

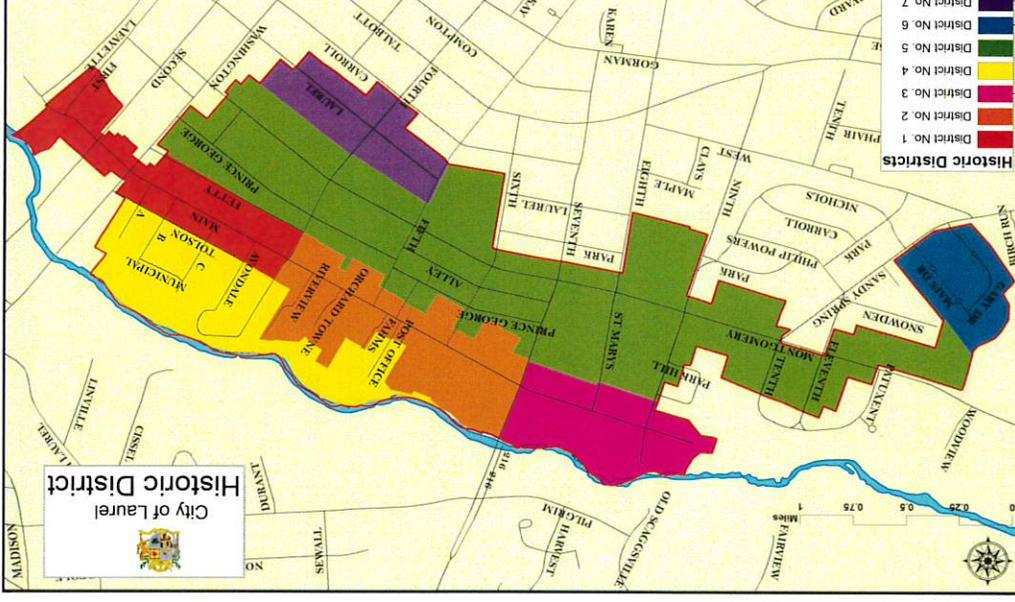
What is the City of Laurel Historic District?

A historic district is an established area which contains resources such as buildings, objects and sites whose distinct character conveys a unique architectural or cultural heritage. Article 66B of the Maryland Annotated Code authorizes local communities to create historic districts to safeguard and preserve their cultural, social, and architectural histories.

The Mayor and City Council of Laurel have exercised this power by establishing the City of Laurel Historic District Commission (HDC) and seven individual, contiguous historic districts, collectively known as the City of Laurel Historic District. Located in the northern most part of the City.

What is the City of Laurel Historic District Commission?

The Historic District Commission is a seven member volunteer citizen body charged with aesthetic and design review in the Historic District. Composed of six commissioners appointed by the Mayor and approved by the City Council and one *ex officio* member of the City Council, the HDC normally meets the Third Tuesday of the month at 7 p.m. in the Laurel Municipal Center



Mayor and City Council of LAUREL



“Government to the People”

Historic District



Laurel Municipal Center

8103 Sandy Spring Road | Laurel MD 20707
Ph. (301) 725-5300 | Fax (301) 490-5068
www.cityoflaurel.org



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

The City of Laurel Historic District consists of seven individual but contiguous districts as established in Sec. 11-2 of the City of Laurel Municipal Code. Located in the northernmost part of the City, all of these districts fall under the design review authority of the Historic District Commission

Historic District Application Process:

1. You can apply in person, by mail or through email to ecd@laurel.md.us. You must send a **completed and signed** application along with a current picture of the structure/property and sample pictures of the proposed work. Also, if you are not the owner of the property we will need an owner permission letter. **Applications are available online at:**
<https://www.cityoflaurel.org/system/files/files/hdccertificationapplication.pdf>
2. Once all the documents are turned into staff, a review process will begin. A planner will write up a staff report with recommendation to approve or deny the request. The Commission ultimately makes the approval or denial. Copies will be made of your packet and sent to each Commission member. **You will be contacted by staff to confirm your meeting date.** The Commission only meets once a month. For a list of deadline dates you can go here:
<https://www.cityoflaurel.org/system/files/files/2018hdcapplicationfilingdatesupdate3152018.pdf>
3. Attend the meeting, sign in for the record. **Please be on time.** Meetings start at 7:00 p.m. These meetings can go rather quickly, however, depending on how many items are on the agenda. You do not need to stay for the entire meeting, once your request has been voted on you may leave if you wish. Be prepared to answer any questions from the Commission.
4. **If you received APPROVAL** - You will receive an approval letter from staff along with your certificate in the following days after the meeting. **If you received DENIAL**- Depending on the circumstance, you can re-submit for the next meeting with any changes that may have been requested by the Commission. **If your item was TABLED**- You will need to attend the next meeting that your request will be re-reviewed by the Commission.

