



CITY OF DELAWARE CITY

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**CITY OF DELAWARE CITY
REGULAR MEETING OF THE
HISTORIC PRESERVATION COMMISSION
October 7, 2014**

CALL TO ORDER

The regular meeting of the Historic Preservation Commission (HPC) was called to order at 7:00 pm. by Commissioner Slotter. Those present included Commissioners Slotter, Turley, Bonner, Beaston and Dilliplane. Commissioner Lee arrived after the roll call. City Manager Cathcart was also in attendance.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Commissioner Beaston made a motion to approve the minutes of the September 2, 2014 HPC meeting, as written. Commissioner Dilliplane seconded the motion. A vote was taken, all ayes, motion carried.

CHAIRPERSON ELECTION

Commissioner Slotter announced that this would be his last meeting as chairperson. He said it was necessary to elect a new chairperson. *Commissioner Bonner nominated Commissioner Dilliplane for the position of Chairperson of HPC. Commissioner Beaston seconded the nomination. A vote was taken, all ayes. Commissioner Dilliplane is the new chairperson.* Commissioner Dilliplane assumed control of the meeting and introduced herself.

227 WASHINGTON STREET – TRACEY SOUTHERLAND – VINYL SIDING

Ms. Southerland presented her list of materials and stated that the house currently has wood siding that she wants to cover with vinyl siding. Ms. Southerland's brother-in-law explained that it really was an economic issue. He

said the paint is in very bad shape and probably contains lead which would require abatement. He said to have the house painted it would cost tens of thousands of dollars to have the house painted. Ms. Southerland said there is vinyl siding on all the houses surrounding her house.

Commissioner Slotter explained that HPC always recommends preservation of the original historic fabric of a building for future generations. Ms. Southerland's brother-in-law explained that the existing siding is in very bad condition and many of the boards would need to be replaced anyway. He reviewed the list of materials to be used, including Dutch Lap vinyl siding. The windows would remain the same. Commissioner Dilliplane stated that HPC is acting in an advisory capacity for a property at this address. She said they would like to see the owner keep the wooden siding and not cover it with vinyl, but they can only advise that. *Commissioner Slotter made a motion to highly recommend the preservation of the natural fabric of the historic structure, with the understanding that HPC is serving in an advisory capacity. Commissioner Bonner seconded the motion. A vote was taken, all ayes, motion carried.* Commissioner Dilliplane said Ms. Southerland would receive a letter of appropriateness.

209 CLINTON STREET – DENNIS & CINDY PHIPPS/SUNNY MAC SOLAR – SOLAR PANELS

Commissioner Dilliplane circulated a picture of the proposed solar panel placement. She said they would be placing the standard black panels on the roof of the addition, with housing on both sides, making the solar panels invisible from Clinton Street. Discussion followed regarding the fact that the addition is 25 years old, that the original house is Victorian, the weight of the panels and any necessary support. Commissioner Slotter said he has no concerns as the panels will not be visible from the street and they are not intruding on the historic structure. *Commissioner Turley made a motion to accept the application as presented. Commissioner Bonner seconded the motion. A vote was taken, all ayes, motion carried.*

201 JEFFERSON STREET – SUMMER THOMPSON – PORCH & DEMO GARAGE

Ms. Thompson presented pictures of columns on the front porch, one of which needs to be replaced. One of the columns has already been replaced, but she didn't know what material it was. She said her contractor said he would use a wood column if he can find one in the correct size. He said if he could not find a wood one, he would have to replace it with fiberglass. Ms. Thompson said the existing column has a root wedged in it and it can't be removed. There are vines growing out of the column and there has also been water damage. The railings will have to be removed to replace the column, but they will be reinstalled. Those railings are wood and will be repaired before reinstalling. Discussion followed.

Commissioner Beaston made a motion to replace the damaged column with wood as a first choice, but fiberglass as an alternative if a matching wood column cannot be found. Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion carried.

Ms. Thompson said she would like to totally demolish her garage as it is in terrible condition. It is leaning and the brick floor is caving in. She said the garage was built later than the house. She had photos that showed the condition. A contractor told her it would not be cost effective to repair the garage. Ms. Thompson said she would like to save the bricks and the scalloped siding for future use if needed. Discussion followed, with Commissioner Turley explaining how he could tell the garage was not as old as the house. *Commissioner Turley made a motion to accept the demolition of the garage as presented. Commissioner Beaston seconded the motion. A vote was taken, one nay vote and a majority of aye votes. Motion carried.* Commissioner Dilliplane informed Ms. Thompson that she would receive two letters of appropriateness, one for each project.

609 FIFTH STREET – BRIAN PHILLIPS – ADDITION – DETACHED GARAGE; DEMOLISH STEPS/PAD/DOOR AND REPLACE FRONT DOOR, WINDOWS AND GUTTERS/SOFFITS

Mr. Phillips presented his plans. City Manager Cathcart said construction of the garage is non-residential new construction under FEMA. It is in the flood zone so Mr. and Mrs. Phillips would need to comply with the flood proofing requirements of FEMA. Discussion followed regarding the age of the house, built in three different sections, currently has vinyl siding, different window styles, would like six-over-six-windows, steel replacement door with wood frame including the sidelights, windows will be vinyl Pella windows and vinyl window trim also. Additional discussion followed regarding the side door to be demolished and whether it tied in to the foundation, the gutter system to be installed and the garage addition.

Commissioner Slotter made a motion to approve the plans for the garage as presented. Commissioner Beaston seconded the motion. There was no additional discussion. A vote was taken, all ayes, motion carried.

Commissioner Turley made a motion to approve the demolition of the concrete steps, pad and door as presented. Commissioner Beaston seconded the motion. A vote was taken, all ayes, motion carried.

Discussion followed regarding the appropriateness of six-over-six windows for the time period that the house was originally built. Also discussed were the Pella door and windows. *Commissioner Turley made a motion to approve the plans as*

submitted for the gutters/soffit, windows and front door. Commissioner Lee seconded the motion. A vote was taken, all ayes, motion carried.

Commissioner Dilliplane told Mr. Phillips that he would receive a letter of appropriateness.

COMMISSIONER COMMENTS

Commissioner Beaston questioned what decision would have been made for 227 Washington Street if HPC was acting in more than an advisory capacity. Everyone seemed to agree that it was a difficult decision, as the cost of using wood would probably have been prohibitive but wood siding would have been the material of choice. Discussion followed regarding protocol for removing lead based paint and asbestos. Additional discussion followed regarding how the process would work if HPC were not acting only as an advisor. Commissioner Lee said she feels residents have already decided on materials by the time they come to HPC. She suggested that HPC prepare a packet with recommended alternative materials. It could be given to the residents when they ask to be put on the agenda for HPC. Commissioner Lee said she had some information that she would bring to the next meeting when the packets could be worked on. Discussion followed regarding when a home is deemed historic.

The Commissioners thanked Commissioner Slotter for doing a fine job as chairperson. Mayor Green said he really appreciated the time Commissioner Slotter had put into his job as chairperson. He said he had done an excellent job and was a strong leader.

ADJOURNMENT

Commissioner Beaston made a motion to adjourn the meeting. Commissioner Lee seconded the motion. A vote was taken, all ayes, motion carried. The meeting was adjourned at 7:50 pm.

Respectfully submitted,

Dawn K. Gwynn

City Secretary