

1.0 INTRODUCTION

1.1 PURPOSE AND GOALS OF THE INVESTIGATION

JMA (John Milner Associates, Inc.) conducted a historic architectural investigation as part of a Categorical Exclusion (CE) associated with proposed improvements at/near the intersection of NE Front Street and SR 1 in Milford, Delaware. The project area is largely rural in character, consisting of open fields and sparse commercial and light industrial development. Immediately north of the intersection is a small neighborhood of suburban tract houses (Figure 1; Appendix I).

JMA was retained by the Delaware Department of Transportation (DelDOT) to prepare the necessary cultural resources documentation as part of the environmental documentation process. All work was conducted in association with DelDOT and the Delaware State Historic Preservation Office (SHPO). The purpose of the investigation was to identify all historic-period architectural properties within or immediately adjacent to the area of potential effects (APE), and to evaluate their eligibility for listing on the National Register of Historic Places (National Register). Historic-period, for the purposes of this investigation, is defined to include anything built in 1963 or earlier.

The proposed NE Front Street Grade Separated Intersection Project will be funded by the Federal Highway Administration (FHWA). Therefore, the undertaking is subject to review in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA; Public Law 89-665; 16 U.S.C. 470 et seq.). The investigation was conducted in accordance with the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation* (National Park Service 1983), as well as guidelines specific to the State of Delaware, including the *Delaware Statewide Comprehensive Historic Preservation Plan* (Ames et al. 1987) and the SHPO's Guidelines for Archaeological and Architectural Surveys in Delaware (Delaware State Historic Preservation Office 1993).

1.2 DESCRIPTION OF THE AREA OF POTENTIAL EFFECTS

As part of the identification of historic architectural properties, DelDOT, in consultation with the FHWA and the SHPO, determined an APE, as defined in 36 CFR 800.16:

(d) Area of potential effects means the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.

The APE for the current investigation is defined as all tax parcels that adjoin the project area along NE Front Street, NE 10th Street, and SR 1 (Figure 2). Although not directly within the delineated APE, five (5) other individual properties were also evaluated and discussed in this report as part of the effort (K07392, K07393, K07701, K07702, and K07706). During the initial development and refinement of scoping tasks by JMA to DelDOT, DelDOT had been exercising several different transportation options of improvements in the area and in defining the project to satisfy their Complete Street's Policy. This potentially could and would still modify the overall footprint of the project and increase the number of tax parcels. As such, efforts were undertaken to include a National Register assessment of other outlying parcels if the APE were to become modified and extended. Per the direction of DelDOT, conservative approaches were undertaken so that DelDOT (or JMA) would not have to append or re-modify this report based on any changes to the undertaking. The attached preliminary plans which justify the current undertaking with the APE are enclosed in Appendix II.

