

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY

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**MINUTES
REGULAR MEETING OF
THE HISTORIC PRESERVATION COMMISSION
CITY OF DELAWARE CITY
Tuesday, March 3, 2020 7:00 p.m.
REVISED**

CALL TO ORDER

Commissioner Turley called the regular meeting of the Historic Preservation Commission (HPC) to order at 7:00 p.m. Commissioner's Dilliplane, Keifer, Slotter, Wood, and Turley were present along with City Manager Baylor.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

A motion to accept the February Minutes was made by Commissioner Slotter and seconded by Commissioner Wood. All members were in favor and *the Minutes were accepted as written.*

BATTERY PARK GAZEBO - JILL SNOW PRESENTING

Commissioner Turley explained that there are a few members of the HPC that are also members on the Gazebo Committee, and they would recuse themselves from any vote. He explained that this is coming before the Historic Preservation Commission as a requirement for approval. He said under the current rules, all but one member can recuse themselves and they would still have a quorum.

Commissioner Wood said that is not how she interpreted the rule. *City Manager Baylor* said he reached out to the City Solicitor for a determination on this and the City Solicitor confirmed that Mr. Turley's interpretation is correct.

Commissioner Turley would like the Commission to be represented a little more fairly and he would like a motion to be made to table this issue until there are at least Four voting members at

a regular meeting or a special meeting. City Manager Baylor said he agrees and feels it would be best to have everyone present and to give everyone a chance to voice their opinions.

Commissioner Dilliplane asked to see alternatives to the plan presented.

Jill Snow presented to the Commission some more information since the last meeting she attended from additional builders. She said she spoke to two additional companies; one company was unable to do this request and the second said it would be impossible to build with wood. The columns are the issue and they are what make the look, the design is called a Ramada.

Jill Snow said she reached out to Space Makers, who did not give a bid or specs, nor did they have any picture which made her leery and she believes they have never built a wooden gazebo before. She doesn't think we should buy something we can see prior.

Commissioner Dilliplane asked why they can change the design. Jill Snow said the entire Gazebo Committee all agreed to this design,

Commissioner Dilliplane said a wooden design would not be an issue to approve and she fears the ramifications from people that are not allowed to use this material if they approve it for this use.

Commissioner Wood pointed out that there were Vinyl benches that did not come before the Historic Preservation Commission put in the park along with there being shingles on houses that are not approved materials.

Commissioner Dilliplane is concerned about the Vinyl material because Vinyl easily cracks and deteriorates. Commissioner Wood said at the last meeting the Vinyl was discussed and "George" said there are different types of Vinyl and this type of Vinyl doesn't crack as easily.

Commissioner Dilliplane said this needs to follow the guidelines the town has set through having a Historic Preservation Commission.

Jill Snow presented different pictures of Gazebos and different colors options.

Discussion Followed.

Commissioner Wood said they also wanted to use this specific one because that company does all the work from start to finish and they would make the process quite simple.

Commissioner Wood also pointed out that it will not be located in the same place as the current gazebo but moved closer to the promenade.

Discussion followed regarding possibly allowing a vote through Skype for people unable to attend a meeting. The City Manager said he will look into this.

Commissioner Dilliplane made a motion to table this item to a future meeting to be presented with alternatives and to allow more people to be present for the vote. The motion was seconded by Commissioner Turley. *All were in favor, motion passed.*

306 CLINTON STREET - EBENEZER METHODIST CHURCH- REMOVE THE STEEPLE

Jonna Yetter said she was representing the Methodist Church tonight. She said the issue is that the church does not have the money to replace the damaged steeple so they would like to take it down. She is asking for approval to take down the steeple.

Commissioner Slotter asked if the Facade Improvement Program would be able to help with this. City Manager Baylor said he is in the process of getting that program restarted. He said we have \$73,000 in the Facade Program which is a loan from the City to a business or individual to improve their facade. He said if they wanted to rebuild, this fund would be available to them.

Tim Konkus said there are grants through various Main Street avenues.

Jonna Yetter said they need to do something now and getting loans and grants will take time.

Tim Konkus said the main street point of view is to not allow anymore historic structures to be changed just because it's easier or quicker. He is saying the best option would be to remove the steeple, fix the roof and then replace the steeple.

Commissioner Dilliplane asked for an estimate saying that if the steeple is not taken down, they will lose the whole building.

Discussion Followed.

Commissioner Dilliplane asked them to present a formal proposal to Lowes Store for a Hometown Heroes Project to see if they can help.

City Manager Baylor said they should still apply to the City Facade Fund and reach out to Main Street.

Commissioner Slotter made a motion to table this item to allow time for the petitioner to come back after looking into more options. The motion was seconded by Commissioner Dilliplane. *All were in favor, the motion passed.*

30 CLINTON STREET- JOHN BUCHHEIT & DALE SLOTTER-HANDICAP RAMP

Commissioner Slotter recused himself as he is the property owner for this item on the agenda.

The contractor, Jerry McCarthy showed the Commission where the handicap ramp for the front of the building would be. He said they plan to remove the planter box currently there and put the handicap ramp there. He also said it will not interfere with the sidewalk.

The contractor also showed them pictures for the railings they are requesting for the first-floor deck.

Commissioner Dilliplane asked if the railings will be black. They said yes.

Commissioner Turley said putting a ramp out front will change the appearance of the building. He asked if it is being put on the front because it cannot be put anywhere else. They said yes. There is one in the back of the building, but the front is the main entrance to the restaurant, there is not anywhere else to put it for front entrance access. The contractor pointed out that the ramp will be in the exact location of the current flower bed and it will not affect the sidewalk.

Commissioner Turley said guidelines say a handicap ramp should be as close to the main entrance as possible.

Commissioner Dilliplane pointed out that the material being used for the railings is within the guidelines.

Commissioner Turley asked what material will be used for the ramp. The contractor said it will be composite to match the other materials that were previously approved to be used on this building.

Commissioner Turley asked why they can't have the ramp lead to the main front door rather than the front side door. The owner said the steps at the main front door do not come out far enough so they would have to move the steps out which would interfere with the sidewalk.

Commissioner Wood made a motion to approve the handicap ramp and railings. The motion was seconded by Commissioner Dilliplane. *All were in favor, the motion passed*

DISCUSSION

No Comments.

ADJOURNMENT

The motion to adjourn was made by Commissioner Slotter and it was seconded by Commissioner Turley. *The Historic Preservation Commission Meeting was adjourned at 7:49 p.m.*

Respectively submitted,
Britney Loveland
City Secretary