

"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

May 15, 2013

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

**Re: Letter of Appropriateness
85-93 Clinton Street – Additions
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 May 7, 2013 to consider a proposal for additions and shutters to the building formerly known as "The Central Hotel." The building was initially constructed in 1830s, and enlarged with approximately five additions. The original block and two significant additions remain. The proposal includes the addition of a one-story, canal-side covered deck, a one-story, masonry and frame addition on Clinton Street, access decks within the courtyard between the new and historic buildings, the replacement of missing historic shutters, and signage. Preliminary elevation and plan view sketches were provided to the Commission at the time of the application, and substantial additional information was provided at the meeting in a presentation by Chura Associates.

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. The consultants indicated that the owners would be applying for historic tax credits for the project.

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 Commission approved the replacement of shutters based on the reported historic design (paneled with applied moldings (floors one and two) and louvered (floor three), executed in Spanish cedar or equal durable material), and recommended that the shutters be operable. The Commission also gave conceptual approval to the massing, placement and footprint of the Clinton Street addition. The consultants indicated that they would return with additional details for the additions, windows, doors, brickpointing and other elements as they are developed.

The Commissioners noted elements of concern to be addressed later, including the mix of design elements on the Clinton Street addition, the large size of the canal-side deck, and the attachment of the associated roof.

Thank you for your cooperation with the HPC.

Sincerely,

A handwritten signature in black ink, reading "Debra Campagnari Martin". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Debra Campagnari Martin, Chair
Delaware City Historic Preservation Commission

cc: Parcel File
135 Second Street
Lewes, DE 19958