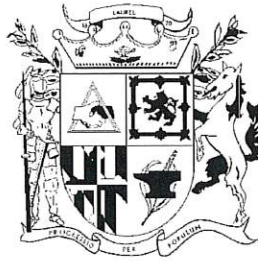


Margie McCeney, Chair
Gayle Snyder, Vice-Chair
Adrian Simmons, Councilmember
Marlene Frazier
Mary-Eileen Leszcz
Nancy Steinecke
Oscar De La Puente



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 EIGHTIETH MEETING TUESDAY – May 20, 2025– 6:00 P.M. - REGULAR AGENDA

This meeting will be held virtually

1. Roll Call.
2. Approval of the Minutes for the Regular HDC meeting held on **April 22, 2025**.
3. **HDC-2025-0086** for **407 Main Street**, submitted by **Jeffery Kozero**, Applicant is seeking retroactive approval to change peak roof to flat roof, applicant is also seeking approval to install six (6) 4x6 Industrial Glass windows.
4. **HDC-2025-0090** for **919 Montgomery Street**, submitted by **Priscilla Gorman**, Applicant is seeking approval to replace existing front sidewalk with stampcrete rock/slate pattern in grey tone.

Staff Approvals:

HDC-2025-0084 for **616 Montgomery Street**, submitted by **Wendy Tulu**, Applicant is seeking retroactive approval to replace existing 3-tab black asphalt shingled roof with new 3-tab black asphalt shingled roof.

HDC-2025-0087 for **200 Sixth Street**, submitted by **Vincenzo and Alice Santoro**, Applicant is seeking approval to replace a rotten wood colonial gothic fence with the same fence.

5. **Adjourn**



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 NINTH MEETING
TUESDAY – MARCH 18, 2025– 6:00 P.M.

***This meeting was conducted in-person ***

Convened: 6:02 P.M.

Adjourned 6:39 P.M.

Commissioners Present:

Margie McCeney, Chair
Gayle Snyder, Vice-Chair
Nancy Steinecke
Marlene Frazier
Mary Eileen Leszcz

Staff Present:

Monta Burrough, Director, ECD
Chloe Kauffman, Deputy Director, ECD
Brooke Quillen, Admin. Assistant II, ECD
Taylor Harvey, Planner II, ECD
Charlotte Freedberg, Communications

Commissioners Absent: Two (2)

Citizens Present: Six (6)

Chairwoman McCeney called the meeting to order at 6:02 p.m.

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 corrections to the Minutes from the Regular HDC meeting held on March 18, 2025.

There were none.

On a motion by Ms. Snyder seconded by Ms. Frazier, the minutes were approved on (5) five affirmative votes.

HDC-2025-0074 for 335 Montgomery Street, submitted by **Maira Alfaro**, Applicant is seeking approval to paint porch brick in PPG Warm Up (Teddy Bear Orange with a Taupe undertone).

The applicant was present.

Ms. Snyder asked if there was a reason the applicant wanted to paint the brick. The applicant stated the brick hasn't been painted since they moved in and would like to paint it. The Commission reminded the applicant it will need to be periodically repainted because it will chip over time.

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

HDC-2025-0076 for 201 Main Street, submitted by **Govind Jha**, Applicant is seeking retroactive approval to replace front and back door. The original doors were Antique Victorian Half Glass Hardwood in Blue, the new doors are Masonite 32 in x 80 in x 4-9/16 in Steel Prime pre-hung doors in the color white.

The applicant was present. The applicant apologized for changing the door without obtaining approval first. Ms. Frazier asked if the applicant still had the original door and if it would be possible to use the original door and a full light storm door. The applicant stated they would have to make changes on the inside for two doors and doubt that a storm door will withstand cold air because the original door has a lot of issues. Chairwoman McCeney clarified that the applicant would need to get a full glass airtight storm door so that you are still able to see the historic door. The applicant stated if the Commission thinks the storm door can withstand cold air then he is willing to try it.

On a motion by Ms. Snyder, seconded by Ms. Steinecke, the application was approved on (5) five affirmative votes with the modification that the backdoor can stay the way it has been reinstalled and have the original front door put back on and install a storm door over it.

HDC-2025-0077 for 412 Prince George Street, submitted by **Gemma Kuijpers**, Applicant is seeking approval to remove old 4 ft wood fence with white pickets and replace with 4 ft pressure-treated wood with gothic or straight-angle tops.

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-2025-0081 for 384 Main Street, submitted by **Yvonne Breedlove**, Applicant is seeking approval to remove existing 3-tab black shingled roof, gutters, downspouts and install 50-year IKD Architectural Shingles in Granite Black, replace gutters with 6" seamless and 3x4 downspouts in white.

The applicant was present. Ms. Steinecke asked if the current downspouts on the building are 4" and not 6". The applicant stated that is correct and the contractor stated that 4" downspouts aren't sufficient on the building.

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

HDC-2025-0085 for 422 Prince George Street, submitted by **Marissa Reynolds and Kimiko Marinacci**, Applicant is seeking approval to replace displaced

stones and repointing around the perimeter of the house and install a Radon Mitigation System. Applicants are also seeking approval to repair three (3) crawlspace entries and add entry wells and white doors to each crawlspace.

The applicant was present.

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

Staff Approvals:

HDC-2025-0080 for 507 Prince George Street, submitted by **Gayle Snyder**, Applicant is seeking approval to replace broken White storm door with same style storm door in Charcoal Grey, closest to the color Row House Grey on the HDC pre-approved color list.

HDC-2025-0082 for 421 Prince George Street, submitted by **Karen Lubieniecki**, Applicant is seeking approval to replace current asphalt shingles and wood on a shed with same material and style.

There was no discussion regarding the Staff approvals.

