

*"A Historic Past"*



*"A Bright Future"*

CITY OF DELAWARE CITY  
407 Clinton Street – P.O. Box 4159  
Delaware City, Delaware 19706  
302-834-4573

**CITY OF DELAWARE CITY  
HISTORIC PRESERVATION COMMISSION  
February 2, 2010**

**Call To Order**

The regular meeting of the Historic Preservation Commission was called to order at 7:00 p.m. by Commissioner Martin who was substituting for Commissioner Holmes. Those present included Commission Members Slotter, Bonner, Martin, Gland and Evans.

**Action Upon the Minutes of the Previous Meeting**

Commissioner Bonner stated that on page three, the minutes read, "There is vermin in the building". She said it should read, "There are vermin in the building". A typo was pointed out on page 4 where the Historic Preservation Commission was referred to as the "HPD" rather than the "HPC". Commissioner Bonner made a motion to approve the minutes of the November 17, 2009 HPC meeting, with the corrections. Commissioner Evans seconded the motion. A vote was taken, all ayes, motion carried.

**59 Washington Street – Delaware Holding – New Construction – Three (3) Townhouses**

Mr. Whittaker stated that he had made some modifications to the design after having been granted conceptual approval at the November 2009 HPC meeting. He passed out a revised proposal. Mr. Whittaker made his presentation, explaining the changes he had made since the last meeting. Discussion followed regarding: hearty planking for the middle unit, the two foot brick return on the interior that will be visible on the outside gable, changing the stairs to make them three bays wide in the middle unit, materials for the lower level porch, piling and foundation construction, porch height, porch railings, fire ratings, transoms above the windows on the mid level in front and on the gable, exterior stairs, side gable appearance, French doors with railing, smaller kitchen window, brick apron, shutter size, materials for window heads, side elevations, roof line,

smooth finish on hearty plank rather than wood grain. Mr. Whittaker said that the material list that he presented is correct except that the lower level porch floor will be concrete. Commissioner Gland made a motion to approve the plans for 59 Washington Street as presented at the February 2, 2010 HPC meeting with the following corrections: a concrete floor on the lower level porches and the smooth finish hearty plank rather than the plank with graining. Commissioner Evans seconded the motion. A vote was taken, all ayes, motion carried.

### **122 Washington Street – Whittaker Brothers – Rezoning from C-1L to C-1 for Funeral Home**

Mr. Whittaker explained that he has been approached by an undertaker who would like to sign a three year lease for the old bank building and use it as a funeral home. Mr. Whittaker gave a brief history of the building. He added that he had met with the Planning Commission on 2/1/2010. They approved his proposed zoning change, with the stipulation that the C-1 zoning would be approved as long as the building is used as a funeral home. When the building ceases to be a funeral home, the zoning would revert to C-1L, in order to help control spot zoning. He explained the parking variance that would also be required. According to the City Code, he would need to provide 18 parking spaces for the building to be used as a funeral home. He explained that he created 11 off-street parking spaces when he bought the property. Mr. Whittaker said the tenant would lease the property "as is". The tenant would provide a license and work directly with the board of health to make any necessary changes. If the building needs to be brought up to code, that would be the responsibility of the tenant. Mr. Whittaker added that he would finish the maintenance to the front porch in kind with the original configuration. He said he would probably repair the brick sidewalk using the old bricks. Mr. Whittaker explained the necessary steps in order to change the zoning. Commissioner Slotter made a motion to recommend the zoning change from C-1L to C-1 with the stipulation that it would revert to C-1L if the funeral home closes, as there is nothing in the proposed change of use that would negatively impact the historic nature of the building. Commissioner Evans seconded the motion. A vote was taken, all ayes, motion carried.

### **Training on Writing Policy and Procedures**

This will be tabled until Commissioner Holmes is able to attend the meeting as she had asked to add this to the agenda.

### **Delaware City History Book**

Commissioner Martin explained that these books are being created using mostly photographs and very little text. They might present a fundraising opportunity. She stated that it would be up to the City to make sure that the facts are correct as the publishers don't check for accuracy. Discussion followed.

**Other Topics of Interest**

Commissioner Martin stated that the HPF grant packages have come out. Delaware City is eligible to apply for \$5000. She recommended that HPC talk to Paul Morrill and Dan Tjaden to see they are planning to propose.

**Adjournment**

A motion was made to adjourn the meeting. The motion was seconded. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 7:40 p.m.

Respectfully submitted,

*Dawn K. Gwynn*

City Secretary

