

**LEWES HISTORIC PRESERVATION COMMISSION**  
**Regular Meeting Minutes**  
**January 8, 2019**

The regular meeting of the **Lewes Historic Preservation Commission** was held on **Tuesday, January 8, 2019 at 7:00pm in Lewes City Hall** in accordance with proper notification with the following present: Chairwoman Barbara Warnell, Rachel Grier-Reynolds, Larry Adams, George Thomasson, Philip Franz, City Councilman Dennis Reardon for Ex-Officio City Councilwoman Bonnie Osler, Attorney Dan McAllister, Building Official Robin Davis, and Recording Secretary Jackie Doherty. Drew McKay was excused.

**A. CALL TO ORDER AND ANNOUNCEMENTS:** *Chairwoman Warnell* called the meeting to order at 7:00pm stating the Rehoboth Beach Historical Society is having a program titled "Unlocking the History of an Old House" at the Rehoboth Beach History Museum on January 18<sup>th</sup> at 6:30pm. Any Commissioner who will be able to attend may give a report at the February HPC meeting. There will be a presentation by the Delaware State Review Board for Historic Preservation on January 16<sup>th</sup> from 10:00am to 12:00 noon. The downtown Harrington Historic District will be added to the National Register.

**B. MINUTES: Presentation and possible action on the November 15, 2018 regular meeting minutes.**

ACTION: *Mr. Thomasson made a motion to approve the November 15, 2018 regular meeting minutes as presented; Mr. Franz seconded the motion, which passed unanimously.*

**C. APPLICATIONS:**

**1. Presentation and possible action on a request by Steve and Mindy Evans for the demolition of an outbuilding/shed and construction of a new shed on the property located at 142 Kings Highway (SCTM 335-8.07-300.00, R-4/H, contributing).**

*Ms. Warnell* stated all demolition requests for contributing structures require a public hearing. *Mr. Davis* explained a public hearing is required when the structure is considered contributing. The structure is noted on the agenda as contributing because it was listed on the National Register in 1992. But since there have been so many non-historic changes to the structure since 1992, it may no longer be considered contributing. *Mr. Franz* stated with everything that needs to be replaced due to deterioration, nothing of the original structure would remain, but the public hearing is needed to not set a precedent.

*Mr. Evans* was present and provided pictures of the outside and inside of the structure. Only one side of the shed can be seen from the street because of the fence around the pool. There is also the issue of the shed being on his neighbor's property. Plans for the new shed include the use of Hardiplank to match the house and a garage door that will not be in the public view (structure cannot be used as a garage because there is not enough room to drive a car to the back of the property).

*Ms. Warnell* stated this demolition seems reasonable because the structure has no significance after all the changes that have been made and the changes needed for it to be rebuilt or moved. *Ms. Warnell* reviewed the public hearing process and procedures.

*Mr. McAllister* stated it needs to be considered that after changes to rebuild the shed, it may then be considered non-contributing and could be demolished without a public hearing. Because the structure is listed on the National Register, a public hearing is needed for a contributing structure with procedures followed.

The public hearing will be scheduled for 6:30pm on Tuesday, February 5, 2019 with a decision made at the regular meeting following at 7:00pm.

ACTION: *Mr. Thomasson made a motion to state that the shed located at 142 Kings Highway is a contributing structure with a public hearing for the demolition request be scheduled for February 5<sup>th</sup> at 6:30 P.M.; Mr. Franz seconded the motion, which passed unanimously.*

*Mr. Davis* stated the request for the new shed will need to be approved before the demolition permit is issued.

2. **Presentation and possible action on a request by Joshua and Jean Lee for the removal of the existing windows (sashes only) and installation of vinyl replacement window inserts on the dwelling located at 107 Beebe Avenue (SCTM 335-8.11-98.00, R-4/H, contributing). Existing window sills and exterior trim to remain or replaced to match existing.**

*Ms. Warnell* stated this request was originally for a Chair/Staff Review but needed to come before the HPC because solid-vinyl windows have never been approved by the Commission. There are solid-vinyl windows in Lewes, but there are no records of these ever being approved since the HPC was formed in 2004. *Ms. Warnell* read Criteria/Standards 197-7 Windows into the record. The concern is setting a precedent by approving all-vinyl windows.

