

"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
RESCHEDULED
June 13, 2013**

CALL TO ORDER

The regular meeting of the Historic Preservation Commission was called to order at 7:06 p.m. by Commissioner Martin. Those present included Commissioners Beaston, Slotter, Bonner and Dilliplane. City Manager Cathcart was also in attendance.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Commissioner Martin pointed out incorrect spelling on pages 2 and 3. The word should be "Ipe" rather than "Epay". Commissioner Martin also pointed out on page 4, where HPC jurisdiction was discussed regarding signs, that there was a disagreement about whether HPC had jurisdiction over sign location. *Commissioner Slotter made a motion to accept the minutes as amended. Commissioner Bonner seconded the motion. A vote was taken, all ayes, motion carried.*

214 HAMILTON STREET – JEREMY & MARISSA POLING - FENCE

Mr. and Mrs. Poling were in attendance to present their plans. Discussion followed regarding the fact that they have two frontages, as their property is on the corner. Mr. and Mrs. Poling would like to have a 6' high fence on the side of the property facing Henry Street rather than the 4' fence which the ordinance allows. City Manager Cathcart said they could apply for a variance. Discussion followed regarding: other properties with 6' high fences which are grandfathered, setback off Henry Street beyond garage, allowable fence heights, open fencing required on Hamilton Street (less than 80% solid); no height limit on shrubs, photographs of 214 Hamilton Street and surrounding properties, addition built on

original footprint, section of fence on Henry Street between garage and house, front yard traditionally defined based on main part of the building and does not include the additions, and required setback from neighbor's yard is only one foot in from property line. *Commissioner Slotter made a motion to accept the fence proposal with the following modifications: fence shall be no more than 4 feet open picket on the Hamilton Street side and back to the addition on the west side of the house, and the fence on the Henry Street will be approved to be six feet closed and setback garage plus approximately five feet. The remaining fence is approved as presented with materials as presented and finished side facing out. Commissioner Dilliplane seconded the motion. Commissioner Martin asked if anyone from the public had any comments. There was no response. A vote was taken, all ayes, motion carried.*

85-93 CLINTON STREET – SILVER HERON1, LP – DECK, STAIRS AND HARDWARE FOR SIGN

Christine Chura was in attendance to make a presentation of the proposal for the Canal Street side for a deck, staircase and enclosure for trash. She said the deck would be constructed of Ipe in such a manner as to allow all water to drain through so there would be no standing water. The railing would be a cable system with the wood in it so you can still see through it and it won't block the building. The cable is resistant to rust. The roof material would be metal, dark bronze color. The deck would not be attached to the building, 2 inches away from the building and would be six inches below the window sills. The roof support posts would be hollow cedar which would allow for hidden electric outlets. Staircase in front of door will be made of cut brick, with a railing as shown in the book (?). The trash enclosure will be constructed of Ipe. The steps will be done in English bond as there is a hodgepodge of brick patterns. The brick will match as much as possible. There will be some lighting on the deck which will be tucked under the roof and will not be seen. The steps will be constructed of Ipe.

Discussion followed regarding: stand-alone deck with no part of deck attached to the building, flashing not attached to the building, covered deck will not be waterproof, the proper way to attach flashing to building if necessary, transom replaced over addition door with an overhang for protection, impact of deck on character of building, size of deck – 20' X 31.3', former ramp and street on this side of building, underside of roof and cedar rafters, Ipe "porch floor" which allows drainage.

Discussion followed regarding how the large Central Hotel sign should be attached to the building. Ms. Chura said Quillen Signs in Milton made the sign. They recommended a system called True Bolt Anchor and Tie Wire Wedge Anchor System. It is galvanized and won't rust. The sign is 17' long, but extremely light because it is made from a composite material. There are cinder blocks below windows as the bricks were failing. Mr. Quillen will install the sign as he works with historic signs all the time. He is licensed and insured.

Materials for the Clinton Street addition would be the same as had been discussed for use on the Canal Street side deck. The brick probably won't match as there are so many different styles of brick used, but English bond will be used. They will try to make it blend as much as possible. They are looking at Marvin wood windows that are aluminum clad with transom below and above. They would like to use cedar shake shingles and 6" lpe with no groove. The doors will not be visible, but they will be commercial clad doors. The railing is the same as in the back and the lpe would be used to mimic the lath that was used inside.

Discussion followed regarding whether the elevations were approved at the previous meeting. Commissioner Slotter, who made the motion, said the elevations were approved as presented except for the materials. Commissioner Martin said she thought the elevations were not approved as the PC needed some extra time to consider materials and their placement on the connector in this addition. She felt the look of brick on the top and lath on the bottom would be distracting. Ms. Chura said they are trying to draw people's eye to the addition as it will be the main entrance. Commissioner Martin said she did say she was not ready to comment on the materials on the connector. City Manager Cathcart said he listened to the tape and the elevations and footprint were clearly approved, which is what Commissioner Slotter intended, without any dissenting votes.

Commissioner Martin asked if anyone had any comments on the materials as presented. Ms. Chura reiterated the materials to be used. The doors and hardware will be determined by the Fire Marshall. She will return to a future meeting to present the proposed doors and hardware. Commissioners Slotter, Bonner, Dilliplane said they had no issues with the materials. Commissioner Beaston said she did not understand the look of the lath on the exterior of the addition. Ms. Chura explained the use for the lath look and the doors. Commissioner Martin also asked if there were any comments from the public. There were no comments.

Commissioner Martin made a motion approving the materials as follows: roof that is detached but flashed, with cedar rafters and lighting recessed into the rafters, deck of lpe with spacers, trash enclosure using lpe, railing using wood and cable system, small exit door on Canal side will retain the transom and will have a set of stairs with two approaches which will be covered in brick face. The Central sign will be 17', made of composite and will be attached in an appropriate manner in the mortar joints with non-rusting screws. The posts will be hollow and will contain the electrical conduit and boxes. The addition materials will be lpe and brick face, windows to be used in the new addition are wood with aluminum cladding, cedar shake roof, 6" lpe for siding and the flat roof section will be green as shown last month. Commissioner Beaston seconded the motion. A vote was taken, all ayes, motion carried.

Discussion followed about financial benefits from taking this to the State of Delaware. Commissioner Martin said if there are any required changes for the State or National Park Service Ms. Chura should return to HPC and let them know what the changes are.

Comments

City Manager Cathcart asked that he, the Mayor and other members of HPC be copied on all letters of appropriateness. Commissioner Martin said that the copies were not omitted intentionally, as she assumed copies were being sent.

Ms. Chura said the flow test was done last week as well as the soil borings. It's in the hands of the Fire Marshall.

Adjournment

Commissioner Slotter made a motion to adjourn the meeting. Commissioner Dilliplane seconded the motion. A vote was taken, all ayes, motion carried. Meeting adjourned at 8:16 PM.

Respectfully submitted,

Dawn K. Gwynn
City Secretary