

*"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  
May 7, 2013**

**CALL TO ORDER**

The regular meeting of the Historic Preservation Commission was called to order at 7:00 p.m. by Commissioner Martin. Those present included Commissioners Lee, Slotter, Bonner and Dilliplane. City Manager Cathcart was also in attendance. Commissioner Gland arrived later in the meeting. Commissioner Martin gave a brief overview of the role of the Historic Preservation Commission. She then asked all HPC members if there had been any ex parte communications regarding any cases on the agenda. Commissioners Dilliplane, Slotter and Lee said they had communications with the owners of Sterling's. Commissioner Dilliplane said she had also spoken with Ms. Yetter regarding a fence.

**ACTION UPON THE MINUTES OF THE PREVIOUS MEETING**

*Commissioner Lee made a motion to accept the minutes of the February 12, 2013 HPC meeting, as written. Commissioner Bonner seconded the motion. A vote was taken, all ayes, motion carried.*

*Commissioner Slotter made a motion to accept the minutes for the unofficial meeting, which did not have a quorum, of April 9, 2013. Commissioner Bonner seconded the motion. A vote was taken, all ayes, motion carried.*

**FRONT STREET (CORNER OF FRONT & ADAMS) – HENRY WALTON/WHITTAKER BROS – NEW CONSTRUCTION**

Mr. Whittaker made a presentation of his plans. Discussion followed regarding: the property being adjacent to the historic district boundaries, that Commissioner Slotter had seen the plans previously at the Planning Commission meeting, the Planning Commission approved the setback requirements and Mr. Whittaker is

planning to install a sidewalk in front of the three properties. *Commissioner Slotter made a motion to approve the plans as presented. Commissioner Dilliplane seconded the motion. A vote was taken, all ayes, motion carried.*

#### **214 HAMILTON STREET – JEREMY & MARISSA POLING - FENCE**

Discussion followed regarding the following: whether the plans comply with the fence ordinance, fence materials, height of the fence on the two frontages, and that the finished side will be on the outside according to the fence ordinance. *Commissioner Slotter made a motion to table this item as Mr. and Mrs. Poling were not present. Commissioner Gland seconded the motion. A vote was taken, all ayes, motion carried.*

#### **118 CLINTON STREET – TIM & LYNN DILLIPLANE – AWNING**

Mr. and Mrs. Dilliplane asked that this be tabled until the July meeting. Commissioner Slotter asked if an awning needed to come before HPC for approval. Commissioner Martin said an awning would be considered to be removable and the property is not historic, therefore, it would not be necessary to come before HPC for approval. This item is not going to be on the agenda in the future.

#### **85-93 CLINTON STREET – SILVER HERON<sup>1</sup>, LP – ADDITION AND SHUTTERS**

Ms. Christine Chura from Chura and Associates and designer Rebecca Fluharty made a presentation of the plans. The presentation included: a site plan, the Sanborn Surveys showing the previous additions to the structure, reinstalling the shutters to the original building (windows & doors will be addressed at a future meeting), a one story addition (includes elevator and bathrooms) allowing a view of the original structure, an existing fireplace wall that is reinforced with steel beams and has been repointed, geo tech services for borings regarding the foundations, a French drain in the cellar that is immaculate and dry, and existing internal architectural features. They stated that there are no structural issues that can be seen at this time. The porch and entry will be presented to the Planning Commission.

Regarding the addition, Ms. Fluharty presented the following: using architectural details from the city but ensuring that the addition is clearly new and not part of the original building; location of bathrooms; window transoms; staggered lap siding that would butt together and lpe on one area; recessed entrance; match cedar roof to the original building; window sizes and doors; clipped building corners with planter and water feature; view of building from Front and Clinton Streets; skeleton effect of plain plaster lath in windows; pocket garden inside Clinton Street entrance; and brick style. For the shutters, Ms. Chura said they are trying to get Spanish cedar and use the one existing panel shutter as a sample.

The third floor of the original building had louvered shutters. No original shutter hardware has been found. They will return to HPC for approval of the shutter hardware. They don't want to replace the shutters on the front porch as they would not fit due to the poles.

Discussion followed regarding: Eagle wood windows, the ADA ramp, the canal side porch, porch railings, porch roof, Canal Street porch not connected to the building, size of Canal Street porch, window blocked in on the bar side, would like functioning shutters, one ADA doorway opening that will be added in hallway, and storm windows. Additional discussion followed about the intended use for the building, HVAC placement, green roof in tiles, attic windows, chimneys, information alcove, soft lighting on exterior, signage depending on tenants, access to the addition, 611 square feet addition and fire stairway. The owners have not yet submitted paperwork for tax credits. Discussion followed regarding how to distinguish the building entrance and the use for the porch on Canal Street and how it will appear if it not attached to the building. City Manager Cathcart said the process has been very carefully thought out.

