"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
December 2, 2014

CALL TO ORDER

The regular meeting of the Historic Preservation Commission was called to order at 7:00 p.m. by Commissioner Dilliplane. Those present included Commission Members Bonner, Turley, Beaston and Lee.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Commissioner Bonner pointed out that there was a typographic error on the third line of page 2. The minutes stated brother "on" law, rather than brother "in" law. *Commissioner Lee made a motion to accept the minutes. Commissioner Beaston seconded the motion. A vote was taken, all ayes, motion carried.*

100 FIFTH STREET – KEITH JORDAN – NEW CONSTRUCTION

James Edwards, an attorney, was present to represent Mr. Jordan. He said he was here to help him get through this process properly. Mr. Edwards presented the plans and said to strike the basement from the record. He said he learned, when talking with Assistant City Clerk Clifton that a basement would not be permitted due to the property being in the flood plain. Discussion followed regarding the foundation elevation. Mr. Edwards pointed out the note on Exhibit D which states the proposed elevation is 9'10".

He said Assistant City Clerk Clifton said he would also need something to show the side yard setback. Commissioner Dilliplane said Assistant City Clerk Clifton told her she had received everything she needed for the setbacks. Commissioner Dilliplane reminded Mr. Edwards they would also need demolition permits. She confirmed with Mr. Edwards that he had received the letter of appropriateness.

Mr. Edward summarized the work that had been done to date with the Historic Preservation Commission and the Planning Commission. Discussion followed regarding the proposed materials. Discussion followed about whether Delaware City is doing building inspections yet or if New Castle County is still taking care of that for Delaware City.

Commissioner Dilliplane reiterated that the purpose for appearing at this meeting was to get approval for the proposed exterior materials to be used. Mr. Edwards said the elevated drawings would be part of the building permit process. Commissioner Lee asked for larger drawings if available. She said she would like to see a larger Exhibit D. Mr. Edwards said the PELSA plan had been sent to him via email. He said he could email it to Assistant City Clerk Clifton and she could enlarge it for their review. None of the original foundation would be used. Discussion followed regarding the architecture of the proposed structure. This structure would be four foot narrower than the original structure. Discussion followed regarding how much of the foundation would appear above street level and how many steps would be required to access the interior. The foundation will be made of concrete with a stamp to give it a brick appearance. They would use vinyl posts and railings. The structure will be set back to meet requirements.

Commissioner Turley made a motion to accept the proposed materials and the preliminary plans as presented. Commissioner Beaston seconded the motion. A vote was taken, all ayes, motion carried.

Commissioner Dilliplane thanked them for coming and told them they would receive a letter of appropriateness. Discussion followed.

ADDITIONAL COMMENTS

Mayor Green stated as a point of order that after having a motion and second, the chair needs to ask for discussion before a vote can be taken. He said that it would be on the tape that there were no questions and that the discussion took place before the motion was made.

The Mayor said if there is a person who sits on the commission and doesn't treat the public in and suitable manner or if they don't show up for the meetings, the chairperson has the power to write to have a person removed from the commission. The chairperson has the right to control the meeting in any manner necessary to insure that residents are being treated fairly and correctly.

Kate O'Donnell, 109 Washington Street, asked if Delaware City had a penalty for demolition by neglect. She said Chestertown, MD has that. She pointed out a building at 3rd and Washington Street that has no electricity and stated that the property looks like it is in danger of further deterioration. Mayor Green said the City Manager could make that call. He told her that Delaware City is in the

process of re-writing the code as Delaware City will be responsible for code enforcement rather than New Castle County doing it. Discussion followed.

Adjournment

Commissioner Beaston made a motion to adjourn the meeting. Commissioner Lee seconded the motion. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 7:35 p.m.

Respectfully submitted,

Dawn K. Gwynn

City Secretary