



CITY OF DELAWARE CITY

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**CITY OF DELAWARE CITY
REGULAR MEETING OF THE
HISTORIC PRESERVATION COMMISSION
MAY 3, 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, Sellers, Hanna, Wood and Turley. City Manager Cathcart was also in attendance.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

The commissioners pointed out a typographical error in the third sentence under agenda item "230 Washington Street". *Commissioner Sellers made a motion to accept the minutes of the April 12, 2016 meeting as amended. Commissioner Turley seconded the motion. There was no discussion. A vote was taken, all eyes, motion carried.*

220 ADAMS STREET – EMMA ENTERPRISES – SIDING, ROOFING, WINDOWS, DOOR AND DRIVEWAY

There were no representatives present to discuss 220 Adams Street. Commissioner Dilliplane said this item would be tabled.

301 ADAMS STREET – BANK OF AMERICA (DAVID YEAKEL) – WINDOWS, SIDING, ROOFING AND SOFFIT

Mr. Yeakel presented the plans for the renovations to 301 Adams Street. Discussion followed regarding: replacing 12 vinyl windows with two-over-two vinyl windows from Royal Aluminum Windows; replacing all damaged wood with wood; covering the studs with Fanfold foam insulation board and covering the Fanfold with 4" lath Cellwood Progressions Double-4-in-White siding; covering

fascia, windows, etc. with foil and vinyl, and; using vented vinyl soffit on the eaves, overhangs and porch. It was determined that the roof was previously replaced so it would not be discussed at this meeting.

Commissioner Dilliplane explained that HPC is acting in an advisory capacity only. They advised the owners to replace everything in kind and to restore the existing doors. Mr. Yeakel said the owners did not want to go to that much expense. *Commissioner Turley made a motion to approve the plans as presented for 301 Adams Street, based on the documents submitted with the application. Commissioner Sellers seconded the motion. A vote was taken, all ayes, motion carried.*

Commissioner Dilliplane explained that Mr. Yeakel would receive a letter of appropriateness, at which time, he could apply for the permit. She reminded him that he would need to return to HPC regarding the doors and shutters.

213 ADAMS STREET – KEVIN MONROE - ROOF

Mr. Monroe presented his plans to install a metal roof in order for his roof to match the roofs of the surrounding residences. Discussion followed. *Commissioner Turley made a motion to approve the replacement of the shingle roof with a metal roof as described in the proposal presented. Commissioner Wood seconded the motion. A vote was taken, all ayes, motion carried.* Commissioner Dilliplane told Mr. Monroe that he would receive a letter of appropriateness, after which, he could apply for his permit.

136 WASHINGTON STREET – PAUL (BUD) FITZWATER, III – WINDOWS

Commissioner Dilliplane explained that HPC discussed the use of the vinyl windows at the last meeting. They decided it would be a good replacement for the wood windows, due to the horrendous cost of the replacement wood windows. She said they would like to see the actual windows he is planning to install and to see a drawing of where he plans to enlarge six windows. Discussion followed regarding the condition of the structure and the possibility of a bed and breakfast/residence. Mr. Fitzwater handed out brochures, showing the proposed windows, he obtained from the B.F. Rich plant. He made a presentation of the window work being proposed. Commissioner Dilliplane explained that 136 Washington Street is located in the commercial historic district which means HPC could rule on the use of wood windows. However, the Secretary of the Interior's Standards state that HPC cannot impose financial hardship. Discussion followed.

Commissioner Hanna made a motion to accept the plans as submitted. Commissioner Turley seconded the motion. A vote was taken, all ayes, motion carried.

Commissioner Dilliplane said a letter of appropriateness would be sent to Mr. Fitzwater. After receiving the letter, he can apply for a permit. Discussion followed regarding emergency work that may need to be done. City Manager Cathcart asked that Mr. Fitzwater notify the building inspector if any emergency work was done. Discussion followed.

502 FIFTH STREET – FIFTH STREET, LLC (PETE FORAKER) – NEW CONSTRUCTION OF SMALL BUILDING

There were no representatives present to discuss the proposed construction at 502 Fifth Street. *Commissioner Turley made a motion to table this agenda item. Commissioner Sellers seconded the motion. A vote was taken, all ayes, motion carried.*

COMMISSIONERS COMMENTS

Discussion followed regarding the Historic Preservation Workshop in Smyrna.

ADJOURNMENT

Commissioner Turley made a motion to adjourn the meeting. Commissioner Sellers seconded the motion. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 7:55 p.m.

Respectfully submitted,

Dawn K. Gwynn

City Secretary