Margie McCeney, Chair
Brencis Smith, Council President
Marlene Frazier, Vice Chair
Mary Eileen-Leszcz
Oscar De La Puente
Lakisha Muhammad

Stephanie Anderson
City Solicitor

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 NINETY FOURTH MEETING
TUESDAY – SEPTEMBER 22, 2026– 6:00 P.M. - REGULAR
AGENDA

This meeting will be held in person

To sign up to speak, please preregister here: https://cityoflaurel.org/register-to-speak. Applicants do not need to sign up to speak. There will be a three (3) minute limit for each guest speaker. If you cannot attend but wish to submit comments for the record, please email them to ecd@laurel.md.us

1. **Roll Call**.

2. **Approval of the Minutes** for the Regular HDC meeting held on **July 21, 2026**.

3. **HDC-C20260083** for **349 Main Street** submitted by **Aderemi Bello**, Applicant is seeking to replace existing yellow logos that were previously approved with new logo colors. Proposed new logo color is "Chocolate Brown, Coral Pink, Gold Accent, Warm Cream" and the size is 7ft by 3ft.

4. **HDC-R20270008** for **39 A Street** submitted by **Marvin Hernandez,** Applicant is seeking to replace the exterior siding color of house. Proposed new siding will be Double 5" Woodgrain Clapboard in Pacific Blue; Dupont Tyrek Home wrap calvinized roofing nails.

5. **HDC-C20270011** for **357 Main Street** submitted by **Janeen Butler**, Applicant is seeking approval; to display signage that reads 'Daymaker Beauty Boutique' on the store front windows. The proposed material is perforated film, the color is white and the size is 20" Tall X 54" Wide.

6. **HDC-R20270019** for **41 A Street** submitted by **Paul Johnson**, Applicant is requesting to demolish existing structure. Structure is leaning to the right and in imminent danger of collapse. All utilities have been disconnected.

Tax Credits:

HDC-R20260026 for 332 Montgomery Street submitted by **Marlene Frazier,** Applicant is seeking to wash, seal, prime and repaint current metal Tinner Red roof in same Tinner Red color as current. The material cost was $8,500.00; proof of payment $8,500.00; and tax credit amount is **$850.00**.

Staff Approvals:

HDC-R20270006 for **412 Prince George Street** submitted by **Gemma Kuijpers**, Applicant is seeking to remove 25-year-old roof and install new roof, new shingles will the same architectural style shingles as current, manufacturer color is 'Pewter wood' which is as close to the color of the current roof and appropriate for the house exterior paint color (aquamarine)

HDC-R20270012 for **609 Prince George Street** submitted by **Greg Sweitzer**, Applicant is seeking to repaint porch with the same 'Forest Green' and 'Colonial Red' colors.

HDC-20270004 for **336 Prince George Street** submitted by **Jessica Coyle,** Applicant is seeking to do in kind repairs on the roof: scraping and repainting the metal roof (same color red) and fixing some holes in the soffits and fascia that squirrels have chewed through. The proposed paint color for the roof is Kool Seal Premium metal roof paint red SW6868. Soffits and fascia will be white; Sherman Williams Emerald Exterior Acrylic extra white SW7006.

HDC-R20270017 for **501 Main Street** submitted by **Imtiaz**, Applicant is seeking to replace windows and siding. All windows on the building will be replaced in-kind with same style, 6-over-1 single-hung. The proposed frames will match the existing frames, Durable PVC or Vinyl Trim; and the trim will be painted the same white color that is on the existing trim.

HDC-R20270018 for **310 4th Street** submitted by **Cheryl Dyer**, Applicant is seeking to repaint house trim with the same color as the existing trim.

Emergency Approval:

HDC-R20270005 for **214 -216 Tenth Street** submitted by **Michelle Afriye** for replacement of siding. Current siding color is white. Proposed siding size 49SF, material vinyl siding, shutters (12), colors blue siding and black shutters. Applicant received a Stop Work Order notice from FMPS, because HDC Approval had not been obtained prior to the work beginning. Due to the work having stopped pending HDC approval, the building was exposed.

7. Adjourn

Margie McCeney, Chair
Brencis Smith, Council President
Marlene Frazier, Vice Chair
Mary Eileen-Leszcz
Oscar De La Puente
Lakisha Muhammad

Stephanie Anderson
City Solicitor

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 NINETY THIRD MEETING
TUESDAY – JULY 21, 2026– 6:00 P.M.
MINUTES

This meeting was held virtually

Convened: 6:00 P.M. **Adjourned** 7:00 P.M.

Commissioners Present:	**Staff Present:**
Margie McCeney, Chair	Jay Meashey, Director, ECD
Marlene Frazier, Vice Chair	Raven Nee, Deputy Director, ECD
Council President Smith	Brooke Herring, Comm. Dev. Coord, ECD
Mary Eileen Leszcz	Alexis Williams, Planner I, ECD
Oscar De La Puente	Adura Ansa, Administrative Assistant, ECD
Lakisha Muhammad	

Commissioners Absent: Zero (0)
Citizens Present: Four (4)

Chairwoman, McCeney called the meeting to order at 6:00 p.m. and read the opening statement.

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

Chairwoman McCeney asked if there were any questions or corrections to the minutes from the regular HDC meeting held on June 16, 2026.There were none.

On a motion by Council President Smith seconded by Ms. Frazier, the minutes for June 16, 2026, were approved on (5) five affirmative votes. Motion Carried.

HDC-R20260112 for **927 Montgomery Street** submitted by **Carl McWilliams**, Applicant is seeking **to replace siding west side of the house.** Also replace windows on west side of

house, repaint siding with same color Valspar 3002-10B. The replacement window will be the same size "24 x 36" and color Valspar 3002-10B.

Ms. Williams, Planner I, ECD stated the applicant is seeking approval to replace the siding and one (1) window on the west side of the house. The existing siding will be replaced with new wood lap siding, which will be painted Valspar Wheat Toast (3002-10B) to match the existing color of the home. The existing window is broken and will be replaced with a new white vinyl window of the same size and color as the existing window, resulting in no change to the 24x36 window or overall appearance. Staff recommended the Commission to approve the application.

The applicant was present.

Chairwoman, McCeney asked if there were any questions or comments. There were no questions or comments. Chairwoman, McCeney expressed concern that the paint to be used on the new siding might not match the paint applied two (2) years ago due to fading. Mr. McWilliams confirmed that the paint should match.

On a motion by Council President Smith seconded by Ms. Muhammad, the application for 927 Montgomery Street was approved on (5) five affirmative votes. Motion carried.

Director Meashey informed the Commission and applicants that the city has recently experienced scam email attempts following Commission and Board meetings. Individuals have been sending fraudulent emails to applicants, impersonating the city and requesting payments via wire transfer as the final step of getting their approval. He advised that the Laurel Police Department and the City's IT Department have been notified. He further explained that any legitimate request for payment would come from the Department of the Fire Marshal & Permit Services, through the City's online payment portal, or the Economic and Community Development Department. Applicants are encouraged to contact the city to verify the authenticity of any payment request.

HDC-R20260109 for **25 Post Office Avenue** submitted by **Margaret Samuels**, Applicant is seeking **to change a previously HDC approved asphalt driveway to concrete driveway.**

Ms. Williams, Planner I, ECD stated the applicant is seeking approval to amend previously approved driveway material. The Commission approved an asphalt driveway during the March 2026 HDC meeting. The applicant is now requesting approval to install a concrete driveway in its place. The applicant states that concrete has a longer service life than asphalt and requires less routine maintenance over time. Additionally, the proposed concrete driveway will better match the existing concrete garage foundation and the existing concrete walkway that connect to the driveway, creating a more cohesive appearance on the property. The applicant also notes that using the same material for these connected features may help minimize differential thermal expansion between adjacent surfaces. Staff recommended the Commission to approve the application.

The applicant was not present.

Chairwoman, McCeney asked if there were any questions or comments. There was no major discussion.

On a motion by Ms. Frazier seconded by Mr. De La Puente, the application for 25 Post Office Avenue was approved on (6) six affirmative votes. Motion carried.

HDC-R20260106 for **404 Montgomery Street** submitted by **Stephen Wallace**, Applicant is seeking **to replace all windows with working modern windows.** White exterior and interior trim to match current house style.

Ms. Williams, Planner I, ECD stated the applicant is seeking approval to replace the existing windows at the property. The proposed work includes the replacement of 36 windows including

those located in the attic and basement; 25 are visible from the public/right of way and 11 are not. The replacement windows will fit within the existing window openings and will be double-hung with a single-light (no divided panes) design that matches the existing window style. The existing windows have exceeded their useful service life and are in a dilapidated state. The project proposes replacing a combination of original wood, single-pane windows with added storm windows, as lower-quality vinyl-only replacement windows that have been installed over time. Many of the existing windows are inoperable, contain broken glass panes, or will not remain open without falling shut, creating a safety hazard. The proposed replacement windows will be Marvin double-hung unit with solid wood interiors and vinyl-clad exteriors. The windows will feature insulated double-pane glass to improve energy efficiency, thermal performance, and occupant comfort while maintaining the appearance of the existing windows. The existing frames will be replaced with vinyl-wrapped wood frames, and all exterior components will be painted white to match the existing architectural style. Staff recommended the Commission to approve the application.

The applicant was present.

Chairwoman, McCeney asked if there were any questions or comments. Ms. Frazier asked Mr. Wallace whether he would consider adding mullion to the larger street-facing windows to make them two-over-one. Mr. Wallace answered saying he would prefer not to do that.

On a motion by Council President Smith seconded by Ms. Leszcz, the application for 404 Montgomery Street was approved on (5) Five affirmative votes. Motion carried.

HDC-R20260115 for **339 Laurel Avenue** submitted by **Francisco Martinez**, Applicant is seeking **to replace existing exterior windows with new windows**, new windows will be United Window & Door PRO Series, white exterior and interior. Proposed window, white vinyl replacement, double-hung window, measuring 32"x54" with 3½ in thickness with double pane Low-E Argon insulated glass. Repaint green laminated roof black on the upper part of the house. New color will be Gloss Black Rus-Oleum 393191. Repaint all exterior siding and trim white. New color will be White Uniflex 41-500.

