

**HISTORIC REVIEW COMMISSION MINUTES**

**FOR**

**THE TOWN OF DENTON**

**June 18, 2014**

**Historic Review Members:**

Kathy Mackel\*

Richard Peterson\*

Keith Bobbick\*

Katherine Houchins-Holsclaw\*

Teresa Goss\*

\*Those Present

\*\*Excused

**Visitors:**

Daphne Klute

Carl Warren

Melissa Warren

William Clemens

Ole Castro

Paul Shoemaker

**Recording:**

Donna Todd

## PROCEEDINGS

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

3           The minutes of the May 21, 2014, Historic and Architectural Review Commission Meeting  
4 were approved as submitted.

5           Old Business #1 - Erica & Ole Castro - Chairperson Mackel moved to New Business #1 due  
6 to the absence of the applicant.

7           New Business #1 – William Clemens – William Clemens, owner of 213 South 5th Avenue,  
8 requested approval for a fence.

9           The proposed partial 6' cedar privacy fence will be located in the rear yard and partial 3' cedar  
10 picket fence in the side and front yard. Both fences will be dome shaped with gates. Fence will be  
11 installed upon removal of the neighbor's barn to enclose the rear yard. Applicant will also repaint  
12 shingles on the house green.

13           Vice Chairperson Peterson motioned to accept the application for William Clemens for 213  
14 South 5th Avenue for the addition and replacement of the 6' cedar privacy fence extension to the  
15 back of the property line and turning into a 3' cedar picket fence with appropriate gates as described.

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

17           New Business #2 –Daphne Klute – Daphne Klute, owner of 407 Market Street, requested  
18 approval to replace columns on the front porch.

19           Paul Shoemaker made the presentation on behalf of Ms. Klute. The request is to replace the  
20 two deteriorated existing columns with round Permacast columns that match the existing columns on

1 the colonial revival porch and reattach the existing railing. Applicant also requested to replace the  
2 beam if necessary and repair other columns as necessary.

3 Vice Chairperson motioned to accept the application for Daphne Klute at 407 Market Street  
4 for the replacement of two deteriorated columns with the understanding that the new columns will  
5 be of like style in height and dimension of round Permacast construction and replacing the header as  
6 necessary with 2x10, 1/4 & 1x10 lumber, finished.

7 Commissioner Houchins-Holsclaw seconded the motion. The motion passed unanimously.

8 Old Business #1 - Erica & Ole Castro - Ole Castro, owner of 706 Market Street, requested  
9 approval for the window replacement and installation of front, rear, and side doors.

10 The applicant proposed aluminum or vinyl window replacement retaining the wood inside to  
11 match the existing window grid pattern. Mr. Castro requested approval to reduce the number of  
12 windows on the upper rear corner of the house from four windows to two windows. All windows  
13 will match with same grid pattern and size because all new windows will be measured and made to  
14 fit the existing windows. The front porch ceiling material will be replaced with same material.

15 The Commission discussed the importance of maintaining the integrity of the bungalow and  
16 keeping the front door shutters and window grid patterns. This window grid pattern is specific to  
17 that bungalow, and the window grid pattern shall be maintained. Also, the front door may be  
18 replaced with a similar door or glass door with no side lights and maintaining or replacing the front  
19 door floor to ceiling shutters.

20 Proposed replacement of side and rear doors are of wood material with three top lights.

21 Vice Chairperson Peterson motioned to accept the total window replacement as specified,  
22 keeping the integrity of the two front larger windows and retaining the integrity of the side windows

1 to match existing grid pattern on the remainder of the house, and reducing the number of windows  
2 on the upper rear room to two windows.

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

4 Commissioner Houchins-Holsclaw motioned to accept the replacement of the front glass door  
5 without side lights as submitted in the application or with a similar glass door, keeping or replacing  
6 the unique floor to ceiling shutters on the sides of the front door, operable or not; and replacement of  
7 the rear and side door will be wood material with three top lights.

8 Vice Chairperson Peterson seconded the motion. The motion passed unanimously.

9 Chairperson Mackel adjourned the meeting at 6:35 p.m.