

*"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  
May 1, 2012**

**Call to Order**

Chairperson Debra Martin called to order the regular meeting of the Historic Preservation Commission at 7:00 p.m. Also in attendance were Commissioners Slotter, Bonner, Beaston and Lee and City Manager Cathcart.

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

Commissioner Martin made a correction to a statement in the minutes regarding 209 Jefferson Street. The minutes stated the home was not in the historic district, when it is in the historic district but non-contributing. A question was raised regarding the section of the minutes that refers to 214 Washington Street. The minutes stated that Commissioner Gland made a motion to "not" approve the plans as submitted. Commissioner Martin said Commissioner Gland reworded the motion to state that the plans be approved as submitted. Commissioner Slotter made a motion to approve the minutes of the April 18, 2012, Historic Preservation Commission meeting, as amended. The motion was seconded by Commissioner Beaston. A vote was taken, all ayes, motion carried.

**88 Washington Street – Patricia J. Stoffer/Sean McCoy – Remove Front Porch and Replace with Deck**

There was no one in attendance to make a presentation. There were no supporting documents. Item removed from agenda.

**92-94 Clinton St. and 84-86 Clinton St. – Preston Carden - Discussion of Awnings**

Mr. Carden made a presentation, explaining that he wanted to put fixed overhangs from each building to the curb, not awnings, so they would look like they did in the 1920's and 1930's. He asked for thoughts from HPC. Mr. Carden

explained that he had previously discussed this with Main Street's Mark Chura and City Manager Cathcart. He would like to use this overhang to provide for outside dining. He wanted to know if the City would allow outside dining on the sidewalk. Discussion followed. City Manager Cathcart said he would need to do research to see if the sidewalk encroachment would be permitted. Commissioner Slotter explained that HPC's recommendation would only be concerned with the impact to the buildings, not the use of the overhang if it were to be constructed. Discussion followed regarding foundation, supports, materials, etc. The HPC Commissioners said that there was photo documentation so they would give concept approval, with the understanding that Mr. Carden would need to get actual approval of the plans prior to construction. City Manager Cathcart said he and Mr. Carden would need to meet to discuss the possibility of using the area for outdoor seating. He added that he would like to see a site plan, showing where the seating would be placed. Discussion followed regarding using a wrought iron rail to wall off seating.

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

The owners were present to discuss the plans. Mr. Chao explained that the building is in disrepair. He said they would like to repair the house and gain additional space, improving the appearance to the street and entire town. Mr. Chao said he understood HPC was not happy with the planned use of cement fiber board, so they would be happy to use cedar plank. However, they would be opposed to placing a window on the Henry Street side of the property. He added that they wanted the improved insulation they would get from a solid wall, rather than a window. Discussion followed regarding why this plan had been presented to HPC again this month. Commissioner Martin explained that the request had been withdrawn last month. Discussion followed regarding whether HPC was acting in an advisory or mandatory capacity. City Manager Cathcart said he would pose the question to the City Solicitor. Commissioner Martin stated that if a NCC permit is required for demolitions, additions or new construction, it is not advisory, but rather mandatory. She cited Section 46-131 and Chapter 49 Historic Preservation. Mr. Chao said they would keep the small rear window, near the roof line, and install windows in the main section of the house in order to make the exterior appear more symmetrical, with four windows in the main section on Henry Street. Discussion followed regarding changing the rear roof line from the three shed roofs that were added after the original construction, to a gable roof. Mr. Chao agreed that the first addition was probably added shortly after the original structure was built, but the other two additions were more modern. He said they wanted to preserve the first addition, but were not too concerned with the newer additions. Commissioner Martin said the shape of the building had achieved significance and the newer additions were more than 50 years old. Additional discussion followed regarding how this changed roof would tie in to the neighbor's house that is connected to 214 Washington Street. HPC was informed that the rear elevation would be the same as was presented at the April HPC meeting. Discussion occurred regarding an egress window. There were no manufacturers' sheets for the windows and the door. The owners said the windows would be high quality, Pella windows. Commissioner Martin said the

preferred windows would be two-over-two. *Commissioner Slotter made a motion to approve the plans as submitted for the fascia, soffit, cedar siding, roofing to be 50 year architectural shingles and exterior trim to be of cedar or yellow pine.* Discussion followed regarding the shape of the addition, the type of windows, the replacement door, and possible shutters. Commissioner Slotter withdrew his motion as additional materials and specifications were discussed. *Commissioner Martin made a motion to approve the changes including: cedar siding, wood fascia that matches the profile of the beaded fascia that is currently there, the architectural shingles that are proposed, Pella wood windows in two-over-two style, a paneled fiberglass door with two to three lites in the top, and the style of the rear addition as presented. Commissioner Slotter seconded the motion.* Discussion followed regarding the right elevation with fascia board to mimic the style of the original profile. *Commissioner Martin amended her motion to include the rake board that shows the original line of the secondary part of the main building roof. Commissioner Slotter seconded the amended motion. A vote was taken, all ayes, motion carried.* Commissioner Martin explained that the owners would receive a letter of appropriateness and they could get their permits from town hall.

#### **213 Clinton Street – Christopher & Caitlin Fox – Fence & Siding**

Commissioner Martin explained that Mr. and Mrs. Fox are planning to remove the asphalt siding and repair and repaint the siding underneath, which appears to be cedar. Discussion followed. Commissioner Slotter said the fencing they are proposing meets the fence ordinance so it is not necessary to get HPC approval. Additional discussion occurred regarding the existing 4' chain link fence, and that 80% open fencing would need to be used in the front, rather than a solid fence. *Commissioner Slotter made a motion to approve the removal of the asphalt siding to return to the original cedar and approve the fence as drawn with the front 4' section to be a picket rather than a solid fence. The motion was seconded. A vote was taken, all ayes, motion carried.* Commissioner Martin explained the State of Delaware Historic Preservation Tax Credit Program. Commissioner Martin told Mr. and Mrs. Fox that they would receive a letter of appropriateness from HPC.

#### **207 Clinton Street – MW Roofing/John Buchheit-Roof**

Commissioner Martin said this is in a residential area so it is advisory. The contractor described the existing roof as a layer of asphalt roof with cedar shakes underneath. They proposed the following: remove both layers of roofing, install new plywood, felt, drip edge, flashing, ice and water shield, 50 year architectural shingles, and ridge vent. The materials were listed on the proposal. Discussion followed. Commissioner Slotter recused himself as he is a co-owner of the structure. *Commissioner Beaston made a motion to approve the proposal as submitted. The motion was seconded.. A vote was taken, all ayes, motion carried.*

**Announcements**

There were none.

**Adjournment**

A motion was made to adjourn the meeting. Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion carried. Meeting adjourned at 8:15 P.M.

Respectfully submitted,  
*Dawn K. Gwynn*  
City Secretary



## ATTENDANCE SHEET – PLEASE SIGN IN

MEETING: HPC DATE: 5/1/12

NAME:  
Chris Custom Contracting  
Chris Malec

ADDRESS:  
214 Washington St

Timothy Linwood

Philip Welch MD

Carlton & Christopher Fox

MW Roofing

213 Clinton Street

220 N. Bridlewood Dr. Newark 19702