Ms. Williams, Planner I, ECD stated the applicant is seeking approval to repaint the existing roof, repaint the exterior siding and trim, and to replace the existing exterior windows. The existing green laminated roof will be repainted with Rust-Oleum Gloss Black costing (Product No. 393191). The exterior siding and trim will be painted white using Uniflex White (Product No. 41-500). The existing exterior windows will be replaced with new United Window and Door Pro Series vinyl windows featuring white interior and exterior finished. The replacement windows will be installed within the existing windows openings. Staff recommended the Commission to approve the application.

The applicant was present.

Chairwoman, McCeney asked if there were any questions or comments. The Commission asked Mr. Francisco's son Mr. Raul if he would consider using appropriate paint for metal roofs. Mr. Raul confirmed that yes that they would use appropriate paint for metal roofs.

On a motion by Ms. Frazier seconded by Council President Smith, the application for 339 Laurel Avenue was approved on (6) six affirmative votes. Motion carried.

Director Meashey advised the Commission that the Zoom video was about to end, and a new invite had been sent out to everyone to continue the meeting.

HDC-C20270003 for **113 St Mary's Place** submitted by **Jeff Palumbo**. Pallotti High School received approval for addition in 2021, and it was to be done in phases. Unfortunately, with the increase in material cost the project expired; only half of the project was completed, and all the

approvals are now expired. Applicant is seeking re-approval for an **addition to existing auxiliary gymnasium.**

Mr. Meashey, Director, ECD stated that the application is a Catholic high school proposing to build an addition to the existing facilities. The addition initially received Historic District Commission (HDC) approval on May 18, 2021 (HDC-049-2021). That approval became void when the Applicant was unable to commence work within twelve (12) months of the date of approval. The delay until now was caused by cost concerns. The applicant intends the current project to closely mirror the previous conditions of approval. The applicant received a necessary Variance from the City of Laurel Board of Appeals on May 28, 2026. The applicant has submitted a site plan combining architectural and structural drawings, including elevations and a rendering of the exterior appearance of the proposed addition. The proposed colors are Surrey Beige, Terra Cotta, and Royal Blue, as manufactured by American Buildings Company. These are the colors on the existing building, selected to be in harmony with the dwellings across Ninth Street from the addition. The roof shape is flat and varies across seven (7) different bays, increasing sequentially in height from each side so that the center bay is the tallest. This mimics the dwellings across Ninth Street, which are each flat-topped and similar but not identical in height. One set of doors are each proposed on the second and sixth bays, and three windows each are proposed for the third and fifth bays. The fourth (middle) bay will have a large "P" and script "Pallotti" decoration along with a cross. The Applicant's proposed addition 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 recommended the Commission to approve the application.

The applicant was present.

Chairwoman, McCeney asked if there were any questions or comments. Chairwoman, McCeney asked Mr. Palumbo why the trees and plants had not been planted from the prior approval. Mr. Palumbo stated that the landscaping plan, including the planting of native trees and plants, will begin after construction of the building is finished.

On a motion by Ms. Leszcz seconded by Mr. De La Puente, the application for 113 St. Mary's Place approved on (5) Five affirmative votes. Motion carried.

Chairwoman McCeney commented per the agenda, a tax credit was recently approved and there were some staff approvals. She asked if there was anything else. There was no further discussion.

Chairwoman McCeney asked motion to adjourn, seconded by Ms. Frazier. Chairwoman McCeney mentioned that there will be no meeting in August.

Meeting adjourned.

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: July 29, 2026

TO: City of Laurel Historic District Commission

FROM: Alexis Williams, Planner I

CASE: Certificate of Approval No. HDC C20260083

GENERAL INFORMATION

APPLICANT: Aderemi Bello
349 Main Street
Laurel, Maryland 20707

OWNER: Same as Applicant

LOCATION: 349 Main Street
Laurel, Maryland 20707

PURPOSE: **Requesting approval to install business signage and to update window decals**

REQUESTED ACTION: Approval of Certificate No. HDC C20260083

ZONE: C-V (Commercial Village)

CONTRIBUTING: Yes

ZONING ANALYSIS:

The applicant is seeking Historic District Commission (HDC) approval for updated exterior signage for the existing business. The proposed work includes replacing the existing window decals and installing a new non-illuminated wall sign.

The existing window decals were approved by the Historic District Commission in 2025. The proposed replacement decals will retain the same logo and overall design but will be updated to match the color scheme of the new business sign, maintaining visual consistency across the storefront.

The proposed business sign will be a non-illuminated wall sign measuring approximately 7 feet by 3 feet. The sign will display the wording "Crepe on Main Cafe Sweet and Savory" and will be constructed of 1-inch medium-density plywood. the proposed color scheme includes chocolate brown, coral pink, warm cream with gold accents.

DESIGN GUIDELINES EXCERPT:

Sec. 20-26.12. - Colors.

The Commission does not dictate what colors an applicant may use, but is concerned that the colors selected be appropriate for the structure and its neighborhood.

The only guideline for the application of color in either residential or commercial districts is that the colors shall be historically appropriate house colors. This refers to the colors that date to an appropriate period and that go together in a compatible fashion.

An approved color list is available on the City website and upon request.

In commercial districts, the building and the block shall be considered to achieve a compatible application of colors.

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 material; Iridescent and neon bright colors are discouraged.

(6) Message. The message should be limited to the specifies 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:

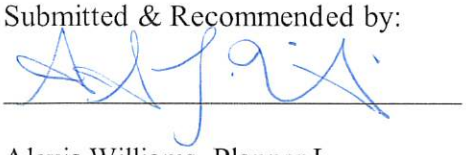
1. Photo of front of property
2. Photo of proposed signage
3. Photo of updated window decal
4. Photo of current window decals

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 C20260083 with the following conditions:

1. Applicant must obtain City of Laurel Sign Permit.

Submitted & Recommended by:



Alexis Williams, Planner I

CREPES ON MAIN
SWEET AND SAVORY
CREPES ON MAIN
CREPES ON MAIN

CREPES ON MAIN
SWEET AND SAVORY

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

CERTIFICATE OF APPROVAL **NO.** HDC 2026-0019

Date of Application: 8/19/25	Work Type: Signage	HDC Sign Required? Yes: No: x	
Submit Information By: 8/22/25		For Meeting On: 9/16/25	
ADDRESS OF PROPERTY: 349-2 Main Street Laurel, MD 20707		WORK DESCRIPTION (Please be specific on colors, style and material): Retroactive signage installation	
OWNER'S Name, address, number, email: Bellz & Bellz, c/o Adebayo Bello 349 Main Street Laurel, MD 20707 abello@bbenvir.com – 410-410-1983			
CONTRACTOR'S Name, address, phone number, email: Same as owner		*Section below for Signs: (drawing must accompany application)	
		TYPE: Flatwall:	Projecting:
		Signband:	Frestanding:
		SIZE: 15"x15"& 19.5"x19.5"	Material: Vinyl/Sticker
APPLICANT'S Name, address, phone number, email: Crepes on Main c/o Aderemi Bello 349-2 Main Street Laurel, MD 20707 crepeonmain@gmail.com – 301-458-5918		MESSAGE: Crepes on Main Sweet and Savory	
		COLORS: Yellow	
		Illumination: No	Type:

***CONDITIONS:**
(1) Applicant must comply with Section 20-107 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

FEE: $50	*Starting July 1, 2024 there will be a fee of $25 or $50 for this
HISTORIC DISTRICT COMMISSION: Sydney Woodland, HDC Coordinator	**DATE: 9/17/25**
PLANNING AND ZONING: Monta Burrough, Deputy Director	
*This authorization does not by its issuance preclude or replace permits required by other departments or agencies.	
ON FILE (SEE APPICATION)	301-458-5918
Signature of Applicant	Daytime Phone number
Qualifies For Tax Credit: Yes: No: x	*Applicant still has to apply to receive approval.
Permit Required: Yes: x No:	Permit No.

COLOR PALETTE

WARM CREAM #F3E7D6	CHOCOLATE BROWN #4B2E20	CORAL PINK #F08A81	GOLD ACCENT #D4A037

BACKGROUND: WARM CREAM #F3E7D6
PRIMARY TEXT & LINES: CHOCOLATE BROWN #4B2E20
ACCENT PINK (LOGO & DETAILS): CORAL PINK #F08A81
ACCENT LINES & BORDER: GOLD #D4A037

CREPES ON MAIN
SWEET AND SAVORY

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. 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: 7.3.26

ADDRESS OF PROPERTY: 349 Main St. Suite 2

Laurel, Maryland 20707

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 (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

I Also have existing Yellow Sticker Logos on the window already approved, that I plan to Change to the new logo colors if a vendor has the colors available

OWNER'S NAME, ADDRESS, PHONE & EMAIL:

Aderemi (Remi) Bello
349 Main St. Laurel, MD 20715 Suite 2
CrepeOnMain@gmail.com
Cafe: 301.458.5918 Cell:443.600.7287

CONTRACTOR'S NAME, ADDRESS, PHONE AND EMAIL:

Donald Thomas
Signarama of Laurel
14202 Cherry Lane Court
Laurel, MD 20707
301-604-8700,SignsLaurel@Signarama-Laurel.com

APPLICANT'S NAME, ADDRESS, PHONE AND EMAIL:

Aderemi (Remi) Bello
349 Main St. Laurel, MD 20715 Suite 2
CrepeOnMain@gmail.com
Cafe: 301.458.5918 Cell:443.600.7287

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

(Check one)

FLATWALL ____ **PROJECTING** ____
SIGNBAND ____ **FREESTANDING** ____

(Details)

SIZE: 7ft by 3ft
MATERIAL: Half inch medium density ply wood
MESSAGE: Crepes On Main Cafe Sweet and Savory
COLORS: Chocolate Brown,Coral Pink,Gold Accent,Warm Cream
LIGHTED SIGN: No Lights
IF YES, TYPE: ____

X Aderemi Bello 7.3.2026
SIGNATURE OF APPLICANT **DATE**

STEP 2: FOR CITY STAFF TO COMPLETE

MEETING DATE: ____

O Yes O No Staff Approval?
O Yes O No Work started *without* Approval?
O Yes O No Qualifies for Tax Credit?
O Yes O No Building Permit Required?
O Yes O No Public Notice Sign Required?

