

Margie McCeney, Chair
Gayle Snyder, Vice-Chair
James Kole, Council President
Marlene Frazier
Gregory Sweitzer
Mary-Eileen Leszcz



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 SIXTY EIGHTH MEETING TUESDAY – MARCH 19, 2024– 6:00 P.M. - REGULAR AGENDA

***This meeting will be conducted virtually via Zoom**

If you wish to join this hearing please click here for meeting information:

<https://www.cityoflaurel.org/register-to-speak>

1. Roll Call.
2. Approval of the Minutes for the Regular HDC meeting held on **February 13, 2024**.
3. **HDC-2024-0067** for **600 Montgomery Street**, submitted by **Lam Vu**, *This item was tabled at the last HDC hearing on 2/13/24*. The Applicant has modified their original proposal. The Applicant is proposing to install the three and a half feet (3.5 ft.) tall fence around the front yard of the property, not to include the parking pad.
4. **HDC-2024-0060** for **204 Main Street**, submitted by **Farshad Samadnejad**, Applicant is seeking approval to install new signage for building, 30 in. tall x 150 in wide in black and white "Laurel Dentist 301-725-4884".
5. **HDC-2024-0085** for **216 Main Street**, submitted by **Tony Shannon**, Applicant is seeking approval to install new wall sign on front of building that reads "Barber Shop" 18 in x 96 in black letters with white background on plywood.
6. **HDC-2024-0086** for **328 Montgomery Street**, submitted by **Daniel Zeriselassi**, Applicant is seeking approval to replace existing leaking roof. Replacement shingles is Fox hallow gray to match existing color. Shingle is a 50-year architectural, which is currently 3-tab style. *Applicant reported roof was leaking but declined inspection with the City for emergency approval.*

Staff Approvals:

HDC-2024-0082 for **333 Prince George Street**, submitted by **Scott Doughman**, Applicant is seeking approval to replace five (5) windows. In-Kind.

HDC-2024-0092 for **310 Main Street**, submitted by **Focus Properties, LLC**, Applicant is seeking approval to replace awning only, same size, color and style. In-Kind.

Tax Credits:

A tax credit request for **415 Main Street**, submitted by **Ruth Brunner** for HDC Certificate of Approval HDC2024-0024, for the replacement of shingles. The cost was \$9,200.00, proof of payment \$9,200.00 and tax credit amount is \$920.00.

7. Adjourn



City of Laurel Historic District Commission

8103 Sandy Spring Road Laurel, MD 20707

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

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EIGHT HUNDRED AND SIXTY SEVENTH MEETING TUESDAY – FEBRUARY 13, 2024– 6:00 P.M. - REGULAR AGENDA

This meeting was conducted Virtually

Convened: 6:00 P.M.

Adjourned 6:32 P.M.

Commissioners Present:

Gayle Snyder
Margie McCeney
Marlene Frazier
Mary Eileen Leszcz
Council President Kole

Staff Present:

Robert Love, Director, ECD
Emily Cline-Gibson, Planner II, ECD
Taylor Harvey, Planner I, ECD
Brooke Quillen, Senior Admin. Assistant, ECD
Darnell Butler, Communications

Commissioners Absent: One (1)

Citizens Present: Two (2)

Chairwoman McCeney called the meeting to order at 6:00 p.m. and asked for a roll call. Five (5) Commissioners answered present, constituting a quorum. Chairwoman McCeney then read the Opening Statement.

Chairwoman McCeney asked if there were any other corrections to the Minutes from the Regular HDC meeting held on December 19, 2023. There were none.

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

HDC-2024-0064 for 508 Prince George Street, submitted by **Wendy King**, Applicant is seeking approval to install a Vertical Wyngate 5+1 with Diamond show topper fence that is 6ft in height and natural wood color with no stain or paint.

The applicant was not present. There was no major discussion.

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

HDC-2024-0066 for 349 Main Street, submitted by **OCPS LLC**, Applicant is seeking approval to install a new business sign that will be 24" tall x 78" wide on aluminum.

The applicant was present. Chairwoman McCeney asked the applicant to tell the commission about the business. The applicant informed the commission that it is a smoking lounge with a nice environment for people to relax. Ms. Frazier expressed that the commission was happy to have the business.

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

HDC-2024-0067 for 600 Montgomery Street, submitted by **Lam Vu**, Applicant is seeking approval to build a White Wood Spaced Picket Panel Fence 3 ft High x 231 ft long on front yard.

The applicant was not present. The Commission had several questions and concerns regarding if the fence was going to be wood or vinyl, if the Arbor Frame was going to be in the front at the end of their walkway, if the applicant was enclosing the concrete parking lot and if the concrete parking lot was apart of their front yard. Further discussion continued with questions on whether cars will still be able to park on the concrete parking lot and if staff had any discussions about the placement of the fence. They questioned if the applicant had any issues with people parking there who shouldn't be and suggested the fence start where the yard starts. They would like to know what the applicant's reasoning is for putting the fence in that position. Staff responded that the fencing will be made of wood, located at the front property line facing Montgomery Street and that it would be centered at the end of the walkway. They added the applicant just purchased the property a month ago. Chairwoman McCeney asked the Commission for a motion to table the application until next month or when the applicant can be in attendance to address these questions.

On a motion by Council President Kole seconded by Ms. Frazier, the application was tabled on (5) five affirmative votes, requesting the application to be moved to the next HDC hearing to speak with the applicant on all the issues brought up.

HDC-2024-0081 for 708 Montgomery Street, submitted by **Theodore Guerrant**, Applicant is seeking approval to install a 6 ft tall classic wooden picket fence, power washed and stained Cabot Seacoast Gray to enclose backyard.

The applicant was present. Chairwoman McCeney asked the applicant if he wanted to add anything that wasn't mentioned in the staff report. The applicant stated the issue on the left side of the property is that the owner of the house on the other side built his fence 4 ft inside his property and he can't do the same without trespassing onto the neighbor's property. Ms. Frazier asked if the applicant would be able to do maintenance of the 7 feet between the two fences. The applicant stated that he's already been doing that and plans to continue.

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

Nomination of **Chair**.

On a motion by Ms. Snyder seconded by Ms. Frazier, Ms. Margie McCeney was nominated as Chair on (5) five affirmative votes. Accepted by Chairwoman McCeney.

Nomination of **Vice-Chair**.

On a motion by Ms. Leszcz seconded by Council President Kole, Ms. Gayle Snyder was nominated as Vice- Chair on (5) five affirmative votes. Accepted by Gayle Snyder.

Staff Approvals:

HDC-2024-0061 for **390 Main Street**, submitted by **JS Tank Removal LLC**, the applicant is seeking approval for the abandonment of one (1) 550-gallon underground storage tank and removal of (2) 275-gallon interior aboveground storage tanks. The replacement of the brick is In-Kind.

Tax Credit Approvals:

A tax credit request for **322 Montgomery Street**, submitted by **Amy Dunham** for HDC Certificate of Approval HDC2023-0158, for the replacement of wood porch boards and rotted railings. Also, the installation of a new step. The cost was \$6,704.31, proof of payment \$6,704.31 and tax credit amount is \$670.43.

Minutes Approved:

Date:



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

CERTIFICATE OF APPROVAL NO. HDC 2024-0067

Date of Application 12/28/23	Type: Fence	HDC Sign N/A		
Submit Information By: 1/19/24		For Meeting On: 2/13/24		
ADDRESS OF PROPERTY: 600 Montgomery Street Laurel, MD 20707		WORK DESCRIPTION: Build white wood spaced picket panel fence 3ft x 231 ft in front yard. *****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: Lam Vu 600 Montgomery Street Laurel, MD 20707 240-423-6815 vulam52@gmail.com				
CONTRACTOR'S Name, address, phone number, email Same as owner		Sign: drawing must accompany application		
		TYPE:	Flatwall	Projecting
		SIZE:	Material	
APPLICANT'S Name, address, phone number, email Same as owner		MESSAGE:		
		COLORS:		
		Illumination:	Type:	
CONDITIONS and/or comments: Must comply with Sec.20-91 in the Historic District Guidelines. Please keep this certificate in a window until the work is completed.				
BUILDING OFFICIAL n/a				
HISTORIC DISTRICT COMMISSION		DATE		
PLANNING AND ZONING				
This authorization does not by its issuance preclude or replace permits required by other departments or agencies.				
		240-423-6815		
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 extension 2303

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

AGENDA ITEM NO. 3

TECHNICAL STAFF REPORT

DATE: February 28, 2024
TO: City of Laurel Historic District Commission
FROM: Emily Cline-Gibson, Planner II
CASE: Certificate of Approval No. HDC 2024-0067

GENERAL INFORMATION

APPLICANT: Lam Vu
600 Montgomery St.
Laurel, MD 20707

OWNER: Same as applicant.

