

"A Historic Past"



"A Bright Future"

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

June 15, 2011
310 Clinton St.
PO Box 12
Delaware City, DE 19706

**Re: Letter of Appropriateness
New Construction – 310 Clinton Street
Tax Parcel No. 22-09.00-010
DCHD Property Inventory No. – N -6333.040**

Dear Mr. Dennis:

The Delaware City Historic Preservation Commission (HPC) met in a publicly noticed meeting on June 7, 2011 to consider your application to conversion of one of two attached garages into a family room. The garage furthest from the home will remain as is. The conversion will include a bow window that is as compatible as possible with the other front windows of the home. Part of the existing kitchen porch will be converted into a pantry. After in depth discussion, the Commission agrees to approve the request as submitted.

Because the application for the conversion is for new exterior changes within the Historic District, under Section 49-6 b.)1.) 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;*
- f.) The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.*

The Commission approves the plans for the conversion as submitted, with the following comments and/or recommendations on the relevant review factors:

- a. Compatible use is being made of the property with minimal alteration of the structure.*
- b. Distinctive features and historic material cannot be maintained but all changes will be as compatible as possible, as discussed*
- c. Contemporary design for alterations shall not be discouraged when such design is compatible with the structure and neighborhood. The use of modern windows is not inconsistent with the vinyl siding of the main structure.*

Thank you for your cooperation with the Historic Preservation Commission.

Sincerely,



Kay E. Holmes, Chair

Cc: Mr. McCoy
Parcel File