Minutes Approved:

Date:

8103 SANDY SPRING ROAD, LAUREL, MD 20707
301-725-5300

Date of Application: 4/10/25	Work Type: Roof and Windows	HDC Sign Required?	Yes:	No: x
Submit Information By: 4/25/25		For Meeting On: 5/20/25		
ADDRESS OF PROPERTY: 407 Main Street Laurel, MD 20707		WORK DESCRIPTION (Please be specific on colors, style and material): Change peak roof to flat roof (retroactive) Install six (6) 4x6 Industrial Glass Windows		
OWNER'S Name, address, number, email: JS 1 Associates 407 Main Street Laurel, MD 20707 brenda@407mainstreet.com – 301-542-5036				
CONTRACTOR'S Name, address, phone number, email: MS Construction Mid Atlantic LLC 407 Main Street Laurel, MD 20707 brenda@407mainstreet.com – 301-542-5036		*Section below for Signs: (drawing must accompany application)		
		TYPE:	Flatwall	Projecting
			Signband	Freestanding
		SIZE:	Material	
APPLICANT'S Name, address, phone number, email: Jeffery Kozero 17604 Hollingsworth Drive Rockville, MD 20850 jkozero@407mainstreet.com – 301-440-7354		MESSAGE:		
		COLORS:		
		Illumination:		Type:
*CONDITIONS: (1) Applicant must comply with Section 20-99, 20-103 of the Historic District Guidelines. (2) If work has not commenced within (12) twelve months of the date of approval, the Certificate is void, unless a renewal is requested from the Historic District Commission before it expires. (3) IF THIS IS STAFF APPROVAL: All work must be "in-kind"; using same color (or color from the Historic District Approved Color List), same style and same material. Failure to comply can result in code enforcement fines and/or denial of tax credit requests. NO EXCEPTIONS. (4) IF THIS IS A TREE REMOVAL: It is recommended a new tree be planted on the property for each tree removed, using the Approved Tree List created by the City of Laurel Tree Board *PLEASE PLACE THIS CERTIFICATE IN YOUR WINDOW UNTIL WORK IS COMPLETED*				
FEE: \$50		*Starting July 1, 2024 there will be a fee of \$25 or \$50 for this		
HISTORIC DISTRICT COMMISSION:		DATE:		
PLANNING AND ZONING:				
*This authorization does not by its issuance preclude or replace permits required by other departments or agencies.				
ON FILE (SEE APPLICATION)			301-440-7354	
Signature of Applicant			Daytime Phone number	
Qualifies For Tax Credit: Yes: x No:			*Applicant still has to apply to receive approval.	
Permit Required: Yes: No: x			Permit No.	

CITY OF LAUREL
HISTORIC DISTRICT COMMISSION
8103 SANDY SPRING ROAD, LAUREL, MD 20707
301-725-5300

CERTIFICATE OF APPROVAL NO. HDC 2023-0103

Date of Application 3/24/23	Type: Roof & add windows	HDC Sign N/A					
Submit Information By: 4/18/23		For Meeting On: 5/16/23					
ADDRESS OF PROPERTY: 407 Main Street Laurel, MD 20707		WORK DESCRIPTION: Roof replacement to prevent water infiltration, roof will change from A Frame to Flat, material will change from gray 3 tab to black membrane roofing. *If the work for an approved Historic District Commission Certificate has not commenced within twelve (12) months of the date of approval, the Certificate is void, unless a renewal is requested from the Historic District Commission.*					
OWNER'S Name, address, number, email: Jeffrey Kozero 17604 Hollingsworth Drive Derwood, MD 20855 301-440-7354							
CONTRACTOR'S Name, address, phone number, email 407 Main Street Design 407 Main Street Laurel, MD 20707 301-818-0440 Design@407mainstreet.com		Sign: drawing must accompany application					
		<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td rowspan="2" style="width: 10%;">TYPE:</td><td style="width: 40%;">Flatwall</td><td style="width: 50%;">Projecting</td></tr><tr><td>Signband</td><td>Freestanding</td></tr></table>	TYPE:	Flatwall	Projecting	Signband	Freestanding
		TYPE:		Flatwall	Projecting		
Signband	Freestanding						
SIZE:	Material						
APPLICANT'S Name, address, phone number, email Karl Griffin 407 Main Street Laurel, MD 20707 202-999-7412 karl@407mainstreet.com		MESSAGE:					
		COLORS:					
		Illumination:	Type:				
CONDITIONS and/or comments: Must comply with Sec.20-103 in the Historic District Guidelines. Please keep certificate in window until work is completed. A copy of the staff report can be received upon request.							
BUILDING OFFICIAL N/A							
HISTORIC DISTRICT COMMISSION Brooke Quillen, HDC Coordinator DATE 5/17/2023							
PLANNING AND ZONING Robert Love, ECD Director							
This authorization does not by its issuance preclude or replace permits required by other departments or agencies.							
		202-999-7412					
Signature of Applicant		Daytime Phone number					
Qualifies For Tax Credit: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Building Permit Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Permit No.					



MAYOR AND CITY COUNCIL OF LAUREL
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300

Web: <http://www.cityoflaurel.org> E-mail: ecd@laurel.md.us

AGENDA ITEM NO. 3

TECHNICAL STAFF REPORT

DATE: May 7, 2025
TO: City of Laurel Historic District Commission
FROM: Taylor Harvey, Planner II
CASE: Certificate of Approval No. HDC C2025- 0086

GENERAL INFORMATION

APPLICANT: Jeffery Kozero
17604 Hollingsworth Dr
Rockville, MD 20850

OWNER: JS 1 Associates
407 Main St.
Laurel, MD 20707

LOCATION: 407 Main St.
Laurel, MD 20707

PURPOSE: **1. Requesting retractive approval to replace existing structure roof**
2. Requesting retroactive approval to install new windows

REQUESTED ACTION: Approval of Certificate No. HDC C2025- 0086

ZONE: C-V (Commercial Village)

CONTRIBUTING: Yes

ZONING ANALYSIS:

The applicant is seeking retroactive Historic District Commission (HDC) approval to replace the existing gable roof with gray shingles on a shed located behind the main building. The proposed roof will be a flat roof with black EPDM rubber weatherproof membrane material and will include proper gutter, downspout, and splash box.

The applicant states that the proposed roof shape and materials will create a water-tight seal and protect the building from water, insects, and other natural elements. The building will not be used for housing purposes. The building height will not change, but the exterior walls will be lengthened, and new windows will be installed.

Windows:

The applicant is proposing to install six (6) new windows on the existing structure. The proposed windows will be 4' x 6' in size and made of aluminum material. The grid of the proposed windows will be two over two. The proposed windows will also have finishes in dark bronze color. Three (3) windows will be located on the top right side of the structure, and two (2) windows will be located on the top back side of the structure.