TAX ID (ACCOUNT) #: ____
PERMIT NUMBER: ____

STEP 3: STAFF APPROVAL SIGNATURES

APPROVAL DATE: ____
CONDITIONS AND/OR COMMENTS: ____

HISTORIC DISTRICT COMMISSION ____

PLANNING AND ZONING ____

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: July 29, 2026

TO: City of Laurel Historic District Commission

FROM: Alexis Williams, Planner I

CASE: Certificate of Approval No. HDC R20270008

GENERAL INFORMATION

APPLICANT: Marvin Hernandez
14402 Westmeath Drive
Laurel, Maryland 20707

OWNER: Same as Applicant

LOCATION: 39 A Street
Laurel, Maryland 20707

PURPOSE: **Requesting approval to replace house siding.**

REQUESTED ACTION: Approval of Certificate No. HDC R20270008

ZONE: R-20 (One Family Detahced, Two Family Detached/ One Family Triple Attached)

CONTRIBUTING: Yes

ZONING ANALYSIS:

The applicant is seeking Historic District Commission (HDC) approval to replace the existing exterior siding on the property. The proposed work consists of installing new double 5-inch wood grain clapboard siding in the color Pacific Blue. The installation will include DuPont Tyrek HomeWrap as the weather-resistant barrier and galvanized nails for fastening in accordance with manufacturer specifications.

DESIGN GUIDELINES EXCERPT:

Sec. 20-26.12. - Colors.

The Commission does not dictate what colors an applicant may use, but is concerned that the colors selected be appropriate for the structure and its neighborhood.

The only guideline for the application of color in either residential or commercial districts is that the colors shall be historically appropriate house colors. This refers to the colors that date to an appropriate period and that go together in a compatible fashion.

An approved color list is available on the City website and upon request.

In commercial districts, the building and the block shall be considered to achieve a compatible application of colors.

ATTACHMENTS:

1. Photo of front of property
2. Photo of proposed siding color

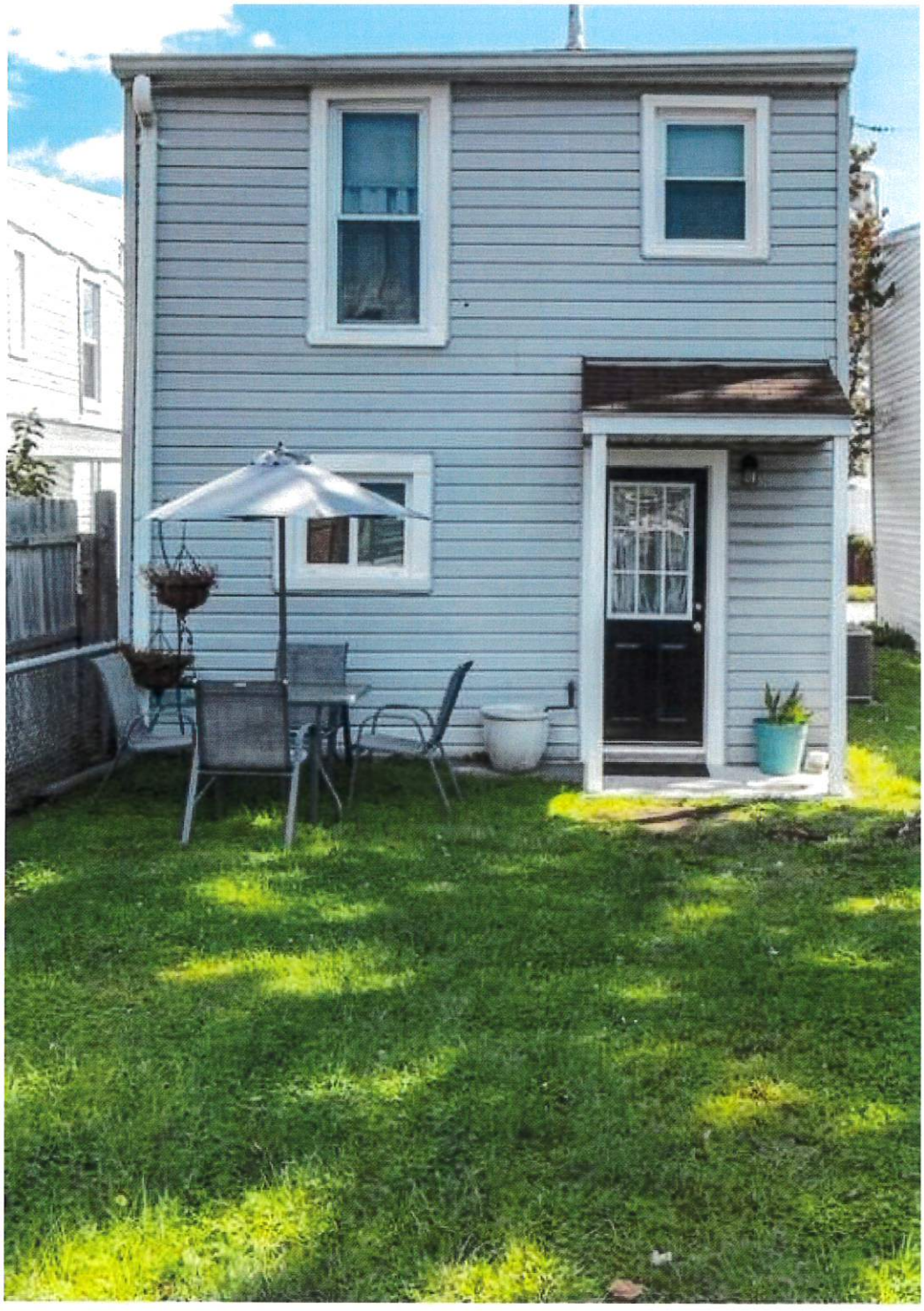
RECOMMENDATION:

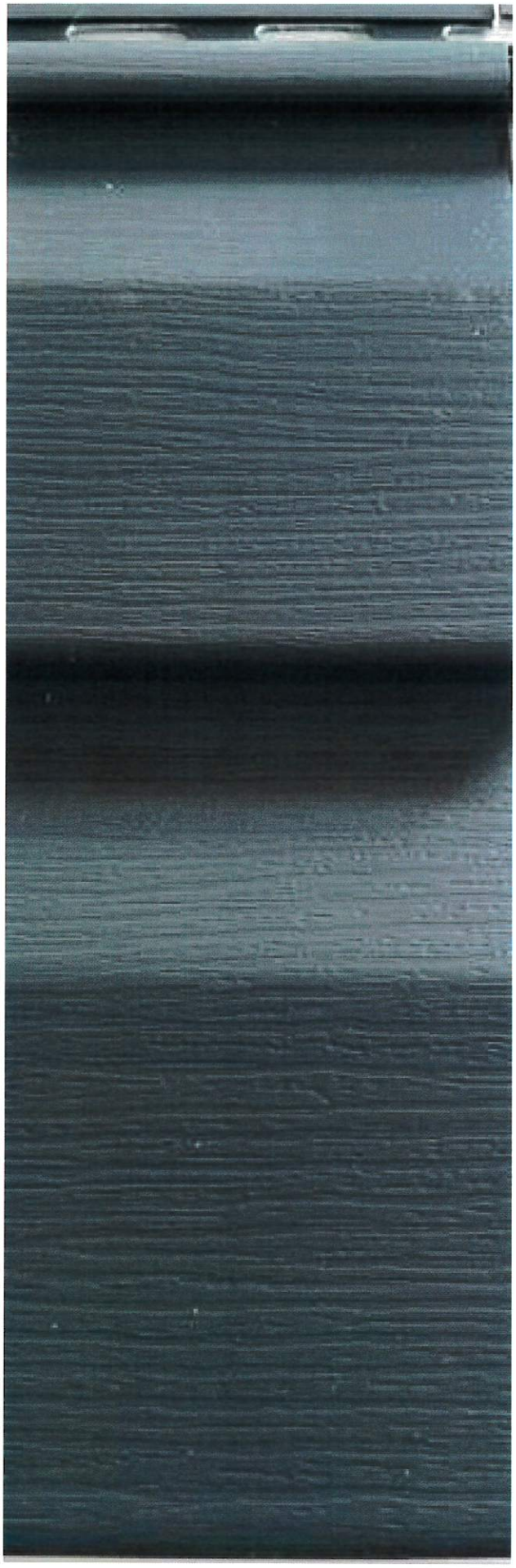
The proposed actions requested by the applicant appears to meet the requirements established in the City of Laurel's *Unified Land Development Code,* including the design criteria listed in the *Design Guidelines of the City of Laurel Historic District Commission.* Staff recommends the Historic District Commission **APPROVE** Certificate No. HDC R20270008.

Submitted & Recommended by:

Alexis Williams, Planner I

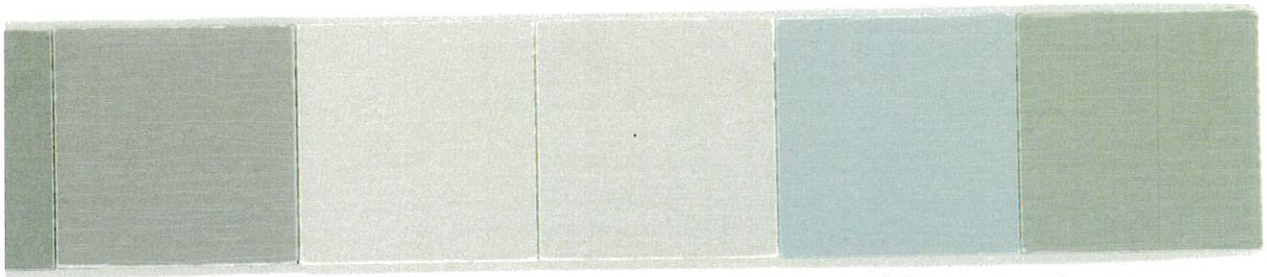
39 A Street



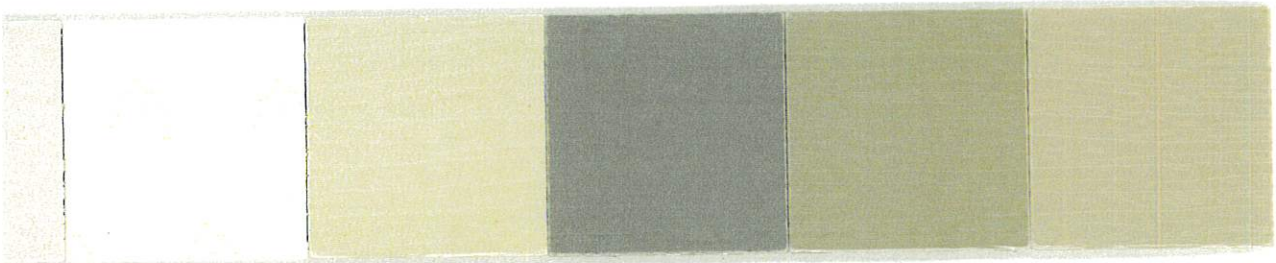


MainStreet™

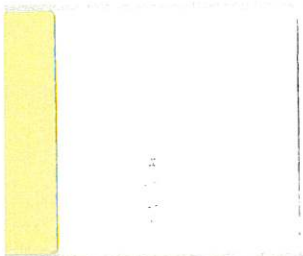
n (Deluxe Color)
Spruce (Deluxe Color)
Forest (Deluxe Color)
Pacific Blue (Deluxe Color)
Wedgewood Blue
Flagstone (Deluxe Color)



ıe
Granite Gray
Graystone
Sterling Gray
Oxford Blue
Seagrass



ıe
Sandstone Beige
Desert Tan
Weathered Wood
Natural Clay
Savannah Wicker



Triple 3" Brushed Clapboard available in: Colonial White, Desert Tan, Heritage Cream, Natural Clay, Oxford Blue, Sandstone Beige, Savannah Wicker, Snow and Sterling Gray.

