

2.0 METHODOLOGY

2.1 Background Research and Previously Surveyed Resources

Prior to conducting field survey within the APE, background research was performed to gain an understanding of the cultural and architectural development of the study area and surrounding region and to identify and assess previously prepared documentation. Specific repositories consulted during the Phase IA investigation included the DESHPO in Dover, the Hagley Library in Wilmington, and University of Delaware in Newark. Additional repositories consulted during the Phase II investigations included the Delaware Historical Society in Wilmington, the Wilmington Public Library, and the New Castle County Recorder of Deeds in Wilmington. A.D. Marble & Company's project team thoroughly searched pertinent literature to identify historical information about the study area and vicinity. Appropriate primary and secondary source materials pertaining to the study area were also examined. Specifically, online resources such as historic United States Geological Survey (USGS) topographic maps, historic aerial photographs, maps available from the Delaware Data MIL website, the Cultural and Historical Resource Information System (CHRIS), and New Castle County online tax assessment data were consulted. Several materials provided by DelDOT, including the Overlook Colony SHPO file, Sanborn Fire Insurance Maps, deeds for the properties at 3111 and 3293 Philadelphia Pike, and subdivision plans were also consulted. Informal oral interviews with knowledgeable community members were also conducted as part of the Phase II efforts.

The following previously completed context studies, architectural surveys, and architectural guides were used to develop historic themes, identify property types, and evaluate resources:

- *Historic Context for the Evaluation of Commercial Roadside Architecture* (Rossin and Bowers 1992);
- *Suburbanization in the Vicinity of Wilmington, Delaware, 1880-1950+/-: A Historic Context* (Chase et al. 1992);
- "More than Just a Pair of Red Pumps: Preserving Historic Gas Stations" (Puleo 2001);
- "Historic Properties of Claymont, DE," *Scenic and Historic Highway Application for Philadelphia Pike, Brandywine Hundred* (CHAD UDel 2007);
- *Everyday Architecture of the Mid-Atlantic* (Lanier and Herman 1997b); and
- *A Field Guide to American Houses* (McAlester and McAlester 1998).

2.2 Initial Field Survey

Following the completion of Phase IA background research, Phase IA windshield surveys were carried out in the APE to: 1) identify the resources meeting the cut-off construction date; 2) identify properties that could potentially be eligible for listing in the National Register; and 3) field check properties that were previously surveyed.

A.D. Marble & Company architectural historians performed a windshield survey of the APE in order to identify primary property types and ages of resources and review previous documentation, including the boundaries of Overlook Colony (N03951) presented in the 2001 documentation. Seven properties constructed in 1961 or earlier were identified within the APE

during the field survey. The historic architectural resources in the APE date to the historic periods 1880 to 1940+/- and 1940 to 1960 and are generally associated with the commercial and community development that occurred along Philadelphia Pike. Property types found in the APE include a bungalow, service stations, commercial properties, a religious complex, and a portion of an industrial community.

Construction dates were obtained during the initial survey effort by visiting the New Castle County website for property data, which includes approximate construction dates (accessed June 2010). The dates provided were then confirmed during the field survey and through a comparison of the 1931 and 1956 USGS maps; 1937, 1954, 1961, and 1968 aerial photographs; and 1927 and 1936 Sanborn Fire Insurance Maps.

The field survey conducted in April 2010 recognized four previously documented and three newly identified architectural resources within the APE, which were documented and evaluated in the Phase II survey. The results of the initial field survey, including preliminary recommendations of eligibility, and the methodology proposed for intensive level investigations were presented in the April 2010 Phase IA Survey prepared by A.D. Marble & Company.

As Overlook Colony (N03951) was previously determined eligible for listing in the National Register, but was lacking in-depth documentation, preparation of a Determination of Eligibility (DOE) form was recommended to confirm the historical development, integrity, and contributing features of the district. Additional research was proposed to identify and investigate comparable industrial communities in the region and better understand the context for evaluation of the historical significance of Overlook Colony. Two of the properties with no previous determinations were recommended potentially eligible during the Phase IA survey: Holy Rosary Church and Overlook Service Station/Joe & Tony's Service Station. Preparation of DOE and appropriate CRS forms for these resources was anticipated. Research into the history and the preparation of appropriate CRS forms was proposed for the remaining four properties. Phase II research efforts included interviews with property owners, which shed light on the historical development of the properties along Philadelphia Pike and Commonwealth Avenue. In addition, historical photographs that were not located in public repositories during the Phase IA survey were to be collected during the Phase II survey effort.

2.3 Intensive Level Survey

Phase II intensive level survey and documentation was conducted and prepared in May to June 2010. DESHPO Cultural Resource Survey (CRS) forms were completed for seven architectural resources constructed in 1961 or earlier within the APE, including four previously identified resources (N03951, N09544, N09455, N01217) and three newly identified properties (3101 Philadelphia Pike [N14541], 3111 Philadelphia Pike [N14542], and 3203 Philadelphia Pike [N14543]).

Property Identification forms (CRS 1), Main Building forms (CRS 2), Map forms (CRS 9), and narratives containing descriptions, histories, photographs, and National Register evaluations were completed for the commercial buildings at 3101 Philadelphia Pike (N14541), 3111 Philadelphia Pike (N14542), and 3203 Philadelphia Pike (N14543) to assess the individual eligibility of these three properties with no previous documentation. CRS update forms (CRS 10)

and narratives were completed for the four properties with previous documentation, including Overlook Colony (N03951), the dwelling at 3220 Philadelphia Pike (N09544), Overlook Service Station/Joe & Tony's Service Station (N09455), and the Holy Rosary Church Complex (N01217). A Landscape Feature form (CRS 8) was completed for the entrance feature of Overlook Colony. The Holy Rosary Church Complex includes four buildings on the southeast side of Philadelphia Pike, each of which was also documented on a Main Building form (CRS 2). Secondary Building forms (CRS 3) were completed for the carriage house on the Holy Rosary Church Complex and the garage on the property at 3220 Philadelphia Pike. CRS forms prepared for this project are included in Appendix C. DOE forms were also completed for the Holy Rosary Church Complex (Appendix D) and Overlook Service Station/Joe & Tony's Service Station (Appendix E). The final architectural survey report will be available on file at the DESHPO.

All of the identified properties were accessible during the intensive level field work. As part of this effort, CRS forms were completed manually in the field; this information was later entered into a computerized form. In addition, each resource was digitally photographed, and select photographs were used to prepare the CRS 13 forms. During the course of the field work, aerial maps were labeled for each property for use in the preparation of CRS 9 forms. Informal interviews were conducted with property owners when available to confirm property histories and/or dates of initial construction or alterations. When available, digital photographs of historic documentation in the property owners' collections were taken.

Additional background research was conducted during the intensive level investigation for any resources that had the potential to be eligible for historic significance. This research was completed to identify any significant associations with events, trends, or people and to delineate a property's place within the appropriate historic context. Personal interviews were conducted with property owners in the APE, including Dawn Lamb, owner of the former community building in Overlook Colony, and Ken Rickowski, owner of the Claymont Service Station. Additional research was conducted on properties comparable to Overlook Colony, including a field examination of Union Park Gardens in Wilmington, which is a contemporary subdivision designed by John Nolen, in an effort to assess the significance of the industrial community within the APE.

2.4 Assessment of Eligibility

Using the data acquired during both background research and field investigations, each resource was evaluated for National Register eligibility within the state historic contexts outlined in the *Delaware Comprehensive Historic Preservation Plan* (Herman et al. 1989a) and the *Historic Context Master Reference and Summary* (Herman et al. 1989b), and per federal National Register evaluation guidelines outlined in 36 CFR 60.4.

The National Register of Historic Places, established by Congress in 1966, is the inventory of historic resources significant at the local, state, and national levels. Historic resources that can be considered for the National Register include districts, sites, buildings, structures, and objects that manifest significance in American history, architecture, archaeology, engineering, and culture;

possess integrity of location, design, setting, materials, workmanship, feeling, and association; and that have:

- A. Association with events that have made a significant contribution to the broad patterns of our history; or
- B. Association with the lives of persons significant in our past; or
- C. Distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yielded, or may be likely to yield, information important to history or prehistory. (National Park Service [NPS] 1997)

A property must also retain sufficient integrity from its period of significance. Historic periods and themes are discussed in Section 3.0. Guidelines for National Register evaluation are included for the property types identified within the APE (Section 4.0).

A historic context is a body of information organized by theme, place, and time that assists in the evaluation of National Register eligibility of resources that meet the National Register age consideration (1961 or earlier for this study). Section 3.0 provides background on the historical development of the APE and the village of Claymont. The historic context includes discussion of the historical development of the study area in the 1880 to 1940+/- Urbanization and Early Suburbanization period and the 1940 to 1960 Suburbanization and Early Ex-urbanization period as presented in the *Delaware Comprehensive Historic Preservation Plan*.

Properties within the APE were evaluated within general historic themes based on the historic preservation plan, including Settlement Patterns and Demographic Change; Religion, Retailing and Wholesaling; Transportation and Communication; and Architecture, Engineering, and Decorative Arts.

The historic context is linked to aboveground resources through the concept of property types. Property types are based on a set of shared physical or associative characteristics. Physical characteristics may include structural forms, architectural styles, or building materials. Associative characteristics relate to events, activities, or specific individuals or a group of individuals. Section 4.0 identifies property types for each historic theme and provides a discussion of the distribution of these property types within the APE.

2.5 DelDOT's Geographic Information System (GIS) Transfer Protocol

In March 2005, DelDOT established its *Cultural Resources Survey GIS Data Transfer Protocol* (Version 7) for use by all of its cultural resources consultants. It states:

This protocol is established to standardize the packaging, naming, and transmission of Cultural Resource Survey (CRS) data to the Delaware Department of Transportation (DelDOT). Using this protocol and the standardized database provided by DelDOT, consultants will be able to submit CRS data in a format that

is compliant with DelDOT's Geographic Information System (GIS) infrastructure. With the personnel following these standards, DelDOT will have the ability to efficiently integrate CRS survey data into their DOT project CRS database and prepare it for redistribution to the Delaware State Historic Preservation Office (DESHPO), facilitating faster turnaround and more effective project planning.

The data structure and format, attributes, and layout of the Delaware Cultural Resource GeoDatabase (DELCRSGDB) were created with the consultation of the DESHPO and DelDOT. (2005)

The final dataset to be delivered to DelDOT consists of an ArcGIS personal Geodatabase (GDB). The GDB consists of four Feature Classes and 15 GDB tables. The spatial location and attribute data for cultural resources will be housed in the Feature Classes, while the GDB tables provide the codes and code descriptions used in data entry.

It is understood that all the attribute cells within the database will not always be filled. This lack of completeness is due to the quality of the documentation related to previously recorded CRS properties in Delaware and the fact that not all the fields within the database pertain to all individual properties (i.e., precontact versus historic properties).

The finalized GIS database prepared for this project will be forwarded to DelDOT for delivery to the DESHPO at a future date.