Owner intends to replace the demolished building with another single-family detached home. Staff recommended Commission to approve the application, notwithstanding the likelihood that the structure could have been preserved if action had been taken under Sec. 20-25.8.

The applicant was present.

Chairwoman, McCeney asked the applicant if there was anything he would like to add. Mr. Johnson commented that he is in communication with the owner and that the proposed plan after the demolition is to rebuild a new dwelling that is going to match the existing dwelling and that modern building techniques will be used and it will be up to recent building codes. Mr. Johnson also stated that he provided engineering reports that confirmed that the building is leaning to the right. He then asked the Commission whether they had additional questions for him.

Ms. Frazier commented that she admires that they intend to rebuild the new dwelling to match other buildings on the street. Mr. Johnson assured the Commission that they will also use city of Laurel's approved colors, for the trims and materials. He also added that there is an accessory structure which is a shed that will be torn down and that it will not be rebuilt.

Director Meashey clarified with the Commission that the current application is for demolition only and does not include plans to rebuild but that once the applicant is ready to rebuild, a new application will be submitted.

On a motion by Ms. Frazier seconded by Ms. Leszcz, the application for 41 A Street was approved on (5) five affirmative votes. Motion carried.

Ms. Frazier made a motion to adjourn, seconded by Chairwoman Ms. McCeney.

Meeting adjourned.