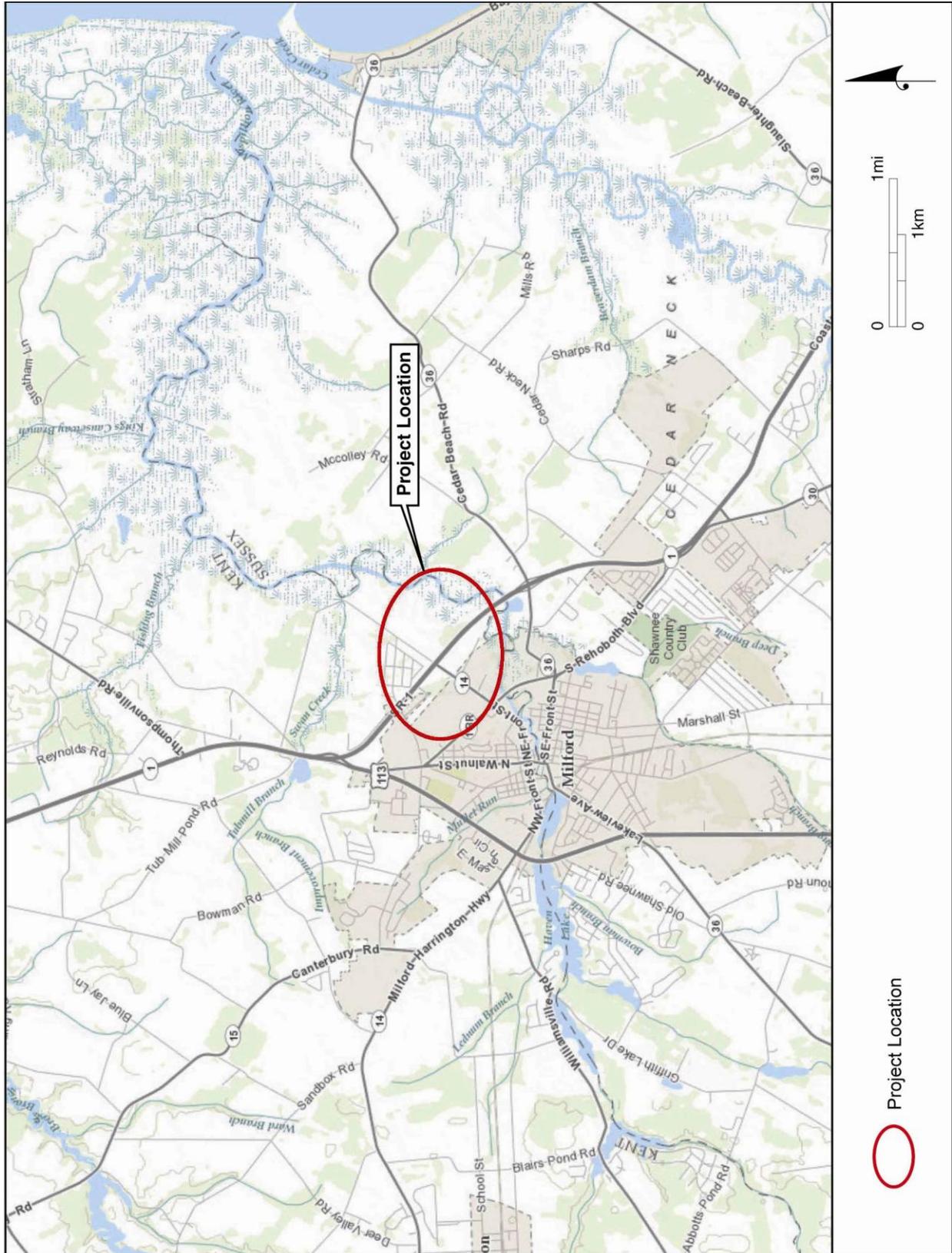


Figure 1. Map showing the project location (Esri 2014).

