



**Town of Port Deposit
Historic Area Commission
Meeting Minutes
February 19, 2025**

CALL TO ORDER: Chair Harbold called the meeting to order at 7:00 p.m.

PRESENT: Chair Harbold, Vice Chair Ockuly, Commissioner Wertsch, Commissioner Brant and Commissioner Smith.

ABSENT: Council Liaison Thiele

Chair Harbold announced that the Zoom link is not working.

MEETING MINUTES APPROVAL: Motion made by Commission Brant, seconded by Commissioner Wertsch, to approve the minutes as presented. Motion carried unanimously.

NEW BUSINESS:

File: 02-2025
Address: 38-42 North Main Street
Owner: DIR Properties, In. Greg Cullison
Work: Application to install new vinyl siding and new roof. Gable Time fascia would be metal.

Mr. Cullison spoke to the committee regarding his application. He advised the building is fully occupied with three tenants. He has noticed gaps in the siding which allows outside air to come into the building, and the tenants has complained about not only the air flows, but the openings allow various pests to come into the building. He also advised that while the entire roof may not have to be replaced at this time, the back of the roof is not asphalt and is in danger of leaking.

During the ensuing discussion, Chair Harbold advised Mr. Cullison that the only portion of the building that the committee was concerned with was the north side and the front, both of which are visible from Main Street. Neither the south side of the building that abuts the next home, and the back are visible.

Members of the committee asked Mr. Cullison if he would be open synthetic wood-like composite material for the North and front sides of the building rather than vinyl, as this would more closely match the original wood. He said that he would speak to his contactor to see if that was feasible.

He was told by Chair Harbold that the paint color was entirely up to the homeowner. Discussion ensued regarding replacing the first-floor shutters so they would match those on the second floor.

Motion made by Commissioner Ockuly, seconded by Commissioner Bryant, to approve vinyl

siding on the back rear facing portion of the structure. Motion carried unanimously.

Motion made by Commissioner Ockuly, seconded by Commissioner Brant, to approve the repair or replacement with in-kind materials on the first floor and to retain or repair the wood on the north end in the front, or replace with a synthetic wood like product. Motion carried unanimously.

File: 03-2025
Address: 75 South Main Street
Owner 80 S. Main Street, LLC, Lee Banks
Work: Application to replace all windows (not original), replace front porch deck with in-kind wood, new roof from asphalt shingles to metal standing seam, and paint the house.

Mr. Banks was not present.

After preliminary discussion of the application, the committee questioned the deck replacement which did not address replacing the rails and the columns. They agreed to the roof replacement and reiterated that the paint color is up to the homeowner.

Motion made by Commissioner Brant, seconded by Commissioner Wertsch, to approve replacement of the windows on the first and second floors with either 2 over 2 panes or 6 over 6 panes and require that the third floor window be preserved with the addition of a storm window. Motion carried unanimously.

Motion made by Commissioner Smith, seconded by Commissioner Wertsch, to allow replacement of the front porch deck with in-kind wood, but stated that this was for the deck only and does not include the rails and columns. Motion carried unanimously.

There being no further business, the meeting was adjourned at 8:00 p.m.

Approved:



Melissa Harbold, HAC Chair