



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
July 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 Commissioners Dilliplane, Sellers, Bonner, Slotter and Lee. City Manager Cathcart was also in attendance.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Discussion occurred regarding that fact that the minutes from the June meeting could not be amended because the actual wording of a motion could not be changed. *Commissioner Slotter made a motion to accept the minutes as written. Commissioner Bonner seconded the motion. A vote was taken, all ayes, motion carried.*

213 CLINTON STREET – CHRIS FOX – RENOVATIONS

Ms. Fox presented her plans, indicating that she would like to use wood materials to replace anything that needs to be replaced, such as the porch railings & post, the pine floor boards and the siding where needed. She also said she would like to remove the fire escape. Members of the Commission said they appreciated the fact that Ms. Fox would like to restore this structure using appropriate materials. City Manager Cathcart said, for the record, that if the Historic Preservation Commission approved the plans, the resident would have one year to complete the work without coming back to the Commission. Discussion followed regarding approval for the siding. It was reiterated that the expiration date for the approval made at this meeting would be July 2016.

Commissioner Slotter made a motion to accept the renovations as documented: replace the porch column with wood to replicate the existing column; add the

wood railings with spindle rails to the porches; remove the gray siding and restore the existing wood siding where possible and replace the damaged siding with matching wood siding where necessary; and remove the fire escape. Commissioner Lee seconded the motion. A vote was taken, all ayes, motion carried.

Commissioner Dilliplane informed Ms. Fox that she would receive a letter of appropriateness and could then apply for a building permit.

214 ADAMS STREET – BRETT & VIRGINIA MONROE – ROOF, SIDING AND WINDOWS

Mr. Monroe presented his plans for renovations to his shed/garage. He said he would like to install a tin roof, try to save the cedar siding by using cedar lumber that he made, close the alleyway and rear windows (three windows), and leave the upper windows, garage door windows and the triple windows on the side with the door. Discussion followed regarding the age of the building and the fact that Mr. Ted Paynter, an old bridge tender, told Mr. Monroe that this structure was an old boat house that was moved from Fifth Street when the new canal put the old canal out of business. Additional discussion followed. Discussion followed regarding the windows Mr. Monroe said he would like to remove. He was asked if he could remove the trim and just cover up the window openings, so interested parties, in the future, would know the windows were part of the original building. Mr. Monroe summarize the work he would be doing.

Commissioner Lee made a motion to accept the project as stated: replacing the roof with tin; placing stone veneer around the base where the cedar is damaged; keeping the cedar where possible and replacing, with cedar, what needs to be replaced; closing the back and side windows; and placing the old gutter back on. Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion carried.

Commissioner Dilliplane informed Mr. Monroe that he would receive a letter of appropriateness and could then apply for a building permit.

136 WASHINGTON STREET – CHEUNG'S REALTY – WINDOWS

City Manager Cathcart said he understood that Mr. Cheung's intent was to convert 136 Washington Street into apartments. The City Manager said he would like the record to show that this is not an allowable use, as it is in the C-1L district and apartment houses are specifically prohibited. He gave a copy of the zoning code to the owner's contractor who was present.

Mr. Cheung's contractor said he would like to remove approximately 45 windows and replace them with Thermal Star vinyl windows to match the existing windows with six-over-six grids or one-over-one. When asked, he said there are currently

six-over-six wood windows on the first and second floors, with three-over-three wood windows on the top floor. He did not have photos of the condition of the existing windows. Discussion followed regarding the fact that it would have been preferable for the owner to be present at the meeting. The Commissioners stressed the historic value of this classic structure which is very important to Delaware City. They said they would prefer to see the existing wood windows repaired where possible, or replaced with wood when necessary. The contractor for Cheung's Realty said if HPC didn't want vinyl windows, he felt sure they wouldn't want vinyl siding. When he asked about paint, he was told that the Historic Preservation Commission really didn't have any say in colors. He was told he could proceed with the painting. Discussion followed. The contractor said he and Mr. Cheung had discussed repairing the wood windows when possible and replacing them with wood when they couldn't be repaired.

David Orr, 135 Washington Street, spoke to the significance of this building, saying that it anchors the National Register District. It is a five bay, three-story, Italianate structure that is very much like the bank next door. He said it is a symbol of the vanishing age that people called the peach mansion age. Mr. Orr said he was happy to hear they would be using wood, as it is so important to replace in kind. He said he applauded Kevin Whittaker for keeping that building together.

Commissioner Dilliplane made a motion that the project be accepted as amended, to repair wood windows as needed, six-over-six on the first two floors and three-over-three on the third floor. Commissioner Lee seconded the motion. A vote was taken, all ayes, motion carried.

Commissioner Dilliplane said she would mail a letter of appropriateness to Cheung's Realty. Discussion followed.

ADJOURNMENT

Commissioner Bonner made a motion to adjourn the meeting. Commissioner Slotter seconded the motion. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 7:42 p.m.

Respectfully submitted,

Dawn K. Gwynn

City Secretary