

HISTORIC REVIEW COMMISSION MINUTES

FOR

THE TOWN OF DENTON

April 20, 2016

Historic Review Members:

Kathy Mackel*

Richard Peterson*

Keith Bobbick*

Teresa Goss*

James Adair*

*Those Present

**Excused

Visitors:

Bobby Crossling

Jason Edwards

Tom Batchelor

Recording:

Donna Todd

PROCEEDINGS

1 The meeting was called to order by Chairperson Mackel, at 6:00 p.m., in the Denton
2 Town Conference Room. Pledge of Allegiance.

3 The minutes of the February 17, 2016, Historic and Architectural Review
4 Commission Meeting were approved as submitted.

5 Other Old Business #1 - None.

6 New Business #1 – Edwards All Star Barbershop/Signage – Jason Edwards made
7 the presentation for the proposed window signage to be installed at 220 Market Street.

8 Mr. Edwards would like to place the signage on both windows.

9 Commissioner Goss motioned to approve the window signage per the application
10 as presented for Edwards All Star Barbershop located at 220 Market Street.

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

12 New Business #2 – Crossling Driver Improvement Center/Signage – Bobby
13 Crossling made the presentation for the proposed projecting sign to be installed at 210
14 Market Street.

15 Vice Chairperson Peterson motioned to approve the projecting sign per the
16 application to be installed at 210 Market Street.

17 Commissioner Adair seconded the motion. The motion passed unanimously.

18 New Business #3 – Guy Wells/Solar Panels – The applicant was not present. The
19 Commission deemed the application complete and proceeded with the review of the
20 application.

21 Chairperson Mackel proceeded with a brief summary of the application for Guy
22 Wells, located at 201 South 6th Street. Mr. Wells is requesting approval to install 400

1 square feet of solar panels on the roof of his residence.

2 Commissioner Goss provided a brief explanation of the solar panel program that is
3 offered by the State of Maryland. The benefit of this program saves property owners
4 money through reduction of electric bills and reducing energy consumption. The State
5 program paid the initial down payment and the property owner retains a 20 year lease with
6 the solar company for repairs and maintenance. The solar company inspects the roof to
7 verify the structure of the roof can accommodate the weight load of the solar panels.
8 Commissioner Goss owns a historic property and installed the solar panels on the east and
9 west side of her roof. These solar panels are not visible from the street. The solar panel
10 company guaranteed a savings of 60% a month on her electric bill.

11 Vice Chairperson Peterson commented that his concern was the solar panels would
12 extend beyond the roof line. This application does not show the solar panels extending
13 beyond the roof line.

14 Mr. Batchelor commented that the NFPA (National Firefighters Protection Agency)
15 implemented safety regulations in 2012 to safeguard firefighters from the electric current
16 in the solar panels. These regulations included spacing requirements off the roof line and
17 labeling requirements.

18 Commissioner Adair has concerns of the exposure of the solar panels on the roof
19 because this is a corner property. The solar panels will modernize the property, therefore
20 diminishing the historic integrity. Another concern is diminishing the attractiveness of
21 potential property owners purchasing homes in the Historic District and modernizing the
22 features which reduce the value of the historic façade to benefit energy preservation.

23 Chairperson Mackel commented that solar panels are not permanent fixtures and

1 can be easily removed. The placement of the solar panels have been minimized for
2 visibility.

3 Mr. Batchelor commented that additions to historic structures is reusing and
4 preserving the historic structures if the underlying materials are not removed.

5 Vice Chairperson Peterson noted the solar panels in areas that minimize visibility
6 from the street.

7 Commissioner Goss motioned to approve the 400 square feet of solar panels to be
8 installed on the roof as shown in the application with no overhang at 201 South 6th Street.

9 Commissioner Bobbick seconded the motion. The motion passed 4:0:1 Abstention.

10 Commissioner Adair abstained from the vote.

11 Staff Items – Tom Batchelor provided a copy of the Building Permit General
12 Notes. The General Notes are incorporated and correlates to all building permit approvals
13 and establishes standards for construction activity throughout the Town. Stricter standards
14 are established for construction activity in the Historic District and adjacent and in
15 residential neighborhoods.

16 The second staff item is the renovation of the belfry at 404 Market Street. The
17 owner has completed internal renovations since 2012 and is required to repair the vents in
18 the belfry. The Commission authorized staff to provide an administrative review and
19 approval for the repair of the bell tower, with staff establishing the standards and
20 specifications. The conditions of the authorization are that the design and material are in-
21 kind replacement and either metal mesh screen or other backing painted dark, or
22 combination of backing and screen, to prevent bird infiltration.

23 Chairperson Mackel adjourned the meeting at 6:55 p.m.