LOCATION: 600 Montgomery St.
Laurel, MD 20707

PURPOSE: **Requesting approval to install fence.**

REQUESTED ACTION: Approval of Certificate No. HDC 2024-0067

ZONE: C-N (Commercial Neighborhood)

CONTRIBUTING: No

ZONING ANALYSIS:

The Applicant is seeking Historic District Commission (HDC) approval to install a fence located in the front of the property. This application was tabled at the February 13, 2024, HDC meeting. The Applicant has modified their original proposal. The Applicant is proposing to install the three and a half feet (3.5 ft.) tall fence around the front yard of the property, not to include the parking pad.

The proposed fence will be white in color, made of wood material, and will include three (3) gates, each three and a half feet (3.5 ft.) tall. Two (2) of the gates will be located on both sides of the yard and the third gate will be located at the end of the front walkway. The front gate will be attached to a proposed seven feet (7 ft.) tall wooden arbor painted white.

Additionally, the Applicant proposes to extend the right side of the fence twenty feet (20 ft.) out from the end of the yard to the beginning of the sidewalk. The applicant states this would be for the protection of their property from unwanted vehicles and pedestrian access.

DESIGN GUIDELINES EXCERPT:

Sec. 20-26.7. - Accessory structures.

- (a) *The Historic District Commission shall consider the following issues with regard to proposed construction or alteration of accessory structures:*
 - (1) *Size, scale, placement on the site, roof design, and materials should be compatible with the main structure.*
 - (2) *The visual impact of proposed structures on the site and streetscape.*
- (b) *Accessory structures should be in character with other such structures located within the neighborhood. Size is dependent on factors such as lot size, relative placement on the lot, and visibility.*

Sec. 20-26.16. - Fences.

The construction of fences separating yards is common throughout the Historic Districts. Fence heights are limited by the Zoning Regulations and, while the Historic District Commission may authorize a fence lower than the maximum (e.g., for consistency with the fence on a neighboring property), it cannot approve fencing higher than the Zoning Regulations allows. In all cases any decision made by the Planning Commission overrides the decisions of the City of Laurel Historic District Commission. The finished side of the fence should always face outward, away from the lot, area, or structure, which it surrounds. Fences in the front yard shall be at the property, or at the building line of the front facade.

The use of traditional painted picket fencing in front yards is acceptable. Solid flat-board fencing of any height is not permitted in the front yard. The use of chain-link fencing is discouraged as being least compatible with the historic environment and allowed only in exceptional circumstances.

The installation of a fence beside an existing fence is viewed by the Commission as not in keeping with the character of the neighborhood, as well as a potential maintenance problem. The Commission will not approve such installation.

The Historic District Commission permits specific fence types on a case-by-case basis, the specific fencing permitted depending on surrounding properties and the architectural character of the neighborhood.

ATTACHMENTS:

1. Plat of property.
2. Renderings of proposed fence.
3. Photos of property damage.

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 2024-0067 to include the following conditions:

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

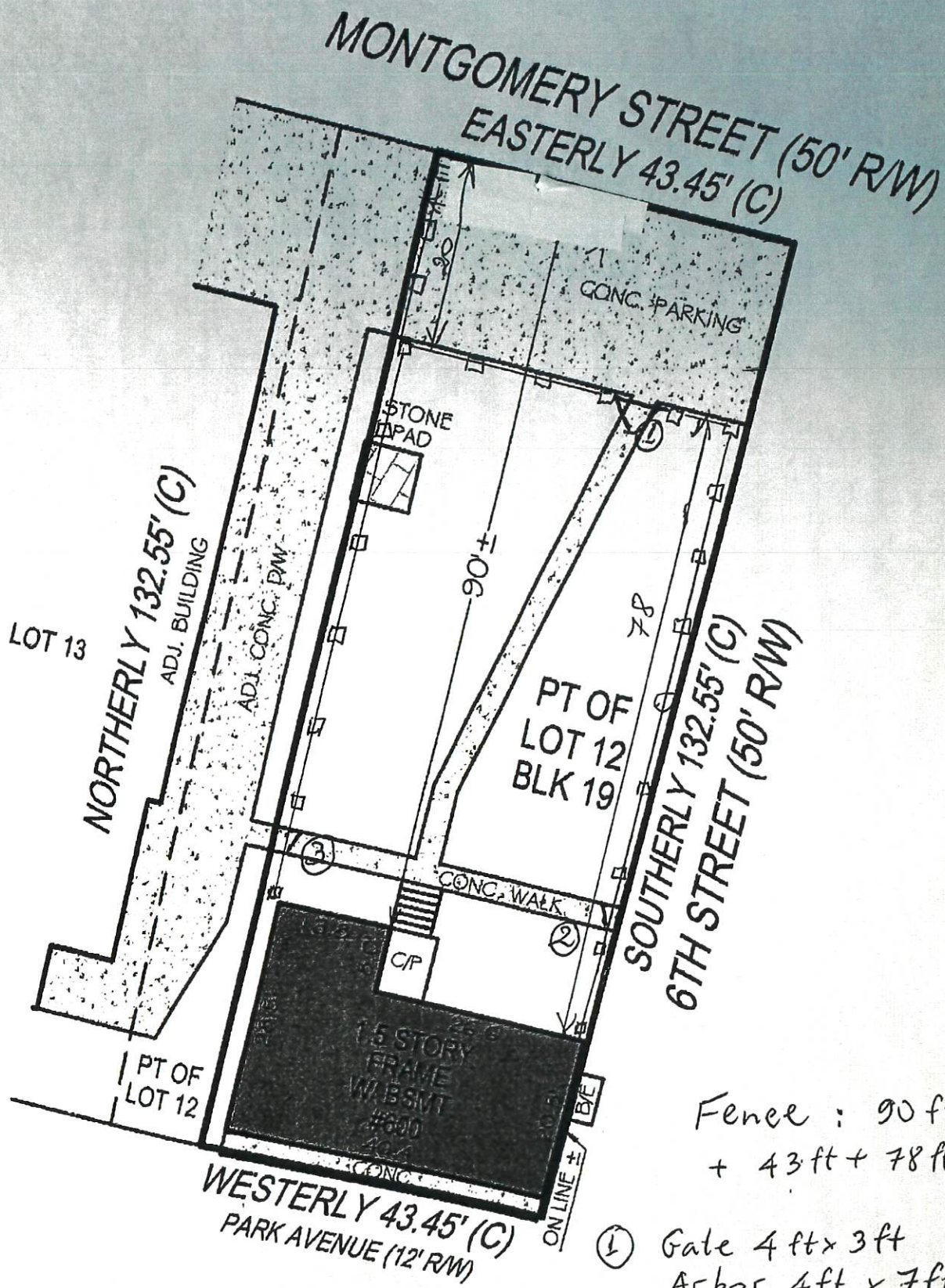
Submitted & Recommended by:

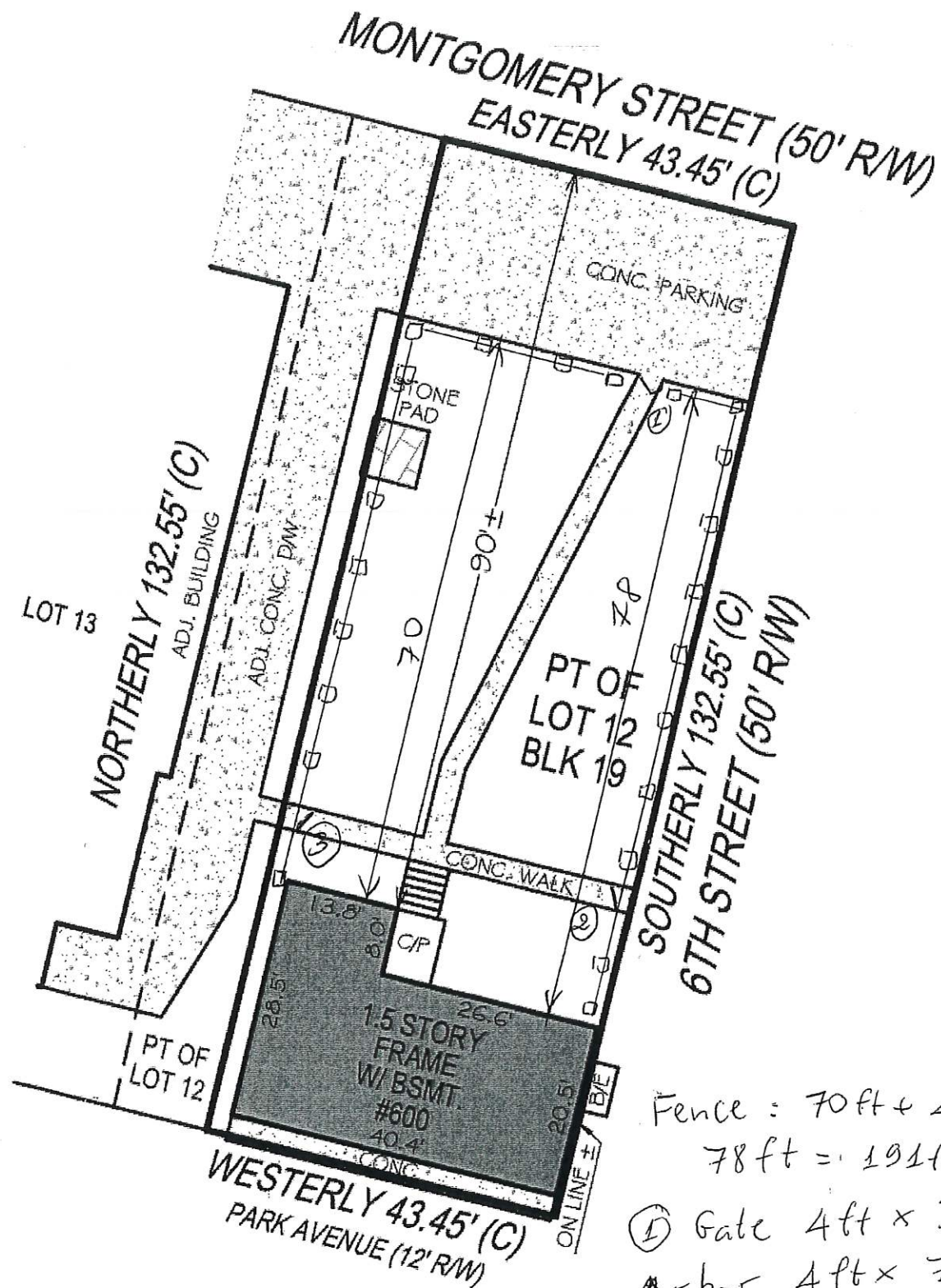
Emily Cline-Gibson

Emily Cline-Gibson, Planner II

LIST OF DRAWINGS:

1. LOCATION DRAWING
2. FENCE DRAWING ALONG THE BOUNDARY LINE
3. WOOD FENCE PANEL
4. GATE 1 (POSITION ON DRAWING NUMBER 2)
5. GATE 2 (POSITION ON DRAWING NUMBER 2)
6. GATE 3 & 4 (POSITION ON DRAWING NUMBER 2)
7. ARBOR (POSITION ON DRAWING NUMBER 2)





$$\text{Fence} = 70 \text{ ft} + 43 \text{ ft} + 78 \text{ ft} = 191 \text{ ft} \times 3 \text{ ft}$$

