

2.0 RESEARCH DESIGN

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2.1 Background Research

Prior to initiation of field surveying, CRS survey forms, maps, National Register files and previous survey reports at the DESHPO were examined to determine if any historic resources within the project study area had been previously surveyed or identified as eligible for, or listed in, the National Register of Historic Places. The University of Delaware (Morris Library), the Historical Society of Delaware (Wilmington), and the Greater Harrington Historical Society (Harrington) were also checked for books and archival materials that could be used in the development of background history, historic contexts, and individual resource histories.

2.2 Historic Resources Survey

Following the completion of background research, an architectural survey was carried out to: 1) identify the range of resources 50 years of age or older within the current study area; 2) locate individual properties that could be potentially eligible for listing in the National Register of Historic Places; and 3) field check those properties that were previously listed or determined eligible or not eligible for listing in the National Register.

In order to be eligible for listing in the National Register of Historic Places, a resource (e.g., building, site, structure, object, or district) must meet the 50-year age criterion, or meet the criteria for properties achieving significance within the last 50 years. Potentially significant resources located in the project study area were documented for this project. In addition to meeting the age consideration, resources must also meet the Criteria for Evaluation (36 CFR § 60.4) as stated in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the 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. that have 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. Expected resource types and guidelines for National Register evaluation are included within each of the historic contexts.

A.D. Marble & Company conducted the historic resources survey, which included an examination of all those buildings located on tax parcels that were located within the project study area, during the summer and fall of 2004. Historic maps were used to determine approximate dates of construction for buildings within the study area and resources that were identified during the initial field view in spring 2003. When possible, interviews were conducted with property owners. Sanborn maps were reviewed; however, the Sanborn maps that were produced for the Harrington area focused on the dense downtown area. With the exception of a small section near the Five Points intersection, all of the Sanborn maps (including later editions) were outside of the project area; consequently, Sanborn maps were not used for this project.

During the course of fieldwork, sketch maps and descriptions of each resource were prepared, and resources were photographed using black and white 35 mm film. Color digital photographs were also made as a supplement to the black and white film. DESHPO CRS forms were filled out manually in the field, and this information was later entered into computerized forms.

2.3 Identified Property Types

Under the Delaware State Plan (Ames et al. 1989), several historic property types were investigated during the survey for this project. These resource types relate to (1) Architecture, Engineering, and Decorative Arts and (2) Agriculture.

The following describe the predominant resource types:

Architecture/Engineering/Decorative Arts-(Residential Properties): Most properties identified as 50 years old or older are included within this category, and include

different examples of particular architectural styles or forms. Residential types in the project study area include late Victorian and Early Twentieth Century Vernacular styles.

Agriculture: A farmstead is defined as a cluster of buildings (house, barn, outbuildings) and the surrounding land historically associated with agricultural production. For example, at least two resources surveyed during this project, the Willow Gables Farm/Mason Property (CRS #K-4622) and the Hobbs Property (CRS #K-4615) are farm properties, but only the Willow Gables Farm/Mason Property is actually a working agricultural complex.

The following is a discussion of the primary agricultural and residential building types that one may expect to find in the project study area. With the exception of Farmington Road, most of the project area is near or within the existing downtown potential Harrington Historic District, which was not in the SOW to be re-evaluated for this project.

2.3.1 Agricultural Resource Types

Expected Resource Types for Agriculture. Expected resource types for agriculture include farms composed of farmland and/or the farmstead (house, barn, and/or associated outbuildings); individual farm buildings; and rural historic districts. Expected domestic outbuildings may include summer kitchens, springhouses, butcher houses, garages, carriage houses, and wash houses. Expected agricultural outbuildings include corncribs, wagon sheds, machine sheds, poultry houses, pig houses, goat sheds, stables, milk houses, tool sheds, and equipment sheds. For purposes of this study, the term “farm” is used interchangeably with “agricultural complex.”

