

From: [Townsend, Ann Marie](#)
To: [Gregory Madrigale](#)
Cc: [Ann Marie Townshend](#); [Melson-Williams, Dawn](#); [Michael Klingensmith](#)
Subject: RE: EXTERNAL: Fw: 1 Kings Highway East - Window Permit
Date: Friday, February 6, 2026 12:16:30 PM

I cannot predetermine what the Historic District Commission will decide. The image provided of the door with the side light is a drastic difference from the double doors currently on the building. The house dates to 1880 and is within the Historic District, so I would expect that there will be questions for the property owner from the Commission at the very least. I have reached out to the property owner and left a message for him to call me to discuss the path forward.

Regards,

Ann Marie Townshend, AICP, CC-P
Planning Consultant
City of Dover

From: Gregory Madrigale <gmadrigale@powerhr.com>
Sent: Thursday, February 5, 2026 9:02 AM
To: Townsend, Ann Marie <atownsend@DOVER.DE.US>
Cc: Ann Marie Townshend <annmarie.townshend@rossitg.com>; Melson-Williams, Dawn <DMelson@dover.de.us>; Michael Klingensmith <michael.j.klingensmith@powerhr.com>
Subject: Re: EXTERNAL: Fw: 1 Kings Highway East - Window Permit

Some people who received this message don't often get email from gmadrigale@powerhr.com. [Learn why this is important](#)

Good Morning Ann Marie and Dawn

This is all information we can provide. What has the protocol been for this in the past with the historic district commission? Are they truly looking for something that is like for like, or have they been willing to make exceptions in the past? We have yet to order any product here, so if it's something we would be unlikely to move forward with we are fine with walking away from this job. If we feel like the door is something that would be approved with no problem, let us know and we'll send over the photos, specs, etc

Thanks!

Gregory Madrigale

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On Jan 30, 2026, at 3:39 PM, Gregory Madrigale <gmadrigale@powerhr.com> wrote:

Adding our Project Manager, Mike Klingensmith, who was out at the home to measure to this one to help out.

Gregory Madrigale

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On Jan 30, 2026, at 1:47 PM, Townsend, Ann Marie <atownsend@DOVER.DE.US> wrote:

Good afternoon.

The permit for the door will need to be referred to the Historic District Commission. Replacing the historic double doors with a single door and skylight will alter the appearance of the historic building. The next Historic District Commission meeting is on February 19. In order for them to review the permit, we need a photo of what is there now, including measurements of the existing doors and transom, as well as measurements for the proposed door, transom and sidelight.

I have copied Dawn Melson-Williams on this email. She will prepare the submission for the Historic District Commission, so she will need to be included on any emails at this point. We need confirmation of whether the property owner wants to pursue Historic District Commission review of this application by February 9 so that we can prepare the agenda accordingly.

Thank you,

Ann Marie Townshend, AICP, CC-P
Planning Consultant
City of Dover

From: Ann Marie Townshend <annmarie.townshend@rossitg.com>
Sent: Friday, January 30, 2026 1:40 PM
To: Townsend, Ann Marie <atownsend@DOVER.DE.US>
Subject: EXTERNAL: Fw: 1 Kings Highway East - Window Permit

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From: Gregory Madrigale <gmadrigale@powerhr.com>
Sent: Friday, January 23, 2026 3:58 PM
To: Ann Marie Townshend <annmarie.townshend@rossitg.com>
Subject: Re: 1 Kings Highway East - Window Permit

Thanks for the quick response

All the windows will be replaced in the exact same style including grids. As far as trim, we typically install a PVC coated aluminum with wood grain texture in order to preserve the integrity of the existing wood. We can match most existing colors as needed. If the original trim needs to remain we have alternate install techniques to keep the existing trim visible.

As for the door, because it was a double door of a non standard opening size we would be matching the color and replacing the transom window above it, as well with our largest single door width offering with a sidelight, to fit properly and to appear as close to the original as possible. Here is a photo of what we would be placing there:

<image001.jpg>

Gregory Madrigale

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On Jan 23, 2026, at 3:14 PM, Ann Marie Townshend
<annmarie.townshend@rossitg.com> wrote:

Typically, we allow vinyl as long as they are similar in appearance to the original. For example, if what is there now has grids, the replacements need to have grids as well.

Will the wood trim surrounding the windows remain?

And what details to you have related to the door?

Thank you!

Ann Marie Townshend, AICP, CC-P

Senior Project Manager

(c) 302.242.0381 (o) 302.672.0093

AnnMarie.Townshend@Rossitg.com

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From: Gregory Madrigale <gmadrigale@powerhrg.com>

Sent: Friday, January 23, 2026 1:01 PM

To: Ann Marie Townshend <annmarie.townshend@rossitg.com>

Subject: 1 Kings Highway East - Window Permit

Good afternoon

Following up on our call from a few minutes ago. I'm just looking to find exactly what we'll need to have the permit/historical society approval. I can confirm all windows will be replaced like for like in style, color, and grid pattern. Replacement windows will be vinyl, so if that is a disqualifying factor we can put a stop to those right away.

Please let me know requirements and what specs and photos I can provide to help move this along.

Thank you!

Gregory Madrigale

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