Single 6-1/2" Brushed Beaded available in: Colonial White, Cypress, Desert Tan, Granite Gray, Natural Clay, Sandstone Beige, Savannah Wicker and Sterling Gray.

Single 8" Woodgrain Clapboard available in Colonial White only.

Materials

- Double 5" woodgrain clapboard in Pacific Blue
- Dupont Tyvek Home wrap
- Galvanized Roofing Nails

Double 5"

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. 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: 07/08/2026

ADDRESS OF PROPERTY:
39 A 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: Replace Siding on house

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
Request to replace the exterior siding of my property with Double 5" woodgrain clapboard in Pacific Blue Color. Dupont Tyvek Home Wrap. - Galvanized Roofing Nails

OWNER'S NAME, ADDRESS, PHONE & EMAIL:
Marvin Hernandez
14402 Westmeath Dr.
Laurel, MD. 20707
(301) 379-3053

CONTRACTOR'S NAME, ADDRESS, PHONE AND EMAIL:
Marvin Hernandez

***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:
Marvin Hernandez
14402 Westmeath Dr.
Laurel MD. 20707
(301) 379-3053
hmsparty rentals@yahoo.com

X _____ 07/08/2026
SIGNATURE OF APPLICANT DATE

STEP 2: FOR CITY STAFF TO COMPLETE

MEETING DATE: _____

O Yes O No Staff Approval?
O Yes O No Work started *without* Approval?
O Yes O No Qualifies for Tax Credit?
O Yes O No Building Permit Required?
O Yes O No Public Notice Sign Required?

TAX ID (ACCOUNT) #: _____
PERMIT NUMBER: _____

STEP 3: STAFF APPROVAL SIGNATURES

APPROVAL DATE: _____
CONDITIONS AND/OR COMMENTS: _____

HISTORIC DISTRICT COMMISSION _____

PLANNING AND ZONING _____

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: August 7, 2026

TO: City of Laurel Historic District Commission

FROM: Alexis Williams, Planner I

CASE: Certificate of Approval No. HDC C20270011

GENERAL INFORMATION

APPLICANT: Janeen Butler
3113 Burning Springs Road #2A
Laurel, Maryland 20724

OWNER: Brian Wright

LOCATION: 357 Main Street West Suite
Laurel, Maryland 20707

PURPOSE: **Requesting approval to update business signage on storefront.**

REQUESTED ACTION: Approval of Certificate No. HDC C20270011

ZONE: C-V (Commercial Village)

CONTRIBUTING: Yes

ZONING ANALYSIS:

The applicant is seeking Historic District Commission (HDC) approval to update the existing business storefront window decals. The proposed decals will measure 20-inches tall by 54-inches wide in white. The signage will consist of perforated window film designed to be applied directly to the existing windows and peeled off as needed. The proposed signage will display the business name, "Daymaker Beauty Boutique."

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 specifies 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. Photo of front of property
2. Photo of property with signage

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 C0270011 with the following conditions:

1. Applicant must obtain City of Laurel Sign Permit.

Submitted & Recommended by:

Alexis Williams, Planner I

357 Main St
358 Main St
Laurel, Maryland
Google Street View
Aug 2024
See more dates
357
357

Job #: Date: 6/20/

Window Graphics
One for each window
20" Tall X 54" Wide

CITY OF LAUREL
HISTORIC DISTRICT COMMISSION

8103 Sandy Spring Road • Laurel, MD 20707 • (301) 725-5300 • Fax (301) 490-5068

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: July 28, 2026

ADDRESS OF PROPERTY:

357 Main Street, West Suite
Laurel, Maryland 20707

OWNER'S NAME, ADDRESS, PHONE & EMAIL:

Brian Wright
202-253-8297
brian_wright@verizon.net

CONTRACTOR'S NAME, ADDRESS, PHONE AND EMAIL:

Garland Woods
202-536-5177
graphicacedesign1@gmail.com

APPLICANT'S NAME, ADDRESS, PHONE AND EMAIL:

Janeen Butler
3113 Burning Springs Road #2A
Laurel MD 20724
202-421-6821
daymakerllc@gmail.com

TYPE OF REQUEST (Check all that apply):

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

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"

Requesting to display white signage that reads "Daymaker Beauty Boutique" on the store front windows. The material is perforated film that peels on the window.

*COMPLETE FOR SIGNAGE or AWNING REQUESTS ONLY:

(Check one)
FLATWALL ✓ PROJECTING ____
SIGNBAND ____ FREESTANDING ____

(Details)
SIZE: 20" Tall X 54" Wide
MATERIAL: Perforated Film
MESSAGE: Daymaker Beauty Boutique
COLORS: White
LIGHTED SIGN: No
IF YES, TYPE: ____

X ____ 3 Aug 26
SIGNATURE OF APPLICANT DATE

STEP 2: FOR CITY STAFF TO COMPLETE

MEETING DATE: ____

O Yes O No Staff Approval?
O Yes O No Work started *without* Approval?
O Yes O No Qualifies for Tax Credit?
O Yes O No Building Permit Required?
O Yes O No Public Notice Sign Required?

TAX ID (ACCOUNT) #: ____
PERMIT NUMBER: ____

STEP 3: STAFF APPROVAL SIGNATURES

APPROVAL DATE: ____
CONDITIONS AND/OR COMMENTS: ____

HISTORIC DISTRICT COMMISSION ____

PLANNING AND ZONING ____

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. 6

TECHNICAL STAFF REPORT

DATE: September 22, 2026

TO: City of Laurel Historic District Commission

FROM: Jay Meashey, Director

CASE: **HDC-R20270019**

GENERAL INFORMATION

APPLICANT: Paul Johnson
Capitol Demolition Inc.
2 Painted Garden Court
Woodstock, MD 21163

OWNER: Okwuchi Obasi
3919 Lakehouse Road #13
Beltsville, MD 20705-3349

LOCATION: 41 A Street
Laurel, MD 20707

PURPOSE: Demolition

ZONE: R-20 (One-Family Semi-Detached, Two-Family Detached, and One-Family Tripple Attached Zone

REQUESTED ACTION: Approval of Certificate No. HDC-CR20270019

CONTRIBUTING OR NONCONTRIBUTING: Contributing

ZONING BACKGROUND:

The Applicant is seeking Historic District Commission approval to demolish a single-family detached house on A Street. The house is a contributing resource to the Historic District. The Maryland State Department of Assessments and Taxation lists the primary structure as being built in 1860. City of Laurel records regarding the property are incomplete, so staff is unable to provide information on past renovations to the subject building or its historic role in the City.

A Street is a narrow street two blocks long, largely hidden from view by the presence of Fred Frederick's auto sales property. There are ten (10) residential buildings on the block of A Street where the subject building is found, and the street dead ends at that block.

At the time of application, in June 2026, the Applicant noted that 41 A Street was "learning to the right and in imminent danger of collapse." Staff determined that the information submitted was insufficient to present the application to the Commission at the July 2026 meeting.

The City of Laurel's City Code and its Unified Land Development Code (ULDC) are explicit that the Historic District Commission must review every application for demolition within the Historic District. Moreover, the hearing and decision must take place at a regular meeting. Consequently, the City's Department of the Fire Marshal and Permit Services (FMPS) visited the subject property to assess the danger posed to neighbors and the public by the building's condition. FMPS Staff concluded that the building would not collapse before the September meeting of the Historic District Commission.

The Owner intends to replace the demolished building with another single-family detached home (see attached plans).

UNIFIED LAND DEVELOPMENT CODE EXCERPTS & STAFF ANALYSIS:

Sec. 20-25.8 – Prevention of demolition by neglect. [Emphasis added]

(a) *Duty to maintain.* All historic landmarks and all significant buildings, objects, sites, and structures located within a Historic District, shall be preserved against decay, deterioration, and kept free from certain structural defects by the owner or such person, persons, or entities who may have custody or control thereof. Such owner(s) or other persons shall repair such building, object, site, or structure if it has any of the following defects:

(1) Deteriorated or inadequate foundations;

(2) Defective or deteriorated flooring or floor supports of insufficient size to carry imposed loads with safety;

(3) Members of walls or other vertical supports that split lean, list, or buckle due to defective material, workmanship, or deterioration;

(4) Members of walls or other vertical supports that are insufficient to carry imposed loads with safety;

(5) Members of ceilings, roofs, and their support system, or other horizontal members which sag, split, or buckle due to defective material, workmanship, or deterioration;

(6) Members of ceiling and roof supports or other horizontal members that are insufficient to carry imposed loads with safety;

(7) Fireplaces or chimneys which list, bulge, or settle due to defective materials, workmanship, or deterioration;

(8) Deteriorated or ineffective waterproofing of exterior walls or roofs, including broken windows or doors;

(9) Deterioration or defects in paints, coating systems, or flashing resulting in destructive moisture penetration or rot;

(10) Any fault, defect, or condition in the building which renders the same structurally unsafe or not properly watertight.

The pictures submitted by FMPS suggest that many of the conditions listed above exist.

