

*“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**

November 23, 2010

Elizabeth Brand and David Mullen  
103 Clinton Street  
P.O. Box 260  
Delaware City, DE 19706

**Re: Letter of Appropriateness  
Roof Replacement and Other Rehabilitation  
Tax Parcel No. 22-007.00-135  
DCHD Property Inventory No. – N-6333.147**

Dear Ms. Brand and Mr. Mullen:

The Delaware City Historic Preservation Commission (HPC) met in a publicly noticed meeting on November 18, 2010 to consider your application to replace roof material and dormer siding, change a gutter system, a rear window and repairs to chimney stucco on the referenced property. Because the application is for rehabilitation within the Historic District, under Section 49-6 a.)1.)b.) of the Delaware City Code, approval of the design by the HPC is mandatory.

The Commission reviewed the proposed design with consideration of the following factors required under Section 49-6 b.)2.):

- a.) Exterior architectural features, including all signs;*
- b.) General design, scale and arrangements;*
- c.) Texture and material;*

*d.) The relationship of a, b, c, above, to other structures and features of the district;*

*e.) The purposes for which the district was created;*

The Commission approves the proposed rehabilitation plans under the following conditions:

1. With respect to factors a.) and b.), the existing gutter system, known as “pole gutter” should be rehabilitated and retained because it is an original element of the design, and can be made functional again with minimal effort. EPDM material is suggested as a liner, with metal flashing on the exterior. Conversion to a half-round exterior gutter is not recommended because it is not an original element and because it will hide part of the corbelled brick cornice.

2. With respect to factor c.):

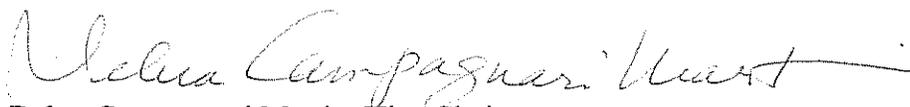
**Dormer shingles:** The cedar shingles on the dormers should be retained and repaired, or replaced in-kind because that material is an original element of the property. If new shingles are installed, they should be properly mounted with the required amount of air-space behind them to ensure drying and long-term durability. The shingles may be left uncoated. Installation of vinyl siding in a shingle-like appearance is not recommended because it would introduce a new material of different shape and inferior quality.

**Roofing:** The change in roofing materials is acceptable because the standing seam metal roof was damaged beyond repair; the original roofing material was cedar shingles; and, the proposed asphalt “architectural” shingles somewhat mimic the look of cedar shingles. Original purlins should be retained and reused as structural support for the new roofing material.

**Rear Elevation Window:** Replacement of the non-historic jalousie window with a sash of frosted glass is acceptable because it does not adversely impact the historic nature of the building.

All other elements of the proposal were found to be consistent with the review criteria. Thank you for your cooperation with the Commission.

Sincerely,



Debra Campagnari Martin, Vice Chair  
Delaware City Historic Preservation Commission

cc: Parcel File