



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 THIRD MEETING
TUESDAY – SEPTEMBER 17, 2024– 6:00 P.M. - SPECIAL
AGENDA

This meeting was conducted virtually via Zoom

Convened: 6:00 P.M.

Adjourned 6:56 P.M.

Commissioners Present:

Margie McCeney, Chair
Mary-Eileen Leszcz
Councilmember Kole
Nancy Steinecke
Oscar De La Puente
Marlene Frazier

Staff Present:

Monta Burrough, Director, ECD
Sydney Woodland, HDC Coordinator, ECD
Justin Thornton, Planner II, ECD
Charlotte Freedberg, Communications

Commissioners Absent: One (1)

Citizens Present: Seven (7)

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

Chairwoman McCeney read the opening statement.

Chairwoman McCeney congratulated Director Monta Burrough on becoming Director of Economic and Community Development, she also welcomed new Commission member Oscar De Puente to the Historic District Commission.

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

Chairwoman McCeney asked if there were any corrections to the Minutes from the Special HDC meeting held on July 23, 2024. There were none.

On a motion by Ms. Leszcz seconded by Ms.Steinecke, the minutes were approved on (4) four affirmative votes with Ms. Frazier and Mr. De La Puente Recusing.

Director Monta Burrough introduced the new Planner II for ECD Justin Thorton.

HDC-2025-0004 for **357 Main Street**, submitted by **Cameron Manesh**, Applicant is seeking approval to replace rubber membrane roof with like kind. The applicant is also seeking approval to repaint existing red brick in Sherwin Williams Agreeable Gray, ss well as paint front door sill, and commercial sills in Sherwin Williams Super White. Applicant is also seeking approval to replace windows with White American Standard with 32” x 42” Double Hung White Vinyl windows, existing windows are 32” x 42” with a 4 x 4 grid.

The applicant was present. Ms. Frazier stated that the existing windows were 8 x 8 and are very iconic and that the building was the headquarters of the Laurel Leader, and it doesn't seem right to change it that much. The applicant stated they are happy to try and find the 8 x 8 windows, but they are not always readily available, and he respect that the commission is trying to preserve the original nature of Main Street. Ms. Frazier asked if 8 x 8 isn't available anywhere 6 x 6 might be acceptable. The applicant stated he will go back to the manufacturer and see what they have and come back to the HDC. Ms. Steinecke stated what is currently on the building architecturally is 6 x 6 with two side lights for the second and third floor and the other windows are 8 x 8. Ms. McCeney asked the applicant if the center windows are going to have the exact same look as they currently do. The applicant stated that if that's the boards desire then he will contact the manufacturer and try to find like kind product to replace it. He also stated if he can replace the exact look, he is happy to do that. Ms. McCeney asked the applicant why he wants to paint the brick. The applicant stated said if he's going to be painting the bottom Sills white and the new windows are going to be white it won't match the older paint. He also stated that they thought about power washing the current brick but is worried because of how old the brick it. Ms. Frazier stated that often for historic preservation the product peanut shells is used because its gentle to the brick and it works well. Ms. McCeney stated she doesn't see a problem with white not matching the mortar because white paint wouldn't have matched the mortar when it was built. Ms. McCeney asked the applicant if he was putting in central air. The applicant answered no because the electrical capacity cannot support it. Councilmember Kole stated that there is precedent for painting the brick there's one directly across the street that's painted. Councilmember Kole stated that the color agreeable gray is nice and asked the commission if they would be putting too much gray on Main Street and if there's another color they could suggest. Ms. Frazier asked if there would be any effort to outline or accentuate the blocks that are above the second-floor windows and first floor door. The applicant stated that he hasn't put thought into that but he's happy to sit with his designer and provide the feedback the commission has given. Ms. McCeney asked the applicant if he would like to come back to the HDC after he sits with his designer. The applicant responded yes.

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

HDC-2025-0005 for **111 Sixth Street**, submitted by **Mary and Michael Humphreys**, Applicant is seeking approval to replace front porch shingle roof with Royal Sovereign Silver Lining same as current. The applicant is also seeking approval to replace gutters on the entire house with 6”, seamless, white gutters with Shur Flo, white metal gutter guards.

The applicant was not present. Ms. McCeney asked Director Burrough if they are replacing the roof over the house and the porch roof. Director Burrough said it's just the front porch. Ms. McCeney asked if the applicant would consider half round gutters instead of contemporary gutters. Director Burrough stated that the planner did reach out to the applicant but is unsure on whether the applicant gave any feedback but stated that HDC can make it a condition or a suggestion. Councilmember Kole asked if the current gutters are K style. Director Burrough replied yes. Councilmember Kole stated if they're currently on there as K style he doesn't have a problem with K style.

