



CITY OF DELAWARE CITY

407 Clinton Street - P.O. Box 4159

Delaware City, Delaware 19706

302-834-4573

**CITY OF DELAWARE CITY
REGULAR MEETING OF THE
HISTORIC PRESERVATION COMMISSION
July 2, 2013**

CALL TO ORDER

The regular meeting of the Historic Preservation Commission was called to order at 7:06 p.m. by Commissioner Martin. Those present included Commissioners Beaston, Slotter, Bonner and Lee. City Manager Cathcart and Mayor Green were also in attendance.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Commissioner Martin said she wanted to clarify something she said at the last meeting. When she asked "about financial benefits from taking this to the State of Delaware", she was asking if the project was going to be a tax credit project. *Commissioner Bonner made a motion to accept the minutes of the June 13, 2013 HPC Meeting. Commissioner Beaston seconded the motion. A vote was taken, all ayes, motion carried.*

403 HAMILTON STREET – SUZANNE POITRAS – NEW CONSTRUCTION

Allen Williams said he and Suzanne Poitras had purchased the property. Mr. Williams presented plans to build a SIP (Structural Insulated Panels) house with 6½" wide panels and a truss system. He said they had decided against the modular home they had originally presented. Mr. Williams asked, based upon his proposed setbacks, if he would have to go to the Planning Commission. City Manager Cathcart said he would not need to. He explained the plans to build the home with a carport and shed behind the carport. SIP houses must be constructed 3 feet above ground because of water problems. He said he would also like to build a 6" berm along the side of the property to stop water from going onto the McKinley property at 405 Hamilton. City Manager Cathcart said the City would need to see the lines and grades before permitting the contractor to do that.

Discussion followed regarding current and potential drainage. The house would be a two bedroom ranch house with a full basement. Mr. Williams said the house would be 100% handicap accessible, due to family needs. Discussion followed regarding dimensions and steps. He showed them the different elevations with features of each. Mr. Williams said they want to use scallop siding on the gables and shiplap double five vinyl siding. All windows are 100% vinyl. He asked if HPC would prefer six-over-six or two-over-two double-hung windows. All windows will be double hung. Mr. Williams pointed out the energy efficiency of a SIP home. Mr. Williams left a copy of the plans for the City. Discussion followed regarding location of the scallop siding, no gable on the rear, a gable on rear of garage, an arch on the front porch with spindles in order to create more gingerbread, exposed parched block foundation, top and bottom vinyl rails with wood balusters, and vinyl round fluted columns on the porch.

Mr. Williams will be the contractor on the job as he has built about 200 other homes. Members of the HPC said they thought the structure would fit in well on the street as there are not a lot of other historic homes. Discussion followed about using siding to grade rather than leaving 3 feet of parched block exposed and the landscaping which will cover the foundation. Commissioner Martin said the suggested details sound more Victorian and not appropriate for a ranch house. She said they don't need to take features of a home built in the 1800 and add them to their home in being built in 2014. She said she had concerns as HPC had not had an opportunity to see the plans before the meeting and the plans don't show the details.

Mr. Williams said he would like to break ground within three weeks and have it under roof by September 15th. Commissioner Martin said they could give direction on some details and give concept approval for the form, but she would like to see everything reflected in the plans. She also asked for a letter, listing the materials to be used in detail. Mr. Williams said he would make up the list and fax it to Town Hall and return to the next meeting with the revised plans. City Manager Cathcart said he would like to see a letter to the residents, telling them exactly what HPC is looking for at the next meeting. Commissioner Martin said she was telling them now that she needs to see plans that reflect exactly what they want, not something else. Discussion followed regarding the form, scalloped gables, twin double-hung windows with grid pattern being the choice of residents, vinyl lattice, porch details, carport posts being pressure treated 6" x 6".

Commissioner Martin asked for community comments. There were no comments. *Commissioner Slotter made a motion to accept the plans for 403 Hamilton Street in concept and form, to be followed up at the August meeting with porch details, plans that reflect the actual house to be built, and a narrative description of the work. Commissioner Martin said the existing plans could be annotated for the records. Commissioner Beaston seconded the motion. There was no additional discussion. A vote was taken, all ayes, motion carried.* Commissioner Martin said HPC would issue a Letter of Appropriateness which

will be noted on the permit and can then be taken to New Castle County for a County permit.

100 FIFTH STREET – KEITH JORDAN – SIDING, TRIM AND REPOINTING FOUNDATION.

Mr. Jordan made a presentation, explaining what he would like to do to the structure. He said he would like to repoint the existing foundation, replace floor joists and sills, replace vinyl siding. There were no immediate plans for the foundation that is exposed in the back.

Mr. Jordan said he plans to sell the house. City Manager Cathcart said the City has had concerns about this property for years. He added that the City would have a problem with leaving the foundation in the back exposed. The City Manager said, thinking about the sale of the property, he wasn't sure where the parking would be. Mr. Jordan said his grandmother used to park in front of the house before DeIDOT realigned Fifth Street. Discussion followed regarding the history of the house, with Mr. Jordan saying the house was originally built in the 1850's. Mr. Jordan said he replaced the roof in the past when he came before HPC.

Discussion followed regarding everything of historic value, such as siding, windows, etc., having been removed previously. They also discussed replacing the existing windows with the same size double-hung vinyl windows, with the exception of the egress windows in the second floor which would be about 6" wider than the existing windows. Commissioner Martin said the egress windows should not be placed on the front of the house. Additional discussion occurred regarding the fact that there are no plans for the existing, exposed foundation until the rest of the house is structurally sound. Discussion followed regarding possible uses/purposes for the foundation. Commissioner Martin said that anything HPC recommends is just that, a recommendation. She added that Mr. Jordan could complete the work on the residence and return to HPC when he's decided what he would like to do with the foundation. Discussion occurred regarding the different materials used in the foundation under the main house, as it has been patched throughout.

Commissioner Martin asked if any members of the public had any comments. There were no comments. *Commissioner Martin made a motion to accept the rehab plan as presented, with notation that the egress bedroom windows on the second story will be 6" wider than the existing openings and will be placed on the right elevation, not on the front elevation; and this proposal does not address what will be built on the rear foundation that will be presented at a later time. Commissioner Lee seconded the motion. There was no additional discussion. A vote was taken, all ayes, motion carried.*

Discussion followed about whether a variance would be needed before any work was done on the rear foundation. City Manager Cathcart said the City would research the issue to see if a variance was issued before the foundation was built. Mr. Jordan said the foundation has been in place for about twenty years.

COMMENTS

There were no comments from commissioners.

ADJOURNMENT

Commissioner Slotter made a motion to adjourn the meeting. Commissioner Lee seconded the motion. A vote was taken, all ayes, motion carried. Meeting adjourned at 8:16 PM.

Respectfully submitted,

Dawn K. Gwynn

City Secretary