

“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
May 3, 2011**

Call To Order

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

Action Upon the Minutes of the Previous Meeting

Commissioner Martin pointed out that the minutes from the March 2011 meeting needed a correction and should state in the second sentence under 103 Clinton Street, “Commissioner Martin reported that Commissioner Robert Evans had a conversation with a Code official”. Commissioner Bonner made a motion to accept the minutes as corrected. Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion carried.

222 Clinton Street – Christ P E Church – Handicap Ramp

Sandy Janowski, Senior Warden of Christ Church, presented the plans and drawings for building a handicap ramp at the entrance into the parish hall. She said some parishioners can't attend church because they can't get into and out of the building. One change that was made to the plans after consulting with New Castle County was to extend the length of the ramp from 16'4" feet to 17' from the top landing to the middle landing. Discussion followed regarding materials, location of ramp, the detachability of the ramp as it will not be bolted to the building, location of steps for people who don't need to use the ramp and that the existing steps will not be removed. Commissioner Martin made a motion to accept the proposal for Christ Church's handicap ramp as presented with the adjustments noted in the dimensions. Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion carried. Commissioner Holmes explained that a letter of appropriateness would be sent to the church.

101 Clinton Street – Pauline Murray/Colonial Construction – Fire Repairs

Joe Fragomele from Colonial Construction introduced himself to the attendees. Mr. Fragomele said that when Colonial Construction looked at the building with an engineering firm, the original assessment was to demolish the interior to expose the framing and the actual structure in order to determine what work was needed. The former tenant got a court order which prohibited Colonial Construction from entering the building. Since that time, the engineering firm returned and prepared a new report which Mr. Fragomele presented to HPC. The report said it was determined that the damage was much more extensive than originally thought. Some of the damage was from the fire but most was from renovations that were done through the years. The roof needs to be removed, part of the second floor framing needs to be redone and the entire rear addition needs to be removed. Colonial Construction needs to know what they should present for HPC's approval before going to New Castle County for a permit. HPC said they would need to see an exterior sketch with dimensions and materials to be used. The windows would all be replaced. There were vinyl windows at the time of the fire and the insurance will only pay for vinyl replacements. Discussion followed regarding the size of the original windows compared to the size and installation of the current vinyl windows, no removable grids, roofing materials to match that chosen for 103 Clinton Street, the roof elevation, dormers, and an egress window.

Additional Topics of Interest

Discussion followed regarding the letter of resignation from Commissioner Robert Evans. Some of the HPC members had not received the letter. A replacement for Mr. Evans was discussed.

Commissioner Bonner, 203 Clinton Street, said she is going to have to have a new roof installed in the middle part of the house, over the first addition, so it is not the original part of the house. Ms. Bonner presented her plans. Discussion followed about the disadvantages and danger of a "torch down" roofing. This roof is not visible from the street. Commissioner Bonner said she would get the square footage of the roof and ask about the torch down roofing. HPC said she should go ahead and fix her roof. They said for her sake, she should make sure the contractor is certified.

Commissioner Martin announced that the Preservation Delaware put together a proposal to do Historic Preservation Commission training and asked Delaware City to partner with them as they are not eligible to apply for the federal money but Delaware City is. They are proposing to do a "back to basics" training in the fall and in the spring to do a Preservation Law and Commissioners training for commissions throughout the state. The grant was accepted but they needed to change their relationship with Delaware City. Therefore, they will be the contractor and submit bills to Delaware City. The state has more money to offer, so if Delaware City can get volunteer hours that can be documented or any other

match, they would be able to give additional money to Delaware City. They are trying to get attorney Tom Read to do the legal training and to donate his time.

Commissioner Gland, 502 Clinton Street, said the flashing on his dormer blew off and he will be doing the repairs in kind. No permit is required, but he wanted to inform HPC.

Adjournment

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

Respectfully submitted,

Dawn K. Gwynn

City Secretary