*Joshua & Jean Lee* were present stating they were using solid-vinyl windows instead of wood clad because of the cost. Most of the existing windows are double hung vinyl and the request is for all the windows to be consistent. Existing windows are solid vinyl, wood clad, and wood, which are now rotting. The addition was built in 1956 and is not a contributing structure. The windows on the upstairs under the awnings are also vinyl; the picture window in front will remain the same with two double-hung windows on either side; the vinyl porch windows will remain the same; the frames, sills, and trim will all remain with only the inserts replaced.

*Mr. McAllister* stated it is permitted to replace like with like and what would be appropriate for this structure. Every structure needs to be reviewed as a separate application. The concern about setting a precedent should not be an issue.

*Mr. Thomasson* stated he would approve the application since the house already has aluminum siding and vinyl windows.

*Mr. Adams* stated he agrees with *Mr. Thomasson* and would approve the application.

*Ms. Grier-Reynolds* stated she also agrees with *Mr. Thomasson* and would approve the application.

*Mr. Franz* stated after the presentation showing the frames, sills, and trim will remain, the windows will look the same as now and agrees with *Mr. Thomasson*. This will not set a precedent because of the uniqueness of the house.

**ACTION:** *Ms. Grier-Reynolds made a motion to approve the application as submitted for 107 Beebe Avenue stating the proposed materials already exist on the structure, conforms to rhythm and scale of the streetscape, is located in the Historic District; Mr. Thomasson seconded the motion, which passed unanimously.*

#### **D. CHAIR/STAFF REVIEW:**

*Mr. Davis* reported the following for November and December 2018:

- **Jared Christopher, 336 Market Street (SCTM 335-8.07-221.00) (BW):** Remove roof and siding on one-story portion of dwelling located on the back, right corner and replace with eastern white cedar shake siding and metal roofing.
- **Jennifer Smira, 421 West Third Street Unit 2 (SCTM 335-8.07-273.00-2) (BW):** Install 6' high western red cedar privacy fence along left and rear property lines.
- **Ragnar Sundstrom, 108 Shipcarpenter Street (SCTM 335-8.07-284.00) (BW):** Remove existing window sashes and replace with Andersen 400 Series vinyl-clad inserts (sills and exterior trim to remain), remove chimney (safety concerns—pulling away from dwelling). House is non-contributing.
- **Michael Ackerman, 398 Pilottown Road (SCTM 335-4.19-70.00) (BW):** Add second floor deck over front porch to include removing window and installing door for access. House is non-contributing—built in 2011.
- **William Whitman, 213 Second Street (SCTM 335-8.07-300.00) (BM):** Construct dormer on carriage house in rear of property. Exterior materials to match existing.

*Ms. Warnell* stated there was concern from *Mr. Adams* about approval of 398 Pilottown Road and the railing that has been installed being solid when all the others are open.

*Mr. Davis* stated the plan is to include a 2-foot open railing to match the railing design on the first floor. The solid bottom portion is to meet the roofline for the shed roof with the top portion to be 2-feet of open railing. There has not been a final inspection and *Mr. Davis* will check the plans to see that the approved application is being followed.

*Mr. Adams* stated the request should have come before the full Commission.

There was a discussion about the Chair/Staff Review process for approvals and when it is necessary for the application to come before the full Commission for review.

## **E. UNFINISHED BUSINESS**

### **1. Update and possible discussion on the meetings regarding the integration of HPC and CARC.**

*Ms. Warnell* stated she and *Ms. Grier-Reynolds*, *Mr. Thomasson*, and *Mr. Franz* attended the hearing last night to combine HPC and CARC. No members of the public were present.

*Councilman Reardon* stated the changes discussed at the meeting will be sent to Mayor and City Council for review at their meeting scheduled for January 14<sup>th</sup>. There may be a decision on the date for the new commission to begin.

## **F. NEW BUSINESS:** No discussion tonight.

## **G. ADJOURN:** *Mr. Thomasson made a motion to adjourn; Ms. Grier-Reynolds seconded the motion, which passed unanimously.*

The meeting adjourned at 8:30 P.M.

Respectfully submitted,

Jackie Doherty, Recording Secretary  
Lewes Historic Preservation Commission