

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



CITY OF LAUREL HISTORIC DISTRICT COMMISSION

8103 Sandy Spring Road • Laurel, MD 20707 • 301-725-5300 • ecd@laurel.md.us

Commission/+ usually Meets on the Third Tuesday of Each Month

EIGHT HUNDRED AND SEVENTY SIXTH MEETING TUESDAY – DECEMBER 17, 2024– 6:00 P.M. - REGULAR AGENDA

This meeting will be held virtually. To watch or sign up to speak, pre-register here: <https://cityoflaurel.org/register-to-speak>. There will be a two (2) minute limit for each speaker. Applicants for each item will have more time to speak. 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 **October 15, 2024**.
This item was tabled at the HDC meeting held on 11/12/24.
3. Approval of the Minutes for the Regular HDC meeting held on **November 12, 2024**
4. **HDC-2025-0051** for **500 Prince George Street**, submitted by **Diarra Gordon**, Applicant is seeking approval to replace the walkway from individual hexagon stones to flat even concrete.

Tax Credits:

A tax credit request for **927 Montgomery Street**, submitted by **Carl McWilliams** for **HDC2025-0003** for replacement of siding and painting. The material cost was \$17,560.00, proof of payment was \$17,560.00 and tax credit amount is **\$1,756.00**.

5. **Adjourn**



City of Laurel Historic District Commission

8103 Sandy Spring Road Laurel, MD 20707

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

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

EIGHT HUNDRED AND SEVENTY FOURTH MEETING

TUESDAY – OCTOBER 15, 2024– 6:00 P.M.

This meeting was conducted in-person in Meeting Room 2

Convened: 6:00 P.M.

Adjourned 7:01 P.M.

Commissioners Present:

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

Staff Present:

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

Commissioners Absent: Zero (0)

Citizens Present: Seven (7)

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

Chairwoman McCeney read the opening statement.

Chairwoman McCeney asked for a roll call. Seven (7) Commissioners answered present, constituting a quorum.

Chairwoman McCeney asked if there were any corrections to the Minutes from the Regular HDC meeting held on September 17, 2024.

Ms. Frazier asked when the item that was tabled at the last meeting must come back.

HDC Coordinator Sydney stated it would have to come back to the next HDC meeting which would have been today, but staff has not heard back from the applicant, so the application is now expired. The applicant will have to submit a new application.

On a motion by Councilmember Kole seconded by Ms. Leszcz, the minutes were approved on (7) seven affirmative votes.

HDC-2025-0021 for 358 Main Street, submitted by **Pablo Naupari**, Applicant is seeking approval to install a business sign above the window that measures 6 ft x 2 ft with metal and plastic material in green and black. Sign will say "Dry Clean Town-Cleaners."

The applicant was not present.

On a motion by Ms. Frazier, seconded by Councilmember Kole, the application was approved on (7) seven affirmative votes.

HDC-2025-0028 for 610 Prince George Street, submitted by **Albert Kleine**, Applicant is seeking approval to demolish and remove current block shed and replace with a white insulated siding and shingled shed.

The applicant was present. Ms. McCeney asked the applicant if the shed was for his wood working. The applicant stated yes, and the shed will be completely insulated with nice electric with climate control. Ms. Frazier asked if the shed that is being removed, the shed that has been there since the home was purchased. The applicant stated it's the shed that's been there since he purchased the property in 2015.

On a motion by Ms. Leszcz, seconded by Councilmember Kole, the application was approved on (7) seven affirmative votes.

HDC-2025-0030 for 600 Montgomery Street, submitted by **Lam Vu**, Applicant is seeking approval to build a pressure treated lumber white porch 8 ft x 20 ft with a roof height of 8 ft and a pressure treated lumber deck with a height of 4 ft off the ground.

The applicant was present. Ms. Snyder asked if the porch was going to be at the same height as the current top of the step or lower. The planner stated it will be 4 ft above the ground. Councilmember Kole stated it looks like the porch is going to go across the front of the house, underneath the existing windows. The planner stated that's correct. Ms. Frazier asked if the roof would be primarily a flat roof. Ms. Frazier stated that the roof is at an angle. Ms. Snyder suggested the applicant close in the 4 ft off the ground with Lattice. Ms. Frazier stated the applicant mentioned the Lattice on one of their drawings, but the commission should be put in approval. Councilmember Kole asked if the shingles would match the home. The planner stated he wasn't sure, but it is something that could be put in the approval. Mr. De La Puente asked where the steps would be going. Ms. Frazier stated the steps would not be moving from their current location. Councilmember Kole asked what would happen to the meters in front of the house. Director Burrough stated he doesn't think the meters would move and it would even out with the existing. Ms. Snyder asked if the wall of the current porch would be coming off and the new porch would go straight across. Ms. Frazier stated it seems like the commission needs more information on the work that is being done and asked for a motion to table the application.

