

8.0 ASSOCIATED PROPERTY  
TYPES AND REGISTRATION  
REQUIREMENTS

## **8.0 ASSOCIATED PROPERTY TYPES AND REGISTRATION REQUIREMENTS**

The influences and trends that encouraged the development of specific property types are identified and included in the preceding historic context (Section 7.0). In this section the expected property types are defined and a list of character-defining elements or features is included for most property types. A discussion of the applicability of the National Register Criteria and the seven aspects of integrity is provided for each of the themes.

### **8.1 AGRICULTURE**

Much previous work relevant to the agricultural landscape of the U.S. 301 APE has been prepared (Section 8.1.1), and numerous farmsteads have been listed in the National Register (Section 5.0). Additionally, property types associated with agriculture were previously identified in the 1993 U.S. 301 study (Siders et al. 1993). This section of the report attempts to synthesize the previous context work by summarizing the registration requirements developed in the previous studies. Additionally, this discussion expands upon previously developed registration requirements in an effort to provide sufficient guidance for a thorough assessment of the significance of agricultural property types in the APE.

#### **8.1.1 Previous Context Work**

Previous work on this topic relevant to the U.S. 301 APE includes:

- *Rebuilding St. Georges Hundred, New Castle County, 1850-1880* (Herman 1985);
- *Agricultural Tenancy in Central Delaware, 1770-1900 +/-* (Siders et al. 1991);
- *Historic Context: The Archaeology of Agriculture and Rural Life, New Castle and Kent Counties, Delaware, 1830-1940* (DeCunzo and Garcia 1992);
- *Dwellings of the Rural Elite in Central Delaware, 1770-1830+/-* (Herman et al. 1992);
- *A Cultural Resource Survey of the Proposed Route 301 Corridor, New Castle County, Delaware* (Siders et al. 1993);
- *Suburbanization and the Integrity of Historic Agricultural Landscapes: Middletown and Vicinity, New Castle County, Delaware* (Darsie 1997);
- *The House and Garden in Central Delaware, 1780-1930+/-* (Sheppard et al. 2001);
- *Delaware's Dairy Barn Blues: The Sanitary Evolution of a Building Form* (Shriber 2002);
- *National Register Bulletin: Guidelines for Evaluating and Documenting Rural Historic Landscapes* (NPS 1999);
- *Architecture and Rural Life in Central Delaware, 1700-1900* (Herman 1987); and
- *Everyday Architecture of the Mid-Atlantic* (Lanier and Herman 1997).

### 8.1.2 Associated Property Types

Property types with agricultural associations include: the farm complex, individual buildings within the farm complex, and the rural historic district, with the majority of agricultural resources in the APE dating to the 1830-1880± and 1880-1940± time periods. Agricultural resources dating to the 1770-1830+/-period are rare in the study area, as many of these resources were removed during the rebuilding campaign that occurred in the mid-nineteenth century.

#### **Farm Complex**

The farm complex is the most historically persistent feature of the built environment within the APE, often with origins that begin as early as the eighteenth century. The farm consists of the farm complex (residence(s), barn(s), domestic and agricultural outbuildings and surrounding yard space, and gardens) located within a setting of land under agrarian use, including fields and meadows. As discussed previously, farm complexes in the study area would most likely be associated with: field crop cultivation, dairy farming, horse breeding, and vegetable farming, and would have been constructed in the 1830-1880± and 1880-1940± time periods.

In order to be seen as significant as an example of a farm complex, a resource must possess the following features that date to and retain integrity from the period of significance:

- Feeling of a farm complex;
- Setting of land reflecting agricultural use or at a minimum a visual buffer between the farm and surrounding land use;
- Historic house with or without additions and extensions;
- Historic barn with or without additions and extensions;
- At least two agricultural or domestic outbuilding(s) and/or structure(s) exclusive of the main barn or house that retain sufficient integrity of materials and design to convey the types of farming conducted on the property:

Field Crop Agriculture: corn crib/granary, threshing barn, hay barn, multipurpose barn, equipment shed, horse barn

Dairy Farming: dairy barn, silo, milk house, milk parlor, cow shed

Vegetable Farming: roadside stand, equipment shed, packing/processing shed

Horse Breeding: stables, hay barn, track, tack storage, run-in sheds

- Identifiable plan or arrangement of buildings and structures of the farm;
- Some small-scale features associated with the practice of farming including fence lines or ruins;

- Some vegetation associated with farming, including gardens, fields, woodlots, or treelines;
- Circulation network connecting the parts of the farm, including farm and field lanes and paths;
- Few modern structures located within the historic farm plan;
- Retention of spatial relationship of buildings within the farm complex; and
- Retention of spatial relationship with buildings and/or complexes associated with the main farm, such as tenant houses and/or tenant farms.

A discussion of the specific features that make up the farm complex (farm plan, individual buildings [dwelling, agricultural outbuildings, domestic outbuildings], and landscape features) follows.

### ***Farm Plan***

A hierarchy is visible in the design and placement of the primary dwellings, secondary dwellings, and agrarian structures of the farm complex. The most common building arrangement is the main dwelling facing the roadway with associated outbuilding complexes arranged to the rear in a courtyard or aligned along the farm lane, similar to the farm plans visible at Cochran Grange (CRS No. N00117), Hedgelawn (CRS No. N00118), and Summerton (CRS No. N00112) (Herman 1997:183-186; Lanier and Herman 1997:223-225). The smaller dwellings of tenant farmers were usually located in less visible locations, including behind or to the side of the main house, along the main road or farm lane, or sometimes on a separate parcel, often at a nearby intersection of roadways (Sheppard et al. 2001; Siders et al. 1991).

While a farm complex's eligibility cannot solely be based on the retention of the original plan, the identification of a coherent plan or arrangement of buildings and structures is important when considering the eligibility of a farm under Criterion A in the area of agriculture. Farm plans are reflective of "the kinds of agriculture historically and currently practiced, regional preferences, and spatial innovations accompanying various agricultural reform movements" (Lanier and Herman 1997:223). The introduction of large modern structures (grain bins, cow sheds, etc.) within the midst of a historic-period farm plan detracts from the integrity of the farm plan and the overall farm complex.

### **Individual Farm Buildings**

Unless an individual building is all that remains of the farm complex, farm-related buildings, including residences, will generally be evaluated within the context of the farm complex rather than for their individual architectural significance. Discussion of features specific to each of the farm buildings types follows.

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

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

### ***Dwellings***

*Rebuilding St. Georges Hundred* explains that in the late eighteenth and early nineteenth centuries, dwellings in the Middletown area were:

typically hall or hall-parlor plan dwellings with separate outbuildings containing the cooking function of the household and quarters for servants. There were, of course, the houses of the wealthy which incorporated fashionable stair-passage plans and attached service wings. In the matter of long term durability, it is the latter which have survived and skewed our perceptions of what the normative range of housing historically included in terms of form and fashion (Herman et al. 1985: 8-2).

The mid-nineteenth century saw the rebuilding of nearly every house and farm building in the study area; few early nineteenth century examples survive in the study area, and no dwellings with confirmed eighteenth-century construction dates have been identified.

The center-passage home, commonly constructed of brick or frame, came to dominate the architecture of the dwellings of the landowners and farm managers of the study area in the second quarter of the nineteenth century. Small frame structures (usually two-rooms wide and one-room deep) typically served as the homes of farm laborers during the corresponding period. However, a specific housing type cannot always be assumed to be associated with a specific socio-economic group; situations in which farm laborers occupied the dwellings originally constructed for landowners and/or farm managers have been identified in the APE.

Additionally, one extant slave cabin was previously identified in the APE on Cochran Grange (CRS No. N00117) and was listed in the National Register. No other slave cabins were identified in the APE during background research or the reconnaissance survey. As a result, evaluation procedures for this property type were not developed as part of this report; should additional examples of slave cabins be identified, *Everyday Architecture of the Mid-Atlantic* should be consulted for a list of registration requirements (Lanier and Herman 1997:16-17).

Farm dwellings should be evaluated as part of a farm complex. Evaluations of farm dwellings should consider the associated buildings (domestic and agricultural outbuildings) and landscape features (lawns, yards, gardens, kitchen gardens, work yards, paths, and wells) (DeCunzo and Garcia 1992:236). Individual dwellings may also be individually significant even if the farm complex is not eligible. consult the residential architecture evaluation discussion of this document (Sections 6.3.2 and 8.2) for information on residential housing types, their registration requirements, and their character defining features.

### ***Agricultural Outbuildings***

Beginning in the mid-nineteenth century, farm buildings began incorporating the mechanical and industrial functions of the farm in their plan and use. Also around this period work and storage spaces became more specific. As a result, outbuildings like the granary/corncrib, stable/horse barn, and poultry house developed. Most of these former specialized spaces are now vacant or used for non-specific storage, except on active farms where they may continue to serve their original function or another agricultural use. The most commonly identified examples of agricultural outbuildings are discussed below. If additional outbuilding types are identified in the APE, *Everyday Architecture of the Mid-Atlantic* should be consulted for features of specific outbuilding types (Lanier and Herman 1997:177-222). Additionally, *The Archaeology of Agriculture and Rural Life, New Castle and Kent Counties, Delaware, 1830-1940* (DeCunzo and Garcia 1992) should be consulted for agricultural outbuildings that housed commercial or industrial functions and were isolated from the farmstead. Examples of this property type include blacksmith shops, roadside stands, and craft or artisan shops (DeCunzo and Garcia 1992:224-246).

#### ***Gable-Fronted Barn***

Gable-fronted barns were erected from the late eighteenth century to the twentieth century and generally featured timber frame construction. At the gable ends of these buildings are door openings that provide access to a wide central work area with an overhead loft space. Storage spaces or stalls flank the central aisle and are sometimes integral to the overall structure, while others are lean-to shed additions. Gable-fronted barns were identified on a number of farms in the APE during the reconnaissance survey. A rare early-nineteenth-century example of a gable-fronted, three-bay barn on Retirement Farm (CRS No. N05201), not removed during the rebuilding campaign, has previously been documented and listed in the National Register as a contributing resource to the historic farm complex.

#### ***Multipurpose Barn***

Multipurpose barns developed in the second quarter of the nineteenth century. Their erection was promoted by agricultural reformers who advocated large, multifunctional barns that combined the farm's storage, processing, stabling, and other related work functions into a single structure. The bank barn, a type of multipurpose barn, was generally constructed in the hillier areas of northern New Castle County, although several were also constructed in southern New Castle by the mid-nineteenth century, such as the

bank barn at Cochran Grange (CRS No. N00117). When erected on flat terrain, the earthen hill was artificially created, as is the case with the Cochran barn. Erected in 1835, this barn, notable for its brick construction, has stable space for animals at the main block of the lower level. A shed roof addition to the stable side allows for the shelter of unpenning animals. Overhead, the main floor is divided into three sections with a central threshing aisle and two equal-sized mows. Unlike most multipurpose barns, the Cochran Grange barn does not retain space for grain bins on the interior. That function was historically served by a separate corncrib/granary located nearby. Cochran Grange also retains a notable threshing barn, an activity that was usually carried out in the covered area of the corncrib/granary (Herman 1987:206-217; Lanier and Herman 1987:197-200).

#### *Dairy Barn*

Shriber's thesis *Delaware's Dairy Barn Blues: The Sanitary Evolution of a Building Form* (2002) presents the evolution of the dairy barn, beginning with the initial sanitary requirements that influenced the design of these structures and continuing through the obsolescence of the dairy barn form. Specific features associated with this property type that are visible from the exterior include: a large loft area for hay storage (gable roof, gambrel roof, or Gothic roof forms); ventilation systems; concrete block foundations; and numerous windows at the ground level. Common additions made to the dairy barn include milking parlors (areas where cows were milked) and milk houses (areas housing cooling tanks). Interior features utilized 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 has been 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 a variety of systems (gutters, gutter cleaners, paved concrete floors) to allow for the removal of manure. Structures that were present by 1962 and retain the majority of interior and exterior features that convey their historic function as a dairy barn, as well as associated outbuildings (milk houses and silos), may be considered individually eligible if they retain a high degree of integrity of design and materials (Shriber 2002; Lanier and Herman 1997:220-221).

#### *Corncrib/Granary*

The earliest corncribs were small in size and constructed of logs and heavy timber frame. These small corncribs were replaced in favor of more spacious storage spaces for corn as early as 1800. A notable early example was located at Achmester (CRS No. N03930) where Richard Mansfield built a log and frame granary, which contained two log-walled corn cribs, a central work and storage area, and loft storage bins in 1820. This combination corncrib/granary form was widely constructed through the late nineteenth century and according to *Rebuilding St. Georges Hundred*, was found on nearly every farm in the study area (CRS Form No. N03920; Lanier and Herman 1997:191-196; Herman et al. 1985). Several of these structures were identified on farms in the APE during the reconnaissance survey. A somewhat later, well-preserved example of a crib and granary, constructed in 1857, and documented by HABS in 1983, remains at Hedgelawn (CRS No. N00118).

### *Horse Barn/Stable*

After 1830, as horses began to replace oxen for pulling farm machinery and wagons, and a myriad of farm equipment began to be introduced, farmers increasingly began to build structures exclusively designed to shelter horses as well as riding and driving carriages. Usually constructed of frame and sheathed in vertical board siding like barns, horse barns or stables are generally similar in appearance to barns except they are smaller in size. The ground floor is used to house horses and/or for the shelter of carriages, while the loft is used for hay storage. Dutch doors provide access to the interior of the stall spaces which flanked a central feeding aisle. After the middle of the nineteenth century, stables were increasingly absorbed into the connected building complex of the farm, although some separate stables were constructed into the twentieth century (Lanier and Herman 1997:205-207). Horse barns were identified on numerous farms in the APE during the reconnaissance survey and would likely be considered eligible only as contributing structures to a farm complex. Specialized horse breeding facilities, identified along Choptank Road at the western end of the study area, would be evaluated as contributing resources within farm complexes that are reflective of trends in horse breeding.

### *Cart/Wagon Shed*

With the rise in mechanized agriculture in the mid-1800s, buildings that could house the associated equipment (threshers, wagons, harrows, plows, etc.) were constructed. These sheds consisted of a low frame structure with an asymmetrical gable roof and an open front. The location of the cart shed is largely determined by two factors: convenience and ease of use. Typically, the cart shed is sited as close to the barn as possible. Occasionally, these structures were erected facing each other and at a right angle to the barnyard to form a courtyard plan. In the twentieth century, the asymmetrical roof structures were commonly replaced with a shed roof form. A former cart shed was identified during the reconnaissance survey at the Rumsey Farm (CRS No. N00113). Similar to other historic-period cart sheds, this structure is currently used for the housing of automobiles and equipment. Cartsheds constructed by 1962 would only be considered eligible as contributing resources in a farm complex if they were erected during the period of agricultural significance.

### *Cowshed*

Cowsheds developed in the twentieth century with the rise of confined feeding lots on dairy 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 forebay of the barn. Modern cowsheds are usually framed using upright poles inserted directly into the ground. Cowsheds constructed by 1962 would only be considered eligible as contributing resources in a farm complex if they were erected during the farm's period of significance for association with dairy farming.

