

Section 4.0 Architectural Survey

A combined reconnaissance and intensive-level historic architectural survey was conducted on January 11, 2011. The survey consisted of identifying all resources greater than 50-years-of-age within the APE (Figure 1.2). After the reconnaissance survey, it was determined that one resource met the 50-year minimum age requirement. This resource, 2 Nob Hill Road, has not been previously surveyed. As a result of this survey, the resource was described and evaluated for the National Register of Historic Places as well as documented on Delaware CRS forms. Table 4.1 summarizes the results of the historic architectural survey.

Table 4.1: Summary of the historic architectural survey.

CRS Number	Property Name/Address	Property Type	NR Recommendation
N04337	2 Nob Hill Road	Dwelling	Not eligible
N01610	3600 Mill Creek Road	N/A (Demolished)	N/A

4.1 National Register Evaluations

N04337 Frank A. DiSabatino House

2 Nob Hill Road

Wilmington, DE 19808

Tax PIN: 0802540009

UTM Coordinates: Zone: 18 X:442017.9755 Y:4400603.1511



Figure 4.1: View of the west elevation of N04337.001, looking northeast.



Figure 4.2: View of the south and east elevations of N04337.001, looking north.



Figure 4.3: View of the south and east elevations of N04337.002, looking north



Figure 4.4: View of the west elevation of N04337.002, looking northeast.

Description: The rectangular-shaped 1.29 acre parcel at the northeastern corner of the intersection of Mill Creek Road and Stoney Batter Road contains a single-family dwelling constructed c. 1960. The contour of the land is primarily flat, but slopes dramatically at the southern end of the property adjacent to Stoney Batter Road. With a broad setback, manicured grass lawn and ornamental landscaping, the residential lot is a typical suburban homestead. A metal chain link fence surrounds an in-ground pool at the southeastern corner of the property. Oriented towards the west, the dwelling is placed at the center of the property surrounded by a manicured grass lawn. An asphalt drive at the northern end of the property provides vehicular access to the two-story split-level house. An ornamental permastone retaining wall lines the eastern side of the drive.

The resource at 2 Nob Hill Road is a two-story, rectangular, split-level home constructed circa 1960. The six-bay home is a vernacular architectural amalgam exhibiting characteristics of multiple mid-century architectural styles, such as Split-Level, Colonial Revival and Ranch. The primary entrance to the dwelling is a contemporary paneled entry with glass and wood sidelights at the center of the dwelling in the central two-bay, one-story section. There are a variety of different windows at the first floor. The eastern three bays exhibit one-over-one vinyl sash trimmed with fixed, louvered aluminum shutters. The central window is a projecting, three-sided, fixed bay window. The westernmost window is a contemporary one-over-one, vinyl sash with six-light grille inserts. The window is trimmed with fixed, louvered, aluminum shutters.

Although the house is organized into three separate sections – a garage, entry, and living space – each is capped by a side-gable roof at different elevations. Trim on the projecting eaves and flush gable ends is minimal with a simple box cornice and corrugated metal gutters and downspouts. Ventilating the furnace, a partially-engaged, brick chimney rises from the juncture between the garage and central sections of the house. A second exterior, brick chimney is at the center of the south elevation.

The two-bay, north, side gable elevation features two contemporary, paneled garage doors. Fenestration is regular and symmetrical. A rectangular, fixed window is situated beneath the gable peak of the central section of the house. The first floor of the elevation is clad with permastone, while the gable end and second story are clad with aluminum siding. The eastern end of the gable roof extends over a concrete walkway.

Fenestration of the five-bay rear elevation is irregular and asymmetrical. One-over-one vinyl sash windows trimmed with fixed, louvered, aluminum shutters are arranged in singles and pairs. A projecting three-season room features a ribbon of five vinyl, casement windows. There are three doors in the east elevation: glass sliding doors at the southern end, a nine-light-over two-recessed-panel glass-and-wood door with a metal storm door at center, and a nine-light-over-two-recessed-panel glass-and-wood door at the northern end. Cladding materials vary greatly and include buff brick at the first floor of the dwelling, permastone at the base of the three-season room and aluminum siding at the shed-roof dormer and second story of the main section. The side-gable roof exhibits a variety of pitches.

