

COMMERCIAL ARCHITECTURAL REVIEW COMMISSION
Regular Meeting Minutes
April 5, 2018

The regular meeting of the **Commercial Architectural Review Commission** was held on **Thursday, April 5, 2018 at 7:00 P.M. in Lewes City Hall** in accordance with proper notification with the following present: Chairman James Edwards, John Lester, William Landon, Laurence Vincent, Joe Hoechner, Building Official Henry Baynum, Ex-Officio City Councilman Fred Beaufait, City Planner Tom West, and Recording Secretary Jackie Doherty.

1. Presentation and consideration of the minutes from the March 1, 2018 meeting.

ACTION: *Mr. Vincent made a motion to approve the meeting minutes of March 1, 2018 as presented; Mr. Hoechner seconded the motion, which passed unanimously.*

2. Presentation and possible action on a request by Mr. Richard Byrly of Allserve Building Company on behalf of the owners of the proposed Harvest Tide Steakhouse, to be located at 410 East Savannah Road, Lewes, Delaware SCTM 335-4.20-175.00, Marine Commercial (MC) for a change and relocation of doors and windows on the front and side of the existing building, vertical extension of the front wall above the new main entrance and proposed signage.

Mr. Byrly was present stating the front façade will be built out and up with vinyl board and batten siding and brick painted the same color as the siding, which is a light gray. The columns will be wrapped in cedar; hand railing removed; white wood fence across the front; front entrance moved to left side of building with a double door of 3 ½" thick treated wood; existing single door on front will be changed to a window; side door will be added; trash dumpsters and propane tanks will be located in the back and fenced to hide the view from the street.

Mr. Byrly continued stating there will be a fence along the property line between the restaurant and the condos; the delivery and trash trucks will have room to go to the back without using the condo property. The 47 parking spaces will remain the same.

Mr. Baynum stated there is a paper street and alley on the side to Smith Avenue. The sign drawings are attached to the packet provided showing the name sign will be located on the wall above the doorway at the main entrance; the front pole signs' face pieces are being replaced and are not new.

Mr. Byrly continued stating the background color for signs will be navy blue with white lettering; two gooseneck lights at the front sign; consider lights beside the entrance door; roof will be copper color; new windows to match existing with black trim; hot water tank now located in the back will be moved inside. Planters will be placed at the sides in front but not in the parking lot; benches out front; Memorial Day opening is planned.

Mr. Lester suggested having the roofline coming across to the side new-entrance doors to protect customers from the weather. Also, the Historic Preservation Commission does not allow vinyl siding in the Historic District, but this property is not located in the Historic District.

Mr. Vincent stated he agrees about having the roofline or canopy with the same visual line coming across to the side entrance door.

ACTION: *Mr. Hoechner made a motion to approve the application plans with the following comments regarding: Weather protection over the entrance doors, side lighting, finishes to match adjacent; Mr. Vincent seconded the motion, which passed unanimously.*

3. Election of Officers: Chairperson and Vice Chairperson

ACTION: *Mr. Lester made a motion to nominate Mr. Edwards for Chair; Mr. Landon seconded the motion, which passed unanimously.*

Mr. Edwards nominated Mr. Landon for Vice Chair. Mr. Landon declined stated he is unsure about renewal of his term as Commissioner.

Mr. Hoechner nominated Mr. Vincent for Vice Chair. Mr. Vincent declined stating he feels because he just began his term and has only attended two meetings, he is not qualified at this time.

Mr. Edwards stated the election for vice chair will be tabled until the next meeting with further discussion and to see if there will be any new members being appointed.

ACTION: *Mr. Vincent made a motion to adjourn; Mr. Lester seconded the motion, which passed unanimously.*

The meeting adjourned at 7:35 P.M.

Respectfully submitted,
Jackie Doherty, Recording Secretary
Lewes Commercial Architectural Review Commission