

HISTORIC & ARCHITECTURAL REVIEW COMMISSION MINUTES

FOR

THE TOWN OF DENTON

September 16, 2020

Historic Review Members:

Kathy Mackel*

Richard Peterson*

Keith Bobbick*

Teresa Goss*

Marc Lacoste*

*Those Present

**Excused

Visitors:

Keith Bilbrough

Recording:

Donna Todd

Donald Mulrine, Jr.

PROCEEDINGS

1 **Call to Order:**

2 The Historic and Architectural Review Commission Meeting was called to order
3 by Chairperson Mackel, at 6:00 p.m., on September 16, 2020, at the Denton Town Office,
4 leading everyone in the Pledge of Allegiance.

5 This Meeting was made available to the public via Zoom Video Conferencing and
6 access to the meeting was made available on the Town website.

7 **Approval of Minutes:**

8 The minutes of the July 15, 2020, Historic and Architectural Review Commission
9 Meeting were approved as submitted.

10 **Other Old Business #1:** None.

11 **New Business #1 – Silver Leaf Rentals LLC/Windows, Siding, Trim & Porch**

12 **Roof:**

13 Keith Bilbrough, Contract Purchaser of 607 Market Street, requested approval to
14 replace windows, siding, porch roof, and wrap windows and doors with white trim.

15 The Commission discussed and reviewed each item separately.

16 The Applicant is requesting to remove the asbestos shingle siding and replace with
17 Shiplap vinyl siding or Dutch Lap vinyl siding.

18 Vice Chairperson Peterson motioned to approve the request for the replacement of
19 the siding as submitted in the application for 607 Market Street with gray double 4 siding
20 in a Shiplap design.

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

22 The Applicant is requesting to replace each porch roof with LokSeam metal panels.

23 Commissioner Goss motioned to approve the replacement of each porch roof with

1 LokSeam metal panels in color of choice by the Applicant as submitted in the application
2 for 607 Market Street.

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

4 The Applicant is requesting approval to replace the 2/2 1890 windows with modern
5 6/6 double hung windows.

6 The Commission requires historical properties to replace windows with same grid
7 pattern and similar size to retain the historical architectural integrity of the home on the
8 front of the house. The style of the house is a traditional farmhouse. The decorative
9 brackets should also remain on the house. Chairperson Mackel stated this house is on the
10 1895 Map that is in the Caroline County Historical Society building.

11 The Applicant stated he would keep the windows as close to the original size as
12 possible. The windows will not be wrapped but trimmed with a vinyl lumber or PVC that
13 looks like lumber.

14 The Applicant would like to keep the front door or replicate the door since it is
15 damaged and keep the transom.

16 The Applicant plans to keep the cornice, columns, and solarium or replicate to the
17 original appearance.

18 The Commission discussed the size of the replacement windows. The front first
19 floor windows will remain the same size in height and width. The front second floor
20 windows may be shortened to accommodate the interior of the house. Currently, these
21 windows sit on the interior second floor and the replacement windows would be cut into
22 the molding of the interior of the house.

23 Vice Chairperson motioned to approve the replacement of windows for 607 Market

1 Street as follows:

- 2 • The front first floor windows would be the same size and 2/2 grid pattern.
- 3 • The front second floor windows would be slightly shorter in length to accommodate
- 4 the interior of the house, same width, and same grid pattern.
- 5 • Larger windows on the east and west side may be reduced to meet the needs of the
- 6 renovations.
- 7 • The remainder of windows will be replaced with similar size windows.
- 8 • The windows around the front door shall remain.
- 9 • Transom and front door to remain or replicated to the original door as close as
- 10 possible.

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

12 The Applicant is requesting approval to wrap windows and doors with white vinyl

13 trim.

14 Commissioner Goss motioned to approve the request for wrapping windows and

15 door frames with white vinyl trim at 607 Market Street.

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

17 **New Business #2 – Other:** None.

18 **Staff Item #1** – None.

19 Chairperson Mackel adjourned the meeting at 6:25 p.m.