

HISTORIC SITE SURVEY

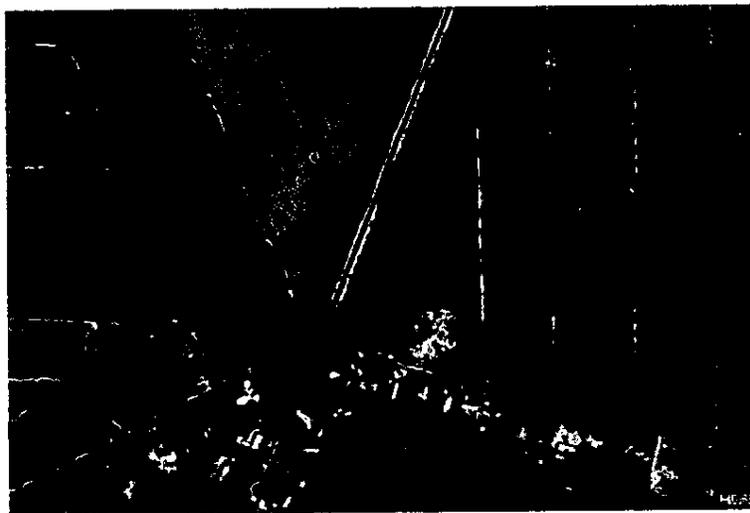
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FORMS AND REPORT

DRAFT

PROPERTY #290
BEAR TRAP DEVELOPMENT
ROAD 268 - BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

DRAFT



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Heritage Resource Group

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**SURVEY REPORT
PROPERTY #290
BEAR TRAP DEVELOPMENT
ROAD 368
BALTIMORE HUNDRED SUSSEX COUNTY
DELAWARE**

1. INTRODUCTION

Property #290 is located on Road 368 just east of its intersection with Road 84. The property is southwest of the Town of Ocean View in Sussex County, Delaware. Property #290 is part of a large development that is proposed to be converted into a golf-course community known as Bear Trap with an eighteen-hole golf course and a residential component. Most of the property is former farm land and has been used for agricultural purposes since the settlement of the area by European-Americans. The Bear Trap developer would like to remove all of the buildings that are located on property #290 to facilitate the construction of the development.

2. PROPERTY #290

The buildings occupy about .25 acres of land set along the road and out of the path of the agricultural lands. The land around the complex is flat with a variety of trash weeds and trees growing about the property and in and among the buildings. The agricultural land associated with this property is cut by a series of drainage ditches that run from north to south. Directly across Road 368 from this property is a row of more modern dwellings that are associated with the increased residential character of this portion of Sussex County.

Property #290 consists of a c1940, single-story dwelling, three granaries, an open tractor shed, and three trailers. The three granaries and the open tractor shed would appear to have been constructed at about the same time as the house. The property would appear to have been constructed as a tenant property. The three trailers would appear to have been manufactured in the late 1950s or early 1960s. They were brought to the site to provide additional housing for agricultural workers and to replace the dwelling on the property. None of the buildings are used and all are in very poor repair.

All of the buildings are constructed with wire nails and with machine-sawn lumber. The framing systems of the house, the tractor shed and the granaries are based on accepted construction practice

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used during the middle years of the twentieth century. The only exception is that one of the granaries is built on a base that consists of mortise and tenoned joints that relate to another building that was moved to this property or to lumber that was taken from another building when this complex was built. The size of that sill system would appear to have determined the size of the other granaries because they are all the same width and length. None of the other granaries on the site are constructed from reused material.

3. EVALUATION

The complex does not appear to be eligible for listing on the National Register of Historic Places. Tenancy is an important agricultural tradition in Delaware and a number of nineteenth and early twentieth century tenancy properties have been declared eligible for listing or formally listed on the National Register. However, this complex is not a good example of the tenancy tradition as it relates to the middle years of the twentieth century. The property has suffered considerable damage and loss of integrity over the past few years. Also, there are no special features or traditions associated with this property that would raise the property above other examples of tenancies in lower Sussex County. There are several properties along Road 84 and further along Road 368 that would better represent the significant theme of agricultural tenancy in the middle years of the twentieth century.