The City of Laurel Historic District Commission (HDC) was established in 1975 to promote the preservation of Laurel's historic sites and buildings in order to safeguard the heritage of the City's built environment. The Commission's authority is derived from the Land Use Article of the Annotated Code of Maryland and Article I, Division 13 of the City of Laurel Unified Land Development Code. To that end, the Commission is empowered to hold public hearings for the purpose of reviewing architectural and design elements for buildings in the Historic District and granting certificates of approval in accordance with the City of Laurel Historic District Commission Design Guidelines (Art. I, Div. 14, City of Laurel Land Development Code).



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

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
Internet Address <http://www.cityoflaurel.org> • E-mail: ecd@laurel.md.us

To determine the filing due date requirements for consideration at one of the Historic District Commission meetings, please see the chart below. Please note the following:

**Meeting dates are subject to change.*

Historic District Commission Meeting Date (Typically) 3rd Tuesday of the Month)	Application/Supporting Documents Filing Due Date
January 16, 2018	December 26, 2017
February 20, 2018	January 30, 2018
March 20, 2018	February 27, 2018
April 17, 2018	March 27, 2018
*May 22, 2018	*May 1st, 2018
June 19, 2018	May 29, 2018
July 17, 2018	June 26, 2018
August 2018- N/A No meetings held	N/A- No meetings held in August
September 18, 2018	August 28, 2018
*October 23, 2018	*October 2, 2018
*November 27, 2018	*November 3, 2018
December 18, 2018	November 27, 2018

***Recently Updated**

HISTORICAL COLOR COLLECTION

INTERIOR/EXTERIOR

This collection is comprised of rich, subtle shades that were drawn from historic homes and buildings throughout the United States.

Whether you're planning to transform the exterior of a 120-year old Victorian, or warm up the interior of a brand-new condominium, the Historical Color Collection is timeless in its appeal.

This selection of historical colors has been arranged in coordinated groups that are available in a complete selection of top quality products and finishes. Any group of colors may be used to inspire you to create an elegant, traditional color scheme.

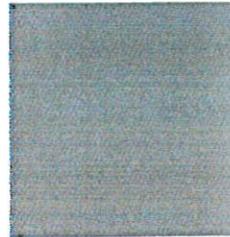
Since all color chips are affected by age, light, heat and mechanical coating processes, the chips on this card may vary slightly in color or finish from the actual paint in the container. Depending on clarity and depth of color, some colors may require multiple coats.



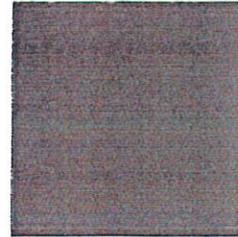
Templeton Gray HC-161

Montgomery White HC-33

Queen Anne Pink HC-60



Rockport Gray HC-105



Somerville Red HC-62



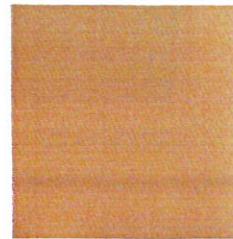
Covington Blue HC-138



Siding: Puritan Gray HC-164 Shutters: Van Deusen Blue HC-156
Trim: Revere Pewter HC-172



Dunmore Cream HC-29



Ansonia Peach HC-52



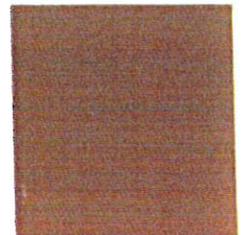
Dorset Gold HC-8



Georgian Green HC-115

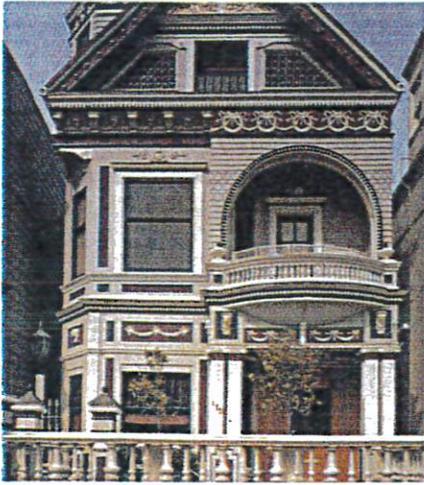


Avon Green HC-126



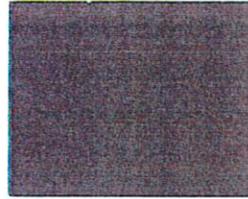
Richmond Gold HC-41

Painted Ladies™ Collection. And It's Only From



Ashbury House, San Francisco, California. Built in 1893.

Ashbury Cream PL14



Buckter Burgundy PL16



Nelson Purple PL18



Page Blue PL17

Weather Vane White PL15



Texas Grass PL21

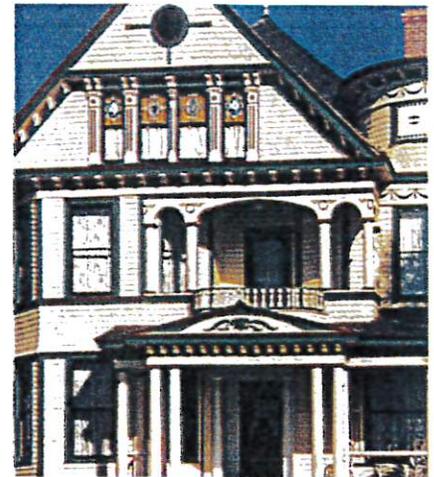


Kincaid Red PL22



Colleyville Cream PL19

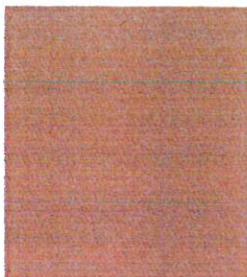
Dream House White PL20



Colleyville, Texas. Built in 1895.



