

**HISTORIC REVIEW COMMISSION MINUTES**

**FOR**

**THE TOWN OF DENTON**

**January 15, 2014**

**Historic Review Members:**

Kathy Mackel\*

Richard Peterson\*

Keith Bobbick\*

Katherine Houchins-Holsclaw\*

Teresa Goss\*(Arrived 6:50 pm)

\*Those Present

\*\*Excused

**Visitors:**

Janet Emerson

Larry Johnson

Albert Williams

J.O.K. Walsh

William Clemens

**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. Pledge of Allegiance.

3 The minutes of the November 20, 2013, Historic and Architectural Review Commission  
4 Meeting were approved as submitted.

5 Old Business #1 - None.

6 New Business #1 – A&I Town Beauty Supply – Albert Williams, owner of A & I Town  
7 Beauty Supply LLC, located at 222 Market Street, made the presentation for the proposed vinyl  
8 window signage. The proposed window signage will be applied to both windows and only lettering  
9 appears on the glass. Mr. Williams will confirm with the sign company prior to installation.

10 Vice Chairperson Peterson motioned to approve the window signage as submitted in the  
11 application for A & I Town Beauty Supply located at 222 Market Street.

12 Commissioner Houchins-Holsclaw seconded the motion. The motion passed unanimously.

13 Chairperson Mackel moved to New Business #3.

14 New Business #3–Mary Fowler – Larry Johnson made the presentation for the proposed  
15 fence installation on behalf of Mary Fowler, owner of 508 Market Street. The applicant requested  
16 approval to install six panels of a six foot wood stockade fence in the rear yard. Panels will be  
17 Thompson sealed in the spring.

18 Vice Chairperson Peterson motioned to approve the six foot wood stockade fence as  
19 submitted in the application for 508 Market Street.

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

21 Commissioner Goss abstained from voting on 706 Market Street and arrived during the

1 presentation.

2 Chairperson Mackel provided a brief summary on the Commission's working session on  
3 December 16, 2013, for a site visit and assessment of the property at 706 Market Street. Tom  
4 Batchelor, Town of Denton Senior Code Enforcement Officer and Acting Planning Director, and  
5 Dick Ratcliff were present for the discussion on site.

6 The Commission did not go inside the property. Mr. Batchelor emailed photographs of the  
7 interior of the property to the members for their viewing.

8 New Business #2–Freddie Mac/Fannie Mae - Dick Ratcliff, Earthman Design Group, LLC,  
9 and Janet Emerson, Phyllis James & Associates, were present to make the presentation for the  
10 demolition of 706 Market Street.

11 Mr. Ratcliff was retained to acquire permits for the demolition of the house.

12 Janet Emerson represented Freddie Mac for the sale and management of the property. Ms.  
13 Emerson provided the Commission with the attached letter from Coastal Coatings & Services, LLC,  
14 stating the structure was not safe for occupancy. Chairperson Mackel read the letter into the record.  
15 Ms. Emerson stated it was a liability for potential buyers to view the property. No cost estimates  
16 were provided to the Commission but Ms. Emerson stated the estimated cost for demolition of the  
17 house was \$30,000.

18 The Commission asked if any cost estimates were available for the repairs or the market  
19 value of the property?

20 Ms. Emerson did not have any repair cost estimates or any other estimates to provide to the  
21 Commission. However, she did state the market value of the vacant lot was assessed at \$17,000.

22 Chairperson Mackel stated this property is listed as a contributing source on the Denton

1 Historic District Map and included in the Maryland Historic Trust Inventory list and is a significant  
2 structure in the Historic District. In the initial application to the Maryland Historic Trust, this house  
3 is included in a list of eight homes labeled as a bungalow style for significance to the Historic  
4 District with a label "B" for a contributing source.

5 For this reason, the Commission would like the house maintained and not demolished based  
6 on the historic importance. The Commission is not allowed to make decisions based on cost of  
7 preservation. According to the Historic and Architectural Review Guidelines, this house should be  
8 restored due to the contributing significance to Denton's Historic District.

9 J.O.K. Walsh, President of the Caroline County Historical Society, provided a brief history of  
10 the property and its significance to the Denton Historic District. This British colonial bungalow  
11 structure was extremely well constructed by Nowell in the 1920's. The structure is an integral part of  
12 the streetscape of East Denton. East Denton developed in the 1900's includes Market Street to Sixth  
13 Street. There is not another structure comparable to this structure in Denton, and there is only one  
14 other bungalow that is nicer in Denton. The inside was circular, very attractive, and livable.  
15 Demolishing this house will leave a whole in the streetscape. The fire damage was in the rear  
16 kitchen area and certainly needs repairs to be marketable.

17 Bill Clemens, Habitat for Humanity, commented on the rehabilitation of the property, and the  
18 fact that empty lots aren't marketable.

19 Vice Chairperson Peterson motioned to deny the application for demolition of 706 Market  
20 Street because of the contributing significance to the Historic District, and the impact on the integrity  
21 of the community. The applicant has not made an effort to explore other options for restoration of  
22 the property.

1 Commissioner Bobbick seconded the motion. The motion passed unanimously.  
2 The minutes of the December 16, 2013, Historic and Architectural Review Commission  
3 Working Session Meeting were approved as submitted.  
4 Election of 2014 Officers - Kathy Mackel was elected Chairperson and Richard Peterson was  
5 elected Vice Chairperson for 2014.  
6 Staff Items - Staff provided an updated Commission Member list.  
7 Chairperson Mackel welcomed Teresa Goss, Commission Member appointed by Town  
8 Council at the January meeting.  
9 Chairperson Mackel adjourned the meeting at 7:10 p.m.