



**TOWN OF PORT DEPOSIT  
HISTORIC AREA COMMISSION MEETING  
March 18, 2026**

**MEETING MINUTES**

***The public was invited to call into the meeting via videoconferencing or audio by phone.***

**PRESENT:** Vice Chair Ryan Ockuly (via Zoom), Commissioner Christine Wertsch, Commissioner David Smith, Commissioner Joseph Brant, and Council Liaison Randa Thiele.

**ABSENT:** Chair Melissa Harbold.

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

**APPROVAL OF MINUTES**

The meeting minutes of August 20, 2025, were presented.

Motion was made by Commissioner Wertsch, seconded by Commissioner Smith, to approve the minutes as presented. The motion passed unanimously.

**NEW BUSINESS**

File: 10-2026

Address: 23 High Street

Applicant: Marcus Gerard

Work: Replace fourteen (14) existing windows due to deterioration.

Staff Report: This property is a circa 1840 single-family dwelling contributing to the Historic District and the existing windows are in poor condition and require replacement.

The Commission invited Mr. Gerard to provide details about the project. Mr. Gerard stated that the existing windows are primarily wood, single-pane units in deteriorated condition, with rotted sills, cracked glass, and limited operability. He explained that replacement is necessary to improve energy efficiency, comfort, and the overall condition of the home.

Mr. Gerard indicated that photographs of the windows were available on his phone and were informally shared with members present; however, photographs of the front windows were not available at the time of the meeting.

The Commission discussed the application with particular attention to visibility from the public right-of-way and the impact on the historic character of the structure. They noted that the building is a contributing resource within the Historic District, existing windows appear to be non-original and in poor condition, and preservation priorities should focus on windows visible from the street. The

Commission considered the use of vinyl double-hung replacement windows and discussed balancing historic appearance with durability, cost, and energy efficiency.

Motion was made by Commissioner Wertsch and seconded by Commissioner Smith to separate the consideration of the front-facing windows from the side and rear windows. The motion passed unanimously.

Motion was made by Vice Chair Ockuly and seconded by Commissioner Smith to approve the replacement of the side and rear windows as submitted. The motion passed unanimously.

Motion was made by Commissioner Smith and seconded by Commissioner Wertsch to approve the replacement of the front-facing windows with historically appropriate grids (mullions). The motion passed unanimously.

**ADJOURNMENT**

There being no further business, the meeting was adjourned on motion made by Vice Chair Ockuly, seconded by Commissioner Wertsch at 7:21 p.m. The motion passed unanimously.

Respectfully Submitted:

  
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Mary Culver, Administrative Assistant

Approved:

  
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Ryan Ockuly, HAC Vice Chair