



Figure 27: 223-225 N. Market Street



Figure 28: 227-229 N. Market Street



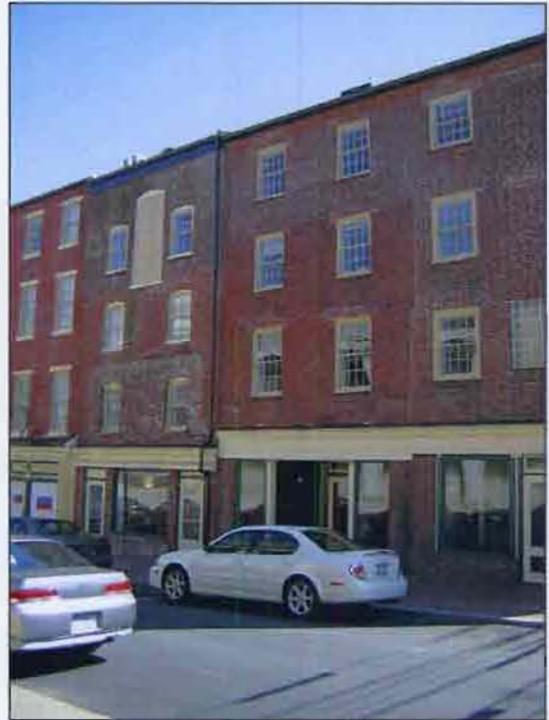
Figure 29: 231 N. Market Street, Main Elevation



Figure 30: 233-235 N. Market Street



**Figure 31: 239 N. Market Street,
Main Elevation**



**Figure 32: 6 W. 3rd Street,
Main Elevation**



**Figure 33: 8-10 W. 3rd Street,
Main Elevation**



**Figure 34: 300 N. Market Street,
Main Elevation**



Figure 35: 301 N. Market Street



Figure 36: 302-304 N. Market Street



Figure 37: 305-307 N. Market Street



Figure 38: 306-312 N. Market Street



Figure 39: 314-316 N. Market Street



Figure 40: 317-319 N. Market Street

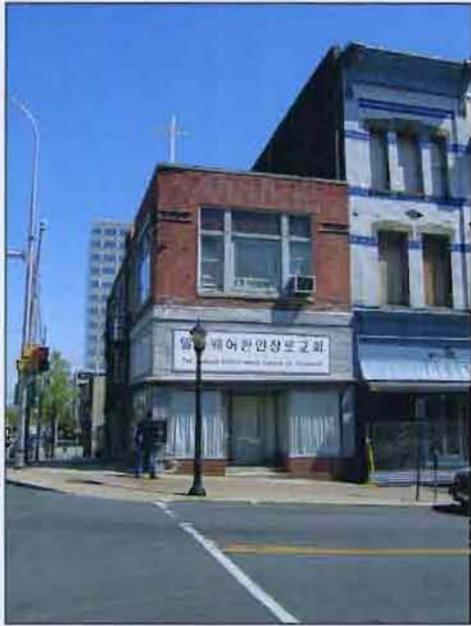


Figure 41: 318 N. Market Street



Figure 42: 400 N. Market Street,
Main Elevation



Figure 43: 401 N. Market Street



Figure 44: 402-406 N. Market Street



Figure 45: 403-405 N. Market Street



Figure 46: 408-410, N. Market Street, Main Elevation



Figure 47: 413 N. Market Street, Main Elevation



**Figure 48: 415 N. Market Street,
Main Elevation**



**Figure 49: 417 N. Market Street,
Main Elevation**



**Figure 50: 419 Market Street,
Main Elevation**



**Figure 51: 421 N. Market Street,
Main Elevation**



Figure 52: 422-424 N. Market Street



**Figure 53: 423 N. Market Street,
Main Elevation**



Figure 54: 426 N. Market Street

Description: the Lower Market Street Historic District consists of 100 contributing attached mixed-use (commercial/trade and domestic) stone and brick buildings dating from the mid-18th to the early 20th century. The Extension contains 32 contributing commercial brick and stucco buildings dating from the early 19th to the mid-20th century. The cohesive historic appearance of the streetscapes in this southernmost segment of Wilmington's business district are representative of the city's mid-18th century- to early 20th-century architectural styles, including Georgian, Federal, Italianate, 19th- and 20th-century Revivals, Late Victorian, Neoclassical Revival, Art Deco and early 20th-century eclecticism. The district encompasses an area that includes the majority of the buildings that survive from this period, which collectively document a sizable portion of Wilmington's commercial history (Athans 1979: Description, 1; Delaware State Historic Preservation Office 1998: 223-224; Parsons site visit 2002).