### *Silo*

The silo was developed for the long-term storage of green fodder or silage (commonly chopped corn stalks) to be consumed by animals on the dairy farm. Prior to the upright silo, wholly or partially excavated pits lined with stone masonry, usually located inside

the barn, were used to store wet feeds. The upright silo was much cheaper to construct and was initially built within dairy barns, although it was quickly relocated to the exterior. The upright silo likely first appeared on the landscape of the APE in the 1870s but was not commonly used until after 1890. The silos on most farms were round and measured from 12 to 20 feet in diameter. The height nearly always measured approximately twice the diameter of the base. Early-twentieth-century silos were made of brick and tile until cement and sheet metal silos became common after 1930. Since World War II, mass produced steel silos with glass linings and poured concrete foundations such as the silos sold under the trade name Harvestore have become the norm for the storage of ensilage, although concrete silos are still occasionally constructed (Lanier and Herman 1997:214). Recently, large pits, often of poured concrete, have been used to store ensilage. Unless it is a rare or unusual example of its type (wooden stave, brick, or tile), a silo would not be considered individually eligible. It would, however, be considered contributing to a farm complex that is eligible for its association with dairy farming.

### *Roadside Stand*

Several roadside stands that sold produce and appear to date to pre-1962 were identified on the former truck farms of the study area, including CRS No. N14367. Roadside stands may be contributing resources on a farm complex that is eligible under Criterion A for fruit or vegetable production. For further discussion of the roadside stand property type, consult the commercial property types discussion, Section 8.5, of this document.

### *Domestic Outbuildings*

Domestic outbuildings were generally located in close proximity to the dwelling and sheltered specific activities that were usually related to the processing or storage of specific food items. To be eligible as a contributing resource in a farm complex, domestic outbuildings must display characteristics associated with farm life and the common household chores of the period of significance of the property. Only rare or unusual examples of domestic outbuilding types would be individually eligible for listing in the National Register and would need to retain a high degree of integrity of materials, design, and workmanship.

### *Kitchen*

In the late eighteenth and early nineteenth centuries, kitchens stood as separate structures behind the main dwelling, providing shelter for a number of household chores. In addition to food preparation, kitchens often served other functions such as washhouse, butcher house, or dairy. Kitchens usually resemble small, one-room houses, measuring one to one-and-one-half stories in height, built of frame or brick, with a single chimney. By the time of the rebuilding that occurred in this area, during the second and third quarters of the nineteenth century, the detached kitchen was replaced with the rear kitchen wing or was incorporated into the rear of the dwelling. Based on an examination of previous documentation and the lack of kitchens identified during the reconnaissance survey, it appears likely that the kitchen, once a common domestic building type, is now a relatively uncommon feature on the farms of the study area (Lanier and Herman 1997:52-54; Herman et al. 1985:8-4).

### *Privy*

Until the installation of indoor plumbing in farmhouses in the twentieth century, most farms had outdoor privies. Typically, the privy is a small, gable- or shed-roofed building with a hinged door. Light is often provided to the inside by a small window located high on a wall or by a cutout in the door. Some privies contain a trapdoor at the bottom rear to permit occasional cleaning. Privies may occasionally remain within the setting of the farm complex, although most all are no longer in use. Most extant privies have been moved; thus, the below-grade sections of privies may be potentially significant archaeological sites (Lanier and Herman 1997:57-58). During the course of the reconnaissance survey, a privy was identified on the Rumsey Farm (CRS No. N00113).

### *Smokehouse*

Smokehouses were used to prepare and cure meats and were common to most farms in the nineteenth century. Smoking rooms or chambers adjacent to the chimney were also found in the attics of farmhouses and detached kitchens. Smokehouses are typically detached frame buildings located to the rear of the house, convenient not only for carrying the meat to and from the smokehouse but also for tending the fire. Smokehouses are typically square in plan, usually not measuring more than 12 feet on a side, and are covered by a gable or hip roof. Smokehouses generally do not have any windows, and only a small singular door pierces the exterior walls. Chimneys are not found on smokehouses, as the purpose was to contain most of the smoke within the structure. An individually eligible smokehouse would need to retain its original roof framing system on the interior, as it was here that meats were suspended from lightweight poles that were often nailed to the sides of the rafters and laid across the collar beams. The meats were hung on iron hooks and then attached to the poles in the roof. The retention of workbenches where cuts of pork and beef were rolled and packed as part of the curing process would enhance the integrity of a smokehouse (Lanier and Herman 1997:53-55). Smokehouses that remain standing today are likely used for storage purposes, as were the smokehouses that were identified during the reconnaissance survey on Rumsey Farm (CRS No. N00113) and Hedgelawn (CRS No. N00118).

### *Icehouse*

Icehouses were usually located in a shady area near the dwelling and were occasionally built into a bank of earth with small openings at the lower level for drainage. Icehouses are typically constructed of stone or wood and often have insulated or cork-lined walls with few windows and ventilators at the roof. Some icehouses had dairy additions that enabled milk and dairy products to be stored. Icehouses do not appear to have been common to every farm. An examination of background research revealed one extant ice house, now serving as a secondary dwelling, in the APE. This icehouse is associated with a former occupant of National Register-listed Weston (CRS No. N00121), who cut ice from the C&D Canal and sold it to local farmers.

## ***Landscape Features***

Landscape components associated with the farm complex include evidence of responses to natural environment, continued land use activities, the circulation network, and small-scale elements, such as fencing. In order for a farm complex to be eligible, in addition to retention of buildings, the land must display characteristics from the period of agricultural significance of the property. The land must retain characteristics that provide evidence of its use in the production of crops or livestock, although past and current agricultural uses and methods may have changed. While the landscape does not need to appear exactly as it did in the past, the general character of the historic period must be retained for eligibility (NPS 1999:21).

The 1993 cultural resources investigation identified a historic woodlot near Mt. Pleasant located along Churchtown Road to the west of U.S. 301 and states that it should be “considered a significant part of this [*Rebuilding St. Georges Hundred*] multiple property nomination as it relates to the remaking of the agricultural landscape in the nineteenth century and is a rare surviving example of a manmade woodlot and wet meadow.” While the woodlot was historically an important part of the agrarian landscape, it would not be individually eligible but should be assessed either as part of a rural historic district or as a contributing feature to an associated eligible farm complex. Additionally, the historic-period plantings, such as the trees in the front lawns of the mid-to-late-nineteenth-century dwellings associated with the *Rebuilding St. Georges Hundred* properties, or historic fence rows would be considered contributing features as they contribute to integrity of setting and feeling (Siders et al. 1993:33).

The circulation network, including farm lanes and paths that facilitated movement within the farm complex, should be considered contributing features to the farm complex if they retain integrity from the period of significance. Small-scale features associated with agricultural and domestic life on farms, such as fencing, wells, and ditches, would also be considered contributing elements to an eligible farm complex.

In establishing the National Register boundaries of eligible farm complexes, landscape features should be used as boundary demarcations, especially if this was the historic purpose that they served. The edges of farm fields, fence lines, tree lines, farm lanes, and streams can delineate boundaries for farm complexes if these features date to or have origins in the period of significance.

## **Rural Historic Districts**

Also, with regard to the landscape, the 1993 investigation suggests that the large number of properties previously listed under this context could possibly form a rural historic district (Siders et al. 1993:33). A landscape of contiguous farm complexes with potential agricultural significance, “The Levels”, has been identified southwest of Middletown along U.S. 301 (Brooks et al. 1985). In addition to agricultural association and land use, adjacent farms in the study area might be grouped based on historical association with the same family, as presented in the 1993 report (Siders et al. 1993:33-47). Historically, on

the farms of the study area, divisions of lands occurred among families resulting in clusters of farm complexes on adjacent properties. Examples of multiple-family farm properties in the APE include the Clayton, the Cochran, and the Shallcross farms (Darsie 1997:61; Herman 1987:179; Brooks et al. 1985:7-6).

As the APE is currently experiencing an unprecedented amount of on-going and planned commercial, industrial, and residential growth in the location of farmlands, prior to establishing boundaries for any rural historic districts, planned and approved development mapping available from the New Castle County Department of Planning and Land Use should be critically examined. This mapping will aid in an accurate assessment of the potential existence of rural historic districts in the study area.

Should a potential rural historic district be identified within the APE, a critical assessment of integrity will be required. In order to be seen as significant as an example of a rural historic district, a potential district must possess the following as well as integrity from the period of significance:

- Land reflective of agricultural use that was historically under agrarian use;
- Farmstead clusters comprised of:
  - Historic house and/or barn with or without additions;
  - Historic agricultural and domestic outbuildings exclusive of the main barn (at least two historic outbuildings must be present if the barn or house are modern);
  - Circulation network connecting the parts of the farm, including farm lanes and paths.
- Limited boundary demarcations, including fencelines and streams;
- Circulation network that serves the rural community and connects it to the surrounding area;
- Visual continuity;
- Feeling of an agrarian landscape;
- Tenant houses;
- Cemeteries that served the rural communities; and
- Small-scale features related to agricultural land use;

Potential contributing resources would include:

- Ruins associated with resources that served the agricultural community;
- Buildings that service the agrarian community:
  - Occasional church;
  - Occasional small, one-room school.

According to *National Register Bulletin 30*, the historic integrity of the rural landscape is threatened by:

. . . single major changes such as large scale farming practices that obliterate historic field patterns, flatten the contours of the land, and erase historic boundary markers, outbuildings, and fences. Integrity may also be

lost due to the cumulative effect of relocated and lost historic buildings and structures, interruptions in the natural succession of vegetation, and the disappearance of small-scale features that defined historic land uses (NPS 1999:23).

The following changes, when occurring after the periods of significance, may reduce the historic integrity of a rural landscape:

- Changes in land use and management that alter vegetation, change the size and shape of fields, and erase boundary demarcations;
- Introduction of non-historic land uses that are visually intrusive;
- Loss of vegetation related to significant changes in land uses;
- Deterioration, abandonment, and relocation of historic buildings and structures;
- Substantial alteration of buildings and structures so that they are no longer visibly recognized as dating to the period of significance;
- Replacement of structures such as dams, bridges, and barns;
- Construction of new buildings and structures;
- Loss of boundary demarcations and small-scale features;
- Abandonment and realignment of roadways; and
- Widening and resurfacing of historic roadways (NPS 1999:23).

### **8.1.3 Registration Requirements for Properties with Agricultural Significance**

Agricultural property types in the Upper Peninsula zone have been well documented, and many farmsteads in the study area were previously listed in the National Register. Reconnaissance survey work has identified a number of extant farm complexes dating from the 1830-1880± and 1880-1940± time periods. Due to the large number of previously listed resources, integrity of agricultural properties should be afforded considerable scrutiny.

Agricultural properties will be evaluated according to the National Register criteria for significance and integrity as outlined below. It is important that entire farm complexes, including farm dwellings, be evaluated in the context of landscape features and associated outbuildings (Siders et al. 1991:34). Property types should retain or possess specific character-defining features as outlined above and should be evaluated in specific regional contexts, alongside other comparable properties.

#### **Evaluation Criteria**

To be eligible under *Criterion A* in the area of agriculture, a farm complex must have originally, or through much of its history, been associated with and be reflective of a trend or pattern in agriculture. An agricultural complex would likely be significant under Criterion A if it demonstrates an intact farm comprising evidence of the types of farming that were conducted in the study area (field cropping, dairying, vegetable farming, and horse breeding). Evidence of the type of agricultural activity practiced on a farm may be gained from an examination of extant features and documentary resources. If a farm

complex appears to retain sufficient integrity to convey one of the farming types listed above, agricultural census data will be consulted. The census data will assist in placing the property in a context with other agricultural properties in St. Georges Hundred.

Trends may include agricultural practices confined to a specific period, or those that reflect substantial change and adaptation over time. For example, dairy farming has evolved as a dynamic farming practice, brought about by changes in regulations and production techniques. Peach farming, while well-documented historically in this area, does not appear to be reflected on the landscape in a specific agricultural building type or landscape feature. Based on the research and documentation that was conducted for those resources previously listed as part of the thematic nomination *Rebuilding of St. Georges Hundred*, the term “peach house” appears to be a misnomer. These mid-nineteenth century dwellings of the social elite, similar in form and mixture of stylistic features, were part of the social, domestic, and economic changes of this period and are more properly evaluated as farm complexes under the *Rebuilding of St. Georges Hundred* context.

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 dairy farming would not be eligible under Criterion A unless it retained related outbuildings such as a milk house. 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 A in the area of agriculture, a rural historic district must have originally, or through much of its history, been associated with and be reflective of a trend or pattern in agriculture, as defined in the historic context, 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. The retention of those buildings and landscape features that are reflective of trends in farming and land in agricultural use is required for a property to be contributing to a historic district under Criterion A in the area of agriculture.

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 development and/or prosperity of St. Georges or Pencader Hundred, New Castle County, or the nation. The eligibility of an agricultural complex under Criterion B would be uncovered during property-specific research. The continued operation of a farm by the same family over a number of generations may be significant under Criterion A, not Criterion B, since it would be reflective of a pattern of ownership, rather than the accomplishments of an individual. Additionally, some farm complexes may be eligible for association with an individual whose significance lies outside agriculture, eg. the farm of a prominent local figure, such as Governor Cochran’s Cochran Grange.

To be eligible under Criterion C in the area of architecture, a farm complex must include buildings or structures, landscape features, small-scale features, circulation pattern, and spatial orientation that embody the distinctive characteristics of a type, period, or method of construction.

Additionally, a farmhouse, a barn, or an outbuilding may be individually eligible if it is a rare or unusual example of its type. Individually eligible buildings must exhibit characteristics of a form that was constructed for a specific function even if it was later converted to an alternate function. For individual structures to be eligible under Criterion C, they must possess an exceptionally high degree of integrity of design and materials.

A property can also be eligible under Criterion C if it represents the work of a master. A master is generally recognized as an individual known for greatness in a field or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The work of the master would need to clearly exceed the level of workmanship of other properties identified in the APE. A property can also be eligible under Criterion C if it possesses high artistic values. In order to merit National Register eligibility under Criterion C as the work of a master or possessing high artistic value, individual historic resources must possess a high degree of integrity of design, materials, and workmanship.

A rural historic district would be eligible under Criterion C if it represents a significant and distinguishable entity whose components may lack individual distinction. The farms that make up the district would need to be interrelated in terms of historic agricultural function and development. The individual farms in the group may or may not be individually distinguished but may represent a significant agricultural entity when considered as a whole.

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.

### **Aspects of Integrity**

Those farm complexes that represent recent or common farm types (dairy farms) would need to retain a higher degree of integrity from the period of significance than a farm that would be potentially eligible for its early nineteenth-century agricultural activities. Agricultural resources must retain four of the seven aspects of integrity to be considered eligible. In assessing the integrity of farms, it is important to use the identified period of significance as the benchmark for measuring whether subsequent changes contribute to the historic evolution of the property or alter its historic integrity.