It is unlikely that these conditions developed so suddenly that the only recourse is demolition. However, guidance from FMPS is that the building will fail in the near-term future, so the requirements for the owner to repair the building seem onerous beyond what is reasonable to require.

Sec. 20-26.13 - Demolition. [Emphasis added]

(a) Generally. The Historic District Commission is responsible for the preservation of Laurel's historic buildings and sites. Therefore, demolition of such buildings is generally undesirable and to be avoided whenever possible. The Historic District Commission may approve an application for demolition if it will not have an adverse impact on the Historic District and/or denial of the application will result in substantial hardship to the applicant.

Staff believes that denial of the application will result in substantial hardship to the applicant by reason of the extensive deterioration of the present structure. It is the opinion of staff that few contractors would be willing to take on the scope of work needed to prevent the failure of the existing structure.

(b) Determination whether structure is of unusual importance.

(1) Notification. Two (2) weeks prior to the first hearing, the applicant will erect a zoning sign in front of or on the structure indicating that the structure has been proposed for demolition, and indicating the dates of the public hearing(s) on the matter.

(2) Determination whether structure is of unusual importance. The Historic District Commission shall make a determination during a regularly scheduled Commission meeting as to the contribution a structure makes to the Historic District in which it is located. This determination shall be made separate from and prior to the Commission's consideration of the financial hardship the structure may present and plans for the site should the demolition be approved. Such a decision by the Commission shall be based solely on its evaluation of the architectural and/or historical importance and character of the structure in relation to the Historic District as a whole.

Staff cannot provide guidance as to the historic significance or "unusual importance" of the structure, as City records regarding the property are incomplete.

Specifically, the Historic District Commission shall make a finding whether the preservation of the structure proposed for demolition is of unusual importance to Prince George's County or the City of Laurel, or unusual importance to the State of Maryland or the nation as a whole, in accordance

with the Land Use Article, Title 8, of the Annotated Code of Maryland, as amended. To make such a finding the Commission must, at minimum, find that one (1) or more of the following criteria are met with regard to the subject structure:

Based upon evidence presented before the Historic District Commission:

a. The structure represents one (1) or more periods or styles of architecture which has significant character, interest or value as part of the development or culture of the City, county, state, or nation;

b. The structure constitutes a significant or unique representation of the architectural period in which it was built and has distinguishing characteristics of style, materials or construction;

c. The structure contributes to the heritage of the City, county, state, or the structure provides historic or scenic value significant to the City;

d. County, state, or nation; or

e. The structure has yielded or may be likely to yield archeological information important in the history or pre-history of the City, county, state, or nation.

Staff does not believe the structure is of unusual importance, believing that if it were of unusual importance, the advanced state of its decay would have been noticed earlier and caused this Commission to take decisive action to preserve it.

(3) If the Historic District Commission decides that a structure in the Historic District may be demolished because it will not have an adverse impact on the Historic District, the applicant may proceed with obtaining a City demolition permit from the Department of Economic and Community Development. The applicant may be required to provide the Commission with information regarding the existing site and structure such as color photographs of the exterior, exterior measurements, and/or an existing conditions site plan.

If the Commission determines that a structure is of unusual importance in accordance with Subsection (b)(2) of this section, and if the applicant wishes to proceed, the Commission will then move on to the economic evaluation portion of the hearing.

Should the Commission determine that the structure is of unusual importance, staff recommends the application be held over to the October meeting and a clear list of materials requested by the Commission be provided to the applicant.

(c) *Economic evaluation.*

(1) *Materials which may be requested by the Commission.* The Historic District Commission is sensitive to the needs of property owners and considers that substantial hardship occurs when a property cannot be put to reasonable beneficial use. In the case of a demolition application, the Commission shall consider whether a structure can be put to a reasonable beneficial use without the approval of a demolition application. In the case of income producing properties, the Commission shall also consider whether a reasonable return from the existing building can be

obtained. The following information may be requested by the Commission's in conjunction with its decision-making process regarding economic evaluation of a demolition application. The Commission reserves the right to present this information to consultants, as needed. Specifically, the Commission may request one (1) or more of the following items:

a. Form of ownership of the property;

b. Cost of proposed demolition and removal, and an estimate of any additional costs that would be incurred to comply with recommendations of the Commission;

c. A report from a licensed engineer in the State of Maryland as to the structural soundness of the building and its adaptability for rehabilitation. Any dangerous conditions should be identified;

d. Fair market value of the property to be presented through an appraisal by a qualified professional expert. All appraisals obtained within the previous two (2) years by the owner or the applicant in connection with the purchase, financing, or ownership of the property;

e. An itemized breakdown from a professional, experienced in rehabilitation as to the economic feasibility or reuse of the existing structure on the property;

f. If the property is income producing, the annual gross income from the property for the previous two (2) years; the itemized operating and maintenance expenses for the past two (2) years; and the depreciation deduction and annual cash flow before and after debt service, if any, during the same period;

[g.] Price asked and offers received, if any, within the previous two (2) years. Most recent assessed value of the property and real estate taxes;

(2) *Economic evaluation.* The second hearing will serve to determine:

a. Whether or not denial of a demolition permit would create substantial detriment to the public welfare, i.e. the retention of the structure is not in the best interest of the community; and/or

b. If the denial of the demolition application will result in substantial hardship to the applicant; and/or

c. If the property in its present state has been declared a hazard by the City.

The Commission shall consider if a structure can be put to a reasonable beneficial use without the approval of a demolition and, in the case of income producing properties, the Commission shall also consider whether a reasonable return from the existing building can be obtained.

Substantial hardship occurs when a property cannot be put to reasonable beneficial use. It is the responsibility of the applicant to prove that demolition is necessary to avoid substantial hardship and/or to avoid substantial detriment to the public welfare. If a

property has been declared a hazard or unfit for habitation by the City, the City shall present evidence of such to the Commission.

Information submitted in the application is required to assist the Commission in its evaluation of the demolition. The Commission may request additional information from the applicant that is relevant to its determination, and may seek professional comments regarding the applicant's submission. The Commission may also make its own study of the points listed below in order to obtain additional information for its decision. The Commission reserves the right to present this information to consultants, as needed, to assist in the evaluation of the application.

Should the applicant for demolition of a contributing structure satisfy the Commission that a substantial hardship will be suffered if a demolition application is denied, and if the demolition of the structure in question is without substantial detriment to the public welfare, a demolition application will be approved. The applicant will proceed to submit plans for new construction. The applicant must provide for the existing structure: color photographs of the exterior, an existing conditions site plan, and an interior photographical reconnaissance.

However, if the applicant fails to demonstrate substantial hardship, the Commission shall deny the application and set or the reasons for doing so in writing.

d. *Consideration of replacement structure*. In applications involving proposed new construction, the new design will not be considered until the building's historical importance has been determined and until the Commission has completed the economic evaluation process.

In cases where new construction is proposed, a City demolition permit shall not be issued by the Department of Economic and Community Development until replacement plans are approved by the Planning Commission if applicable and the Historic District Commission and other reviewing bodies of the City of Laurel where appropriate. An exception to this may be made if conditions that eminently threaten health and safety exist in the structure. In addition, financial proof of the ability to complete the replacement structure(s), including, but not limited to, a performance bond, a letter of credit, a trust for completion of improvements or a letter of commitment from a financial institution shall be submitted.

The plans shall include the materials as set forth in Section 20-26.6, Documentation, of these guidelines, and the design of the new structure(s) shall conform to Section 20-26.21, New construction, of these guidelines.

RECOMMENDATION:

Staff recommends the Historic District Commission **APPROVE** Certificate No. **HDC-R20270019**, not withstanding the likelihood that the structure could have been preserved if action had been taken under Sec. 20-25.8

Submitted & Recommended by:

Jay Meashey, Director

Attachments: FMPS Site Inspection 8_18_2026
Structural Inspection Report
Proposed Replacement

41 A Street

41

39

ARENCO, LLC
Architectural Engineering Consultants

www.arenco-llc.com

STRUCTURAL INSPECTION REPORT

Project No.:	SL26-007
Revision -	0
Date of issue:	September 12, 2026
Address:	41 A Street, Laurel, Maryland 20707
Inspection Date:	August 30, 2026

TABLE OF CONTENTS

TABLE OF CONTENTS- 02

1. INTRODUCTION 03
2. SITE OBSERVATION AND DISCUSSION 04
3. RECOMMENDATION 05
4. LIMITATIONS TO REPORT 05

Appendix – A - PHOTOS 06

1 INTRODUCTION:

1.1 Arenco LLC has been engaged by Forum Nine Design to undertake a site inspection and provide a structural engineering report and assessment of the existing and potential damage to the house.

1.2 The site was inspected on August 30, 2026.

1.3 The purpose of the ARENCO's report is as follows:

- Provide a structural assessment report of existing condition of the property.
- Provide recommendations for any structural repair/replacement items.

1.4 ARENCO's investigation report and scope of work are confined to the specific damaged area of concern. The scope of this report is limited to the specified region areas outside this region have not been reviewed.

1.5 Photos taken during the site visit are provided in Appendix A.

2. SITE OBSREVATIUON AND DISCUSSION:

ARENCO made the following observations during the inspection for the subject property in response to the contractor concern area. Note that this is a general description of the observation that ARENCO deems relevant. This list does not aim to cover every instance of building damage or defect.

2.1 GEBERAL OBSERRVATION

2.1.1 The subject property is two story houses.

2.2 OBSERVATION:

2.2.1 Existing house is leaning on the right side. Both left and right walls are deteriorated and leaning toward the right side.
2.2.2 Based on the observation walls seems to be in very bad condition at the foundation and foundation may be the issue for the walls. Entire house is leaning on the right side.
2.2.3 Since house is very old and first floor is very close to the ground, moisture and termite may have affected base of the exterior walls. These walls may have rotten at the base and the walls start leaning due to floor and roof loads.
2.2.4 There may be damage to the floor above and the roof since exterior walls are falling apart.

3 RECOMMENDATIONS:

- Overall, there is structural damage to the exterior walls and floor with roof. There may be some foundation issue since the walls are leaning. It is very bad condition, and it is recommended that house should be removed and replaced with new foundation.

04 Limitations to Report

4.1 Our inspection took place on August 30, 2026, and consisted solely of a visual and walkover assessment of the property in question.

4.2 This report has been prepared within the limitations imposed by visual access and walkover around the subject property and the findings are relevant to the dates of inspection.

