

*"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  
April 18, 2012**

**Call to Order**

Chairperson Debra Martin called to order the regular meeting of the Historic Preservation Commission at 7:01 p.m. Also in attendance were, Lynn Dilliplane, Jean Bonner, Mark Gland, Miqui Beaston and City Manager Cathcart.

**Action upon the Minutes of the Previous Meeting**

A discussion ensued regarding revisions needed to be made to the March 6, 2012 minutes. A motion was made by Commissioner Beaston to approve the minutes of the March 6, 2012, Historic Preservation Commission meeting and seconded by Commissioner Dilliplane. A vote was taken, all ayes, motion carried.

**209 Jefferson Street – Robert L. Pierce – Sunroom & Front Porch**

Mr. Pierce was in attendance to present his plans. Chairperson Martin gave a brief background of the property, during which she stated the property is located in the historic district but is non-contributing. Discussion followed regarding the following: the open front porch, wood posts and spindles, the sunroom's Dutch lap vinyl siding, the sunroom's windows, the age of the home and the size of the proposed room. Lynn Dilliplane made a motion, that as long as the colonial pillars and posts reflect the nature of the neighborhood and enhance the property and do not negatively impact the historic district, the design be approved as presented. Commissioner Beaston seconded the motion. A vote was taken, all ayes, motion carried. It was determined that a letter of appropriateness was not necessary. City Manager Cathcart said that Chairperson Martin would need to sign off and that Mr. Pierce already had a demolition permit for the front steps.

## **214 Washington Street – Philip Chao – Renovations**

Chris Malec of Chris's Custom Contracting was in attendance to present the plans. Chairperson Martin gave a brief overview of the property, stating that the structure is located at the corner of Washington and Henry Streets and is a contributing property in the historic district. She added that the property was built around 1860 and described the structure. Mr. Malec passed out photos of the existing structure. Discussion followed regarding the rear roof, keeping the same footprint, changing the windows, using composite siding and composite trim. Additional discussion occurred regarding the structure of the original roof, and the addition of square footage by adding a bedroom. The HPC commissioners questioned what would happen to the rear of the other half of the duplex. Mr. Malec replied that the roof on 214 Washington Street, when renovated, would be an A-roof with the shed roof eliminated. Commissioner Martin asked for a description of the interior of the home that led him to the conclusion that the rear of the property was comprised of additions, rather than just being the original roof line. He explained that each addition has a step down into the new section. Additional discussion occurred regarding the removal of a door and window, leaving a blank wall along Henry Street. The rear windows were also discussed. Chairperson Martin informed Mr. Malec that the City Code refers to the Secretary of the Interior Standards. She pointed out that the commissioners should be looking at the renovations to see if they specifically meet: *"2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided"; and "6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."* The Chairperson pointed out various examples pertaining to windows and additions given in the guidelines. Discussion followed regarding the rear addition, windows, a wood front door, a gable end in the rear, water damage and weatherboard. Commissioner Gland said he didn't think was within the realm of reasonability to approve the proposal as submitted.

Commissioner Gland made a motion to approve the plans as submitted. Discussion followed. Chairperson Martin said there was a motion on the table to approve the plans as submitted. The motion was not seconded. The motion did not pass.

Discussion followed regarding the recommendations made by Chairperson Martin which were as follows: preserve integrity of the cedar bevel lap siding, 5/4 cedar around the windows, two-over-two windows that have actual divided lights, weatherboard to be salvaged, and anything that has deteriorated be replaced in kind, both in size and material. The recommendation for the roof would be to look at some alternatives to achieve what the owners would like to achieve. She asked for interior pictures and a cut sheet and description of the exterior door. Chairperson Martin added that the owners should address the blankness of the Henry Street elevation by adding a couple of windows. City Manager Cathcart

made a point of order by recommending that the other commissioners agree with the recommendations made. Chairperson Martin asked the other commissioners if there was consensus on her recommendations. There was a vote taken and all commissioners voted in favor of the recommendations. Mr. Malec said he would withdraw his application and return with a revised proposal. The members of HPC thanked Mr. Malec for attending the meeting and for working with their recommendations.

### **Announcements**

Chairperson Martin announced that window rehab workshops were going to be held in Camden and Milton. Scholarships are available. Steve Jordan, who writes for Old House Journal is conducting the workshops. Discussion followed regarding the dates. Chairperson Martin said she would send the dates to everyone.

### **Adjournment**

A motion was made by Commissioner Gland to adjourn and seconded by Commissioner Dilliplane. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 7:55 P.M.

Respectfully submitted,  
*Dawn K. Gwynn*  
City Secretary