

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 100-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bank Building

other names/site number Delaware CRS #S-12211

2. Location

street and number 303 Main Street not for publication

city or town Millsboro vicinity

state Delaware code DE county Sussex code 005 zip code 19966

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain). _____	_____	_____

Bank Building
Name of Property

Sussex County, Delaware
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE, financial institution

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE, specialty store

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and 20th Century Revivals
Other: Classical Revival

Materials

(Enter categories from instructions)

foundation BRICK
walls BRICK

roof OTHER
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheet

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1918-1989

Significant Dates

1918

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.) See Continuation Sheet

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Bank Building _____
Name of Property

Sussex County, Delaware _____
County and State

10. Geographical Data

Acreage of Property .05 acres

UTM References (NAD 83)

(Place additional UTM references on a continuation sheet.)

1	<u>18N</u>	<u>474,620</u>	<u>4,271,545</u>	3	<u>18N</u>	<u>474,626</u>	<u>4,271,524</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>18N</u>	<u>474,632</u>	<u>4,271,541</u>	4	<u>18N</u>	<u>474,615</u>	<u>4,271,529</u>

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Courtney L. Clark/Project Architectural Historian

organization John Milner Associates, Inc. date September 2010

street & number 1216 Arch Street, 5th Floor telephone 215-561-7637

city or town Philadelphia state PA zip code 19107

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name/title _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Bank Building Sussex County, Delaware

Description

Narrative Description

This small property is located at the northwest corner of Main and State Streets. It contains a single building, with a wide, wrap-around concrete sidewalk along its south and east elevations.

The one-story, rectangular-shaped, brick, corner-entrance building stands at angle on the block. The main entrance is located at the southeast corner, highlighted by a grand, full-height triangular pediment supported by flanking columns on small masonry bases. The double-door entrance is topped by a semi-circular, single-pane transom, all set within an arched-framed opening with brick keystone detailing. A secondary entrance (minus the grand pediment with columns) is located along the center of the west wall. Each sidewall of the building is pierced by double-hung, one-over-one wood-framed windows, also topped by semi-circular, single-pane transoms. Like the main entrance, each is set within an arched-framed opening highlighted by brick keystone detailing and plain masonry sills, painted in a faux-marble application. Each of these openings, as well as the main entrance, is protected by an iron grill. Other building details include segmented window bays topped by decorative tiered brickwork; quoined brick pilasters flanking each bay; and brick parapet with wide, rectangular-shaped panels. The rooftop is flat and covered in tar. A brick chimney rises along the interior west wall.

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Bank Building Sussex County, Delaware

Statement of Significance

Narrative Statement of Significance

This building was evaluated under the context of twentieth-century commercial development in Millsboro. From the last quarter of the nineteenth century to the present, much attention has been given to corner commercial buildings, particularly those that mark the edge or the heart of a downtown business area. They are oftentimes intended to be imposing buildings with strong overall shapes, solid massing, and firm lines along their elevations. Corner properties often had a rich design vocabulary stemming from the history of business-block development after the Civil War and the introduction of a new sensibility. Examples of such constructions by H.H. Richardson and Louis Sullivan often demonstrated the use of arches, round-headed elements or arcades on prominent elevation walls. The curvilinear elements were usually linked, which helped break the wall away from domination by vertical bays. This kind of design often gave a lighter feeling to portions of the walls and at the same time focused the design on the corner intersection(s). The formerly vertical accents and divisions of the elevations did not disappear from these designs, but were integrated with half columns and/or pilasters to help organize the walls.

Symbolically, this design type was a reminder of the importance of business in town and small-city life. Its scale was residential, and its motifs visually related to area neighborhoods. This type of construction, and/or elements of it, maintained a strong presence in business districts throughout the country from about 1870 to 1940, and were oftentimes viewed and interpreted as anchors for the commercial districts (Gottfried and Jennings 1988:242-243).

The bank building is a good example of a vernacular Classical Revival commercial style building. Elements of this style are seen in its grand, full-height, pedimented entrance, bay detailing (transoms, sills, and lintels), quoined pilasters, and segmented bay brick detailing. Over the nearly century-long lifetime of this building, it has retained and maintained its original fabric, fenestration, doors, and windows. The only apparent change appears to be that the building was painted yellow in recent years. As a recognizable and well preserved example of an early twentieth-century Classical Revival commercial building, this property is recommended eligible for the National Register under Criterion C.