The Heckenberg House, Lakewood, Ohio. Built in 1893.



Heckenberg Rose PL23



Franklin Blue PL25



Gardner Rust PL26

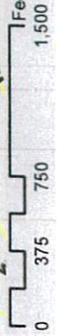
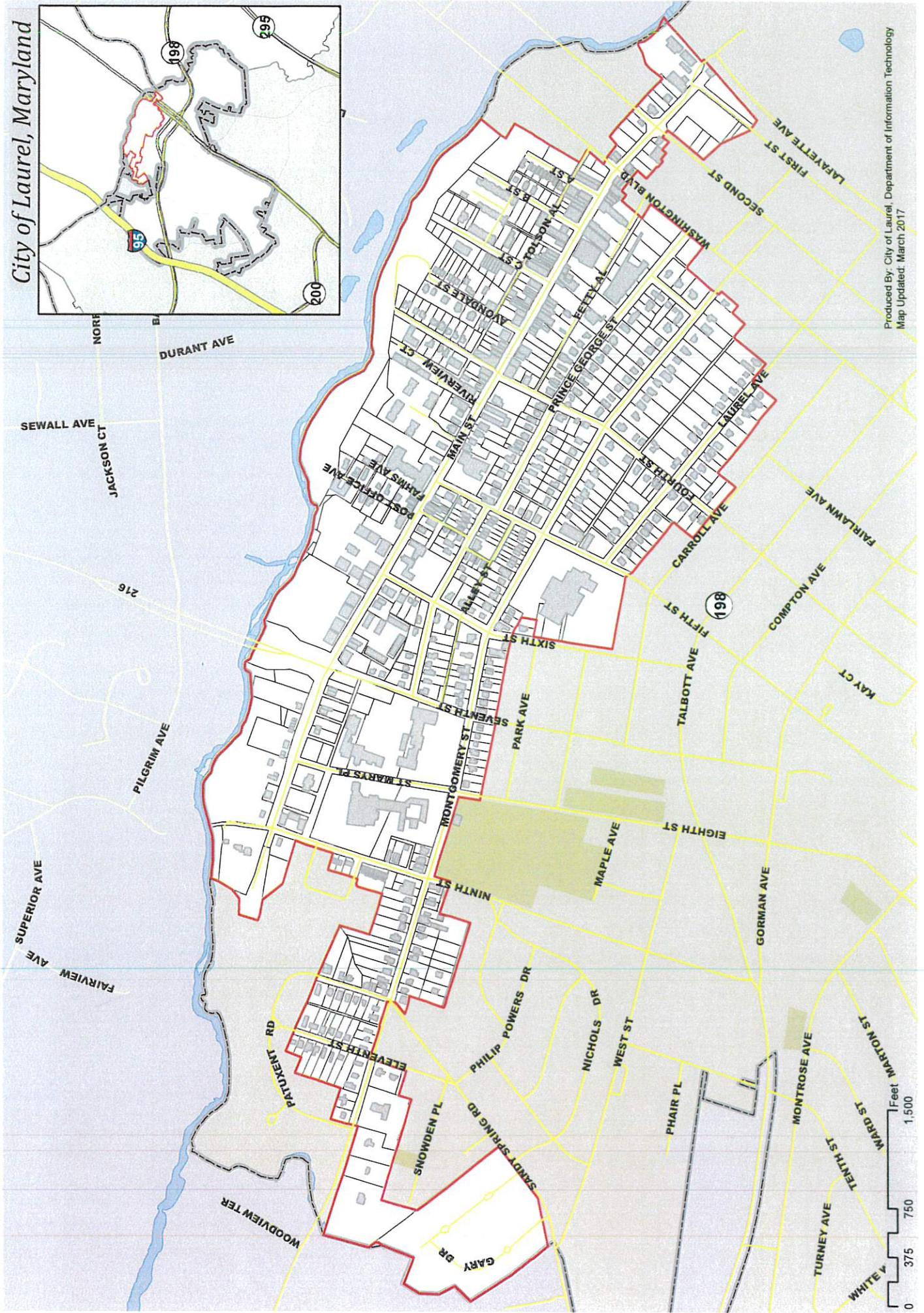
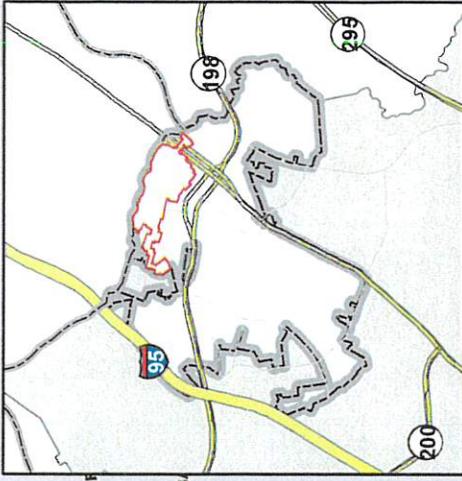
White Grace PL24

The color schemes represented in this card were inspired by the homes pictured and may not be exact matches.