The two-bay, south, side-gable elevation features two vinyl, sash windows trimmed with fixed, louvered, aluminum shutters at the second story. Fenestration is regular and symmetrical. An exterior brick chimney is situated at the center of the elevation. Cladding consists of buff brick at the first floor and aluminum siding at the second.

Situated at the southeastern end of the parcel is a detached garage and pool house. Oriented to the south, the one story, two-bay concrete block garage is accessed from Mill Creek Road via an asphalt drive. Situated on a concrete pad, the resource is built into the side of a hill. A corbelled brick chimney rises from the center of the roof. The two-bay façade features a contemporary roll-up garage door at the eastern end. Two window-openings at the western end of the façade are filled with stylized concrete block. The side-gable eastern elevation is clad with buff brick at the base and aluminum siding beneath the gable-peak. A ribbon of three casement windows is situated at the center of the elevation. The rear, north elevation consists of a two-bay section at the rear of the garage and pool house and a four-bay section of a three-sided shed that extends to the west. Buried into the hill, approximately three-feet of the elevation is above grade. All windows are fixed with minimal trim. The elevation is clad with buff brick. The two-bay western elevation of the garage is partially shrouded from view by a single-bay screened porch that extends to the west. A two-flat-panel wood door is situated at the southern end of the elevation. The three-sided porch is supported by wooden posts and beams. It extends along the northern end of a rectangular in-ground pool. The pool is bordered by a 6-foot wooden, privacy fence.

Applicable Historic Contexts: Hundred: Mill Creek; Quadrant: Kennett Square; Geographic Zone: Piedmont; Time Period: Suburbanization and Early Ex-Urbanization 1940-1960 +/-; Historic Period Themes: Architecture, Engineering and Decorative Arts; Settlement Patterns and Demographic Changes

History: This particular 1.29 acre parcel is lot 10A on the plot plan filed for Nob Hill by Van DeMark and Lynch on February 13, 1958. Although an exact date of construction could not be determined from existing documentation, on January 10, 1961 Frances DiSabatino, possibly the developer of the subdivision, issued a mortgage to his son Frank A. DiSabatino. Therefore, the house was likely constructed during 1960. The younger DiSabatino held the property through April 30, 2002, when it was sold to David B. and Deborah A. Janocha, the current owners of the property.

Evaluation: The dwelling is one of several within the Nob Hill subdivision that date to the first period of development. Several other parcels in the subdivision were developed more recently, suggesting a prolonged period of construction by independent builders. Therefore it is unlikely that the subdivision would be considered a historic resource. Additionally, due to the nature of the work, the

project has a limited ability to impact the subdivision as a whole. Therefore, assessing the subdivision for National Register eligibility is outside the scope of the project.

Limited research and analysis has not revealed any association of the property with events that have made a significant contribution to the broad patterns of the history of Delaware, Mill Creek Hundred, or settlement patterns within the local community. The owner of the property during the historic period was Frank DiSabatino. The residence is not significant for its association with DiSabatino, or any particular historical trend of national, regional, or local importance. This resource is recommended not eligible for the National Register of Historic Places under Criterion A.

As stated, the property was purchased by Frank DiSabatino shortly after it was built c. 1960. Limited research has not shown DiSabatino to have made lasting significant contributions to local, regional, or national history. For this reason the house is recommended not eligible for listing to the National Register of Historic Places under Criterion B.

The resource is a two-story dwelling constructed in the Split Level style exhibiting an amalgam of additional post-war architectural styles. Due to broad regional construction of this type, significant examples of Split Level must strongly express the characteristics of integrity: location, design, feeling, association, workmanship, materials, and setting. This particular example does not strongly express association with either the Split Level, Ranch or Colonial Revival styles. The house does retain a degree of integrity of location, setting, and materials. However, the dwelling does not express these characteristics particularly well. Furthermore, the characteristics of workmanship, design, feeling, and association are lacking. Therefore, this building is recommended not eligible for inclusion in the National Register under Criterion C.

The dwelling is not likely to provide new information on this construction type that is already available through other means. Therefore, the property is not eligible for the National Register under Criterion D.



Figure 4.5: Annotated 2007 aerial photograph of the project area showing the location of N04337. (DE CHRIS)