

LEWES HISTORIC PRESERVATION COMMISSION
Regular Meeting Minutes
February 5, 2019

The regular meeting of the Lewes Historic Preservation Commission was held on Tuesday, February 5, 2019 at 6:45 P.M. (immediately following the public hearing) in Lewes City Hall in accordance with proper notification with the following present: Chairwoman Barbara Warnell, Rachel Grier-Reynolds, Philip Franz, George Thomasson, Attorney Dan McAllister, Ex-Officio City Councilwoman Bonnie Osler, Building Official Robin Davis, and Recording Secretary Jackie Doherty. Larry Adams and Drew McKay were excused.

A. CALL TO ORDER & ANNOUNCEMENTS: *Chairwoman Warnell* called the meeting to order at **6:45 P.M.** stating it was posted that the regular meeting would begin immediately following the public hearing.

Ms. Grier-Reynolds reported she attended the presentation by the Delaware State Review Board for Historic Preservation on January 16th in Dover to add the downtown Harrington Historic District to the National Register. Discussion included: Tax credits; historic structures; moved structures of a certain age to be considered contributing; structures in the African American community will be reviewed.

Mr. Thomasson and Mr. Franz attended the January 18th Rehoboth Beach Historical Society program "Unlocking the History of an Old House". Both stated the presentation was not what they thought it would be, it was more of a study of the history of the family in the house than the structure.

B. MINUTES: **Presentation and possible action on the January 8, 2019 meeting minutes.**

ACTION: *Mr. Thomasson made a motion to approve the January 8, 2019 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).

Mr. Evans stated because he feels the structure cannot be preserved, he is requesting the shed be demolished and construction of a new shed on the property.

ACTION: *Mr. Thomasson made a motion to approve the demolition of the shed at 142 Kings Highway considered a contributing structure and beyond repair; Mr. Franz seconded the motion.*

Ms. Warnell, Mr. Franz, and Mr. Thomasson votes yes to the motion; Ms. Grier-Reynolds voted no to the motion. With three (3) yes votes and one (1) no vote, the motion passed.

Ms. Grier-Reynolds requested material cutsheets be provided to include information from the manufacturer.

Mr. Evans stated the new shed will be Hardiplank to match the existing house, which was approved by HPC two years ago; architectural shingles; asphalt roof. Only the Hardiplank siding will be seen from the public view. The shed will not be used as a garage since there is not enough room beside the pool area for a driveway.

Mr. Evans requested a change to the measurements from 16' x 24' to 12' x 24' with all materials the same.

ACTION: *Mr. Thomasson made a motion to approve the request for construction of a shed at 142 Kings Highway stating the structure will be noncontributing, proposed materials have been approved in the past, conforms to the rhythm and scale requirements, is located in the Historic District, request to change the measurements from 16' x 24' to 12' x 24'; Mr. Franz seconded the motion, which passed unanimously.*

2. Presentation and possible action on a request by James Ford on behalf of Brian and Holly Lee for the demolition of the single-story portion (rear and part of left side) of the dwelling and construction of an addition, remodel of existing structure, construction of a garden shed, and construction of a fence. The property is located at 112 McFee Street (SCTM 335-8.11-197.00, R-4/H, Contributing).

Chairwoman Warnell stated since this is a contributing structure, a public hearing will be needed for the demolition request. The hearing will be scheduled for 6:30 P.M. on March 5, 2019 before the HPC regular meeting.

Mr. Ford and Brian & Holly Lee were present.

Mr. Ford stated the plans include:

- Foundation and footing will be stabilized by lifting the house and removing the single-story addition at the rear of the house and the single-story addition on the left side; the left-side addition has concrete steps and pad;
- The new rear addition will be two stories (16' x 24') with a (10' x 20') screened porch; left-side new addition will be one story;
- Plan is for the new foundation to be brick; height of the house and lateral position to remain the same;
- Single-story accessory building in corner of lot with materials to match the existing house; photo of fencing design is included with location on the plot plan;
- Materials include 18" western red cedar siding with reveal to match existing house; roof shingles will be 24" western red cedar with 7" reveal;
- Windows will have same trim, historic sills and profile with location and size changes on sides and all front to remain the same; Marvin Integrity windows wood/vinyl, 2/2 grill pattern to match; corner board details;
- Hinged garage doors with architectural light fixtures; rehab the existing front door.

Mr. Ford will provide additional information in answer to questions regarding the drawing for the existing back roof coming together with the roof for the new two-story addition; cutsheet and sample for the shingles; decision if wood windows could be used for public view and use of vinyl for those not in the public view.