Significance: the Lower Market Street Historic District and Extension are listed in the NRHP under Criteria C and A, and are locally significant in the areas of architecture and commerce. The periods of significance are from 1750-1924 for the Lower Market Street Historic District; and from 1800-1949 for the Extension (Delaware State Historic Preservation Office 1998: 223-224).

The Lower Market Street Historic District and Extension represent three centuries of Wilmington's commercial and residential architecture, most of which is evidence of the city's status as a thriving industrial center. The district is historically significant because it was the commercial center of the City of Wilmington during the Industrialization (1830-1880) and Urban Growth (1880-1930) phases of development. The district includes part of the original site of Wilmington, and later, the commercial center of the City, particularly Market Street, which has served as the city's main street since its origin. The contributing buildings in the district display a broad range of architectural styles, features and materials that collectively serve to document the growth and change of Wilmington's commercial center. Even though many of the commercial fronts have been altered at street level, the upper stories of the buildings retain their integrity and contribute to the architectural significance of the district (Athans 1979; Hawk 1985).

In addition, a portion of the locally designated Market Street Mall City Historic District is located within the boundaries of the NRHP-listed Lower Market Street Historic District.

- *Market Street Mall City Historic District*

The Market Street Mall City Historic District is designated a historic overlay zoning district whose boundaries extend from 4th Street to the south side of 10th Street and include Market Street between the east side of Shipley Street to the west side of King Street. As part of a historic overlay zoning district, the City of Wilmington issued design guidelines for resources within this district. Any activity that affects buildings, archaeology, and landscaping within these boundaries are subject to review by the Design, Review and Preservation Commission. This district was enacted in 1975.

Individual National Register of Historic Places Resources

In addition to the historic architectural resources individually nominated from the MRA, two historic resources located within the 500 and 600 blocks of N. Market Street have been individually nominated to the NRHP. The *Old Town Hall* (512 N. Market Street) was individually nominated to the NRHP based on its relation to the historic context of 18th century politics and government. The Louis McLane House (606 N. Market Street) has also been listed in the NRHP on account of its association with Louis McLane, an individual who played a significant role in state government and politics.

- CRS Number: N00418 *Old Town Hall*
512 N. Market Street
CRS Number: N 0180 (NRHP Listed)

Description: Georgian- and Federal-style City Hall built 1798 of brick construction (Figure10).

Significance: listed in the NRHP under Criteria A and C as nationally significant in the areas of architecture and politics/government during the period 1750-1799, and in the year 1798 (Delaware State Historic Preservation Office 1998: 228). This building is a contributing resource to the NRHP-listed Old Town Hall Commercial Historic District.

- *Louis McLane House (Rehabilitated)*
606 N. Market Street
CRS Number: N00156 (NRHP Listed)

Description: single brick dwelling built c. 1750 (Figure 55).



Figure 55: 606 N. Market Street

Significance: listed in the NRHP under Criteria B, for its association with Louis McLane, an important figure in state politics and government during the period 1800-1849, and in the years 1815 and 1834 (Delaware State Historic Preservation Office 1998: 224-225).

However, the façade of the building has been extensively rehabilitated, and the present eligibility of the building may be in question.

Potentially Eligible Properties

Previously inventoried and newly identified historic resources that are potentially eligible for listing in the NRHP are located within the APE. These buildings have been not been formally evaluated for NRHP eligibility, but the potential impacts to these resources as a result of the proposed undertaking will be addressed. For the purposes of this project, these resources will be treated as eligible under Criterion C (Gwenyth Davis to Michael Hahn, letter, 3 March 2003).

- *601 N. Market Street.* (no CRS Number). This four-story, early 20th-century red brick commercial building has been recently renovated (Figure 56). Exterior changes to the building were largely cosmetic and existing materials were replaced in-kind.



Figure 56: 601-603 N. Market Street

- *602 N. Market* (CRS Number: 2158). This two-bay, two-story brick, mid-19th-century commercial/residential building has a gabled dormer (Figure 57). However, the front elevation has been heavily altered with non-compatible brick facing.
- *603 N. Market* (no CRS Number). This three-story brick, commercial building has a heavily altered façade (Figure 56). The façade of this vacant building was removed recently, revealing a ca. 1930s relief depicting a reclining figure.



