

"A Historic Past"



"A Bright Future"

THE CITY OF DELAWARE CITY
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**MINUTES
REGULAR MEETING OF
THE HISTORIC PRESERVATION COMMISSION
CITY OF DELAWARE CITY
Tuesday, May 4, 2021 7:00 p.m.
Delaware City Community Center**

CALL TO ORDER

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

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Commissioner Wood said that on page 2, 2 thirds a way down the page, the second floor addition I know there was a lot of confusion about that, isn't the existing bedroom coming out 14 ft, the porch was coming out an additional 5 and then the upstairs was coming out over the porch all the way, which would be 14 and this just has 5. I believe.

Commissioners discussed this.

Commissioner Dilliplane asked City Manager Baylor if they could have Britney double check and make sure that their permit is correct that they were adding 14ft instead of 5ft.

Commissioner Dilliplane said she thinks that we hold it open until we confirm the correct verbage between the permit, the letter of appropriateness and the minutes.

Commissioner Turley said I presume that it does not change their permitting process.

City Manager Baylor said the permit is going to be based on what you all decide so it is important that you have the clear language on what you want and then the permit will support that.

Commissioner Dilliplane asked, Britney can we make sure that we change 2 thirds of the way down on page 2 where it says second floor addition where it says adding 14ft to the existing

room to meet the end of the lower porch and can you just confirm that is absolutely correct to what we have on their permit so this way there is not confusion when they start constructing?
Thank you!

Commissioner Wood made a motion to accept the minutes with the correction after it is confirmed seconded by Commissioner Kiefer. All members were in favor.

200 Hamilton Street – Danielle Parag – Add Uncovered Balcony to the Front Porch Roof

Homeowner Danielle Parag explained that the front porch roof needs to be redone anyway it is pulling off of the house. I don't know if you all remember that 2 years ago I got an approval to get that replaced "as is", but I would like to, if I can, put a balcony there instead of a normal pitched roof. It would be an uncovered open balcony built from wood, painted white, with some kind of decorative spindle. I would like to keep it historically and period friendly.

Commissioner Kiefer asked my concern that there is no door there so how would you access it.

Homeowner Parag said we would take the middle window out and put a door there.

Commissioner Dilliplane asked if this is also for a door, was this on the paper or not.

Homeowner Parag said I did not.

Commissioner Dilliplane asked if it's going to be a wooden door.

Homeowner Parag said yes, a wood door.

Commissioner Dilliplane asked City Manager Baylor if they should send an amended application since they are going to be removing a window and adding a door.

City Manager Baylor said yes.

Commissioner Dilliplane said to homeowner Parag just contact Britney tomorrow and let her know that you are going to be removing the middle door and adding a door. And we will go ahead and include it in this.

Commissioner Turley asked have you discussed how you would seal the structure that is under the floor from water ingress into the newly redone porch.

Homeowner Parag said I don't know what we are going to do once we take that porch off, I know there is at least one piece of wood siding that is missing off the porch.

Commissioner Turley said that is just one thing to work through in terms of permitting to ensure if there is a membrane of some sort that is put in there that complies with the City requirements.

Homeowner Parag said I am sure there is going to be water damage behind it so I am sure we are going to have to replace a lot of the wood.

Commissioner Kiefer asked, so you are probably going to have to rebuild the whole porch.

Homeowner Parag said yes, probably. I have an engineer coming out to give blueprints for it all, but I would like to know if I was telling him to do a balcony or just a covered roof.

Commissioner Turley said that makes sense.

Commissioner Dilliplane asked for a motion to accept adding an uncovered balcony to the front porch that would be wood including the balusters, which will all be white, remove existing window and add a door which will be wood and make repairs to structure as needed. The motion was seconded to by Commissioner Wood. All were in favor, the motion passed.

Commissioner Turley said we will reverse the agenda order of the numbers 4 and 5 for the benefit of the public.

300 and 302 Franklin Street - Thomas Parag - Demolition

Homeowner Parag explained 302 Franklin we purchased the house about 3 years ago and it was in pretty bad shape when we bought it and I would like to get the back half of the house tore down for right now and look at the foundation that is there, if the foundation needs to be replaced, I want to come to you all with plans to put a new foundation in and rebuild the back of the house. I would like to keep the house because there are only 3 houses that size in Delaware City that are left. Once the back half has been demolished, I would like to go back ahead and put it back on its feet.

Commissioner Turley said so at this point you are only asking to remove the back portion of the house.

Homeowner Parag said yes and once I see what I got, I can put drawings together for you all. Chris Walls is going to help me with it so we can see what we got in terms of the foundation because we don't know if we are going to have to remove what's there.