On a motion by Ms. Snyder, seconded by Ms. Leszcz, the application was tabled on (7) seven affirmative votes.

HDC-2025-0031 for 25 Post Office Avenue, submitted by **Margaret Samuels**, Applicant is seeking approval to build a 2-car concrete garage with asphalt shingles and plywood roofing. The applicant would also like to extend the concrete driveway to garage with turnaround area and build a 6 ft wooden fence enclosing the backyard with a gate for the driveway.

The applicant was present. Ms. Frazier asked the applicant if they considered permeable pavement. The applicant stated not for the work that is being done on this request maybe for any other work but it is currently asphalt and would like to continue it. Ms. Frazier asked staff what the regulation on the height of the fence at the front of the house. Director Burrough stated from the front property line 25 ft you can be 4 ½ and from 25 ft on back you can be 6.

On a motion by Ms. Frazier, seconded by Ms. Steinecke, the application was approved on (7) seven affirmative votes.

HDC-2025-0014 for 403 Prince George Street, submitted by **Luis Sibaja**, Applicant is seeking approval to lower curb cut at the entrance of the driveway by 7 inches and pave the entire driveway that will be extended to the backyard. The applicant is also seeking approval to build a wood carport that is 11ft-6 in x 19ft-0.

The applicant was present. Ms. Frazier had a question about the total green space from looking at the plat. The planner stated that he worked with the applicant to do paving to keep some of the green space. Ms. Frazier asked if the existing shed would be coming down. The planner stated the existing shed would be moved to the back of the property. Ms. McCeney asked the applicant how close it would be to the back of the property line. The planner stated the setback would be more than 3 ft of the property line from the rear. Ms. Frazier asked if the applicant planned on painting the carport. The applicant stated yes in white.

On a motion by Ms. Leszcz, seconded by Councilmember Kole, the application was approved on (7) seven affirmative votes.

Director Burrough stated one of the staff reports at the last second was moved to a regular application which is 422 Prince George Street, and the decision was made after further investigating that the work is not in-kind and the applicant was notified of the decision.

HDC2025-0022 for 422 Prince George Street, submitted by **Randall Franklin and Cristhian Mendez** Applicant requested to replace rotten and damaged wood from original structure with wood material. A stop work order has been issued.

The applicant was present. Ms. McCeney asked if the applicant had a picture of what it would look like when it is finished. The applicant stated it would look similar and they're just replacing the wood. Ms. McCeney stated that the applicant is not just replacing the wood. The

applicant asked the Commission what they see from the side view. Ms. McCeney stated she sees four window shapes on the old version and the new version has panels of wall so it's not the same. Ms. McCeney stated the Commission wanted to know what's going to cover the four window shapes. The applicant stated screening is going in all of them. Ms. McCeney asked if everything was going to be screened. The applicant stated from the bottom it would be wood paneling like before to keep the same structure and everything else will be screen. Director Burrough asked the applicant if he had any pictures of what the final project would look like so the Commissioners can see. The applicant stated that he doesn't. Ms. Snyder asked when the porch is finished, would it just be screening without any glass. The applicant stated it will be screening for now. Councilmember Kole asked what would be in between the two posts where the screens are not going to be. The applicant stated it will be more screening. Ms. McCeney clarified it would be paneling along the bottom and screening all around the top.

On a motion by Councilmember Kole, seconded by Ms. Steinecke, the application was approved on (7) seven affirmative votes.

Staff Approvals:

HDC2025-0019 for **712 Main Street**, submitted by **Scarlett Wirt** Applicant requested to repair a rotted porch rail. All work considered "In-Kind."

HDC2025-0025 for **407 Prince George Street**, submitted by **Gordon and Candice Dexter** Applicant requested to replace and paint rotting porch boards in same material and color as existing, in-kind.

HDC2025-0027 for **412 Prince George Street**, submitted by **Gemma Kuijpers** Applicant requested to repair fascia and supporting boards on one side of the front porch, in-kind.

HDC2024-0097 for **701-703 Main Street**, submitted by **Brian T Pieslak** Applicant requested to remove one (1) Silver Maple tree and replace with a Red Maple tree. Adirondack Tree Experts has diagnosed the tree as "dead".

There was no discussion regarding the staff approvals.

