

**HISTORIC REVIEW COMMISSION MINUTES**

**FOR**

**THE TOWN OF DENTON**

**January 18, 2017**

**Historic Review Members:**

Kathy Mackel\*\*

Richard Peterson\*

Keith Bobbick\*

Teresa Goss\*

James Adair\*

\*Those Present

\*\*Excused

**Visitors:**

George C. Nier

John Sullivan, Sr.

Irving Manship

Harry Wyre

**Recording:**

Donna Todd

## PROCEEDINGS

1 The meeting was called to order by Vice Chairperson Peterson, at 6:00 p.m., in the  
2 Denton Town Conference Room, followed by the Pledge of Allegiance.

3 The minutes of the December 21, 2016, Historic and Architectural Review  
4 Commission Meeting were approved as submitted.

5 Vice Chairperson Peterson moved the 2017 Election to the last item.

6 Other Old Business #1 - None.

7 New Business #1 – George Nier/Roof Replacement – George Nier, owner of 3  
8 North First Street, provided a brief history of his property that he has owned since 1978.  
9 Mr. Nier introduced Irving Manship and John Sullivan, both construction contractors. John  
10 Sullivan provided the presentation on the proposed roof replacement. The existing roof is  
11 2/3 slate and approximately 1/3 of the roof has been replaced with asphalt shingles. The  
12 existing porch roof is asphalt shingles.

13 Mr. Nier is requesting approval to tear off entire existing roof on the main structure  
14 and replace the entire roof with asphalt shingles, and the porch roof replaced with a stand  
15 up seam metal roof.

16 Commissioner Adair motioned to approve the roof replacement for 3 North First  
17 Street, with the architectural asphalt shingles on the house roof and the porch roof with a  
18 metal standing seam roofing material per the application.

19 Commissioner Bobbick seconded the motion.

20 Commissioner Goss amended the motion to include recycling of the slate material.

21 The motion passed unanimously.

22 Vice Chairperson Peterson recommended all copper and metal materials be  
23 recycled.

1           New Business #2 – Imperial Pizza LLC/Exterior Paint & Signage – Harry Wyre,  
2 made the presentation on behalf of the applicant, Imperial Pizza LLC/Pizza Empire, located  
3 at 328 Market Street. The applicant is requesting approval for the exterior paint, signage,  
4 and the addition of an additional front exterior doorway.

5           The building color was changed from a tan color to red color, and was painted prior  
6 to any approvals.

7           Mrs. Todd noted that the Administrative Approval Guidelines require approvals for  
8 substantial change in color.

9           Commissioner Goss motioned to approve the existing red paint color for 328  
10 Market Street.

11           Commissioner Bobbick seconded the motion. The motion passed unanimously.

12           Mr. Wyre requested approval for one projecting sign, two window signs for front  
13 and side doors for public access, and one window sign for employee entrance. The  
14 projecting sign is plywood with vinyl letters.

15           Commissioner Bobbick motioned to approve the projecting sign and window  
16 signage per the application for Pizza Empire located at 328 Market Street.

17           Commissioner Goss seconded the motion. The motion passed unanimously.

18           Mr. Wyre requested approval for one additional item on behalf of Pizza Empire.  
19 Since the recent opening of the new business, there has been an issue with air blowing  
20 through the front door as customers enter and exit the building. The additional request for  
21 approval includes installing an additional door in front of the existing door near the front  
22 windows that will be set back approximately 8-10 inches from the corner. The doorway  
23 will match the height of the existing windows creating a vestibule area. The proposed

1 bronze aluminum material will cause a vanishing appearance so the doorway will not be  
2 noticeable.

3 Vice Chairperson Peterson questioned if this item will meet the ADA requirements.

4 Mr. Wyre stated a 36” door will be installed. If the applicant does not find a  
5 resolution with adding an additional functional door, the owner will have to close the  
6 business.

7 Vice Chairperson Peterson suggested to the Commission to table this item for  
8 further review and clarification for the appearance and Code compliance of the doorway.

9 Mr. Wyre stated that Rich Szabo, Code Enforcement Officer, is aware of the  
10 proposed doorway and did not foresee any problems with the addition of the doorway but  
11 this item is required to be approved by the Commission.

12 The Commission discussed alternative doorway options with Mr. Wyre.

13 Vice Chairperson Peterson called for a motion.

14 Commissioner Adair motioned to install the doorway as described for 328 Market  
15 Street conditioned that the Historic and Architectural Review Commission approve the  
16 final colors for the doorway.

17 Commissioner Goss seconded the motion.

18 Commissioner Bobbick amended the motion to recess the doorway 6-10 inches.

19 Commissioner Goss seconded the motion. The motion passed unanimously.

20 New Business #3 – Other – None.

21 2017 Election – The Commission postponed the election of Officers until all  
22 members are present.

23 Vice Chairperson Peterson adjourned the meeting at 6:59 p.m.