The farmhouse serves as the principal dwelling unit on the farm/agricultural complex. Unlike the evolving function of other farm structures, the principal function of the farmhouse as a residence for the farm family has generally remained constant. Occasionally, early farmhouses of small size were converted to use as domestic outbuildings. Similarly, an outbuilding could be incorporated for use as another domestic use. In the case of the Willow Gables Farm (K-4622), for example, the frame smokehouse behind the residence was appended to the house and

converted into a garage. A small hyphen connects it to the ell of the dwelling. In the project area, several farmhouses remain from various periods of the county's history; however, some of these farmhouses have evolved over time from their original form and styles, while others have been demolished, with no associated agricultural outbuildings still standing.

Information on farm layout that is potentially useful for the project area, particularly for resources that no longer contain standing historic buildings, may be found in De Cunzo and Garcia's *Historic Context: The Archaeology of Agriculture and Rural Life, New Castle and Kent Counties, Delaware, 1830-1940* (1992), and De Cunzo's *A Historical Archaeology of Delaware: People, Contexts, and the Cultures of Agriculture* (2004). In general, useful references for standing agricultural resources (used in this project) include the study by Allen G. Noble entitled *Wood, Brick & Stone the North American Settlement Landscape, Volume 2: Barns and Farm Structures* (Noble 1984; *Volume 1* pertains to houses), and Noble and Cleek's *The Old Barn Book* (1995). The 1984 Noble study is out-of-print, but the 1995 *Old Barn Book* has incorporated much of the information from that earlier study. The reprinted nineteenth-century guide entitled *Barns, Sheds, & Outbuildings* (Halsted 1881/reprinted 1994) is useful for identifying certain agricultural buildings from the Victorian era and depicting cross-sections of the buildings. As its title suggests, Lanier and Herman's *Everyday Architecture of the Mid-Atlantic Looking at Buildings and Landscapes* (1997) is helpful for understanding trends in the built environment of the Mid-Atlantic area.

Tenant farms or "agricultural tenancies" (De Cunzo and Garcia 1992) are likely to be a farm resource type in Kent County, at least archaeologically. Some owners of farms who had multiple properties may have lived elsewhere and in larger buildings than their farm tenants. The historic context entitled *Agricultural Tenancy in Central Delaware 1770-1900+/-* indicates "tenants and tenant farms reflected a cross section of the population and landscape of the Upper Peninsula Zone" (Siders et al. 1991:vii). In Kent County (as in New Castle County), tenant-operated farms declined in the 1930s and 1940s (De Cunzo and Garcia 1992:205).

The Farm Plan. Farmsteads may be characterized by a farm plan, which is the spatial arrangement of the house, barn, outbuildings, and yard space in relationship to each other. Henry

Glassie observed two basic farm plans in the Delaware Valley: a courtyard plan and a linear plan. Although traditionally this area includes New Castle County, it also may be extended slightly further to the south to Kent County. The arrangement of buildings within the farmsteads is also a product of the original owner's concepts of what would prove most productive, as well as later alterations to that layout made by subsequent owners. Linear placements, symmetrical layouts and irregular plans are all common. In a courtyard plan, the house is at one end and usually faces the road, with the barn being located behind the house and the farmyard in between. Support structures are commonly grouped into secondary courtyards around the barn and house based on their function, be it domestic or agrarian (Lanier and Herman 1997:223-225).

Outbuildings. During the later Suburbanization period, a variety of additional farm structures, such as silos, manure handling and storage facilities, large-scale poultry houses, and equipment sheds were added to meet changing needs related to increases in commercial production and technological advances. Pre-manufactured wire mesh and steel corn bins were added to dairy and cattle farms to provide increased storage facilities for shelled corn. Heifer pens, confined areas where young female cows were fed, were also a common addition to the landscape.

Where beef cattle were being raised, the stable area was often converted to a series of open pens where large numbers of animals could be maintained. A common addition of the late twentieth century was the loafing shed, a large, covered pen in which the cows could stay when weather prohibited their going to the barnyard meadow between milking (Ensminger 1992:184-187). A modern loafing shed (no longer used) was surveyed at the Hobbs Property on Farmington Road (K-4615).

Dairy Barns. Due to widespread cattle diseases between 1890 and 1915, agricultural journals and societies increasingly promoted hygienic farming practices. Farm organizations, such as the university extension services and state boards of agriculture, pushed to educate farmers about cow nutrition and cleanliness. Many barns built after 1900 were specialized dairy barns designed and promoted by the agricultural colleges and journals. Several Midwestern manufacturers developed engineered designs for dairy barns in the early twentieth century and offered truss-supported roofs, metal roof ventilators, metal stanchions, windows, and other equipment for sale.