Siding:

The applicant is proposing to use ten (10) inch Hardie planks on the new top portion of the exterior walls in off-white color to match the existing siding.

DESIGN GUIDELINES EXCERPT:

Sec. 20-26.28. - Roofs and roofing.

- (a) *For repairs and replacements of existing structures, or roofing of new construction, the Historic District Commission considers the following:*
 - (1) *Style (e.g., gambrel, gable, hip, shed, flat, authentic mansard);*
 - (2) *Material (e.g., standing seam metal, slate, wood shingles, asphalt or fiberglass shingles, rolled roofing, slag, hot mopped asphalt, tile);*
 - (3) *Details (dormers, gables, chimneys);*
 - (4) *Gutters and downspouts; and*
 - (5) *Color.*
- (b) *For existing structures, the Commission recommends replacement in-kind. The color of the material should be complementary/compatible to the other colors on the structure.*
- (c) *Roofs on porches, accessory structures, and building additions should match those on the main or existing structure where possible.*

Sec. 20-26.24. - Windows.

- (a) *Openings in the mass of the structure give further definition by their specific style: double-hung (single or multiple panes in each sash), casement, sliding, and specialty units (such as round, half-round, hexagonal, picture windows, or combination of types). Windows should be consistent with the style of architecture of the structure.*

- (b) *The preservation of historic windows is encouraged by the Commission. To allow flexibility in achieving energy efficiency, the use of vinyl or aluminum "clad" units is permitted.*
- (c) *The use of imitation muntin's (separators between windowpanes) which do not resemble the original historic windows is discouraged.*

ATTACHMENTS:

1. Existing elevations
2. Proposed elevations
3. Proposed roof and framing plans
4. HDC window questionnaire
5. Photos of completed work
6. Renderings

RECOMMENDATION:

The proposed actions requested by the applicant appear to meet the requirements established in the City of Laurel's *Unified Land Development Code*, including the design criteria listed in the *Design Guidelines of the City of Laurel Historic District Commission*. Staff recommend the Historic District Commission **APPROVE** Certificate No. HDC C2025- 0086 to include the following conditions:

1. The Applicant shall obtain a City of Laurel Buidling Permit.

Submitted & Recommended by:

Taylor Harvey
Taylor Harvey, Planner II





MAINSTREET 407 DESIGN, LLC

407 MAIN STREET LAUREL MD 20707
(301) 818-0440

Reference Property: 407 Main St Existing Auxiliary Building
407 Main Street
Laurel MD 20707
Permit #:

To All Concerned,

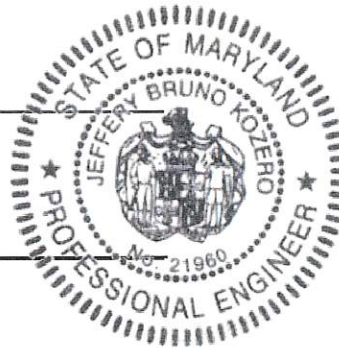
I hereby certify that I have inspected the above referenced structure at 407 Main St Existing Auxiliary Building, Laurel MD 20707. Between the dates of February 10, 2025 through April 1, 2025 I have personally monitored the remodeling, including the insulation of the existing auxiliary building and certify the structural components meet all code requirements.

Certified by: _____

A handwritten signature in blue ink, appearing to read 'JBK', written over a horizontal line.

Jeffery B. Kozero

Name: _____



If you have any questions, please do not hesitate to contact me at 301-440-7354.



MAINSTREET 407 DESIGN, LLC

407 MAIN STREET LAUREL MD 20707
(301) 818-0440

Reference Property: 407 Main St Existing Auxiliary Building
407 Main Street
Laurel MD 20707
Permit #:

To All Concerned,

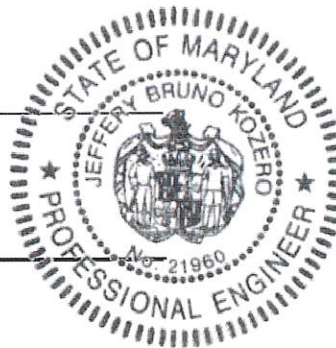
I hereby certify that I have inspected the electrical components at above referenced structure
complies with electrical codes.

Certified by: _____

A handwritten signature in blue ink, appearing to read 'JBK', written over a horizontal line.

Jeffery B. Kozero

Name: _____

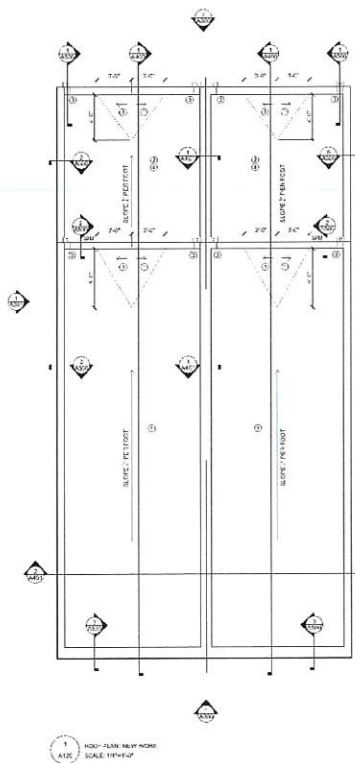


If you have any questions, please do not hesitate to contact me at 301-440-7354.



NONSTOP DESIGN
6400 LEPSTRAND LANE
ROCKVILLE, MD
PHONE: 301-491-8548

ST. AL.



③ NOTES - NEW WORK

- ② CRACK: SLOPE 1/8" PER FOOT TOWARD DRAIN.
- ③ TREX DECKING ON SLEEPERS OVER EPSW/ROOF MEMBRANE, FLASH AS REQUIRED.
- ④ SCUPPER AND DOWNSPOUT
- ⑤ RESIDENTIAL EPSW/ROOF MEMBRANE SYSTEM:
 - VAPOR BARRIER
 - 1/2" OR 5/8" 1" HIGH G-40 PLYWOOD SHEATHING
 - 1/2" INSULATION
 - 1/2" EPSW/ROOF MEMBRANE

GENERAL NOTES - NEW WORK

- [illegible]

REFER TO STRUCTURAL DRAWINGS FOR
FRAMING AND STRUCTURAL DETAILS

Issue		
	Type	DAI
•	PERMIT SET	8-7

Revisions

No.	TYPE	D.

