

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY

407 Clinton Street - P.O. Box 4159
Delaware City, Delaware 19706
302-834-4573

**MINUTES
REGULAR MEETING OF
THE HISTORIC PRESERVATION COMMISSION
CITY OF DELAWARE CITY
Tuesday, October 6, 2020 7:00 p.m.
Delaware City Community Center**

CALL TO ORDER

Commissioner Dilliplane called the regular meeting of the Historic Preservation Commission (HPC) to order at 7:00 p.m. Commissioner's Slotter, Keifer, Hanna and Starrett were present along with City Manager Baylor.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

A Motion to accept the Minutes of the previous meeting was made by Commissioner Slotter and seconded by Commissioner Kiefer. All members were in favor and *the Minutes were accepted as written.*

70 Clinton Street – Minor Subdivision – Whittaker Brothers, Inc

Kevin Whittaker explained that he came before them a few months ago with a similar plan to the one they are seeing tonight but there was not a quorum. He said he was contacted by the City Solicitor who recommended doing a Subdivision rather than the Variance Request he was seeking. He explained he is presenting a Minor Subdivision Plan now for a Single Family home. He explained that it will go to Board of Adjustments and Council. He wants to do a Single Family Dwelling now not a 2 unit like he previously requested. He said he will create a parking spot or two even though he will not own the spot.

He said he would like to use Vinyl siding and says there are other properties in that area that used Vinyl. Commissioner Dilliplane said they cannot approve Vinyl siding. Commissioner Slotter asked if single families are allowed in the C-1. Mr. Whittaker said yes. Commissioner Slotter asked what material he would use besides Vinyl; Commissioner Dilliplane said this is a unique situation building a house in the Commercial District. Mr. Whittaker said he doesn't really want to get involved with brick because it's built on pilings. Commissioner Dilliplane said the options are Wood, Brick or Hardy. Mr. Whittaker asked why Hardy is so much more acceptable than Vinyl. Commissioner Keifer said anything that is a natural product is acceptable. Mr. Whittaker asked if they are okay with the Architecture. The Commission agreed the Architecture is fine. Commissioner Slotter asked if the overall height will be consistent with the other houses on the street. Mr. Whittaker said yes it will be almost the same. Commissioner Slotter said they are stuck on the material at this point. Mr. Whittaker said if he has to he will have to use Hardy Plank. Commissioner Dilliplane said they would like to see the whole thing in Hardy. Commissioner Slotter asked what he will use for the railing. Mr. Whittaker said he was going to use composite decking. Commissioner Slotter said he just doesn't want to ruin the character of the District. Mr. Whittaker said he will be the only house on the street that isn't Vinyl. Commissioner Slotter asked if he could use a Black Metal railing instead of Vinyl. Commissioner Dilliplane asked if the windows will be Vinyl, Mr. Whittaker said yes. Commissioner Dilliplane asked what the roof will be and Mr. Whittaker said asphalt.

Commissioner Dilliplane asked for a motion to allow Masonry or Wood siding product, Metal Porch Railing and 1 over 1 Vinyl windows and Asphalt Shingles and Vinyl Lattice. Commissioner Slotter made the motion that was seconded by Commissioner Keifer. All were in favor, *the motion passed.*

215 Washington Street- Demolition and Rebuild – All Aspects, LLC.

The owner explained that nothing can be saved with the home and it needs to be demolished. Commissioner Dilliplane asked how he plans to protect the houses on each side. The owner said he doesn't plan to touch the walls between the homes. Commissioner Dilliplane asked what he will be replacing with. He did not have full plans but he gave them a picture of a neighboring house that he plans to match it with. Commissioner Slotter said he would like to see a Wood or Hardy Board on the front façade and the back could be Vinyl. Commissioner Slotter said the door they have down to use is a Craftsman door and that style was not used when those houses were built, he would like to see a more in period style door.

Commissioner Slotter said he does agree with the request to Demo.

Commissioner Slotter made a motion to approve the Demolition of 215 Washington Street. The motion was seconded by Commissioner Hanna. All were in favor, *the motion passed.*

Commissioner Dilliplane asked for a motion to accept Hardy Board, Wood or Concrete Product for the front exterior and the front door to be a period appropriate, wood or metal door. Vinyl windows but they recommend Wooden windows and Asphalt Shingles. The motion was made by Commissioner Keifer and seconded by Commissioner Starrett. All were in favor, *the motion passed.*

DISCUSSION

No Comments.

ADJOURNMENT

The motion to adjourn was made by Commissioner Slotter and it was seconded by Commissioner Hanna. *The Historic Preservation Commission Meeting was adjourned at 8:20 p.m.*

Respectively submitted,

Britney Loveland

City Secretary