

“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 12, 2010

Whittaker Brothers
c/o Kevin Whittaker
P.O. Box 531
Delaware City, DE 19706

**Re: Letter of Appropriateness
59 Washington Street – New Construction
Tax Parcel No. 22-007.00-062
DCHD Property Inventory No. – Vacant Lot**

Dear Mr. Whittaker:

The Delaware City Historic Preservation Commission (HPC) met in a publicly noticed meeting on February 2, 2010 to consider your application to construct three new residential structures on the above parcel, which has been subdivided into three lots. Because the application is for new construction 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 previously had given conceptual approval to the design you presented on 11/17/09, requesting that you reconsider the openings and exterior materials on the exposed western side (facing the post office driveway). Prior to the meeting, you submitted revised drawings for consideration; at the meeting, you presented updated drawings, which you further revised verbally prior to the commission vote. These changes include: returning a second door to the central unit; adding transom lights to the first floor windows; substituting a solid porch foundation finished in concrete (including the porch floor) for the previously detailed crawl-space and lattice porch with composite board flooring), two feet of brick wrapped around the side walls, to be completed with Hardy Plank type horizontal siding on all non-brick walls. The 2/2/10 designs and verbal changes made at the hearing were found to be consistent with the review criteria, with the following conditions and comments:

1. With respect to review criteria c.) the Commission requires the use of smooth-surface planks for the wall sheathing, since this better approximates the look of wooden siding. The Commission also requires that shutters be of an appropriate size for the windows, specifically one-half the window width and the same length.
2. In consideration of review criteria a.), b.), c.), d.), e.), and f.) the Commission requires that revised drawings shall be submitted to the City Manager for his approval prior to issuance of building permits.

Thank you for your cooperation with the Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "Debra C. Martin". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Debra C. Martin, Vice Chair
Delaware City Historic Preservation Commission

Cc: Parcel File