4. SURVEY AND RECOMMENDATION

The property was recorded on Delaware SHPO survey forms and photographed in 35mm black and white film. Photographs were taken of the interior and exterior of the dwelling and the granaries. Exterior photographs were taken of the trailers and the open tractor shed. A floor plan, based on measurements, was prepared for the dwelling and for a typical granary. An aerial photograph of the complex taken in 1992 by the USGS was included as part of the documentation.

With regard to the above ground resources at this site, it is recommended that the property be approved to be removed because it is not eligible for listing on the National Register and because there is no compelling reason to conduct additional documentation on a poor example of a mid twentieth-century tenancy when better examples exist in the immediate vicinity. And also because the property will most likely not survive through another winter and hurricane season.

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HISTORY ♦ ARCHITECTURAL HISTORY ♦ ARCHEOLOGY ♦ RESEARCH
PLANNING ♦ GRANTSMANSHIP ♦ NONPROFIT MANAGEMENT

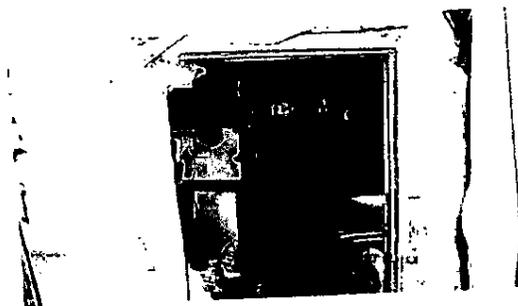
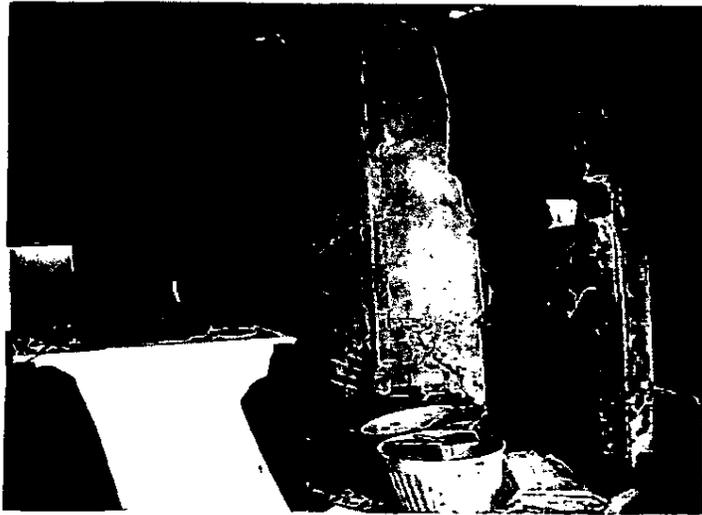
PHOTOGRAPHS

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DWELLING



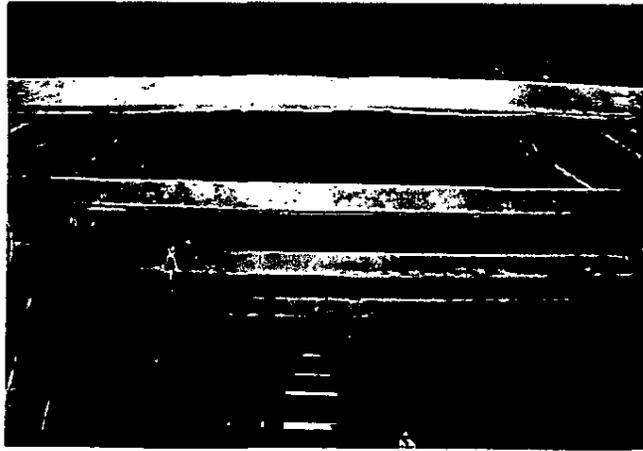




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GRANARIES







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SITE VIEWS

