

"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
June 5, 2018
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 were Commissioners Wood, Lee, Hanna and Palmer. Also in attendance was City Manager Houck.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

Commissioner Palmer made the motion to accept the minutes as written from the previous meeting. Commissioner Wood seconded, all in favor. Minutes were accepted as presented

30 Clinton Street – John Buchheit – Roof Top Deck for 4th Floor and Install 3 Level Elevator in Back Corner of Building

Commissioner Turley stated Commissioner Wood was recusing herself from voting since she is employed by Mr. Buchheit. Mr. Jerry McCarthy made the presentation for the ongoing restoration of the historic 1826 hotel and restaurant now known as Crabby Dick's. It is the intention of the owners to reopen the upstairs to again host hotel guests. A Handicap accessible elevator will be installed in the hallway of the first floor to permit access to the 2nd and 3rd floors of the renovated hotel rooms. It has been fire marshalled approved, capable of carrying 1400 pounds and will facilitate (2) guests and their luggage to the upper floors. Mr. McCarthy described where on the outside of the building the elevator will be placed. The dormer to the right of the building will be turned into a door

but the appearance will be much the same as the window. The support foundation will be tied into the building on two-sides and the foundation in the crawl space below.

Commissioner Lee offered as advice, her recent experience with adding an elevator to an historical building that in addition to fire marshal's approval the elevator must comply with EMS standards. Mr. McCarthy said he will check.

The roof top deck's style is similar to the "widow's walk" that was prevalent in homes of the same time period. The deck will sit atop the existing roof. It will not be seen from the front of the building (Clinton Street).

Mr. McCarthy was asked if there were any conceptual drawings of what the deck will look like. He told Commissioner Lee only if another drone flies by. She further asked him how far was the set back from the edge of the building and what are the decking and railing materials. The decking is composite and the railings are reproductions of cast resin or concrete. Commissioner Hanna asked what the railing height is for safety. Mr. McCarthy answered 42 inches.

Commissioner Turley asked if the dormers are part of the original building and will they be obscured. They are original and will not be obscured. Mr. McCarthy said the one dormer will be altered to become a door but keep the dormer appearance. The intent is to keep everything historically appropriate.

Commissioner Turley asked if there were any further questions, discussions or would someone entertain a motion. Commissioner Lee said although she knows Mr. McCarthy's word is good, she is not comfortable voting until she is able to see more information; conceptual drawings and measurements, list of materials and other useful documentation to know what we are approving. Commissioner Hanna asked when the documentation would become available. Mr. McCarthy believes in a week or so. Commissioner Lee had one more question for Mr. McCarthy: in keeping with the Secretary of the Interior, is this work reversible; it is not having an impact on altering the exterior of the building. Mr. McCarthy responded that it is all reversible.

Discussion ensued on voting then on the contingency of seeing those drawings or waiting until they are in and calling a special meeting to review them. The outcome was to separate the elevator from the deck and to vote on approving the elevator now and set a meeting date for reviewing the deck when all the information is available.

Commissioner Hanna made the motion to accept the plans for the work on the installation of the elevator on the first floor hallway so work can move forward. Commissioner Palmer seconded the motion. All were in favor, motion carried.

The Commissioners were in favor of holding a special meeting to review the deck. Meeting date will be determined when the information arrives and availability of the Commissioners.

201 Jefferson Street – George & Gail Smith – Detached Garage

Mr. Smith met with the Planning Commission the previous night and was granted the variance necessary to have the shed removed and a new pre-fab garage type shed put in its place. The new garage is 12 x 20 sitting on a 2 x 4 foundation with gravel in the center. The garage will be placed on top. The shed is wood and will be painted to match the house. Commissioner Turley noted the shed was not of historical value only the house.

Commissioner Lee said the house is not in the commercial district so HPC acts on an advisory level. Mrs. Smith asked for clarification on how to go about future projects. Commissioner Turley advised her that anything external has to come to the Commissions and the work must begin within one year of receiving the permit. HPC exists to preserve the historical character of the town.

Commissioner Lee made the motion to approve the new pre-fab shed to be placed on the same site as the existing shed. Commissioner Turley seconded the motion. All were in favor. The motion passed.

311 Hamilton Street – Ellen Rittenhouse – 2nd Floor 8x12 Deck with Staircase Leading to First Floor in rear of Property – Will extend over 1st Floor

The gentleman representing Ms. Rittenhouse gave a resume of his experience in the construction field. He detailed the extra measures in the type of materials being used in construction to be above what is necessary. The 6 x 6 columns are bolted to 24" x 24" x 12" 3200 psi concrete. The deck is 8 x 12 and hangs 13" over the porch on the ground level. A 4 foot extension with 20 feet of steps with 7 5/8" risers, 10 1/4" tread with 2 x 12 plate 30" wide. The lumber being used is Grade 1 and 2 federal and state approved salt treated with bearing plates 3" groove and no roof. The trim and gingerbread cornices will match those of the house.

Commissioner Lee said the picture shows it already in progress. He apologized for not coming sooner for a permit. He believed since he was not putting in footers in the ground it wasn't necessary. Commissioner Lee asked what type of railing will be used. He has made 3 styles: post & spindle, lattice, and ranch for the Commission to decide the most appropriate. Commissioner Lee said the post and spindle fits.

Commissioner Turley made the motion to accept the plans for the deck and stairway as presented. Commissioner Palmer seconded the motion. All were in agreement. The motion passed.

ADJOURNMENT

Commissioner Hanna made a motion to adjourn the meeting. Commissioner Turley seconded the motion. The meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Bonnie Lynn Hanna

City Secretary