RESIDENCES AT:
106 26TH STREET
BALTIMORE, MD 21218
AND
108 26TH STREET
BALTIMORE, MD 21218

Sheet Title

ROOF PLANS
NEW WORK

Scale: AS NOT

Date: 8.7.

Drawn By:

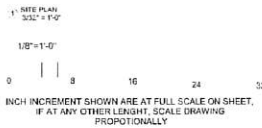
Checked By:

Job No.:

Sheet Number

A120

MAIN STREET



SCOPE:
ROOF REPLACEMENT, PROVIDE PROTECTION FROM THE ELEMENTS: SUN, RAIN, WIND, DUST, HEAT, COLD, AND ANIMALS AND INSECTS.

NOTE:
• BUILDING HEIGHT WILL NOT CHANGE
• NO ADDITIONAL FLOORS
• NOT VISIBLE FROM STREET

ROOF PLAN GENERAL NOTES:

- THE REPLACEMENT OF THE ROOF SHALL BE CONDUCTED IN SUCH A MANNER AS TO PROTECT THE EXISTING BUILDING AND ALL OF ITS CONTENTS IN THEIR ENTIRETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED DURING THE PERFORMANCE OF THEIR CONTRACTED WORK.
- FIELD VERIFY SIZE AND LOCATION OF ALL EXISTING MECHANICAL UNITS, ROOF CURBS, ROOF DRAINS, SCUPPERS, SKYLIGHTS AS WELL AS ANY AND ALL OTHER PENETRATIONS OR ROOF ACCESSORIES AND INSTALL NEW ROOF AS REQUIRED TO ACCOMMODATE ACCESSORIES AND CREATE A WATER TIGHT SEAL OVER ENTIRE ROOF.
- COORDINATION OF EXISTING BUILDING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO COMMENCEMENT OF THE ROOFING REPLACEMENT.
- FIELD VERIFY LOCATION AND QUANTITY OF EXISTING DOWNSPOUTS AND ROOF DRAINS. PROVIDE DOWN SPOUTS AT ALL EXISTING LOCATIONS AND AT ALL OVERFLOW SCUPPERS.
- CONFIRM THAT ALL ROOF DRAINS ARE IN WORKING ORDER AND DRAINING AT AN APPROPRIATE FLOW RATE. REPAIR AND CLEAR ANY OBSTRUCTED, DAMAGED OR LEAKY DRAINAGE. PROVIDE NEW ROOF DRAIN STRAINERS.

CONSTRUCTION FACILITIES NOTES:

- THE STORAGE OF MATERIALS AND EQUIPMENT SHALL COMPLY WITH CHAPTER 33 OF THE IBC. ALL MATERIALS AND EQUIPMENT MUST BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF CONSTRUCTION

VICINITY MAP



STREET VIEW:



SHEET SCHEDULE	
CS	COVER SHEET
S101	ROOF FRAMING PLANS
S102	ELEVATIONS AND DETAILS



407 MAIN STREET, LAUREL, MD 20707
TEL: 301-475-6442
EMAIL: ESD@GANTMANSTREET.COM

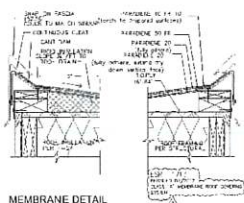
ROOF REPLACEMENT FOR
407 MAIN ST.
LAUREL MD. 20707



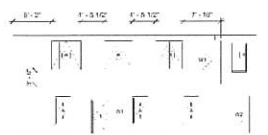
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STRUCTURAL DESIGN
PROJECT NUMBER: Project Number

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Author: Checker:
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Date: Issue Date
Sheet Title: COVER SHEET
Sheet #

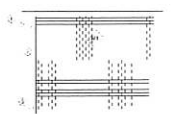
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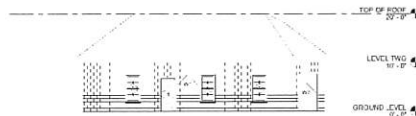
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NOT TO SCALE



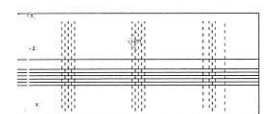
PROPOSED NORTH ELEVATION
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IF AT ANY OTHER LENGTH, SCALE DRAWING
PROPORTIONALLY



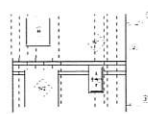
PROPOSED WEST ELEVATION
1/8" = 1'-0"
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INCH INCREMENT SHOWN ARE AT FULL SCALE ON SHEET.
IF AT ANY OTHER LENGTH, SCALE DRAWING
PROPORTIONALLY



EXISTING NORTH ELEVATION
1/8" = 1'-0"
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INCH INCREMENT SHOWN ARE AT FULL SCALE ON SHEET.
IF AT ANY OTHER LENGTH, SCALE DRAWING
PROPORTIONALLY

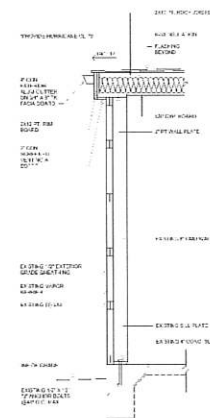


PROPOSED SOUTH ELEVATION
1/8" = 1'-0"
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INCH INCREMENT SHOWN ARE AT FULL SCALE ON SHEET.
IF AT ANY OTHER LENGTH, SCALE DRAWING
PROPORTIONALLY

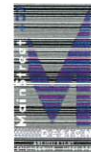


PROPOSED EAST ELEVATION
1/8" = 1'-0"
0 8 16 24 32
INCH INCREMENT SHOWN ARE AT FULL SCALE ON SHEET.
IF AT ANY OTHER LENGTH, SCALE DRAWING
PROPORTIONALLY

SCHEDULE	
	EXISTING WINDOWS TO REMAIN
	NEW WINDOW
	EXISTING DOOR TO REMAIN
	EXISTING CMU WALL TO REMAIN
	EXISTING CMU WALL TO REMAIN
	GUTTER DOWNSPOUT SPLASHBOX



