

"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
May 5, 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 Commissioners Sellers, Bonner, Slotter, and Turley. Commissioner Dilliplane recognized Miqui Beaston for all the years she served as a commissioner on the Historic Preservation Commission. She passed away a couple of weeks ago and will be greatly missed.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

There was a discussion about the "Additional Comments" as they related to the door that was presented by Delaware Holdings, LLC. The commissioners reached a consensus that these comments were not part of the door presentation. *Commissioner Slotter made a motion to accept the minutes as written. Commissioner Turley seconded the motion. A vote was taken, all ayes, motion carried.*

30 CLINTON STREET – JOHN BUCHHEIT – FRONT DOOR

Commissioner Slotter recused himself, as he was going to make the presentation for Mr. Buchheit. Mr. Slotter explained that this door leads from the side porch to the bar. He summarized the specifications by saying that it is a wood door, 3/4 lass, one panel on the bottom, and will swing outward in order to meet the fire code. Discussion followed. He said it is the same door that is on 92 Clinton Street and the Central Hotel. *Commissioner Turley, saying that he looked at the product description which seems to comply with the requirements for the commercial district, made a motion to approve the door installation as presented.*

Commissioner Bonner seconded the motion. A vote was taken, all ayes, motion carried.

135 HAMILTON STREET – LAUREN DIPIETRO – ADD STEPS FROM 2ND FLOOR DECK

Ms. DiPietro was not in attendance to present her plans as submitted. The commissioners felt the plans did not have sufficient detail to make a decision. Discussion followed regarding the plans. *Commissioner Sellers made a motion to table 135 Hamilton Street. Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion carried.*

46 CLINTON STREET – WHITTAKER BROTHERS – FRONT DOOR

Commissioner Dilliplane explained that Mr. Whittaker submitted the same photograph of the fiberglass door at 46 Clinton Street that he submitted last month. She said that, according to the standards of the Department of the Interior, the door should be a wood door, not a fiberglass one. Mr. Whittaker was not present at this meeting. *Commissioner Turley made a motion to disapprove the fiberglass door and require that it be replaced with a door made of historic materials. Commissioner Sellers seconded the motion. A vote was taken, all ayes, motion carried.* Commissioner Dilliplane said a letter would be sent to Mr. Whittaker, saying that HPC decided the door needed to comply with the Department of the Interior guidelines on replacing a door with one made with historically correct materials.

230 WASHINGTON STREET – TRACEY & DEVERAL WILSON – WANT TO DEMOLISH PROPERTY

A friend of Mr. Wilson, speaking for the family, said they were just at the meeting to get information. He gave a photo of the structure to HPC. He said he had inspected the structure and found there is an addition on the back that has semi-collapsed from the roof down. He said the foundation has been undermined by water penetration in several areas. The family does not have the money to restore the property. They would like to take the proper steps and demolish the structure rather than leaving it in this condition. He said the property has been vacant for seven years. The family tried to sell the property but no one was interested in purchasing it. He said the lot is 70' X 100'. It is a twin structure that has been put together as one. City Manager Cathcart asked if there were any plans to rebuild on the lot. The gentleman representing the Wilsons said there were plans to rebuild, but the Wilsons would not be the ones doing the construction. They would like to sell the lot prior to the demolition, so the new owner would actually demolish the structure. City Manager Cathcart asked who the permit would be issued to. He said the property would need to be sold and the purchaser would need to apply for a demolition permit. Discussion followed regarding proper steps to be taken before demolition could be approved, such as a letter from a contractor attesting to the condition, photographs indicating the condition, any historical documentation that is available, etc.

Commissioner Slotter made a motion to table this topic until such time as the Wilsons return to HPC with documentation that this historic property is definitely in disrepair to the point that it needs to be torn down. Commissioner Turley seconded the motion. A vote was taken, all ayes, motion carried.

ADDITIONAL COMMENTS

Discussion followed regarding the sale/demolition of 230 Washington Street and the requirements for a new structure. Additional discussion occurred regarding the role of HPC relating to zoning and property demolition. Commissioner Dilliplane read the section of the City Code that addresses demolition. City Manager Cathcart said he would review the Code and report back to HPC.

ADJOURNMENT

Commissioner Slotter made a motion to adjourn the meeting. Commissioner Turley seconded the motion. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 7:32 p.m.

Respectfully submitted,

Dawn K. Gwynn

City Secretary