Historic District

City of Laurel, Maryland



Produced By: City of Laurel, Department of Information Technology
Map Updated: March 2017

HISTORIC DISTRICT ADDRESS LIST

This directory contains a listing of all of the street addresses located in the City of Laurel Historic District.

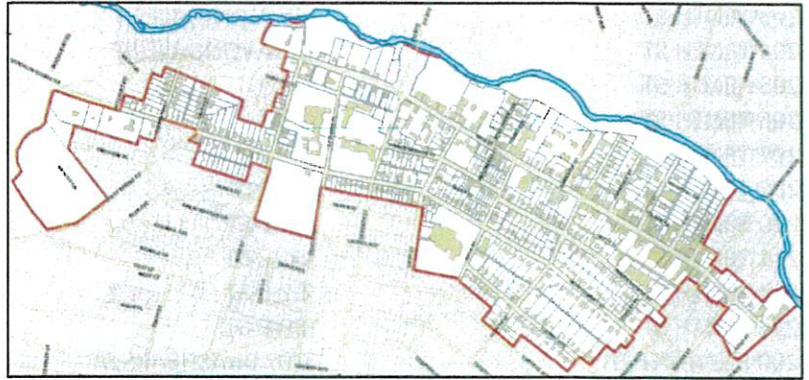


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--Numbered--

4 th Street	24 FOURTH ST	109 SIXTH ST
5 th Street	26 FOURTH ST	111 SIXTH ST
6 th Street	28 FOURTH ST	113 SIXTH ST
7 th Street	30 FOURTH ST	200 SIXTH ST
9 th Street	29 FOURTH ST	201 SIXTH ST
10 th Street	31 FOURTH ST	203 SIXTH ST
11 th Street	32 FOURTH ST	204 SIXTH ST
A Street	34 FOURTH ST	206 SIXTH ST
Avondale Street	35 FOURTH ST	304 SIXTH ST
B Street	36 FOURTH ST	108 SEVENTH ST
Brashears Street	37 FOURTH ST	110 SEVENTH ST
C Street	38 FOURTH ST	100 NINTH ST
Fahms Avenue	39 FOURTH ST	111 NINTH ST
Laurel Avenue	110 FOURTH ST	115 NINTH ST
Main Street	111 FOURTH ST	117 NINTH ST
Montgomery Street	205 FOURTH ST	119 NINTH ST
Municipal Square	207 FOURTH ST	121 NINTH ST
Orchard Towne Court	306 FOURTH ST	123 NINTH ST
Park Hill Road	307 FOURTH ST	201 NINTH ST
Post Office Avenue	308 FOURTH ST	203 NINTH ST
Prince George Street	309 FOURTH ST	205 NINTH ST
Riverview Court	310 FOURTH ST	207 NINTH ST
St. Mary's Place	313 FOURTH ST	209 NINTH ST
Stanley Place	315 FOURTH ST	211 NINTH ST
Washington Boulevard	316 FOURTH ST	213 NINTH ST
Wilson Street	317 FOURTH ST	215 NINTH ST
	401 FOURTH ST	215 NINTH ST
	405 FOURTH ST	217 NINTH ST
	409 FOURTH ST	219 NINTH ST
	410 FOURTH ST	220 NINTH ST
	411 FOURTH ST	221 NINTH ST
	105 FIFTH ST	222 NINTH ST
	200 FIFTH ST	223 NINTH ST
	204 FIFTH ST	224 NINTH ST
	206 FIFTH ST	226 NINTH ST
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38 ORCHARD TOWNE CT

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8 RIVERVIEW CT

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116 ST MARYS PL
113 ST. MARYS PL
200 STANLEY PL
201 STANLEY PL
202 STANLEY PL
203 STANLEY PL

--W--

100 WASHINGTON BLVD
102 WASHINGTON BLVD
103 WASHINGTON BLVD
105 WASHINGTON BLVD
106 WASHINGTON BLVD
123 WASHINGTON BLVD
201 WILSON ST
203 WILSON ST
205 WILSON ST
207 WILSON ST



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 NO.

STEP 1: FOR APPLICANT TO COMPLETE

DATE OF APPLICATION: _____

ADDRESS OF PROPERTY: _____

TYPE OF REQUEST (Check all that apply):

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

WORK DESCRIPTION: _____

OWNER'S NAME, ADDRESS, PHONE & EMAIL: _____

CONTRACTOR'S NAME, ADDRESS, PHONE AND EMAIL: _____

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: _____

X _____
SIGNATURE OF APPLICANT

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 _____

ARTICLE XIV. DESIGN GUIDELINES FOR HISTORIC DISTRICT COMMISSION*

***Editor's note:** Ord. No. 1443, adopted Sept. 27, 2004, did not specifically amend the Code; hence, inclusion of the substantive provisions of such ordinance as Art. XIV, §§ 20-76--20-106, was at the discretion of the editor.

