



**Town of Port Deposit
Historic Area Commission
Meeting Minutes
August 17, 2022**

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

PRESENT: In person: Chair Harbold, Commissioner Wertsch, Commissioner Brant, and Mayor Kuhs. Via Zoom: Commissioner Barchowsky

ABSENT: Vice Chair Ockuly

MEETING MINUTES APPROVAL:

Minutes from the May 18, 2022 meeting were presented. Chair Harbold tabled the minutes due to members absent who attended the May 18, 2022 meeting.

NEW BUSINESS:

File 15-2022 – 35 S. Main Street – Application for replacement of all side and back windows with vinyl windows. Fixing front windows with "like" original materials. Original storm windows will be re-affixed on all windows.

Applicant Karen Allen discussed the application to replace all side and back windows with vinyl windows. Fixing front windows with "like" original materials. She advised that most of the holes did not have windows and that all of the frames were missing, and inside the building, it was completely gone. Ms. Allen and the Commission discussed each of the windows 1 floor and side at a time.

Ms. Allen explained that when she purchased the house, the previous owner somehow had the house removed from the county tax roll, so when looking at the property tax now it shows as vacant land even though there is a house on the property. Ms. Allen then explained that there are budgetary restraints which allows her to only upgrade her house by 50% of the total value of her house. Since it is showing at vacant land rather than land with a house, it is assessed at \$27,200, leaving her with a small budget to improve her house. She stated she has contacted the county to have her property reassessed on multiple occasions in order to correct the error but the county has yet to visit her property.

Motion was made by Commissioner Brant to approve vinyl replacement for the windows on the North side of the house. Seconded by Commissioner Wertsch. All in favor. Motion carried unanimously.

Motion was made by Commissioner Brant to approve vinyl replacement for the windows on the rear of the house. Seconded by Commissioner Barchowsky. All in favor. Motion carried unanimously.

Motion was made by Commissioner Brant to approve the application as submitted to restore the 5 front facing windows in-kind. Seconded by Commissioner Barchowsky. All in favor. Motion carried unanimously.

Motion was made by Commissioner Brant to approve the restoration of the 2 wooden windows on the South side and approve the covering of the 3rd space/hole with wood siding matching the existing siding. Seconded by Commissioner Wertsch. All in favor. Motion carried unanimously.

Chair Harbold reiterated that before the 2nd and 3rd floor side of the house windows went in, they should have been brought before HAC. Especially being that they are visible from Main Street.

Motion was made by Commissioner Brant to allow the vinyl replacement windows to stay on the 3rd floor of the house, but have storm windows put on top to conceal the vinyl. Seconded by Commissioner Wertsch. All in favor. Motion carried unanimously.

Motion was made by Commissioner Brant to allow the vinyl windows to remain on the 2nd floor with the siding underneath with the true fitting storm windows on the outside. Seconded by Commissioner Wertsch. All in favor. Motion carried unanimously.

Motion was made by Commissioner Brant to adjourn the meeting at 8:40 pm. Seconded by Commissioner Wertsch. All in favor. Motion carried.

The meeting was recorded and audio is available upon request.

Approved:



Melissa Harbold, Chair