



CITY OF DELAWARE CITY  
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**CITY OF DELAWARE CITY  
REGULAR MEETING OF THE  
HISTORIC PRESERVATION COMMISSION  
August 5, 2014**

**CALL TO ORDER**

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

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

*Commissioner Bonner made a motion to approve the minutes of the July 1, 2014 HPC meeting, as written. Commissioner Dilliplane seconded the motion. A vote was taken, all ayes, motion carried.*

**400 HAMILTON STREET – JOE COLLINS, REGIONAL OPERATIONS  
MANAGER SOLAR CITY FOR JOYCE BENSINGER – SOLAR PANELS ON  
ROOF**

Mr. Collins said they would like to install solar panels on the south side of the roof. This would not be visible from Hamilton Street or Fourth Street. There would be 16 panels on the roof which would provide and offset about half of her energy. The panels will be mounted using a rail base system which only raises the panels by about five inches above the roof top. The panels were originally created in Delaware. City Manager Cathcart said they are the same panels that were used in the City's solar farm. Discussion followed regarding appearance of one contiguous panel, clarification of the location of panels, Secretary of the Interior's guidelines which say this is acceptable because if does not alter the house, that the solar inverter, 18" wide by 12" deep by 3 ½ feet long, will be mounted on the

back of the house next to the electric meter. *Commissioner Dilliplane made a motion to accept the plans as submitted. Commissioner Lee seconded the motion. A vote was taken, all ayes, motion carried.*

Mr. Collins asked for advice for future possible installations. Commissioner Dilliplane recommended that he look at the Department of the Interior Standards regarding solar panels.

### **139 ADAMS STREET – CLARK ELLIS- WHITE VINYL RAILING AROUND PORCH**

Mr. Ellis explained that the house was built eight years ago. The existing posts are also white vinyl. It was suggested that Mr. Ellis make sure there is a good support system for the bottom rail as the support posts compress, causing the rails to sag. *Commissioner Slotter made a motion to approve the railing as presented. Commissioner Dilliplane seconded the motion. A vote was taken, all ayes, motion carried.*

### **201 JEFFERSON STREET – SUMMER THOMPSON – WINDOWS**

Summer Thompson said her current windows are ancient, don't open and many are broken. She got estimates for vinyl windows. She has 22 windows that need to be replaced. Five additional windows have been already replaced with vinyl windows. Discussion followed regarding OG curves. Ms. Thompson said the new windows would be the exact size as the existing windows. She said she would be wrapping the trim around the windows with vinyl.

Discussion followed about window grids. Some of the current windows are two-over-two and some are one-over-one. Ms. Thompson said she prefers the one-over-one. City Manager Cathcart said the structure was built in 1890 and none of the windows appear to be original. She said she is doing this so the windows will all be consistent and so they can be opened. The Commission said the two-over-two would be more appropriate for the age of the house. Commissioner Slotter said the Historic Preservation Commission is here just to advise homeowners. City Manager Cathcart said he would be happy to talk to her salesperson about the style of windows. *Commissioner Dilliplane made a motion recommending that Ms. Thompson use the two-over-two replacement windows if they are available, otherwise, one-over-one would be acceptable, as long as they remain true to the historic details of the house. Commissioner Lee seconded the motion. A vote was taken, all ayes, motion carried.*

### **COMMISSIONER COMMENTS**

Discussion followed regarding HPC terms that are expiring. Commissioner Lee said she would be willing to serve another term. Commissioner Slotter said he would serve another term if he could step down from the position of chairperson. Commissioner Dilliplane said she would be willing to be chairperson as long as she had people to back her up, as she could be late because of her commute.

Commissioner Bonner said she was having the trim on her house painted in two weeks and asked if she needed the approval of HPC. She was told that she didn't need to come to HPC for paint.

### **ADJOURNMENT**

*Commissioner Lee made a motion to adjourn the meeting. Commissioner Bonner seconded the motion. A vote was taken, all ayes, motion carried. The meeting was adjourned at 7:33 pm.*

Respectfully submitted,

*Dawn K. Gwynn*

City Secretary