

"A Historic Past"



"A Bright Future"

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

November 19, 2013

B. P. Properties, LLC
Mr. Dale Slotter
Mr. John Buchheit
Mr. Mark Chura
Mr. Dick Cathcart
PO Box 527
Delaware City, DE 19706

**Re: Letter of Appropriateness
92 Clinton Street – Handicap Ramp & Entrance, Railing, Awning & Rear Exterior
Alterations
Tax Parcel No. 22-007.00-112
DCHD Property Inventory No. – N-6333.022**

Dear Mr. Slotter, Mr. Buchheit, Mr. Chura, and Mr. Cathcart:

The Delaware City Historic Preservation Commission (HPC) met in a publicly noticed meeting on November 5, 2013 to consider your application to create a handicap access ramp, replace door, replace vinyl siding with wood, and renovations to the rear of the building on the Washington Street side. The rear project request is to add a deck with a covered section under 400 square feet, and a staircase alteration. The rear gate will open onto the property and not onto the alley. An addition in the middle of the building is requested, covered in vinyl siding. 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 proposed project front elevation work would include creation of a brick paver ramp (difference in height between pavers and door sill is less than six inches, negating need for a handrail), and addition of pediment detail across the front of building, two sets of three windows on front of second story, two signs anchored by galvanized bolts, and five gooseneck lamps. The

fiberglass door on right side will be replaced with a wood door with glass at top and paneled bottom.

The proposed rear elevation would include a 6' high shadowbox fence on property perimeter, addition of a covered deck, asphalt roofing, wood posts, an 88 square foot addition in the center for kitchen space, and a turned staircase.

The HPC reviewed the proposal with consideration of the factors required under Section 49-6A. Alterations, the Secretary of the Interior's Standards, and the intent of review process under Section 49-1. The Commission approved the renovations as presented.

Thank you for your cooperation with the HPC.

Sincerely,


Laura M. Lee, Vice Chair
Delaware City Historic Preservation Commission

Cc: HPC
Buchheit, Slotter, Cathcart, and Chura
Parcel File
Mayor and Council