"A Historic Past" *"A Bright Future"*

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CITY OF DELAWARE CITY
HISTORIC PRESERVATION COMMISSION
October 5, 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 Gland, Holmes, Martin, Evans and Slotter. Interim City Manager Walls was also in attendance.

Action Upon the Minutes of the Previous Meeting

Commissioner Martin made a motion to accept the minutes of the September 7, 2010 HPC meeting as written. Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion carried.

141 Clinton Street – Stephen Tait – porches, windows, door

Mr. Tait presented photographs and a rendering of the property and the work he would like to do. He highlighted the work that he had done to date. He also presented the Beers Map from the 1800's showing that the building had previously been two connected residences and showing that there were front dormers. Discussion followed regarding types of wood front doors, dimensions and locations of front and rear dormers, how the two residences were made into one, the connecting wall materials, the roof, existing original windows, shutter cut outs in the existing building, existing doors, OG molding around front windows that matches the interior OG molding, siding materials, the type of storm windows. Mr. Tait said that everything visible from the street will be wood except, for aluminum windows and storm doors. Discussion followed regarding materials to be used on the rear addition that will replace the existing rear addition that will be torn off. Additional discussion occurred regarding the hazards of vinyl siding in the rear of properties where the kitchen is located and what the alternatives would be to vinyl. Commissioner Martin told Mr. Tait about low profile storm windows that would work well in this property. Mr. Tait explained what he was

planning to remove in the rear and that, after the replacement addition, the footprint would remain almost the same as it is today. He added that 50% to 60% of the trim has been removed from the rear of the house. Mr. Tait explained that he had been to the Planning Commission and necessary variances were approved. Commissioner Evans made a motion to approve the plans and drawings for 141 Clinton Street as presented to the HPC. Commissioner Gland seconded the motion. Discussion followed regarding the cost for alternative materials for the rear addition. Commissioner Martin asked Mr. Tait to consider an alternative to vinyl siding for the rear addition. A vote was taken with four ayes and one nay. Motion carried.

98 Clinton Street – Paul Fitzwater – exterior changes

Mr. Fitzwater attended the meeting in response to the 9/22/10 letter that the HPC sent to him regarding changes he had made to 98 Clinton Street. Commissioner Holmes said that the changes that were made were in violation of the HPC standards. Commissioner Holmes said they would issue to him a copy of the Secretary of the Interior's Standards so he would know what they were basing their decision upon. Commissioner Martin said that the door had been changed a while ago and recently the windows in the front were changed. This is a commercial property that is contributing. It is in the part of the historic district that requires mandatory compliance, which means that the owner would need to apply to the Historic Preservation Commission before making any changes. HPC would not have recommended installing a residential door to this commercial building. Nor would HPC have recommended that commercial windows be replaced with standard residential windows. They would have recommended using materials that would have been used on a commercial building historically. Mr. Fitzwater stated his reasons for making the changes that he did. He said the windows that he used match the windows that are on the second floor and the size remained the same. He said the door that he used us the same door that is on the next six structures to his right. Discussion followed. Commissioner Holmes explained that if the owners of those six buildings that are next to Mr. Fitzwater's, wanted to change their doors, the HPC would expect those replacement doors to meet the Secretary of the Interior's Standards. She followed up by giving examples of property owners who came to HPC before making changes. Mr. Fitzwater said he would not change the new door and windows. However, he said that he would come to HPC before making any additional changes. Commissioner Evans said the HPC did not have sufficient information about the door and windows that were installed. Commissioner Holmes said she would have some pictures taken of the door and windows at 98 Clinton Street. The pictures could be reviewed at the next HPC meeting to determine what action should be taken. When asked if he could attend the November meeting, Mr. Fitzwater said he didn't need to be at the meeting. Commissioner Martin made a motion to table this case until the November meeting when the members can review the photos. The motion was seconded. A vote was taken, all ayes, motion carried.

Other Topics of Interest

Commissioner Holmes informed the Commission Members that Mr. McCrone, of 135 Jefferson Street, had provided them with photos of his porch that had been approved at the September 2010 meeting.

Adjournment

Commissioner Gland made a motion to adjourn the meeting. Commissioner Evans seconded the motion. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 7:55 p.m.

Respectfully submitted,

Dawn K. Gwynn

City Secretary