

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY

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**MINUTES
REGULAR MEETING OF
THE HISTORIC PRESERVATION COMMISSION
CITY OF DELAWARE CITY
Tuesday, June 6, 2023 at 7:00p.m.
Delaware City Community Center – 250 Fifth Street**

CALL TO ORDER

Commissioner Dilliplane called the regular meeting of the Historic Preservation Commission (HPC) to order at 7:03p.m. Commissioners Keifer, Lyons, Wood, McPherson and DeLeo were also present, along with City Manager Baylor.

The homeowners (David Ross and Daphne Arrindell) were also in attendance.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

- Commissioner Wood made a motion to accept the May 2, 2023 minutes. This was seconded by Commissioner Keifer. A vote was taken, and all members were in favor.
The motion passed.

NEW BUSINESS

413 Clinton Street (David Ross) Exterior Renovations to Roof, Windows, and Back Porch

Mr. Ross began the discussion. He also brought some "samples" of materials to show the HPC. He has many years of experience in home construction/renovation, and he is confident in what he is doing, how to meet code specifications, and complete work in a safe manner.

The old cottage-style home at 413 Clinton Street needs a lot of work. The roof needs to be replaced – probably in a lighter color. The house will be painted a light color (probably white/gray) with black trim. He is going to paint the cement-fiber shingles and stucco on the exterior of the house.

Commissioner Dilliplane asked him, if he has asbestos siding on the house? He said that he has not had it tested, so he did not know. Commissioner Dilliplane said that the original inventory done by the Department of Interior, National Park Service stated that the home has asbestos shingle siding. It will not be problematic since he is painting over the siding and not removing the siding. The replacement siding on the back will be from the Mastic or Simpleton companies.

The porch on the back will also be replaced. The windows will be replaced with five new vinyl windows from Anderson Windows or Simonton Windows. They will be single-pane (one over one) and fully operational

Commissioner Dilliplane added that since the home was built in 1950, it is considered an “historic home.” Commissioner DeLeo asked if he is eligible for any funding to help with the improvements? Commissioner Dilliplane said that he should go to “Delaware Historic Preservation” online. He may eligible for grants, low interest loans, tax credits, etc. Mr. Ross said he thought this kind of assistance was income-based, but Commissioner Dilliplane said no, and she recommended that he should apply.

(Commissioner Lyons asked him, if he was keeping the door on the back porch. He said no, and she asked him he she could have the door, and he said yes.)

MOTION

- Commissioner Wood made a motion to approve a **new roof**. It currently has 3-tab asphalts, and these will be removed. They will be replaced with GAF 3-tab asphalt shingles including ice/snow shield, hip, and ridge shingles, grip rite underlayment, drip edge, and associated materials.
- The **rear porch** is in need of repair due to water and termite damage. The rear porch will be repaired using ½ MDF Board, wrap with tyvac, and installing new GAF or Certaineed Carolina Bead Vinyl Siding. The rear porch will also have all-wood framing.
- Five new Anderson or Simonton vinyl replacement **windows** will be installed. This was seconded by Commissioner McPherson. A vote was taken, and all were in favor. ***The motion passed.***

Commissioner Dilliplane told Mr. Ross that he will be receiving a “Letter of Appropriateness” in the mail that will “officially” get him started with his permits.

Commissioner Keifer added that she feels the HPC should have some kind of hand-out for residents outlining the websites, phone numbers, etc. that can be useful in applying for various grants, loans, tax credits, etc. for their projects on historic homes. It was decided that this list would be a good idea, and it will be prepared and mailed with the “Letter of Appropriateness.”

ADJOURNMENT

Commissioner McPherson made a motion to adjourn at 7:25p.m. This was seconded by Commissioner DeLeo. A vote was taken, and all were in favor. ***The meeting was adjourned.***

Respectively submitted,
Tina Pincus
City Secretary