4.3 No interpretation of this report should be made other than within the specified limits mentioned above.

4.4 It is important to clarify that this report does not cover every aspect of our investigation or provide a full collection of digital images documenting the damage; rather, its purpose is to outline the key data relevant to this issue.

4.5 This report presents our conclusions solely regarding the specific issues addressed herein and should not be interpreted as an assessment of the structural integrity or condition of any other parts of the property not directly discussed.

If you have any questions, please feel free to call me at 240-418-1389 or email me at prafulp@arenco-llc.com

PROFESSIONAL CERTIFICATION.:

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License no. 23081 expiration date: 04/24/2027.

Sincerely

Praful Patel, P.E.
ARENCO LLC

APPENDIX A: PHOTOS

PHOTO 1 FRONT ELEVATION

PHOTO 2 – LEFT SIDE ELEVATION

PHOTO 3 – ROGHT SIDE WALL

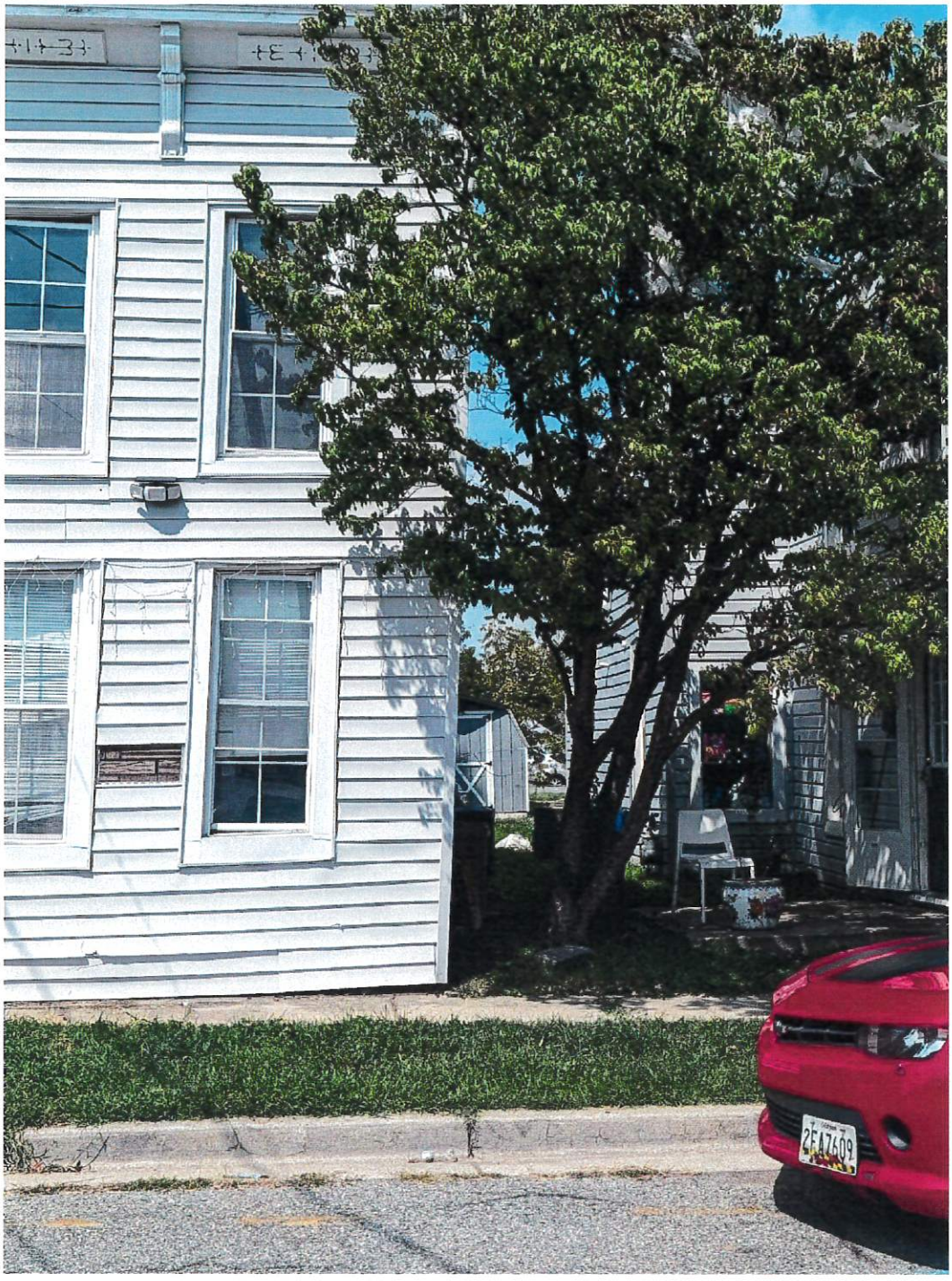


PHOTO 4 – FRONT RIGHT CORNER

NOTES:

PROJECT INFORMATION

TAX ID: 1084896

SCOPE OF WORK:
REBUILD EXISTING SINGLE FAMILY DETACHED HOUSE WITH A NEW 2ND STORY REAR ADDITION

41 A STREET

41 A STREET
LAUREL, MD 20707

EXISTING BUILDING AREA - 1026 SF
BLDG 1ST: 700 SF 2ND: 526 SF

PROPOSED BUILDING AREA - 1400 SF
BLDG 1ST: 700 SF 2ND: 700 SF

TOTAL EXISTING LOT AREA - 2,000 SF (0.04591368 AC)

BUILDING HEIGHT EXISTING/PROPOSED: 24 FT / 24 FT

NO. OF STORIES: 2 STORY EXISTING; 2 STORY PROPOSED

BUILDING TYPE: SINGLE-FAMILY RESIDENTIAL

BUILDING CONSTRUCTION: TYPE VA

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME	PAGE ORDER
0001	COVER PAGE	1
0002	SITE PLAN	2
A201	ELEVATIONS	3
A202	ELEVATIONS	4
A203	ENLARGED DETAILS	5
A204	SIDING SPECS	6

APPLICABLE BUILDING CODES:

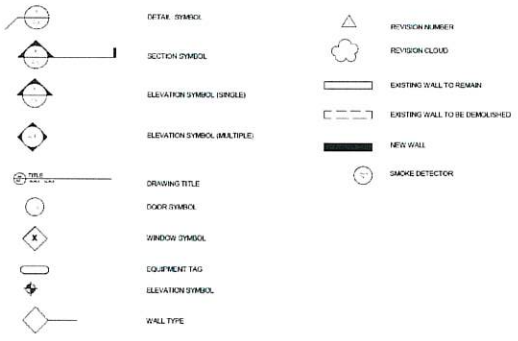
MBPS RESIDENTIAL CODE 2021
MD BOARD OF PLUMBING, RESIDENTIAL CODE 2018
MARYLAND EXISTING BUILDING CODE 2021
MPC PLUMBING CODE 2021
MD BOARD OF PLUMBING, PLUMBING CODE 2018
MARYLAND MECHANICAL CODE 2021
MARYLAND FUEL GAS CODE 2018
MARYLAND ENERGY CODE 2021
MARYLAND GREEN CONSTRUCTION CODE 2021
MARYLAND ELECTRICAL CODE 2020
MARYLAND LIFE SAFETY CODE 2018

VICINITY MAP

ABBREVIATIONS

A, AMP	AMPERES
AL, ALUM	ALUMINUM
AHU	AIR HANDLING UNIT
℄	CENTER LINE
COMP	COMPARTMENT
DW	DISHWASHER
OD	DIAMETER
EA	EACH
EQ	EQUAL
ELEC	ELECTRIC, ELECTRICAL
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FL, FLR	FLOOR
FT	FOOT
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
GWB	GYPSUM WALLBOARD
HC	HANDICAPPED ACCESSIBLE
HM	HOLLOW METAL
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HW	HOT WATER
HWH	HOT WATER HEATER
IN	INCHES
JC	JANITOR'S CLOSET
L	LAVATORY
MAX	MAXIMUM
MIN	MINIMUM
MTD	MOUNTED
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
QTY	QUANTITY
SQ	SQUARE
SQ FT, SF	SQUARE FEET
TBD	TO BE DETERMINED
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLTS
VCT	VINYL COMPOSITE TILE
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
W/	WITH
WC	WATER CLOSET
WD	WOOD

SYMBOLS



ARCHITECTURAL DRAFTING SERVICE

FORUM IX ESIGN

Forum Nine Design

3103 River Bend Court #A301, Laurel MD 20724
T: 240-286-1604
E: Forumninedesign@gmail.com

ARCHITECT
License #6616
Jose James Murphy
STATE OF MARYLAND

I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, license number 6616, expiration date 06/19/2027.

SEAL:

REVISION:

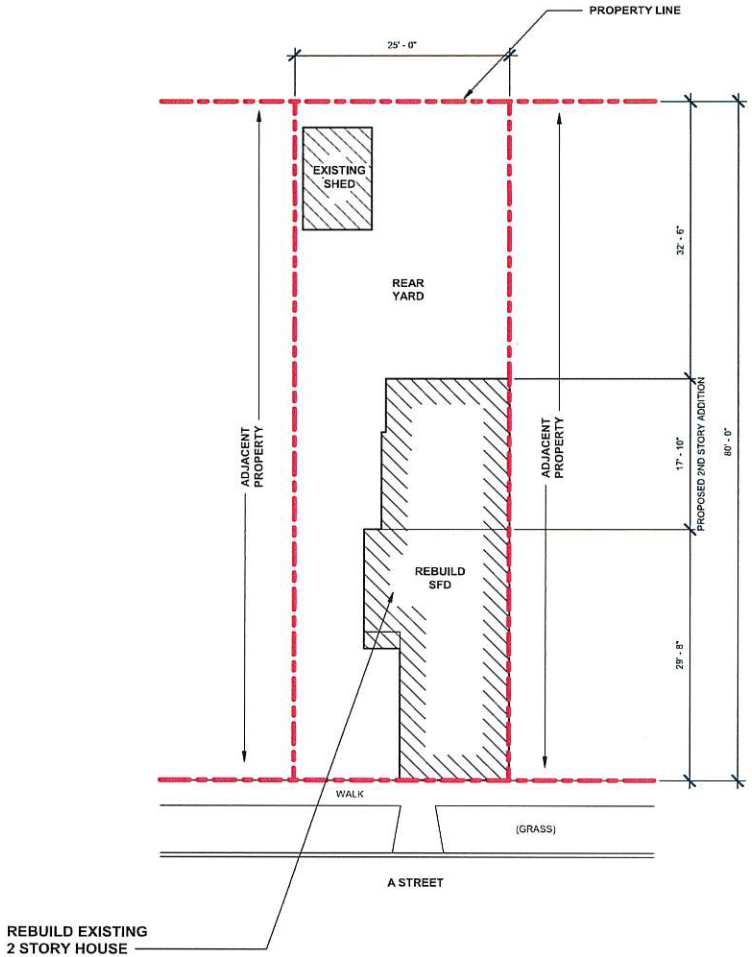
41 A STREET, LAUREL MD

COVER PAGE

Scale

0001

NOTES:



1 SITE PLAN PROPOSED
1" = 10'-0"

ARCHITECTURAL DRAFTING SERVICE

FORUM DESIGN

Forum Nine Design

3103 River Bend Court #A301, Laurel MD 20724
T: 240-286-1604
E: Forumninedesign@gmail.com

ARCHITECT
License #6616
STATE OF MARYLAND

I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, license number 6616, expiration date 06/19/2027.

