

HISTORIC & ARCHITECTURAL REVIEW COMMISSION MINUTES

FOR

THE TOWN OF DENTON

September 21, 2022

Historic Review Members:

Kathy Mackel*

Teresa Goss*

Marc Lacoste*

Barbara Martin*

Julie Quick**

*Those Present

**Excused

Visitors:

Julie Quick

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 Chairperson Mackel, at 6:00 p.m., on September 21, 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 June 15, 2022, Historic and Architectural Review Commission
9 Meeting were approved as submitted.

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

11 Chairperson Mackel stated for the record that Julie Quick recused herself from the
12 Commission tonight and will be making the presentation for 117 South Fifth Avenue.

13 **New Business #1 – William and Julie Quick/Garage Addition:**

14 Julie Quick, Owner and Applicant for 117 South Fifth Avenue, requested approval to
15 demolish the existing addition and garage to construct a new garage addition, add to existing
16 fence and relocate part of the existing fence to accommodate the driveway, and expand the
17 existing driveway at 117 South Fifth Avenue.

18 The Applicant revised her original application and provided the Commission with the
19 revised plan and photographs. At the Board of Appeals Public Hearing, it was recommended
20 that the Applicant request a continuance to redesign the proposed addition to eliminate the
21 bumpout to meet the minimum setback variance. A variance from the Board of Appeals is
22 required for the proposed garage addition because it will not meet the required setback.

23 The Applicant provided photographs of the existing fence and gates. The gate to the

1 driveway will need to be relocated to accommodate the turning radius for access to the
2 proposed garage addition. Applicant is requesting approval to add additional fence and gate
3 in the front yard to match the existing fence as shown in Photo 4 to protect the heating units.

4 Commissioner Martin motioned to approve the extension of the 28-foot fence with a 3-
5 foot gate in the front yard and move the existing driveway gate forward 10 feet with any new
6 fence materials matching the existing fence.

7 Vice Chairperson Goss seconded the motion. The motion passed unanimously. (4:0)

8 Chairperson Mackel confirmed that the building materials submitted in the original
9 application had not changed. The building materials include Slateline asphalt architectural
10 shingles in royal blue, 3” round downspouts and aluminum gutters, PVC soffit and fascia to
11 match existing materials, 6 lite white doors, 13 lite diamond grille white garage doors, white
12 aluminum double-hung windows, 4” yellow horizontal vinyl lap siding similar to existing
13 materials, and white PVC siding trim similar to existing trim. Unless building materials are
14 unavailable, the Applicant is proposing to use the building materials requested in the original
15 application to match the existing house or similar to the building material list.

16 The Applicant referred to Sketch 1, and the photograph labeled view from Randolph
17 Street included in the original application that shows the change in the pitch of the roof due to
18 eliminating the bumpout in the garage. The garage will be 36 feet wide and 28 feet deep. The
19 steps inside the garage were moved from the bumpout to the center of the garage.

20 Vice Chairperson Goss motioned to approve the building materials for the garage
21 addition as submitted in the application.

22 Commissioner Martin seconded the motion. The motion passed unanimously. (4:0)

23 Chairperson Mackel confirmed that the proposed design for the garage addition has

1 changed from the original application. The width of the new design for the garage is 36 feet.

2 Commissioner Martin motioned to approve the redesign of the garage submitted and
3 labeled as Sketch 1.

4 Commissioner Lacoste seconded the motion. The motion passed unanimously. (4:0)

5 Vice Chairperson Goss motioned to approve Sketch 2 for the garage addition with the
6 steps that may be seen from the Fifth Avenue street view.

7 Commissioner Martin seconded the motion. The motion passed unanimously. (4:0)

8 The Applicant is requesting an addendum to the original application for the expansion
9 of the asphalt driveway up to 12 feet as shown in Photo 7 and will not be expanding the curb.
10 The existing driveway is 9 ½ feet.

11 Commissioner Martin motioned to approve the driveway expansion to a maximum of
12 12 feet as requested.

13 Vice Chairperson Goss seconded the motion. The motion passed unanimously. (4:0)

14 The Applicant discussed the comments from the Board of Appeals Public Hearing. The
15 Board of Appeals requested the Applicant to explore all options including changing the garage
16 addition to a detached garage located in a different area of the yard that would not require a
17 variance. This change would include moving the fence and driveway to access the garage.

18 The current setback requirement for the garage addition is 10 feet. The existing
19 addition to be demolished is 3.8 feet from the property line. Eliminating the bumpout on the
20 garage addition will decrease and minimize the variance request.

21 The neighboring property owner that is mostly affected submitted a letter of support
22 for the garage addition to the Board of Appeals.

23 The Commission is not in favor of Sketch 3, the detached garage, due to the fact it will

1 diminish the integrity of the property and prefer the redesign of the garage addition. If the
2 Board of Appeals denies the redesign of the garage addition as approved by the Commission,
3 the Commission will allow the Applicant to resubmit an application for a detached garage.

4 **New Business #2 – Other:** None.

5 **Staff Item #1** – None.

6 Chairperson Mackel adjourned the meeting at 7:00 p.m.