



CITY OF DELAWARE CITY
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**CITY OF DELAWARE CITY
REGULAR MEETING OF THE
HISTORIC PRESERVATION COMMISSION
June 3, 2014**

CALL TO ORDER

The regular meeting of the Historic Preservation Commission was called to order at 7:00 PM. by Commissioner Slotter. Those present included Commissioners Slotter, Bonner, Turley, Beaston, Dilliplane, and Lee. City Manager Cathcart was also in attendance.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Commissioner Beaston made a motion to approve the minutes of the April 8, 2014 HPC meeting, as written. Commissioner Dilliplane seconded the motion. A vote was taken, all ayes, motion carried.

300 WASHINGTON STREET – ROBERT O’NEILL – SIDING, WINDOWS, DOOR, GUTTERS, DOWNSPOUTS, ETC.

There was no one in attendance to represent Mr. O’Neill.

218 ADAMS STREET - SUSAN WALKER – ROOF & SIDING

Ms. Walker said she would like to put on a new roof, siding and gutters. She would just replace the old asphalt shingle roof with a new asphalt shingle roof, the old aluminum siding with vinyl siding and the old aluminum gutters with new aluminum gutters. She said she would like to install some insulation. She would also like to do some heating and air conditioning. When asked if the old siding was still underneath the aluminum siding, she replied that it didn’t appear to be. Discussion followed regarding hardie plank. Ms. Walker said the house is

connected and the owners of the other side of the building do not plan to do any renovations at this time. *Commissioner Dilliplane made a motion to recommend replacing the siding with hardie plank or wood, or vinyl siding as a last resort, with the roofing and gutters as presented. She said HPC is acting in an advisory capacity only, due to the location of the home. She recommended that Ms. Walker complete the renovations that would reflect the era of the town and maintain that visual façade. Commissioner Beaston seconded the motion. Discussion followed about siding colors. A vote was taken, all ayes, motion carried.*

100 FIFTH STREET – KEITH JORDAN – DEMOLITION & REBUILD

Mr. Jordan's contractor was present and stated that he had been there previously to get approval for the exterior finishes. However, once he started to work on the property he discovered there is no structural integrity. He brought pictures to show the condition of the structure as well as the foundation. Discussion followed. The contractor pointed out that, due to the new flood control regulations, he would need to raise the structure one foot. He said there is no way this structure would stay together if it were raised.

City Manager Cathcart said if a structure is totally demolished, all variances would be lost. The contractor would need to go to the Planning Commission and the Board of Adjustment to get new variances. He said he didn't know if the City would support this project. Once the rebuilding begins, the compliance with HPC's decisions would be mandatory rather than advisory. Discussion followed about the cost of materials that would be approved by HPC and whether the contractor should go before the Planning Commission to see if the variances would be granted for future construction before demolition occurs.

Discussion followed regarding current setbacks as the variance would no longer exist if the structure were demolished. The Historic Preservation Commission will have much more say as to design, materials, etc. than they would have had if the house were renovated and not demolished. Discussion followed regarding definition of a complete demolition. The foundation is subject to reconstruction due to new flood regulations. Discussion followed.

City Manager Cathcart said the applicant needs to tell the HPC what they want to do, either demolish or rebuild, before they can approve anything. Discussion followed regarding next steps for the contractor. Commissioner Slotter said the Secretary's Standards say if a building is demolished the old structure is gone and building a new house that looks like the old one has no historic value. It would be better to build a new structure that suits the neighborhood rather than trying to recreate a historic home.

Commissioner Slotter said demolition and rebuild is what is on the agenda tonight. City Manager Cathcart said the first question is, "Is it appropriate for the building to be demolished?" and the second question is, "Does HPC approve the plan for the rebuild?". Discussion followed regarding whether the structure was salvageable and the historic significance, if any, of the building. *Commissioner Dilliplane made a motion to demolish the structure, Commissioner Beaton seconded the motion. A vote was taken, all ayes, motion carried.*

The standards for historic preservation on infill projects in historic communities, are not about rebuilding a replica of the building that was demolished, but rather that the building needs to be in scale with the community, window patterns need to fit within the community, etc. Discussion followed regarding the appearance of the rebuilt structure, especially the mixed window patterns, no windows in second floor front, architectural details and materials that fit within the town. The Historic Preservation Commission said they did not feel they could approve the rebuild plans as submitted.

They recommended that the contractor go to the Planning Commission to get approval for the necessary variances and return to HPC with a final plan and list of materials. They recommended using hardie plank and taking elements from the town and incorporating those in the plan. Discussion followed regarding using the same footprint, however that may not be possible due to variances that would be needed. *Commissioner Turley made a motion to table the rebuild discussion and vote. Commissioner Bonner seconded the motion. There was no additional discussion. A vote was taken, all ayes, motion carried.*

300 WASHINGTON STREET – ROBERT O'NEILL – SIDING, WINDOWS, DOOR, GUTTERS, DOWNSPOUTS, ETC.

Mr. O'Neill's contractor, Jim Williams, was present and said he was looking to return the exterior of the building to the way it was in prior to the fire. The house had vinyl siding which they would replace with new vinyl siding. They would use new architectural shingles to replace the ones that were on the house before the fire and new vinyl windows would be installed to replace the windows that had been previously replaced. Discussion followed regarding the rear roof that was totally demolished in the fire and changing the floor plan so the residents can live on the first floor, converting it from an apartment building to a single residence. *Commissioner Turley made a motion that the modifications and repairs be approved as presented. Commissioner Bonner seconded the motion. A vote was taken, all ayes, motion carried.*

COMMENTS

Commissioner Turley thanked the Commission for letting him participate and serve on the commission. Discussion followed regarding how the contractor

changed the plan midstream from total demolition, as the house could not be renovated, to renovating the house as it stands. City Manager Cathcart said he was trying to make it clear that the variances would go away if the structure were to be demolished. For example, parking will be an issue as there is no parking on that side of Fifth Street, so off street parking would be required. He said the City's interest in the property was to demolish the house and make it part of the Community Center Park. Commissioner Lee asked when it would become a conflict of interest since the City tried to purchase the property. City Manager Cathcart said his concern would be off street parking which would be required.

ADJOURNMENT

The recording ended at 8:05pm.

Respectfully submitted,

Dawn K. Gwynn

City Secretary