Historical Narrative

The Beers Atlas depicts a building in this exact location as early as 1868, under the ownership and use of "BBurton Store," but this is an earlier building. It is, in fact, likely to be the present-day Carey Paint and Frame Shop (formerly the Blackstone Pharmacy), which currently stands one property to the west and, according to its current owner and local historian Aubrey Murray, was moved before 1918.

The building that now stands on the corner was built in 1918. It was described by Aubrey Murray as a one-story red brick building, with large white columns supporting a triangular entry, on the corner of Main and State Streets at the so-called "Four Corners (the main intersection of town)." According to Murray, it was originally built as a bank for the Delaware Trust Company, and a "walk-in safe" was one of the most impressive and significant interior elements of the building (Murray 1987:22-23).

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Bank Building Sussex County, Delaware

Statement of Significance

Historical Narrative (continued)

In a deed transaction dated February 1918, Maud and Ernest Blackstone sold, "...the parcel of land...at the intersection of Main Street with State Street..." to Delaware Trust Company for \$1,000.00 (Sussex County Deed Book 208:315). Seven years later, in April of 1925, the same property, described as "...a parcel of land...at the intersection of Main Street with State Street...improved with brick banking building..." was conveyed to Millsboro Trust & Safe Deposit Company, for an undisclosed amount (Sussex County Deed Book 254:61).

According to Murray, shortly after the building was construction (post 1921), the building was used as a post office and became a hub of local communication. Area residents would come to the post office to pick up their mail and newspaper and engage in local gossip. Regional newspapers were brought in by train from Philadelphia and Wilmington and were sold from this location (Murray 1987:22-23).

A 1929 Sanborn Insurance map of the area clearly designates the present-day rectangular-shaped, one-story, masonry building as a "Post Office." Since the deed research does not indicate that the property was ever owned by the federal government, the postal service must have leased the building.

In June 1951, Millsboro Trust Company (formerly Millsboro Trust & Safe Deposit Company) conveyed the property to Louie Ableman (Sussex County Deed Book 400:533). Ableman died intestate two years later. Soon thereafter, through legal documents signed and sealed by his surviving heirs, all rights, title and interest of the property was transferred to Louie's brother, Meyer Ableman (Sussex County Deed Book 459:327).

In September 1973, Meyer Ableman and his wife, Lulu, sold the property to Thomas and Rachel Draper for \$18,000.00 (Sussex County Deed Book 717:98). Ten months later, the Drapers sold the property to Independent Newspaper, Inc., for \$47,904.27 (Sussex County Deed Book 733:392). Independent Newspaper, Inc., is the company that owns and administers the printing and distribution of the Sussex County Post, which has the largest circulation in Sussex County. This same company is responsible for the production and distribution of 25 other publications throughout Delaware, Maryland, Florida, and Arizona (Newszap n.d.). The newspaper company retained ownership of the building for 15 years. In February 1989, Independent Newspaper, Inc., sold the property to Clarence P. Lucas for \$45,000.00 (Sussex County Deed Book 1629:314).

The property was conveyed to Jurisprudentia, Inc., in June 2000 for an undisclosed amount (Sussex County Deed Book 2495:123). Four-and-a-half years later, in January 2005, the property was conveyed to Ronald and Catherine Manzer of Mount Airy, Maryland (Sussex County Deed Book 3093:309). Currently, the property is posted for sale. Detailed information on the real estate fact sheet posted outside the main entrance describes parts of the interior as having "...two individual vaults, original hardwood floors, expansive ceilings, and moldings. Recent upgrades are HVAC, water heater and electric."

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Bank Building
Sussex County, Delaware

Major Bibliographic References

Goffried, Herbert, and Jan Jennings
1988 *American Vernacular Design, 1870-1940*. Iowa State University Press, Ames, IO.

Murray, Aubrey P.
1987 *Rambling Around Millsboro*. The Countian Press, Georgetown, DE.

Newszap
n.d. The Sussex Post. Website <http://www.newszap.com/SussexPost/>. Accessed January 2010.

Sussex County Deed Books
v.d. Sussex County Recorder of Deeds. Administration Building. Georgetown, DE.

