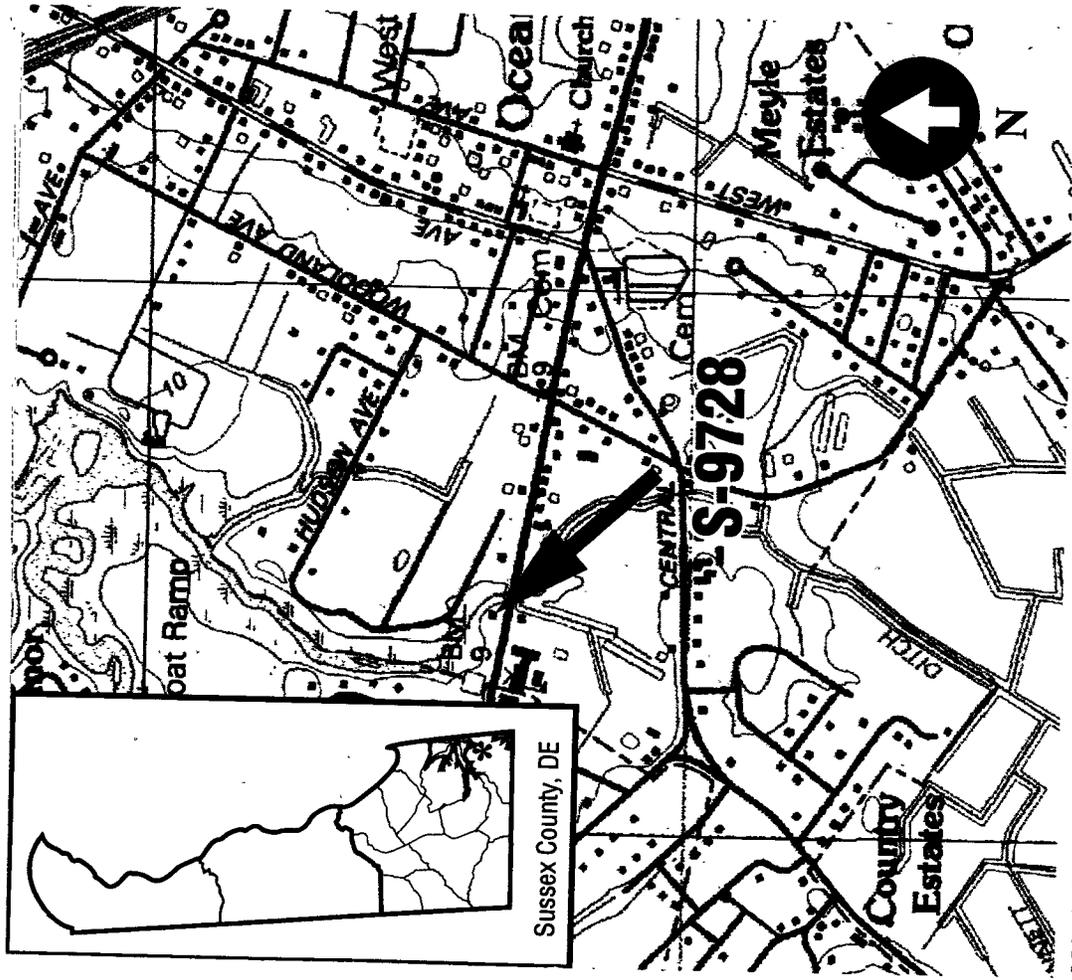


9. Location Map:

CRS #: S-9728

Please indicate position of resource in relation to geographical landmarks, such as streams and roads.



Indicate North on Sketch

Use Black Ink Only

10. Other Information: Consider the following:

- a) Relationship to setting
- b) Associated traditions or stories
- c) Noteworthy features
- d) Comparison with others in area
- e) Threats
- f) Additional documentation

This resource was evaluated in association with the federally funded Route 26 Road Improvement Project, initiated in Fall 1998 under contract 99-112-01.

The rear addition and west wings were added in 2000-2001; formerly, this building was a filling station.

