

4.0 SURVEY RESULTS

4.1 Introduction

The historic architectural resources within the APE for the proposed Bridge 362 at Chipmans Pond project were field surveyed in January and March 2005. The qualifications of the project personnel are included in Appendix A. The survey included a total of nine resources: Chipman and Lowe Lot #3 (S-5878); Broom Store/Rental House (S-5880); the Carlton Lowe House (S-11418); Lowe's Lakeview Campground (S-11419); Chipman Family Cemetery (S-11420); Chipmans Mill (S-400); Bridge 362 Over Chipmans Pond (S-11421); Old Christ Church (S-188); and Chipman Potato House/Joseph Chipman Farmstead (S-5873). They are described in Section 4.2, moving geographically from west to east. Survey forms for previously surveyed resources are located in Appendix B. New and updated CRS forms are found in Appendix C. Additional resources in the project vicinity (agricultural buildings with the CRS Number S-5876) were not surveyed because the house associated with the property dates to the early twenty-first century (Photograph 1) and the outbuildings fall outside of the APE.

The surveyed resources were evaluated for NRHP eligibility using the criteria set forth in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (National Park Service 1991) (Appendix D) and appropriate historic contexts, including the *Delaware Historic Context Master Reference and Summary* (Herman et al. 1989); the *Delaware Comprehensive Historic Preservation Plan* (Ames et al. 1989); the historic context developed for Sussex County agriculture and rural life (De Cunzo and Garcia 1993); the state historic bridge context (Lichtenstein Consulting Engineers, Inc. 2000); and the context on tourism and roadside architecture (Rosin and Bowers 1992).

In addition to the NRHP assessment of individual resources, the project APE is also evaluated as a potential historic district, due to its nearly 150-year association with the Chipman family.

4.2 Summary and NRHP Evaluations of the Resources Within the APE

4.2.1 Chipman and Lowe Lot #3 (S-5878)

The house built on Chipman and Lowe Lot #3 is a two-story high, three-bay wide Cape Cod style residence dating to ca. 1952 (Photograph 2). The house features a brick-faced exterior, prominent three-bay wall dormer, six-over-six double-hung wood



Photograph 1. House associated with CRS S-5876, facing southwest.

sash windows, a saltbox roof, pediment arch sheltering the door, and a one-story rear addition. Walter Elwood Chipman and Carlton W. Lowe platted four residential lots on March 2, 1949 (Sussex County Plat Books 1949:Book 2, Page 14); the lots were subdivided from a larger farm. The subdivision of an "edge" of farmland located along a road was common in rural areas. At one time, the four lots consisted of this house, an identical one next to it, and a small store next to the second house. The neighboring house burned down in the late 1970s. The store was moved across the road and is now resource S-5880. The current store for Lowe's Lakeview Campground was built on the fourth lot in 1967 (Jamie Givens, personal communication 2005).

In the immediate post-World War II period, Sussex County's rural population grew. With the increased availability of the automobile, there was a notable increase in houses away from urban areas and towns. This new housing pattern took various forms, including planned residential communities; residential neighborhoods; residential subdivisions of various sizes; contiguous residential subdivisions historically interrelated by design, planning, or historic association; residential clusters along streetcar lines or major thoroughfares; entire villages built along railroads, trolley lines, or parkways; and concentrations of multiple family units (Ames and McClelland 2002). This house, the only residence remaining on a four lot subdivision, does not really fit into any of the categories.

Generally, the housing stock in these suburban subdivisions was characterized by vernacular style frame buildings with a variety of exterior treatments ranging from wood and synthetic siding to brick veneer, as is present on this house. The two post-World War II houses situated in the Bridge 362 at Chipmans Pond APE, this one and S-5880, are modest examples of Cape Cod style dwellings, a style commonly found in post-World War II residential areas throughout the United States.