Commissioner Turley said 300 is just to remove the front porch.

Homeowner Parag said yes.

Commissioner Wood asked for a motion that we allow 302 Franklin Street removal of a portion of the back of the house and 300 Franklin Street that we allow removal of the front porch due to its bad condition. The motion was seconded to by Commissioner Dilliplane. All were in favor, the motion passed.

211 Clinton Street – Rebecca Kiefer - Rebuild Side Porch, Replace Fence with Appropriate Materials

Homeowner Kiefer showed a picture of what she wants to do. She said we are not really sure what the original porch looked like because that was a greenhouse there and we took the greenhouse down because it was full of broken glass and I have 3 little kids and they were getting into it and so we had it taken down. It is going to look like the front porch, I am going to take out this dropped area and put a beam in and posts. This picture is a very poor picture, my little drawing, you can really see to well, it is very light, but you can see that it will have 4 posts, there are 2 windows and a door in there. What I want to do so the only thing that is going to be different, you can see right now that there is just a stoop, but is my belief that the porch extended all the way out to the back, there is a space where the siding is missing and there is a ledger board that goes across there and I am pretty sure that is what it was like and they took it down for some reason or it rotted, I don't really know.

Commissioner Turley said those wrap-around porches were on a whole lot of houses in town and vanished over the years. My place had a wrap-around on three sides and it is all gone now and replaced with modification to the structure.

Homeowner Kiefer explained I would like to build this all the way out, which means I will lower this footer out and sort it all out. It will be a porch that goes all the way across and it will look very much like the front porch except it will be a side porch and I will use the same material,

wood and Home Depot I pray to god they still has the tongue and groove I bought from them and that I can afford it this year, I don't know. This project may not happen this year, it all depends on how much the lumber costs and whether I can afford it. I wanted to get in here and get approval for it so when I can do it, I will do it.

Commissioner Turley said we have a statute that you have to start the work within a year, but if something happens, it is a 3 minute fix. You just have to redo and put another year on it.

Commissioner Dilliplane said believe me, no one is going to tell you that you can't fix your house.

Commissioner Wood said Rebecca I could not hear you down here, so all this is going to go away.

Homeowner Kiefer said yes, it is going to look just like the front porch.

Commissioner Turley said and the french, you are putting up a fence.

Homeowner Kiefer said yes so we actually own 210 and 211 Hamilton Street and there is a stockade fence that goes all around Hamilton and up between let me think, 208 I guess and 210 Hamilton I don't have a picture of this, it is just fence and it has been like that for a long time and it is not in good shape and it needs to be replaced. I am not entirely sure what we are going to do yet, but I know it has to be in compliance with the fence rules. I know it will be wood.

Commissioner Dilliplane said it is on the back of the property right.

Homeowner Kiefer said no, because it faces Hamilton and it is two separate lots. It is not part of our property so technically it is frontage. One is an empty lot and one has a building on it.

Commissioner Dilliplane said so it will have to be 80% visibility and 4ft high.

Commissioner Turley said if you have 4in slats you will have to have 3in openings.

Homeowner Kiefer said yes we are probably going to do a picket type fence. I just need my dog not to run over top of it, I have a greyhound, but she is not a big jumper. Also, to clarify, can I put stockade in between my neighbors and do I just put the fence where it is right now or do I need to get a survey?

Commissioner Dilliplane read the fence code.

Commissioner Wood said we are going to need to know what the fence is going to look like.

Commissioner Dilliplane said so what you should do is make a decision as to what you are going to do and that is what we approve. So if you want to do open picket fences, then that is what you do and we can approve that.

Homeowner Kiefer said I think that is what we are going to do, I don't think there are really any other opinions.

Commissioner Turley asked for a motion to approve the rebuilding of the side porch and replacement of the fence with appropriate materials on the side of Hamilton and Henry Street in compliance with the Delaware City Fencing Code as presented regarding 211 Clinton Street. The motion was seconded to by Commissioner Dilliplane. All were in favor, the motion passed.

INTRODUCTION OF NEW MEMBER

Commissioner Turley welcomed our new member. Please tell us a little bit about yourself.

Commissioner Morel said I just moved here at the end of July, beginning of August, I am renting a home at 202 Washington Street. I am a post doctorate at the University of Delaware in

Newark. I teach, but my research is in 19 century american literature. I saw in the news letter that you all had an opening and I thought it was cool. I like history, so I'll sign up.

DISCUSSION

No Comments.

ADJOURNMENT

The motion to adjourn was made by Commissioner Wood and it was seconded by Commissioner Turley. *The Historic Preservation Commission Meeting was adjourned at 7:56 p.m.*

Respectively submitted,

Valerie White

City Secretary