① Gate 4 ft x 3 ft
Arbor 4 ft x 7 ft

② Gate 3 ft x 3 ft

③ Gate 3 ft x 3 ft

PAINT WHITE



Google Maps

Laurel, Maryland

Google Street View

Sep 2022

See more dates



Image capture: Sep 2022 © 2024 Google



Google Maps 600 Montgomery St

Laurel, Maryland

Google Street View

Sep 2022

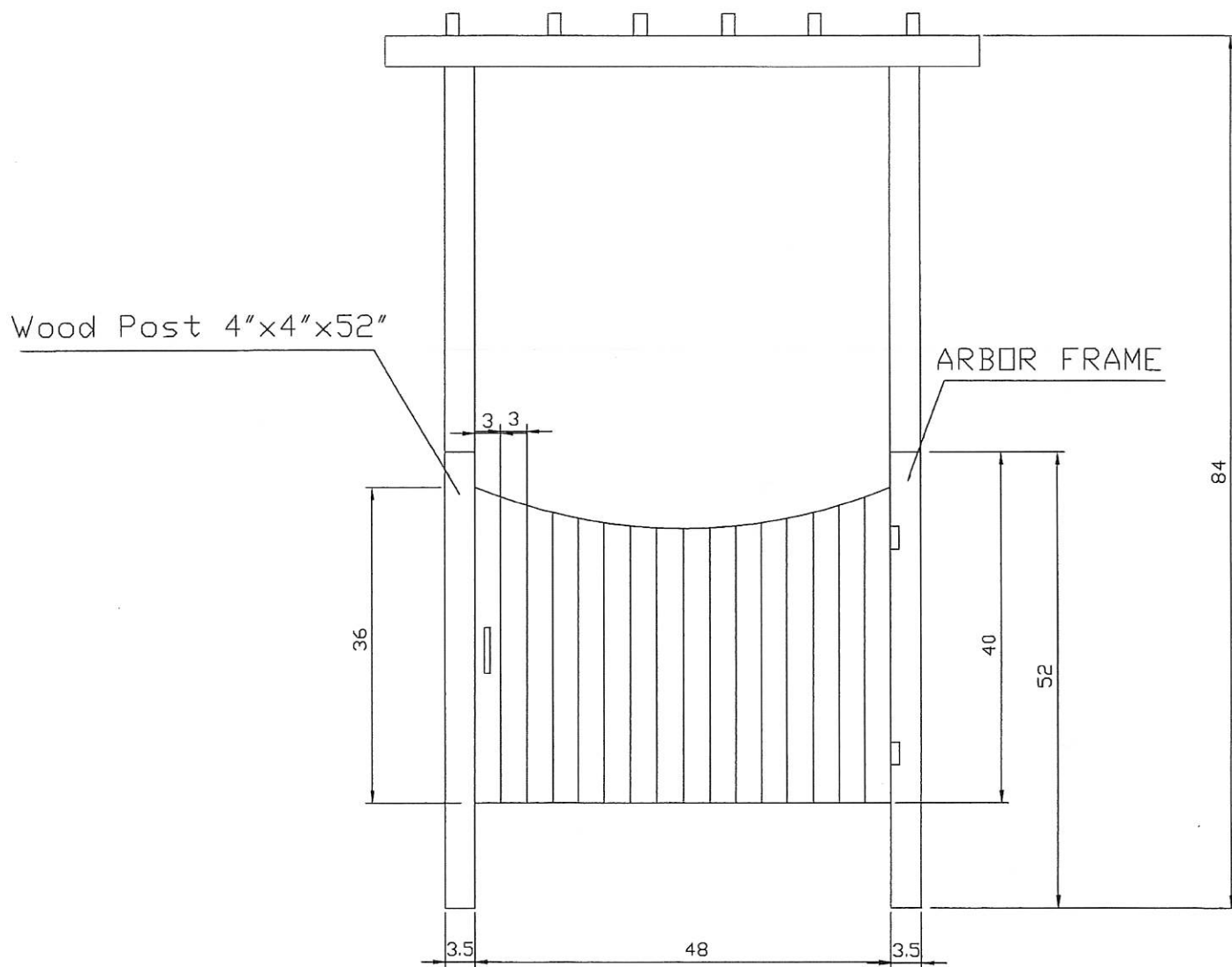
See more dates



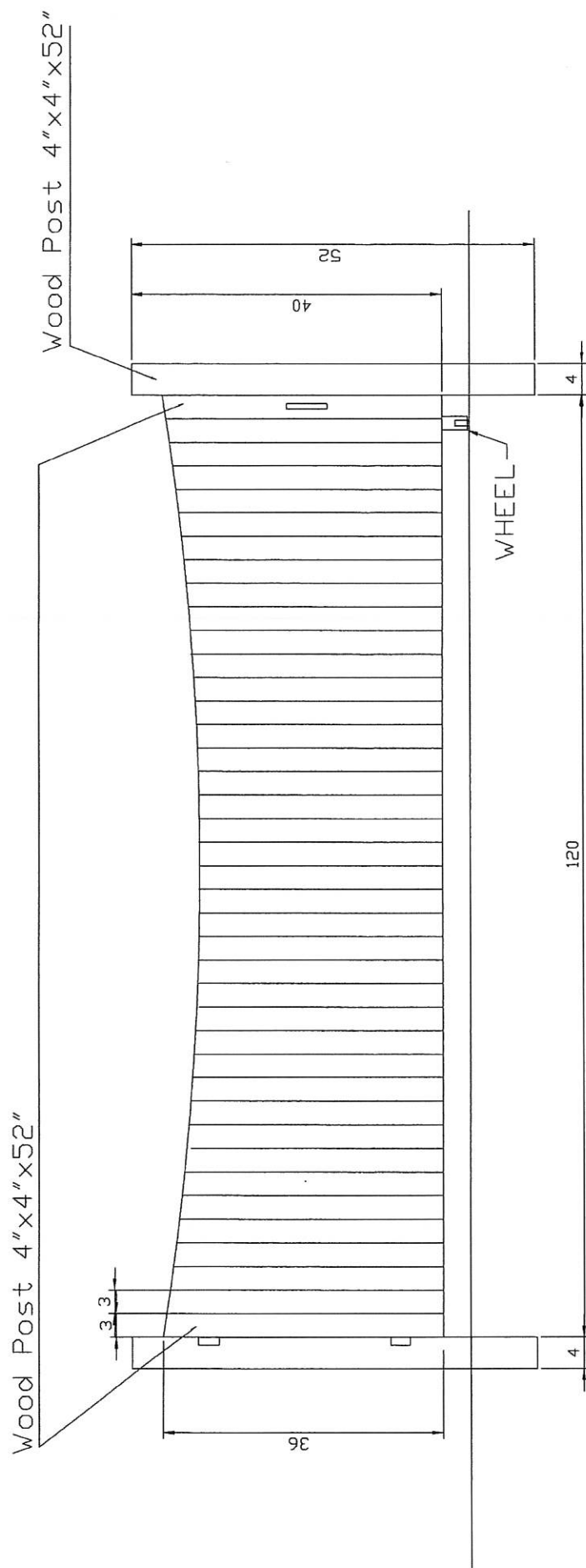
Image capture: Sep 2022 © 2024 Google



4



Gate 1



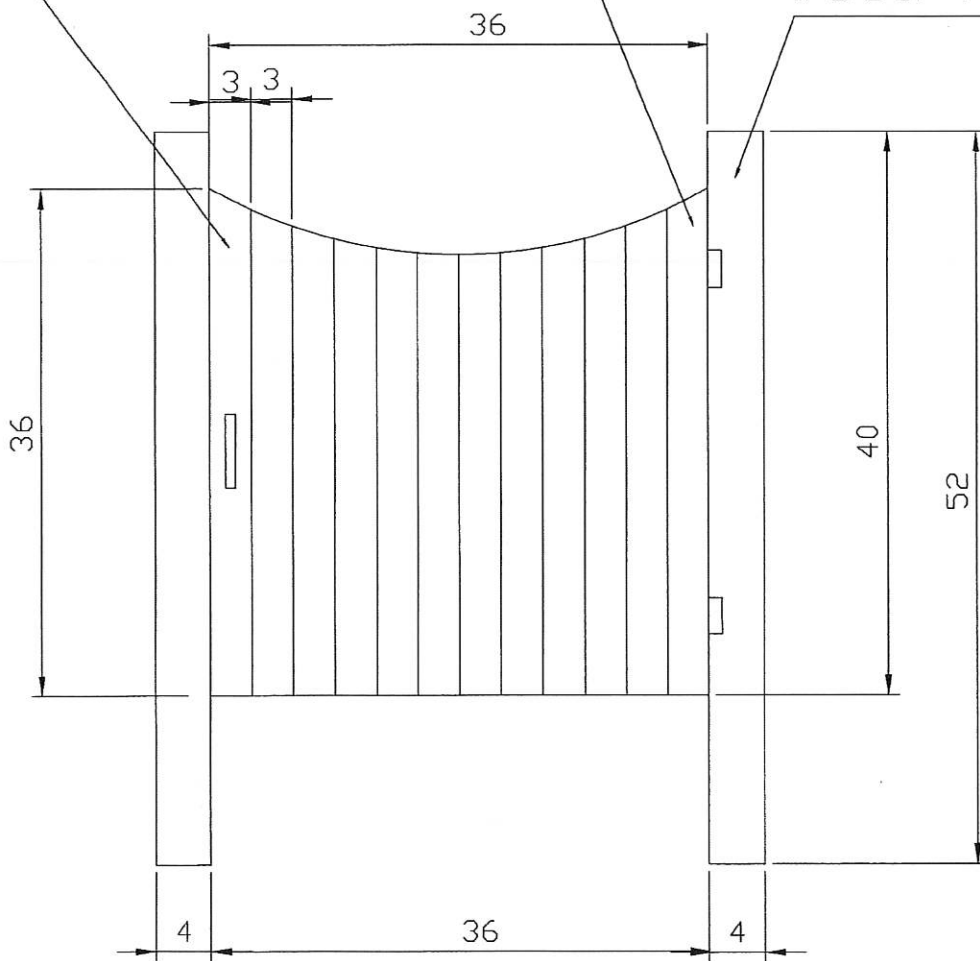
Gate (2)

5

6

Wood Post 4"x4"x52"

Wood Post 4"x4"x52"



Gate (3) & (4)

7



Arbor $H = 7 \text{ ft}$
 $W = 4 \text{ ft}$
 $D = 16''$

Made of $2 \times 4''$ lumber













CITY OF LAUREL HISTORIC DISTRICT COMMISSION

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This authorization does not by its issuance preclude or replace permits required by other departments or agencies. Please familiarize yourself with the Historic District Guidelines provided at <https://www.cityoflaurel.org/boards/commissions/historic-district-commission>

HDC CERTIFICATE OF APPROVAL APPLICATION

2024 0007

STEP 1: FOR APPLICANT TO COMPLETE

DATE OF APPLICATION: 12/28/2023

ADDRESS OF PROPERTY:

600 Montgomery St
Laurel, Maryland 20707

TYPE OF REQUEST (Check all that apply):

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

OWNER'S NAME, ADDRESS, PHONE & EMAIL:

LAM VU
600 Montgomery St, Laurel, MD 20707
240-423-6815, vulam52@gmail.com

WORK DESCRIPTION (Please be as detailed as possible):

Example: Request to repaint dark blue porch white. New color will be Pure White Sherman Williams #3245, see current photos & paint sample

Build white wood spaced picket
panel fence 3ft Height x 231 ft
length at front yard

CONTRACTOR'S NAME, ADDRESS, PHONE AND EMAIL:

As above

*COMPLETE FOR SIGNAGE or AWNING REQUESTS ONLY:

(Check one)

FLATWALL ☐ PROJECTING ☐

SIGNBAND ☐ FREESTANDING ☐

(Details)

SIZE:

MATERIAL:

MESSAGE:

COLORS:

LIGHTED SIGN:

IF YES, TYPE:

APPLICANT'S NAME, ADDRESS, PHONE AND EMAIL:

As above

X

SIGNATURE OF APPLICANT

DATE

12/28/2023

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:

2/13/24

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 2024-0060

Date of Application 12/05/23	Type: Sign	HDC Sign N/A				
Submit Information By: 2/23/24		For Meeting On: 3/19/24				
ADDRESS OF PROPERTY: 204 Main Street Laurel, MD 20707		WORK DESCRIPTION: New building sign				
OWNER'S Name, address, number, email: Farshad Samadnejad 14333 Laurel Bowie Rd Suite 100 410-530-1522 Laurel, MD 20708		*****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.*****				
CONTRACTOR'S Name, address, phone number, email Signarama 14202 Cherry Lane Ct Laurel, MD 20707 301-604-8700 signslaurel@signarama-laurel.com		Sign: drawing must accompany application				
		TYPE: <table border="1" style="display: inline-table; vertical-align: top;"><tr><td>Flatwall Yes</td><td>Projecting</td></tr><tr><td>Signband</td><td>Frestanding</td></tr></table>	Flatwall Yes	Projecting	Signband	Frestanding
		Flatwall Yes	Projecting			
Signband	Frestanding					
SIZE: 30 in. x 150 in. <table border="1" style="display: inline-table; vertical-align: top;"><tr><td>Material Plywood</td></tr></table>	Material Plywood					
Material Plywood						
APPLICANT'S Name, address, phone number, email Same as owner		MESSAGE: Laurel Dentist 301-725-4884				
		COLORS: Black and White				
		Illumination:	Type:			
CONDITIONS and/or comments: Must comply with Sec. in the Historic District Guidelines. Please keep this certificate in a window until the work is completed.						
BUILDING OFFICIAL n/a						
HISTORIC DISTRICT COMMISSION		DATE				
PLANNING AND ZONING						
This authorization does not by its issuance preclude or replace permits required by other departments or agencies.						
		410-530-1522x				
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

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AGENDA ITEM NO. 4

TECHNICAL STAFF REPORT

DATE: February 12, 2024
TO: City of Laurel Historic District Commission
FROM: Emily Cline-Gibson, Planner II
CASE: Certificate of Approval No. HDC 2024-0060

GENERAL INFORMATION

APPLICANT: Farshad Samadnejad
14333 Laurel Bowie Rd., Suite 100
Laurel, MD 20708

OWNER: Same as applicant.

LOCATION: 204 Main Street
Laurel, MD 20707

PURPOSE: **Requesting approval to install sign.**

REQUESTED ACTION: Approval of Certificate No. HDC 2024-0060

ZONE: C-V (Commercial Village)

CONTRIBUTING: No

ZONING ANALYSIS:

The Applicant is seeking Historic District Commission (HDC) approval to install a new wall sign located on the front of the building. The proposed sign will be 30 inches x 120 inches in size and the sign will read, "Laurel Dentist 301-725-4884" in black letters on a white background. The primary letters will be ten inches (10 in.) tall, and the secondary message phone number will be five inches (5 in.) tall. The proposed sign will be rectangular shaped with inverted corners and made of MDO one-half inch (1/2 in.) plywood material. The proposed sign will be placed above the existing awning over the front door.

DESIGN GUIDELINES EXCERPT:

Sec. 20-26.31. - Signage.

Signs and their size are controlled by Zoning Regulations. The Historic District Commission may deal with the design of such sign (but not content), its placement on the structure and the color of such sign as well as other adopted City policies concerning signage and streetscapes if applicable.

a. General guidelines.

- (1) The commercial area of the Historic District, primarily Laurel's Main Street and portions of Route 1, and their preservation is of special interest to the City. These areas include a considerable number of signs, which taken in total, affect the overall visual quality and appeal of the Historic District.*
- (2) While size, scale, and location of signs are regulated by Zoning Regulations, the Historic District Commission, in considering the overall appearance of the sign, including the general design, materials, and color, may apply stricter standards.*
- (3) 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.*
- (4) Design. Allowing originality and style while not creating a discontinuity within the rest of the streetscape can be achieved by close attention to the continuity of mounting location (sign band), materials, and other such qualities.*
- (5) Materials, colors, and style of lettering. These three (3) elements of each sign should reflect compatibility with a building's design and use as well as the appropriateness of the sign's texture and material in relationship to the building. For example, wood is the preferred materials; Iridescent and neon bright colors are discouraged.*
- (6) Message. The message should be limited to the specifics of the business located within the premises. Logos, symbols, slogans, and brand names are permitted, however, the size of these symbols and characters is limited to three (3) inches in height, and the Commission may require other content neutral modifications, such as color.*
- (7) Shape and placement. Signs must not interrupt, obscure, or hide architectural features. The sign should fit within the lines or panels of the storefront as defined by the building frame and architectural detailing. The placement of signs should respect the existing pattern established by signs on the same block. On buildings with two (2) or more storefronts, signs should be arranged in a uniform manner. The number and size of signs shall be as allowed pursuant to Zoning Regulations.*

- (8) *Type. Front-lighted signs such as gooseneck lights are preferred. External lighting for free-standing signs should be masked by shrubbery or other screening.*
- (9) *Porch sign band signs. These are signs which hang from porch lintels between. The maximum height for such signs is one (1) foot. A sign more than one (1) foot in height may be considered if the scale of the sign is appropriate in size to the building on where it is placed. The maximum length for such signs is eight (8) feet, but if the distance between posts is not that great the sign should be shorter, so that there is equal space between both ends of the sign and the posts.*
- (10) *Temporary signs. These are permitted pursuant to Zoning Regulations.*

ATTACHMENTS:

- 1. Sign rendering.
- 2. Placement of sign on building.

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 2024-0060 to include the following conditions:

- 1. The Applicant shall obtain a City of Laurel Sign Permit.

Submitted & Recommended by:

Emily Cline-Gibson

Emily Cline-Gibson, Planner II



The way to grow your business.

Name: Shawn Samad

Phone: 410-530-1522

Salesperson: Donald

Job #: 56733.fs

Company: Laurel Dentists

Fax:

E-mail: blueeyes8870@gmail.com

Designer: Fred Stevenson

Date: 9/19/2023

Time: 4:27:24 PM

Quantity 1
30" Tall X 120" Wide
MDO 1/2" plywood with inverted corners
Painted white with Black vinyl graphics
Laurel Dentist 10" Tall
Phone number 5" Tall



**WE CAN NOT PROCEED WITH YOUR ORDER UNTIL YOU APPROVE THE PROOF AND SEND BACK!
SPELLING IS YOUR RESPONSIBILITY THIS CAN NOT BE USED AS A COLOR MATCH TO FINISHED SIGN**

14202 Cherry Lane Court :: Laurel, MD 20707 :: www.signarama.com/md-laurel
301.604.8700 (PHONE) :: SignsLaurel@signarama-laurel.com (EMAIL)

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Approval
Signature
✓

Date



The way to grow your business.

Name: Shawn Samad

Phone: 410-530-1522

Salesperson: Donald

Job #: 56733.fs

Company: Laurel Dentists

Fax:

E-mail: blueeyes8870@gmail.com

Designer: Fred Stevenson

Date: 9/19/2023

Time: 4:49:53 PM

Quantity 1
30" Tall X 120" Wide
MDO 1/2" plywood with inverted corners
Painted white with Black vinyl graphics
Laurel Dentist 10" Tall
Phone number 5" Tall

LAUREL DENTIST

301-725-4884

**WE CAN NOT PROCEED WITH YOUR ORDER UNTIL YOU APPROVE THE PROOF AND SEND BACK!
SPELLING IS YOUR RESPONSIBILITY THIS CAN NOT BE USED AS A COLOR MATCH TO FINISHED SIGN**

14202 Cherry Lane Court :: Laurel, MD 20707 :: www.signarama.com/md-laurel
301.604.8700 (PHONE) :: SignsLaurel@signarama-laurel.com (EMAIL)

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Approval
Signature 
☒

Date



CITY OF LAUREL HISTORIC DISTRICT COMMISSION

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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: 12/05/2023

ADDRESS OF PROPERTY:

204 Main Street

OWNER'S NAME, ADDRESS, PHONE & EMAIL:

Farshad Samadnejad

14333 Laurel Bowie Road Suite 100

Laurel MD 20708

4105301522

samadnejad4@yahoo.com

TYPE OF REQUEST (Check all that apply):

Sign^x Tree Removal Shutters Shed

Roof Windows Paving Fence

Garage Porch Paint Addition

Demolition Other:

WORK DESCRIPTION:

new sign for building

CONTRACTOR'S NAME, ADDRESS, PHONE AND EMAIL:

***COMPLETE FOR SIGNAGE or AWNING REQUESTS ONLY:**

(Check one)

FLATWALL ☒

PROJECTING ☐

SIGNBAND ☐

FREESTANDING ☐

(Details)