Ms. Chura reiterated the motion she needed this evening was as follows: the shutters, the basic floor plan of the addition, the height of the addition will stay, plus or minus, based on the geo-tech report, approval for the footprint of the addition, and a brick foundation with an appearance of the beam coming through the brick using lpe. Discussion followed regarding the cut face brick to be used on the addition. Ms. Chura explained that the fine details will be reviewed in the future.

The shutters would be of Spanish cedar, and painted dark, dark green or black, with paneled on the 1<sup>st</sup> and 2<sup>nd</sup> floors and louvered on the 3<sup>rd</sup> floor. The hardware is fairly basic and would be discussed with HPC before finalization. The shutters will be constructed exactly as the original shutters were made, which is a panel with wood trim applied. The louvered shutters will probably be bought rather than custom made. Ms. Chura said if they come across a window that is "funky" they will return to HPC to see what HPC wants. Discussion followed. Ms. Chura agreed to return to HPC with the louvered shutters if needed.

Ms. Chura said they also need approval of the footprint and elevations of the addition, subject to approval of materials. Commissioner Martin said she not completely decided on the design of the elevations, but the height and basic shape seem fine and she would feel comfortable to give concept approval. She said she needs some additional time to review the addition. Discussion followed.

*Commissioner Gland made a motion to accept the shutter restoration on the first and second floor as proposed and to reproduce them, dimensionally accurate, with the similar joinery and techniques that were used on the old one that the owners have, the information that the owners have. He said color was not an issue.* Commissioner Martin asked if there was any member of the public who

was interested in commenting. No one responded. *Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion carried.*

*Commissioner Slotter made a motion to accept the footprint and elevations as noted on the plans with material specifications for the elevations to follow at a later date. Commissioner Dilliplane seconded the motion. Commissioner Martin asked if there was any member of the public who was interested in commenting. There was no response. Commissioner Slotter clarified that he was referring to the Clinton Street addition, not the porch. Commissioner Dilliplane agreed. A vote was taken, all ayes.*

Commissioner Martin said that before painting the sign on the masonry, they should have come before HPC. Ms. Chura said they are also planning to re-install the large "Central" sign above the balcony. Commissioner Gland said all signs must come before HPC. Commissioner Martin agreed. Mr. Chura asked for clarification on signage, asking if that sign needs the approval of HPC prior to installation. Discussion followed. City Manager Cathcart said HPC has no say in the sign. They may have some jurisdiction over how it is attached to the building. But the dimension of the sign falls under the purview of the Planning Commission. There was a disagreement about whether HPC has any jurisdiction over sign location. City Manager Cathcart said that there is a sign ordinance and as long as the sign complies with the sign ordinance, it does not fall under the authority of the HPC. Mr. Chura clarified that HPC would have approval of how the sign is attached to the building. Discussion followed regarding attachments. Commissioner Gland recommended the use of a good steel backing plate on the inside and an exposed nice piece of stainless steel to mount the sign on.

### **107 WASHINGTON STREET – CLYDE GALLAGHER – SIDING AND WINDOWS**

The residents never submitted plans and specifications, nor were they in attendance. Commissioner Martin said they would not discuss this in their absence.

### **320 ADAMS STREET – JANET ROSE & JONNA YETTER – FENCE**

Ms. Yetter was in attendance to present her plans. HPC questioned Ms. Yetter, asking who installed the existing fence, as the finished side faces her house. She did not know who installed it because she just moved in. She explained her plans, adding that she did not want to connect the fence to the house. Discussion followed. *Commissioner Gland made a motion to approve the fence and suggested 4' height would be better than 6'.* She asked if she could use 6' in the rear and 4' on the side. She was told she could to that. Commissioner Martin asked if any member of the public had any comments. There was no response. *Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion*

carried. Ms. Yetter asked if it had to be painted. The HPC recommended that it be coated with some sort of preservative if not painted.

**Comments**

City Manager Cathcart informed the members of HPC that the deadline for the final grant report had been extended until June 15, 2013, as drawings are being scanned and added to the report.

The grant for the upcoming year will continue the work that was started on the previous grant, looking at the supporting businesses that surrounded the canal lock.

**Adjournment**

*Commissioner Gland made a motion to adjourn the meeting. The motion was seconded. A vote was taken, all ayes, motion carried. Meeting adjourned at 8:40 PM.*

Respectfully submitted,

*Dawn K. Gwynn*

City Secretary



## ATTENDANCE SHEET – PLEASE SIGN IN

MEETING: HPC DATE: 5-7-13

NAME:

Christy Chura  
REBECCA FLUHARTY  
JONNA YETTER  
KIM WHITAKER  
STAN GREEN  
TIM DRUMMOND  
John Buchheit  
TIM KONKYS  
Jerry McCarty  
Mark Chura

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