Numerous large windows were featured at the ground level of dairy barns for proper ventilation. Interior features illustrated twentieth-century technology, emphasized cleanliness, and included concrete floors; glass bricks; steel tubing for stall partitions; sliding doors; iron window and door frames; and steel trusses. The stable level of many earlier barns was altered by the addition of metal milk stanchions, the paving of floors in concrete, the plastering of walls and ceilings in cement, and the installation of concrete gutters to carry manure away. Mechanical systems including manure trolleys were added to clean the manure gutter. Many of these systems were replaced with electrically-powered mechanical gutter cleaners by the mid-twentieth century. More recently, the manure gutters have been filled in, and tractors are used to scrape the floors. The use of water systems to remove manure from the troughs is also common. Finally, additions were made to the barn to house milking parlors (areas where cows were milked) and milk houses (area housing cooling tanks) (Lanier and Herman 1997:220-221).

Most of the dairy barns of the early twentieth century continued to be constructed with heavy timber frame, and the use of balloon framing became common after the 1920s. The stable walls were often constructed of concrete block. Some of the dairy barns from the early twentieth century were sheltered by a gambrel roof, which allowed for more hay storage in the mow, as it could be formed with trusses that did not require crossbeams. After World War I, the use of the round roof (such as the dairy barn at K-4622), which was also known as the Gothic roof, became common on some dairy barns (Noble 1995:119). The Gothic roof was constructed of prefabricated curved rafters and was very similar to gambrel roof designs, aside from the point. Round roofs such as the one at K-4622 were considered an improvement because they provided even more space for hay storage than the gambrel roof.

Sometimes hayforks were added along a track beneath the barn ridge so that large loads of hay could be lifted from hay wagons. On some barns evidence of this hay track continues outside the gable wall beneath a triangular extension of the roof, called a hay hood (Visser 1997:100). This was found on the dairy barn at the Willow Gables Farm (K-4622). During the latter half of the twentieth century, automatic milking equipment was installed on most dairy farms.

Corncribs. Corncribs were constructed as both attached appendages to barns and as detached structures for the storage of corn widely after the mid-nineteenth century. The most common type in the second half of the nineteenth century was the long, narrow log or frame gable-roofed structure that typically rested on wooden block, stumps, or masonry piers. The space between the logs was left unchinked, and frame cribs were covered in cribbing (narrow wooden slats) that were evenly spaced to provide ample air circulation for drying the ears of corn stored inside. Some corn cribs featured slanted sidewalls and overhanging eaves to prevent rain from splashing inside. The interiors were usually undivided (Visser 1997:128).

In the late nineteenth century and in the twentieth century, as corn production increased, more corn storage was required. It was during this period that the drive-in crib barn, featuring two cribs opposite each other with a drive between them, was constructed. The drive-through area was used to store machinery, and a loft space over the driveway sometimes served as a granary for small grains (Lanier and Herman 1997:191-193; Noble 1984:107; Noble and Cleek 1995:155-157). These structures may remain in use today on farms where feeding of livestock is common.

Wire, welded bar-mesh, and steep strap corncribs, similar to the steel bins marketed today, became popular after World War II, and their popularity grew in the 1950s as the cost of lumber rose. These manufactured corncribs were generally round or octagonal in shape. Clay-tile and concrete block combins of similar form were also manufactured from 1910 to the early 1950s, but may not be common in Delaware. Steel holding tanks, appearing as elevated cylindrical structures with pointed ends, are more recent structures used for the storage of corn and feed (Roe 1988:64-71). Steel tanks were noted just outside the project study area to the north of Harrington on SR 13.

Cowsheds. Cowsheds developed in the twentieth century with the rise of confined feeding lots on dairy and beef cattle farms. Cowsheds may be freestanding frame structures with open ends to allow for the entry and access of cattle seeking shelter or feed. Cowsheds are also found as additions made to the main barn. Modern cowsheds are usually framed using upright poles inserted directly into the ground.