Figure 57: 602 N. Market Street, Main Elevation

- *604 N. Market (CRS Number: 751).* This one-bay, three-story brick Second Empire-style commercial/residential building is vacant (Figure 58). The building, which once housed Livingstons Credit Clothing, dates to 1870 – 1900. It has a slate-shingled mansard roof over a tripartite molded cornice with projecting central section. The first and second stories have been extensively altered for a shop front. [Note: this CRS number also has been assigned, mistakenly, to the Line House on Kennet Pike, far beyond downtown Wilmington].
- *2 E. 7th Street (614-620 N. Market) (no CRS Number).* This substantial, early 20th century commercial/office building has a round corner bay (Figure 59).
- *617-627 N. Market (no CRS Number).* This large, two-story, mid-20th century brick commercial building is vacant for renovation (Figure 60).



Figure 58: 604 N. Market Street, Main Elevation



Figure 59: 2 E. 7th Street (614-620 N. Market Street)



Figure 60: 617-627 Market Street

Non-Eligible Properties:

A single property, the Kresge Building at 611-615 N. Market Street, has been determined not eligible for NRHP listing. The Kresge Building is an example of a mid-twentieth century department store that post-dates the Market Street Mall City Historic District's period of significance.

Subterranean Vaults:

A total of 38 properties within the APE contain subterranean vaults located along the entire length of the Phase III area (Table 2). All those individual vaults are properties older than 50 years of age and have been traditionally used as storage areas and/or for utility purposes. These vaults are privately owned and are not accessible by the public. The configuration and materials of some of the vaults spaces, interior/exterior access doors, and roofing are not original features. A number of these vaults and features have been altered or replaced over several decades.

Typically, these vaults are located beneath the sidewalks fronting the buildings on Market Street. The vaults within the APE are designed to be accessed in one of two ways. The first example includes having the vaults be accessible via the sidewalks, from which staircases extends down to the actual vault areas. These accessible openings are covered by double-leaf metal doors (Figure 61). Sidewalk vault doors have historically been constructed of cast-iron or other metals. The extant sidewalk vault doors are constructed of metal; however, historic

Table 2: Scheduled Treatment of Subterranean Vaults within the APE

Location Address	Dimensions of Vault Space (estimates in feet)	Proposed Improvement	Historic District	Exterior Access
117 Market Street	25 x 5	No Impact	Lower Market Street (LMS)	No
119 Market Street	Unknown	Vault Presence to be Determined	LMS	No
121 Market Street	6 x 3	Replace Exterior Access Doors	LMS	Yes
123 Market Street	5 x 3	Replace Exterior Access Doors	LMS	Yes
204 Market Street	6 x 3	Replace Roof	LMS	Yes, but entrance sealed
206-208 Market Street	5.35 x 3	Reset Exterior Access Door to accommodate grade change	LMS	Yes
210 Market Street	4.65 x 3	Replace Roof	LMS	Yes, but entrance sealed
212 Market Street	18.45 x 3	Replace Roof	LMS	No
218 Market Street	20.5 x 3	Replace Roof	LMS	No
224 Market Street	8 x 3	Replace Roof	LMS	No
300 Market Street	Unknown	Vault presence to be determined	LMS	No
302 Market Street	6 x 3	Replace Exterior Access Doors	LMS	Yes
305 Market Street	Unknown	Vault presence to be determined	LMS	No
307 Market Street	6 x 3	Reset Exterior Access Door to accommodate grade change	LMS	Yes
308-310 Market Street	20 x 12	Replace Pavers on south Vault; Fill and Abandon North Vault	LMS	No
316 Market Street	6 x 3	Replace Exterior Access Doors	LMS	Yes
317 Market Street	6 x 3	Reset Exterior Access Door to	LMS	Yes

Table 2: Scheduled Treatment of Subterranean Vaults within the APE

Location Address	Dimensions of Vault Space (estimates in feet)	Proposed Improvement	Historic District	Exterior Access
		accommodate grade change		
400 Market Street		Replace Roof	LMS/Market Street Mall (Local)	No
402 Market Street	15 x 12	Fill Vault Area; Interior Granite Step Access to Remain	LMS/Market Street Mall (Local)	Yes, but entrance sealed
403 Market Street	5 x 5	Replace Roof	LMS/Market Street Mall (Local)	No
404 Market Street	20 x 12	Fill Vault Area	LMS/Market Street Mall (Local)	No
406 Market Street	Undetermined	Replace Roof	LMS/Market Street Mall (Local)	No
408 Market Street	8 x 8	Replace Roof; Remove Exterior Doors	LMS/Market Street Mall (Local)	Yes
410 Market Street	12.5 x 7.5	Replace Roof; Remove Exterior Doors	LMS/Market Street Mall (Local)	Yes
417 Market Street	3 x 3	Replace Roof	LMS/Market Street Mall (Local)	No
422 Market Street	5 x 5	Replace Roof	LMS/Market Street Mall (Local)	No
423 Market Street	Unknown	No Impact	LMS/Market Street Mall (Local)	No
424 Market Street	5 x 5	Replace Roof	LMS/Market Street	No

