

**Former Jennie Aaron dwelling, 444 Water Street
Tax ID ED-05-077.13-1-3; 50' X 150' parcel
Detached Bungalow, circa 1937**



Description:

This property is now a vacant lot owned by the State of Delaware (DeDOT). The lot with improvements was purchased in December 2005 for \$55,000 in anticipation of the Dover Transit Hub Transportation Project. It was purchased directly on the market from the property owner after appraisal and offer. As of late February, 2009 the transit hub is part of a federal American economic recovery and reinvestment act stimulus package (ARRA) that is now subject to Section 106 coordination and review.

On the far left, the lot formally contained a single story three-bay side gabled, concrete block building with an enclosed central front porch. The roofing was covered with asphalt shingles and a central shed roof projection continues to extend from the roof to form the front porch (enclosed and updated). The corbelled chimney rises from the gable peak off center towards the west.

Towards the rear of the property lot a 9' by 9' storage shed existed. Raised on concrete blocks, the front gable shed had a central vertical board door (timber) and sheathing covered with modern vinyl siding. Casement modern windows were located on each side.

According to DeDOT records, the main improvements included an approximate 25' X 25' block (concrete block) block with a 6' X 8' addition or side porch projection from the west end near the rear of the building. The dwelling also consisted of a full basement for utilities and storage. The 674 square foot dwelling was four rooms consisting of 2 bedrooms, a kitchen, and den. The building had one full bathroom and a front porch enclosed. The west side off the kitchen also had a either an enclosed side porch or a kitchen addition with a shed roof.

The two front windows were 6/6 double hung sash with a single vinyl (or aluminum) end shutter at each outside end. The side windows within the enclosed front porch were also smaller renditions of 6/6 double hung sash, but were vinyl treatments. Other windows treatments were unavailable, but interior photos and asbestos testing records suggest a smaller fixed casement bay in the kitchen (rear) and a window bay in the rear bedroom. The west end is marked by a single bay window towards the front bedroom and the east consisting of a single bay window in the towards the rear bedroom. A set of paired double hung towards the front den were also evident. It is speculated based on typical trends that they would have been 6/6 double hung window treatments as they served both bedrooms and the den.

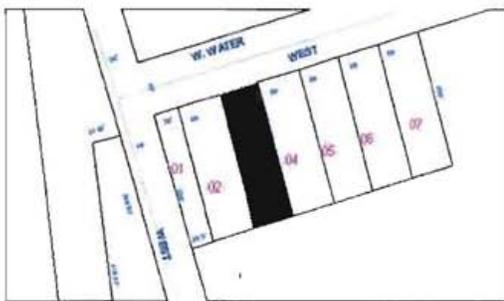
During the real estate appraisal and acquisition in 2005, the dwelling had already experienced are modeled and updated kitchen and bath – although in poor condition. Central air

conditioning had been installed, but was inoperable. Functional and operable utilities are typical of a dwelling built during this period (i.e. late 1930's). The second bedroom was located in the rear of the building off the kitchen and could have been used as a den. The house condition was poorly maintained as far as sanitation and health – i.e. animal wastes and lack of upkeep.

The dwelling was later demolished April of 2006 by contract administration of DeIDOT by Steven Augustiewicz, Inc. The dwelling was located towards the front of Water Street. The demolition effort included removal and off-site disposal of all buildings including any concrete footings and foundations as well as all trees and brush. The area was top soiled, seeded and mulched. The accompanied photographs and documents support this supplemental information

Applicable Historic Context(s):

Geographic Zone: Upper Peninsula; Time Period: Urbanization and Early Suburbanization 1880-1940+/-; Historic Period Theme(s): Architecture, Engineering, and Decorative Arts theme (bungalow property type), Settlement Patterns and Demographic Change (urban residential development)



Evaluation and Recommendation:

Whether still extant or vacant, the property was evaluated under the historic context consideration of residential subdivision of former agricultural lands within the City of Dover. For growing urban sectors, this is a common land use trend for this area and as a local and statewide theme. This type of urban block growth and subdivision originating from a larger parcel (4 ¼ acre) is not significant.

Plus, the property as a surrounding urban block never developed into a fully established neighborhood, nor was integrated with others. From a land use pattern perspective, commercial uses and industrial uses were scattered within the area. As a property and as integrated growth occurred in the City of Dover, this property and any immediate surrounding lots lack significance and integrity to be considered eligible under Criteria A.

Because of its close proximity and potential association Eden Hill (K-125) and the Ridgely family (i.e. a National Register listed property relatively adjacent and west of the rail line), deed and map research were undertaken. Based on records the property has not been identified as having any association with or towards any individual person or family in the history of the local area. The property originates from a subdivision of 4 ¼ acre plot of land that traces down from Caleb S. Penneweill to Ralph, Jack K., and Fred C. Lord of Dover (L11-181). The Lord brothers sold the tract in 1926 to George Leslie and Lucile S. Gooden (Y12-331). The Gooden's later subdivided several tracts, including the original, into smaller 7,500 square foot lots. They subsequently sold them off individually in the 1930's. The Gooden's sold or deeded the lot to Jennie Aaron (single) under deed C15-174 on May 15, 1937. Ms. Aaron or other family members (Charles H. Sr. and Kathyrn G.) subsequently took a loan and are listed as the first mortgage. The Aaron family owned and likely occupied the dwelling for over 24 years during its original tenure. Evidently the Aaron's defaulted on their mortgage and the First

National Bank of Wyoming took possession of the property under Sheriff Sale in 1961. Following this and seizure from the First National Bank of Wyoming in 1961, Beatrice E. and Kline G. Sr. Kemp purchased the property and owned and likely occupied the property until 1990(Q22-31). The later occupancy by the Kline family consisted for a time span of approximately 29 years. After one title change (V48-63), the State of Delaware/DelDOT purchased the property in 2005 from Margaret Whitearm (widow) and through Clarence Burris Jr., her guardian. As names and families are not significant during the primary occupancy, the property would never be recommended eligible under Criterion B.

The dwelling formally on this property is a vernacular example of a side gable bungalow. It is of common framing with little or no ornamentation of interest as a bungalow. The dwelling had also been altered to some degree with several vinyl window replacements in the front and the enclosure of the front porch. The west side of the dwelling is also marked with a small addition or porch that was added and then enclosed. The sheathing of vinyl siding also detracted any architectural or material interest. As a whole, its architecture and characteristic style lacked any significance and integrity to be potentially eligible for the National Register under Criterion C.

The building and the secondary storage shed on the property represent a common example of wood framing and would have never been likely to provide new information on the construction type and methods that are not already available through other means. This dwelling was original and dated back to subdivision of smaller plots by from George L. and Lucile A. Gooden who did not reside here. There are no former dwellings on the property and the current building had been hooked up to public water and sewer. It is likely that this property is not eligible under Criteria D. No CRS forms were filled out.



Information obtained from DelDOT Real Estate File



Font of dwelling looking south



Storage shed in rear of property

Approximate layout from asbestos report. The interior photos are within living room