This house is not eligible for listing in the NRHP under Criteria A, B, C, or D. Although the construction of a Cape Cod style house marks a change in demographic and settlement patterns in the local history of Laurel and Broad Creek Hundred, the construction of this house does not illustrate a significant contribution to the history of suburbanization, as is required under NRHP Criterion A (National Park Service 1991:12). Suburban subdivisions or larger strip developments in Laurel and Broad Creek Hundred better represent the post-World War II housing trend than an isolated house on a four-lot subdivision. A four-lot subdivision is not a suburb, as defined in National Register Bulletin 46: *Historic Residential Suburbs* (Ames and McClelland 2002), and a single house does not significantly portray the nature of strip



Photograph 2. Chipman and Lowe Lot #3 (S-5878) facade and east side, facing northwest.

developments. In order to be eligible, the house would need to be located within a planned subdivision or be part of a more concentrated and developed strip of residential houses.

The house is also not eligible under NRHP Criterion B. The house lot was platted by Walter Chipman and Carlton Lowe, each of whom were locally prominent, but their specific contributions to the history of the region are not historically significant, as is required under Criterion B. Additionally, the house on Lot #3 is only peripherally associated with them. Neither ever lived in the house. The residence is most closely associated with another local family, the O'Neal family, who have lived in the house since 1956. There is no evidence that the O'Neals were a demonstrably significant family in the area.

Further, the house is not eligible under Criterion C. Cape Cod style homes are ubiquitous, one of the most popular post-World War II housing styles. The Cape Cod style dwelling became popular in the early twentieth century during the Colonial Revival, an aesthetic movement that owed its popularity to a growing interest in Early American decorative arts and architecture that emerged after the 1876 Centennial Exhibition in Philadelphia. Antecedents for the contemporary Cape Cod style dwelling can be found in the seventeenth and eighteenth century examples of domestic architecture from the New England region. Through its associative values of patriotism, heritage, and American exceptionalism, American material culture bearing the influence of Colonial Revival style continues to be popular (Axelrod 1985; Rhoads 1977). The massing of typical Cape Cod style houses consists of one-and-one-half stories in height and three bays in width. The main entry is usually located in the center of the facade to create the suggestion of bilateral symmetry. Typically, gable roof dormers pierce the plane of the building's gable roof.

Because of their ubiquity and simple nature, the levels of significance and integrity required for a Cape Cod style house to be evaluated as NRHP eligible should be high. Generally, it is difficult for an individual example to be NRHP eligible, unless it is an exceptional example of the distinctive characteristics of the property type, an early example, or a transitional example. This house does not rise to these levels of historical significance. It is a typical and undistinguished Cape Cod style house, built in great quantity following World War II.

The house is also not eligible under NRHP Criterion D for information potential. The property is a standard type of Cape Cod style house. Its material and construction

do not convey important information contributing to our understanding of history or prehistory.

4.2.2 Broom Store/Rental House (S-5880)

S-5880 is a one-and-one-half-story, three-bay by two-bay frame, vernacular style house (Photograph 3). It has the shape and massing of a Cape Cod style residence, but it lacks the architectural style's characteristic roof dormers. At the rear is a one-story, shed roof extension. The house is a rental property. According to the owner, the building originally was located across Chipmans Pond Road and functioned as a broom factory or store. It was moved to its current location and has served as a residence since the mid-1950s (Jamie Givens, personal communication 2005).

The Broom Store/Rental House is not eligible for NRHP listing for many of the same reasons that the Chipman and Lowe Lot #3 (S-5878) was evaluated as not eligible. The house, a small and rather undistinguished example of a Cape Cod style residence does not illustrate a significant contribution to the history of suburbanization, as is required under NRHP Criterion A (National Park Service 1991:12). It is a solitary house that was moved to its current location in the mid-1950s. It does not convey post-World War II housing trends, which were characterized by suburban subdivisions, including strip development along farm fields. It is not related to the agricultural history of the area, and its 50-year use as a residential property removes the ability to convey its former commercial function as a broom factory. There is no evidence it was ever the residence of a Chipman or a Lowe; the house has long been a rental property (Jamie Givens, personal communication 2005). Architecturally, the house lacks character-defining elements of the Cape Cod style, such as dormers. It is not an exceptional example displaying distinctive characteristics of the architectural type, an early example, or a transitional example. Its material and construction do not convey important information contributing to our understanding of history or prehistory. The house is not significant under NRHP Criteria A, B, C, or D.