On occasion, more than one period of significance may be appropriate when a property contains resources or features, such as additions, that date from substantially different periods or have different historic associations. Additionally, a property can be significant

not only for the way it was originally constructed but also for the way it was adapted in a later period or for the way it illustrates changing tastes, attitudes, or uses over a period of time. The period of significance should be directly related to the significance of a property. Historic integrity requires that the various characteristics that shaped the land and buildings during the period of significance be present today in much the same way as they were historically. This assessment should consider whether the property reflects the spatial organization, physical components, and historic associations that it attained during the periods of significance (NPS 1999:21).

Integrity of *setting* requires that the character of the physical environment of an historic agricultural property and its relationship to surrounding features and open space remain intact. Landscape components associated with setting include evidence of responses to natural environment, continued land use activities, boundary demarcations, and small-scale elements. Physical features associated with setting can be natural or manmade and include such elements as topographic features, vegetation, buildings, and the relationship between buildings and other features or open spaces.

Setting is one of the most important aspects of integrity when evaluating farms for National Register eligibility under Criterion A. A farm should retain its farmland or open space setting. In instances where a resource's setting has been lost or compromised by urban, residential, commercial, or industrial development, the resource will need to possess high levels of integrity of location, design, materials, workmanship, feeling, and/or association to be individually eligible.

In order to have integrity of *location*, an agricultural property must be located either where it was constructed or where important trends or patterns in agriculture occurred. The location of the farm property, complemented by its setting, is important in conveying the sense of historic farming trends. Siting, with respect to natural features and topography, use of local and indigenous materials, relationship to roadways, the presence of native species in creek bottoms, and other responses to the natural environment all add to integrity of location.

In some cases, the historic movement of farm buildings within the complex reflects the dynamic nature of agriculture. Agricultural practices sometimes resulted in the movement of a structure within a farm complex and occasionally to another farm within the vicinity in response to agricultural needs; this integral movement does not necessarily detract from a farm's integrity of location. Integrity of location of farm buildings within the farm complex is considered essential only for those farm clusters that are considered significant as representative examples of farm plan types.

*Association* is the direct link between a property and the important events and persons that shaped it. Continuing or compatible land uses and activities enhance the integrity of association. A property may be associated with trends in agriculture or patterns of ownership by a particular family.

To retain sufficient integrity of association, a resource must be able to reflect its historic relationship to agriculture and/or cultural traditions. Agricultural uses are expected to change from time to time within the large category of agricultural land use, and land is expected to be used more or less intensively at various times. Continued land use activities may reinforce integrity of association. New technology, modern farming practices, and modern construction may alter a property's ability to convey historic agricultural associations.

The *design* of a property is reflective of social status, historic functions and technologies, and aesthetic considerations. Farm complex design is a combination of natural and cultural elements that create the form, plan, style, and organization of space of a property. The original design of a farm may be affected by changes in agricultural production, the size of the farm family, and aesthetic considerations. Presence or absence and the layout of buildings and structures, vegetation, small-scale elements, and land uses are the most important features to consider when addressing the integrity of design of a farm complex. These changes are considered significant if they represent important trends in agriculture and occurred during the period of significance, i.e., the conversion of a bank barn to a dairy barn on a farm that is recommended eligible under Criterion A for its association with dairy farming.

Integrity of design is most critical when evaluating individual resources as representative examples of a type under Criterion C. For buildings and structures, design refers to massing, fenestration, ornamentation, and other architectural qualities. Integrity of building design may be compromised on the exterior through incompatible additions as well as changes in major architectural elements (rooflines, windows, doors, chimneys, and porches). If a farm has lost its surrounding farmland and integrity of setting, retention of integrity of design of individual buildings in the farm complex is critical for significance under Criterion C.

Integrity of *materials* is the retention of those physical elements of construction used to create buildings, structures, and features. Integrity of materials helps to convey a property's sense of place and time and may include indigenous natural resources available or considered appropriate at the time of construction. When addressing integrity of materials in this rural area, components to consider include buildings and structures, vegetation, and small-scale elements.

Additive changes are often clearly identifiable as products of a particular period or value of the owner and do not necessarily compromise integrity. When assessing integrity of materials, it is important to identify when and why the changes were made. Questions to ask include: do the material changes reveal important aspects of the history and evolution of the property, such as changing trends in agriculture, or do they detract from the overall integrity of the property? The practice of re-using materials and modifying structures for changing needs is characteristic of the vast majority of rural properties and should be taken into account. Replacement siding and rebuilt structures may enable a property to continue to function (i.e., a grain bin on a dairy farm), but these modern features detract from integrity of materials.

Integrity of *workmanship* is physical evidence of functional and/or decorative craftsmanship. Brick houses and barns, wood beam construction, and even small-scale elements reflect evidence of artisan labor and skill. Evidence of the reuse and reworking of older materials for functional purposes may contribute to integrity of workmanship, as farmers often recycled materials when constructing or altering a building or structure. Evidence of workmanship must remain visible and be maintained in good working condition. Excessive deterioration through abandonment or long-term neglect would diminish integrity of workmanship.

*Feeling* is a property's ability to express the sense of a particular time and place in history, or its historic character. The cumulative effect of integrity of setting, design, materials, and workmanship creates a sense, or feeling, of the past. Continuing or compatible land uses and activities enhance the integrity of feeling. Incompatible land use, such as surrounding residential or commercial development, would detract from integrity of feeling. A farm that continues under agricultural use can be considered to have a higher degree of integrity of feeling than a farmhouse that has undergone substantial architectural restoration, but where there is little evidence of its agricultural history.

## **8.2 RESIDENTIAL ARCHITECTURE**

This section introduces and describes the most common construction techniques, forms, and styles evident in the built environment of the APE as property types and identifies their typical characteristics. Much of the previous work on residential architecture specific to the APE is related to the evaluation of resources in a rural or suburban setting (Section 8.2.1), and most of the examples of more elaborate architecture have been previously listed in the National Register either individually or as part of eligible farmsteads (Section 5.0). This context summarizes the registration requirements developed under previous contexts and provides a discussion of additional dwelling styles and types. The majority of the architecture in the study area reflects regional construction practices and design preferences, with little stylistic detailing reflecting contemporary or sometimes earlier national trends (Lanier and Herman 1997:122). Due to the lack of pure, high style property types in the study area, criteria for evaluating architectural properties in the APE is based largely on existing contexts and the regional field guide, *Everyday Architecture of the Mid-Atlantic* (Lanier and Herman 1997). Supplemental information on national trends is taken from the style guide *A Field Guide to American Houses* (McAlesters 1998).

### **8.2.1 Previous Context Work**

Previous context work on this topic relevant to the U.S. 301 APE includes:

- *Rebuilding St. Georges Hundred, New Castle County, 1850-1880* (Herman 1985);
- *Dwellings of the Rural Elite in Central Delaware, 1770-1830* (Herman et al. 1992);

- *A Cultural Resource Survey of the Proposed Route 301 Corridor, New Castle County, Delaware* (Siders et al. 1993);
- *Suburbanization in the Vicinity of Wilmington, Delaware, 1880-1950+/-: A Historic Context* (Chase, Ames, and Siders 1992);
- *DRAFT The Log Dwellings in Delaware, 1780-1860+/-* (Andrzejewski and Siders 1995);
- *The House and Garden in Central Delaware, 1780-1930+/-* (Sheppard et al. 2001); and
- *DRAFT Architectural Trends in Delaware, 1720-1780+/-* (Nelson et al. 1992).

### **8.2.2 Associated Property Types**

The majority of architecture resources in the APE date to the 1880-1940± and 1940-present historic period and are generally associated with the twentieth-century residential development that occurred at the edges of farms along roadways, known as strip residential development in this report. As a result of their close proximity and similar construction forms, most twentieth-century residential dwellings will be evaluated individually and as part of collections or groupings of resources under the Community Development context (Section 8.4). Other residences present in the study area are current or former farm dwellings of owner-occupants, farm managers, and tenants dating from the 1770-1830±, 1830-1880±, and 1880-1940± periods. Dwellings dating to the 1730-1770± period appear to be rare in the study area and would likely be located in the midst of subsequent additions and/or remodeling efforts.

#### **Associative/Thematic Studies**

The University of Delaware has developed three contexts for documenting and evaluating properties associated with specific social groupings, and several resources in the APE have been previously determined eligible or listed under these studies. Evaluations using these contexts often require a detailed examination of primary records, an effort that is outside the scope of work for this project. Should a resource that is considered potentially eligible as part of one of the three associative studies be identified during the intensive level survey, the evaluation form will recommend future work efforts that include a detailed examination of the documentary record as presented in the relevant associative context.

#### ***Dwellings of the Rural Elite, 1770-1830±***

The *Dwellings of the Rural Elite, 1770-1830+/-* context identifies a distinctive property type based on the sharing of architectural features and association with an elite class of farmers. This context addresses architecture that arose during a period of more permanent dwelling construction at the end of the eighteenth and beginning of the nineteenth centuries in the Upper Peninsula. The registration requirements note that the primary criterion for determining whether an individual property is eligible for listing in the National Register is associative. The context recommends documentation of the dwelling's association with the top 20 percent of the total local taxable population and

that the occupation of the dwelling by the landowner at the time of its construction is established through an examination of a number of primary resources. The recommended level of primary research is outside the scope of work for this project. For the purposes of this study, limited documentary research efforts will be undertaken if an example of an elite dwelling constructed between 1770 and 1830 with sufficient integrity to be considered potentially eligible under the *Dwellings of the Rural Elite* context is identified in the APE (Herman et al. 1992: F-IV, 1-2).

Extant examples of properties previously identified as eligible under this context and located within the APE include: CRS Nos. N00113, N00117, N00118, N00413, N03930, and N05149. The 1993 report identified one previously unevaluated resource (CRS No. N00112, Summerton) as meeting the requirements of this context.

In order to be seen as significant as a property eligible under the *Dwellings of the Rural Elite, 1770-1830+/-* context, a resource must possess the following features as well as integrity from the period of significance:

- Usually two- to three-story, center-hall plan dwelling usually constructed of stone or brick;
- May be one of a number of multiple complexes that were under historic ownership;
- Large farm complex with several extant outbuildings from the period of significance;
- Portion of the dwelling dating to 1770-1830± retains a common form and construction detailing (period walling, roofing, and cladding features);
- Prominent siting of dwelling within the farm complex;
- A setting surrounded by agricultural lands and extant outbuildings or their archaeological remains; and
- As remodeling was more common on non-masonry dwellings, retention of integrity is more important for frame or log than masonry buildings (Herman et al. 1992: F-IV: 1-2).

### ***Tenant Houses/House and Garden Dwellings***

Tenancy played a major role in shaping the rural landscape of central Delaware (Siders et al. 1993:25). Tenants lived in a variety of dwelling types on the farm. For example, it is possible that a dwelling built specifically for farm managers was later occupied by a tenant. Thus, the primary method for determining if a resource is related to the agricultural tenancy context is through documentary research to locate a clear reference to the property being used as a tenant farm. This level of documentation (requiring a search for primary documents such as lease agreements and tax assessments) is outside the scope of work for this project. Oral interviews and an examination of historic mapping and secondary histories will be conducted to determine if a building may have been used as a tenant house. Should an example of this property type that retains integrity be identified, limited additional research will be conducted using the guidance presented in *Agricultural Tenancy in Central Delaware 1770-1900+/-* (Siders et al. 1993) and *The*

*House and Garden in Central Delaware, 1780-1930+/-* (Sheppard 2001). Research efforts outside the scope of this project, including determining the number of farms held by a single owner and those managed by individual tenants, will be noted in the evaluation discussion for eligible tenant houses as recommendations for future work (Siders et al. 1993:25-30).

Given the portable nature of tenant houses, if a dwelling has been removed from its original location, it may still be eligible if it was relocated during the period of significance, retains a visual connection with the main dwelling, and its original location is known (Sheppard et al. 2001: F48). For those tenant houses that stood apart from the farm complex and its associated lands, often at nearby crossroads, the physical boundaries of those legal properties or lots on which the buildings are located would be a sufficient National Register boundary (DeCunzo and Garcia 2002:239). Tenant houses that were located separate from the main farm were sometimes part of a tenant farm complex and should be evaluated as a farm complex under the agricultural property types developed for this study.

In order to be seen as significant as an example of a tenant house/house and garden dwelling, a resource must possess the following characteristics as well as integrity from the period of significance:

- Typically a two- to three-bay wide, two-room building of between one-and one-half and two stories in height;
- The interior living space, if accessible, should present a finished room and kitchen with stove at the ground floor and a winder stair leading to a second room at the half or second story;
- Typically of frame construction;
- Plain exterior finishes and lack of architectural detailing;
- May rest on piers so the building could be relocated, although continuous foundations are also possible;
- Typically a shed addition to the end or rear elevation;
- Retention of location, usually at the edge of an agricultural property adjacent to a public roadway, at a roadway intersection, or at the end of a lane that provides a connection to the original farm;
- Retention of proximity to employer's dwelling with limited intervening development that post-dates the period of significance (Sheppard 2001 et al. F-42 and Siders et al. 1993).

### ***Rebuilding St. Georges Hundred, 1850-1880±***

The National Register Nomination Form for *Rebuilding St. Georges Hundred, New Castle County, 1850-1880+/-* addresses a period of over 40 years of “repairs and renewals” that occurred on nearly every large farm concurrent with agricultural, economic, transportation, and social developments, as discussed above in the historic context. Many of the more architecturally elaborate dwellings in the study area have been listed in the National Register as a result of this thematic nomination.

Regarding eligibility considerations under this context, the nomination does not detail registration requirements but instead provides a general overall framework for establishing significance. Buildings eligible under this context need to reflect the types of period development that occurred in New Castle County during the 1850 to 1880 period and retain evidence of the way the new and rebuilt houses of this period redefine the social and domestic relationships through the organization of household space (Herman et al. 1994; Siders et al. 1993:32).

Although specific requirements for *Rebuilding St. Georges Hundred* are not included in the context, an examination of the properties listed in the National Register under this context reveals that in order to be seen as significant, a resource must possess the following as well as integrity from the period of significance:

- Farm complex newly constructed or redeveloped (through the alteration of old houses or the redevelopment of established sites) between 1850 and 1880±;
- Documentary record reflecting the acquisition of large tracts of land into consolidated holdings;
- Rear service wing of main dwelling incorporating domestic space in main dwelling, rather than having separate outbuilding for cooking function and quarters for servants;
- Rear ell/wing may contain an earlier dwelling;
- Mix of Late Federal, Greek Revival, Gothic, Italianate, and Second Empire architectural details on main dwelling;
- Multi-functional outbuildings (bank barn, cart sheds, two-story stables/horse barns, granary/corncribs) arranged in range or courtyard plan;
- Retention of agricultural setting; and
- Use of tree-lines to demarcate the area between the dwelling and/or farm complex and surrounding agricultural lands (Herman et al. 1994; Siders et al. 1993:32).