11. Comprehensive Planning:

- a) Time Period(s) Urbanization and Early Suburbanization: 1880-194(
- b) Historic Theme(s) Transportation; Architecture

12. Evaluation: eligible: Yes No Potential Unknown

a) Area(s) of Significance

b) NR Criteria

13. Certification:

Surveyor: Dr. Richard Betterly

Date: March 2002

PI: Francine Arnold

Date: April 2002

CRS-1

Cultural Resource Survey
Main Building Form

CRS # S-9728
SPO Map 20-21-02
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 2.01 Acres

1. Address of Property: 111 Atlantic Avenue (Tax Parcel 1-34-12-295.00)
2. Date of Initial Construction: Circa 1920
3. Floor Plan/Style: Irregular Commercial/ Former Gasoline Station
4. Architect/Builder: Unknown

5. Integrity: Original Site? Yes Moved? No
If moved, when and from where? _____
List major alterations and dates (if known) Late 20th century/ early 21st century alteration including rear and wing additions, vinyl siding (2000-2001)

6. Current Condition: excellent: good
fair poor

7. Describe the resource as completely as possible:

a) Overall Shape

Stories Front is one story, rear addition is two stories

Bays Four (including one-bay west wing addition)

Wings One, to the west along front facade

b) Structural System Wood frame

c) Foundation

Materials Concrete block

Basement None/ crawl space

d) Exterior Walls (modern over original)

Materials Vinyl siding of 2000-2001 alteration/additions, original wood

Color(s) Clapboard on circa 1920 front facade of gasoline station is white with blue trim (vinyl & wood)

e) Roof

Shape; materials Rear addition is front gable; front roof is hipped; standing-seam metal

Cornice Plain cornice

Dormers One dormer is located on the west wall between old garage and two story addition

Chimney location(s) One chimney is located in the center of the rear addition, clad in metal

Use Black Ink Only

7. Description (cont'd):

f) Windows

Spacing Irregular

Type Double-hung sash with storm windows, two by two on front & sides; octagonal in dormer

Trim Simple wood painted blue

Shutters None

g) Door

Spacing Door is in front of center is old gas station under an extended roof

Type Wood with glass

Trim Plain painted wood trim

h) Porches

Location(s) Full length porch located over original gas station section (car service area)

Materials Standing-seam metal

Supports Four square columns on concrete bases

Trim None

i) Interior details (if accessible)

Altered to accommodate business. Punched tin ceiling and hardwood floors are notable features.

8. Sketch Plan of Building:



Indicate North on Sketch

9. Surveyor: Dr. Richard Betterly Date of Form: March 2002

Use Black Ink Only

Architectural Description

The Donald H. and Suzanne M. Beck Property (Tax Parcel 1-34-12-295.00) is a retail business known as the Coastal Plaza and occupies what was previously a gasoline/automobile service station, built circa 1925. However, the building is heavily altered with recent (2000-2001) additions to the rear and west wall of the building. Except for the large hipped roof drive through on the front façade, the building has lost its original architectural elements as a gasoline/service station. The present owners note that gasoline tanks may still be buried in the front yard of the property.

Rectangular shaped with a one story front wing to the west, the four bay, one story front section of the building includes the original gasoline/service station and its hipped roof drive through. Only a portion of the original building, on the eastern side, is still covered in wood clapboard. The recently constructed (*circa* 2000-2001) west wing is covered in vinyl siding and a corrugated metal covered hipped roof. To the rear (north) is a two-story addition constructed between 2000 and 2001. A projecting hipped roof, supported by four square columns on concrete bases, covers the original gasoline/service station area. Except for the wood siding on this portion of the building, all other wall materials are of vinyl. Windows are generally double hung sash, in pairs, with a six-over-one arrangement of lights. The windows on the older portion of the building have wood frames and trim, but the windows in the modern additions have aluminum frames with vinyl trim.

A small dormer projects from the one and one-half story main section of the building and the west wing. This dormer has an octagonal window and a gable roof. The two story, front gable addition to the rear of the original building has long, rectangular windows in the east and west walls. Another small octagonal window is located in the front façade, to the east of the hipped roof covering the drive through. The front door is wood with glazed, full-length panels. Similar doors are located on the east and west walls of the rear addition. The foundations for both the 1920s-1930s section of the building and the newer additions are concrete block. No basement or crawl space is visible.