SEAL:

REVISION:

41 A STREET, LAUREL MD

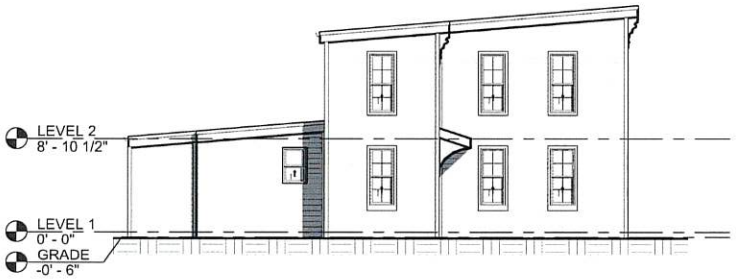
SITE PLAN

Scale 1" = 10'-0"

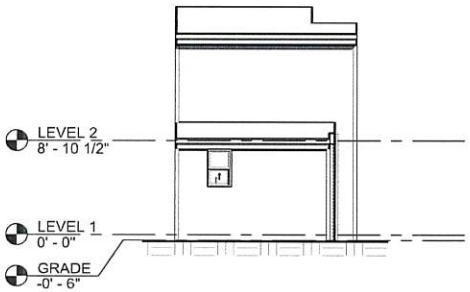
0002

NOTES:

EXISTING



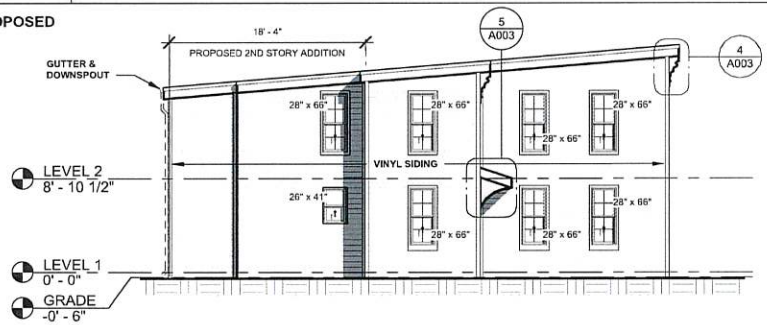
3 WEST ELEVATION EXISTING
1/8" = 1'-0"



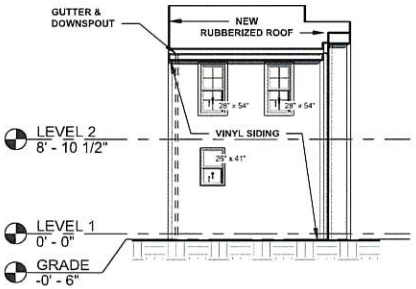
2 REAR ELEVATION EXISTING
1/8" = 1'-0"

1 FRONT ELEVATION EXISTING
1/8" = 1'-0"

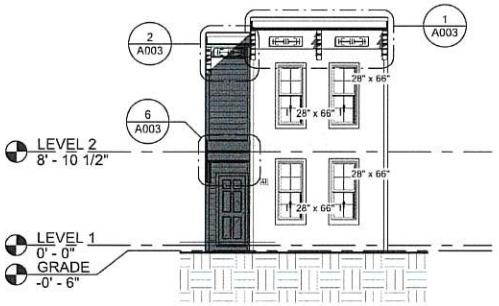
PROPOSED



6 WEST ELEVATION NEW
1/8" = 1'-0"



5 REAR ELEVATION NEW
1/8" = 1'-0"



4 FRONT ELEVATION NEW
1/8" = 1'-0"

ARCHITECTURAL DRAFTING SERVICE

FORUM IX ESIGN

Forum Nine Design

3103 River Bend Court #A301, Laurel MD 20724
T: 240-286-1604
E: Forumninedesign@gmail.com

ARCHITECT
License #6616
James Murphy
STATE OF MARYLAND

I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, license number 6616, expiration date 09/19/2027.

SEAL:

REVISION:

41 A STREET, LAUREL MD

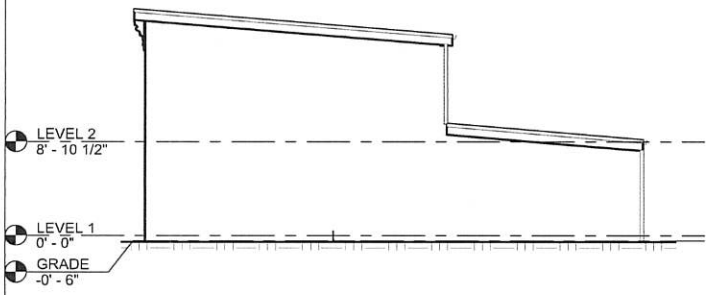
ELEVATIONS

Scale 1/8" = 1'-0"

A001

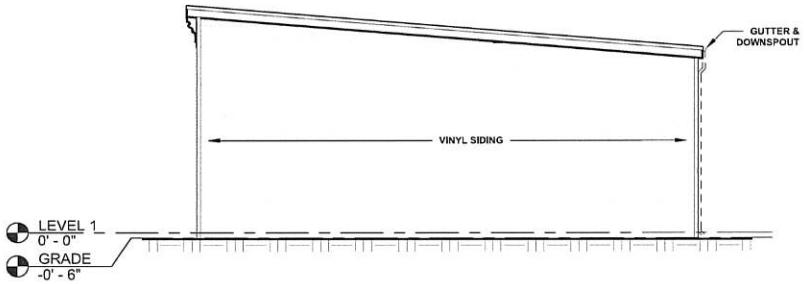
NOTES:

EXISTING



1 EAST ELEVATION EXISTING
1/8" = 1'-0"

PROPOSED



2 EAST ELEVATION NEW
1/8" = 1'-0"

ARCHITECTURAL DRAFTING SERVICE

FORUM DESIGN

Forum Nine Design

3103 River Bend Court #A301, Laurel MD 20724
T: 240-286-1604
E: Forumninedesign@gmail.com

ARCHITECT
License #6616
James B. Murphy
STATE OF MARYLAND

I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, license number 6616, expiration date 06/19/2027.

SEAL:

REVISION:

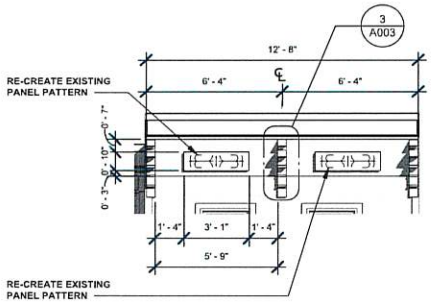
41 A STREET, LAUREL MD

ELEVATIONS

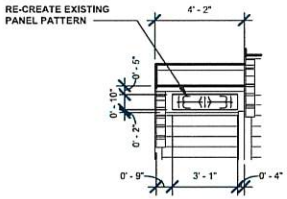
Scale 1/8" = 1'-0"

A002

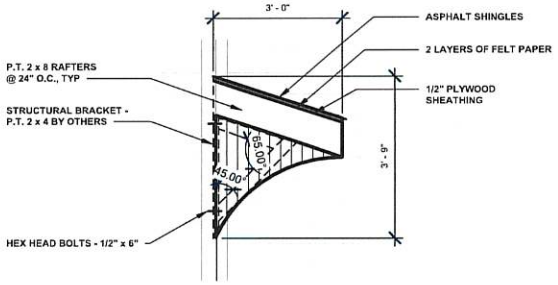
NOTES:



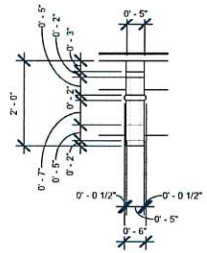
1 ENLARGED CORNICE ELEVATION
1/4" = 1'-0"



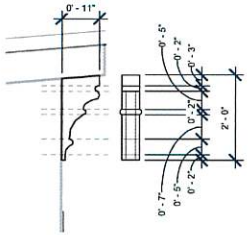
2 ENLARGED CORNICE 2 ELEVATION
1/4" = 1'-0"



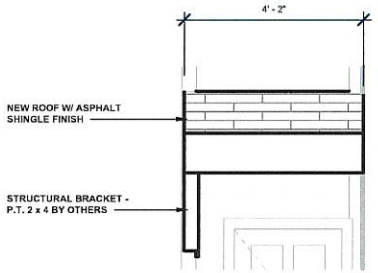
5 ENLARGED AWNING ELEVATION
1/2" = 1'-0"



ENLARGED CORNICE BRACKET
3 ELEVATION
1/2" = 1'-0"



ENLARGED CORNICE BRACKET
4 ELEVATION 2
1/2" = 1'-0"



6 ENLARGED AWNING ELEVATION 2
1/2" = 1'-0"

ARCHITECTURAL DRAFTING SERVICE

FORUM IX ESIGN

Forum Nine Design

3103 River Bend Court #A301, Laurel MD 20724
T: 240-286-1684
E: Forumninedesign@gmail.com

ARCHITECT
License #6616
STATE OF MARYLAND

I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, license number 6616, expiration date 06/19/2027.