### **Stylized Architecture**

Almost all of the high-style examples of architecture within the U.S. 301 APE have been previously documented and evaluated for listing in the National Register as part of eligible farm complexes. Most resources in the APE reflect some architectural detailing of popular styles but are not examples of fully elaborate forms. High-style dwellings would generally be evaluated for eligibility under Criterion C, although eligibility under the other National Register criteria is also possible. A high style dwelling that was not previously listed in the National Register would be rare in the study area and would need to retain the features common to the style as well as strong integrity of materials and design to be considered eligible. A discussion of the most common architectural styles in the APE (Federal, Greek Revival, Italianate, and Colonial Revival) and registration requirements follows.

### ***Federal***

The Federal style was popular from approximately 1780 through 1830 and replaced its successor, the Georgian style, which was short-lived in Delaware. Within the study area elements of the Federal style may be found in combination with the Greek Revival and Italianate styles. An example of a dwelling in the APE that exhibits Federal characteristics is National Register-listed Rosedale (CRS No. 05248; Photograph 13).

In order to be seen as significant as an example of the Federal style, a resource must possess the following as well as integrity from the period of significance:

- Symmetrical fenestration;
- Central entryways with detailed surrounds, double-hung sash windows, and elaborated cornices;
- Rectangular form with rear additions;
- Doors are likely to be topped by fanlights rather than simple paned transoms;
- Windows are likely to be larger and more elongated proportions than Georgian style, but have fewer panes (usually six-over-six) and thinner mullions;
- May include smaller third story windows; and
- The cornices may feature swags or other embellishments in addition to dentils and modillions (Lanier and Herman 1997:127-138; McAlester 1992:164-165).

### ***Greek Revival***

The Greek Revival style (ca. 1830-1850) did not take hold in southern New Castle County with the same vigor one would find in other places. Thus, “[local] builders tended to use Greek Revival motifs without resort to the total image” (Lanier and Herman 1997:138). In the APE, the B.F. Hanson House (CRS No. N05225; Photograph 14) is a pure example of Greek Revival architecture, and at the time of its listing in the National Register was said to be one of the best examples in Delaware.

In order to be seen as significant as an example of the Greek Revival style, a resource must possess the following as well as integrity from the period of significance:

- Columned porch spanning all or a portion of the facade;
- Low-pitched roof, sometimes with pedimented gables;
- Heavy cornice with unadorned frieze, sometimes including attic story windows;
- Symmetrical fenestration including tall first-floor windows, transom and door surrounds;
- Rectangular form with rear additions;
- Center-hall plan; and
- Front or corner pilasters (Lanier and Herman 1997:138-139).

### ***Italianate***

The Italianate style, fashionable from ca. 1850 to 1880, “originated in the romanticism of the Picturesque movement” and was disseminated in the United States via pattern books (Lanier and Herman 1997:149). Although it was decidedly more popular than the Gothic Revival style in this area, the Italianate was still most likely to be realized piecemeal, modestly, or by alteration to existing houses. As noted by Lanier and Herman; “A less elaborate interpretation might feature only a few of the most essential elements of the style, tall, squarish proportions, a projecting, bracketed cornice, a few elongated, round-headed windows, and a divided front door” (Lanier and Herman 1997:149). Indeed, “Most Italianate houses in the region are essentially Georgian houses with Italianate features such as bracketed corners grafted onto them” (Lanier and Herman 1997: 153). Weston (CRS No. N00121; Photograph 15) is a notable example of Italianate architecture in the U.S. 301 APE.

In order to be seen as significant as an example of the Italianate style, a resource must possess the following as well as integrity from the period of significance:

- Characterized by low-pitched, usually hipped roofs with deep overhanging eaves and sometimes with square cupolas;
- Symmetrical façades with elongated, often hooded windows
- Corner quoins,
- Rusticated foundations;
- Rectangular or irregular form;
- Balustraded balconies and arcaded porches;
- Rounded window tops;
- Brackets at cornice; and
- Divided front door with arched panels (Lanier and Herman 1997:149-153).

### ***Colonial Revival***

The Colonial Revival style had its origins in the Centennial and, like many of the other national styles, was not widely constructed in the study area. Colonial Revival-style dwellings were most popular during the 1920s and 1930s and were typically erected in urban and suburban settings, with rural examples being less common (Chase et al. 1992:46; Lanier and Herman 1997:182). The dwellings of the study area retain few features of the Colonial Revival style. The only true execution of this style identified during the reconnaissance survey is CRS No. N14322 (Photograph 16). The Colonial Revival style would continue to influence dwellings throughout the twentieth century and into the twenty-first century; the persistence of the Colonial Revival style is most visible in the modern subdivisions that are being constructed on the landscape today.

In order to be seen as significant as an example of the Colonial Revival style, a resource must possess the following as well as integrity from the period of significance:

- Accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form entry porch;
- Façade normally shows symmetrically balanced windows and center door (less commonly with door off-center);
- Main entrance doors commonly have overhead fanlights or sidelights;
- Windows with double-hung sashes, usually with multi-pane glazing in one or both sashes;
- Windows frequently in adjacent pairs;
- Frame or masonry construction;
- Usually rectangular in shape with rear additions; and
- A wide variety of exterior cladding materials that imitates historic building materials (Chase, Ames, and Siders 1992:46 and McAlester 1993:321).

### **Vernacular Architecture**

Vernacular architecture is a term that refers to buildings and structures that were built in a functional manner, sometimes using indigenous materials, with little to no stylistic embellishment. Vernacular buildings are those that were erected without the benefit of architects' plans.

Vernacular dwellings typically appear as common house forms or plans. Occasionally, minimal stylistic detailing is included on these forms and plans, often representing a greatly simplified interpretation of a higher style example. As noted above in the discussion of stylized architecture, most of the dwellings in the study area can be stylistic as vernacular interpretations of higher styles or as local forms with applied stylistic detailing. An example of a vernacular interpretation of the Gothic Revival style would be a center-hall plan in which a centrally placed cross gable or pointed arch dormer window are the only stylistic detailing.

Vernacular dwellings in the U.S. 301 APE would most appropriately be evaluated under Criterion A for their reflections of a trends or patterns in history. Vernacular dwellings would likely be eligible under Criterion A under the agricultural or community development context, such as the eligibility of tenant houses that are reflective of economic and social stratification on the landscape. Under Criterion C, a vernacular dwelling would need to embody the characteristics or construction methods of a vernacular type popular in New Castle County, the region, or Delaware, to retain strong integrity of design and materials, and to be one of the better-preserved examples of its type.

Vernacular dwellings in the APE can be categorized and evaluated using the following construction methods, plans, and forms.

## ***Construction Methods***

The walls of pre-1962 dwellings within the U.S. 301 APE are generally constructed of wood or masonry. Wood is executed through the use of frame or log construction. Masonry buildings include those constructed of brick and/or concrete. The use of stone on the landscape of APE is very limited, generally used in foundations and not as a wall material.

Generally, a dwelling would not be considered individually eligible as an example of a construction method unless it is a rare or outstanding example of its type. As log dwellings, once prevalent within the APE, are now rare, details for the evaluation of log dwellings follow.

### ***Log Construction***

As the most abundant and least labor intensive building material in southern New Castle County prior to the Civil War, logs were preferred for early permanent construction. Indeed, log houses predominated in rural Delaware until the mid-nineteenth century. Log dwellings of a wide range of proportions and various styles housed the poor, middling, and elite alike. Even so, remarkably few log structures have survived, and all antebellum log dwellings in New Castle County have been incorporated into larger structures and sheathed with clapboards, shingles, weatherboards, or other siding (Andrzejewski and Siders 1995:E1-E16; Lanier and Herman 1997:73).

The *DRAFT Log Dwellings in Delaware, 1780-1860+/-* context identified two subtypes of log buildings: the free-standing log dwelling and the incorporated log dwelling, and provided guidance on the evaluation of log dwelling types. The *Log Dwelling* context also states that the social and economic status of the builder, owner and/or occupants should be considered when evaluating the eligibility of log dwellings, and suggests examinations of tax assessment, probate records, or other period documentation to determine the original period of construction and any later development that may have occurred in the mid-nineteenth century (Andrzejewski and Siders 1995:F12-F20). This level of effort is outside the scope of this project. Should an example of a log dwelling that retains the features outlined below and sufficient integrity of materials, design, and workmanship be identified during survey work, then a limited review of land records and census records will be undertaken. Additional research will be noted as recommendations for future work in the narrative for eligible log dwellings.

One known resource in the U.S. 301 APE, the R.G. Hayes House (CRS No. N05153) will require National Register evaluation as a log dwelling. A plank dwelling, the Biddle House (CRS No. N03935), was previously listed in the National Register.

In order to be seen as significant as an example of a log dwelling, a resource must possess the following as well as integrity from the period of significance:

- Log portion of dwelling must be built of horizontal logs (rounds, hewns, or planks);

- Log portion of dwelling should retain original door and window openings;
- Log portion of dwelling should retain evidence of original exterior finish;
- Retention of chimney stack; and
- Additions to the log core should retain integrity from the date of construction at the exterior (Andrezejewski and Siders 1995:F12-F20).

A number of additional character defining features may be established if the interior is accessible. Since interior access is not within the scope of this project, these features are not required for eligibility:

- Retention of original plan;
- Retention of original fireplace; and
- Retention of some original interior finishes, including mortar/chinking (Andrezejewski and Siders 1995: F-18-F20).

### *Plans*

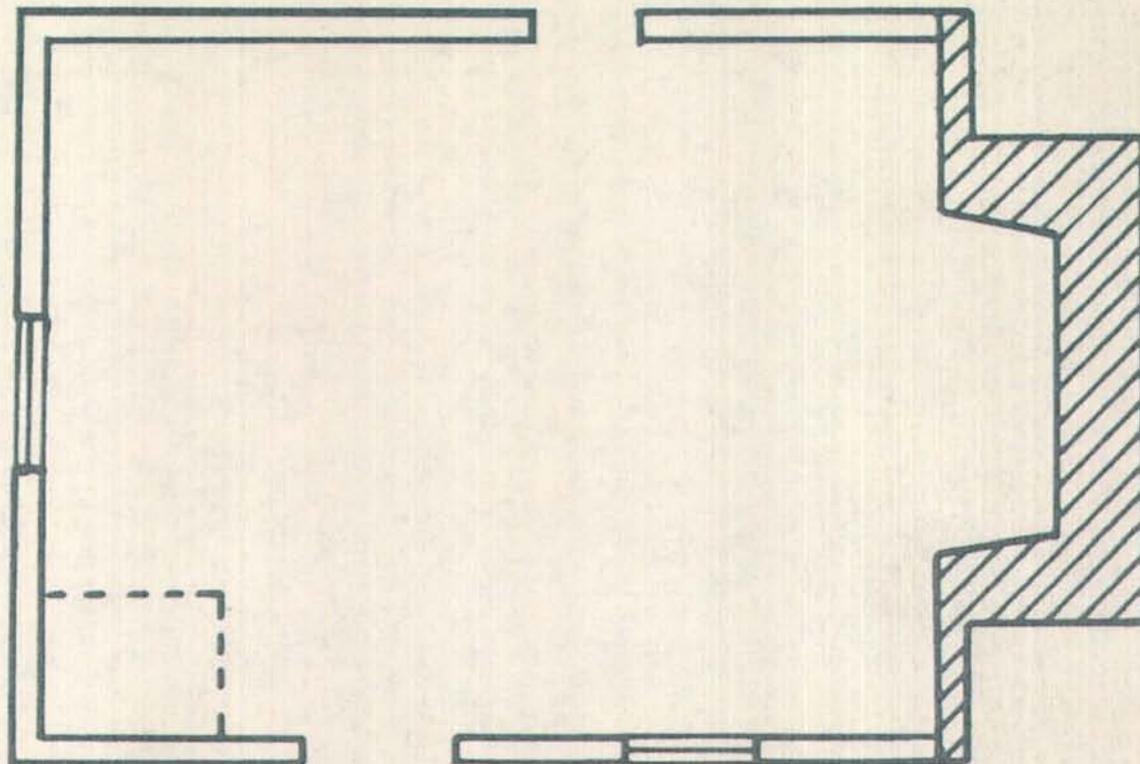
An examination of the resources in the APE revealed that few, if any, resources remain from the eighteenth century or early nineteenth century. If any one or two-room examples of hall or hall and parlor plans do remain from this historic period, they are likely now part of a larger dwelling. Should these resources be identified, the DRAFT context *Architectural Trends in Delaware, 1720-1780+/-* (Nelson et al. 1992) should also be consulted for a proper evaluation of eligibility. Historical research will be required to confirm the age of any structures identified as hall and/or hall-parlor plans.

### *Hall*

The hall plan is the simplest floor plan and is associated with the earliest (pre-1830) dwellings in the APE (Figure 11). Later one-room dwellings (post-1850) more commonly served as the residence of farm laborers or slaves.

In order to be seen as significant as an example of a hall plan, a resource must possess the following as well as integrity from the period of significance:

- Retention of one-room plan visible at exterior and interior (if accessible), despite any later additions;
- Nearly square in shape, with dimensions ranging from 10 feet square to 20 x 26 feet;
- Single door that opened directly into living space;
- One- to one-and-one-half story height;
- At least one window, typically set in the gable end away from the chimney or the door;
- Interior features include a ladder or loft to upper story used for sleeping or storage and open fireplace or stove (not required if interior is not accessible); and
- If dwelling has additions, the additions must retain integrity from the date of construction at the exterior (Lanier and Herman 1997:12-16).



B



Not to Scale

**Figure 11**  
**Hall Plan (Lanier and Herman 1997)**

U.S. 301 Project Development  
New Castle County, Delaware

### *Hall-Parlor*

This two-room plan was erected as the organization of domestic space changed, usually after 1830 (Figure 12). In these dwellings the second room, the parlor, holds a different, usually more private, functional and spatial relationship than the hall.

In order to be seen as significant as an example of a hall-parlor plan, a resource must possess the following as well as integrity from the period of significance:

- Retention of two-room plan at exterior and interior (if accessible);
- Chimney at one or each gable end;
- Generally one, one-and-one-half or two-story height;
- Exterior door(s) leading into one of the two rooms;
- If interior is accessible, differentiation between rooms at the first story is identifiable by quality and finish;
- Often has lean-to additions; and
- If dwelling has additions, the additions must retain integrity from the date of construction at the exterior (Lanier and Herman 1997:16-21).