Determination of Eligibility

The Donald H. and Suzanne M. Beck Property (S-9728) is recommended not eligible for the National Register of Historic Places. As per the criteria set forth in the Regional Historic Context for Baltimore Hundred in the *Route 26 Eligibility Report*, based on the SHPO reviewed and approved *Historic Context for Evaluation of Commercial Roadside Architecture* (Rosin, et. al), roadside properties (such as auto support facilities) should be assessed under the "National Register Criteria for Evaluation and the Criteria Considerations." In order for a roadside property to be eligible under Criterion A, it should be associated with patterns that developed in response to the increased use of automobiles, such as secondary commercial districts that rose along new state highways or dining and lodging establishments for tourists that appeared in areas that had not commonly been associated with earlier colonial or railroad travel. Roadside properties may be eligible under Criterion B if the resource is associated "with a particular individual or family who was significantly involved with the development of roadside architecture" (Rosin, et al., p. 24). A roadside property may be eligible under Criterion C if it embodies the "architecture of the automobile era" (Rosin, et al., p. 24). This could include isolated examples or small groups of resources; early, traditional designs or later, streamlined examples; or buildings exhibiting "identifiable traits of specific companies that developed or flourished during the automobile era" made of modern materials. Roadside architecture may be

Section 12

Continuation Sheet: 2 of 2 (CRS-1)

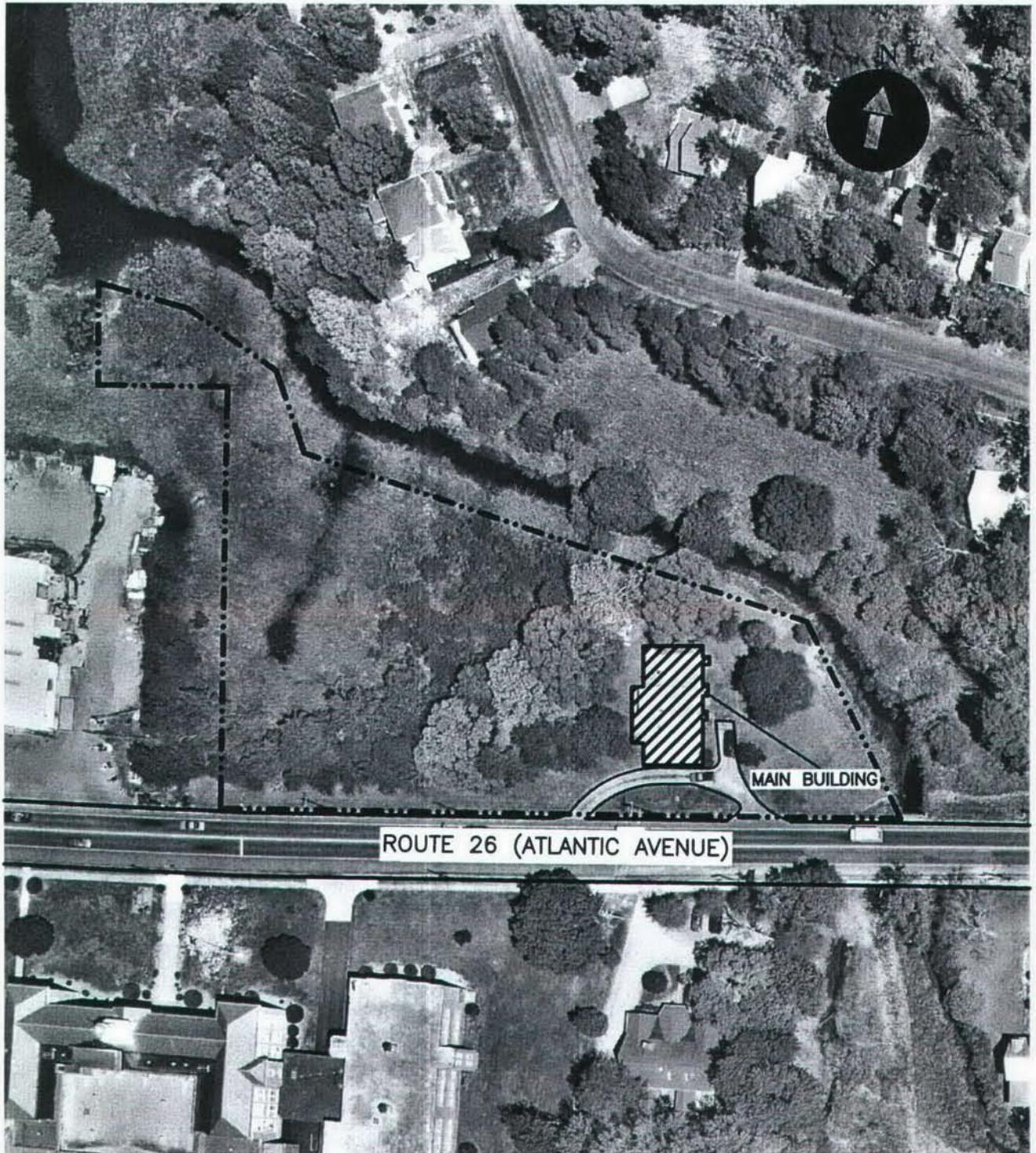
CRS#: S-9728

eligible under Criterion D if the “standing buildings and archaeological sites [that] have the potential to yield information about construction technology that could not be gleaned from documentary sources” (Rosin, et al., p. 25). It should also be noted that roadside properties which have achieved significance in the past fifty (50) years may be eligible under Criteria Consideration G. In addition to these five criteria, an eligible roadside resource must also retain “historic integrity” of location, setting, design, materials, feeling, workmanship and association.