-
- Sec. 20-76. Authority.
 - Sec. 20-77. History, composition and operation.
 - Sec. 20-78. Purpose.
 - Sec. 20-79. Definitions.
 - Sec. 20-80. Review of applications.
 - Sec. 20-81. Documentation.
 - Sec. 20-82. Accessory structures.
 - Sec. 20-83. Additions.
 - Sec. 20-84. Awnings and overhangs.
 - Sec. 20-85. Building mass.
 - Sec. 20-86. Chimneys.
 - Sec. 20-87. Colors.
 - Sec. 20-88. Demolition.
 - Sec. 20-89. Doors and entrances.
 - Sec. 20-90. Driveways and parking pads.
 - Sec. 20-91. Fences.
 - Sec. 20-92. Garages.
 - Sec. 20-93. Handicap ramps.
 - Sec. 20-94. Landscaping.
 - Sec. 20-95. Mailboxes.
 - Sec. 20-96. New construction.
 - Sec. 20-97. Painting.
 - Sec. 20-98. Patios and walkways.
 - Sec. 20-99. Windows.
 - Sec. 20-100. Placement of the structure on the site.
 - Sec. 20-101. Porches.
 - Sec. 20-102. Preservation incentives.
 - Sec. 20-103. Roofs and roofing.
 - Sec. 20-104. Satellite dishes and other telecommunications antennae.
 - Sec. 20-105. Shutters.
 - Sec. 20-106. Reserved.
 - Sec. 20-107. Signage.

Sec. 20-76. Authority.

These design guidelines ("guidelines") have been adopted pursuant to Annotated Code of Maryland, Article 66B, §8.06 (1995 Replacement Volume), and Article XIII of the Laurel Zoning Ordinance. These guidelines were adopted by Ordinance 1255 of the mayor and city council of Laurel passed on January 26, 1998. The effective date of these guidelines is February 25, 1998.

Any failure to comply with the certificate issued by the historic district commission or any condition of approval shall be a municipal infraction and shall be referred to the City of Laurel for appropriate enforcement.

Accessory structure shall mean a secondary structure, such as a detached garage or tool shed, located on the same lot as the main building.

Addition shall mean the expansion of an existing structure.

Awning shall mean a covering, usually against sun or rain, over an entrance, porch, or window.

Building mass shall mean the height (number of stories), width, and depth of a structure.

Commission shall mean the City of Laurel Historic District Commission.

Guidelines shall mean the design guidelines of the City of Laurel Historic District as approved and adopted by the mayor and city council of Laurel, Maryland.

New construction shall mean the development of one (1) or more structures on a vacant lot or lots, as distinguished from adding a new feature to an existing building.

Sign shall mean any structure, or part thereof, or device attached thereto, illuminated or otherwise, which includes any numeral(s), letters, words, emblems, insignia, trademark, or other representation used as an announcement or advertisement for a firm, organization, business profession, industry, or related products or services, located upon any land or building or in a window of a building. A sign may project from or be mounted on the wall of a building, be affixed to the glass areas of windows or doors of a building, or be mounted on the grounds of the premises. A sign considered under the zoning ordinance to be a window sign shall be reviewed by the commission as if it were an exterior sign.

Sign area is the area enclosed by one rectangle, the sides of which make contact with the extreme points or edges of the sign, excluding the structure, which does not form part of the sign proper, or of the display.

(1) For any sign contained on an individual panel, or within an enclosed or framed cabinet, the sign area will be calculated based upon the dimension of said panel or cabinet.

(2) For any sign composed of individual lettering, which uses a wall or other surface for the background, the sign area will be determined by enclosing each word of the advertising copy with a geometric figure. The total sign area will be equal to the sum of the area of all of the geometric figures.

The *supporting structure* of a sign is the component such as the bracket, frame or posts, which are used to secure the sign in place. Projecting signs are to be held in place by a bracket. The brackets, posts or framing are not included in calculating the size of the sign. The supporting structure should be proportional to the size of the sign.

A *temporary sign* is any sign meeting the zoning ordinance criteria, intended to be displayed for a continuous period of not more than thirty (30) days on a business premises.

The following items are not signs:

(1) Flags and insignia of any government;

commission is not required to limit construction, reconstruction, or alteration to the architectural style of any one (1) period.

(f) The latest edition of the secretary of the interior's Standards for the Treatment of Historic Properties may be considered by the commission as an aid in applying these guidelines.

(Ord. No. 1443, Exh. A, § 5, 9-27-2004)

Sec. 20-81. Documentation.

Documentation and information provided by the applicant to the planning commission shall be sufficient for the commission's review of the application unless the commission requests specific additional documentation and information, in accordance with this section. Any such documentation or information must be necessary for the commission to review the application in accordance with one or more sections of these guidelines other than this section.