4.2.3 Carlton Lowe House (S-11418)

The Carlton Lowe House is a U-shaped, single-story residence whose facade faces Chipmans Pond (Photograph 4). The house dates to the early 1950s, but it was extensively damaged by a fire in the 1980s, and has been substantially rebuilt on both



Photograph 3. Broom Store/Rental House (S-5880) facade and west side, facing southeast.



Photograph 4. Carlton Lowe House (S-11418) south side and garage, facing northeast.

the interior and exterior. It was constructed by Carlton Lowe, the last owner of Chipmans Gristmill and the founder of Lowe's Lakeview Campground, which is located across the road. Historically, a store was located on the site where the house now sits (Jamie Givens, personal communication 2005; Sturges Lowe, personal communication 2005).

The Carlton Lowe House lacks integrity. According to both, Lowe's grandson and his widow (Jamie Givens, personal communication 2005; Sturges Lowe, personal communication 2005), the house was extensively damaged by fire in the 1980s. The original design, materials, workmanship, and feeling of the house were changed as a result. Because of a loss of integrity, the resource is not eligible for NRHP listing.

4.2.4 Lowe's Lakeview Campground (S-11419)

Carlton Lowe received his first permit to develop what would become known as Lowe's Lakeview Campground in 1952, although the three "Red Cabins" may have originally been erected on the site in the late 1940s. At its peak, the campground encompassed 272 ac and included Chipmans Pond, a shower house, tourist cabins, camping spots, mobile home and trailer areas, and boat rentals. The Chipman Family Cemetery is also located on the property, but it was not part of the campground facility. It is assessed separately (see Section 4.2.5). In 2005, the area used for the campground encompassed 37 ac (Jamie Givens, personal communication 2005).

By agreement between DelDOT and the SHPO, only the portion of the campground visible from the projected realigned road is being assessed for NRHP eligibility. This includes the oldest portion of the campground and encompasses the shower house, seven cabins, and a toilet facility built along the campground's access road. The shower house is a former chicken house converted to a new use when the campground was developed (Photograph 5). The cabins consist of the three Red Cabins and the four "White Cabins." One of the Red Cabins is virtually unaltered, while the other two are more than double their original sizes (Photographs 6 and 7). The White Cabins were moved to the property from Dewey Beach in the early 1950s. They and the toilet facility are located around a circular area (Photograph 8). Three of the White Cabins are virtually unaltered (Photograph 9). They are one-story, three-bay by one-bay buildings with cross gable roofs over a screened-in, one-bay porch. Each houses four rooms: a kitchenette, a bathroom, and two bedrooms. The fourth White Cabin has been extensively altered, with an additional bay added to the depth, the



Photograph 5. Lowe's Lakeview Campground (S-11419), south and east sides of the shower house, facing northwest.



Photograph 6. Lowe's Lakeview Campground (S-11419), facade and south side of the unaltered Red Cabin, facing northwest.



Photograph 7. Lowe's Lakeview Campground (S-11419), comparison of the unaltered Red Cabin to one of the altered Red Cabins, facing northwest.



Photograph 8. Lowe's Lakeview Campground (S-11419), arrangement of the White Cabins and the shower facility, facing south.



Photograph 9. Lowe's Lakeview Campground (S-11419), representative view of one of the unaltered White Cabins, facing northwest.

original porch replaced with a full-width one, and new siding and windows emplaced (Photograph 10). The toilet facility is a one-story, four-bay frame and block building (Photograph 11). Initially, it was a pump house for the chicken house. It then served the same function for the shower house before being converted to a toilet (Jamie Givens, personal communication 2005).