The Donald H. and Suzanne M. Beck Property (S-9728) does not retain the integrity of design, materials, feeling and association requisite for eligible roadside resources. The Donald H. and Suzanne M. Beck Property is situated in its original location, close to the northern curb of Route 26/Atlantic Avenue in Ocean View, Delaware. The former filling station is visible and accessible to motorists as a result of its positioning, but all the signage has been removed; in addition, curb cuts are not seen around the property, and the building no longer retains its original exterior siding or rectangular massing, or plate glass product display windows. Most elements of the former filling station have been obscured by modern, unsympathetic additions that are not only out of keeping stylistically, but which also feature different fenestration and rooflines that are incompatible with the original core. The Donald H. and Suzanne M. Beck Property does not effectively illustrate patterns that developed in response to the increased use of automobiles (Criterion A). The property is not directly associated with individuals of local, state or national importance, nor with any individuals or families significantly involved in the development of roadside architecture (Criterion B). Although the building retains elements indicative of its former use as a filling station, such as its hipped roof drive through, it does not embody the architecture of the automobile era, and is not known to represent the work of a master architect or builder (Criterion C). Owing to prior ground disturbance, there is little probability that new information will result from any archaeological testing performed in the vicinity of the property (Criterion D).

Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.



Indicate North on Sketch

Surveyor: McCormick, Taylor & Associates, Inc.

Date of Form: March 2002

Use Black Ink Only

	BUILDING 50 YEARS OLD OR OLDER
	BUILDING LESS THAN 50 YEARS OLD
	TAX PARCEL BOUNDARY

**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-9728 Date March 2002 Contact # C-1 Surveyor R. Betterly, J. Clouse, C. Richmond

Description (1) Lateral view, facing northeast; (2) Front (south facade), looking northwest from Rt. 26

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):



**Delaware State Historic Preservation Office
Photographic Inventory**

~~CRS# S-2424 Date March 2002 Contact # C-15 Surveyor Jennifer Horner/Amy Seavey~~

~~Description (5) Facade and west elevation, looking northeast; (6) Lateral view, facing northwest; (19) Facade and west elevation, looking northeast; (20) facade and east elevation, looking northwest~~

