

**HISTORIC REVIEW COMMISSION MINUTES**

**FOR**

**THE TOWN OF DENTON**

**June 23, 2010**

**Historic Review Members:**

Kathy Mackel\*

Richard Peterson\*

Ray Claytor\*

Damian Dowdall\*

Keith Bobbick\*

\*Those Present

\*\*Excused

**Visitors:**

Brian Hardham

Carl Clere

Janice Clere

Judy Ireland

Harry Wyre

Robert Clendaniel

Tom Batchelor

William Kastning

**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.

3 Pledge of Allegiance

4 The minutes of May 19, 2010, Historic Review Meeting were approved as submitted.

5 Other Old Business #1 – None.

6 New Business #1 – Cloverland Farm Dairy, Inc./Royal Farm Store – Brian Hardham,  
7 Architect for Heath Design Group, requested approval for the cupola to be constructed at the Royal  
8 Farm Store located at 502 Market Street on behalf of Cloverland Farm Dairy, Inc.

9 Tom Batchelor, Senior Code Enforcement Officer, commented on the relocation of the  
10 satellite dish and the chimney/exhaust that is not included in the elevations.

11 Mr. Hardham will contact Cloverland Farm Dairy, Inc., regarding the satellite dish and  
12 exhaust and provide details to Mr. Batchelor for approval.

13 Mr. Claytor motioned to approve the cupola per the application submitted and refer the  
14 satellite relocation and chimney/exhaust covering to Tom Batchelor, Code Enforcement Officer, for  
15 approval.

16 Mr. Bobbick seconded the motion. The motion was approved unanimously.

17 New Business #2 – What's New Shop – Janice and Carl Clere, owners of the What's New  
18 Shop, requested approval to retain the existing canvas flag for permanent signage at 322 Market  
19 Street, Suite 101.

20 Tom Batchelor, Senior Code Enforcement Officer, commented that the request does not meet

1 the sign ordinance. According to the sign definitions, the existing canvas flag is a banner.

2 Mr. Claytor commented that the sign materials are not consistent with the guidelines or  
3 ordinance.

4 Chairperson Mackel reviewed the Historic District rules and guidelines and the request was  
5 not in compliance. Chairperson Mackel made suggestions to the applicant with possible funding  
6 options for a sign that will meet the sign ordinance and guidelines.

7 Mr. Peterson commented that banners are not permanent signage.

8 Mr. Claytor motioned to deny the sign request per the application submittal citing that it is in  
9 violation of the sign ordinance and guidelines and requesting that the applicant resubmit with signage  
10 that is in compliance. The Department of Planning and Codes will abstain from any action while the  
11 applicant is revising the signage.

12 Mr. Peterson seconded the motion. The motion was approved unanimously.

13 Mr. Kastning commented he had no influence on the Historic Review Commission for the  
14 approval or disapproval of the signage.

15 New Business #3 –All Good Things/Sign – Judy Ireland, owner of All Good Things, located  
16 at 322 Market Street, withdrew her sign application. Ms. Ireland will be closing her store in Denton  
17 and encourages the Town Officials and Board Members to better communicate with the downtown  
18 business owners.

19 Mr. Peterson motioned to accept the application as withdrawn by the applicant without  
20 prejudice.

21 Mr. Claytor seconded the motion. The motion was approved unanimously.

22 New Business #4 – Geraldine & Harry Wyre – Harry Wyre, owner of a new restaurant to be

1 located at 4 South First Street, is requesting approval for an addition, fence, and handicap ramp. The  
2 addition will be at the rear of the house and will match the existing structure and is required by the  
3 Caroline County Health Department for code requirements.

4 Mr. Wyre will revise and resubmit elevations for the handicap ramp or install a handicap lift  
5 to meet the ADA requirements.

6 Mr. Wyre will submit signage next month that meets the sign ordinance and guidelines.  
7 Applicant asked if National flags are permitted to be placed on the porch.

8 Mr. Claytor motioned to approve the 3' x 14' addition on rear of house, with aluminum  
9 siding to match the rest of the house, at 4 South First Street, as submitted in the application.

10 Mr. Peterson seconded the motion. The motion passed unanimously.

11 Staff Item #1 – Mr. Batchelor addressed the board about procedural issues. Application that  
12 are not in compliance with the code will not be sent to the Historic Review Commission.

13 Chairperson Mackel adjourned the meeting at 7:36 p.m.