Poultry houses. The poultry house appeared on the landscape in the mid-nineteenth century on some farms. Poultry houses were usually frame buildings clad in horizontal siding with steep sloping shed roofs, often built as additions to other buildings and facing south or east. It was not uncommon for the poultry houses to be combined with other outbuildings, particularly the pig pen, as both were usually located in close proximity to the barnyard. Chickens were initially confined in small groups to houses that had a sun porch, or they were confined to individual wire cages.

Roosting areas where the chickens could perch at night were located to the rear or side of the building in the interior. The roost usually consisted of a sloping framework constructed about 4.0 feet from the floor with boards nailed over the top. The interior of the structure also contained nesting boxes that were built in single rows or tiers in which the chickens laid their eggs. Inclined walkways made of wide boards with thin strips nailed at intervals of 6.0 to 8.0 inches led to small openings in the walls of the poultry house, which allowed the fowls to enter to roost or lay eggs (Long 1972: 415-419).

The advent of the commercial broiler industry, that is the raising of young chicks primarily for meat rather than for eggs alone, began in the early twentieth century. This resulted in more standardized, recognizable poultry houses. The first brooder houses were small, shed-like buildings with rows of windows that were usually south or eastern-facing. Early-twentieth-century agricultural journals recommended the placement of poultry houses in locations with easy access, good drainage, good air circulation, and protection from extreme heat and cold. A variety of designs were recommended. The open-front design was favored for optimal air circulation. By the 1930s, poultry houses or apartments, sometimes reaching several stories in height and featuring rows of windows and shed or shallow gable roofs, were common on farms. The artificial illumination of poultry houses became common after 1920. Modern broiler houses, by contrast, are often prefabricated metal structures hundreds of feet in length that contain large numbers of birds. These buildings sometimes have self-closing vents with fans. Others feature mechanically controlled interiors (Lanier and Herman 1997:218-219). Small, frame poultry houses are more common in the project area than larger, modern broiler houses.

Sheds/Equipment Sheds. Sheds are small utilitarian buildings used for the storage of non-food items, such as small tools, chemicals, or machines. Sometimes equipment such as generators or oil tanks are sheltered in the sheds. They are often built to supplement the storage space available in structures designed for a specific function, such as animal shelter, food storage, or food production. These multi-purpose sheds are difficult to characterize because of their simple building form and resemblance to other outbuildings. Most sheds are small wooden-frame structures with gable roofs and few wall openings. Sheds are likely to be associated with domestic properties, as well as agricultural properties.

Specialized building forms identify function-specific sheds. Machine sheds are long gable- or shed-roofed buildings that serve as a storage space for large farm equipment. Equipment sheds are often open on one or more sides to allow for easy storage of machines.

The Farm. In order to be seen as significant as an example of a farm, resources must possess integrity from the period of significance, as well as some of the following attributes:

- Land reflecting agricultural use such as fallow fields or fields under cultivation (essential under Criterion A);
- Historic house with or without additions and extensions;
- Historic barn with or without additions and extensions;
- Agricultural or domestic outbuilding(s) and/or structure(s) exclusive of the main barn or house;
- Identifiable plan or arrangement of buildings and structures of the farm;
- Some small-scale features associated with the practice of farming, including fence lines, arbors, and ruins;
- Some vegetation associated with farming, including gardens, fields, woodlots, and orchards; and
- Circulation network connecting the parts of the farm, including farm lanes and paths.

Individual Farm Buildings. In order to be seen as significant as an example of a farm building, resources must possess integrity from the period of significance, as well as the following:

- Unique or rare examples of barn, housing, or outbuilding types or landscape features;
- Well-preserved examples of barn, housing, or outbuilding types that retain exceptional integrity of materials and design;
- Barn, housing, or outbuildings types that exceed the level of workmanship of other properties in the study and retain integrity of workmanship and materials; or
- Barn, housing, or outbuildings that reflect the artistic values of a cultural group and retain integrity of workmanship and materials.

Farms may be significant under National Register Criteria A, B, C, and/or D. To be eligible under Criterion A in the area of agriculture, a property must have originally, or through much of its history, been associated with and be reflective of a trend or pattern in agriculture, and include both the land and the buildings where these agricultural trends took place. Trends may include agricultural practices confined to a specific period, or those that reflect substantial change and adaptation over time (e.g., dairy farming has evolved as a dynamic farming practice, brought about by changes in regulations and production techniques). Other prominent agricultural trends that may remain visible on the landscape include poultry, truck farming, and specialized agriculture.

