

"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
December 9, 2013**

CALL TO ORDER

The regular meeting of the Historic Preservation Commission was called to order at 7:04 PM. by Commissioner Slotter. Those present included Commissioners Slotter, Beaston, Wahbe, and Lee. City Manager Cathcart was also in attendance. Commissioner Bonner arrived after the meeting started.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Commissioner Slotter pointed out an error on page two, under 92 Clinton Street. The minutes stated a sign was 16 inches long when the correct length was 16 feet long. *Commissioner Lee made a motion to approve the minutes of the November 5, 2013 HPC Meeting. Commissioner Beaston seconded the motion. A vote was taken, all ayes, motion carried.*

501 FIFTH STREET – CLYDE GALLAGHER – FRONT DOOR, HAND RAIL, BACK PORCH FOUNDATION

Mr. Gallagher was not in attendance to make his presentation.

213 WASHINGTON STREET – SARA JENNINGS/REMEDY CONSTRUCTION – SIDING

Mr. Williams from Remedy Construction said they would like to install vinyl siding over wood. A sample siding board, which was flat "Double Four", was discussed as well as the colors of the siding and trim. The commissioners told Mr. Williams that the colors were not as important as the materials. Discussion followed regarding insulation board, Tyvek wrap, condition of the wood, age of house (circa 1850), and aluminum cap on all window and door trims. Commissioner Slotter explained that HPC would be acting in an advisory capacity only. The

HPC's main objective would be to restore the existing wood siding, as sealing the wood with vinyl siding only holds moisture. *Commissioner Lee made a motion to advise the owner to retain the original wooden siding and not cover it with vinyl, due to the damage it would cause, and in order to maintain the architectural integrity of the building as well as the community surrounding it, but HPC is only working in advisory capacity. Commissioner Beaton seconded the motion. A vote was taken, all ayes, motion carried.* Commissioner Slotter explained that a letter of appropriateness would be sent to the owner.

87-89 WASHINGTON STREET – STEPHEN TAIT - FENCE

Mr. Tait said he was requesting permission to install a wood fence, per the drawing submitted, to replace the chain link fence that is currently in place. Discussion followed regarding Section 46-64 of the City Code which says that the fence shall be constructed of open rails or pickets and less than 80% solid. Additional discussion occurred regarding fence for animals/children, that the proposed fence violates the ordinance, that the fence would be in the side yard, and the existing fence ordinance as opposed to personal taste. *Commissioner Wahbe made a motion to decline the request. Commissioner Lee seconded the motion. A vote was taken, all ayes, motion carried. Presentation denied.*

100 FIFTH STREET – KEITH JORDAN – REAR ADDITION AND SIDE PORCH

Mr. Jordan's contractor explained that they would like to use the existing foundation in the back as the foundation for an addition. He said they need the variance again, as it was issued at some point, for the setback. City Manager Cathcart said the City had researched the history and found no record of a setback variance. New Castle County has no record either, according to the contractor. The contractor explained the plans for the addition. Discussion followed regarding "Double Four" vinyl siding, asphalt shingles for roof, variance on northeast end of the building for the foundation, easement for proposed deck, location of the proposed deck, drawings do not include deck, has not been through Planning Commission for variance.

The addition would be on the existing foundation, with double hung vinyl windows that match the windows in the existing house. Additional discussion occurred regarding a rear exit, for which Mr. Jordan proposed a slider which is not shown in the drawing. Mr. Jordan had no drawings/elevations for the deck, but a list of materials was included. Egress windows would be a casement window with a double hung bar in the middle so the window would look like the other windows. Mr. Jordan did not have a sample of the egress window or a picture of the slider. The contractor said he would email pdf's of the egress window and the slider. There would be one egress window from each bedroom. City Manager Cathcart said the HPC would need to make a decision on the addition, the deck (not in the drawing), the slider for the addition (not shown in drawing) and the casement windows to comply with egress requirements. Discussion followed.

Commissioner Bonner said she didn't see how they could approve the deck without elevations. *Commissioner Beaston made a motion to approve the plans as presented, with the exclusion of the deck, with the understanding that HPC will receive the specs on the slider and the casement windows. Commissioner Lee seconded the motion. A vote was taken, all ayes, motion carried.* It was explained that Mr. Jordan would need to return with elevations and materials for the deck.

COMMENTS

None

ADJOURNMENT

Commissioner Beaston made a motion to adjourn the meeting. Commissioner Lee seconded the motion. A vote was taken, all ayes, meeting adjourned at 7:46 PM.

Respectfully submitted,

Dawn K. Gwynn

City Secretary