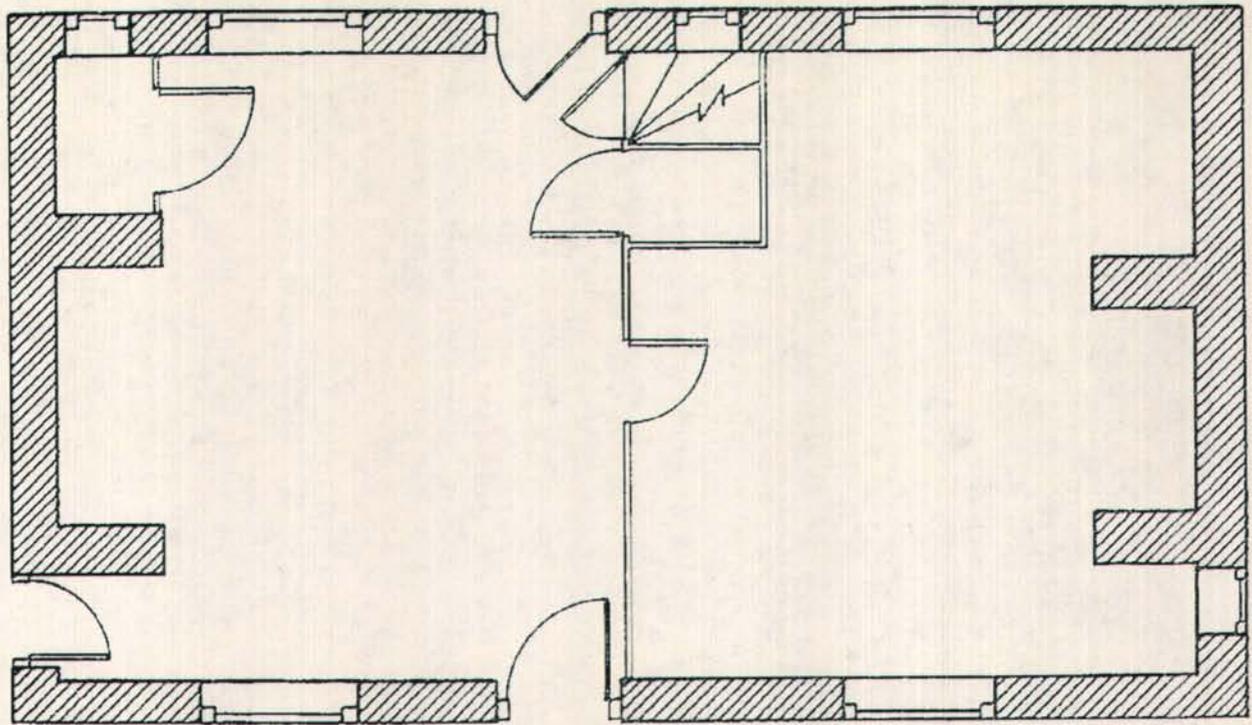
### *Center Hall Plan*

The earliest closed plans featured unheated formal entry halls or passages. In southern New Castle County, stair-passage plan types, in which the principal stairs to the upper story or stories were found in the entry hall or passage, were introduced in the late 1740s (Siders et al. 1993:323). The same space allowed access to the ground-floor rooms located in the main body of the building while access to service wings was indirect (Lanier and Herman 1997:28). The earliest houses of this type were single-pile, while double-pile "full Georgian" variations already familiar to the vicinities of Philadelphia and Annapolis were introduced to the study area in the later decades of the eighteenth century (Lanier and Herman 1997:26-31). Center passage, double-pile houses continued to be constructed throughout the 1800s. As noted by Lanier and Herman, "In the mid-nineteenth century . . . the image of the imposing boxlike Georgian house became the symbol of agricultural success and polite society on the rich farmlands of the region" (Lanier and Herman 1997:32).

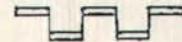
At the exterior a center hall plan may be identified by a centrally placed doorway leading into a stair passage connecting all of the rooms in the main block of the dwelling (Figure 13). As it was a common plan, a dwelling would not likely be individually eligible as an example of a center-hall plan but rather as an example of an architectural style or form that utilizes the center-hall plan.

### **Forms**

There are a number of twentieth-century vernacular housing forms present on the landscape of the study area. As most of the housing forms discussed in this section are common examples, to be individually eligible as an example of a housing form, a dwelling would have to retain a higher degree of integrity of materials and design from the period of significance than other examples of its type located in the APE or the



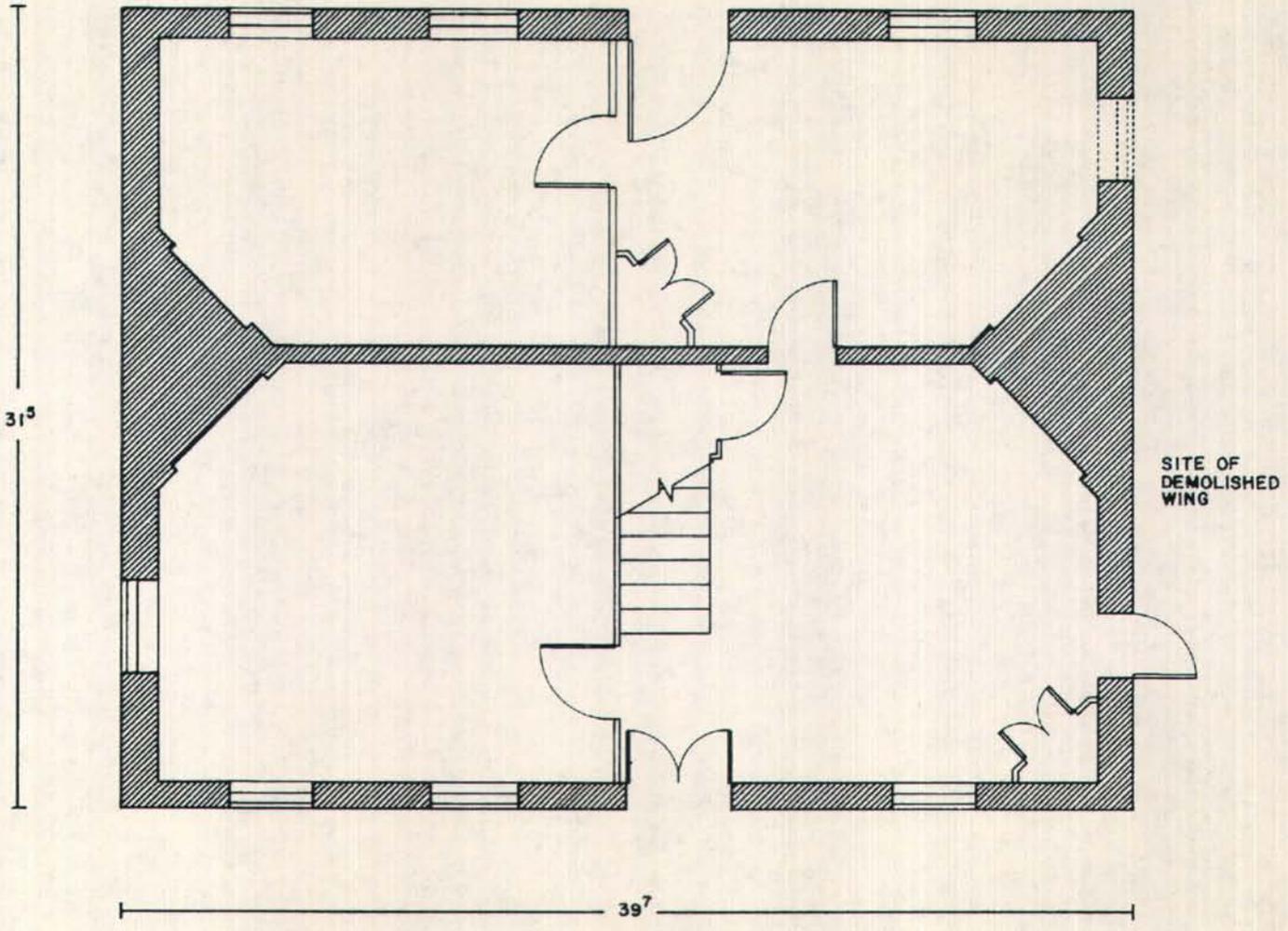
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Not to Scale

**Figure 12**  
**Hall Parlor Plan (Lanier and Herman 1997)**

U.S. 301 Project Development  
New Castle County, Delaware



Map Document X:\Graphics\Projects\p-826A\mapping\Figure 12\_center\_plan



Not to Scale

**Figure 13**  
**Center Hall Plan (Lanier and Herman 1997)**  
 U.S. 301 Project Development  
 New Castle County, Delaware

surrounding area. A substantial documentary record would enhance eligibility of the twentieth-century housing forms.

Some of these housing types could be examples of mail-order homes. Eligible mail-order houses would need to retain their original form and detailing and some historic documentation of the standardization of the construction process, such as plans or buildings instructions and/or records of material purchases or shipping costs (Lanier and Herman 1997:172-173).

#### *Front Gable Cottage*

The front gable cottage was extremely simple and inexpensive to build. Sears marketed a one- and one-half-story version of the dwelling type between 1908 and 1916, and a larger, two-story version in the 1920s (Chase et al. 1992:52).

In order to be seen as significant as an example of a front gable cottage, a resource must possess the following as well as exceptional integrity from the period of significance:

- One-and one-half story in height, sometimes two;
- Front gable roof with moderate pitch, sometimes with cross gable;
- Full- or partial-width porch; and
- May be embellished with brackets, ornamental shingles, classical columns at porch (Chase et al. 1992:52).

#### *Side Gable Cottage*

Like the front gable cottage, the side gable cottage was extremely simple and inexpensive to build. Plans for the dwelling type were sold by catalogue between ca. 1915 and 1925, and again during the 1940s, when it reached the height of its popularity. Side gable cottages were built in multiple groups and also as single dwellings in many suburban subdivisions and were widely constructed in the U.S. 301 APE at the edges of farms, facing roadways (Chase et al. 1992:48, 50; Photograph 6).

In order to be seen as significant as an example of a side gable cottage, a resource must possess the following as well as exceptional integrity from the period of significance:

- One- to one-and-one-half-story height;
- Side gable roof with moderate pitch and shallow eaves;
- Three-bay width;
- Lack of ornamentation;
- Symmetrical or asymmetrical fenestration; and
- Entrances sometimes sheltered by small, shed- or flat-roofed porches or gabled door hoods (Chase et al. 1992:50).

#### *Bungalow*

The bungalow dwelling type was very popular in Delaware between the 1910s and the 1930s. The bungalow's low cost, versatility, and ease of construction all contributed to its proliferation (Chase, Ames, and Siders 1992:40). Most bungalows in Delaware were

constructed as multiple groups in new suburbs that developed in and around Wilmington; however, single dwellings were also commonly built in villages and rural areas of the state, and a few unremarkable examples were identified in the U.S. 301 APE (Lanier and Herman 1997:180).

In order to be seen as significant as an example of a bungalow, a resource must possess the following as well as exceptional integrity from the period of significance:

- Typically one-and-a-half stories;
- Low-pitched gable or hipped roof with wide, overhanging eaves; gable usually faces street; often with dormer windows;
- Three-bays wide with central entrance;
- Roof rafters usually exposed; decorative beams or braces are visible under gables;
- One-story integral porch, often supported by massive, short, battered square columns or piers; column bases generally extend to ground level without breaking at level of porch floor;
- Wood shingle siding is most common; stone, brick, stucco, and rusticated concrete block are also used;
- Exterior chimney, generally constructed of rough masonry; and
- Varied window openings, including bay windows, often small windows flanking chimney at side elevation (Chase et al. 1992:40; Lanier and Herman 1997:180).

#### *Mid-Twentieth-Century Architecture*

Virginia and Lee McAlester, in an examination of American post-1935 residential dwellings, discuss three property types which are found in the study area: the Minimal Traditional, the Ranch, and the Mobile Home. For examples of these dwelling forms that post-date 1930, asbestos shingles are considered original materials. Aluminum siding, when present on examples constructed after 1945, is also considered an original material.

Mid-twentieth-century properties that are part of clusters of dwellings, often oriented in a linear fashion adjacent to the highway, would be evaluated as part of strip residential development under the Community Development context. Due to their predominance on the landscape, post-1940 dwellings would not be considered individually eligible for listing in the National Register in the area of architecture unless they retain an exceptionally high degree of integrity as well as a significant associated documentary record (i.e., construction plans, buildings contracts). Distinctive characteristics of the mid-twentieth-century architectural forms in the APE are detailed below.

#### *Minimal Traditional*

The Minimal Traditional-style dwelling was the earliest of the modern dwelling types that developed after World War II. This housing style, which was loosely based on the earlier Tudor style, dominated residential architecture from the late 1930s to the early 1950s (McAlester 1998:477).

The distinctive characteristics of the Minimal Traditional form are:

- Typically one story in height;
- Low-pitched side-gable roof, often with front projecting gable and close, not overhanging, eaves;
- Usually built of wood, sometimes with aluminum or brick veneer; and
- Limited traditional (Colonial-inspired) detailing (McAlester 1998:478).

### *Ranch*

The Ranch form originated in the late 1930s but did not reach the height of its popularity until the 1950s and 1960s, the period to which most examples in the study area date (Chase et al. 1992:60).

The distinctive characteristics of the Ranch form are:

- One-story height;
- Low-pitched or flat roof;
- Broad, rambling (asymmetrical) front façade;
- Rectilinear or elongated shape;
- Rambling floor plan;
- Usually garage or carport attached to the kitchen end, but may be separate;
- Often have large picture windows, low chimneys, and minimal front porches; and
- Little ornamentation; some with colonial detailing.

### *Modular/Trailer Homes*

The trailer home developed during the post-war era out of the house trailers that were prominent during the 1950s and 1960s. Guidelines for evaluation of mobile homes as part of mobile home parks are included in Section 8.2.3 of this report.

The distinctive characteristics of the Trailer Home form are:

- Semi-permanently stationed once it is positioned on its parcel of land;
- Pre-fabricated linear structures;
- Interior composed of a line of rooms that are accessed by one long hallway; and
- Two units can be combined to form a “double-wide” home that provides more room and options than a single unit (Howe 2002: 384).

### **8.2.3 Registration Requirements for Properties with Residential Architectural Significance**

#### **Evaluation Criteria**

The features for determining whether individual resources are eligible for listing in the National Register under the residential architecture context are primarily physical and usually apply to the resources' eligibility under *Criterion C*. To be eligible under *Criterion C* in the area of architecture, a property must include a building or structure that embodies the distinctive characteristics of a type, period, or method of construction, as outlined in the property type discussion. A dwelling may represent the characteristics or construction methods of an architectural style or type of vernacular architecture popular in New Castle County, the region, or Delaware in a given period. For individual buildings to be eligible under *Criterion C* they must possess strong integrity of design and materials. Examples of high-style architecture are rare in the study area and must be retain the features common to the style in order to be considered eligible for listing in the National Register under *Criterion C* in the area of architecture.

A property can also be eligible under *Criterion C* if it represents the work of a master. A master is generally recognized as an individual known for greatness in a field or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The work of the master would need to clearly exceed the level of workmanship of other properties identified in St. Georges Hundred or New Castle County.

A property can also be eligible under *Criterion C* if it possesses high artistic values. Although specific examples have not yet been identified, the potential for properties possessing high artistic values exists. In order to merit National Register eligibility under *Criterion C* as the work of a master or possessing high artistic value, individual historic resources must possess a high degree of integrity of design, materials, and workmanship.

To be eligible under *Criterion A*, a dwelling must have originally, or through much of its history, been associated with and be reflective of a trend or pattern in history. Residential dwellings would likely be eligible under *Criterion A* for trends or patterns in history developed under the agricultural or community development context. For example under *Criterion A*, tenant houses are reflective of economic and social stratification of the agricultural landscape. Documented or confirmed examples of mail-order or kit houses may be eligible under *Criterion A* if they retain a substantial documentary record, such as original house plans and correspondence.