Table 2: Scheduled Treatment of Subterranean Vaults within the APE

Location Address	Dimensions of Vault Space (estimates in feet)	Proposed Improvement	Historic District	Exterior Access
			Mall (Local)	
426 Market Street	5 x 5	Replace Roof	LMS/Market Street Mall (Local)	No
508 Market Street	10 x 10	Replace Roof	Old Town Hall Commercial (OTH)/Market Street Mall (Local)	Yes, but is sealed
6 th and Market Street	22.5 x 12.5	Replace Pavers	OTH/Market Street Mall (Local)	No
602 Market Street	5 x 5	Replace Roof	Market Street Mall (Local)	No
603 Market Street	3 x 6	Replace Roof	/Market Street Mall (Local)	No
604 Market Street	15 x 8	Vault Presence to be Determined	/Market Street Mall (Local)	No
606 Market Street	12.5 x 8.5	Replace Roof	/Market Street Mall (Local)	No
608 Market Street	10 x 8.5	Replace Roof	/Market Street Mall (Local)	No
611-615 Market Street	75 x 15	Replace Roof	/Market Street Mall (Local)	No
2 E. 7 th Street (614-620 N. Market St.)	4 Vaults measuring 8 x 15	Replace Roof; Fill three Vaults	/Market Street Mall (Local)	NO

photographs and physical evidence have not been able to pinpoint whether these doors are original. The execution of this vault door type is typical in urban areas (i.e. New York City). In Wilmington, some of these exterior entrances within the APE have been sealed at the sidewalk level or altered with the addition of concrete at the door opening. The second example incorporates access points from the basement level of the corresponding building located on the lot. These vaults are not accessible from the sidewalk.

The dimensions of these spaces vary in terms of length and width (Table 2). Typically, these vault areas consist of very confined spaces measuring as small as three feet squared beneath the sidewalk; however, some spaces extend beyond the confines of the sidewalk into subterranean areas underneath portions of the buildings fronting Market Street.

All of these spaces share similar features and characteristics. The interiors are austere with none possessing any notable construction or ornamented features (Figure 62). The walls are of masonry construction executed in either brick or fieldstone, with a few vaults having parged walls. In most cases, the concrete slab base of the sidewalk structure forms the roof of the vaults. The concrete slab is supported by exposed timber, steel or concrete beams. The slab is really a component of the street and sidewalk support system itself and not that of the associated building. Typically, multiple timber beams would have originally supported most of the vault roofs, and many of these spaces still contain timber beams. Other vaults contain modern steel or concrete I-beams that perhaps replaced earlier timber supports. Portions of some of the vaults contain spaces that have vaulted ceilings constructed of brick (Figure 63). Physical evidence, supported by the existence of shoots or sealed openings, suggests that these spaces were historically used for coal storage.

The subterranean vaults are significant in relation to the contributing resources within the historic district or potentially eligible resources. Construction methods, building materials, and designs of the vaults are undistinguished, widely known, and would not have the potential to reveal new information. In addition, these vaults should not be considered as individual resources for they are associated with the buildings located on their associated properties. Additional pictures of the affected vaults and exterior vault doors are located in Appendix B.

Of the 38 parcels with subterranean vaults, 31 are located within the two NRHP listed historic districts that encompass portions of the APE. Twenty-nine properties with subterranean vaults are located within the Lower Market Street Historic District and Extension, and an additional two vaults are located within the Old Town Hall Commercial Historic District.

In terms of individual property and/or historic district relevance to the vaults, the two historic districts and other properties are significant for their association with commercial development along Market Street. The subterranean vaults are known to have historical associations with the commercial use of these buildings as supply/storage areas and possibly provided an additional entrance into the building for commercial supply purposes that did not interfere with the retail function of the building. Although they possess historical relevance in their overall relationship to their associated buildings, these vaults in and of themselves, are not significant features of the contributing buildings that define the district's significance nor are they individually eligible for



Figure 61: Sidewalk Entrance to Typical Subterranean Vault (123 N. Market Street)



Figure 62: Interior View of Typical Subterranean Vault (123 N. Market Street)



Figure 63: Interior View of Storage Space with Vaulted Ceiling (423 Market Street)

listing in the NRHP. These spaces are not identified or mentioned in the nomination documents for either the NRHP or local districts.