The retention of those buildings and landscape features that are reflective of trends in farming is necessary for eligibility under Criterion A. For example, a farm historically recognized for its contributions to poultry farming would not be eligible under Criterion A unless it retained related buildings such as poultry houses. Land in agricultural use is required for a property to be eligible under Criterion A in the area of agriculture. Resources that have lost the context of their agricultural activity or surroundings cannot be considered significant under Criterion A, but may possess significance under another Criterion. To be eligible under Criterion B in the area of agriculture, a property must include buildings or structures that represent the contribution of an individual who has played a role in the historic agricultural development and/or prosperity of the area. To be eligible under Criterion C in the area of architecture, a farm must include a building or structure that embodies the distinctive characteristics of a type, period, or method of construction. To be eligible under Criterion D in the area of agriculture, a resource must be likely to yield important information about historic agricultural practices, architectural practices, commodities, land use patterns, production methods, and social relations, activities, or agricultural lifestyles.

2.3.2 Residential Architectural Resource Types

Expected Resource Types for Architectural Resources. Expected residential architectural resource types in the project area include individual dwellings, as well as residential historic districts. Dwellings will likely be examples of national and vernacular architectural styles from

the mid- to late nineteenth century through the mid-twentieth century, although some earlier nineteenth century resources may still exist (archaeologically) in the area. Residential resources may be significant under National Register Criteria A, B, C, and/or D.

Late/Folk Victorian Dwellings/Farmhouses. Victorian dwellings are very much a product of the rapid industrialization that occurred in the nineteenth century. During this period, the balloon frame replaced heavy timber frame as the predominant construction technique in the United States. The development and widespread use of the balloon frame became one of the most important factors in the availability of the private home to the American middle class (Jackson 1985:124-128). A balloon frame consisted of two-by-fours spaced at 18.0-inch intervals and held together with cut or wire nails rather than forged nails. The balloon frame reflects the technical and industrial innovations of the nineteenth century in two very important aspects. The first is that this framing technique required a significant amount of nails, notably more than the amount builders used in traditional post-and-beam construction. Cut nails first appeared in the late eighteenth century but did not gain widespread acceptance until the mid-nineteenth century. The manufacture of cut nails required a machine to stamp out the nail from a sheet of iron and another machine to fashion the head (Upton and Vlach 1986:199). Early nails produced by this method did not have the same durable qualities that hand-forged nails did. By 1830, however, improvements in cut nail production made them practical for use in home building.

The second innovation required for balloon frame construction is the availability of commercially sawn lumber cut to exacting specifications. Post-and-beam construction utilized heavy timbers joined together with a mortise-and-tenon joint. This method required a skilled knowledge of joinery to fashion each joint into interlocking shapes (Clark 1986:17-18). With the balloon frame, a builder with relatively little experience could complete the assembly. Home building became cheaper and quicker as this method gained acceptance.

American housing design and construction changed significantly during the Victorian period. The rapid expansion of the railroads allowed builders to order pre-cut lumber from sawmills and have it shipped to the nearest railroad depot. The materials could then be transported to the building site and assembled, often by people with few skills or very little experience. The use of

a balloon frame also allowed houses to depart considerably from the simple rectangular shapes of the past. These changes in form are clearly seen in the cross gables and complex shapes of Victorian homes. Victorian homes also exhibit many intricate house components not seen in earlier styles. Mass-produced windows, decorative shingles, siding, and doors became available at low cost to middle class builders in many of the areas serviced by the rapidly expanding rail network (McAlester and McAlester 1984:239).