To be eligible under *Criterion B* in the area of architecture, a dwelling must be associated with the productive life of an individual who has played a role in the historic development and/or prosperity of the area, state, or nation. The continued occupation of a dwelling by the same family over a number of generations may be significant under *Criterion A*, not *Criterion B*, since it would be reflective of a pattern of ownership, rather than the accomplishments of an individual.

To be eligible under Criterion D in the area of architecture, the dwelling fabric must possess the potential to yield information on building practices or methods of construction not available in any other way or the property must possess archaeological potential. Eligibility of above-ground resources under Criterion D is rare; generally only an extremely well-preserved example of a dwelling style, form, or construction method with significant historical documentation that has the potential to answer important resource questions would be eligible under Criterion D. If a dwelling is a rare example of a method of construction, and could yield information on construction techniques, it may not require as high a degree of integrity as other residential dwellings.

### **Aspects of Integrity**

Residential architecture resources must retain a minimum of four of the seven aspects of integrity to be considered eligible. Integrity of *design* is most critical when evaluating individual resources as representative examples of a type under Criterion C. For buildings and structures, design refers to massing, fenestration, ornamentation and other architectural qualities. Integrity of building design would be compromised on the exterior through incompatible additions as well as the loss of at least two of the five major architectural elements (rooflines, windows, doors, chimneys, and porches).

Integrity of *materials* is the retention of those physical elements of construction used to create buildings, structures, and features. The cladding of original siding with historic-period replacement siding (clapboards or asbestos shingles) is acceptable if the building retains its original design, form, and massing. While replacement windows and/or doors may have been installed in a building, the original fenestration pattern should remain. More common dwelling types, such as Bungalows, Minimal Traditional dwellings, Ranch dwellings, Cape Cod dwellings, and side gable cottages, would require greater material integrity than rare examples of a type such as a log dwelling. Dwellings that have poor integrity of materials will generally not be individually eligible; however, they may still be eligible as contributing elements in historic districts.

Additive changes are often clearly identifiable as products of a particular period or value of the owner and do not necessarily compromise integrity. When assessing integrity of materials, it is important to identify if the changes were made during the period of significance and why they were made. Questions to ask include: do the material changes reveal important aspects of the history and evolution of the property, such as changing trends in agriculture or cultural values, or do they detract from the overall integrity of the property?

Integrity of *workmanship* is physical evidence of functional and/or decorative craftsmanship during a given period in history. Evidence of traditional or historic workmanship is exhibited in the way buildings and structures are constructed. Examples of workmanship in the study area include decorative woodworking and brickwork. When materials or methods are replaced, evidence of workmanship is either masked or lost.

*Location* is defined as the place where a historic-period building was constructed. Dwellings that have been relocated and retain integrity of materials, design, and workmanship would still be eligible under this context. For tenant houses, given the portable nature of the property type, if a dwelling has been removed from its original location, it may still be eligible if it was relocated during the period of significance, retains a visual connection with the main dwelling, and its original location is known (Sheppard et al. 2001: F48). National Register Criteria Consideration B states that if a property that has been removed from its original or historically significant location it may be eligible if it is significant primarily for its architecture value or as the extant property most associated with a historic person or event.

*Setting* is defined as the physical environment of a dwelling. *The House and Garden in Central Delaware* has established that retention of integrity of setting is important for the tenant house type (Sheppard et al.2001:F48). Integrity of setting is most critical for those properties being recommended eligible under Criterion A in the area of agriculture. For those residential resources that are eligible under Criterion C in the area of architecture, integrity of setting is not critical.

*Feeling* is a property's ability to express the aesthetic sense of a particular time and place in history, or its historic-period character. The cumulative effect of integrity of setting, design, materials, and workmanship creates a sense, or feeling, of the past.

*Association* is the direct link between a property and the important events and persons that shaped it. For those dwellings that reflect the social and economic status of the families who built and inhabited them (eligible under *Rebuilding St. Georges Hundred or Dwelling of the Rural Elite*), integrity of association may contribute to the integrity of the building. For tenant houses, oral history can document lengthy relationships or associations between a particular family as tenants/owners of a specific house or between a family of farm owners and a family or tenants (Sheppard et al. 2001: F49).

### **8.3 TRANSPORTATION**

Beyond several highway bridges, the majority of the transportation-related resources in the APE were not previously evaluated for National Register significance. An examination of the libraries of relevant repositories revealed context work related to Delaware's highway bridges, roadways, and railroads (Lichtenstein 2000; Spero 1991). The National Register's guidance for the evaluation of aviation properties and coordination with DESHPO staff proved helpful in developing evaluation procedures for the one airport in the APE.

#### **8.3.1 Previous Context Work**

Previous context work on this topic relevant to the U.S. 301 APE includes:

- *Delaware's Historic Bridges and Evaluation of Historic Bridges with Historic Contexts for Highways and Railroads* (Lichtenstein 2000);

- *Delaware Historic Bridges Survey and Evaluation*, DelDOT Historic Architecture and Engineering Series No. 89 (P.A.C. Spero 1991); and
- *National Register Bulletin: Guidelines for Evaluating and Documenting Historic Aviation Properties* (NPS 1998).

### **8.3.2 Associated Property Types**

Examples of associated property types include bridges, roadways, railroads, and airports. Although the C & D Canal is another important transportation property type in the vicinity of the project area, it is not being considered in this discussion because it is outside the APE.

#### **Railroads**

One railroad, the DRR, passes through the APE. The DRR has not been previously evaluated for National Register eligibility. Historic mapping and Table 4, List of Stations and Sidings on the Delaware Railroad within the U.S. 301 APE, should be consulted to determine the historic integrity of the DRR and its contributing features. Generally, the historic right-of-way of the railroad line would serve as the boundary for the resource (Lichtenstein 2000).

In order to be seen as significant as an example of a railroad, a resource should possess the following as well as integrity from the period of significance:

- Retention of the course and construction features (berm and trackbed) associated with the operation of the railroad during the period of significance (replacement of tracks, if necessary for the continued operation of the railroad, would not detract from the overall integrity of the line);
- Small-scale features included within the right-of-way of the line, such as switches and signals;
- Remain under active use (enhances integrity of feeling);
- Some support buildings and structures, such as railroad stations and freight houses, which were critical to the continued operation of the railroad (enhance the integrity of the line and be considered contributing resources); and
- Majority of railroad sidings that historically served properties along the railroad.

#### **Bridges**

Generally, historic-period bridges consist of the five following types: stone arch bridges, truss bridges, movable bridges, metal girder bridges, and reinforced concrete bridges. Within the project area, bridges are most often found over small stream crossings, with concrete bridges being the predominant type. A historic bridge may be eligible for technological, engineering, and/or architectural significance. Four bridges in the project area have been previously surveyed by P.A.C. Spero (1991) and Lichtenstein (2000); three are extant, two have been determined not eligible, and one has been determined eligible (Table 1). One previously unevaluated bridge, (CRS No. N14399) was identified

in the study area during the course of future work. This and any other bridges identified as present by 1962 and not previously evaluated should be assessed in the context of the bridge inventory which is presented in *Delaware's Historic Bridges* (Lichtenstein 2000).

### **Aviation Facilities**

There is one historic-period aviation facility in the APE that retains integrity of location: Summit Aviation. This airfield was founded in the mid-twentieth century and continues to be used to the present day. Aviation properties may be limited to a single resource, but would more likely include a group of resources comprising a grouping or district, such as airplane hangars, passenger terminal, and runways, and therefore would likely be evaluated as a collection of buildings. In evaluating the significance of the resource, it is important to determine why it was originally constructed (i.e., as a privately-owned, general aviation facility) and what its current use is. Extant examples of other airports that served similar purposes should be identified, and the resource should be evaluated within the context of similar examples. The answers to questions of why was the airport founded and by whom will also be helpful in assessing significance under Criterion B. For a critical examination of integrity, the physical features that existed during the initial period of construction should be investigated (using aerial photography and historic photographs) and compared to the current conditions.

Previous documentation on Delaware aviation facilities was examined for information relevant to the evaluation of aviation facilities in Delaware (Heite 1996, Hall et al. 2002; Baicy et al. 2005; and McVarish and Siegel 2004). These resources were useful for historical information, but they did not provide clear guidance on the development of evaluation criteria for aviation properties.

In order to be seen as significant as an example of an airport, resources must possess the following as well as integrity from the period of significance:

- Majority of historic landscape features in their historic location, such as runways, airfields, taxiways, parking aprons, and tie down areas;
- Most of the buildings dating to the period of significance, such as hangars, terminals, warehouses, and maintenance shops;
- Retention of small scale features, such as fuel facilities, runway lights, traffic and safety signals and devices; and
- Lack of modern infill that post-dates the period of significance (no more than 25% of the structures may post-date the period of significance).

### **Roadways**

Beyond the DuPont Highway (U.S. 13), which is located on the eastern edge of the APE, there do not appear to be any roadways that played a major role in the twentieth-century transportation history of Delaware in the APE. If a historically significant roadway is identified, it would need to retain integrity from its period of transportation significance. While the APE largely retains its roadway pattern from the nineteenth century, the

widening, resurfacing, and straightening of the roadways in the study area has affected their potential to retain integrity. Transportation corridors that fail to retain road construction, design features, or materials from their period of significance, and retain few ancillary features or intact associated buildings and structures from the period of significance, would not be eligible for the National Register within the context of transportation.

### **8.3.3 Registration Requirements for Properties with Transportation Significance**

#### **Evaluation Criteria**

To be eligible under *Criterion A* in the area of transportation, a historic resource must reflect its association with an event or a trend in transportation history in the APE. Such trends may include, but are not limited to, developments in railroad or aviation transportation. To be eligible under Criterion A, the transportation resource must retain the physical features that characterized its appearance and function during the period of its association with the significant trend in transportation history. This includes the retention of ancillary features, as well as the historic path of the transportation corridor. Physical developments of the landscape related to transportation expansions, such as the growth of towns along the DRR in the mid- to late nineteenth century, should be evaluated under Criterion A in the area of Community Development.

To be eligible under *Criterion B* in the area of transportation, a historic transportation resource must be associated with the life/lives of a person or people that were historically important. There must be a documented association with the contributions of the notable individual, who was important to St. Georges Hundred, New Castle County, or Delaware. Additionally, the property would have to be the historic resource that best illustrates the person's important achievements. Pioneers in air or rail transportation, for example, could be associated with this criterion. No transportation resources in the APE appear to be potentially significant under Criterion B.

To be eligible under *Criterion C*, a transportation resource must represent a type, period, or method of construction; or the resource may represent the work of a master builder or designer. The specific and/or innovative design of an airport hangar or a bridge, or aspects of engineering and technological innovations pertaining to a railroad are examples. Additionally, airports and railroad corridors could represent significant periods in transportation design or significant construction techniques or technologies. Airfields may also be eligible under Criterion C as a grouping of buildings that lack individual distinction but were historically related.

To be eligible under *Criterion D* in the area of transportation, a resource must be likely to yield important information about the history of transportation corridors or facilities or other historical topics.

## Aspects of Integrity

If significant transportation resources are identified within the APE, their integrity must be assessed to make a determination of National Register eligibility. The most important aspects of integrity when evaluating transportation resources such as railroads and airports are location, setting, design, and materials. Railroads that have been widened, realigned, resurfaced, or straightened and whose setting has changed dramatically from its period of significance would no longer be considered eligible.

Retention of the *location* of the transportation resource, complemented by its historic setting, enables a resource to convey its past character. Additionally, the retention of the relationship between the transportation corridor and the towns and other destinations along its route is important. If the transportation resource has been relocated, integrity of location is destroyed.

*Design* is the result of decisions made during the planning of the transportation resource. The use of original materials and layout and construction technologies dating to the period of significance of the resource would result in retention of integrity of design. If the transportation path (rail bed or airstrip) has been widened or repaved, integrity of design is reduced.

When considering integrity of *setting*, how the transportation resource is located within the larger setting and the relationship to surrounding features should be considered. For example, the relationship of a resource to topographic features is considered under integrity of setting. The maintenance of the relationship between a corridor and the buildings that it provided service to during the period of significance (i.e., a railroad retaining sidings leading to industrial buildings it historically served) enhance integrity of setting.

The choice and combination of *materials* reveal the preferences of those who designed and built the route and indicate the availability of particular types of materials and technologies. A transportation corridor should retain or replicate the key exterior materials that were present during its period of historic significance. If the roadway has been repaved, the integrity of materials has been compromised. Reconstructed or rebuilt transportation corridors would not retain integrity of materials.

*Workmanship* can furnish evidence of the technology of construction. Those transportation resources that have been rebuilt or reconstructed would not retain integrity of workmanship.

*Feeling* is a resource's expression of the historic sense of a particular period of time. Integrity of feeling results from the presence of physical features that, taken together, convey the property's historic character. Transportation resources that retain integrity of location, setting, design, and materials, would likely retain integrity of feeling. A

transportation corridor that continues to serve its historic function would retain a higher degree of integrity of feeling than one that does not.

*Association* is the direct link between an important historic event or person and a transportation resource. A resource retains integrity of association if it retains features that enable it to convey its historic use to an observer.

## **8.4 COMMUNITY DEVELOPMENT**

### **8.4.1 Previous Context Work**

Previous context work on this topic relevant to the U.S. 301 APE includes:

- *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Ames and McClelland 2002);
- *Suburbanization in the Vicinity of Wilmington, Delaware, 1880-1950+/-: A Historic Context* (Chase, Ames, and Siders 1992); and
- *Wheel Estate: The Rise and Decline of Mobile Homes* (Wallis 1991).

### **8.4.2 Associated Property Types**

Expected community development property types consist of crossroads communities (dating to the 1830-1880± and 1880-1940± historic periods) and suburban developments and mobile home parks dating to the 1880-1940± and 1940-present historic periods. Within the project area, communities developed at roadway intersections and along the small stations or stops for the DRR. Crossroads communities in the project area are located at important roadway intersections, such as Mt. Pleasant (at the intersection of SR 896 and U.S. 301). Strips of residential development are located near the edges of farms along roadways in the study area. Planned suburban development did not occur in the study area until after 1962. One mobile home park, the Mt. Pleasant Mobile Home Park, is located on U.S. 301.

Middletown, which originally developed as a crossroads community, is the largest community in the APE, with a gridded street layout and a historic period core at its center. Only a small portion of this previously listed historic district extends into the APE, and the reconnaissance survey did not indicate that the National Register boundary for this resource should be extended to include additional resources in the APE.

#### **Crossroads Communities**

A number of crossroads communities were historically located in the APE, many of which were termed Corners (Armstrongs, Biddles, Jamisons, and Boyds). Historic mapping and the context report should be used in assessing the integrity of a crossroads community.

In order to be seen as significant as an example of a crossroads community, a resource must possess the following as well as integrity from the period of significance:

- Retain physical proximity to the force that drove settlement and development of the community (railroad and/or roadway);
- Contain a variety of building functions and types, including a combination of commercial, civic, and residential resources, and perhaps industrial and/or transportation resources that are reflective of the historic fabric of the community;
- Include a range of construction dates and architectural styles to represent several periods of development;
- Lack modern infill; and
- Lack vacant lots in the location of former historic buildings and/or structures that date to the community's period of significance.