(a) *New construction and additions:*

(1) Site plan drawn to scale, showing lot lines, setbacks, proposed paving, fencing, landscaping, a North arrow, and the names of all abutting streets or alleys. The plans shall be stamped by a certified engineer, architect, or surveyor when deemed appropriate.

(2) Elevations of all sides of the structures(s) affected. These should be drawn to an appropriate scale and show proposed materials-specifications.

(3) Color chips of all exposed surfaces.

(4) Color photographs(s) of the site or existing structure(s).

(5) Design of signage as a part of the overall architectural scheme for commercial sites.

(6) Drawings of proposed doors, roofing, siding, and architectural detail. The design of an addition must be sensitive to the lines and roof shape of the existing structure. The commission has encouraged the repetition of the roof shape and slope wherever possible.

(b) *Driveways and parking pads:*

(1) A scaled site plan with all structures located and dimensioned.

(2) Location of trees and major shrubs affected, giving species and size.

(3) A permit from the department of public works must be obtained.

(c) *Alterations and renovations:*

See section 20-95, new construction.

(Ord. No. 1443, Exh. A, § 8, 9-27-2004)

Sec. 20-84. Awnings and overhangs.

Awnings that add to the character and appearance of a building when size, shape, material, color, and other features are appropriate, shall be permitted for both residential and commercial structures.

The material most often approved has been canvas or a similar fabric in colors appropriate to the type and color of the supporting structure.

Signs on awnings are discussed under the section herein on signage.

(Ord. No. 1443, Exh. A, § 9, 9-27-2004)

Sec. 20-85. Building mass.

The size, shape, and scale of each structure should be compatible with adjacent structures in the neighborhood, should comply with the zoning ordinance, and should be proportional to any other structures on the subject property.

Wings projecting from the central structure, bays, and offsets on building facades contribute to building mass and are also considered.

(Ord. No. 1443, Exh. A, § 10, 9-27-2004)

Sec. 20-86. Chimneys.

Chimneys are strong, architectural elements on the exterior of historic structures. They are of varying materials, often masonry, with a variety of cap treatments, including simple brick, stepping (or corbelling) of courses (rows) of brick or stone, terra cotta caps, bishop's cap (a pointed brick arch), or flat stone coping.

Historic chimneys constructed of old brick and the softer mortars used a century ago often need lining to prevent fire or smoke damage due to deteriorated mortar joints. This can now be done without changing the exterior of the chimney and such work has been encouraged by the commission, with the application of preservation tax credits.

Work such as repointing mortar shall be done in accordance with guidelines set forth by the secretary of the interior's Standards for Historic Preservation which dictates the use of soft mortars composed of sand, hydrated lime, small amounts of white Portland cement, and clean water. In no case should the strength of the mortar exceed the strength of the brick or stone. Repointing shall be to a depth of one-half (1/2) inch minimum and joints shall be tooled to match the original joint profile.

(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 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.

Specifically, the 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 Annotated Code of Maryland, Article 66B, Sections 8.09 and 8.10, 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 commission:

(a) The structure represent(s) 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.

(3) If the commission decides that a structure in the historic district may be demolished because it is not of unusual importance in accordance with subsection (13)(b)(2) hereof, the applicant may proceed with obtaining a city demolition permit from the department of development management. 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.

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

- (3) *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.

At the second hearing 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 photographic 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) *Third hearing; 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 outlined in hearing 2.

In cases where new construction is proposed, a city demolition permit shall not be issued by the department of development management until replacement plans are approved by the City of Laurel Planning Commission and the historic district commission and other reviewing bodies of the City of Laurel where appropriate. An exception to this

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

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

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

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

(Ord. No. 1443, Exh. A, § 16, 9-27-2004)

Sec. 20-92. Garages.

See section 20-82, accessory structures.

(Ord. No. 1443, Exh. A, § 17, 9-27-2004)

Sec. 20-93. Handicap ramps.

The City of Laurel and federal law require handicap ramps on public buildings and on businesses when they change use, and the commission cannot set those requirements aside. However, while recognizing the need for reasonable access, the commission is concerned with appearance of such ramps and urges that they:

- (a) Be placed as inconspicuously as possible (which can often be accomplished by screening with bushes or other plantings); facade; and
- (b) If possible, be placed on the side or rear of the building rather than on the front
- (c) Be compatible in architectural style and color to the structure, i.e. porch style, materials, color scheme.

To the extent, however, that this section, or any portion hereof, conflicts with federal law, federal law shall be controlling, and the conflicting portion of this section shall be deemed stricken.

structures, but also with regard to the broader context of the streetscape and block. Issues to be addressed in design development include rhythm, site features and landscaping, setback, spacing, height, scale, massing, facade and openings (proportion, size, detailing), materials, texture, and roof forms.

(b) *Streetscapes.* Streetscapes have characteristic patterns, which are created by the site, spacing, and proportions of buildings, the organization of facades and architectural details. In planning for new construction, these patterns, or rhythms, should be analyzed and incorporated into the design.

(1) *Additions to structures.* Contemporary additions to historic buildings require special care and sensitivity in design. The addition should respect the existing building and materials, and generally should remain distinct from the original structure and have its own design integrity.