SIZE: 30 in Tall x 150 in wide

MATERIAL: MDO 1/2 in plywood with inverted corners airted white and black vinyl graphics

MESSAGE: LAUREL DENTIST 301-725-4884

COLORS: BLACK AND WHITE

LIGHTED SIGN: NO

IF YES, TYPE:

APPLICANT'S NAME, ADDRESS, PHONE AND EMAIL:

X FARSHAD SAMADNEJAD

SIGNATURE OF APPLICANT

12/05/2023

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

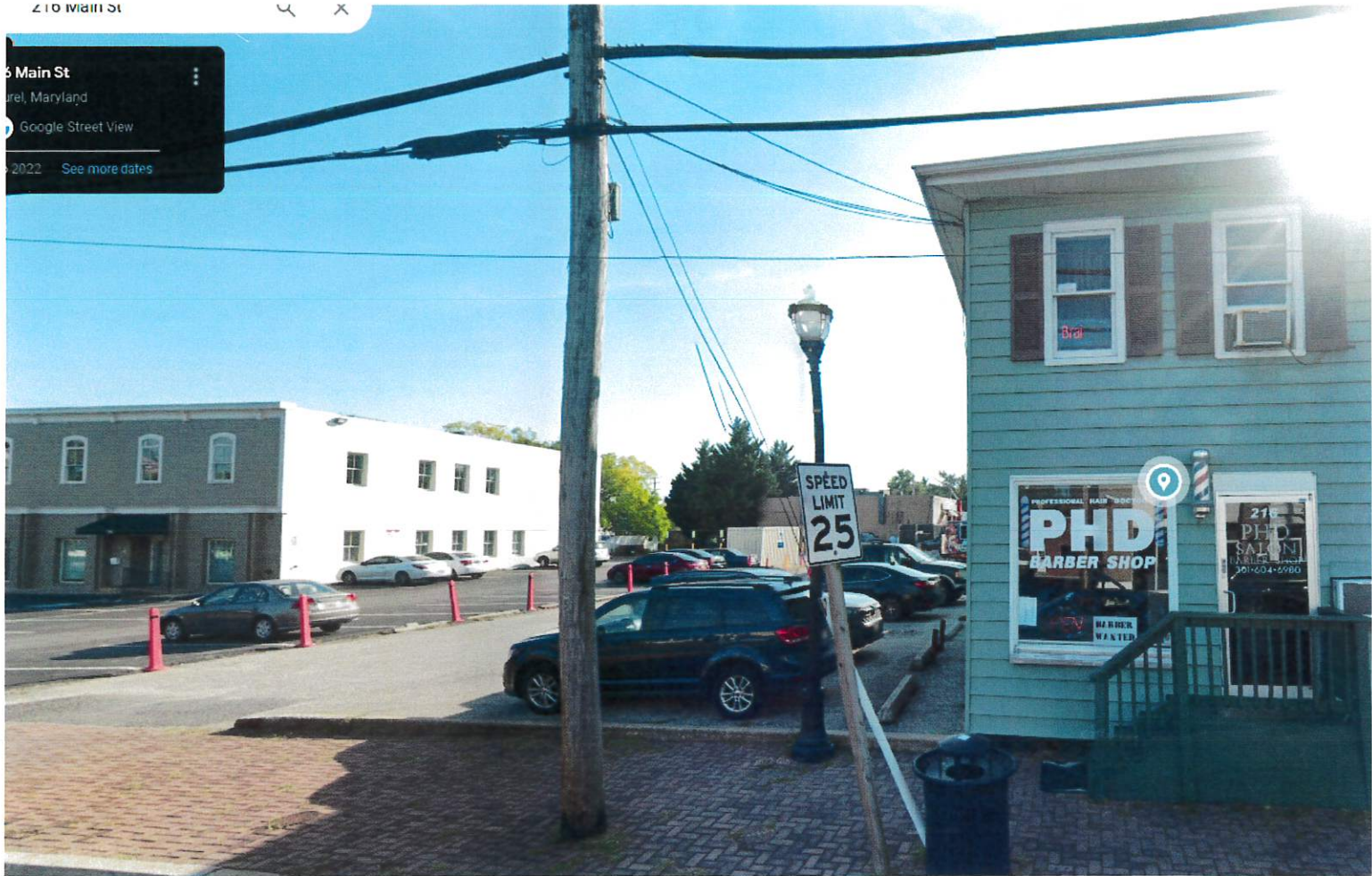
APPROVAL DATE:

CONDITIONS AND/OR COMMENTS:

HISTORIC DISTRICT COMMISSION

PLANNING AND ZONING

210 Main St
Annapolis, Maryland
Google Street View
2022 See more dates



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

CERTIFICATE OF APPROVAL NO. HDC 2024-0085

Date of Application 2/5/2024	Type: Sign	HDC Sign N/A		
Submit Information By: 2/23/24		For Meeting On: 3/19/24		
ADDRESS OF PROPERTY: 216 Main Street Laurel, MD 20707		WORK DESCRIPTION: Wall sign on front of building that reads "Barber Shop"		
OWNER'S Name, address, number, email: Patrick Dougherty 251 Marsh Hill Rd McHenry, MD 21541		*****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.*****		
CONTRACTOR'S Name, address, phone number, email Signarama Donald Thomas 14202 Cherry Lane Ct Laurel, MD 20707 301-604-8700 signslaurel@signarama-laurel.com		Sign: drawing must accompany application		
		TYPE:	Flatwall Yes	Projecting
			Signband	Frestanding
		SIZE: 18 in. x 96 in.	Material Plywood	
APPLICANT'S Name, address, phone number, email Tony Shannnon 13104 Golden Oak Drive Laurel, MD 20708 240-305-6387 nasdaddy@aol.com		MESSAGE: Barber Shop		
		COLORS: Black and white		
		Illumination:	Type:	
CONDITIONS and/or comments: Must comply with Sec.20-107 in the Historic District Guidelines. Please keep this certificate in a window until the work is completed.				
BUILDING OFFICIAL n/a				
HISTORIC DISTRICT COMMISSION		DATE		
PLANNING AND ZONING				
This authorization does not by its issuance preclude or replace permits required by other departments or agencies.				
		240-305-6387		
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 extension 2303

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

AGENDA ITEM NO. 5

TECHNICAL STAFF REPORT

DATE: February 12, 2024
TO: City of Laurel Historic District Commission
FROM: Emily Cline-Gibson, Planner II
CASE: Certificate of Approval No. HDC 2024-0085

GENERAL INFORMATION

APPLICANT: Tony Shannon
13104 Golden Oak Dr.
Laurel, MD 20708

OWNER: Patrick Dougherty
251 Marsh Hill Rd.
McHenry, MD 21541

LOCATION: 216 Main Street
Laurel, MD 20707

PURPOSE: **Requesting approval to install sign.**

REQUESTED ACTION: Approval of Certificate No. HDC 2024-0085

ZONE: C-V (Commercial Village)

CONTRIBUTING: Yes

ZONING ANALYSIS:

The applicant is seeking Historic District Commission (HDC) approval to install two (2) signs on the property. The first proposed sign is a window sign that is white in color and made of vinyl material. The proposed sign will be 19.5 inches x 36 inches in size and will read, "Professional Hair Doctor" on the top and "PHD" below.

The second proposed sign is a wall sign that will read "Barber Shop" in ten inch (10 in.) black colored letters on a white background. This proposed sign will be located in the center along the façade and made of one-half inch (1/2 in.) MDO plywood. The proposed sign will be 18 inches wide x 72 inches wide in size and rectangular shaped with inverted corners. The combined square footage of the proposed signs will be 13.9 square feet and the storefront is 14.6 linear feet.

DESIGN GUIDELINES EXCERPT:

Sec. 20-26.31. - Signage.

Signs and their size are controlled by Zoning Regulations. The Historic District Commission may deal with the design of such sign (but not content), its placement on the structure and the color of such sign as well as other adopted City policies concerning signage and streetscapes if applicable.

a. General guidelines.

