

"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

February 28, 2010

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

**Re: Letter of Appropriateness
Roof Reconfiguration 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 February 22, 2011 to consider your application to:

1. Reconfigure the rear half of your roof to accommodate a ridge vent as well as a soffit vent.
2. Change the size of the left second-floor window and the rear third floor (dormer) window to accommodate code-compliant egress windows. Details were provided at the meeting.
3. Replace the front, first-floor windows (wooden, 2/2 light hung sash and storm units) with a new clad window. This item was added to the application at the meeting and was not part of the initial application.

This application is in addition to items included under your first application for this project, which was considered on November 18, 2010. Because the application is for rehabilitation within the Historic District, under Section 49-6 2.)c.) of the Delaware City Code, approval of the design by the HPC is mandatory.

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

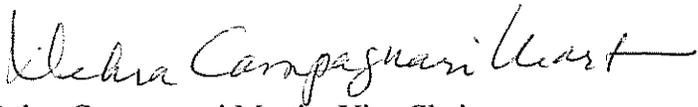
- a.) Exterior architectural features, including all signs;*
- b.) General design, scale and arrangements;*
- c.) Texture and material;*
- d.) The relationship of a, b, c, above, to other structures and features of the district;*
- e.) The purposes for which the district was created;*

The HPC made the following decisions regarding your application:

1. Approved the proposed change to the rear of the roof, as it will reflect a minimal change in design seen from the rear, and because the change will have no visible effect on the front of the building.
2. Deferred a decision on enlarging the rear windows in order to obtain clarification on the requirement directly from the code inspector. The change (as proposed) to the second floor window will involve cutting brick at the top and sides of the existing opening and will result in a substantial change to the historic portion of the building, an action that should be avoided if possible.
3. Denied the request to replace the historic primary windows in the front of the building, instead approving rehabilitation of them to a sound and operable condition. The Commission also approved the replacement of the present storm windows with new storm windows.

Thank you for your cooperation with the HPC. Once clarifying information is received from the code official, we will act on the request to change the rear window sizes at our next publicly noticed meeting.

Sincerely,



Debra Campagnari Martin, Vice Chair
Delaware City Historic Preservation Commission

cc: Parcel File