Minutes Approved:

Date:



City of Laurel Historic District Commission

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

EIGHT HUNDRED AND SEVENTY FIFTH MEETING

TUESDAY – NOVEMBER 12, 2024– 6:00 P.M.

***This meeting was conducted virtually via Zoom ***

Convened: 6:00 P.M.

Adjourned 6:38 P.M.

Commissioners Present:

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

Staff Present:

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

Commissioners Absent: Two (2)

Citizens Present: Five (5)

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

Chairwoman McCeney read the opening statement.

Chairwoman McCeney asked for a roll call. Five (5) Commissioners answered present, constituting a quorum.

Chairwoman McCeney asked if there were any corrections to the Minutes from the Regular HDC meeting held on October 15, 2024.

Chairwoman McCeney stated she has a few corrections and would like to table the minutes until the next meeting.

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

HDC-2025-0030 for 600 Montgomery Street, submitted by **Lam Vu**, Applicant is seeking approval to build a pressure treated lumber white porch 8 ft x 20 ft with a roof height of 8 ft and a pressure treated lumber deck with a height of 4 ft off the ground. This item was tabled at the HDC meeting held on 10/15/24.

The applicant was present. Ms. Snyder asked if the gas and electricity were going to be moved. Planner I Taylor Harvey stated that is correct. Ms. Snyder asked if the porch was going below the 3 windows that are currently on the house. Ms. McCeney stated the porch is just going to be widened to the left side of the house so the windows will loop on to the new porch. Ms. McCeney stated that the proposed roof is angled and questioned how it would tie into the existing roof. Planner I Taylor Harvey stated the existing roof has an angle so the proposed roof and existing roof will match. The applicant also stated that the current roof is angled, and the proposed roof will be the same.

On a motion by Ms. Frazier, seconded by Ms. Steinecke, the application was approved on (5) five affirmative votes with the request to add lattice from the floor of the porch to the ground.

HDC-2025-0034 for **336 Laurel Avenue**, submitted by **Claire Tills**, Applicant is seeking approval to replace the roof in architectural shingle style and color charcoal gray from GAF same as current. Applicant is also requesting to replace the gutters with 6" aluminum without guards K-Style and white in color.

The applicant was present. Ms. Steinecke asked if the downspouts on the home were going to be replaced as well. The applicant stated they will be replaced. Ms. McCeney asked if the downspouts were changing to rectangular since the gutters are changing to K-Style. The applicant stated that is correct.

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

HDC-2025-0035 for **34 Avondale Street**, submitted by **Donald Edwards**, Applicant is seeking approval to build a 12' L x 10' W x 9.5' H black galvanized steel gazebo in the backyard. The applicant would also like to build a new 6' x 19' white vinyl flat top privacy fence on the side of the house. Lastly, the applicant would like to remove a large Sycamore tree that is covered in poison ivy and replace it with a dogwood tree.

The applicant was present. Ms. McCeney asked if the gazebo would be black or white. The applicant stated it will either be white or cream in color. Ms. McCeney stated her concerns about replacing a larger tree with a smaller tree and asked if the applicant will consider a larger tree. The applicant stated that it is not a problem. Ms. Steinecke expressed her emotions to see such a historic tree go but if the applicant eradicates the poison ivy it will benefit the residents of Laurel.

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

HDC-2025-0040 for **30 Post Office Avenue**, submitted by **John Kish**, Applicant is seeking approval to replace the current roof that is gray in color due to weathering from 3 tabs to architectural style in the color black.

The applicant was present.

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

HDC-2025-0044 for **344 Main Street**, submitted by **Matt Mangan**, Applicant is seeking approval to repaint building from white to Behr Graceful Gray.

The applicant was present. Ms. Frazier asked if the shutters would remain the same color. The applicant stated they will remain black.

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

Staff Approvals:

HDC2025-0037 for **40 B Street**, submitted by **J. Robb Cecil** Applicant requested to remove a leaning Walnut tree that will fall on the home adjacent to the tree during a windstorm. As well as removing a second tree that has many dead limbs and is impinging on the utility lines. The trees will be replaced with 2 Crepe Myrtles consistent with the other trees at the property.

HDC2025-0025 for **407 Montgomery Street**, submitted by **Gabrielle Whitfield** Applicant requested to repaint exposed wood on the house in Sherwin Williams Extra White same as current.

There was no discussion regarding the staff approvals.