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

HDC-2025-0007 for 714 Main Street, submitted by **Luis Munoz**, Applicant is seeking approval to build a 24' x 18' sunroom with a rear screen porch at the rear of the house the material of the proposed sunroom will include Hardie Plank Siding in Gray Slate with a metal roof in the color of Mansard Brown.

The applicant and residents were present. Ms. McCeney asked if the HDC received a plat drawing. The owners of the home stated that they are unsure on whether the architect submitted a plat, but they can certainly provide it. Ms. McCeney stated her concern was the square footage because it looks like it is more than doubling the square footage of the home. The applicant stated it is not and it is half of the house, and the addition would be approximately 1/3 of a single floor in the home. The applicant stated they built the exact same and 712 Main Street, the only difference is the roof. Ms. Steinecke stated that she had a sunroom built at 704 Main Street and her footprint is larger than the proposed sunroom.

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

HDC-2025-0008 for 333 Prince George Street, submitted by **Oscar De La Puente**, Applicant is seeking approval to replace aged existing 3-tab Gray Shingle Roof with a new Dark Gray Architectural Shingles Owens Corning's.

The applicant was present. The applicant added that the existing roof is very old and discolored and it is difficult to tell the actual color of the roof. Ms. McCeney stated that roofs fade and dark gray is an acceptable color.

On a motion by Ms. Frazier, seconded by Councilmember Kole, the application was approved on (5) five affirmative votes with Mr. De La Puente abstaining.

HDC-2025-0016 for 531 Main Street, submitted by **Cameron Manesh**, Applicant is seeking approval to repaint siding in Sherwin Williams Agreeable Gray current siding is white. Applicant is also seeking approval to repaint windowsills in Sherwin Williams Pure White current windowsills are Sherwin Williams Perfect Greige and repaint door in Sherwin Williams Roycroft Pewter.

The applicant was present. Ms. McCeney asked the applicant if all three doors were going to be painted Pewter. The applicant stated he believes so. Ms. McCeney stated a darker color would be better maintenance wise and more appealing to clientele.

On a motion by Ms. Frazier, seconded by Ms. Steinecke, the application was approved on (6) six affirmative votes with the notation that all doors are painted.

HDC-2025-0018 for 405 Montgomery Street, submitted by **Richard and Atokatha Ashmond Brew**, Applicant is seeking approval to install a metal fascia behind the gutters, clean and remove old putty from windows and reseal with caulking. Applicant is also seeking approval to patch up the splits between the bricks on both sides of the front porch steps, as well as trim tree branches around the perimeter of the home.

The applicant was present. The applicant stated they do not intend to change the look and feel of the property.

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

Staff Approvals:

HDC2025-0002 for 1102 Montgomery Street, submitted by **Martin O’Dea** Applicant requested to repaint the white steeple and front fascia boards in Behr Dynasty – Ultra Pure White. “In-Kind.”

HDC2025-0003 for 927 Montgomery Street, submitted by **Carl McWilliams** Applicant requested to replace bad siding and repaint new siding with current color Valspor 3002-10B. “In-Kind.”

HDC2025-0012 for 113 Sixth Street, submitted by **Ruth Ann Hyatt** Applicant requested an Emergency Repair for damage done during a storm. Applicant would like to replace soffit fascia, gutters, downspout gutter screen and reglaze bathroom windows.

HDC2025-0023 for 408 Prince George Street, submitted by **Madison Freese** Applicant requested to replace damaged roof in Gray, damaged gutters in white and downspouts in white. All colors are In-Kind.

There was no discussion regarding the staff approvals.

Tax Credits:

A tax credit request for **1110 Montgomery Street**, submitted by **Lisa Everett** for **HDC2024-0100** for patching hole in wooden fascia board below gutter, remove and replace architectural ornament, repaint and reattach siding that came down. The material cost was \$1,583.90, proof of payment was \$1,583.90 and tax credit amount is **\$158.39**.

A tax credit request for **1110 Montgomery Street**, submitted by **Lisa Everett** for **HDC2024-0131**, for exterior painting in Sherwin Williams colors: Vesper Violet, Intense Teal and Argos. The material cost was 29,975.00, proof of payment was \$29,975.00 and tax credit amount is **\$2,997.50**.

There was no discussion regarding the staff approvals.

Minutes Approved: Sydney Woodland

Date: 10/15/24