



CITY OF DELAWARE CITY

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**CITY OF DELAWARE CITY
REGULAR MEETING OF THE
HISTORIC PRESERVATION COMMISSION
February 6, 2018
MINUTES**

CALL TO ORDER

Commissioner Sellers called the regular meeting of the Historic Preservation Commission (HPC) to order at 7:00 p.m. Those present were Commissioners Wood, Sellers, Hanna, and Palmer. Also in attendance was City Manager Houck.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Commissioner Wood made the motion to accept the minutes as written from the January 22, 2018 meeting. Commissioner Palmer seconded, all in favor. Minutes were accepted.

300 WASHINGTON STREET – Black Dog, LLC/Bromwell Construction - Exterior

Frank Bromwell, part owner in the Black Dog, LLC/Bromwell Construction made the presentation to the Commissioners on the plans for the exterior renovation of this property.

City Manager Houck asked if he had a plan to which he replied only the ones the previous owner had drawn up. The architect had not completed the ones they would be working from. The new plans will include the interior work as well. Mr. Bromwell said the ones he brought to the meeting show the exterior measurements and windows just not the specs on the materials. Mr. Bromwell

showed a sample of the roofing materials that had been chosen and an example of siding that was not the same scale but showed the texture.

- Shingles will be "Rustic Black" architectural style
- Siding will be "Double 5 Clapboard Reveal" to match the existing front porch. The colors have not been decided on. Possibilities are Everest, Classic Cream or Victorian Gray and the front porch siding will be painted to match.
- The fascia will be white aluminum wrapped and vinyl soffits

Mr. Bromwell did present a written report of the plans for the exterior renovation.

The Demo Work will include:

- Remove existing deck on rear of home (no replacement is planned)
- Remove existing fire damaged shed

There were two (2) items on the demo list that the HPC Commissioners tabled:

- Remove existing fence and replace with white vinyl privacy fence. It was discussed that this may not come under HPC jurisdiction and perhaps has to go to the Planning Commission for review and has to follow Delaware City's protocol for fencing. This will be followed up on.
- Pave driveway in rear of home where existing concrete driveway is located. Again this is not for HPC.

Mr. Bromwell was told these two items could be done at another time and with applying for the proper permits then. City Manager Houck said additional follow-up will be made by Town Hall on these items.

Commissioner Wood inquired about what type of door he planned to install. Mr. Bromwell replied that had not been decided yet. Commissioner Wood said the door would change the appearance and character of the house. Discussion followed on the various types he had been considering and also may remove a wall to enlarge the entryway. Mr. Bromwell said the possibilities are 9-light or a 6 paneled door with 2 - 12 inch sidelights.

Answering Commissioner Sellers questions about approving a door that is in a state of flux, City Manager Houck said no, that Mr. Bromwell will have to come back and deal with it at the time of permit. But before the permit is granted HPC will have to approve the historical aspect of it. Hearing that, Mr. Bromwell decided to keep the current style of 9-light and instead of wood, it will be fiberglass. City Manager Houck asked did that exclude the expansion of the entryway? His reply was yes; he will keep the 9-light door. Commissioner Palmer asked what Mr. Bromwell meant by "expand". He replied that currently the door was 30-inches. Commissioner Palmer said the door should be 36-inches. Mr. Bromwell said that was why the 36-inch door with 2 - 12-inch sidelights was considered but when asked if he was committing to that now he replied for permit wise he would commit to the 9-light door and possibly come back. Commissioner Palmer said it has to be a 36-inch door.

Discussion about the fence followed. The current fence is located between the side of the property and a neighbor's. Mr. Bromwell's plan is for a 6-foot privacy fence. Comments were about what is the allowable height; either 4-foot or 6-foot. Once again it was stated that would require a separate permit.

Commissioner Sellers asked if there were any questions. Commissioner Wood wanted to know what was meant by vinyl siding on the front leaving existing wood. Mr. Bromwell explained there are turn posts and the clapboard was scribed into them so he did not want to remove them so the architecture could be maintained. It is his intent to match the new Double 5 Reveal to the existing clapboard and paint all the same color.

Commissioner Palmer asked if the intent of this property was going to be a rental? Mr. Bromwell replied its to sell.

Issue about the windows came up and Mr. Bromwell was asked if he planned on changing them. He did not. They were new vinyl windows installed after the fire and were permitted because vinyl windows existed before the fire.

The Commissioners took sometime to put together the motion to be voted on. Commissioner Hanna reads the motion:

The motion is for Black Dog, LLC/Bromwell Construction to execute the following work on 300 Washington Street:

DEMO

- Remove existing deck on rear of home
- Remove existing fire damaged shed

ROOFING

- Asphalt architectural style shingles in Rustic Black

SIDING

- 5-inch reveal profile, double 5 clapboard - colors to be chosen from Everest, Classic Cream or Victorian Grey

DOORS

- 36-inch fiberglass replacement with 9-lights

SOFFIT

- White vinyl

FASCIA

- White wrapped aluminum

Commissioner Palmer makes the motion to accept and Commissioner Wood seconds it. The vote was Commissioners Wood, Palmer and Sellers in favor but Commissioner Hanna was not opposed but unsure. She would have been more comfortable if actual examples of materials to be used had been presented as well as a concrete plan.

Commissioner Sellers tells Mr. Bromwell he will receive a letter detailing what HPC has agreed upon. Mr. Bromwell gave his mailing address, thanked the Commissioners and left the meeting.

COMMISSIONERS COMMENTS

Commissioner Palmer questioned if vinyl siding was allowed in the historical district. Commissioner Sellers said she pulled up the original letter from June of 2014 and it stated: "to replace the existing vinyl siding with new vinyl siding." Again HPC is presented with a request that cost incurred is a factor.

City Manager Houck asked if HPC had a set of rules to use as a guide in making decisions. The Commissioners responded that was why they had begun a review of Chapter 49. It's not their intent to discourage people from moving to Delaware City and renovating the homes by giving them unrealistic rules that would make the renovations cost prohibitive. HPC needs more time to work on reviewing Chapter 49.

The other important topic the Commissioners discussed was receiving detailed information about the pending project before it was put on the agenda. City Manager Houck said she would discuss a review of the guidelines and check list for submissions, as well as date to have them in before putting it on the HPC agenda. The information must be submitted to place the item on an agenda.

ADJOURNMENT

Commissioner Hanna made a motion to adjourn the meeting. Commissioner Palmer seconded the motion. The meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Bonnie Lynn Hanna

City Secretary