

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY
407 Clinton Street - P.O. Box 4159
Delaware City, Delaware 19706
302-834-4573

Delaware City Historic Preservation Commission

August 13, 2013

Silver Heron I, LP
c/o Mr. & Mrs. Renoll
3999 Little John Drive
York, PA 17408

**Re: Letter of Appropriateness
85-93 Clinton Street – Materials Selection & Deck Elements
Tax Parcel No. 22-007.00-133
DCHD Property Inventory No. – N-6333.146**

Dear Mr. & Mrs. Renoll:

The Delaware City Historic Preservation Commission (HPC) met in a publicly noticed meeting on June 13, 2013 to consider additional design elements and materials selection for the building formerly known as "The Central Hotel." The property is considered to be a contributing property within the Delaware City Historic District, and is located within the C-1 Central Commercial zoning district, where compliance with Commission decisions is mandatory.

This was the second public meeting for the project, initially presented May 7, 2013. Chura Associates presented the case. The items presented for consideration comprise details of the front sign installation hardware and method of attachment; the proposed new canal-side deck and roof; canal-side secondary entry rehabilitation; trash enclosure; and, materials selection for the proposed new construction along Clinton Street. Four pages of drawings were submitted as illustration (dated 5/28/13; A-0.01, A-1.01, A-2.01, A-3.01). Chura Associates provided product

brochures and material samples at the meeting, and submitted a list of materials on August 6th. A summary of proposed work is as follows:

Canal-side deck: Detached from the main structure; shed roof in standing seam metal in dark bronze (Classic Batten Color Loc); cedar rafters to remain exposed, with recessed lighting attached; deck covered in wood (ipe) spaced for drainage; railing in wood metal cable (Atlantic Stainless Steel Rail System).

New construction addition materials: Red brick walls in an English bond pattern; frame portions clad in 6" ipe slats and cedar shakes; gable roof covered in cedar shingles; flat roof section to receive "green roof" treatment; Marvin aluminum-clad wooden windows; railing in wood metal cable (Atlantic Stainless Steel Rail System).

Two-story addition: Cedar replacement sash; small door to retain transom window, and new steps to be parallel, double-entry style, constructed of CMU block, faced with red brick.

Trash enclosure: Ipe slats.

Signage: 17' sign of lightweight, composite material; attachment with galvanized True Bolt Anchor system at front of building above entry.

General: Repointing mortar to match existing as closely as possible.

The HPC reviewed the design of the proposed project elements with consideration of the factors contained under Section 49-6(a) *Alterations* and (b) *Construction*, the Secretary of the Interior's Standards and Guidelines, and the intent of the review process under Section 49-1. The proposal was found to be not in conflict with these sections and guidelines, and the Commission approved the project as presented.

Thank you for your cooperation with the HPC.

Sincerely,



Debra Campagnari Martin, Chair
Delaware City Historic Preservation Commission

cc: Parcel File

HPC
Mayor & Council