

HISTORIC & ARCHITECTURAL REVIEW COMMISSION MINUTES

FOR

THE TOWN OF DENTON

March 16, 2022

Historic Review Members:

Kathy Mackel*

Teresa Goss*

Marc Lacoste*

Barbara Martin*

Julie Quick*

*Those Present

**Excused

Visitors:

Nancy Minahan

Michael McCrea

Nicholas Tindall

Recording:

Donna Todd, Planning and Codes

George W. Bacorn, Jr., Chief of Police

PROCEEDINGS

1 **Call to Order:**

2 The Historic and Architectural Review Commission Meeting was called to order by
3 Commissioner Goss, at 6:00 p.m., on March 16, 2022, at the Denton Town Office, leading
4 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 November 17, 2021, Historic and Architectural Review
9 Commission Meeting were approved as submitted.

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

11 **New Business #1 – Denton Restaurant Group LLC/406 Market LLC:**

12 Nancy Minahan, Managing Member of 406 Market LLC and Applicant for 406 Market
13 Street, requested approval to add a 6' x 14' deck on the rear of the house, move door location,
14 and remove window on the rear side of the house.

15 The Applicant stated the purpose of adding the deck to rear of the house is for deliveries
16 and removing the window and door on the rear side of the house is for the kitchen equipment
17 installation. The door will be removed from the rear side of the house and a new door installed
18 on the rear entrance. The existing door has deteriorated.

19 Michael McCrea, owner of 406 Market Street, stated this area of the property had been
20 modified in the past to accommodate the ADA restrooms and this area will be returned to the
21 original footprint.

22 The Applicant is scheduled to be reviewed by the Liquor Board and has requested most
23 of the property to be allowed open liquor. Since the Liquor Board may require fencing around

1 this area, the Applicant has requested guidelines for the allowable fencing in the Historic
2 District.

3 Chairperson Mackel motioned to approve the deck, relocation of the door, and removal
4 of the window at 406 Market Street as submitted in the application.

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

6 **New Business #3 – Caroline County Arts Council/Pizza Empire:**

7 Nicholas Tindall (Applicant), Director of Caroline County Arts Council, is requesting
8 approval for murals to be located on the Pizza Empire building located at 328 Market Street.
9 The Arts Council provides art installations each year in the town of Denton and would like to
10 move forward with this arts proposal to enhance the Arts and Entertainment District. Six
11 murals are proposed on the Fourth Street Side of the building between the front window and
12 side door approximately 50' x 18' of space as provided in the application.

13 The Applicant does not have mural details or art specifications. Interested artists will
14 submit artwork, and the Arts Council will select approved artwork for the location.

15 The Commission would like the murals to be based on a theme and the murals be
16 complimentary.

17 Murals will be sealed to preserve the paint.

18 Commissioner Goss motioned to approve the 50' x 18' murals on the Pizza Empire
19 building by six different artists as submitted in the application.

20 Commissioner Quick seconded the motion. The motion passed unanimously.

21 **New Business #2 – Caroline County Arts Council:**

22 Nicholas Tindall (Applicant), Director of Caroline County Arts Council, is requesting
23 approval for the improved parking area at 6 North Fourth Street next to 401 Market Street. The

1 Foundry leases this area from the Town of Denton for parking. Applicant is proposing to pave
2 this parking area so it may be used for other functions at the Foundry, such as sidewalk chalk
3 art area for kids or artisan's pop-up tents during special events.

4 The Town is requesting landscaping installation around the parking area and rain
5 barrels on the Foundry for the stormwater management of this paved parking area.

6 There was discussion about the street pole in front of the parking area and proposed
7 landscaping materials.

8 Commissioner Goss recommended using low maintenance plantings.

9 Commissioner Quick recommended contacting Audrey Clemens, Downtown Denton
10 Main Street Manager, since she is collaborating with gardeners for the Main Street Program.

11 Chairperson Mackel recommended contacting Verizon or Delmarva about the pole.

12 Commissioner Martin motioned to approve the paved parking area, landscaping, and
13 rain barrels for the Foundry as submitted in the application.

14 Commissioner Lacoste seconded the motion. The motion passed unanimously.

15 **New Business #4 – Other:** None.

16 **Election of 2022 Officers:**

17 Kathy Mackel was nominated as Chairperson, and Teresa Goss was nominated as Vice
18 Chairperson by unanimous vote.

19 **Staff Item #1** – All Commission Members completed their 2021 Ethics Forms.

20 **Staff Item #2** – Introduction of Members of the Commission.

21 Chairperson Mackel adjourned the meeting at 6:47 p.m.