(2) New additions should be planned and executed in a manner that preserves integrity of the existing building and its environment. Significant historic architectural fabric or detailing should not be removed, destroyed or obscured by new additions.

(3) The size, scale and massing of the addition should be compatible with the original building and surrounding structures. Additions should be subordinate to the original building in height, scale, massing, and detail.

(4) Additions should be fully integrated with the existing construction, but should remain clearly distinguishable from the original building. A slight offset between the old section and the new, a subtle change in materials, or a vertical joint or trim element can accomplish this.

(c) *Site features and landscaping.* Other site features should be compatible to the surrounding streetscape in materials and design. New parking areas and garages should be located on the site in a manner that is sensitive to the surrounding properties and the general streetscape, including the possible use of landscaping or other screening features. Paving materials and design should be appropriate to the historic context.

(d) *Setback.* New construction should provide a setback that is sensitive setback of adjacent structures, and structures in the neighborhood.

(e) *Spacing.* The spatial relationships among existing buildings on a block and neighborhood suggest an appropriate width and spacing for new construction in the historic district.

(f) *Height.* The eave or cornice lines of existing buildings on a particular street define a range of heights. New construction should remain within this range of heights in order to achieve the goal of compatibility with surrounding structures.

(g) *Scale.* The size and proportion of doors, windows, details, etc., are related to each other and to the spaces between them. New construction should be consistent in scale with surrounding buildings and their elements.

(h) *Massing.* New construction should continue the pattern of massing, if any, of adjacent and neighboring structures.

Skylights may be incorporated into new construction, but must be designed with special care as these elements can disrupt the continuity of the roofscape along the street. They should be located on secondary elevations not readily visible from the public way, and should be carefully integrated into the overall roof form.

For more information on roof form and materials, refer to section 20-103 of these guidelines.

(m) *Mechanical equipment.* The type and location of new heating and cooling equipment and other mechanical devices should be carefully planned in new construction, as these elements can detract from both the building and its surroundings. Rooftop mechanical units television and radio antennae and satellite dishes should not be visible from the public way unless permitted under current FCC Regulations. If it is not possible, they should be screened and/or painted to blend with the building.

If required by the city zoning ordinance electrical, telephone and cable service is required to be placed underground. Permanent mechanical equipment, including but not limited to air conditioner units, fuel tanks, gauges and meters, and through-the-wall systems are discouraged on the front facade. Portable equipment, such as window units, are permitted.

Mechanical systems should be placed on the side or rear of the structure. Screening features such as fencing and landscaping should be incorporated into the installation.

(Ord. No. 1443, Exh. A, § 21, 9-27-2004)

Sec. 20-97. Painting.

The painting of brick and certain other masonry materials, is discouraged.

The use of sandblasting, for removal of paint from brick, may not be permitted if it will cause undue damage to historic sites or structures. Chemical treatment for paint removal is regulated by state environmental agencies.

(Ord. No. 1443, Exh. A, § 22, 9-27-2004)

Sec. 20-98. 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), concrete, exposed aggregate concrete, and interlocking pavers are acceptable.

(Ord. No. 1443, Exh. A, § 23, 9-27-2004)

Sec. 20-102. Preservation incentives.

(a) Preservation tax credits are governed by chapter 16, section 16-2, of the Laurel City Code as amended by Ordinance No. 1265 dated July 27, 1998. Tax credit incentives are used to promote rehabilitation and preservation of the structural integrity and overall appearance of the historic districts. Credits may also be approved for certain activities not visible from the right-of-way. Preservation incentives and other tax credits are governed by state and local law. In the event of any conflict between these guidelines and state and local law, state and local law shall be controlling.

(b) An application for tax credit is part of the historic district commission certificate application, and the commission determines at the time it takes action on the certificate whether the proposed work is eligible for the tax credit. Upon completion of the work, the property owner must submit the receipts to the secretary, along with the receipt transmittal form affirming that the receipts are those for the actual expenditures. Once the work has been inspected and the receipts are verified, the tax credit is submitted to the commission for final approval.

(c) In cases where the property owner provides the labor, tax credits are based solely on the cost of the materials used.

(d) A five (5) percent tax credit shall be allowed for any restoration or preservation work, which has not been reviewed and approved in advance by the commission, except for emergency repairs. The commission may deny the credit in regard to any aspects of the restoration and/or preservation not done in a workmanlike manner or which has a negative effect on the architectural quality of the structure.

(e) As of January 1, 1998 the state income tax credit for rehabilitation of residential and income-producing properties will be increased from ten (10) percent to fifteen (15) percent. A twenty (20) percent federal income tax credit is available for the rehabilitation of income-producing properties. All rehabilitation work must be approved by the appropriate local agency before work commences and should comply to the extent possible with the secretary of the interior's Standards for the Treatment of Historic Properties. For more information on state and federal programs, contact the Maryland Historical Trust at 410-514-7600 or at web address marylandhistoricaltrust.net.