WALL SECTION
1/4" = 1'-0"



407 MAIN STREET, LAUREL, MD 20707
TEL: 410-515-6442
EMAIL: DESIGN@MAINSTREET.COM

ROOF REPLACEMENT FOR
407 MAIN ST.
LAUREL MD. 20707



PROJECT INFORMATION
STRUCTURAL DESIGN
PROJECT NUMBER Project number

DRAWING INFO
Drawn: Checked:
Author: Checker:
Scale: 1/8" = 1'-0"
Date: Issue Date
Sheet Title: ELEVATIONS AND
Sheet # DETAILS

S-102

HISTORIC DISTRICT WINDOW

REPLACEMENT QUESTIONNAIRE



1. Window size/s of each window being replaced? (dimensions)
4 by 6
2. How many windows will be replaced? (All windows on house? Only front, total number.)
6 windows on house
2 in front
3. To your knowledge, are the windows being removed the original on the house?
No
4. Will the new windows be single or double pane? (One piece of glass or two)
Double
5. Will there be any paneling on the window? Yes or No. (If Yes, Two over two, three over three, etc.)
Yes two over two
6. Will the frames of the windows be replaced as well? Yes or No. (If yes with what kind of trim)
They are new windows
7. Will the trim be repainted after installation of new windows? Yes or No. (If yes what color)
Yes and white they are new window







