

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY

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**CITY OF DELAWARE CITY
REGULAR MEETING OF THE
HISTORIC PRESERVATION COMMISSION
January 11, 2018
MINUTES**

CALL TO ORDER

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

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Commissioner Turley asked for comments and/or corrections on the December 5, 2017 minutes. Since there were none, the motion was made by Commissioner Wood and seconded by Commissioner Turley to accept the minutes as written. All were in favor. The minutes were approved. Commissioner Turley asked for comments and/or corrections on the Workshop Minutes of September 19, 2017. He pointed out the discussion was a jumping off place to raise questions, not necessarily answering them and not to be viewed as solutions. Plans are to be made to meet with City leadership to decide which can be prioritized and worked on in the next 12 months of this year. There were no comments or corrections. The motion was made by Commissioner Palmer to accept the minutes as written and seconded by Commissioner Wood. All in favor, the minutes were accepted.

30 CLINTON STREET - JOHN BUCHHEIT/JERRY McCARTHY - 2ND & 4TH FLOOR BALCONIES AT CRABBY DICK'S

Mr. McCarthy thanked the Commissioners for rescheduling the meeting. He handed each Commissioner an historical picture of the building representing its appearance in 1826 along with the engineer sketches for the proposed work.

Mr. McCarthy explains the intent is to restore the hotel to be as historically accurate as possible in its appearance. Also the addition of the balconies will be in keeping with the architectural design and look of the 1820's as seen in the other buildings on Clinton Street.

- 2nd Floor Balcony is open across the front with a roof as depicted in the 1826 photo.
- 4th Floor Balcony is smaller fitting under the windows, about 2 feet deep and does not have a roof.

Mr. McCarthy drew the Commissioners attention to the arched window at the gable end of the hotel on the waterside. It was not included in the evening's presentation but he asks if it could be taken into consideration. Two arched windows on either side were always a part of the building. The one on the merchant side had long ago been replaced but now was not in keeping the appearance with the original design. Mr. McCarthy asked if the replacement could also be considered so the historic appearance will be again complete..

Discussion of the specific details regarding the balconies took place among Commissioners Turley and Palmer with Mr. McCarthy. Specifics that were discussed were:

- The 2nd floor balcony will match the original one in the 1826 photo
- There will be no public access to the 4th floor balcony. It accommodates the 4th floor apartment only which will remain an apartment (aka the penthouse)
- The building is still licensed as a hotel but not rented as such for 6 or 7 years.
- Only cosmetic work needs to be done to refresh the rooms; cleaning, drywall repair, and updating the bathrooms.
- Continuing the balcony on the deck side of the building is for continuity in design but had not been a part of the original 1826 building. It will however provide shade for the deck below as well as extra seating. It is also in keeping with the style of construction used at Fort DuPont and other homes in the town.
- The 3 windows on the 4th floor apartment will become sliding glass doors using the same footprint, look and size. The balcony will be approximately 2-feet wide.
- The Clinton Street façade will have matching materials and paint.
- The roofing over the 2nd floor balcony will be aged copper to match the pavilion.
- French doors of Spanish Oak on the 4th floor will match the ones being installed on the deck at the banquet room entrance.

- The decking will be either painted or composite to match but will not be pressure treated.
- The gabled windows on each side of the building will be fixed. In 1826 it was necessary for them to open and close but now with air conditioning and heat its not a necessity
- Commissioner Palmer suggests the bottom row be operational. The cross ventilation would be an asset

Mr. McCarthy asks what the time frame on approval to completion of project would be? City Manager Houck replied she would find out and confirm it with him. Mr. McCarthy said he would be available for both questions and for any of the Commissioners to look at the full set of blueprints. The blueprints were done 3 years ago. Any changes would be minor.

Commissioner Hanna made the motion to accept the changes for the 2nd and 4th floor balconies and the installing the gable window on the merchant side of the building along with the Spanish cedar sliding doors on the 4th floor balcony as described in the application. Commissioner Palmer seconded the motion and the Commissioners unanimously accepted it.

COMMISSIONERS COMMENTS

Commissioner Turley suggested another meeting be scheduled to work on the long-term plans and changes to the guidelines for HPC. He believes the workshop outlined many of the things that need addressing and it would be beneficial to meet again to determine what can reasonably take place this year.

ADJOURNMENT

Commissioner Wood made a motion to adjourn the meeting. Commissioner Turley seconded the motion. A vote was taken, all ayes, motion carried. Meeting adjourned at approximately 7:20 p.m.

Respectfully submitted,

Bonnie Lynn Hanna

City Secretary