(Ord. No. 1443, Exh. A, § 27, 9-27-2004)

Sec. 20-103. Roofs and roofing.

(a) For repairs and replacements of existing structures, or roofing of new construction, the commission considers the following:

- (1) Style (e.g., gambrel, gable, hip, shed, flat, authentic mansard);
- (2) Material (e.g., standing seam metal, slate, wood shingles, asphalt or fiberglass shingles, rolled roofing, slag, hot mopped asphalt, tile);

Sec. 20-106. Reserved.

Sec. 20-107. Signage.

Signs and their size are controlled by the city's zoning ordinance. The 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 the City of Laurel Zoning Ordinance, 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 (signband), materials, and other such qualities.

(5) *Materials, colors, and style of lettering.* These three elements of each sign should reflect compatibility with a building's design and use as well as the appropriateness of the sign's texture and material in relationship to the building. For example, wood is the preferred materials; Iridescent and neon bright colors are discouraged.

(6) *Message.* The message should be limited to the specifics of the business located within the premises. Logos, symbols, slogans and brand names are permitted, however, the size of these symbols and characters is limited to three (3) inches in height and the commission may require other content neutral modifications, such as color.

CHAMPION TREE LIST

LAUREL, MARYLAND
SPECIE CHAMPION
June 17, 1993

ADDRESS	SPECIES	CIR. (c) +	ELEV. (h) +	CROWN (l/w)	POINTS = (T)
1. 6th St. & Main St. (church)	Red Maple <i>Acer rubrum</i>	9'8"	70'	73.0'	97.9
2. 402 Carroll Avenue	Silver Maple <i>Acer saccharinum</i>	12'6"	96'	82.8'	129.2
3. 28 4th Street	Silver Maple <i>Acer saccharinum</i>	8'7"	49'	59.9'	72.6
4. 1111 Montgomery St.	Japanese Cedar <i>Cryptomeria japonica</i>	4.5"	60'	22.1'	70.0
5. Palotti High School	Ginkgo <i>Ginkgo bicolor</i>	6'7"	83'	52.9'	102.8
6. 1110 Montgomery St.	Holly <i>Ilex aquifolium</i>	5'0"	41'	32.9'	54.3
7. 310 Sandy Spring Road	Red Cedar <i>Juniperus virginiana</i>	7'4"	54'	28.7'	79.1
8. 316 4th Street	Yellow Poplar <i>Liriodendron tulipifera</i>	10'5"	100'	65.0'	126.7
9. 1110 Montgomery St.	Norway Spruce <i>Picea abies</i>	9'4"	77'	48.0'	98.3
10. 335 Montgomery St.	Blue Spruce <i>Picea pungens</i>	9'5"	85'	12.1'	97.5

CHAMPION TREE LIST
 LAUREL, MARYLAND
 SPECIE CHAMPION
 June 17, 1993

ADDRESS	SPECIES	CIR. + (c) (c) + (h) +	ELEV. + (1/4w)	CROWN	POINTS =(T)
11. 1009 Montgomery St.	White Pine <i>Pinus strobus</i>	6'3"	80'	58.3'	100.8
12. Riverfront Park	<i>Cut down</i> Sycamore <i>Platanus occidentalis</i>	16'1"	115'	87.9'	153.1
13. Palotti High School	Poplar <i>Populus alba</i>	9'5"	94'	60.2'	118.5
14. 1111 Montgomery St.	Weeping Cherry <i>Prunus subhirtella 'Pendula'</i>	8'3"	44'	47.9'	64.3
15. 507 Carroll Avenue	Swamp White Oak <i>Quercus bicolor</i>	14'0"	113'	90.6'	149.7
16. 900 Park Hill Road	Pin Oak <i>Quercus palustris</i>	8'6"	69'	82.5'	98.1
17. 7th Street & Compton Avenue	Willow Oak <i>Quercus phellos</i>	12'6"	143'	71.4'	173.4
18. 306.5 Montgomery St.	Amer. Basswood <i>Tilia americana</i>	12'0"	68'	27.2'	86.8
19. Palotti High School	Elm <i>Ulmus americana</i>	10'9"	97'	94.6'	131.4

APPROVED STREET TREE LIST

The following trees were approved as street trees by the City of Laurel Tree Board:

1. Cleveland Norway Maple
2. Ruby Red Horse Chestnut
3. Autumn Applause White Ash
4. Dawn Redwood
5. Pin Oak
6. Star Magnolia
7. Greenspire Little Leaf Linden
8. Haika Japanese Zelcova
9. American Linden
10. Black Maple
11. Tatarian Maple
12. Crabapple Spring Snow
13. Crimson King Norway Maple
14. All Season Sugar Hackberry
15. White Ash
16. Redbud Crab Apple
17. Chanticleer Gallery Pear
18. Hybrid Elm
19. Shade Master Honey Locust
20. Red Sunset Maple
21. Lilac
22. Fastigate European Horn Beam
23. Urbanite Green Ash
24. Sargent Cherry
25. Green Vase Japanese Zelkova
26. Glenleven Littleleaf Linden
27. Willow Oak
28. Celebration Freeman Maple