Minutes Approved:

Date:





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

CERTIFICATE OF APPROVAL NO. HDC 2025-0051

Date of Application: 11/18/24	Work Type: Paving	HDC Sign Required? Yes: No: x		
Submit Information By: 11/19/24		For Meeting On: 12/17/24		
ADDRESS OF PROPERTY: 500 Prince George Street Laurel, MD 20707		WORK DESCRIPTION (Please be specific on colors, style and material): Improve paving on walkway from backdoor to driveway from hexagon stones to flat even concrete.		
OWNER'S Name, address, number, email: Diarra Gordon 500 Prince George Street Laurel, MD 20707 202-536-7495 – gordond20746@gmail.com				
CONTRACTOR'S Name, address, phone number, email: Same as owner		*Section below for Signs: (drawing must accompany application)		
		TYPE:	Flatwall	Projecting
			Signband	Frestanding
		SIZE:	Material:	
APPLICANT'S Name, address, phone number, email: Same as owner		MESSAGE:		
		COLORS:		
		Illumination:	Type:	
*CONDITIONS: (1) Applicant must comply with Section 20-98 of the Historic District Guidelines. (2) If work has not commenced within (12) twelve months of the date of approval, the Certificate is void, unless a renewal is requested from the Historic District Commission before it expires. (3) IF THIS IS STAFF APPROVAL: All work must be "in-kind"; using same color (or color from the Historic District Approved Color List), same style and same material. Failure to comply can result in code enforcement fines and/or denial of tax credit requests. NO EXCEPTIONS. (4) IF THIS IS A TREE REMOVAL: It is recommended a new tree be planted on the property for each tree removed, using the Approved Tree List created by the City of Laurel Tree Board *PLEASE PLACE THIS CERTIFICATE IN YOUR WINDOW UNTIL WORK IS COMPLETED*				
FEE: \$25		*Starting July 1, 2024 there will be a fee of \$25 or \$50 for this		
HISTORIC DISTRICT COMMISSION:		DATE:		
PLANNING AND ZONING:				
*This authorization does not by its issuance preclude or replace permits required by other departments or agencies.				
ON FILE (SEE APPLICATION)			202-536-7495	
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.		



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.

TECHNICAL STAFF REPORT

DATE: 12.2.2024 December 2, 2024
TO: City of Laurel Historic District Commission
FROM: Justin Thornton, Planner II
CASE: **HDC-R20250051**

GENERAL INFORMATION

APPLICANT: Diarra Gordon
500 Prince George St.
Laurel, MD 20707

OWNER: Same as Applicant

LOCATION: 500 Prince George St.
Laurel, MD 20707

PURPOSE: Repaving Walkway

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

REQUESTED ACTION: Approval of Certificate No. HDC-R20250051

**CONTRIBUTING OR
NONCONTRIBUTING:** Contributing

ZONING ANALYSIS:

The applicant is seeking Historic District Commission approval to improve the paving/walkway from the back door to the driveway of the residence. The current walkway is a tripping hazard as the stones are lifting from the uneven

surface. The applicant is seeking to improve the walkway paving to an even flat surface to avoid any potential accidents (i.e., tripping and/or falling). The walkway will continue to be concrete.

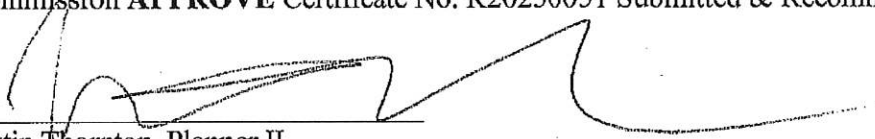
DESIGN GUIDELINES EXCERPT:

Sec. 20-26.23. - Patios and walkways.

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

RECOMMENDATION:

The proposed actions requested by the applicant appear to meet the requirements established in *Division 14 of the Design Guidelines for the Historic District Commission*. Staff recommends the Historic District Commission **APPROVE** Certificate No. R20250051 Submitted & Recommended by:



Justin Thornton, Planner II



Our Locations

OWINGS MILLS

Phone: **443-334-**

5301



7:35 38°

100%

← 5th St
Laurel, Maryland



Sideview of house



Google



Rear of House

STReT

EXISTING
CONCRETE

New
walkway

CONCRETE
& WIRE

OR 6
old
panels

ASPhalt

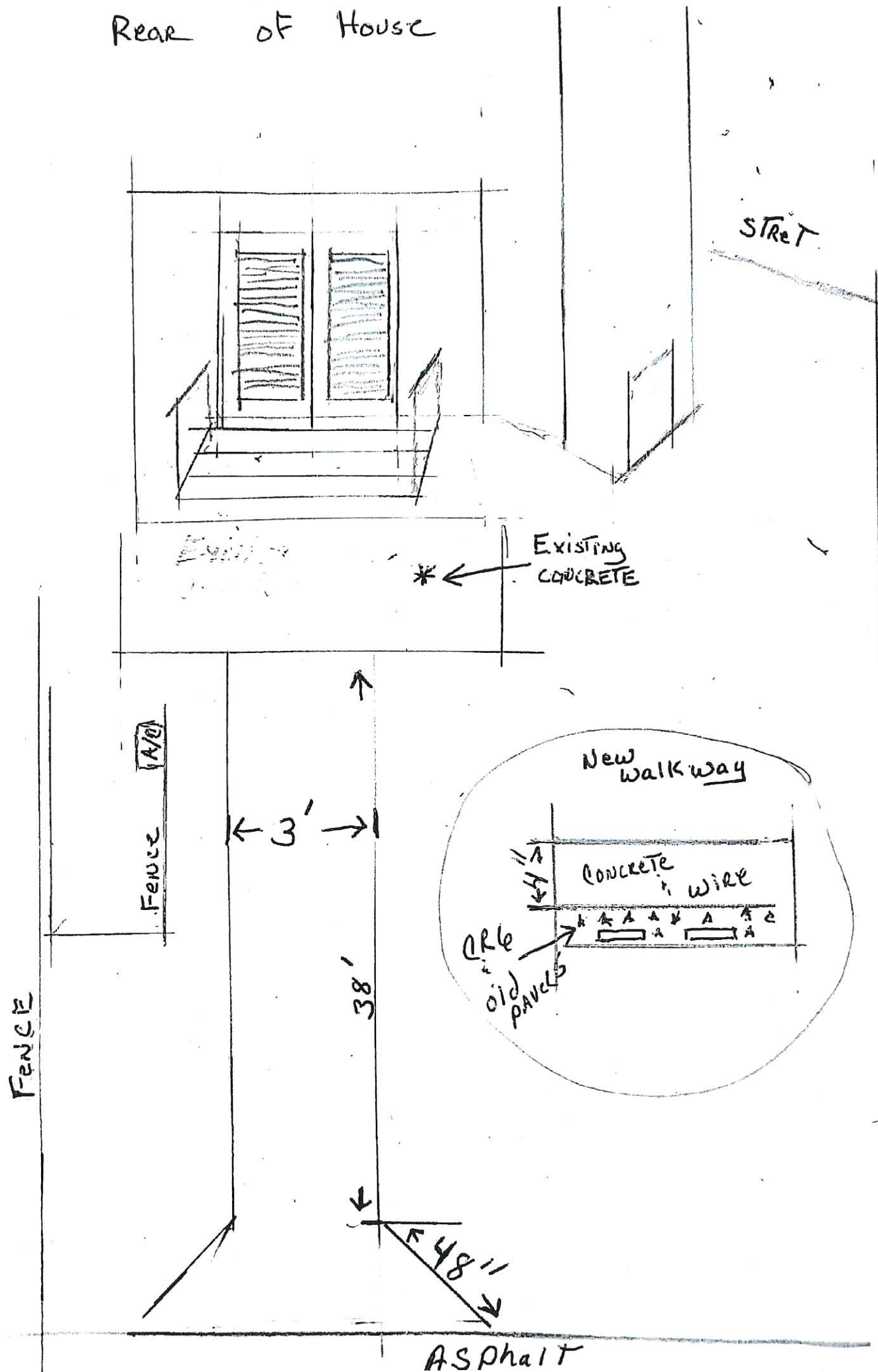
Fence

Fence

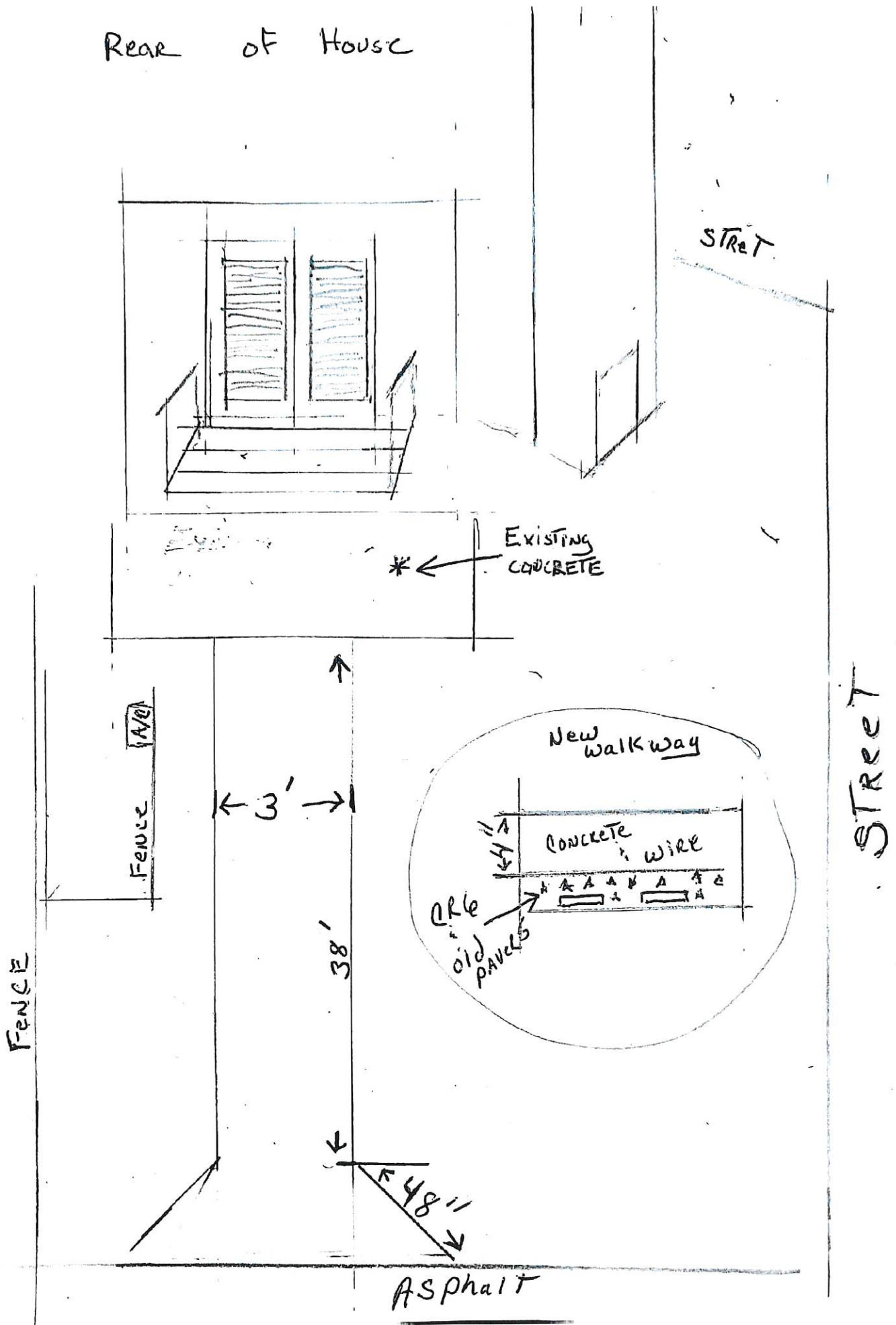
3'

38'

