

*"A Historic Past"*



*"A Bright Future"*

CITY OF DELAWARE CITY  
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**CITY OF DELAWARE CITY  
REGULAR MEETING OF THE  
HISTORIC PRESERVATION COMMISSION  
June 7, 2011**

**Call To Order**

The regular meeting of the Historic Preservation Commission was called to order at 7:00 p.m. by Commissioner Holmes. Commissioner Holmes introduced the new member to HPC, Lynn Dilliplane.

**Action Upon the Minutes of the Previous Meeting**

A motion was made and seconded to accept the minutes as written. A vote was taken, all ayes, motion carried.

**101 Clinton Street – Pauline Murray/Colonial Construction – Fire Repairs**

Discussion occurred and the following was decided: The kitchen addition and the third floor will be removed and rebuilt. The third floor will be returned to a roof with dormer in the back, eliminating the sliding doors that were not code worthy. The roof may need to be replaced down to and including the rafters due to previous damaging work and fire damage. The shingles will match the new shingles at adjoining property at 103. Council Member Gland indicated that the pole gutter in the front should remain. HPC previously asked that the windows be returned to fit the size of the original brick openings and that the applied frames be removed... contractor indicated that the windows needed investigation and that they would work towards the HPC recommendation pending what they found under the applied frames. A motion was made and seconded to approve the preceding list of work. A vote was taken, all ayes, motion carried.

**310 Clinton Street – James Dennis/McCoy Builders - Addition**

Most of the discussion was concerning the conversion of the left garage bay into living space with a bow window in place of the door. The commission was concerned that this did not constitute an acceptable design alteration for the style and period of the house. There was discussion of alternatives, including a flat window. Applicant indicated that they wanted to be able to have a view up and down the street, and desired a window seat. New window would go to the roofline. Discussion about matching the base of the window to the base of the other 2 windows of the façade; the contractor stated that there would be a 2-foot tall brick wall at the base, matching the window to the right of the front door. There was discussion about when the garage was built, and the applicant stated that the garage had previously been only one bay and detached; second (left) bay was added. Discussion ensued regarding material for window, vinyl vs. wood. Some felt that vinyl was allowable because the infill would be modern. It was noted that the windows of the house are true-divided light wooden sash. Commissioner Slotter made a motion to approve a low profile bay window of vinyl, and allow a flat window as well if the applicant reconsidered. The motion was seconded. There were two nay votes and four yea votes. Motion carried.

**107 Clinton Street- Kevin Monroe- Door & Steps – Front and Back**

Applicant had no reference photographs. Modern “standing seam” metal roofing proposal was not approved for the entry; recommended roll roofing, flat metal or shingle. Commission felt that the proposed fancy porch details were not supported by old photographs or any other information, and were conjectural. Approved simple squared spindle and post design. A motion was made and seconded to approve the preceding list of work. A vote was taken, all ayes, motion carried.

**Solar Array at Community Center**

Discussed ground mount locations, and all felt that the location closer to the building would negatively impact the historic building. Asked for the reasons why it could not be put on the back side of the roof as originally conceived? Kay indicated she would pose the question to the project managers.

**Adjournment**

A motion as made and seconded to adjourn the meeting. A vote was taken, all ayes, motion carried. Meeting adjourned.

Respectfully submitted,  
*Dawn K. Gwynn*  
City Secretary