

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY
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**CITY OF DELAWARE CITY
HISTORIC PRESERVATION COMMISSION
April 13, 2010**

Call To Order

The regular meeting of the Historic Preservation Commission was called to order at 7:00 p.m. by Commissioner Holmes. Those present included Commission Members Martin, Bonner, Gland, Holmes, Evans and Slotter. City Manager Tjaden was also in attendance.

Action Upon the Minutes of the Previous Meeting

The minutes of the February 2, 2010 HPC meeting were discussed, with one revision being made to the word "Hardy", changing it to "Hardi". And it was pointed out that a word was omitted. Commissioner Martin made a motion to approve the minutes of the February 2, 2010 meeting with the revisions. Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion carried.

609 Fifth Street – Terry Livesay – Shed (12x26 or 18X21)

Discussion occurred regarding spacing of the shed from the property line and the house. Commissioner Evans made a motion to approve the shed as submitted, with the understanding that the size has been changed to 12' x 31' x 8' high; and while HPC doesn't want to set a precedent to approve metal sheds, the materials aren't as important due to the distance from the house and the property line. Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion carried.

209 Clinton Street – Dennis & Cindy Phipps – Replace Windows & Siding

Mr. and Mrs. Phipps explained that they would like to remove the display windows from the old florist shop (side addition) and replace them with functional windows and remove the old siding as they can't continue to put polyurethane on

the siding due to Mr. Phipps' health. Their plans were presented to HPC. Discussion followed regarding the rotted condition of the cedar siding; the date that the addition was installed; that the new windows would be six-over-six and made of the same materials as the existing windows; the visibility of the addition; the still intact original walls under the addition; window placement which would match the original house; replacement of the existing cedar siding with wood siding or hardy plank rather than vinyl, and; the possibility, durability and cost of using Hardi plank. Commissioner Slotter made a motion to approve the plans as submitted, using Hardi plank or wood for the siding and vinyl or wood-clad windows. Commissioner Evans seconded the motion. A vote was taken, all ayes. Motion carried.

137 Hamilton Street – Joseph Zalewski – Replace Windows

Mr. Zalewski did not attend the meeting. No discussion.

Community Center – Pathway Fence

Community Development Director Morrill explained that when the City did the section of the promenade by the entrance to the trailer park, two sections of chain link fence were removed from the fence around the Community Center ball field, one on Fifth Street and one on Canal Street. Additional sections of chain link fence were added to create a buffer between pedestrians and the ball field at the Community Center. In addition a section of fence was added to prevent balls from going out into the street. CDD Morrill stated that he didn't think about the fencing needing to be approved by HPC as it was new fencing being installed in the historic area. Commissioner Holmes read a complaint from Main Street. Discussion followed. Commissioner Slotter mentioned that there shouldn't be different standards for the City as opposed to homeowners. CDD Morrill agreed and stated that he agreed and attended the HPC meeting for that reason. Much discussion occurred, stating that the fence was appropriate for the use intended. Some Commission Members stated that chain link is appropriate use in this particular setting and circumstance, to protect pedestrians and to enclose a ball field. Commissioner Evans made a motion to approve the modified fence at the Community Center as it was modified. Commissioner Bonner seconded the motion. A vote was taken, all ayes, motion carried.

222 Clinton Street – Christ P. E. Church (Bill Abrams) – Structural Changes & Roof

Gale Warren, Sandy Janowski and Ann Blackmore attended the meeting as representatives of Christ P. E. Church. Ms. Warren explained that the east wall of the church is bowing out. The church has been working on the plans to install rods to stabilize the walls so they don't shift any further. In addition, a new roof is needed. Gary Gredell is the structural engineer and Joe Tashinski is the architect. Ms. Warren brought the plans and samples of the shingles they would

like to use. The architect recommended architectural shingles that have a look of cedar shakes as that is what was used originally on the church. Discussion followed. Some of the trim that is next to the roof line needs to be replaced as the wood is rotted. Discussion followed regarding materials, such as Spanish cedar, yellow pine, or Douglas fir, to be used to replace the rotted wood trim. Discussion followed regarding flashing materials. The flat roof over the kitchen and the parish hall also needs to be replaced. Ice and Water Shield will be used over the whole roof. Commissioner Bonner disclosed that she is a member of Christ Church and asked if she could vote. The answer was that she can vote since she declared her association with the church. Commissioner Martin made a motion to accept the plans as presented. Commissioner Evans seconded the motion. A vote was taken, all ayes, motion carried.

107 Clinton Street – Kevin Monroe – Deck and Roofing

Mr. Monroe explained his plans. Discussion followed regarding materials; handrail materials and height; footers; the height of the deck; the pitched roof over the deck; the metal roof to be used under the deck; an exterior pipe to be moved inside; Wisowaty's lot to the rear of the property, and; visibility of the deck from the canal. Discussion followed regarding the fence ordinance and whether it applies to decks. Commissioner Holmes asked Mr. Monroe to bring to a future HPC meeting any changes to be made to the front of the house. She said they would just address changes to the back of the house at this meeting. Mr. Monroe said he would also return to get approval for the steps. Commissioner Martin made a motion that only applies to the maintenance rebuilding of the upper deck, the safety issues that need to be addressed there, and to the roofing as described under the deck. Otherwise the lower deck and anything to the front would be separate issues. Discussion followed regarding the fascia treatment. The Commissioners said they would not recommend wrapping the fascia or installing metal roofing on front shed roof above front door. Commissioner Evans seconded the motion. A vote was taken, all ayes, motion carried.

225 Washington Street – Ted Xenidis – Fence

Mr. Xenidis said that he was told he should have come to HPC for approval for a fence before installing it. He stated that there has been a fence there for at least 20 years. He said he has replaced it numerous times. He gave examples of vinyl fence throughout the town. The HPC members pointed out that these fences were installed before the fence ordinance went into effect. Discussion followed. It was explained to Mr. Xenidis that he would not have to return to HPC if he were to replace the fence with the correct materials and the correct height. He should have come to HPC because the height and materials are not in compliance. Commissioner Martin made a motion to deny this application because it does not meet the height, openness and materials requirements of the fence ordinance. Commissioner Evans seconded the motion. A vote was

taken, five ayes and one abstention. City Manager Tjaden informed Mr. Xenidis that he could appeal the decision to the Mayor and Council.

Other Topics of Discussion

Commissioner Holmes informed the attendees that she had received a letter from Mr. Evans, stating that he was resigning as he was moving out of town. Commissioner Holmes stated that he has been a wonderful addition to HPC.

The CLG Grant for the interpretative signs was discussed. CDD Morrill asked for volunteers from HPC to work on the design and placement of the signs. CDD Morrill will be on the agenda at a future meeting to discuss the signs.

The Commissioners discussed a possible replacement to fill Commissioner Evans' seat. They also discussed the possibility of Commissioner Evans continuing to serve.

Adjournment

A motion was made to adjourn the meeting. The motion was seconded. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 8:35 p.m.

Respectfully submitted,

Dawn K. Gwynn

City Secretary



ATTENDANCE SHEET – PLEASE SIGN IN

MEETING: HPC DATE: 4-13-10

NAME:
John Warren
Sandy Janowski
Ted Kenidis
ALL MORRILL
Terry Lingsen
Cindy Phipps
Alexis Phipps
~~JMM~~
Ann Blochman

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