

"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
January 7, 2014**

CALL TO ORDER

The regular meeting of the Historic Preservation Commission was called to order at 7:03 PM. by Commissioner Slotter. Those present included Commissioners Slotter, Beaston, Dilliplane, and Lee. City Manager Cathcart was also in attendance.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Commissioner Lee pointed out an omission in the section about 213 Washington Street. She said her motion stated that she advised the owner to use the original wood siding and not cover it with vinyl "because of the damage it would do to the wood". The statement about the damage was omitted in the minutes. *Commissioner Dilliplane made a motion to approve the minutes of the December 9, 2013 HPC meeting, as amended. Commissioner Lee seconded the motion. A vote was taken, all ayes, motion carried.*

85-93 CLINTON STREET – SILVER HERON I - WINDOWS

Mark Chura, on behalf of Silver Heron I, said he was just here to give HPC an update. He said the black windows have been installed in the addition as have the aluminum-clad double hung windows in the two-story building. Mr. Chura said the County is looking at the Central Hotel as a three phase project. The first phase was the addition, the second is the deck and the third part will be the main building. The windows in the main section of the building will be white and not original to the structure. The original windows are problematic as they were not permanently installed, only temporarily, and the caulking has fallen out, they are not workable and they have very poor energy efficiency. They will be installing aluminum clad, white, six-over-six, double-hung windows within the next sixty days. Mr. Chura said he was making this update as a courtesy and said he would

be happy to answer any questions. Discussion followed regarding the color of the new windows in the main building, the color of the windows in the addition, that the addition was to be consistent with the original structure without replicating it and that some commissioners don't like the black windows on the addition. Discussion also followed regarding HPC commissioners needing to ask more questions, the approximate age of the windows (installed in 2006) that are being replaced, approximately 24 windows being replaced and that no original windows remain in the building.

COMMENTS

Commissioner Dilliplane asked the status of the lock restoration project. City Manager Cathcart clarified that there is no project to restore the lock. The condition of the lock is being researched. He said the City has not received the report and the University of Delaware has one year to complete the research. Discussion followed regarding the in kind match from the University of Delaware for this grant. Commissioner Dilliplane said she would research available grants, as some historic preservation grants are made available to municipalities in January and February. City Manager Cathcart said the problem is finding a match as most of those grants are capital grants with a 50/50 match. Discussion followed regarding a Preservation Delaware grant and grants available from Lowes, Walmart and Home Depot. City Manager Cathcart assured HPC that he checks every avenue of available grants. He said he had no luck in the past with grants from Lowes, Walmart or Home Depot. Commissioner Lee said she would give a list of grants to Commissioner Dilliplane to research. City Manager Cathcart said it would be helpful to have someone from HPC do grant research.

Council Member Buchheit informed HPC that he had approached the Mayor and Council about giving more authority to HPC. City Manager Cathcart said he recalled that the Mayor said he would appoint an ad hoc committee to review the current ordinances and consult with HPC about the additional authority they are seeking. Council Member Buchheit said he thought HPC was going to study this. Mayor Green, who was in attendance, said he and City Manager Cathcart discussed it and decided that an ad hoc committee could be appointed, meet with HPC to study this and prepare a document to submit to the Mayor and Council. Discussion followed regarding pros and cons of an ad hoc committee.

Discussion followed regarding the fact that most residents don't take the advice of HPC because HPC is acting strictly in an advisory capacity. Discussion followed regarding giving information to residents about historic preservation grants and tax credits. Mr. Chura suggested that the change of the Code would be most effective if it were written like the fence code, which states that if the residents are in compliance with what they want to do, such as restore the existing wooden siding rather than covering with vinyl, they would not need to come before HPC. However, they would need to come before HPC if they wanted an exception to the rule in order to cover wooden siding with vinyl.

City Manager Cathcart said the ad hoc committee needs to do a comprehensive review. Mayor Green said this discussion just goes to prove that it is imperative that the City do a complete study regarding historic preservation. Discussion followed. Mayor Green said he would have a member of HPC on the ad hoc committee. Commissioner Slotter said the HPC commissioners should be thinking about what they think is important for the district. City Manager Cathcart said the ad hoc committee could meet when they decide to meet, but their meetings would need to be posted. Commissioners Beaston and Lee offered to serve on the ad hoc committee. Commissioner Slotter suggested a special meeting to discuss this. The meeting would need to be held in a public place and posted. Commissioner Slotter said he would circulate an email to the commissioners to get available dates. Tim Konkus said the purpose of these potential changes to code would be to “enforce a vision” not to just make HPC stronger.

ADJOURNMENT

Commissioner Beaston made a motion to adjourn the meeting. Commissioner Lee seconded the motion. A vote was taken, all ayes, meeting adjourned at 7:45 PM.

Respectfully submitted,

Dawn K. Gwynn

City Secretary