Archaeological Resources

No known archaeological sites are identified within the project area. Within the APE, the road surface will be milled and repaved with a 2-inch-thick asphalt layer from MLK Jr. Blvd. to 4th Street, and from 11th Street to 15th Street (Pennoni 2002: project plans). From 4th Street to 7th Street, the existing road surface will be removed and replaced with two layers of asphalt over a bituminous concrete layer underlain by a graded aggregate base course. These four layers typically will extend to the base of the new curbing and will be approximately 17 inches thick.

Sidewalks and curbs will be removed and replaced. Typically, the new sidewalks will be brick pavers underlain by a .75 inch layer of setting mortar above a concrete sub base 4 to 6 inches thick. Below the concrete sub base will be a layer of granular fill of unspecified depth, but which appears to be 4 to 8 inches thick in construction profile drawings. Other subsurface disturbance includes postholes roughly 3 feet deep for new street lamps (and a similar depth for traffic lights, presumably), and excavations for new street trees. In some cases, new streetscape features will be placed within the footprint of the old and will thus be within previously disturbed soils. However, the plans for street tree plantings involve the excavation of a wider area to a depth of roughly 40 inches below the current sidewalks. Tree hole excavations would typically extend 8 feet from the curb toward the building façade, and would stretch for 20 feet

feet from the curb toward the building façade, and would stretch for 20 feet north/south, parallel to the street. While there may be some possibility of uncovering cultural items, much of the area is undoubtedly already disturbed by utility lines leading to and from each building.

Historical maps and photographs dating from the 18th through 20th centuries were examined to determine the placement of former buildings in relation to Market Street (Ferris 1736; deValinger 1937 [recreation of 1772 appearance]; Anonymous 1804; Anonymous c.1822; Sidney 1850; Beers 1868; Sanborn 1927; Koester 1932; and McNinch 2000). The project area is within the oldest section of Wilmington and was laid out by Thomas Willing in the 1730s (Hawk 1984b). Market and Front Street (now MLK Boulevard) was an early focus of development, which spread northward along N. Market Street. The grid of downtown streets including Market Street was established early on, and the footprint of early buildings appear to abut the edge of the property's lot line along N. Market Street. In a few cases, early buildings were set further back from the lot line along N. Market Street, including the Old Town Hall.

It appears that the main facades of former buildings along N. Market Street were generally situated in the same, or roughly the same, footprints as the façades of the present historic buildings. Storefronts of a number of extant buildings in the project area are the result of later remodeling, which tend to retain the former distance from the first story façade to the street. In a few cases, the first story is a later addition, which projects further towards the street than the original footprint (as seen in the main façade of the higher, unmodified stories). Therefore, there appears to be a low probability of the presence of foundations from previous building episodes beneath the present sidewalks or curbs.

Archaeological potential of blocks in the Central Analysis Area (CAA) of Wilmington, including the project area, was predicted in a study in the mid-1980s (Goodwin et al. 1986). The blocks within the project area were judged to have low integrity where the buildings fronted onto the streets, except for portions of their rear yards, which could contain features such as privies. However, later development often extended buildings into the rear yards, eliminating undeveloped space between the buildings fronting N. Market Street and those fronting either N. Shipley Street to the west, or N. King Street to the east.

Backyards are not, however, included in the present study. The earliest surface of Market Street was probably dirt. Trolley car lines were laid down the middle of the length of the street in the 1860s (McNinch 2000). Late 19th and early 20th century photographs reveal that there were two sets of rails, one for northbound and one for southbound trolleys, with brick pavers extending from the outermost rails to the center of the street. The street surface from the outer rails to the curb appears to be a smooth paving, perhaps a macadam or early asphalt surface. Photographs of the project area in the 1960s show the street paved with asphalt from curb to curb, but with the trolley rails still visible.

In sum, there are no known archaeological sites identified within the project area. The 1986 management plan does not suggest that significant deposits are likely to be present (Goodwin et al. 1986). The Delaware SHPO thus determined that the extensive disturbance from previous construction and utilities within the area decreases the likelihood that sites, if present, would have remained intact (Gwenyth Davis to Michael Hahn, letter, 3 March 2003).