



CITY OF DELAWARE CITY

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**CITY OF DELAWARE CITY
REGULAR MEETING OF THE
HISTORIC PRESERVATION COMMISSION
April 12, 2016
MINUTES**

CALL TO ORDER

The regular meeting of the Historic Preservation Commission (HPC) was called to order at 7:00 p.m. by Commissioner Dilliplane. Those present included Commissioners Dilliplane, Slotter, Sellers, Hanna and Wood. City Manager Cathcart was also in attendance. Commissioner Dilliplane introduced and welcomed Commissioner Wood to the HPC.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Two errors were pointed out: on page 2 the word "pumps" was omitted and should be added to state "permanent pumps"; on page 3 the word "to" was typed instead of "the" in the first sentence. *Commissioner Slotter made a motion to accept the minutes of the December 1, 2015 meeting as amended. Commissioner Sellers seconded the motion. There was no discussion. A vote was taken, all ayes, motion carried.*

136 WASHINGTON STREET – PAUL FITZWATER, III – WINDOWS

Mr. Fitzwater was not in attendance to make his presentation, so this agenda item was not discussed.

230 WASHINGTON STREET – TRACEY WILSON - DEMOLITION

Robert Methvin, Ms. Wilson's real estate agent, was present to represent her. Commissioner Dilliplane asked the other commissioners if they had received the packet of information regarding this property. Mr. Methvin asked if there were any questions about the information contained in the packet. Mr. Methvin said they did have a contractor on board who would demolish the structure prior to the title

being transferred to a new owner. Discussion followed. Commissioner Dilliplane explained that this demolition permit does not remain in place if the property should be sold before the demolition. If that were to happen, the new owner would need to apply for a demolition permit. Mr. Methvin said that was acceptable, as Ms. Wilson is planning to sell a vacant lot. Commissioner Slotter said he had gone through the structure and found it was really in bad shape. There weren't any additional questions about whether the condition of the structure warranted demolition.

Commissioner Sellers questioned the ordinance that states all demolition applications must be presented at a public hearing before the HPC. City Manager Cathcart stated that all public meetings are public hearings. She also questioned the section of the ordinance that states that if approval is granted to demolish a structure in the historic district, would such approval be conditioned upon the construction of another building. City Manager Cathcart said this was not an application to reconstruct, simply to demolish. Discussion followed.

Commissioner Slotter made a motion to approve the permit for demolition based on the fact that the cost for renovation (\$175,900) of the historic structure would cause a financial hardship to the property owner and because they have satisfied the original request to have a contractor inspect and give conditions of the property. Commissioner Wood seconded the motion. A vote was taken, all ayes, motion carried.

Commissioner Dilliplane said the property owner would receive a letter of appropriateness, giving permission to demolish the property and notifying them that they need to get a building permit.

136 WASHINGTON STREET – PAUL FITZWATER, III - WINDOWS

Mr. Fitzwater was still not present. Discussion followed as to whether the HPC should consider this application or table it. Discussion followed regarding the work Mr. Fitzwater proposed. *Commissioner Hanna made a motion to table this agenda item until next month when Mr. Fitzwater can attend the meeting with more details, a cut sheet of the materials he wants to use, and his design plan for the top six windows. Commissioner Wood seconded the motion. A vote was taken, all ayes, motion carried.* Commissioner Dilliplane said she would send him a letter to notify him that the topic was tabled and listing the items he would need to bring next month.

COMMISSIONERS COMMENTS

Commissioner Dilliplane said there was a Preservation 50 training seminar scheduled for April 30th, at the Smyrna Opera House. She said the commissioners are required to do training each year in order to be qualified as Historic Preservation Commissioners. The City would pay the registration for this

seminar. She said this training provides valuable information including requirements for government tax credits, which Delaware City residents could qualify for. Any interested parties should let Kathy Clifton at Town Hall know so she can get them registered. The deadline for registration is 4/22/16.

ADJOURNMENT

Commissioner Slotter made a motion to adjourn the meeting. The motion was seconded. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 7:37 p.m.

Respectfully submitted,

Dawn K. Gwynn

City Secretary