

HISTORIC REVIEW COMMISSION MINUTES

FOR

THE TOWN OF DENTON

May 23, 2016

Historic Review Members:

Kathy Mackel*

Richard Peterson*

Keith Bobbick*

Teresa Goss**

James Adair**

*Those Present

**Excused

Visitors:

Nathaniel Maynard

Michael Fountain

Chip House

Dennis Porter

Andrew Mackel

Tolbert Rowe

Recording:

Donna Todd

PROCEEDINGS

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

3 The minutes of the April 20, 2016, Historic and Architectural Review Commission
4 Meeting were approved as submitted.

5 The minutes of the April 27, 2016, Historic and Architectural Review Commission
6 Special Meeting were approved as submitted.

7 Other Old Business #1 - None.

8 Chairperson Mackel moved to New Business #2.

9 New Business #2 – Andrew Mackel/Garage Renovations – Nathaniel Maynard
10 made the presentation for the proposed garage renovations at 201 South Fifth Avenue, on
11 behalf of Andrew Mackel. The garage renovations include replacing the rotten plywood
12 with PVC material and no change to the appearance of the garage.

13 Vice Chairperson Peterson motioned to approve the garage renovations per the
14 application for 201 South Fifth Avenue, repairing the exterior trim and facing around and
15 above the garage door to match the existing trim.

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

17 New Business #1 – Tolden Enterprises – Dennis Porter, Tolbert Rowe, and Chip
18 House made the presentation for the proposed renovations at 515 Franklin Street.

19 Proposal #1 includes installation of vinyl siding, cedar shake accent panels to be
20 installed in front gable, and moulding repairs.

21 Commissioner Bobbick motioned to approve the cedar shake accent panels on the
22 front gable per the application as presented for 515 Franklin Street.

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

2 Mr. House requested to amend Proposal #1 to include freeze boards, fascia panels,
3 and soffits with the moulding repairs (all exterior trim) and/or wrapping with vinyl or
4 aluminum trim.

5 Vice Chairperson Peterson motioned to approve the gable moulding repairs where
6 applicable and wrapping other moulding and exterior trim with vinyl or aluminum trim in
7 a color to match the siding or gables per the application as presented for 515 Franklin
8 Street.

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

10 Mr. House amended Proposal #1 to preserve the asbestos shingles and encapsulate
11 the shingles with a ¼” fan fold insulation board wrapping the shingles which acts as an
12 insulation barrier and vapor barrier.

13 Vice Chairperson Peterson motioned to approve encapsulating the asbestos
14 shingles and installation of the Double 5 Clapboard profile vinyl siding in a color to be
15 determined by the owner as presented for 515 Franklin Street.

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

17 Proposal #2 includes replacing two exterior doors and change the location of the
18 door and window on the side of the house.

19 Vice Chairperson Peterson motioned to approve the front door replacement with
20 door option #2 or #3 as presented for 515 Franklin Street.

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

22 Commissioner Bobbick motioned to approve the replacement and relocation of the
23 side door and window with door option #2 or #3 as presented for 515 Franklin Street.

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

2 Proposal #2a includes window replacement with United 5500 series Double hung
3 brickmould windows 6/0 to match the predominant typical windows in same size.

4 Vice Chairperson Peterson motioned to approve the window replacement with 6/0
5 Grid pattern, same size as original windows as presented for 515 Franklin Street.

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

7 Proposal #3 includes the front and side screened porch renovations.

8 Vice Chairperson Peterson motioned to remove the screen on the front porch, retain
9 or repair porch moulding and posts, rescreen side porch, and add a vinyl porch door for
10 screened side porch as presented for 515 Franklin Street.

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

12 Proposal #4 includes Demolition of storage and furnace shed at the rear of the
13 dwelling and replace with grass and/or pavers.

14 Mr. Porter briefed the Commission that the hot water boiler will be replaced with a
15 HVAC unit.

16 Commissioner Bobbick motioned to approve the demolition of the rear storage and
17 furnace shed as presented for 515 Franklin Street.

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

19 Proposal #5 includes repairing the deteriorated 13x6 porch on the west rear side of
20 the dwelling. Windows will be eliminated and porch will be covered with siding. This
21 enclosure will house the HVAC and laundry/utility area.

22 Mr. House amended the proposed vertical siding to the siding to match the rest of
23 the house.

1 Vice Chairperson Peterson motioned to approve the repairs to the side porch to
2 include removing the windows and enclose with siding to match the house for 515 Franklin
3 Street.

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

5 Applicant to return with the fence replacement application.

6 New Business #3 – Night Kitchen, LLC – The applicant was not present. The
7 Commission deemed the application complete and proceeded with the review of the
8 application.

9 Chairperson Mackel proceeded with a brief summary of the application for Taylor
10 Hale, owner of Night Kitchen, LLC, located at 14 South Third Street. The applicant
11 currently has a coffee roasting business in the commercial building owned by Dennis
12 Farina.

13 Commissioner Bobbick motioned to approve the sign application as presented in
14 the application for Night Kitchen, LLC, located at 14 South Third Street.

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

16 New Business #4 – Signe Hippert/Windows – Signe Hippert, owner of 208 North
17 6th Street, received an approval from the Commission to install two windows on the rear of
18 the house on August 17, 2011.

19 Vice Chairperson Peterson motioned to reapprove the previous approval for Signe
20 Hippert, on August 17, 2011, for installation of 1/1 Victorian style windows to match
21 existing pattern and style at the rear of the house.

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

23 Staff Items – Mrs. Todd informed the Commission that Blake Sutherland, owner

1 of 404 Market Street, had completed the renovations to the bell tower.

2 Chairperson Mackel adjourned the meeting at 6:54 p.m.