- (1) The commercial area of the Historic District, primarily Laurel's Main Street and portions of Route 1, and their preservation is of special interest to the City. These areas include a considerable number of signs, which taken in total, affect the overall visual quality and appeal of the Historic District.*
- (2) While size, scale, and location of signs are regulated by Zoning Regulations, the Historic District Commission, in considering the overall appearance of the sign, including the general design, materials, and color, may apply stricter standards.*
- (3) 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.*
- (4) Design. Allowing originality and style while not creating a discontinuity within the rest of the streetscape can be achieved by close attention to the continuity of mounting location (sign band), materials, and other such qualities.*
- (5) Materials, colors, and style of lettering. These three (3) elements of each sign should reflect compatibility with a building's design and use as well as the appropriateness of the sign's texture and material in relationship to the building. For example, wood is the preferred materials; Iridescent and neon bright colors are discouraged.*
- (6) Message. The message should be limited to the specifics of the business located within the premises. Logos, symbols, slogans, and brand names are permitted, however, the size of these symbols and characters is limited to three (3) inches in height, and the Commission may require other content neutral modifications, such as color.*
- (7) Shape and placement. Signs must not interrupt, obscure, or hide architectural features. The sign should fit within the lines or panels of the storefront as defined by the building frame and architectural detailing. The placement of signs should respect the existing pattern established by*

signs on the same block. On buildings with two (2) or more storefronts, signs should be arranged in a uniform manner. The number and size of signs shall be as allowed pursuant to Zoning Regulations.

- (8) *Type. Front-lighted signs such as gooseneck lights are preferred. External lighting for free-standing signs should be masked by shrubbery or other screening.*
- (9) *Porch sign band signs. These are signs which hang from porch lintels between. The maximum height for such signs is one (1) foot. A sign more than one (1) foot in height may be considered if the scale of the sign is appropriate in size to the building on where it is placed. The maximum length for such signs is eight (8) feet, but if the distance between posts is not that great the sign should be shorter, so that there is equal space between both ends of the sign and the posts.*
- (10) *Temporary signs. These are permitted pursuant to Zoning Regulations.*

ATTACHMENTS:

- 1. Placement of sign on building.

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 2024-0085 to include the following conditions:

- 1. The Applicant shall obtain a City of Laurel Sign Permit.

Submitted & Recommended by:

Emily Cline-Gibson

Emily Cline-Gibson, Planner II



The way to grow your business.

Name: Tony Shannon

Phone: 240-305-6387

Salesperson: Donald

Job #: 57052.fs

Company: PHD Barber Shop

Fax:

E-mail: basim.shannon@gmail.com

Designer: Fred Stevenson

Date: 11/9/2023

Time: 4:42:46 PM

White Cut Vinyl Graphics
Original Text Reduced
By 50%

19.5" Tall X 36" Wide



20'

1' - 6"

12' - 4"

1/2" Thick Painted White MDO
18" Tall X 72" Wide
With Black graphics - Inverted corners
"Barber Shop" = 8.7" Tall

**WE CAN NOT PROCEED WITH YOUR ORDER UNTIL YOU APPROVE THE PROOF AND SEND BACK!
SPELLING IS YOUR RESPONSIBILITY THIS CAN NOT BE USED AS A COLOR MATCH TO FINISHED SIGN**

14202 Cherry Lane Court :: Laurel, MD 20707 :: www.signarama.com/md-laurel
301.604.8700 (PHONE) :: SignsLaurel@signarama-laurel.com (EMAIL)

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It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual or company without written consent of Signarama Laurel.

Approval
Signature 

Date



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: Feb 5, 2024

ADDRESS OF PROPERTY:

216 Main St. Laurel Md. 20707

OWNER'S NAME, ADDRESS, PHONE & EMAIL:

Patrick Dougherty 251 Marsh Hill Rd.

McHenry Md. 443-413-0779

patrickdougherty756@gmail.com

CONTRACTOR'S NAME, ADDRESS, PHONE AND EMAIL:

Signarama Donald Thomas 14202 Cherry

Lane Court 301-604-8700

signslaurel@signarama-laurel.com

APPLICANT'S NAME, ADDRESS, PHONE AND EMAIL:

Tony Shannon 13104 Golden Oak Drive

Laurel Md. 20708 240-305-6387

nasdaddy@aol.com

☒ Tony Shannon

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:

Wall sign on front of building that reads Barber

Shop

***COMPLETE FOR SIGNAGE or AWNING REQUESTS ONLY:**

(Check one)

FLATWALL ☒

PROJECTING ☐

SIGNBAND ☐

FREESTANDING ☐

(Details)

SIZE: 18 inches by 96 inches

MATERIAL: Plywood

MESSAGE: Barber Shop

COLORS: black letters white background

LIGHTED SIGN: ☐

IF YES, TYPE:

Feb. 5, 2024

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 2024-0086

Date of Application 1/29/24	Type: Roof	HDC Sign N/A
Submit Information By: 2/23/24		For Meeting On: 3/19/24
ADDRESS OF PROPERTY: 328 Montgomery St Laurel, MD 20707		WORK DESCRIPTION: Remove existing shingles, replace damaged sheathing or plywood, install GAF roof system.
OWNER'S Name, address, number, email: Rachel Forame 328 Montgomery Street Laurel, MD 20707 240-481-5520 rachelforame@gmail.com		*****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.*****
CONTRACTOR'S Name, address, phone number, email Golden Ratio, LLC 2506 appleton lane Bowie, MD 20716 treedaniel@yahoo.com		Sign: drawing must accompany application
		TYPE: Flatwall Projecting Signband Frestanding
		SIZE: Material
APPLICANT'S Name, address, phone number, email Daniel Zeriselasie 2506 Appleton Lane Bowie, MD 20716 treedaniel@yahoo.com		MESSAGE:
		COLORS:
		Illumination: Type:
CONDITIONS and/or comments: Must comply with Sec.20-103 in the Historic District Guidelines. Please keep this certificate in a window until the work is completed.		
BUILDING OFFICIAL n/a		
HISTORIC DISTRICT COMMISSION		DATE
PLANNING AND ZONING		
This authorization does not by its issuance preclude or replace permits required by other departments or agencies.		
Signature of Applicant		Daytime Phone number
Qualifies For Tax Credit: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Building Permit Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Permit No.



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

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AGENDA ITEM NO. 6

TECHNICAL STAFF REPORT

DATE: February 6, 2024
TO: City of Laurel Historic District Commission
FROM: Taylor Harvey, Planner I
CASE: Certificate of Approval No. HDC 2024-0086

GENERAL INFORMATION

APPLICANT: Daniel Zerislassie
2506 Appleton Lane
Bowie, MD 20716
OWNER: Rachel Forame
328 Montgomery Street
Laurel, MD 20707
LOCATION: 328 Montgomery Street
Laurel, MD 20707
PURPOSE: **Requesting approval to replace roof.**
REQUESTED ACTION: Approval of Certificate No. HDC 2024-0086
ZONE: R-55 (One-family detached)
CONTRIBUTING: Yes

ZONING ANALYSIS:

The Applicant is seeking Historic District Commission (HDC) approval to replace the existing roof of the house. The applicant proposes to replace the existing 3-tab shingles with architectural style shingles. The proposed color will be similar to the existing color, which is Fox Hallow Gary. The proposed work will include replacing the damaged sheathing or plywood and installation.