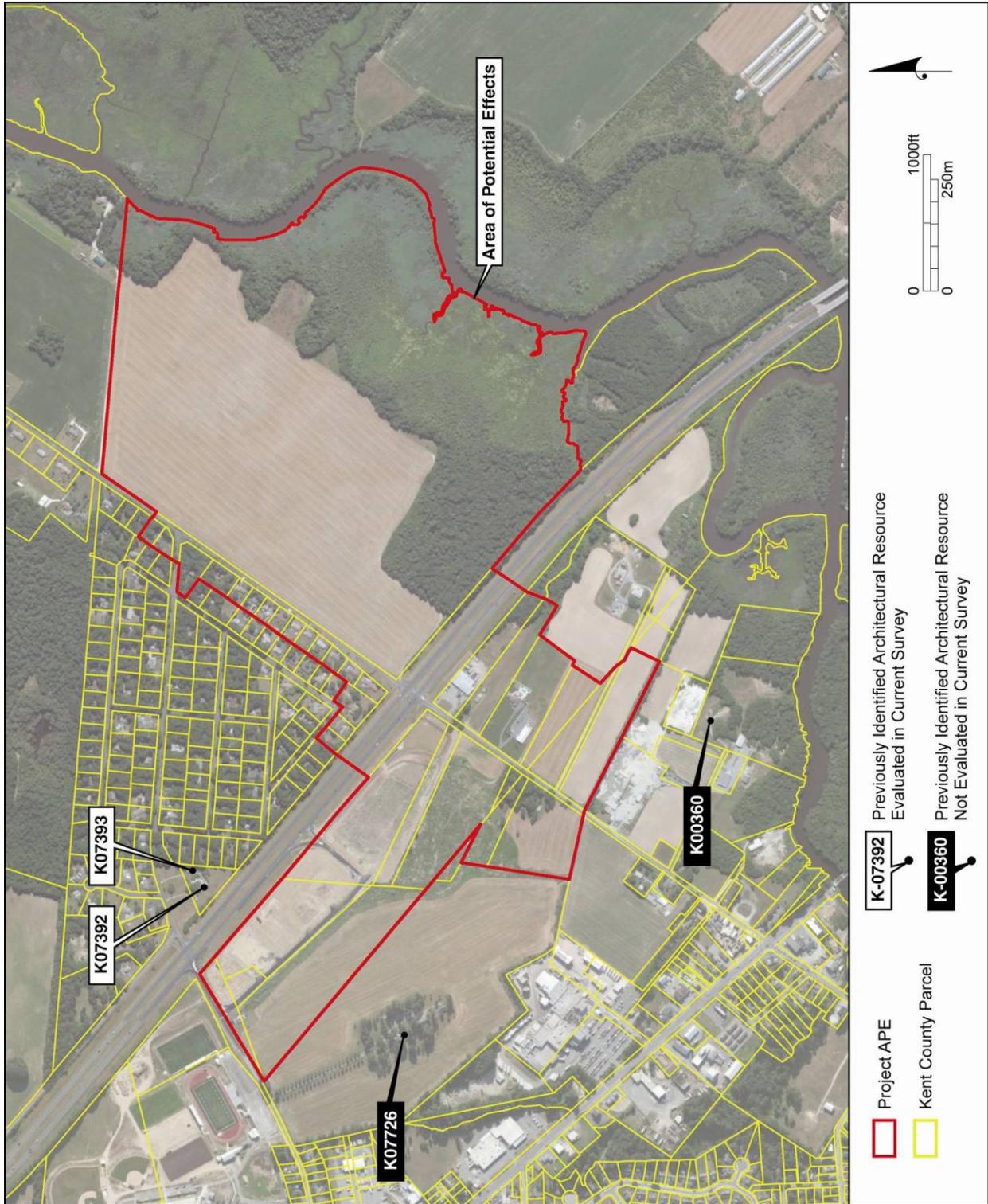


Figure 2. Previously identified architectural resources in the vicinity of the APE (Microsoft Bing 2010).

In addition to the five properties identified above, two (2) other previously identified properties are located in the general vicinity. These include Site of the J. H. Wilkerson & Son Brickworks (K00360), a National Register property located between the foot of Wilkerson Lane and the Mispillion River; and Sunnybrae (K07726), a 1936 country house located at 416 North Tenth Street. According to DelDOT cultural resources staff and the work order task, the nature of this project and the proximity of the grade-separated intersection should not necessitate further evaluations of any nearby properties. Other outlying properties would not be potentially affected or are contemporary in building construction.

1.3 PREVIOUS INVESTIGATIONS

1.3.1 Architectural Survey and Evaluation for the US 113 North-South Study, Kent and Sussex Counties

This reconnaissance-level cultural resource survey (February 2006) was conducted by JMA for WR&A and RK&K on behalf of DelDOT in partial fulfillment of their Section 106 and NEPA responsibilities associated with planning for a limited access highway between Milford and Selbyville, Delaware. As part of this survey, applicable CRS forms were completed, and black-and-white photographs were taken for each resource. Two resources associated with this survey (K07392 and K07393) are located next to the APE and have been newly re-assessed for this effort.

As part of the current investigation, update forms for each of the resources were created or reassessed for completeness. Additionally, each resource was described in-depth, its history was researched, and each was formally evaluated for National Register eligibility.

1.4 METHODS

JMA conducted the evaluation-level survey and historical research for the project between 7 and 8 February 2013. In total, there were eight extant individual architectural properties, built prior to 1963 within or adjacent to the project APE.

Properties were mapped in the field on a 2003 aerial photograph and were later digitized using ArcGIS 8.3 software. Resource locations were plotted on top of the 2003 aeriels projected in the State Plane Coordinate System, NAD 83, Delaware FIPS 700. The spatial accuracy of the properties is high as assessed by the close correlation between the aerial photographs and features observed on the ground.

Previously recorded CRS properties were identified based on their location, information provided in the original CRS forms, and resource photographs on file at the SHPO. All properties were intensively surveyed, which consisted of visiting each property, recording all elevations of each historic structure on the property to gather the information necessary to complete the appropriate SHPO survey forms, and evaluating the property to assess its eligibility for inclusion on the National Register. High-resolution digital photographs in RAW format were taken of building exteriors; these were later converted to TIF files for archiving at the SHPO. When permission to enter a property was obtained, portions of buildings and structures not visible from adjacent thoroughfares were viewed and photographed. SHPO CRS forms were prepared for all properties and are included in Appendix III.

Background information used to develop historic contexts for the investigation was gathered from DelDOT, the SHPO, Delaware Public Archives, the Milford Public Library, and Kent County municipal government offices in Dover. Map research included the 1868 Beers Atlas (Beers 1868), early to mid-twentieth-century U.S. Geological Survey topographic quadrangles (USGS 1918, 1938, 1944, 1954), and

roadway as-built maps on file at DelDOT (State Highway Department 1968). Construction dates for buildings and structures were typically estimated, based upon exterior appearance and general knowledge of the area and of housing types. When the owner provided an exact or estimated date of construction, this date was noted in the building description. Of the eight properties surveyed, all were intensively researched and evaluated for National Register eligibility, the results of which are included in this report. This report was prepared between February and August 2013.