

HISTORIC REVIEW COMMISSION MINUTES

FOR

THE TOWN OF DENTON

June 17, 2015

Historic Review Members:

Kathy Mackel*

Richard Peterson**

Keith Bobbick*

Katherine Houchins-Holsclaw*

Teresa Goss**

*Those Present

**Excused

Visitors:

Brian Tyler
Michelle Tyler
Samantha Dean

Mary Fowler
Irvin Fretwell
Allen Crites

Recording:

Donna Todd

PROCEEDINGS

1 The meeting was called to order by Chairperson Mackel, at 7:00 p.m., in the Denton Town
2 Conference Room. Pledge of Allegiance.

3 The minutes of the April 15, 2015, Historic and Architectural Review Commission Meeting
4 were approved as submitted.

5 Other Old Business #1 - None.

6 New Business #1 – Brian Tyler – Brian Tyler made the presentation for the proposed
7 renovations at 202 Market Street. The renovations include facade improvements, windows, and
8 lights.

9 Facade improvements include painting the exterior building to complement the Public
10 House. In the 1920's, the structure was the old Ford Dealership and was one building. Over the
11 years, the building was split up, and Mr. Tyler would like to revert back to the original structure.
12 The plan is to keep the theme and the color scheme of the Public House.

13 The windows on the second floor are original and contain lead. Plans for the second floor
14 include a tear down and rebuild with 7 apartment units, and is keeping the same 8/1 window grid
15 pattern. Replacement windows will be vinyl double hung windows.

16 The lighting will be the same as the Public House.

17 Commissioner Bobbick motioned to approve the application for Brian Tyler for the
18 replacement windows 8/1 vinyl double hung windows, painting the facade, and the addition of the
19 lights at 202 Market Street as submitted in the application.

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

21 New Business #2 - Samantha Dean - Samantha Dean, owner of 519 Franklin Street, was not
22 present.

23 Commissioner Bobbick motioned to postpone the application until the property owner was

1 present.

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

3 Other New Business #3 - Mary Fowler requested information on the procedure and
4 qualifications of the Historic and Architectural Review Commission.

5 Chairperson Mackel explained the Commission follows the Secretary of Interior Standards
6 for Rehabilitation enacted by Congress which includes rules to be applied to properties in the
7 Historic District.

8 The benefit to the property owners in the Historic District is the State tax credit which is
9 available for properties that receive State approval.

10 All procedures and qualifications for the Commission can be found in the Town Code for the
11 Historic District.

12 New Business #2 - Samantha Dean - Samantha Dean, owner of 519 Franklin Street, arrived
13 at 7:30 p.m. Ms. Dean is requesting approval for painting the house a light gray with white trim,
14 paint the shed to match the house, railings on the front porch, and the enclosed porch and steps.

15 Commissioner Bobbick motioned to approve the house paint color of light gray and white
16 trim at 519 Franklin Street.

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

18 Ms. Dean enclosed the back screen porch and added steps on the side of the house and will
19 add railing to match the front porch railing. Porch railings will be natural wood. Front porch pickets
20 were added for safety reasons and will be added to the side steps also.

21 Commissioner Houchins-Holsclaw motioned to approve the front porch railing and pickets,
22 side porch steps and railings, with a matching stain that will match the house at 519 Franklin Street.

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

24 Ms. Dean requested approval for the accessory structure. The building was moved in and the

1 applicant would like to repair the roof and paint the structure to match the house. The metal shed
2 was removed because it was deteriorating.

3 Commissioner Bobbick motioned to approve the accessory structure contingent upon
4 painting to match the house and contingent upon meeting Town Code requirements.

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

6 Ms. Dean will contact the Code Enforcement Officer to review the renovations for
7 compliance with the Town Building Code and all applicable permits.

8 Staff Items - None.

9 Chairperson Mackel adjourned the meeting at 7:55 p.m.