



City of Laurel Historic District Commission

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EIGHT HUNDRED AND EIGHTY SECOND MEETING

TUESDAY – JULY 22, 2025– 6:00 P.M.

This meeting was conducted virtually

Convened: 6:00 P.M.

Adjourned 6:46 P.M.

Commissioners Present:

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

Staff Present:

Brooke Quillen, Senior Admin., ECD
Sydney Woodland, Admin. Assistant, ECD
Chloe Kauffman, Planner I, ECD
Charlotte Freedberg, Communications

Commissioners Absent: One (1)

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. Five (5) Commissioners answered present, constituting a quorum. Mr. De La Puente joined at 6:10pm.

Chairwoman McCeney asked if there were any corrections to the Minutes from the Regular HDC meeting held on June 17, 2025.

There were none.

On a motion by Councilman Simmons seconded by Ms. Leszcz, the minutes were approved on (5) five affirmative votes with Ms. Frazier abstaining.

HDC-2025-0108 for 921 Montgomery Street, submitted by **Kelly Welsh**, Applicant is seeking approval to replace the current rotten wood fence with 6 ft x 65 ft vinyl white privacy fence in backyard.

The applicant was present.

On a motion by Ms. Leszcz, seconded by Ms. Steinecke, the application was approved on (5) five affirmative votes.

HDC-2025-0111 for 37 Fourth Street, submitted by **Osman Vasquez**, Applicant is seeking approval to replace the current red 3-tab asphalt shingles to black architectural asphalt shingles.

The applicant was not present.

On a motion by Ms. Frazier, seconded by Ms. Leszcz, the application was approved on (5) five affirmative votes.

HDC-2025-0113 for 409 Montgomery Street, submitted by **Debra Gersten**, Applicant is seeking approval to install an 8 x 12 prefab woodshed in the backyard in dark grey.

The applicant was present.

The applicant expressed their appreciation for the Commission's time to consider their request as well as to Ms. Kauffman for being patient. Ms. Steinecke asked the applicant what part of the asphalt driveway would be removed. The applicant stated it's not the driveway it is the curved area in the back of the house that is no longer a driveway. The applicant stated it is more so an asphalt top and they will remove 500 sq. ft.

On a motion by Councilman Simmons, seconded by Ms. Steinecke, the application was tabled on (5) five affirmative votes.

HDC-2025-0116 for 315 Laurel Avenue, submitted by **Brenton Hayde**, Applicant is seeking approval to replace current damaged roof from 3-tab to architectural shingles in Williamsburg Gray.

The applicant was present.

On a motion by Ms. Leszcz, seconded by Ms. Frazier, the application was approved on (5) five affirmative votes.

HDC-2026-0002 for 419 and 429 Main Street, submitted by **Dr. Eunita Haskins**, Applicant is seeking approval to replace current wood fence with white 6 ft x 8 ft Spruce Privacy Pointed fence, repave 9,630 square foot concrete parking lot, repaint current "Hope House Treatment Centers" signage in yard, replace current wood shingle siding with vinyl siding, and replace pressure treated lumber with same pressure treated lumber on patio at 419 Main Street. Applicant is also seeking approval to install 6 x 32-inch white vinyl railing.

The applicant was present.

Ms. Frazier asked if the siding the applicant is proposing will go on 429 below the porch level. The applicant stated the siding will go on 419 around the perimeter of the house where the wood siding is deteriorating. Ms. Frazier asked if the Cedar Shakes on 429 will remain. The applicant stated everything on 429 will remain the same and the only thing that is changing is the railings. Ms. Steinecke expressed concern about the parking lot and how close the parked cars will be to sidewalk and the main street as it is being repaired. The applicant stated the size of the current parking lot will not change and they are just repaving. The applicant also stated the cars will not be close to the parking lot at all. Councilman Simmons

stated there are a couple different renderings of the actual shape of the parking lot within the application and wanted to clarify that the satellite view shows the true shape of the parking lot. Councilman Simmons asked if the current fence at 419 was apart of the replacement plan. The applicant stated it is and the current fence will be replaced around the perimeter. Ms. McCeney stated it is a much more appropriate to have the shorter 3 ft fence in the front if the applicant is amendable to that. The applicant stated that it is ok to put a 3 ft fence in the front. Ms. McCeney asked if the sign will stay the way it is now. The applicant stated they will remove “Formerly Reality House” and repaint the sign. Ms. McCeney asked if the applicant would consider wood for the railings instead of vinyl. The applicant stated the wood railings would be fine.

On a motion by Councilman Simmons, seconded by Ms. Frazier, the application was approved on (5) five affirmative votes as amended.

Nomination of **Chair**.

Ms. Frazier asked Ms. McCeney if she would consider being the Chair for the coming year. Ms. McCeney stated she would.

On a motion by Ms. Frazier, seconded by Ms. Steinecke, Ms. McCeney was voted Chair on (5) five affirmative votes.

Nomination of **Vice-Chair**.

Ms. McCeney asked if Ms. Steinecke would be interested in being Vice-Chair. Ms. Steinecke stated she still feels new and declined the offer. Ms. McCeney asked Ms. Leszcz would be interested in being Vice-Chair. Ms. Leszcz declined the offer. Ms. McCeney asked if Ms. Frazier if she would be interested in being Vice-Chair. Ms. Frazier accepted the offer.

On a motion by Ms. Steinecke, seconded by Councilman Simmons, Ms. Frazier was voted Vice-Chair on (5) five affirmative votes.

Staff Approvals:

HDC-2025-0017 for 613 Prince George Street, submitted by Janine Shaffer, Applicant is seeking approval to replace and paint rotted siding on shed “in-kind”.

There was no discussion regarding the Staff approvals.

Minutes Approved: Sydney Woodland

Date: 9/16/25