



**CITY OF DELAWARE CITY**

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**CITY OF DELAWARE CITY  
REGULAR MEETING OF THE  
HISTORIC PRESERVATION COMMISSION  
November 5, 2013**

**CALL TO ORDER**

The regular meeting of the Historic Preservation Commission was called to order at 7:03 PM. by Commissioner Slotter. Those present included Commissioners Slotter, Beaston, Bonner, Wahbe, Dilliplane and Lee. City Manager Cathcart was also in attendance.

**ELECTION OF VICE CHAIRPERSON**

*Commissioner Bonner nominated Commissioner Lee. Commissioner Lee asked what her duties would be. Commissioner Slotter replied that she would need to fulfill the duties of Chairperson in his absence or if he should need to recuse himself. The nomination was seconded. A vote was taken, all ayes, motion carried.*

**ACTION UPON THE MINUTES OF THE PREVIOUS MEETING**

*Commissioner Lee questioned a comment made by the owner of 215 Adams Street. Commissioner Dilliplane made a motion to approve the minutes of the October 1, 2013 HPC Meeting. Commissioner Beaston seconded the motion. A vote was taken, all ayes, motion carried.*

**209 JEFFERSON STREET – ROBERT PIERCE - GARAGE**

Mr. Pierce made a presentation of his plans and materials to build an attached garage. He said it would be 17' X 26'. He explained that he would use the materials that were used in his home as it was built in 1989, including vinyl siding and asphalt shingles. Discussion followed regarding the sun room that was built previously, siding to match the house, addition of front porch, no windows in garage, raised panels in garage door. *Commissioner Dilliplane made a motion to*

*approve the plans as presented. Commissioner Beaston seconded the motion. A vote was taken, all ayes, motion carried.*

**100 FIFTH STREET – KEITH JORDAN – REAR ADDITION AND SIDE PORCH**

Mr. Jordan presented his plans and materials. He said he wanted to do the side porch first. He said it would be an open porch on posts as it was originally built, with a slight overhang over the steps. The siding would be the same as the house, white, double 4" vinyl siding. The posts, floor and steps will be treated wood. The trim would be aluminum wrapped to match the house.

On the addition, the roof would be the same as the side porch, with the same double 4" vinyl siding as on the house, the trim would be aluminum wrapped.

Trekwood would be used on the deck with white vinyl railings and treated wood used for the posts and steps.

The Commissioners asked Mr. Jordan for elevations so they could see what he was planning to build. Discussion followed regarding number of windows, single story addition and the slider door with grids. City Manager Cathcart reviewed the contents of the file and could find no elevations, only plot plans and floor plans. Discussion followed regarding appearance of the addition. The Commission said that this was a historic home so elevations would be required. City Manager Cathcart told Mr. Jordan that he would also need the elevations to obtain a building permit. Mr Jordan said he would contact his contractor for the elevations and return to HPC at a future date.

**92 CLINTON STREET – B. P. PROPERTIES, LLC – HANDICAP RAMP, RAILING, AWNING AND REAR**

Commissioner Slotter recused himself and took a seat in the audience. City Manager Cathcart said he would need to recuse himself also. He moved to the audience. Vice Chairperson Lee led the discussion.

Partner Mark Chura presented the plans, explaining the elevations and accessibility issues. He informed HPC that new pavers were being installed to replace the cement sidewalk and that those pavers would also be used for the handicap ramp. He said that the difference in height between the pavers and the door sill is six inches or less, which means a handrail would not be required, only a course of brick along the outside edge of the ramp.

Mr. Chura explained the proposed front elevation as follows: pediment detail will run between the brick portion and the upper story and go across the building; two sets of three windows on the front of the second story; two signs – one 10' long and one 16' long, anchored by galvanized bolts; gooseneck lamps above signs, three on the left side and five on the right side; existing wood door on left will be

cleaned up and will remain; the fiberglass door on right will be replaced by a wood door with glass at the top and paneled bottom; the middle door which is between the two halves of the building will remain; the current vinyl siding between the windows and the door will be removed and replaced with wood, with the bottom being paneled and above being board and batten. Discussion followed regarding the door size and the existing opening; the pediment is new and would replace the existing awning, the original building was all frame, and that galvanized bolts will go into the building to attach the signs.

Mr. Chura explained the rear elevation as follows: a 6' high wood shadowbox fence on the perimeter of the property, currently a number of 6' high fences on the alley in the rear; add a deck, with a covered section just under 400 square feet and an open section about 200 square feet; asphalt roofing; wood posts; and the staircase will be turned and run behind deck with a side entrance. The gates will open onto the property and not onto the alley, making it easier to hid trash. There will be an addition in the middle of the building – 88 square feet will be enclosed for additional kitchen space, covered in vinyl siding with a walk-in cooler separated from the building itself.

*Commissioner Dilliplane made a motion to approve the design and materials as presented for the front and rear elevations. Commissioner Wahbe seconded the motion. A vote was taken, all ayes, motion carried.*

### **30 CLINTON STREET – JOHN BUCHHEIT/DALE SLOTTER – RESTORE TWO STORY PORCH**

John Buchheit said they would like to rebuild the double decker porch that was on the front of the Delaware City Hotel previously which would give them additional outdoor dining. They are planning to redo the hotel with the penthouse on the top floor and having a second floor with balconies. Discussion followed regarding: the dormer windows that would be changed to doors with a Juliet balcony; a wrap-around deck (on the water side) on the second floor that would partially provide cover the existing 1<sup>st</sup> floor deck. The materials will be wood panels with operable hinged wood windows, standing seam metal roof over second floor balcony and wood railings where noted. The vinyl windows (circa 1970) on the first floor front will be replaced with new windows. The other windows will not be replaced, except for the windows on the fourth floor which will be removed and replaced with doors. The building was constructed in 1886. The only deviation from the original will be the doors on the fourth floor and the side porch. Discussion followed. Commissioner Lee said it would be restoring the building closer to what it once was. Discussion followed regarding old photographs of the building.

*Commissioner Beaston made a motion to approve the plans and materials as presented, with the list of materials to follow in writing. Commissioner Dilliplane seconded the motion. A vote was taken, all ayes, motion carried.*

### **88 CLINTON STREET – JOHN BUCHHEIT/DALE SLOTTER - DOOR**

Partner Mark Chura presented plans to replace a damaged three over three fiberglass door on the front of the building with a three over four wood door that is period appropriate. He said in addition there was a handrail that was not fixed in place, but removable. He said they would like to replace that rail that was removed for safety purposes with one made by a local craftsman. Because they can only bring equipment through the 36" wide front door, they need a handrail that breaks down if necessary. The design has the piece that attaches to the building, the one goes up the steps, and the one that goes between these two stationary pieces. These three pieces would be bolted together and constructed of black metal. It will be attached directly to the brick building, preferably through the mortar. However, it was determined that the brick is not original to the building.

*Commissioner Dilliplane made a motion to approve the plans for the wood door to replace the fiberglass door and the handrail to replace the failed handrail that was removed, as presented. Commissioner Beaton seconded the motion. A vote was taken, all ayes, motion carried.*

### **COMMENTS**

Last Month, Mayor Green questioned the possibility of changing the meeting time to 6:30. Discussion followed. It was determined that the meeting time should continue to be 7:00.

### **ADJOURNMENT**

*Commissioner Dilliplane made a motion to adjourn the meeting. Commissioner Slotter seconded the motion. A vote was taken, all ayes, meeting adjourned at 7:58 PM.*

Respectfully submitted,

*Dawn K. Gwynn*

City Secretary