

"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 16, 2006

BP Properties, Inc.
c/o Preston Carden, Jr.
P.O. Box 319
Delaware City, DE 19706

**Re: Letter of Appropriateness
New Construction – 228 Washington Street
Tax Parcel No. 22-009.00-004 (prior to proposed subdivision)
DCHD Property Inventory No. – N - 6333.93**

Dear Mr. Carden:

The Delaware City Historic Preservation Commission (HPC) met in a publicly noticed meeting on February 6, 2007 to consider your application to construct a new semi-detached residential structure on the above property. The new structure will have a common wall with the existing home at 226 Washington.

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 approves the plans dated "Jan. 07" as submitted, with the following comments and conditions:

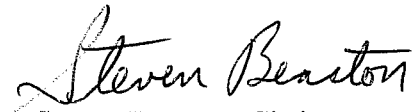
1. As to standards a.), b.), d.), e.), and f.), the proposed residential structure reflects the massing, rhythm, and scale of the neighboring structure and is consistent with existing row-type residential structures in the block.

2. Regarding review criteria b.), the use of wood weatherboards is consistent with the existing structure and the neighborhood. The Commission recommends that a different reveal be used on the siding to further distinguish the new construction from the existing.

3. In approving the submitted design, the Commission is recommending the following set-back variances for the new parcel, if the existing parcel is subdivided. Front set-back from 20' to 1', one side set-back from 5' to 0', one side set-back from 10' to 3', and total side set-back from 15' to 3'. The Commission notes that other variances will be required for the proposed parcel, including front footage, lot area, and possibly lot coverage ratio.

Thank you for your cooperation with the Commission.

Sincerely,



Steven Beaton, Chair
Delaware City Historic Preservation Commission

Cc: Parcel File