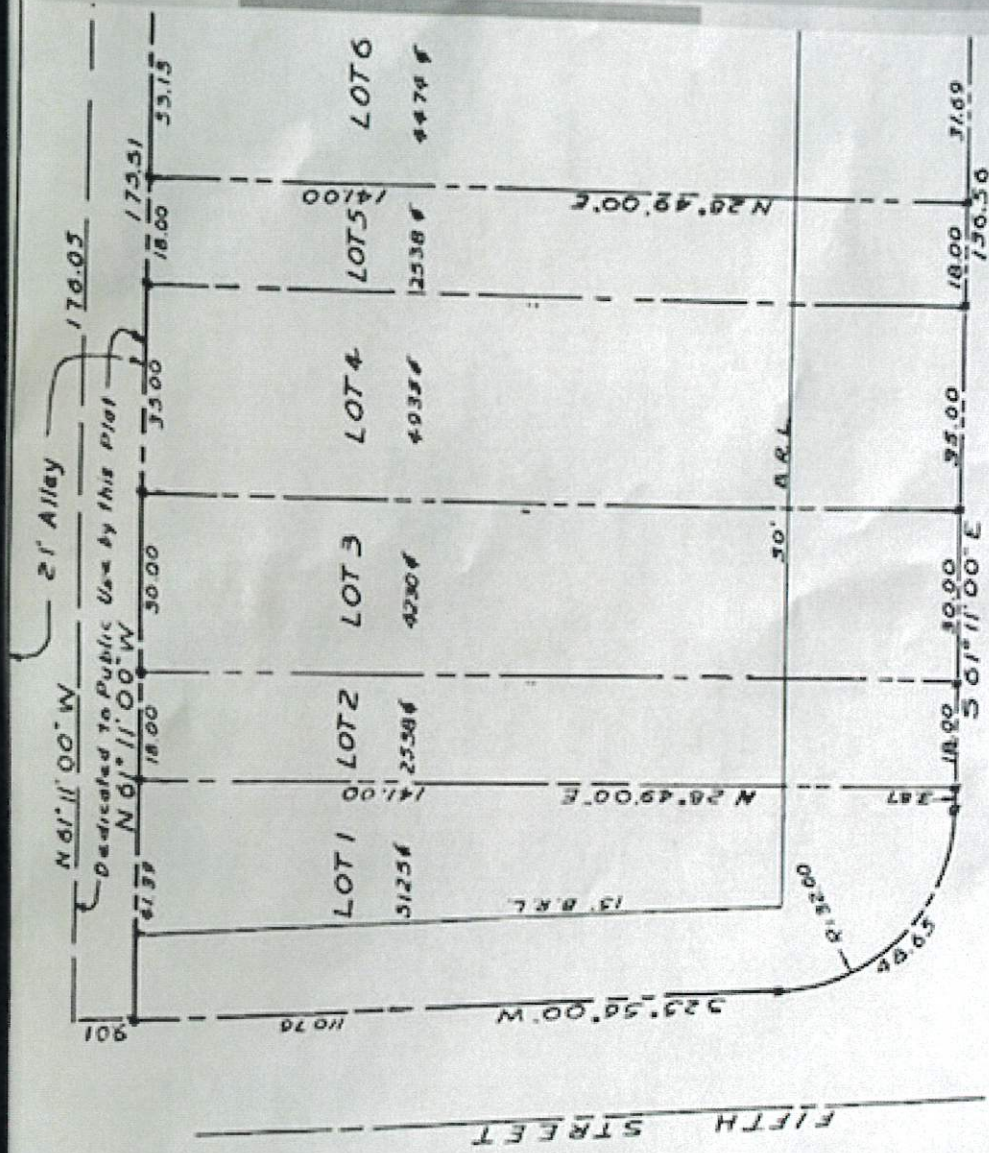
48"

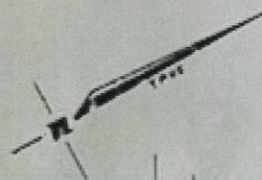


Rear of House

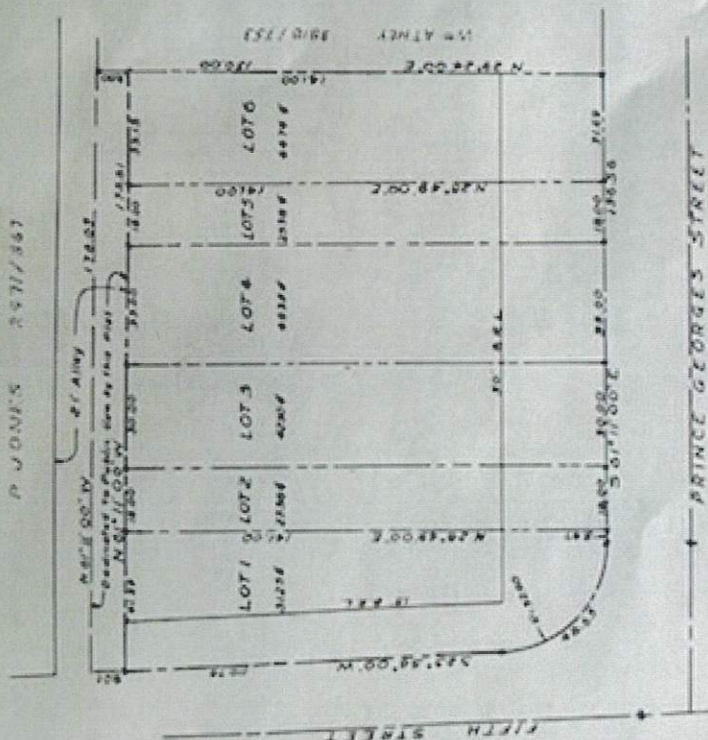


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MSA C238:





8. JNOV 6 2 47 PM '68

[illegible]

Witness: Paul H. Clark Date: Feb. 17, 1972
Paul H. Clark Paul H. Clark

Case 1:13-cv-00001 Document 1-1 Filed 01/22/14 Page 1 of 1

There is a growing body of evidence that the use of the word "gay" in the context of sexual orientation is becoming increasingly common. This is particularly true in the United States, where the word has been used in a variety of contexts, including in the media, in academic writing, and in everyday conversation. The use of the word "gay" in this context is often seen as a sign of progress and acceptance, and it is often used to refer to people who are openly gay or lesbian. However, it is important to note that the word "gay" has a long history of being used to refer to people who are not gay or lesbian, and it is often used in a derogatory or pejorative sense. Therefore, it is important to be aware of the context in which the word is used, and to use it appropriately.

