



**Town of Port Deposit
Historic Area Commission
Meeting Minutes
July 21, 2021**

CALL TO ORDER: Chair Harbold called the meeting to order at 7:30 p.m.

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

ABSENT: Commissioner Barchowsky

MEETING MINUTES APPROVAL:

Minutes from the March 17, 2021 Meeting were presented.

Motion was made by Commissioner Brant to approve the minutes as presented. Seconded by Commissioner Wertsch. All in favor. Motion carried unanimously

NEW BUSINESS:

File 26-2021 – 140-142 N. Main Street – Application to replace existing windows with vinyl windows.

Applicant Aaron Beiler discussed his application to replace the existing windows with vinyl windows at 140-142 N. Main Street. Commissioner Brant inquired how many windows are on the house and how many are visible from Main Street (including the windows on the sides/wings of the house). Chair Harbold explained that when viewing an application for the replacement of windows, they take into consideration if the windows visible from Main Street in order to preserve the historic integrity of the town. Also, what is the current material? If wood, are the windows salvageable or what is the level of deterioration/rot? Mr. Beiler explained that some of the current windows are wood and some are vinyl.

Motion was made by Commissioner Brant to approve vinyl window replacement for the cliff facing (East) portion of the house. Seconded by Commissioner Wertsch. All in favor. Motion carried unanimously.

Discussion ensued regarding the windows on the two additional wings on the sides of the house. Chair Harbold stated that it does not look like the windows are original to the house as they have 1 over 1 paneling where the windows that seem to be original have 6 over 1 paneling. It was stated that each wing has four (4) windows; two (2) of which are visible from Main Street, and two (2) that are not quite as visible.

Motion was made by Commissioner Brant to approve the four (4) windows on each wing as submitted for vinyl replacement, based on the fact that Mr. Beiler stated the replacement windows would also be 1 over 1 paneling. No second on the motion.

Chair Harbold requested to discuss the matter and break down the motion even further.

Motion was made by Commissioner Brant to approve the North façade rear window and South side window under the porch for vinyl replacement. Seconded by Commissioner Wertsch. All in favor. Motion carried unanimously.

Chair Harbold stated that the remainder of the windows are visible from Main Street and do not seem to be rotted beyond repair. Mr. Beiler explained that he understands the importance of trying to preserve the historic nature of the home, but did not understand if the house already has vinyl siding, why vinyl windows would be an issue. Chair Harbold explained that it is the Commission's responsibility to uphold the historic guidelines while also taking details into consideration, such as the extended amount of time the property has sat vacant and that Mr. Beiler is trying to flip the house rather than it continue to sit vacant.

Motion was made by Commissioner Brant to deny the request to replace the windows on the front and other visible parts of the house with vinyl windows. Seconded by Commissioner Wertsch. All in favor. Motion carried unanimously.

Mr. Beiler inquired about the 1 or 2 windows that are already vinyl. Chair Harbold informed Mr. Beiler, that if the window is already vinyl, he may do an in-kind replacement.

Discussion ensued regarding the door and window(s) on the basement.


Motion was made by Commissioner Wertsch to approve replacement of the basement door on the front of the house with vinyl, wood, or steel that looks historic in nature, to replace the front basement window with glass block or block, and replace the basement window in the granite with stone or glass block. Seconded by Commissioner Brant.

Chair Harbold wished to discuss the motion further and amend the motion stating that Mr. Beiler does not have to block off the window in the granite section of the basement, and could instead restore the window if he wished. Commissioner Brant seconded the amendment proposed by Chair Harbold. All in favor. Motion carried unanimously.

Motion was made by Commissioner Brant to adjourn the meeting at 8:30pm. Seconded by Commissioner Wertsch. All in favor. Motion carried.

The meeting was recorded and audio is available upon request.

Approved:



Melissa Harbold, Chair