



CITY OF DELAWARE CITY

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**CITY OF DELAWARE CITY
REGULAR MEETING OF THE
HISTORIC PRESERVATION COMMISSION
July 11, 2017
MINUTES**

CALL TO ORDER

Commissioner Turley called the regular meeting of the Historic Preservation Commission (HPC) to order at 7:00 p.m. Those present included Commissioners Wood, Sellers, and Hanna. Also in attendance was City Manager Houck.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Commissioner Wood made the motion to approve the minutes from the May 2, 2017 meeting. Commissioner Wood has spoken with former Commissioner Slotter and he is agreeable to be present at the meeting to discuss the revisions of Chapter 49. Commissioner Hanna seconded the motion to accept the minutes as written. All in favor, motion carried.

30 CLINTON STREET – JOHN BUCHHEIT – PAVILION WITH ROOF ON DECK

Jerry McCarthy presented the plan on behalf of Mr. Buchheit.

Overview:

- Requesting permission to build a pavilion with roof over the existing roof on the back bar. This structure is not attached to the historical building in anyway.
- The pavilion roof will go from the back deck railing on Harbor Street to the railing on Washington Street. It does not cover the loading area. Non-

sheltered seating will remain in the loading dock area. The side bar on Harbor Street will not be covered. Purpose of the pavilion roof is to provide shelter from sun and rain. It is open air so will not block or distract from the view.

- The pavilion roof will tie the architectural features of the inside bar renovations in attempt to match the 1826 building. Metal roof to match the existing roof; Cedar or Cyprus timbers; vaulted inside tongue and groove; finished with exposed beams.
- The metal roof will continue the pitch and style of the 2 existing metal roofs, about 7' on the bar and be about 2' above the current peak. Weather protection will be added with flashing under the shingles.

DISCUSSION

- Commissioner Turley asked if there is a code issue with the 7' in the public area. Mr. McCarthy said no violation because it is not a walking area.
- Tentative date to begin construction is as soon as HPC approval is granted and the building permit is issued.
- Commissioner Sellers asked if this request had to go before any other Commission? No it does not.
- Mr. McCarthy was asked if the existing roof over the bar could be removed and the new one built. It is not possible because pavilion roof would be attached to the historical building and blocks the upper windows. The intent is to have the pavilion roof look as if it has always been a part of the historical building through the architectural details being implemented but not impact the historical building.

There was no further discussion or questions. Motion to approve or disapprove the request was asked. Commissioner Wood made the motion to approve. Commissioner Hanna seconded the motion. Vote was taken and all were in favor. Motion approved.

REVIEW AND DISCUSS DELAWARE CITY CODE CHAPTER 49 – HISTORIC PRESERVATION COMMISSION **DISCUSSION**

- Commissioner Wood suggested this discussion be tabled until all members of the Commission are in attendance.
- Commissioner Turley asked if there are any specific areas, just generally speaking, anyone has concerns about? Or think might warrant more attention than other areas or might be a part of an emphasis for an overall plan?
- Commissioner Wood said she was very concerned over the wording on pages 4907 – 4909 regarding the requirement of a bond. City Manager Houck explained it's a performance bond when work is done on an historical property to protect in case demolition work is incomplete. The

structure would have to be restored back to its former condition. It's a protective measure and HPC has the right to require it. She also said HPC will not be making these decisions alone. They have the full assistance of the Town's staff and City Solicitor Walton.

- City Manager Houck suggests a workshop be scheduled in September. In the meantime, each member of the Commission is to make a list of questions and submit them to Town Hall to be collated before the workshop takes place. City Manager Houck will request the HPC regulations from New Castle and Milton for comparison.
- Commissioner Turley says he doesn't feel its necessary to recreate wheel nor impose unrealistic expectations and expenses on homeowners. Commissioner Turley explained Ft. DuPont's HPC was written so detailed to prevent the builders from making architectural decisions on their own.
- Commissioner Sellers suggested we determine what we really want to enforce and how flexible we can be on restoration materials, etc.
- Conclusion was each Commissioner would review Chapter 49, make a list of questions/thoughts. A workshop will be scheduled in September at which time all Commission members will be present.

ADJOURNMENT

Commissioner Sellers made a motion to adjourn the meeting. Commissioner Wood seconded the motion. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 7:32 p.m.

Respectfully submitted,

Bonnie Lynn Hanna

City Secretary