### **Residential Strip Development**

The trend toward suburban residential development that had begun in the 1930s in other parts of Delaware, closer to cities, initially had a modest effect on Middletown. In response to the population growth that began after World War I, in rural areas throughout Delaware, residential subdivisions began to appear on the peripheries of towns on land fronting major roads along the edges of farms. This trend continued in the APE through 1962. Although these small linear subdivisions often contain houses of similar design, fronting a single roadway, this type of development is of insufficient size to be termed suburban development and to be evaluated as such. The frequency of strip residential development in Delaware indicates that this trend is not uncommon.

In order to be seen as significant as an example of a strip residential development, a resource must possess the following as well as integrity from the period of significance:

- Evidence of historic division of former farmlands for the purpose of residential development at the edge of a former farm field;
- Alignment of a strip of residential lots along a roadway;
- Retention of dwellings with architectural unity (similar form, materials, and/or details) and exceptionally high integrity; and
- A substantial documentary record that provides information on the development and execution of this type of residential development.

### **Mobile Home Park**

Most mobile homes in the APE can be found grouped together in the Mt. Pleasant Mobile Home Park, one of a number of small communities in New Castle County commonly known as mobile home, trailer, or manufactured home parks. These communities consist of a multiple-lot subdivision with individual parcels for each trailer, and usually feature a linear layout with streets. Often an office (sometimes converted to a single family dwelling) is included in the complex. Some of the larger communities feature shared

Eligible mobile home parks would include a circulation network, spaces for the location of mobile homes, and community resources such as offices or recreations areas. For a mobile home park to be eligible the majority of the buildings would need to date to 1962 or earlier.

#### **8.4.3 Registration Requirements for Properties with Community Development Significance**

##### **Evaluation Criteria**

To be eligible under Criterion A in the area of community development, the resource must reflect its association with a significant trend or pattern in community development. Such trends may include, but are not limited to, early settlement patterns; transportation induced-growth resulting from the construction of the DRR; and growth resulting from the construction of U.S. 301 and its major crossroads. Community development resources would likely be evaluated as historic districts since they comprise clusters of buildings, with individual buildings included as basic components of the districts (Chase et al. 1992:105). A large majority of the buildings in the community must date to the period of significance. Additionally, the community must retain sufficient architectural integrity (at least four of the seven aspects) to convey the character of the period for which the district is recommended eligible. The neighborhood may also reflect the heritage of a certain social or economic group important in the history of the area. For further information on the evaluation procedures for rural African-American communities, consult Section 8.7 of this report.

Community development resources may be eligible for the National Register under Criterion B if there is a documented association with the contributions of a particularly notable individual, such as a builder or a developer, who was important at a local, state, or national level. The district would have to be the property type that best illustrates the person's important achievements. Planned communities that would be potentially eligible under Criterion B are rare and do not appear to exist in the APE.

In order for a community development resource to be considered eligible under National Register Criterion C, it must embody distinctive characteristics of its type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction. Within this category, community development resources are potentially eligible as significant examples of various eras and functions, or for their incorporation of various architectural styles, types, or building materials. Potentially eligible groupings or districts must retain a high degree of integrity of both their architectural and landscape characteristics, as well as orientation to the transportation route(s) that led to the development. Retention of the local historic road network should be a salient characteristic for a crossroads community.

Community developments can also be eligible as significant representations of specific methods of construction, if examples are found in the APE. To date, no districts that represent the work of a master or possess high artistic value have been identified in the APE. To be eligible under Criterion C, the buildings and structures that make up the district must retain integrity of materials and design. .

To be eligible under *Criterion D* in the area of community development, a resource must be likely to yield important information about the development of a community or a specific type of residential development

### **Aspects of Integrity**

Retention of *location* along a major transportation route, complemented by its historic setting, enables a community to convey its past character. The integrity of location would remain intact if buildings and features remain in their original location. Moved or relocated features (buildings, roadways, etc.) within the community would detract from the integrity of the grouping.

*Design* is the combination of elements that create the form, plan, and spatial organization of a settlement community. Design is the result of decisions made during the original conception or planning of the community. Retention of layout, spatial relationship between buildings, and original ornamentation and materials from the period of significance would enhance the design integrity of a community. The buildings and structures that make up the community should retain some integrity of design to be considered contributing components.

*Setting* is the physical environment of a community. Whereas location refers to the place the community was built, setting refers to the character of the surroundings. When considering integrity of setting, how the community is located within the larger setting and the relationship to features outside the community's boundaries should be considered. For example, the relationship of a strip development to a roadway is considered under integrity of setting. Other features considered under integrity of setting include vegetation, paths or fencing, and the relationship between buildings and other features, such as open space. Integrity of setting would be compromised by the removal of or major alterations to buildings and the addition of buildings that post date the period of significance.

*Materials* are the physical elements that were used during a particular period of time and in a particular manner to form a community. The choice and combination of materials reveal the preferences of those who designed and built the community and indicate the availability of particular types of materials and technologies. A community must retain the key exterior materials for buildings, fencing, landscaping, and sidewalks dating from the period of its historic significance.

*Workmanship* is the physical evidence of the craftsmanship used in the construction of the elements that make up a community, including buildings, structures, objects, or sites.

Retention of integrity of workmanship can reveal aesthetic and technological principals practiced during the period of significance.

*Feeling* is a community's expression of a historic sense of a particular period of time. Integrity of feeling results from the presence of physical features that, taken together, convey the resource's period of significance. Communities that retain integrity of location, setting, design, and materials would likely retain integrity of feeling.

*Association* is the direct link between an important historic event or person and a community. An example of integrity of association is the retention of the relationship between a community and a transportation corridor that led to its development. Like feeling, integrity of association requires the presence of physical features that convey a property's historic character, as well as the retention of spatial relationships. New land uses and the loss of elements of design would diminish a community's integrity of association.

## **8.5 COMMERCIAL DEVELOPMENT**

### **8.5.1 Previous Context Work**

Previous context work on this topic relevant to the U.S. 301 APE includes:

- *Historic Context for Evaluation of Commercial Roadside Architecture* (Rossin and Bowers 1992);
- *More than Just a Pair of Red Pumps: Preserving Historic Gas Stations* (Puleo 2001);
- *The Tell-Tale Motel: The Past, Present, and Future of Roadside Accommodations on U.S. Route 40 1900-1970* (Yost 2003);
- *The Motel in America* (Jakle et al. 1996); and
- *The Gas Station in America* (Jakle and Sculle 1994).

### **8.5.2 Associated Property Types**

Expected commercial (retail) establishments in the project area are associated with highway transportation, particularly the development of the automobile and date to the 1880-1940± and 1940-present historic periods. Within the study area, the dominant transportation corridors are U.S. 13 and U.S. 301, which accommodate north-south travel; most examples of commercial architecture are located along these corridors.

Commercial districts, or areas where a number of commercial properties exist within close proximity to one another, would tend to form in a linear pattern along roadways outside of towns or around intersections, where they could serve both local residents and travelers. Within the U.S. 301 project vicinity, historically commercial districts seem to have been located to areas outside of the APE.

### **Service Stations/Repair Garages**

In order to be seen as significant as an example of a service station, a resource should possess the following as well as integrity from the period of significance:

- Retention of roadside location;
- Retention of roadside signage;
- Retention of gas pumps in front of building adjacent to roadway, often sheltered by a canopy or porte-cochere
- Horizontal form emphasized by painted lines at façade, rounded corners, etc.
- Separation of office from auto repair facility; usually corner office with adjacent garage bays;
- Retention of original fenestration;
- Continuation under commercial use; and
- Retention of features that influenced integrity of setting, including sight lines, property boundaries, curb cuts, traffic circulation patterns, and accessibility to the roadway it served (Puleo 2001:109-111).

### **Eating Establishments**

In order to be seen as significant as an example of an eating establishment, a resource should possess the following as well as integrity from the period of significance:

- Retention of decorative façade elements (such as neon, art deco detailing, or similar features);
- Retention of roadside location;
- Retention of original signage;
- Retention of original layouts with specifically designed parking/service areas that provided access to the establishment; and
- If additions have been made, original core must be visible from the roadway and still serve as the major dining area for the operation (Rosin and Bowers 1992:11-13).

### **Roadside Stands**

In order to be seen as significant as an example of a roadside stand, resources should possess the following as well as integrity from the period of significance:

- Located at the roadside either at a farm, or in conjunction with a small gas station or store;
- Small frame buildings ranging from one- to one-and-one-half stories tall;
- A large window opening on the front elevation that allows the customer to order and purchase goods from the roadside;

- Retention of orientation to the roadside; and
- History as a noted stopping point for travelers along the associated roadway.

### **Motels**

The evolution of roadside lodging began with early auto camps and tourist homes and eventually evolved into the large highway hotels of today. Within the study area, only one example of roadside lodging, a motel, has been identified. Thus, the motel (1930s-1960s) is the only lodging type discussed in this document. This discussion was developed using *The Tell-Tale Motel: The Past, Present, and Future of Roadside Accommodations on U.S. Route 40, 1900-1970* (Yost 2003) and *The Motel in America* (Jakle et al. 1996).

In order to be seen as significant as an example of a motel, a resource should possess the following as well as integrity from the period of significance:

- Building forms and architectural styles which accommodate transitory visitors (departure from residential building forms);
- On-site automobile parking;
- Original site layout with central courtyard;
- Retention of neon signage is desirable;
- Original construction size, form, and amenities;
- Original architectural features including entry porches and wood associated service features;
- Proximity to other services such as a gas pump(s), restaurant, and/or bar; and
- Facilities usually located directly in the vicinity of major travel routes (Yost 2003 and Jakle et al. 1996).

### **8.5.3 Registration Requirements for Properties with Commercial Significance**

#### **Evaluation Criteria**

The *Historic Context for the Evaluation of Commercial Roadside Architecture* (Rosin and Bowers 1992) provides general eligibility characteristics for commercial roadside architecture. This context was prepared for pre-1942 architecture and did not address post-World War II commercial architecture, although the same procedures would be applicable for commercial resources in the APE dating through 1962. The context states: “In general, properties qualifying under this context should illustrate . . . commercial activity that occurred in direct response to automobile use and travel. Qualifying properties should feature site layouts that facilitate service to customers arriving by car, such as motor courts or parking lots” (Rosin and Bowers 1992:24). The nomination provides the following guidance for the evaluation of roadside architecture specific to the National Register criteria:

Under Criterion A (properties associated with events that have made a significant contribution to the broad patterns of history), eligible properties

should be associated with patterns of settlement and development that occurred in response to the automobile. This includes the development of secondary commercial districts along newly constructed state highways, and eating and lodging facilities for tourists in areas not commonly associated with colonial or railroad era travel.

Under Criterion B (properties associated with the lives of persons significant in our past), eligible properties should be associated with a particular individual or family who was significantly involved with the development of commercial architecture. This might include an architect who designed numerous, unique service stations, restaurants, or motels, or is an influential owner of a series of such facilities.

Under Criterion C (properties that embody a type, period or method of construction), eligible properties should embody the architecture of the automobile era. This includes early, traditional designs for service stations, tourist cabins and motels, as well as later, streamlined designs or buildings that exhibit identifiable traits of specific companies that developed or flourished during the automobile era. Properties that exhibit the use of modern construction techniques and materials, such as enameled porcelain, stainless steel, aluminum, and glass blocks, would also qualify under this Criterion.

Under Criterion D (properties that have yielded or may be likely to yield information), eligible properties will include those standing buildings and archaeological sites that have the potential to yield information about construction technology that otherwise could not be gleaned from documentary sources. (Rossin and Bowers 1992:25-26)

### **Aspects of Integrity**

The *Historic Context for Evaluation of Commercial Roadside Architecture* provides the following information specific for evaluating integrity of commercial resources:

The association with the automobile as seen in a property's *location* and *setting* are intrinsically important to roadside architecture. The property should be located with direct access to an improved roadway in a setting that incorporates the automobile as evidenced by a drive court and/or on-premises parking. A property that was once sited on a principal thoroughfare may now be located a distance from the main flow of traffic or may have been moved to accommodate the road expansion. Moving an auto-related building in response to road improvements would not damage the building's integrity of location. While it is no longer located on its original site, it is still situated in a roadside setting and continues to serve an automobile related function.

The original *design* of a property should be visible in the plan and form of the building(s), and the property's original *materials* should be intact. This includes framing, exterior wall sheathing and the rhythm and size of openings, as well as the details and quality of *workmanship* that went into the original construction. Similarly, building interiors should retain original elements, including fixtures, tilework, and woodwork, and the original plan should be unaltered. The removal of original details and the application of new materials weaken the property's integrity of materials and workmanship. Likewise, structural additions and removals weaken a property's integrity of design. Only if alterations were made prior to 1940 [1962] can they be considered historic. The property's original function (restaurant, service station, auto show room, motel) should be identifiable, as should the company if the property belonged to an architecturally standardized chain (such as a Texaco or Gulf gas station or a Howard Johnson restaurant).

The historic *feeling* of a property is extremely subjective to characterize and more accurately reflects an amalgamation of the aforementioned characteristics in varying degrees. While a still functioning, 1940 service station may retain its setting and plan, it may have been significantly remodeled and expanded so that its original appearance (including design, materials and workmanship) is no longer discernable. On the other hand, the exterior sheathing of a court of tourist cabins may have been replaced, either to update the property's appearance or to transform the individual units into a "single building" of connected motel units. While the exterior materials and design have been altered, the individual units remain intact below the new sheathing and the property could still be considered eligible.

A property's *association* with an important person or event would typically be derived from the overall building or site plan as well as any architectural details that are particularly unique to that individual or occurrence. An example might include the unique design or signage of a restaurant chain owned by an important individual or designed by a prominent architect if the building exhibits those features that are associated specifically with the individual. (Rossin and Bowers 1992:25-26).

## **8.6 INDUSTRY**

### **8.6.1 Previous Context Work**

Previous context work on this topic relevant to the U.S. 301 APE includes:

- *The Canning Industry in Delaware, 1860-1940 +/-: An Historic Context* (Doerrfield et al. 1993).

## 8.6.2 Associated Property Types

As discussed in the historic context section of this document, included among the prominent industries in the APE were canning, milling, tanning, brick making, fertilizer manufacturing, and more recent twentieth-century industry. The majority of the industrial property types that remain in the APE are associated with the 1880-1940± and 1940-present historic periods. One building is all that remains of a former cannery operation at Armstrongs Corner. Additional inquiries will be required during the intensive level survey to identify the historic function of the non-descript twentieth-century industrial buildings located northwest of Middletown along Broad Street adjacent to the railroad.

### Canneries

A local industry that flourished in this predominately agricultural area, with help from the railroad, was canning. The canning factory is the primary property type associated with the canning industry. The registration requirements were developed using the guidelines outlined in *The Canning Industry in Delaware* (Doerrfield et al. 1993:155). While many of these industrial buildings have been razed or recycled for usage in other industries, portions of a now defunct cannery still exist in the crossroads community of Armstrongs Corner.

