



City of Laurel Historic District Commission

8103 Sandy Spring Road Laurel, MD 20707

phone (301) 725-5300 • fax (301) 725-5068

www.CityofLaurel.org • ECD@Laurel.MD.US

EIGHT HUNDRED AND SEVENTY FIRST MEETING TUESDAY – JUNE 18, 2024– 6:00 P.M. - REGULAR AGENDA

This meeting was conducted in-person in the Council Chambers

Convened: 6:00 P.M.

Adjourned 7:07 P.M.

Commissioners Present:

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
Sydney Woodland, Admin. Assistant, ECD
Charlotte Freedberg, Communications
Darnell Butler, Communications

Commissioners Absent: One (1)

Citizens Present: Eleven (11)

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

Vice Chairwoman Snyder asked for a roll call. Six (6) Commissioners answered present, constituting a quorum.

Vice Chairwoman Snyder asked if there were any corrections to the Minutes from the Regular HDC meeting held on May 21, 2024. There were none.

On a motion by Councilmember Kole seconded by Ms. Leszcz, the minutes were approved on (6) six affirmative votes.

HDC-2024-0109 for 373 Main Street, submitted by **Terrill Hawkins**, Applicant is seeking approval to do 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. **This item was tabled at the May 21, 2024 meeting.**

The owner was present. He noted the revised plans were submitted with an updated overhang as requested at the last hearing, adding that the first floor will just replace the glass and the windows will be 2 over 2, not what is on the rendering. He explained the rear parking lot is slopped but will be leveled out to add more parking spaces and there will be at least (2) two tenants using the building. The Commission stated they appreciate the changes and the ADA compliance is great.

On a motion by Ms. Frazier, seconded by Mr. Sweitzer, the application was approved on (6) six affirmative votes.

HDC-2024-0113 for 109 Main Street, submitted by **Michael Delorenzo**, Applicant is seeking approval to repair, replace and resurface existing parking lot in addition to adding 1,840 sq. ft.

The applicant was present and stated they want to repave the parking lot and make it bigger. They will be adding electric as well for the car chargers that will be installed. The Commission asked the staff for comments. Ms. Taylor Planner 1 stated that Mr. Delorenzo meets the greenspace requirements.

On a motion by Ms. Leszcz, seconded by Mr. Sweitzer, the application was approved on (6) six affirmative votes.

HDC-2024-0119 for 1102 Montgomery Street, submitted by **Richard Petersen**, Applicant is seeking approval to demolish two (2) existing sheds and install one (1) new shed with equal square footage. The new shed will be 10' x 20' Heartland Hillsdale from Lowe's. Applicant will paint it in Dynasty marquee color by Behr.

The applicant stated a City trash truck had unfortunately damaged the current sheds however he noted that he appreciates the City helping him to get it fixed. The new proposal is just for one (1) shed instead of two (2).

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

HDC-2024-0114 for 36 Avondale Street, submitted by **Menachem Fogelman**, Applicant is seeking approval to replace broken wrought iron fence with white vinyl to include gates. Fencing will be installed on the front and rear of property to add security to residence.

The applicant was present. The applicant stated that the main goal of the fence is for security and privacy for the kids. The Commission thanked the applicant for replacing the chain link fence with an updated style.

On a motion by Mr. Sweitzer, seconded by Councilmember Kole, the application was approved on (6) six affirmative votes.

HDC-2024-0111 for 595 Main Street Unit 233, submitted by **Toyshika Peterson**, Applicant is seeking approval to install new window sign for "Bad Decisions Tattoos and Piercings." The sign will be lighted green with two lines of red. *The sign has already been installed.*

The applicant was present. The Commission stated they liked their sign however because it is so bright, they requested for it to be turned off at night after business hours. The applicant agreed. The Commission also reminded the applicant to contact staff for any other exterior work or signage prior to installing.

On a motion by Mr. Sweitzer, seconded by Ms. Steinecke, the application was approved on (6) six affirmative votes.

HDC-2024-0124 for **315 Montgomery Street**, submitted by **Gerardo Perez**, Applicant is seeking approval to replace current light 3-tab roof with Certain teed landmark charcoal black architectural shingles. The gutters and downspouts will also be replaced.

On behalf of the applicant, Permit Specialist, Ms. Kaitlyn Bare, stated the applicant could not make it in person. She added no wood will be replaced.

On a motion by Ms. Frazier, seconded by Councilmember Kole, the application was approved on (6) six affirmative votes.

HDC-2024-0123 for **109 Brashears Street**, submitted by **Alex Benitez**, Applicant is seeking approval to renovate deteriorated exterior to include vinyl siding, shutters, windows, roof and refinish the front door and louvered wooden double window in the front. The applicant is also requesting to demo the shed/addition in the rear and replace with a two-story addition within the footprint of existing shed/addition. *Work had started without approval; a stop work order was issued by code enforcement.*

The applicant was present. The applicant stated the cleanup crew ripped the windows out before knowing that approval was required first. He added the color scheme will remain the same for the house and the windows will be 4 over 4 grids. The current addition in the rear is caving in and needs to be redone. He noted that an engineer has not been there yet to determine the safety of the structure. He also stated he does not think there would be room for a driveway. They are eager to get started on the project. Due to the size of the lot, a complete demo of the house and rebuild is not an option. T'amani informed the Commission that the home has been marked unhabitable for now as it is unsafe. Workers that have been inside have ensured areas of the house where work was done. She added that the Commission could add a condition to their approval or stipulation that the trees have to be removed prior to construction for safety reasons.

Mr. Michael Pedon, 509 Prince George Street Laurel, Maryland 20707, discussed concern because Ivy has taken over the tree and the other tree is in a bad place. He is a contractor and has been in the house, floor is rotting from an unrepaired bathroom.

Mr. William Harvey, 511 Prince George Street Laurel, Maryland 20707, discussed concerns about the trees and wants everything to be done safely.

On a motion by Ms. Frazier, seconded by Councilmember Kole, the application was approved on (6) six affirmative votes with the amendment to remove driveway from application.

Staff Approvals:

HDC2024-0127 for **609 Prince George Street**, submitted by **Gregory Sweitzer**

Applicant requested to repaint front porch with in-kind colors of old colonial red and forest green. Approval was previously received, and work was done in 2022, however, the paint is already chipping again.

Tax Credits:

A tax credit request for **333 Prince George Street**, submitted by **Oscar DeLa Puente** for **HDC2024-0130** for replacement of five (5) double hung Georgetown windows. The

material cost was \$5,321.00, proof of payment was \$5,321.00 and tax credit amount is **\$532.10.**

A tax credit request for **326 Montgomery Street**, submitted by **Kay Wingfield** for **HDC2024-0129**, for replacement of roof in blueish gray color in architectural style. The material cost was 4,140.94, proof of payment was \$4,140.94 and tax credit amount is **\$414.09.**

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

Minutes Approved: Sydney Woodland Date: 7/23/24