

"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
REGULAR MEETING OF THE
HISTORIC PRESERVATION COMMISSION
March 1, 2011**

Call To Order

The regular meeting of the Historic Preservation Commission was called to order at 7:00 p.m. by Commissioner Martin. Those present included Commission Members Bonner, Gland, and Slotter. Interim City Manager Walls was also in attendance.

Action Upon the Minutes of the Previous Meeting

Commissioner Martin pointed out the correct spelling for Mr. Mullen's name and the New Castle County contact's name, Mr. Robitaille. Commissioner Slotter made a motion to accept the minutes as corrected. Commissioner Bonner seconded the motion. A vote was taken, all ayes, motion carried.

Joan Larrivee, SHPO

Commissioner Martin introduced Ms. Larrivee from the Division of Historical and Cultural Affairs, and explained that Ms. Larrivee was in attendance to explain the program for State Historic Preservation Tax Credits. Ms. Larrivee made a presentation explaining how the State provides tax credits for the rehabilitation of historic property, and passed out helpful literature. Commissioner Martin explained that the properties in Delaware City that have been nominated for the National Register of Historic Places are listed on the City website. Ms. Larivee answered questions posed by members of the audience. She informed the attendees that she does all reviews for the State and would be happy to give advice, assist with the completion of forms and answer any questions. Her contact information is listed on all the literature she handed out. Discussion followed.

Revised 5/3/11

137 Jefferson Street – Whittaker Brothers – New Construction

Mr. Whittaker made a presentation of his plans for the new construction to be done at 137 Jefferson Street. He explained that the corner lot is 78' wide as he would like to build a large residence on that property. He would like to build the garage facing Second Street so it is not on the face of the house. He got a rear setback variance in 2009 so that he can put the garage on the side and avoid a telephone pole. He showed how the house would sit on the lot with the use of a rendering. He explained the floor plan. He explained that he would need HPC's approval for the garage doors, windows, shutters, porch posts, etc. He said he would use standard architectural shingles. Discussion followed regarding the posts, where composite materials would be used, and the panel shutter size. Commissioner Slotter made a motion to approve the plans as presented with the change in the garage doors from carriage doors, architectural shingles on the roof, 5'x5' porch posts (square or turned), composite deck flooring and painted band board on front deck. Commissioner Gland seconded the motion. A vote was taken, all ayes, motion carried.

103 Clinton Street – David Mullen - Windows

Mr. Mullen returned to discuss the windows to be used in the rear of the residence. Commissioner Martin reported that Commissioner Evans had conversation with code official from New Castle County and he explained what he was looking for with the egress windows. HPC tried to determine the minimum opening needed to install an egress window as the brick would need to be cut. The window Mr. Mullen would like to install is the smallest window that the code would allow in order to limit the amount of brick to be cut. Discussion followed regarding window grids and the number of lights in the newly installed window. HPC said it was up to Mr. Mullen as to the number of lights allowed. Discussion followed regarding what would be required in order to get tax credit. Mr. Mullen said he would call Ms. Larrivee before he decides on the window. HPC asked him to take pictures of the rear of the building before the work is done. Commissioner Martin said the proposal is to increase the size of the rear dormer window and the 2nd story rear bedroom window to meet code. Commissioner Gland made a motion to approve optionally a true 2 over 2 wooden sash or a one over one window and to meet the minimum egress requirements made by New Castle County. Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion carried.

118 Clinton Street – Timothy Dilliplane - Shed

Mr. Dilliplane presented plans to install a shed behind 118 Clinton Street. The size of the shed would be 12' x 6' and would sit on a 4" thick concrete slab and would not be a permanent structure. It would be built by the Amish and constructed of the same materials as the house and painted to match the house. Commissioner Gland made a motion to approve the plans as presented provided

it meets setback requirements. Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion carried.

Adjournment

Commissioner Slotter made a motion to adjourn the meeting. Commissioner Gland seconded the motion. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 8:23 p.m.

Respectfully submitted,

Dawn K. Gwynn

City Secretary



ATTENDANCE SHEET – PLEASE SIGN IN

MEETING: HPC DATE: 3-1-11

NAME:

ADDRESS:

Sarah Bovic

200 Washington St

Jean Lariviere

DE SAHO

Walt Bartlett

130 REY BOCO DC

John Fuchter

30 210 Clunian

Kevin Whitaker

TIM KOSKUS

300 CANTON ST

LYNN DILLIPLANE

118 CLINTON

TIM DILLIPLANE

118 CLINTON

DAVE MULLEN

103 CLINTON

ROBERT MALINOWSKI JR