SEAL:

REVISION:

41 A STREET, LAUREL MD

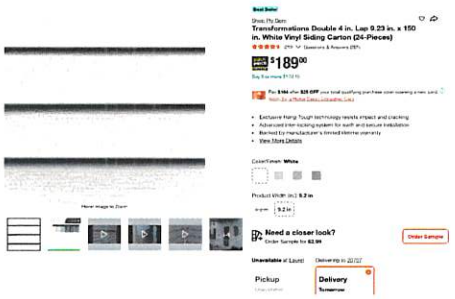
ENLARGED DETAILS

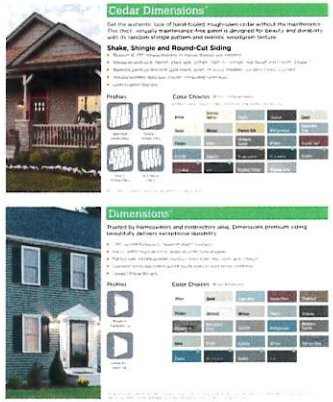
Scale As indicated

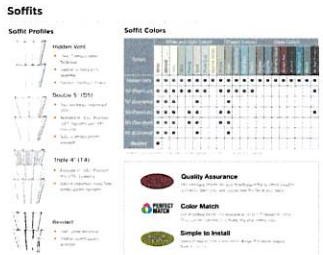
A003

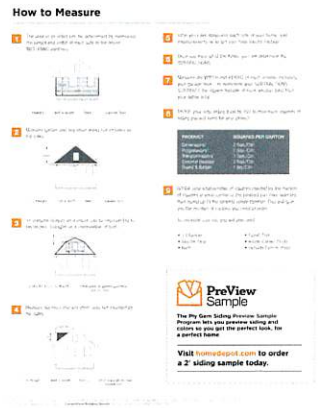
NOTES:

TRADITIONAL LAP SIDING - WHITE: BY PLYGEM









ARCHITECTURAL DRAFTING SERVICE

FORUM DESIGN

Forum Nine Design

3103 River Bend Court #A301, Laurel MD 20724
T: 240-286-1604
E: Forumninedesign@gmail.com

ARCHITECT
License #6816
James Murphy
STATE OF MARYLAND

I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland, license number 6616, expiration date 06/19/2027.

SEAL:

REVISION:

41 A STREET, LAUREL MD

SIDING SPECS

Scale

A004

MAYOR AND CITY COUNCIL OF LAUREL
DEPARTMENT OF THE FIRE MARSHAL AND PERMIT SERVICES

8103 Sandy Spring Road • Laurel, Maryland 20707 (301) 725-5300 extension 2238
https://www.cityoflaurel.org • email – fmps@laurel.md.us

8/18/2026

TO: Jay Measheу, Director, Department of Economic Development

Raven Nee, Deputy Director, Department of Economic Development

FROM: Melanie Wieringa, Plans Reviewer, FMPS

VIA: Danny Selby, Director, FMPS

SUBJECT 41 A Street Inspection

On Thursday, August 13, 2026, I accompanied Director Selby on an inspection of the above-mentioned address. The structure appeared to be in serious disrepair on the exterior and there have been concerns about the structural stability of the building. We met onsite with the applicant of the demolition permit who allowed us access to the interior.

The structure was constructed in 1860 with balloon framing. Balloon framing is a light wood framing method that uses vertical studs running from the sill area toward the roof instead of stopping at each floor. The house is supported a pier and beam system in the crawl space.

Upon entering, it was noted that part of the floor towards the rear of the house had buckled. This area is approximately four feet by four feet and is located near a support column that appears to be out of plumb.

All wall coverings have been removed and framing members were exposed. All utilities were also previously removed. See photo below:

The next photo shows the deterioration of the wall to the right of the column.

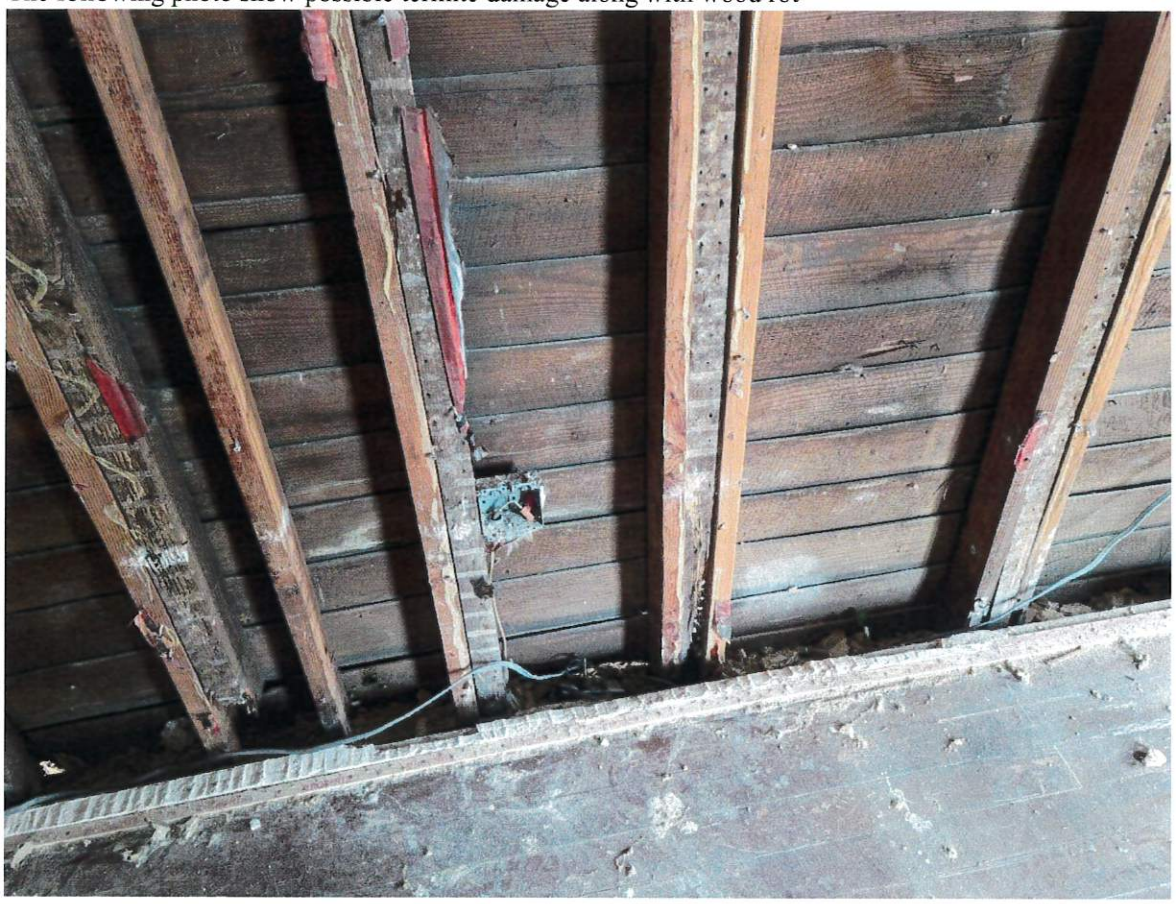
Throughout the first floor, there was obvious signs of both termite damage and wood rot. The next photo shows an interior wall on the first floor that is also out of plumb. This is due to the floor sagging.

R19

There has been numerous repairs to both the wall studs and the floor joists over the years.

There is signs of water damage on both the subfloor and joists. Looking at the next photo, it is obvious that the window headers have failed and the windows are now out of plumb.

The following photo show possible termite damage along with wood rot



The previous repairs to the existing wall studs are failing. I would like to note that we were unable to access the crawlspace due to overgrowth and safety concerns. We discussed with the contractors that an strucutal engineer must evaluate the situation and provide a stamped report to the Historic District prior to any more demolition work taking place.

We were able to access the second floor, we did not note any significant damage and or concern with regard to the roof.

Before Director Selby and I left the site, I instructed the contractor to tarp over two areas on right exterior wall to lessen any more potential water inflitration.

In conclusion, We do not believe that this house is in eminent collapse. It should, baring any extreem weather events, still be standing while the Historic District Commisision to makes its determination on whether to allow its demolition. However it is obvious that this house is not strucually sound and will eventually fail.

Looking at this situation from a purely economical stand point, the cost to preserve this house will far out weigh it's value and I doubt that any contractor would want to take on this amount of work. My concern is that this house could sit unattended and become an even bigger hazard to its surround neighbors.

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. 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: 06-23-2026

ADDRESS OF PROPERTY:
911 A ST. LAUREL, MD, 20707
Laurel, Maryland 20707

OWNER'S NAME, ADDRESS, PHONE & EMAIL:
OKWUCHI OBASI
3919 LAKEHOUSE ROAD #13
BELTSVILLE, MD 20705-3349

CONTRACTOR'S NAME, ADDRESS, PHONE AND EMAIL:
CAPITOL DEMOLITION INC
2 PLANTED GARDEN CT
WOODSTOCK, MD 21163
443-269-2777
CAPITOLDEMO@GMAIL.COM

APPLICANT'S NAME, ADDRESS, PHONE AND EMAIL:
PAUL JOHNSON
(SAME AS ABOVE)

TYPE OF REQUEST (Check all that apply):

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

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
REQUEST TO DEMOLISH EXISTING STRUCTURE IT IS LEANING TOWARD RIGHT AND IN IMMINENT DANGER OF COLLAPSE. ALL UTILITIES HAVE BEEN DISCONNECTED.

***COMPLETE FOR SIGNAGE or AWNING REQUESTS ONLY:**
(Check one) N/A
FLATWALL ____ **PROJECTING** ____
SIGNBAND ____ **FREESTANDING** ____
(Details)
SIZE:____
MATERIAL:____
MESSAGE:____
COLORS:____
LIGHTED SIGN:____
IF YES, TYPE:____

X ____ 6-23-2026
SIGNATURE OF APPLICANT — DATE

STEP 2: FOR CITY STAFF TO COMPLETE

MEETING DATE:____

O Yes O No **Staff Approval?**
O Yes O No **Work started *without* Approval?**
O Yes O No **Qualifies for Tax Credit?** — **TAX ID (ACCOUNT) #:**____
O Yes O No **Building Permit Required?** — **PERMIT NUMBER:**____
O Yes O No **Public Notice Sign Required?**

STEP 3: STAFF APPROVAL SIGNATURES

APPROVAL DATE:____
CONDITIONS AND/OR COMMENTS:____

HISTORIC DISTRICT COMMISSION____

PLANNING AND ZONING____