Many residences in Kent County are vernacular representations of these architectural styles, often displaying Late or Folk Victorian characteristics on a simpler vernacular building form. Homeowners also applied Victorian detailing to earlier farmhouses in an effort to update appearances. Many vernacular structures constructed during this period often exhibited traditional forms while featuring Victorian details. The application of Victorian details to traditional building forms is often referred to as “Folk Victorian” (McAlester and McAlester 2000:308-317). The most common feature of Folk Victorian is a decorative porch with ornamentation that usually includes spindle-work or jig-sawn cutwork. The I-House form usually rises two stories and features a side-gable plan; although a few of these would predate the Late Victorian period (generally beginning in 1870 and up), this house form also continued into the Victorian period, which also generally coincided with the arrival of the railroad. Later I-houses tended to have more additions and detail such as porches and rear wings (McAlester and McAlester 1984:96). Chimneys could be at the center or at the gable end(s). Eligible examples of an I-house should ideally feature original details such as clapboard exterior siding, wooden frame windows, and since most are associated with farmsteads, they should also retain significance and architectural/historical integrity as a part of a significant agricultural complex under Criterion A (see 2.3.1 *Agricultural Resource Types* above).

Some important character-defining elements for Victorian/Folk Victorian buildings include:

- Victorian detailing on traditional building forms;
- Simplified form with detailing confined to the porch, gable end, and cornice;
- Decorative porch as dominant feature;
- Porch ornament including spindle-work or jig-saw cut work;
- Symmetrical façade, except gable-front-and-wing form; and

- Cornices with brackets and molding.

Potentially eligible examples of Victorian or Folk Victorian dwellings should have integrity of location, setting, design, feeling, association, materials, and workmanship. When evaluating architectural resources for historic significance, they should possess a strong association with community growth and development and/or architectural trends. To retain architectural significance, individual architectural resources should retain the characteristics of their style, period, or method of construction, and must convey their role in architectural history. The resources may be significant either for their building form, architectural style, or both. Individual resources should possess a high degree of material integrity; however, given the fact that design and material alterations are so common, architectural resources significant for their historic associations are expected to have slightly lower integrity. All architectural resources must maintain the character-defining elements of their form and style, however, and must convey the character of their period of significance, thus demonstrating sufficient integrity of feeling and association. Replacement windows may be acceptable if the building retains its original fenestration. A house of this type should also ideally exhibit integrity of location, setting, design, feeling, association, materials, and workmanship in order to be considered individually eligible for the National Register. Unsympathetic additions that hide the original house form and exterior alterations would likely be unacceptable.

Twentieth-Century House Forms and Styles: Bungalows and Vernacular Cottages. Classic Bungalow style residences are typically one to one-and-one-half stories high, with gently pitched gable roofs. Dormers penetrate the roof of most bungalows, allowing light into the upper level. The eaves overhang, and exposed rafters, purlins, and beams often extend beyond the wall and roof. Bungalows typically have a substantial one-story integral front porch, supported by battered wooden columns on massive masonry piers. Many bungalow walls are covered in wooden shingles, although brick and stucco are also used in some cases. Chimneys are generally rough masonry, visually anchoring the building to the ground. Windows vary in configuration, but are generally made of wood. The Bungalow or Craftsman style was generally popular from the turn of the century through 1930, although both earlier and later examples may exist.

The vernacular cottage is one of the most prolific house forms of the 1900-1940 period, and is characterized by a one or one-and-one-half-story height, side-gable roof, and a two- or three-bay width. Stylistic details are sometimes present, though stylistic simplicity defines the character of the vernacular cottage. The Colonial Revival style rekindled an interest in small seventeenth- and eighteenth-century Dutch Colonial, Cape Cod, and English house forms of the Atlantic seaboard (McAlester and McAlester 2000:324). Dutch Colonial variants typically feature an exaggerated side gambrel roof and continuous dormers across the front, while others have front-facing gambrel roofs with a cross gambrel.

Some important character-defining elements for Bungalows include:

- broad, gently pitched gables;
- one and one-half stories in height;
- single, paired, and grouped windows;
- houses preferably clad in local materials (such as wooden shingles);
- open or enclosed front and rear porches and/or integral porches with battered posts, or large masonry piers supporting columns, wooden posts, or stickwork;
- wide roof overhangs with exposed details such as rafter tails and knee-bracing;
- wooden front door with lights in the top portion above vertical panels; and
- stylistic ornamentation such as Colonial Revival, Tudor Revival, and Spanish Revival.

Some important character-defining elements for Colonial Revival cottages (including vernacular versions thereof), include:

- One to one-and-one-half stories in height;
- broad side-gable or hipped roof;
- three bays wide with central entrance;
- gable dormers;
- full-width wooden front porch;
- multi-light, double-hung sash windows;
- simplified woodwork and ornamentation, such as flat wooden trim at corner boards and around windows; and
- Georgian-style front door and surround.