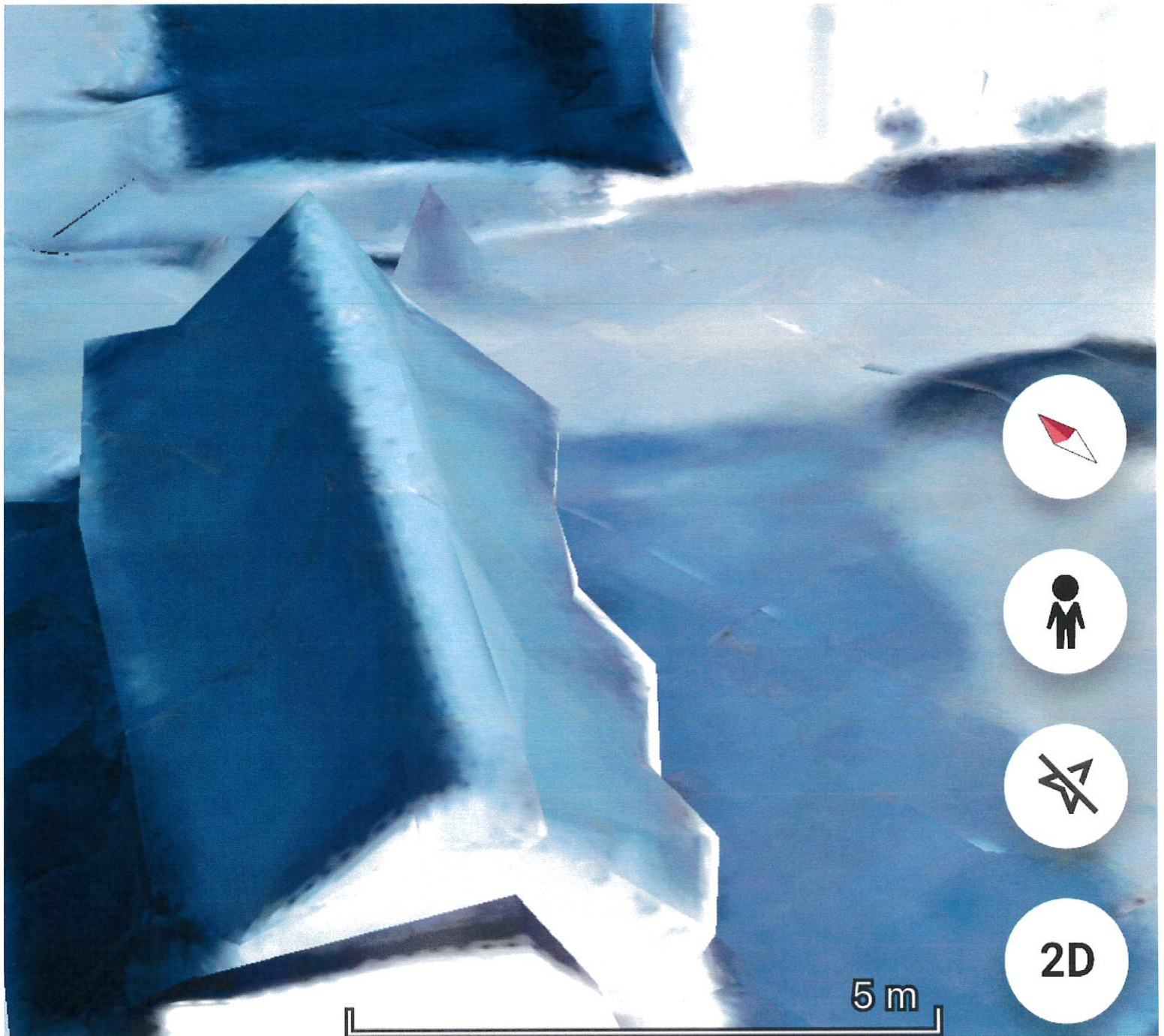


NEW WINDOWS - INDUSTRIAL GLASS





PEAK ROOF



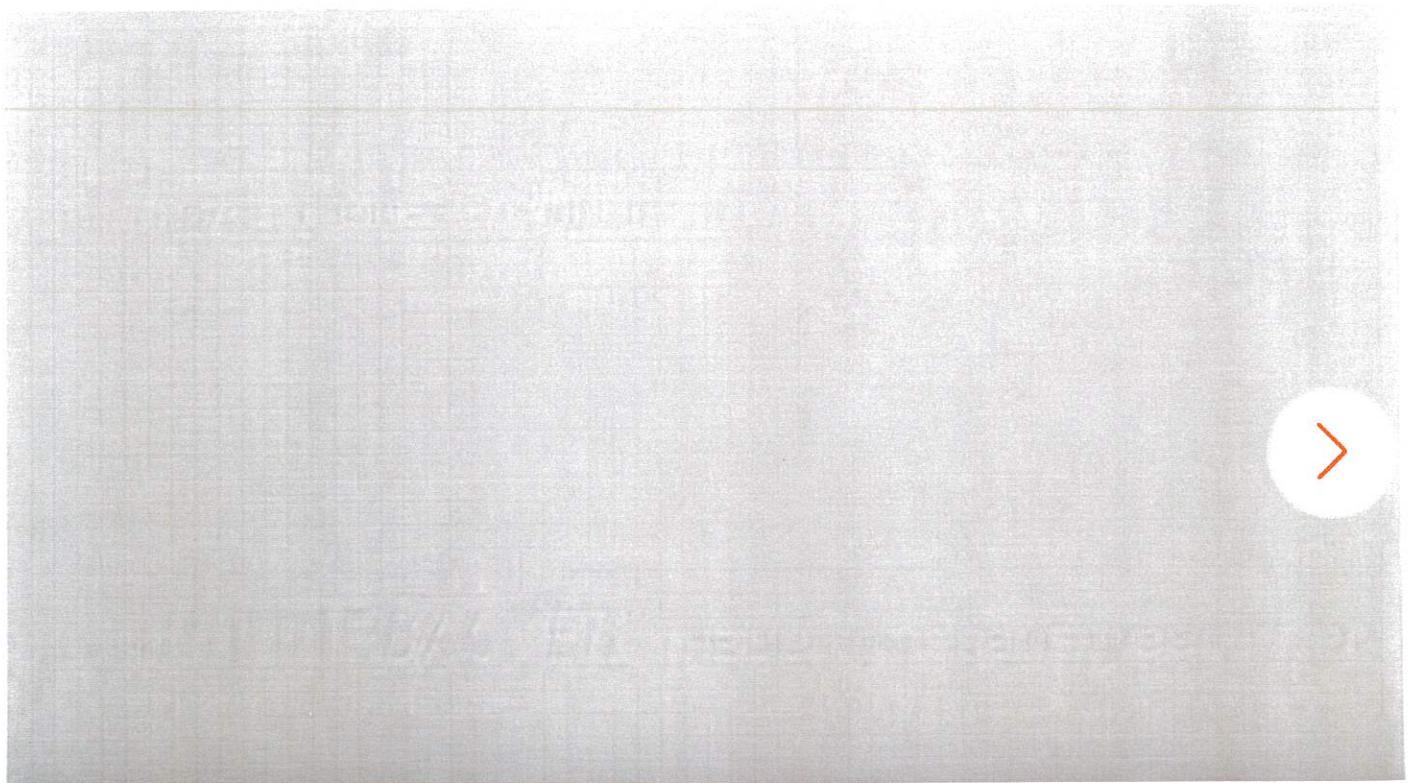
♡ 5.3k

Top Rated

James Hardie

HardieBacker 1/4 in. x 3 ft. x 5 ft. Cement Backerboard

★★★★★ (1305) ✓





CITY OF LAUREL HISTORIC DISTRICT COMMISSION

8103 Sandy Spring Road • Laurel, MD 20707 • (301) 725-5300 • Fax (301) 490-5068 ecd@laurel.md.us

This authorization does not by its issuance preclude or replace permits required by other departments or agencies

HDC CERTIFICATE OF APPROVAL APPLICATION

STEP 1: FOR APPLICANT TO COMPLETE

DATE OF APPLICATION: _____

ADDRESS OF PROPERTY: _____

407 Main Street Laurel MD 20707

OWNER'S NAME, ADDRESS, PHONE & EMAIL:

JS 1 Associates

407 Main Street Laurel MD 20707

brenda@407mainstreet.com

(301) 542-5036

CONTRACTOR'S NAME, ADDRESS, PHONE AND EMAIL:

MS Construction Mid Atlantic LLC

407 Main Street Laurel MD 20707

brenda@407mainstreet.com

(301) 542-5036

APPLICANT'S NAME, ADDRESS, PHONE AND EMAIL:

Jeffery Kozero- (301)-440-7354

17604 Hollingsworth Drive

Rockville MD 20850

jkozero@407mainstreet.com

x

Jeffery Kozero
SIGNATURE OF APPLICANT

TYPE OF REQUEST (Check all that apply):

Sign _____ Tree Removal _____ Shutters _____ Shed _____

Roof ☒ Windows _____ Paving _____ Fence _____

Garage _____ Porch _____ Paint _____ Addition _____

Demolition _____ Other: _____

WORK DESCRIPTION:

change peak roof to flat roof add windows

*COMPLETE FOR SIGNAGE or AWNING REQUESTS ONLY:

(Check one)

FLATWALL _____

PROJECTING _____

SIGNBAND _____

FREESTANDING _____

(Details)

SIZE: _____

MATERIAL: _____

MESSAGE: _____

COLORS: _____

LIGHTED SIGN: _____

IF YES, TYPE: _____

4/25/25

DATE

STEP 2: FOR CITY STAFF TO COMPLETE

☐ Yes ☐ No Staff Approval?

☐ Yes ☐ No Work started *without* Approval?

☐ Yes ☐ No Qualifies for Tax Credit?

☐ Yes ☐ No Building Permit Required?

☐ Yes ☐ No Public Notice Sign Required?