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.*

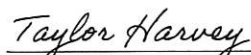
ATTACHMENTS:

1. Photos of current roof exterior
2. Photos of current roof interior
3. Photo of proposed shingles

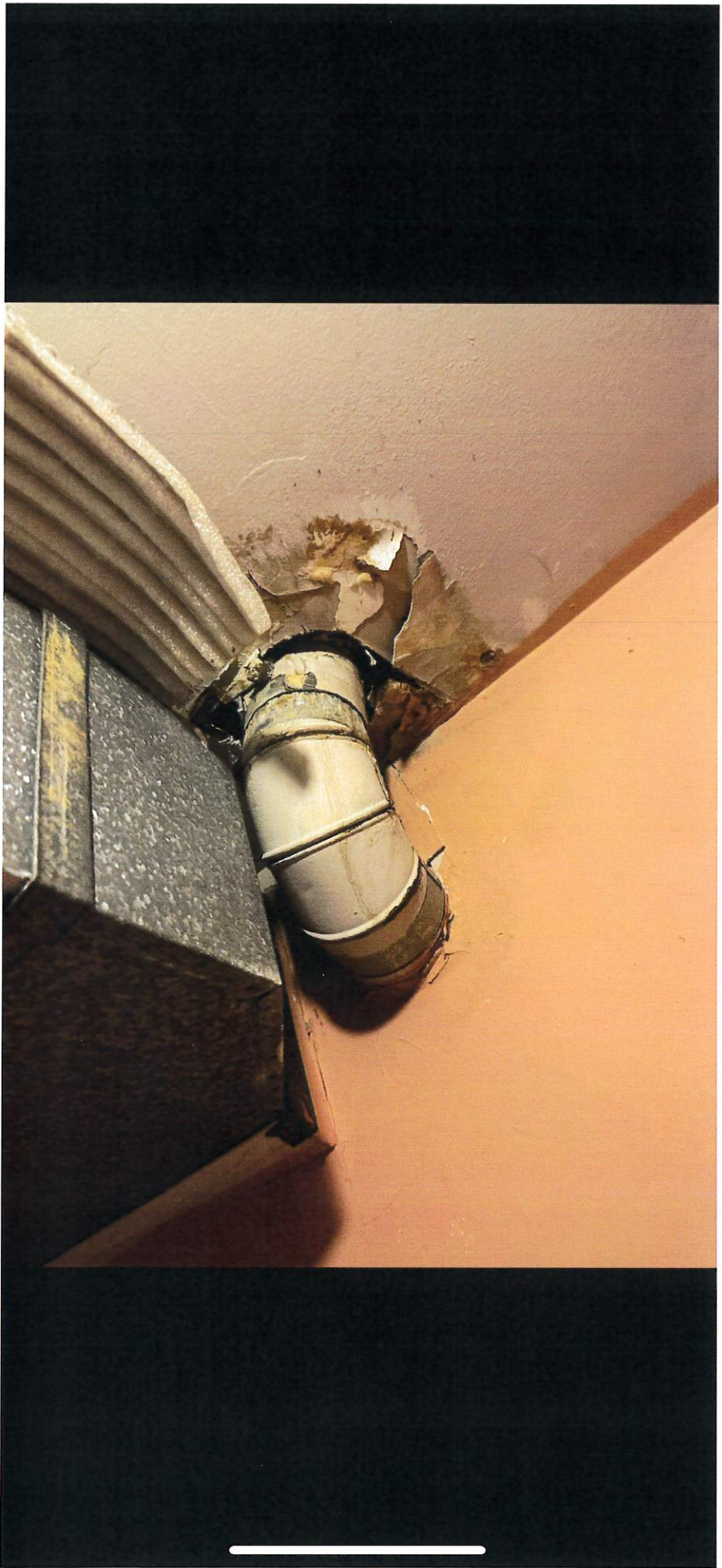
RECOMMENDATION:

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 2024-0086.

Submitted & Recommended by:



Taylor Harvey, Planner I



1:57

5G

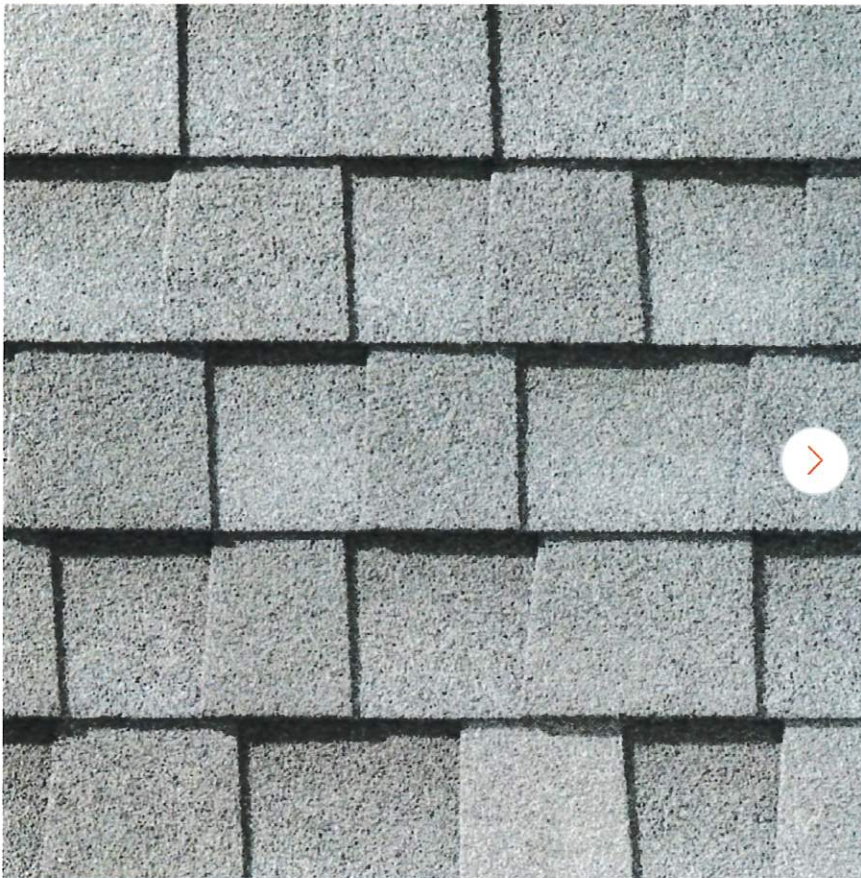
... / [Roofing](#) / [Roof Shingles](#)



GAF

**Timberline HD Fox Hollow Gray
Lifetime Architectural Shingles (33.3
sq. ft. per Bundle)**

★★★★★ (8414) ▼



Color/Finish: **Fox Hollow Gray**



homedepot.com





CITY OF LAUREL HISTORIC DISTRICT COMMISSION

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This authorization does not by its issuance preclude or replace permits required by other departments or agencies. Please familiarize yourself with the Historic District Guidelines provided at <https://www.cityoflaurel.org/boards/commissions/historic-district-commission>

HDC CERTIFICATE OF APPROVAL APPLICATION

STEP 1: FOR APPLICANT TO COMPLETE

DATE OF APPLICATION: 1/29/2024

ADDRESS OF PROPERTY: 328 Montgomery st

OWNER'S NAME, ADDRESS, PHONE & EMAIL:

Rachel Forame
328 Montgomery
st laurel Md +1
(240) 481-5520
RachelForame@gm
ail.com

WORK DESCRIPTION, BE SPECIFIC: Attach extra paper if space is inadequate.
Photos and supporting documents must accompany this application.

CIRCLE ONE: Replace or New

we will be replacing existing roof

DESCRIBE CURRENT CONDITION (color, material & style):

Roof is currently leaking and need immediate attention. Replacement shingle is fox hallow Gary to match existing color. Shingle is a 50year architectura

CONTRACTOR'S NAME, ADDRESS, PHONE AND EMAIL:

Golden Ratio LLC 2506 Appleton ln Bowie Md 20716
2407659289 treedanile@yahoo.com

DESCRIBE PROPOSED WORK (color, material & style):

Remove existing shingles, replace damaged sheathing or plywood wood, install GAF roof system. There will be no drastic change to appearance of home.

APPLICANT'S NAME, ADDRESS, PHONE AND EMAIL:

Daniel zerislassie 2506 Appleton ln Bowie 20716
Treedaniel@ yahoo.com

TYPE OF REQUEST (Check all that apply):

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

FOR SIGNS OR AWNING REQUESTS, FILL THIS SECTION TOO

FLATWALL _____ PROJECTING _____

SIGNBAND _____ FREESTANDING _____

(Details) SIZE: _____

MATERIAL: _____

MESSAGE: _____

COLORS: _____

LIGHTED SIGN YES OR NO _____

IF YES, TYPE HOW: 1/29/2024

X

SIGNATURE OF APPLICANT

DATE

*Please be advised Commissioners or city staff may visit the subject property prior to the scheduled meeting to familiarize themselves with the project.
*Approvals are only valid for (1) one year. *The applicant or an authorized representative should plan to attend the Historic District Commission meeting to address any questions or concerns regarding the project. Approvals should be posted in a window until all the work is completed.

STEP 2: FOR CITY STAFF TO COMPLETE

CONDITIONS/COMMENTS _____

Meeting Date: _____

☐ 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: _____