Potentially eligible examples of Bungalows and Colonial Revival cottages should have integrity of location, setting, design, feeling, association, materials, and workmanship, without significant unsympathetic, recent, or late twentieth-century additions that mask their original form. Although ideally the original fenestration should remain intact, the buildings should at minimum retain their original window and door locations if they no longer have their original windows or doors. In-filled and/or added porches are usually not acceptable in order to reach the threshold as an eligible resource.

When evaluating architectural resources for historic significance, they should possess a strong association with community growth and development and/or architectural trends. To retain architectural significance, individual architectural resources should retain the characteristics of their style, period, or method of construction, and must convey their role in architectural history. The resources may be significant either for their building form, architectural style, or both. Individual resources should possess a high degree of material integrity; however, given the fact that design and material alterations are so common, architectural resources significant for their historic associations are expected to have slightly lower integrity. All architectural resources must maintain the character-defining elements of their form and style, however, and must convey the character of their period of significance, thus demonstrating sufficient integrity of feeling and association. In some cases, residential neighborhoods rather than individual residences best represent the events and/or trends of the area; in such cases, the group of residences should be evaluated as districts. There is one potential historic residential neighborhood in the immediate project area: the Harrington Historic District (Appendix A). Another nearby residential neighborhood, the potential Clark Street Historic District is also within the general project area (Appendix A).

Although the tax parcel data indicates that several of properties surveyed for this project are located within subdivisions, such as ‘Fleming Manor’ and ‘Reeses [sic] Addition,’ this was not borne out by the historic research, and no one at the City of Harrington (planning department) is aware of any local subdivisions known as ‘Fleming Manor’ or ‘Reeses [sic] Addition’. It is

possible that “Fleming Manor” was named after the Fleming Estate on nearby Vernon Road, and perhaps “Reeses [sic] Addition” may have been an extension from Reese Street.

2.3.3 *Other Property Types*

There are other expected property types within the State Plan themes of *Transportation and Communication*, and *Settlement Patterns and Demographic Change* that relate primarily to downtown Harrington, a town that grew and prospered around the railroad. For this project, A.D. Marble & Company was not expected to re-evaluate the potential Harrington Historic District, nor the railroad and its associated structures. Therefore, these themes will only be mentioned briefly in this report to provide general background information to help understand the framework of Harrington’s physical development.

Transportation and Communication. In Harrington, property types for this theme could include railroads and railroad-related resources such as the railroad station, signal towers, the rail line (tracks), and the rail yard.

Settlement Patterns and Demographic Change. In the project area, relevant property types include downtown Harrington as a mixed function district, arising from the development of the railroad there.

Elizabeth G. R. Ross of the Kent County Department of Planning Services compiled a report and presentation entitled *The Railroad-Architecture Connection in Kent County* (2003). She states that:

“The railroad plays a vital role in Kent County’s history. Construction of a north-south railroad, linking Wilmington to towns in central and southern Delaware began in the 1850s. Prior to this development, unpaved roadways (...) and waterways provided the chief means of transporting people, goods, and materials. Although several towns, such as Dover and Milford, were established prior to the advent of the railroad in Kent County, others, such as Clayton and Harrington, owe their development to

the coming of the railroad. Railroad centers served as social, cultural, and economic hubs to outlying rural populations...” (Ross 2003:10).

With the advent of the railroad, the availability of materials in towns such as Harrington increased. For example, trains could efficiently deliver the dimensional lumber and wire nails used to build houses. As noted by Ross, similar house forms could be found throughout many of the Kent County “railroad” towns, including not only Harrington but Clayton, Smyrna, Hartly, Kenton, Cheswold, Dover, Wyoming, Camden, Woodside, Viola, Felton, and Farmington, Houston, and Milford (Ross 2003:3). In Harrington and elsewhere, typical building types from the second half of the nineteenth century include a range of Victorian-style houses for farmhouses, as well as for downtown residences and stores. For residential buildings, many house forms became smaller during the first several decades of the twentieth century, with Bungalows being a common form.