ACTION: *Mr. Thomasson made a motion to approve scheduling of the public hearing for the 112 McFee Street demolition request on March 5, 2019 at 6:30 P.M. with the regular meeting to follow immediately; Mr. Franz seconded the motion, which passed unanimously.*

3. Presentation and possible action on a request by Element Design Group on behalf of 5 Shipcarpenter Square, LLC for the demolition of the single-story portion of the dwelling (rear) and detached shed for the construction of a two-story addition and new detached shed, plus construction of new fencing and relocation of outside shower. The property is located at 5 Shipcarpenter Square (SCTM 335-8.07-340.00, R-4/H, non-contributing).

Chairwoman Warnell stated because the structure is non-contributing, a public hearing is not required for the demolition request.

Brennon Bickel, architect for Element Design Group, Doug Warner and Don Wingate of Element were present representing homeowner Barbara Schawer.

Mr. Bickel stated Ms. Schawer currently lives in a historic home in the Historic District of Washington, D.C. and is very interested in historic preservation. The property includes the original structure that was moved and additions from 1984. The plan is to demolish the single-story addition and detached shed to add a new two-story addition, new detached shed with outside shower, and new fencing. Shipcarpenter Square Architecture Review Board has not reviewed the plans.

Mr. Bickel stated the plans include:

- Importance of keeping all Shipcarpenter Square and park views with the new addition; photos of all views were provided for review; shower will be located behind the new fence and meet all Lewes Code requirements;
- Decorative chimney cap of clay material added to cover the stove pipe shown on photo;
- Siding is western red cedar board and batten with cedar shake on lower portion to match main structure; dormers will be cedar board and batten;

- Windows will be Marvin true divided light, aluminum clad wood, 6/6 and 3/3; main structure windows are now a mix; windows will be picture frame to match existing; front door is aluminum clad with window insert;
- Porch will be wood posts and brick with brick steps to match existing; shed will be cedar shake.

Chairwoman Warnell stated the chimney cap is out of scale on the original house. The use of cedar shake on the lower portion instead of board and batten will help the addition to look smaller and reduce the appearance of the height since this will be larger than the original house.

Mr. Bickel stated he will check with Mr. Davis about the height requirements for the chimney cap.

ACTION: *Mr. Thomasson made a motion to approve the request for demolition of the existing one-story addition and shed at 5 Shipcarpenter Square as indicated on the drawings; Mr. Franz seconded the motion, which passed unanimously.*

ACTION: *Mr. Thomasson made a motion to approve the request for construction of a two-story addition, new detached shed, fencing, and relocation of outside shower at 5 Shipcarpenter Square stating this is a non-contributing structure, proposed materials have been approved in the past, conforms to rhythm and scale regulations, and is located in the Historic District. Approved date is February 5, 2019 and includes submitted changes. Mr. Franz seconded the motion, which passed unanimously.*

D. CHAIR & STAFF REVIEW

Mr. Davis reported the following for January 2019:

- **Don and Arlene Matzkin, 105 E. Third Street (SCTM 335-8.08-103.00) (BW):** Removing sashes in 5 windows and replacing with Andersen double hung window inserts. Existing exterior trim and sills (wood) to remain.
- **Rangar and Joan Sundstrom, 108 Shipcarpenter Street (SCTM 335-8.07-284.00) (BW):** Front porch remodel—remove 2 posts in area of porch doorway and decorative feature above doorway. Construct overhang above front French doors.
- **Michael Ackerman, 398 Pilottown Road (SCTM 335-4.19-70.00) (BW):** Remove 1st and 2nd floor awning windows on left side of dwelling and replace with larger double hung windows. New windows to match design/materials of existing double hung windows.

E. UNFINISHED BUSINESS: *Chairwoman Warnell* stated Mayor and City Council deferred their decision until their next meeting scheduled for February 11, 2019.

F. NEW BUSINESS

Chairwoman Warnell stated she will be submitting the budget request for Phase VI of the resurvey in the historic district. Regarding the surveys over the last few years, there has never been approval of the survey by Mayor and City Council. Mayor Becker, Kevin Moore, and Drew McKay did review Phase II of the survey and noted there were many mistakes regarding materials and dates built.

Mr. Davis stated there was a suggestion to have a review by homeowners to make the corrections to their property.

Ms. Grier-Reynolds requested:

1. A section added to Standards on doors.
2. Contributing structures will remain contributing if moved.

Commissioners also had discussion about the number of meetings required for the applicants when a demolition and new construction are requested; no demolition permit is given until the new construction plans are approved; language in the Code would need to be changed if the two meetings (demolition hearing and new construction presentation) were combined and include approval by Mayor and City Council and presentation to the Planning Commission.

Mr. McAllister and Mr. Davis will review the language needed for the changes to the Code regarding demolition of all structures and to be combined into one meeting.

G. ADJOURN: *Mr. Thomasson made a motion to adjourn; Mr. Franz seconded the motion, which passed unanimously.*

The meeting adjourned at **8:45 P.M.**

Respectfully submitted,

Jackie Doherty, Recording Secretary
Lewes Historic Preservation Commission