Lowe's Lakeview Campground is associated with the transformation of Sussex County millponds from industrial to recreational resources. As the nature of farming changed in Sussex County in the late nineteenth and twentieth centuries and cereal grains such as corn gave way to increased fruit, vegetable, and poultry productions, the need for small, relatively inefficient gristmills like Chipmans decreased and most were closed. Enterprising entrepreneurs like Carlton Lowe, however, found a new, recreational use for the millponds. The ponds provided ideal venues for swimming, boating, and fishing. To house people interested in these activities, Lowe and others like him could develop areas along or near the ponds into tourist camps. Small cabins, also called cottages, would be erected and rented, and other spots could be set aside for trailers and campers, which were becoming more and more popular in increasingly mobile American society. The campgrounds provided seasonal income to Sussex County farmers. Their development represents an important economic transition in Sussex County, particularly in the post-World War II years.

The transformation of the millpond from an industrial to a recreational use is also associated with the increased mobility of Americans due to the automobile and the concomitant shifts in the nature of travel and buildings designed to accommodate travelers. As automobiles became increasingly affordable in the 1910s and 1920s, automobile camping, or "gypsying," became increasingly popular. To accommodate automobile travelers, first municipalities and then private businesses began developing campgrounds. Around 1920, some campgrounds began to build cabins or cottages. They tended to be small, homey buildings offering bedrooms, stoves, and a screened porch. Indoor plumbing became common during the 1930s and 1940s. The cabins were frequently arranged in a semicircle around the campground's combination office, manager's quarters, and restaurant/store; often there were gasoline pumps out in front of it. Cabin courts grew phenomenally, rising from 1,000 recognized by the U.S. Chamber of Commerce in 1922 to 32,000 camps in 1934. Beginning in the late 1930s, the units would be built together with common walls, and the motel would be born (Rosin and Bowers 1992:13-15).



Photograph 10. Lowe's Lakeview Campground (S-11419), facade and west side of the altered White Cabin, facing southeast.



Photograph 11. Lowe's Lakeview Campground (S-11419), facade and west side of the toilet facility, facing southeast.

The cabins built or moved to his property in the 1940s and early 1950s are clearly related to both the transformation of rural Sussex County agriculture and tourist travel in the twentieth century. To be eligible for the NRHP, cabin courts must illustrate commercial activities that occurred in direct response to automobile use and travel and should feature site layouts that facilitated service to customers arriving by car. To be eligible under Criterion A, lodging areas and their design must be clearly associated with automobile travel. To be eligible under Criterion B, they should be associated with a particular individual or family who was significantly involved in developing such facilities. To be eligible under Criterion C, the cabin courts must embody the architecture of the era. To be significant under Criterion D, a cabin court must have the potential to yield information about construction techniques and design that cannot be gathered from documentary sources (Rosin and Bowers 1992:24-25).

Lowe's Lakeview Campground is not eligible for NRHP listing. Although clearly associated with automobile travel, the resource lacks the design elements necessary to convey that association. The best examples of cabin courts feature cottages arranged, often in a semicircle, in proximity to a combination manager's office/residence/restaurant/store, often with gasoline pumps in front. Lowe's arrangement lacks the central building and gas pumps. Historically these functions were located across Chipmans Pond Road, but they are no longer extant. They were replaced in the 1950s by the Carlton Lowe House (S-11418). Their loss further compromises the integrity of the resource. Additionally, the buildings that remain do not appear to have been arranged as part of a design. Rather, the shower building (which was a chicken house), Red Cabins, and White Cabins seemed to have been placed randomly, where space allowed, without a sense of how the buildings related to one another. The White Cabins, which were moved to the location in the 1950s, are somewhat of an exception. The four buildings look to have been consciously placed in a semicircle around the open area and toilet facility.

Adding to the lack of a cohesive design are the alterations the cabins have undergone. This is most pronounced in the Red Cabins. Two of the three have been doubled in size and have been completely reoriented in the arrangement of doors and windows. The third, original Red Cabin serves to highlight the extent of the alterations to the other two. By contrast, the White Cabins are much more original. Three of the four are virtually unaltered from their original appearance. But three cabins that are part of a larger site do not convey the historic sense of Lowe's Lakeview Campground.