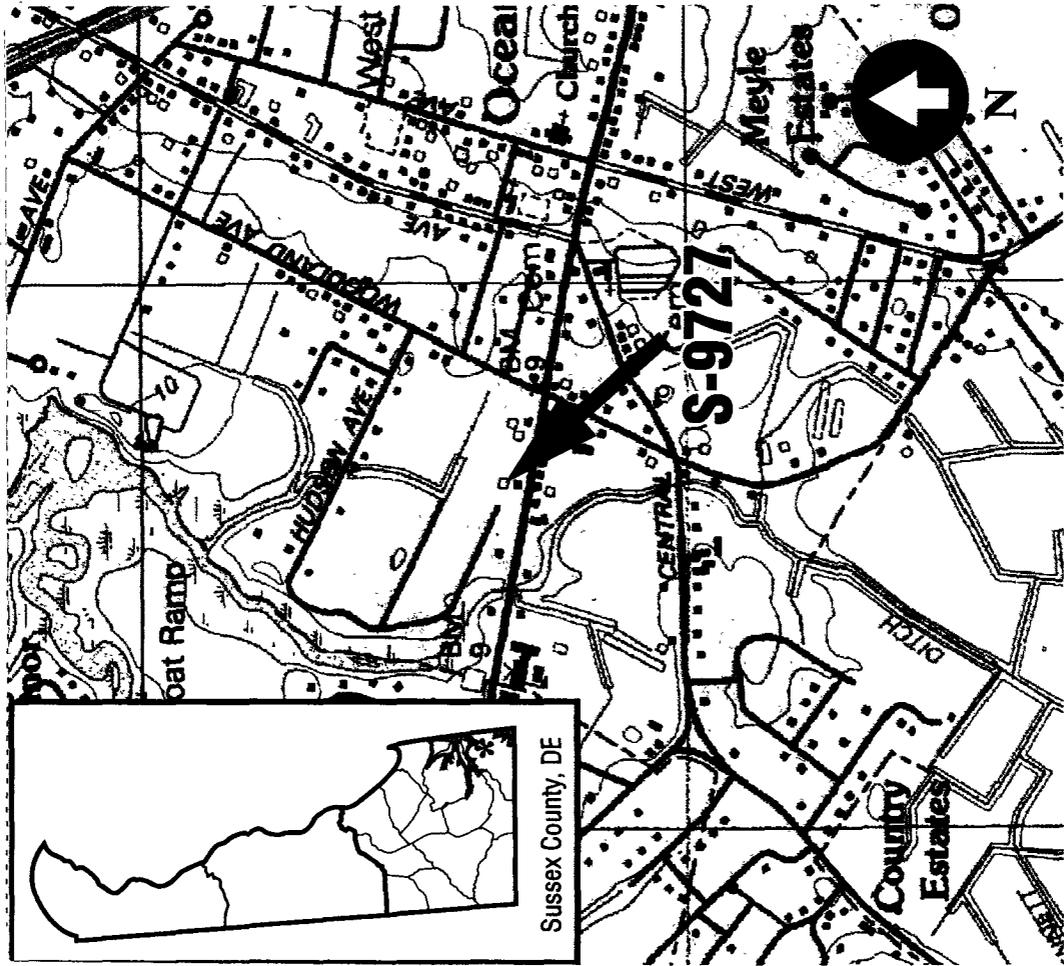
~~Negative Location (if other than SHPO) MTA-PHL~~

~~Attach contact print(s):~~

CRS #: S-9727

9. Location Map:

Please indicate position of resource in relation to geographical landmarks, such as streams and roads.



Indicate North on Sketch

Use Black Ink Only

10. Other Information: Consider the following:

- a) Relationship to setting
- b) Associated traditions or stories
- c) Noteworthy features
- d) Comparison with others in area
- e) Threats
- f) Additional documentation

This resource was evaluated in association with the federally funded Route 26 Road Improvement Project, initiated in Fall 1998, Contract #99-112-01, SR 26, US 113 to the Assawoman Canal.

Owner says house and two outbuildings were part of his family farm in the 1920s, but he (Charles M. Kauffman) has sold off farm acreage to north, and no other farm outbuildings remain.

11. Comprehensive Planning:

- a) Time Period(s) Urbanization and Early Suburbanization: 1880-1940 +/-
- b) Historic Theme(s) Agriculture; Architecture, Engineering and Decorative Arts.

12. Evaluation: eligible: Yes No Potential Unknown

- a) Area(s) of Significance
- b) NR Criteria

13. Certification:

Surveyor: Dr. Richard Betterly

Date: March 2002

PI: Francine F. Arnold

Date: April 2002

CRS-1

Cultural Resource Survey
Main Building Form

CRS # S-9727
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage Less than 1 Acre

1. Address of Property: 91 Atlantic Avenue, (Tax Parcel 1-34-12-298.00) Ocean View, DE 19970
2. Date of Initial Construction: Circa 1931, per homeowner
3. Floor Plan/Style: Rectangular/ Dutch Colonial Revival
4. Architect/Builder: Unknown

5. Integrity: Original Site? Yes Moved? No
If moved, when and from where? _____

List major alterations and dates (if known) In the 1980s, siding and replacement windows were added. The property has lost its original connections as a farmstead.

6. Current Condition: excellent: good
fair poor

7. Describe the resource as completely as possible:

a) Overall Shape

Stories Two stories

Bays Three Bays

Wings One story, one bay wing to east wall

b) Structural System Wood frame

c) Foundation

Materials Brick with rectangular windows

Basement None - crawl space

d) Exterior Walls (modern over original)

Materials Aluminum siding

Color(s) Gray

e) Roof

Shape; materials Gambrel with shed roof dormer; asphalt shingles

Cornice Plain cornice

Dormers None

Chimney location(s) External brick chimney, centered on east facade

Use Black Ink Only

7. Description (cont'd):

f) Windows

Spacing Even, symmetrical

Type One-over-one with double hung sash

Trim Plain trim, with white aluminum

Shutters Decorative metal shutters with metal awning on all front & side facade windows

g) Door

Spacing Center of front facade, west wall to carport

Type Wood with screen door and glass panes, three over five on front door; three over four on rear door

