CITY OF DELAWARE CITY
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CITY OF DELAWARE CITY
HISTORIC PRESERVATION COMMISSION
November 18, 2010
RESCHEDULED

Call To Order
The regular meeting of the Historic Preservation Commission was called to order at 7:15 p.m. by Commissioner Martin. Those present included Commission Members Martin, Gland, Evans and Slotter.

Action Upon the Minutes of the Previous Meeting
The minutes of the October 5, 2010 HPC meeting were discussed. Commissioner Martin made a motion to approve the minutes of the October 5, 2010 meeting with one correction. The motion was seconded. A vote was taken, all ayes, motion carried.

103 Clinton Street – David Mullin & Elisabeth Brand – roof and windows
Homeowners and contractors from Phoenix Restoration (2) were present. The repairs to this property are necessitated by the firefighting activities related to the fire in the adjacent building. Mr. Mullen provided two photographs of the front and back of the property pre-fire for reference. The commission discussed the scope items with the contractor, and reviewed the drawings. The main items as proposed were replacement of standing seam metal roof with 30-year architectural shingles in brown; replacement of the pole gutter system at the front elevation with a half-round gutter and clips; replacement of the cedar shingles on the front dormer with vinyl shaped like shingles; replacement of the dormer roof with a rubber membrane system (EPDM), and on the rear elevation, replacement of a current jalousey window with a fixed sash of frosted glass (for a bathroom). The commission discussed that the proposed roof shingles may result in a look

that was closer to the original cedar shingles of the original roof, which the applicants confirmed were present beneath the metal. The commission urged the applicants to preserve or replace in-kind the shingles on the dormer, since they represented original material. The commission confirmed that the existing window in the dormer was to remain, and all wood prepared and painted. Commissioner Gland encouraged the applicants to repair and keep the pole gutter, as it was simple in design, original to the building, and less likely to clog with leaves than a half-round gutter. The applicants asked Commissioner Martin about how the state tax credit program would feel about the changes discussed (roof and vinyl siding), and then agreed with the changes suggested by the commission. Applicants asked about paint and stain for the shingles, and asked what was put on the shingles of Van Amringe. HPC said they didn't know and would find out. Applicants confirmed that all windows in the front of the building were remaining; windows in the back that needed replacement would be replaced in vinyl since they are vinyl now.

Commissioner Gland made a motion to approve the application with the following changes:

1. Roof to be replaced with specified asphalt shingles over plywood sheathing, with furring/purlins of the roof structure to be saved or replaced in-kind;
2. Cedar shingles to be applied to the sides of the dormer in the front of the building, with appropriate gauge coil stock used for flashing;
3. Pole gutter system to be reused and made sound using EPDM. Metal flashing should be wrapped from the top of the pole gutter to the face of the corbel cornice.

All other items recommended as presented. Commissioner Evans seconded the motion. A vote was taken, all ayes, motion carried.

98 Clinton Street – Paul Fitzwater – exterior changes

New photographs of the building were not received. A motion to table was made by Commissioner Slotter; second by Commissioner Evans. A vote was taken, all ayes, motion carried.

Other Topics of Discussion

Commissioners discussed the 2011 calendar (no changes recommended), and Commissioner Martin suggested that the HPC invite Joan Larrivee of the Division of Historical and Cultural Affairs to an upcoming meeting to make a presentation on the use of the State Historic Preservation Tax Credits. The applicants in attendance expressed interest in the program, and Commissioner Martin gave a summary of the tax credit program and the application process. Commissioners decided that we should ask her to come in March to a scheduled HPC meeting,

and advertize it to the public. HPC is supposed to have annual training and this could be considered training.

Adjournment

Commissioner Gland made a motion to adjourn the meeting. Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,

Dawn K. Gwynn

City Secretary