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Bank Building
Sussex County, Delaware

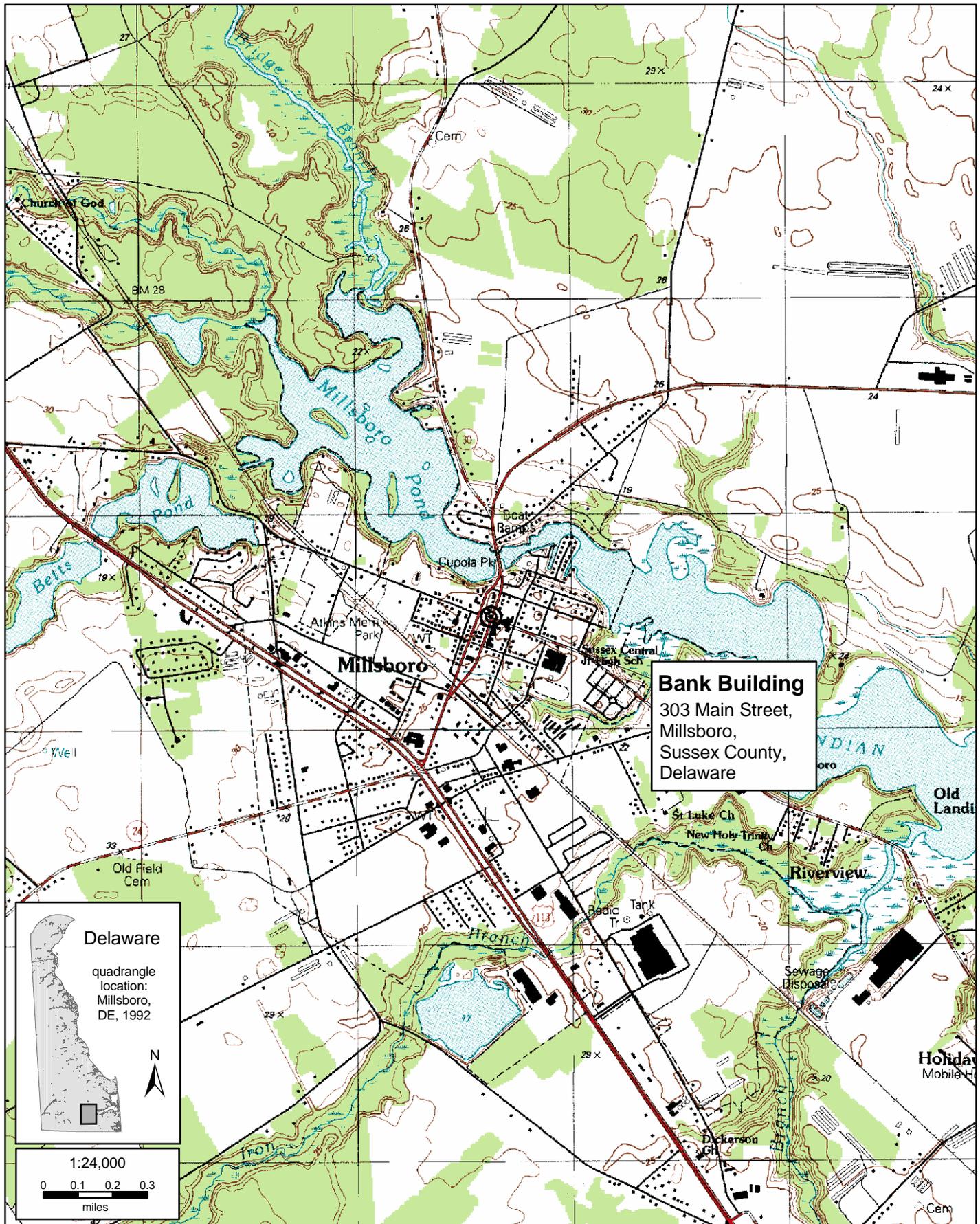
Geographical Data

Verbal Boundary Description

The proposed National Register boundary consists of the entirety of tax parcel 133-17.13-126.00, which is a polygon containing .05 acres. The south edge, which runs along State Street, is approximately 37 feet long; the east edge, which runs along Main Street, is 55 feet long; the north edge is 40 feet long; and the west edge is 56 feet long. The suggested boundary encompasses the building and the remainder of the small lot that surrounds it. The period of significance for the property is 1918, when the building was erected, to c. 1989, when it ceased being used as a newspaper office.

Boundary Justification

The suggested boundary encompasses the building and the remainder of the small lot that surrounds it. The period of significance for the property is 1918, when the building was erected, to c. 1989, when it ceased being used as a newspaper office.





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Additional Documentation Page 3

Bank Building
Sussex County, Delaware

Photographs

Photograph 1 of 3. View of façade and east side of bank building, camera faces northwest. (10/2009)

Photograph 2 of 3. View of bank building (on right) and store to its west, camera faces north-northeast. (10/2009)

Photograph 3 of 3. View of rear and west side of bank building, camera faces southeast. (10/2009)

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Bank Building
Sussex County, Delaware

Photograph 1 of 3:



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Photograph 2 of 3:



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Photograph 3 of 3:

