



CITY OF DELAWARE CITY

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**CITY OF DELAWARE CITY
REGULAR MEETING OF THE
HISTORIC PRESERVATION COMMISSION
April 7, 2015**

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 Sellers, Bonner, Slotter, Turley, and Lee. Commissioner Dilliplane introduced Commissioner Sellers as the newest member of HPC. City Manager Cathcart was also in attendance.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Commissioner Slotter made a motion to approve the minutes from the December 2014 Historic Preservation Commission meeting. Discussion followed regarding possible changes to the minutes. It was pointed out that there was a typographical error in the second paragraph under "Additional Comments. The phrase stating, "the public in and suitable manner" should be changed to "the public in a suitable manner". In addition, there was a question about exactly what Mayor Green said. It was decided that the phrase stating, "has the power to write to" should be changed to, "has the power or right to". Commissioner Lee made a motion to accept the minutes with the edits. Commissioner Turley seconded the motion. A vote was taken, all ayes, motion carried.

46 CLINTON STREET – DELAWARE HOLDINGS, LLC – FRONT DOOR

Mr. Whittaker said he was having problems with the front door at 46 Clinton Street during the winter. He said he had to replace it rather quickly so he was unable to come to HPC for approval before the installation. He said he was attending this meeting to get approval for the door he already installed. He said the door he removed was not a historic door. He had installed it about 10 years ago, as the existing door was not salvageable.

Mr. Whittaker pointed out the photograph of the two panel, three-over-three, fiberglass door that was installed this winter. Discussion followed regarding the design of the replacement door, the benefits of the door to the residents, and the fact that the property is residential rather than commercial. Mr. Whittaker said there was never any lease/agreement to use the property for commercial purposes. Mr. Whittaker said he would address that in a letter to the City Manager. Additional discussion followed regarding why he used a fiberglass door instead of a wood door. Commissioner Lee commented that a wood door would be preferable as HPC tries to insure that property owners use original materials whenever possible.

City Manager Cathcart reminded the commissioners that this property is in the commercial district so their decision was mandatory. The commissioners discussed the age of the residence and whether this style door would be appropriate for the period. Commissioner Slotter explained that the Secretary of the Interior's standards state that the style of the door should be suitable for the period and constructed of materials of the period. Mr. Whittaker was questioned about installing this door, knowing it was neither a proper style for the period nor made of the proper materials. Commissioner Dilliplane said HPC would not like to set a precedent allowing fiberglass doors in the historic district. Discussion followed. Commissioner Lee said she could see Mr. Whittaker's reasoning for using a fiberglass door, but she added that it is very important that HPC makes every effort to maintain the historic fabric of the business district in particular. Discussion followed regarding the number of existing fiberglass doors in the same block as 46 Clinton Street. City Manager Cathcart stated that the decisions made by a former commission and commissioners do not set precedent.

Mr. Whittaker said, when asked if he could change the door, he would prefer not to replace the fiberglass door with a wood door. Commissioner Bonner asked if it would be possible to table this decision as she had not reached a decision. The other commissioners concurred and said it would give them additional time to look more closely at the current door. *Commissioner Bonner made a motion to table the decision about whether the door at 46 Clinton Street should be allowed to remain or if they should uphold the historic district standards. Commissioner Lee seconded the motion. A vote was taken, all ayes, motion carried.* Mr. Whittaker spoke with the commissioners about what style wood door they would prefer. Commissioner Lee said she was going to take a look at the age of the building and what would be appropriate. She said HPC should do a better job providing resources to applicants.

145 ADAMS STREET – WHITTAKER BROTHERS – ARCHITECTURAL DESIGN – NEW CONSTRUCTION

Mr. Whittaker explained the plans and diagrams which he had presented to HPC for consideration. He also reviewed the list of exterior materials he was proposing, stating he would like the structure to be as maintenance free as

possible. Discussion followed. *Commissioner Slotter made a motion to approve the plans as submitted. Commissioner Turley seconded the motion. A vote was taken, all ayes, motion carried.* Commissioner Dilliplane told Mr. Whittaker that he would receive a letter of appropriateness.

135 HAMILTON STREET – LAUREN DIPIETRO – STEPS DOWN FROM 2ND STORY DECK

City Manager Cathcart said this item would need to be tabled as Ms. DiPietro was going to redesign the steps and present her plans at the May meeting.

ADDITIONAL COMMENTS

Commissioner Turley pondered the challenges faced by owners of properties in the historic district. He said part of keeping the town looking historic is to keep it well maintained. He questioned the used of lower maintenance materials that have been properly treated so they really do look historic. There would be a need to balance something that looks historic against possibly how long it would look historic and not deteriorated. Commissioner Lee said it is clear that natural materials are to be used whenever possible. Discussion followed. City Manager Cathcart said Mr. Whittaker did have a commercial merchant in this structure. He said that Mr. Whittaker said it was a street merchant, but that was not the case. The City Code is very clear that once a property goes from residential to commercial it can never go back to residential. City Manager Cathcart said he is waiting for a letter of explanation from Mr. Whittaker. City Manager Cathcart explained how the law works that governs this issue. Additional discussion occurred.

ADJOURNMENT

Commissioner Lee made a motion to adjourn the meeting. Commissioner Bonner 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