MEETING DATE: _____

TAX ID (ACCOUNT) #: _____

PERMIT NUMBER: _____

STEP 3: STAFF APPROVAL SIGNATURES

APPROVAL DATE: _____

CONDITIONS AND/OR COMMENTS: _____

HISTORIC DISTRICT COMMISSION _____

PLANNING AND ZONING _____

CITY OF LAUREL
HISTORIC DISTRICT COMMISSION
8103 SANDY SPRING ROAD, LAUREL, MD 20707
301-725-5300

CERTIFICATE OF APPROVAL NO. HDC 2025-0090

Date of Application: 4/24/25	Work Type: Sidewalk	HDC Sign Required? Yes: No: <input checked="" type="checkbox"/>								
Submit Information By: 4/25/25		For Meeting On: 5/20/25								
ADDRESS OF PROPERTY: 919 Montgomery Street Laurel, MD 20707		WORK DESCRIPTION (Please be specific on colors, style and material): Replace existing front sidewalk with stampcrete rock/slate pattern in grey tone								
OWNER'S Name, address, number, email: Thomas + Priscilla Dorman 919 Montgomery Street Laurel, MD 20707 pannathae@gmail.com – tomdorman@hotmail.com 571-344-5677										
CONTRACTOR'S Name, address, phone number, email: Stampcrete of Maryland, Inc 2227 Gillis Road Woodbine, MD 21797 stampcreteofmdinc@gmail.com		*Section below for Signs: (drawing must accompany application)								
		<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td rowspan="2" style="width: 15%;">TYPE:</td><td style="width: 40%;">Flatwall</td><td style="width: 45%;">Projecting</td></tr><tr><td>Signband</td><td>Freestanding</td></tr><tr><td colspan="2">SIZE:</td><td>Material</td></tr></table>	TYPE:	Flatwall	Projecting	Signband	Freestanding	SIZE:		Material
		TYPE:		Flatwall	Projecting					
Signband	Freestanding									
SIZE:		Material								
APPLICANT'S Name, address, phone number, email: Same as owner		MESSAGE:								
		COLORS:								
		<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 60%;">Illumination:</td><td>Type:</td></tr></table>	Illumination:	Type:						
Illumination:	Type:									
*CONDITIONS: (1) Applicant must comply with Section 20-98 of the Historic District Guidelines. (2) If work has not commenced within (12) twelve months of the date of approval, the Certificate is void, unless a renewal is requested from the Historic District Commission before it expires. (3) IF THIS IS STAFF APPROVAL: All work must be "in-kind"; using same color (or color from the Historic District Approved Color List), same style and same material. Failure to comply can result in code enforcement fines and/or denial of tax credit requests. NO EXCEPTIONS. (4) IF THIS IS A TREE REMOVAL: It is recommended a new tree be planted on the property for each tree removed, using the Approved Tree List created by the City of Laurel Tree Board *PLEASE PLACE THIS CERTIFICATE IN YOUR WINDOW UNTIL WORK IS COMPLETED*										
FEE: \$25		*Starting July 1, 2024 there will be a fee of \$25 or \$50 for this								
HISTORIC DISTRICT COMMISSION:		DATE:								
PLANNING AND ZONING:										
*This authorization does not by its issuance preclude or replace permits required by other departments or agencies.										
ON FILE (SEE APPLICATION)		571-344-5677								
Signature of Applicant		Daytime Phone number								
Qualifies For Tax Credit: Yes: No: <input checked="" type="checkbox"/>		*Applicant still has to apply to receive approval.								
Permit Required: Yes: <input checked="" type="checkbox"/> No:		Permit No.								



MAYOR AND CITY COUNCIL OF LAUREL
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

8103 Sandy Spring Road • Laurel, Maryland 20707 (301) 725-5300 extension 2303

<http://www.cityoflaurel.org> • email – ecd@laurel.md.us Fax (301) 490-5068

AGENDA ITEM NO. 4

TECHNICAL STAFF REPORT

DATE: May 9, 2025
TO: City of Laurel Historic District Commission
FROM: Chloe Kauffman, Planner I
CASE: Certificate of Approval No. HDC-R20250090

GENERAL INFORMATION

APPLICANT: Priscilla Dorman
919 Montgomery
Laurel, MD 20707

OWNER: Thomas & Priscilla Dorman
919 Montgomery St
Laurel, MD, 20707

LOCATION: 919 Montgomery St
Laurel, MD 20707

PURPOSE: Requesting approval to replace the existing, cracked walkway.

REQUESTED ACTION: Approval of Certificate No. HDC-R20250090

ZONE: R-55, Single Family Detached

CONTRIBUTING: Yes

ZONING ANALYSIS:

The applicant is seeking approval from the Historic District Commission (HDC) to replace the existing walkway leading to the property. The current walkway is cracked and uneven, posing a safety hazard to users. It will be replaced with light grey stamped concrete featuring a random-stone pattern to enhance its appearance and longevity. There will be no alterations to the public sidewalk along the street.

DESIGN GUIDELINES EXCERPT:

Sec. 20-26.23. - Patios and walkways.

Construction, renovation, and replacement of walkways and patios shall be reviewed by the Commission. Materials such as brick, stone, macadam, bituminous paving (blacktop), and concrete, exposed aggregate concrete and interlocking pavers are acceptable. The use of pervious material is encouraged.

ATTACHMENTS:

1. Illustration of property and walkway.
2. Photos of existing walkway.
3. Aerial view of walkway.
4. Photo of proposed stamped concrete design and color.

RECOMMENDATION:

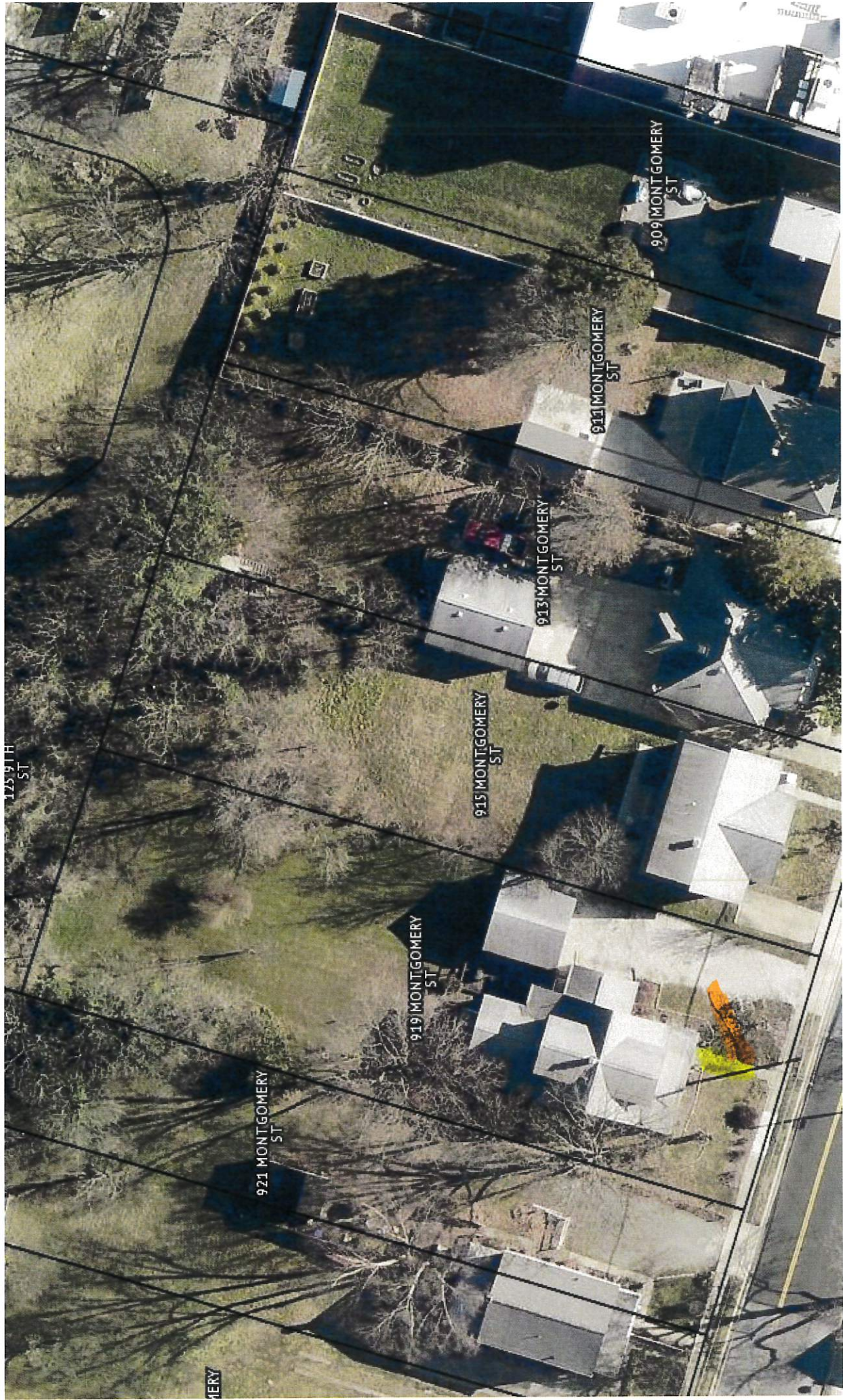
The proposed actions requested by the applicant appears to meet the requirements established in the City of Laurel's *Unified Land Development Code*, including the design criteria listed in the *Design Guidelines of the City of Laurel Historic District Commission*. Staff recommends the Historic District Commission **APPROVE** Certificate No. HDC-R20250090.

Submitted & Recommended by:



Chloe Kauffman, Planner I





919 Montgomery St.

HOUSE

Gravel
Driveway

Entry

Porch

STEPS

8 FT'

Garden

Garden

Grass

Replace existing
sidewalk with
either stampcrete (H. grey)
or regular concrete
depending on cost.

existing
sidewalk

21' x 2

GRAVEL
DRIVEWAY

existing sidewalk

1 square = 1 foot

existing sidewalk
22'

existing
Garden

existing
garden

3'

Public Sidewalk



Stamped
Concrete
pattern
in grey tone

919 Montgomery St



Laurel, Maryland

Google Street View

Sep 2021

Image capture: Sep 2021 © 2025 Google

Pilgrii

Laurel, Maryland

Google Street View

Sep 2021



Image capture: Sep 2021 © 2025 Google





CITY OF LAUREL HISTORIC DISTRICT COMMISSION

8103 Sandy Spring Road • Laurel, MD 20707 • (301) 725-5300 • Fax (301) 490-5068 ecd@laurel.md.us

This authorization does not by its issuance preclude or replace permits required by other departments or agencies

HDC CERTIFICATE OF APPROVAL APPLICATION

STEP 1: FOR APPLICANT TO COMPLETE

DATE OF APPLICATION: 4/24/25

TYPE OF REQUEST (Check all that apply):

Sign _____ Tree Removal _____ Shutters _____ Shed _____
Roof _____ Windows _____ Paving _____ Fence _____
Garage _____ Porch _____ Paint _____ Addition _____
Demolition _____ Other: sidewalk replacement

ADDRESS OF PROPERTY:

919 Montgomery St

RECEIVED
CITY OF LAUREL, MARYLAND
APR 24 2025

OWNER'S NAME, ADDRESS, PHONE & EMAIL:

Thomas & Priscilla Dorman

Prisc: 571-344-5677

pannathae@gmail.com

tomdorman@hotmail.com

919 Montgomery St Laurel MD

CONTRACTOR'S NAME, ADDRESS, PHONE AND EMAIL:

Stampcrete of Maryland, Inc

2227 Gillis Rd

Woodbine MD 21797

stampcreteofmdinc@gmail.com

APPLICANT'S NAME, ADDRESS, PHONE AND EMAIL:

Priscilla Dorman

919 Montgomery St

571-344-5677

Pannathae@gmail.com

WORK DESCRIPTION:

replace existing front sidewalk with
stampcrete (rock/slate pattern).

Existing concrete sidewalk is cracked, uneven,
and presents tripping hazard.

*COMPLETE FOR SIGNAGE or AWNING REQUESTS ONLY:

(Check one)

FLATWALL _____

PROJECTING _____

SIGNBAND _____

FREESTANDING _____

(Details)

SIZE: _____

MATERIAL: _____

MESSAGE: _____

COLORS: _____

LIGHTED SIGN: _____

IF YES, TYPE: _____

Priscilla Dorman

SIGNATURE OF APPLICANT

DATE

STEP 2: FOR CITY STAFF TO COMPLETE

MEETING DATE: 5/20/2025

☐ Yes ☐ No Staff Approval?

☐ Yes ☐ No Work started without Approval?

☐ Yes ☐ No Qualifies for Tax Credit?

☐ Yes ☐ No Building Permit Required?

☐ Yes ☐ No Public Notice Sign Required?

TAX ID (ACCOUNT) #: _____

PERMIT NUMBER: _____

STEP 3: STAFF APPROVAL SIGNATURES

APPROVAL DATE: _____

CONDITIONS AND/OR COMMENTS: no plat available

HISTORIC DISTRICT COMMISSION _____

PLANNING AND ZONING _____