In order to be seen as significant as an example of a cannery, a resource should possess the following as well as integrity from the period of significance:

- Buildings constructed of brick or wood frame;
- Documented historic association as part of an industrial complex that canned local produce;
- Frontage on the railroad and/or local roadways;
- If part of a complex, must retain the majority of buildings from the period of significance as well as reflect historic use as a cannery;
- If a building is longer part of a canning complex, the building must:
  - remain unaltered and
  - retain its original processing equipment or provide sufficient evidence on the interior to reconstruct its processing equipment (Doerrfield et al. 1993)

### Twentieth-Century Industrial Operations

Within the APE a number of industrial buildings that appear to date to ca. 1930 and later have been identified immediately northwest of the historic core of Middletown along the east side of the DRR. The earliest of these industrial plants are constructed of concrete block and feature simple metal casement sash with little to no architectural detailing and no notable historic engineering features at the exterior. One of the resources, now the Southern States, retains an original siding to the railroad. Another industrial building,

obscured by later additions, serves as a home to Johnson Controls. As these are modest and non-descript industrial buildings, it is difficult to discern their historic function. As part of future studies, oral histories will be undertaken with knowledgeable individuals and an examination of land records will be carried out. If necessary, additional property type descriptions will be developed to enable accurate assessments of National Register eligibility for specific industrial property types. Examples of significant or innovative engineering or structural designs would be considered individually eligible under Criterion C.

In order to be seen as significant as an example of a twentieth-century industry, a resource should possess the following as well as integrity from the period of significance:

- Location near major transportation corridors, especially railroads and/or roadways;
- Buildings constructed of concrete and/or wood or metal frame;
- Retention of main building;
- Retention of some additional buildings and/or ancillary features related to historic industrial use;
- Retention of equipment that conveys historic function on the interior and/or exterior of extant buildings;
- Continued industrial use and/or location amidst additional industrial resources enhances integrity of feeling; and
- For those industrial resources that have additions, retention of sufficient historic fabric to convey historic function is important (no more than 25% of the total complex may post-date the period of significance).

### **8.6.3 Registration Requirements for Properties with Industrial Significance**

#### **Evaluation Criteria**

For eligibility under Criterion A, an industrial resource must possess a strong association with an event, or the patterns or trends that characterize industry and industrial development in the area. Industrial development in the study area appears to have associations with manufacturing (canning and batteries) and agriculture (canning and grain processing). Retention of elements reflecting the historic function of the building would be necessary for eligibility under Criterion A.

Industrial resources can be eligible for the National Register under Criterion B if they are associated with an individual or group of particular historical significance. The resource must represent the significance of the person/people within this historic context; important people within the industrial context may include those associated with the establishment of significant industries, or significant inventions or innovations in industrial activities. The industrial property must be the extant resource most associated with the significant accomplishments of that person's life.

To be eligible under Criterion C for architectural significance, an industrial resource must retain the characteristics of its style, type, period or method of construction, and must convey its role in industrial history. Representative examples of typical industrial designs, or buildings that exhibit the ornamentation of a specific architectural style, may be eligible under Criterion C. An industrial resource is most likely to be eligible for its building form or utilization of significant structural design, or as an example of significant or innovative engineering. Industrial buildings tend to be function-specific, often clearly reflecting the nature of their industry, and retention of elements reflecting the historic function of the building would be necessary for eligibility under Criterion C. Early industrial structures may possess additional significance because of their rarity.

To be eligible within this context under Criterion D, an industrial resource must be likely to yield important information about historic industrial practices for which there is little to no documentary record.

### **Aspects of Integrity**

The most important aspect of integrity for industrial resources is *design*. It is the design of the building that allowed it to function as it did. The historic function and form of an industrial building must be evident to maintain significance.

*Location* and *setting* are also important to industrial resources. Early extractive facilities were generally located at the source of raw materials, while early productive industries were located near waterways, which provided power to the facilities. Later, as transportation capabilities improved and power could be generated in a variety of locations, industrial facilities were often located near major transportation corridors, especially railroads. The setting of these industrial facilities was generally remote and industrial in nature, most often located on the fringes of growing communities, near waterways, or transportation facilities.

Although *materials* and *workmanship* are not particularly relevant aspects of integrity for industrial resources, the extensive use of replacement materials may detract from the integrity and architectural significance of a resource.

The *feeling* of most historic industrial facilities has changed over time, as the buildings have gone out of use, or the industries contained within evolved. Industrial facilities that reflect their historic function and remain in their historic location/setting generally retain sufficient integrity of feeling.

When evaluating industrial complexes and processes, *association* relates to the ability of a historic resource to convey the link between the existing elements and the technology the resource represents. For canning resources, retention of physical machinery associated with the industry would enhance integrity of association (Doerrfield et al. 1993:161).

## **8.7 AFRICAN-AMERICAN HISTORY AND CULTURE**

### **8.7.1 Previous Context Work**

Previous context work on this topic relevant to the U.S. 301 APE includes:

- *African American Settlement Patterns on the Upper Peninsula Zone of Delaware, 1730-1940 +/-: Historic Context* (Skelcher 1995a);
- *African American Education Statewide in Delaware: 1770-1940 +/-: Historic Context* (Skelcher 1995b); and
- *African American Education in Delaware: A History Through Photographs, 1865-1930* (Skelcher 1999).

### **8.7.2 Associated Property Types**

Armstrongs Corner and Mt. Pleasant are two communities within the APE that have been identified as having African-American associations. The two types of properties most commonly historically associated with the social order of the African-American community are schools and churches. Historic research conducted on the African-American community of the APE to date has revealed that at least one extant African-American school exists: a DuPont School (CRS No. 13536) is located east of U.S. 301 and south of Old Schoolhouse Road. A building to the east of the DuPont School (CRS No. N05241) may have served the local African-American community before the DuPont School was erected to the west. Additionally, one A.M.E. Church, Ringgold Chapel (CRS No. N14330), has been identified in the APE and appears to continue under use today.

Historian Bradley Skelcher has categorized African-American communities into rural and urban settlement communities (Skelcher 1995a:147). With the exception of Middletown, which is on the edge of the APE, very small rural communities with African-American associations include Hamtown (northeast of Middletown and outside the APE), Armstrongs Corner, Mt. Pleasant, and a small grouping of dwellings at the intersection of Old Schoolhouse Road and U.S. 301. The latter three rural communities are all located along U.S. 301 and may be individual African-American enclaves but are more likely part of a larger rural community; Skelcher indicates rural African-American communities can extend up to 1.5 miles in size (Skelcher 1995).

#### **Rural African-American Communities**

According to Skelcher, an African-American rural community is “a district or a more or less definitely circumscribed place containing African-American members that is locate[d] [sic] remotely from the nearest Euro-American community, usually found at crossroads in the countryside.” Skelcher indicates that the DuPont schools were typically located at the center of the African-American population with the intention of improving

school attendance; this seems to indicate that the community in the APE was centered around the former DuPont school near the intersection of Old Schoolhouse Road and U.S. 301 (Skelcher 1995a:22).

Oral interviews with members of the African-American community will be undertaken as part of future work for this project. Two elderly informants who live in African-American communities located within or in the vicinity of the APE have been identified: Mr. John Haman is 88 years old, attended the Mt. Pleasant DuPont School, and has lived in Armstrongs Corner for all his life. Mrs. Cornelia Ross is 93 years old and has lived in Summit Bridge for all her life. Through these oral interviews and additional documentary research, the historic limits and integrity of the rural African-American communities in the APE will be established.

In order to be seen as significant as an example of a rural African-American community, a resource must possess the following as well as integrity from the period of significance:

- African-American institutions such as churches or schools;
- Retention of rural setting;
- At least two residential dwellings with documented association with members of the African-American community; and
- Other associated features, such as a mill pond used for baptisms, agricultural outbuildings, agricultural landscapes, buildings that served commercial functions, and/or a cemetery (Skelcher 1995a:145-146).

In order for a community to be identified as African American in origin, the following documentary record must be found:

- Historic mapping indicating the presence of an African-American church;
- Records of schools associated with the education of African-American children; and
- Documentary evidence of the ownership or tenancy of a property in the vicinity of the church and school as African American during the historic period.

Oral histories could also prove useful to supplement the documentary information.

Regarding integrity, Skelcher recognizes that buildings in rural African-American communities are generally highly altered and may have been relocated.

If communities survived, quite often their communities were altered....In addition, African American communities expanded and contracted geographically with population changes over time. Changes in economic opportunities have also led to the abandonment of rural communities. Some contributing elements such as schools were moved to new locations and adapted to new uses over time. These changes may not detract from the contributing elements, but reflect the changes within the community over time....Therefore, given the socioeconomic and political status of

African Americans in central Delaware, it is expected that African American settlements will have alterations to their original appearances. It is also expected that contributing elements will have undergone changes in form and functions over time. Yet, there still needs to be some level of original fabric. (Skelcher 1995a:144)

### **African-American Schools**

Skelcher developed physical and associative characteristics for African-American schools in his context *African American Education Statewide in Delaware: 1770-1940 +/-: Historic Context*. Skelcher identifies the property type by periods of construction: schools constructed from 1770-1865 and schools constructed from 1865-1919. Evaluation criteria for the schools are also provided in the 1995 study and will be referenced during the evaluation stage of this project (Skelcher 1995b).

The Mt. Pleasant Schoolhouse (CRS No. N13536) was erected by 1923 (Skelcher 1995b:172). The former education institution now serves as a dwelling and is an altered example of a DuPont school. Criteria for the evaluation of DuPont schools were developed as part of the African-American school context (Skelcher 1995b). The criteria and the pool of other examples of DuPont schools in New Castle County will also be utilized for the evaluation of the Mt. Pleasant Schoolhouse.

Typical elements specific to DuPont schools include:

- Documentary evidence of erection by P.S. DuPont for the local African-American community;
- Retention of Colonial Revival details;
- Retention of banked, nine-over-nine awning windows;
- Evidence of wood-shingle siding (may be located beneath later wall coverings);
- Deep cornices with gable returns; and
- Retention of pedimented porticos if historically present (Skelcher 1995b).

A comparison of the current appearance of the building with a historic photograph from the 1930s indicates the dwelling has experienced a loss of integrity of materials and design from the period of use as an African-American school. Further investigations are also warranted to determine if another dwelling in the area served as an earlier, pre-DuPont African-American School, as is indicated on the CRS form for CRS No. N05241.

### **African-American Churches**

Religious buildings are important for their associations with ethnic heritage and/or community development, as they were often the focal points of historic African-American communities. African-American churches still operating in the APE include the Ringgold Chapel A.M.E. Church (CRS No. N14330) near Armstrongs Corner, which appears to date to the mid-twentieth century. A local informant has indicated that a historic church is located within the core of this building. Further investigations (oral

interviews and examination of church records) will be required to determine the historical development of the congregation and the history of the building itself. The church will then be evaluated for its local significance. Integrity evaluations will be aided by a comparison with other extant African-American churches in the Upper Peninsula zone.

### **8.7.3 Registration Requirements for Properties with African-American Significance**

#### **National Register Criteria**

Under *Criterion A*, African-American community resources must possess a strong association with the African-American community and associated historical trends. An important trend of the first quarter of the twentieth century in Delaware is Pierre DuPont's school-building movement and initiative to improve schools, particularly for African-American children. As noted by Skelcher, to retain significance under Criterion A, a resource must demonstrate a connection to the community and date to the period of significance. Demonstration of an African-American association would most likely be accomplished through documentary research and/or oral interviews.

To be eligible under *Criterion B*, African-American resources must be associated with the lives of a person or people who were historically important. There should be a documented association with the contributions of the notable individual, who was important to the area, hundred, county, or state. Additionally, the resource would have to be the property that best illustrates the person's important achievements.

To be eligible under *Criterion C*, a resource should represent distinctive characteristics of its types, period, or method of construction and retain sufficient integrity to convey historic character. In the African-American context, resources eligible for architectural significance would include school buildings that retain sufficient integrity to be recognizable as a school, including historic fenestration patterns, cornices, and entry porticos.

To be eligible under *Criterion D*, a resource must be likely to yield important information about the African-American community. Skelcher notes that possible examples of information include uniquely African-American arrangements and/or use of rooms or lots (Skelcher 1995a:148).

*Criterion Consideration A.* Religious buildings are generally not individually eligible for the National Register under Criteria A, B, C, or D unless they are either integral parts of larger properties (i.e., historic districts), or meet the special requirements of Criterion Consideration A (a religious property can be eligible if it derives its primary significance from architectural or artistic distinction or historical importance).

*Criterion Consideration B.* Moved properties are generally not individually eligible for the NR under Criteria A through D. If a property has been removed from its original or historically significant location, it may be eligible as the extant property most associated

with a historic person or event. Some African-American resources such as schools may have been moved to new locations and adapted to new uses over time (Skelcher 1995a:149). However, they should be evaluated under Criterion Consideration B.

### **Aspects of Integrity**

If significant African-American community resources are identified within the APE, their integrity must be assessed to make a determination of National Register eligibility. As summarized by Skelcher, a historic district (community) must possess the qualities of *location, design, setting, and association* (Skelcher 1995a:149-150). Generally, African-American resources should retain at least four of the seven aspects of integrity to be considered eligible for listing in the National Register.

Regarding integrity of *location*, the community overall must be located where it was during the period of significance. Religious buildings and schools should retain their historic location at the center of a community. Some resources such as schools may have been moved to new locations and adapted to new uses over time. According to Skelcher, these changes may not detract from the building's integrity if:

a building originally located within the district has been moved to another location within the district (at any point in time); or, a building from outside the district was moved into the district during the period of significance. A building from the district, which was moved out of the district at any point in time, no longer contributes to the district. (Skelcher 1995a:149)

For an African-American community to retain integrity of *design*, "the general layout and appearance of the community must remain intact from the period of significance [including street pattern, setbacks, and distances between buildings]" (Skelcher 1995a:149). In the case of those buildings which often had a specific interior arrangement and features (schools and churches), integrity of interior floor plans would enhance integrity of design.

Regarding integrity of *materials*, Skelcher notes: "Changes to original fabric are expected. Still, some original material must remain for a building to contribute to the district" (Skelcher 1995a:150). Additionally, individual resources evaluated under this context need to have equivalent or higher levels of material integrity than other African-American churches and schools identified in the area.

To retain integrity of *setting*, the physical environment of a rural community must retain character from the period of significance. For example, a rural settlement must remain in a relatively rural setting (Skelcher 1995a:149).

*Feeling* is a subjective aspect of integrity and is usually present if a resource retains integrity of setting, location, materials, and design.

Skelcher notes that the integrity criterion for *workmanship* is not required under the settlement context but can add to the individual integrity of a building (Skelcher 1995a:150).

Retention of integrity of *association* is important for those examples significant under Criterion A for trends in community use and under Criterion B for association with specific individuals. Skelcher notes that “[b]ecause the physical aspects of the collection are not specific to African-American occupation, the documentary linkages demonstrating African-American use and/or occupation must be established” (Skelcher 1995a:150).