DATE Oct 1972 BY Jack L Clark
 1970-1972 Land Surveyor
 License No. 4318

STEPHILL
SUBDIVISION
LAUREL

Prince Georges County, Md.
 Bred by Mr. D. C. Jan. 1972
 Total Score 2000

FILED

The plot is reported for consideration only. ¹⁰ Day publication when the case came by the Faculty Senate (Treatment Plan) on July 26, 1970. The Faculty of Health practiced a more liberal attitude toward conviction within the state. Therefore, no finding will be furnished for the consideration with the membership in relation to the Faculty of Health.

Approved City of Springfield Planning Commission
Harry Levine on 06-27-74
 Chairman
 Recorded in Plat Book No. 6488

1000

Prepared by
The J. B. Cline Co.
Lancaster, Ark.

7:34 38°

100%

501 Prince ...

Laurel, Maryland

Front side of house

Google





Google

© 2024 Google

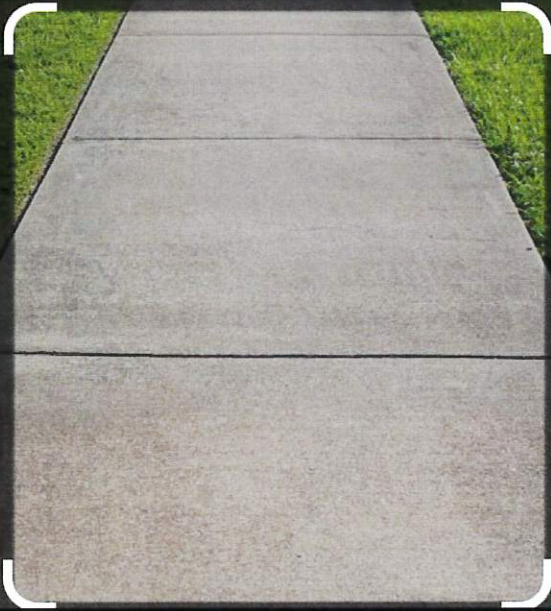
Rear of the house

This is the current
walkway. This is where
work will be performed.

[Back to Route](#)

10:16 61°

71%



Search

Text

Translate



Home



Search



Saved





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: 11/18/2024

ADDRESS OF PROPERTY:

500 Prince George Street Laurel MD 20707

OWNER'S NAME, ADDRESS, PHONE & EMAIL:

Diarra Gordon
500 Prince George Street Laurel, MD
202-536-7495
gordond20746@gmail.com

CONTRACTOR'S NAME, ADDRESS, PHONE AND EMAIL:

N/A Homeowner will be doing the work

APPLICANT'S NAME, ADDRESS, PHONE AND EMAIL:

See owner section

TYPE OF REQUEST (Check all that apply):

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

WORK DESCRIPTION:

Seeking to improve the paving/walkway from
the back door to the driveway of the
residence. The current walkway is individual
hexagon stones that are lifting and uneven.
New walkway will be a flat even concrete.

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

(Check one)

FLATWALL _____

PROJECTING _____

SIGNBAND _____

FREESTANDING _____

(Details)

SIZE: _____

MATERIAL: _____

MESSAGE: _____

COLORS: _____

LIGHTED SIGN: _____

IF YES, TYPE: _____

x Diarra D Gordon
SIGNATURE OF APPLICANT

11/18/2024
DATE

STEP 2: FOR CITY STAFF TO COMPLETE

MEETING DATE: _____

☐ Yes ☐ No Staff Approval?

☐ Yes ☐ No Work started *without* Approval?

☐ Yes ☐ No Qualifies for Tax Credit?

TAX ID (ACCOUNT) #: _____

☐ Yes ☐ No Building Permit Required?

PERMIT NUMBER: _____

☐ Yes ☐ No Public Notice Sign Required?

STEP 3: STAFF APPROVAL SIGNATURES

APPROVAL DATE: _____

CONDITIONS AND/OR COMMENTS: _____

HISTORIC DISTRICT COMMISSION _____

PLANNING AND ZONING _____