



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
August 4, 2015**

CALL TO ORDER

The regular meeting of the Historic Preservation Commission was called to order at 7:00 p.m. by Commissioner Lee, as Commissioner Dilliplane was unable to attend the meeting. Those present included Commissioners Sellers, Bonner, Slotter and Lee. City Manager Cathcart was also in attendance.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Commissioner Slotter made a motion to accept the minutes as written. Commissioner Sellers seconded the motion. A vote was taken, all ayes, motion carried.

208 WASHINGTON STREET – LUKE & CONNIE HOWARD – DOORS, SHUTTERS, GUTTER, DOWN SPOUT

Connie Howard explained that she and her husband would like to replace the old gutters, as the existing gutters have holes which allow the rain to beat down on the bricks. Mrs. Howard said the door has also been ruined. She said the existing gutters were there when they bought the house. She said someone said they were either copper or lead. Mrs. Howard said they would like to use the same gutter that has been used everywhere else in the home. It would be used across both houses (206 Washington Street) with the common gutter down the middle as it is now. City Manager Cathcart said it is probably aluminum gutter. Commissioner Lee said that because it is an extremely old house, HPC would like to see the gutter replaced with a gutter of similar appearance to the original. Commissioner Slotter explained that because they are the Historic Preservation Commission, they are concerned with preserving the appearance of the original

building by recommending that the materials be replaced in kind. Discussion followed. Commissioner Lee explained that they are acting only in an advisory capacity and the advice would be to keep the same appearance of the original house in order to maintain the character and not vary greatly in style. Mrs. Howard said they would prefer to use the aluminum gutters. Additional discussion followed.

Mrs. Howard said she would be replacing the storm door. She was told that they did not need approval to replace a storm door. She said the original wood front door would not be changed.

Mrs. Howard said she was also requesting approval to install new shutters. She said the original shutters were wood, but they were removed previously as they were falling off. She said the new shutters would be composite so they would be sturdy.

Commissioner Slotter made a motion to recommend that the gutter and down spout be replaced in kind, and also that the shutters be replaced in kind rather than using manufactured material, bearing in mind that HPC is acting in an advisory capacity. Commissioner Bonner seconded the motion. A vote was taken, all ayes, motion carried.

Commissioner Slotter encouraged Mrs. Howard to explore every opportunity before they install aluminum gutters and composite shutters.

206 WASHINGTON STREET – RACHEL MEHOLIC – GUTTER & DOWN SPOUT

Ms. Meholic explained that she was applying to use the same materials the Howards asked to use, as their houses are connected. HPC gave the same advice that they gave to Mrs. Howard about replacing materials in kind. There was no additional discussion.

Commissioner Slotter made a motion to recommend the use of in kind materials for the replacement of gutters and down spouts, bearing in mind that HPC is acting in an advisory capacity, and asked that Ms. Meholic explore the recommended materials. Commissioner Sellers seconded the motion. A vote was taken, all ayes, motion carried.

504 FRONT STREET – REEDY POINT DEVELOPMENT CORPORATION – REMOVE DECK AND PUT A CONCRETE SLAB

City Manager Cathcart said he was taking off his City Manager hat and putting on his John Q. Public hat. Commissioner Slotter recused himself.

Mr. Cathcart said they would be going to settlement for 504 Front Street this week. He pointed out a photograph showing the unsightly rear deck. He said it was much deteriorated, as the previous owner started to remove the deck and for some reason stopped. Mr. Cathcart said that according to the City building code the wood deck is an impervious surface which they would like to replace that with a concrete pad, which is also an impervious surface. There would be no change as far as the building code is concerned. He said the concrete would last a lot longer and look much better. He said the concrete pad is in the rear of the building and not visible from the street. Mr. Cathcart explained the layout of the lot and the rear alley.

Mr. Cathcart explained that Reedy Point Development Corporation is a private concern with investors. Discussion followed. Mr. Cathcart said there is water infiltration in the back of the property that runs down into the crawl space. That would be stopped by this. Discussion followed. Commissioner Lee said it is in the rear of the house, not connected to the house and is reversible, so it is not impacting the house and is not visible from the street. Mr. Cathcart said it would be a 5" concrete pad with reinforcement and would slope away from the house.

Commissioner Bonner made a motion to approve the removal of the horrific remnants of the deck and allow the installation of a concrete pad. Commissioner Lee seconded the motion. A vote was taken, all ayes, with Commissioner Slotter not voting as he had recused himself, motion carried. Commissioners Bonner and Lee questioned the fact that only three members voted. City Manager Cathcart said that was fine as long as there was a quorum when the meeting started.

Mr. Cathcart showed a color photograph of the existing fence and a copy of the plot plan from the 1999 settlement showing that there had been a stockade fence around a wood deck. Reedy Point Development Corporation is proposing to replace the stockade fence with another stockade fence. He explained his drawing of the layout of the fence. He said the patio is 13'6" x 15' wide. He said they may install a gate to hide the trash cans. He said the fence was there until about three or four months ago when the current owner started to remove the deck and also removed the fence. Commissioner Lee said the fence was not being replaced, but rather was going to be reconstructed. Mr. Cathcart said it would be 6' high, which is the same height that the existing fence was. Mr. Cathcart said it would not be visible from the street and the code allows 6' high fences in the rear. The alley would not have any impact on the fence as the alley is privately owned and there is no frontage.

Commissioner Lee made a motion to permit the stockade fence to be reconstructed in kind with what was there, a 6' stockade fence surrounding the rear deck with the exact same footprint as the deck. Commissioner Bonner seconded the motion. A vote was taken, all ayes, motion carried.

ADJOURNMENT

Commissioner Lee made a motion to adjourn the meeting. Commissioner Sellers seconded the motion. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 7:30 p.m.

Respectfully submitted,

Dawn K. Gwynn

City Secretary