



CITY OF DELAWARE CITY

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**CITY OF DELAWARE CITY
REGULAR MEETING OF THE
HISTORIC PRESERVATION COMMISSION
NOVEMBER 3, 2015
MINUTES**

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, Slotter, Turley and Hanna. 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 Turley seconded the motion. There was no discussion. A vote was taken, all ayes, motion carried.

59, 55 & 51 WASHINGTON STREET – PORT PENN HOLDINGS – FENCE AND COMMERCIAL PARKING LOT

Mr. Whittaker explained that this property is now owned by Port Penn Holdings which is an extension of The Cutting Edge. He said they also own Seaway Services, located at 34 Clinton Street, which extends to Washington Street. He explained, using a map, the locations of the various properties. Mr. Whittaker added that there are no adjoining property issues as the three entities own the adjoining parcels. He stated that the businesses need space to park equipment. They would like to fill the lot with stone and use it for commercial parking. He said it is all commercial zoning so there are no residential uses in this area. He said they would like to keep it simple, but hide and shield it as much as possible. Mr. Whittaker had photos of the properties in question and used these to explain the plans. Discussion followed regarding the fence code, amount of visibility, zoning of the area, elevation of the land, landscaping, catch basins and infrastructure, a utility trench, and location of fencing.

City Manager Cathcart explained that the City was awarded funding to do a conceptual streetscape design for the block between Clinton, Washington, Harbor and Front Streets. The lots under discussion would be included in that area. He said that the City was just looking at the north side of Washington Street, not the south side. He said there would be a public hearing about this on November 16th. The City would also apply for construction funding (in various phases) when the conceptual plan has been completed. Discussion followed regarding how the decision about 59, 55 and 51 Washington Street would impact this conceptual streetscape design.

Mr. Whittaker said they would use six or eight inch stone base. He said any long term structure would need to be built on pilings. The existing domed mound of dirt would be reduced by about 18 inches to a plateau. They would like the entrance to the parking lot to be on Washington Street, with two sections of fencing that would be hinged, creating a twelve foot wide gate.

Mr. Whittaker said they would like to eliminate the existing chain link fence. The rear set back was also discussed, as was the maintenance of the property. Discussion followed regarding: the wood, shadowbox fence which would remain natural; the size of the side and rear setbacks; moving the entrance to the Seaway Services side, utilizing the existing drive, and; backing up the post office side fence by four feet to allow for greenspace and landscaping.

City Manager Cathcart said he would need to talk to the City Solicitor to see if HPC has the authority to determine setbacks. Discussion followed regarding picket fence versus shadowbox fence and the rear setback. Replacing the 4' chain link fence in the rear with 6' shadowbox fence.

The commissioners expressed concern about setting a precedent, using shadow box fencing and granting setback variances in order to conceal a commercial parking lot.

It was suggested that City Manager Cathcart contact City Solicitor Walton about a conditional approval based on the use. *Commissioner Slotter made a motion to table this discussion until after the City Manager talks to the City Solicitor about whether HPC can approve the plan submitted based on use (commercial parking lot), with the understanding that these approvals would be negated if the use were to change.* Discussion followed. *Commissioner Sellers seconded the motion. A vote was taken, all ayes, motion carried.*

COMMISSIONER COMMENTS

Commissioner Slotter asked Mr. Whittaker the status of the door on 46 Clinton Street. Mr. Whittaker replied that he was going to address this. He said it would probably be a painted wood door.

ADJOURNMENT

Commissioner Turley made a motion to adjourn the meeting. Commissioner Hanna seconded the motion. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 7:56 p.m.

Respectfully submitted,

Dawn K. Gwynn

City Secretary