Trim Plain aluminum trim

h) Porches

Location(s) Rear enclosed porch and a front porch over front entrance

Materials Wood frame with asphalt shingle

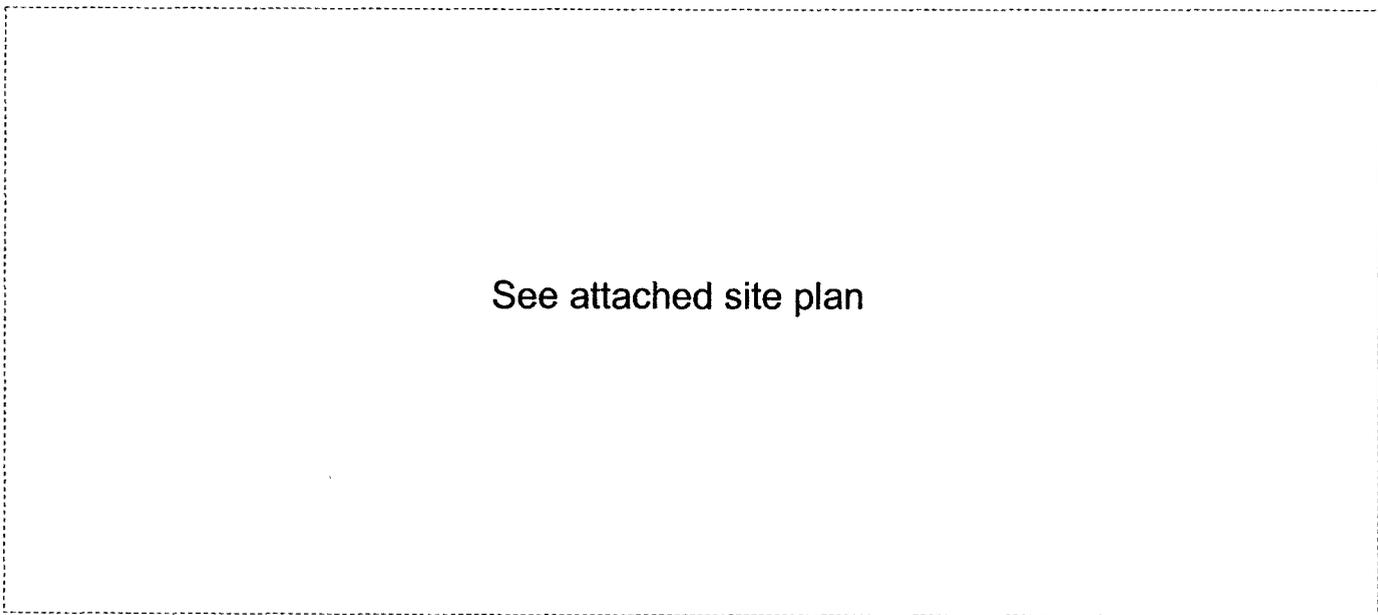
Supports Two Doric columns on brick stoop of front door

Trim Aluminum and wood trim

i) Interior details (if accessible)

Note: Carport/ carriage porch has a low pitch gable roof with three wood posts

8. Sketch Plan of Building:



Indicate North on Sketch

9. Surveyor: Dr. Richard Betterly Date of Form: March 2002

Use Black Ink Only

Cultural Resource Survey
Related Outbuilding Form

CRS # S-9727
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage Less than 1 Acre

1. Address of Property: 91 Atlantic Avenue (Tax Parcel 1-34-12-298.00), Ocean View, DE 19970
2. Function: Double-bay car garage
3. Date: Circa 1930s
4. Stylistic Features: Front gable roof
5. Architect/Builder: Unknown
6. Description:
 - a) Structural System Wood frame
 - b) Wall Coverings Vinyl siding
 - c) Wall Openings
 - Windows Double-hung sash on east and west walls
 - Doors One wood panel door located on east wall
 - Other Double-bay metal garage doors
 - d) Foundation Concrete
 - e) Roof
 - Structural system Steeply pitched wood frame
 - Coverings Asphalt shingle
 - Openings Front gable has two small, fixed four-light windows
 - f) Interiors
 - Floor Plan Rectangular
 - Partition/Walls None
 - Interior Finish Unfinished
 - Furnishings/Machinery Unknown

Use Black Ink Only

7. Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.

See attached site plan

Indicate North on Sketch

8. Surveyor: Dr. Richard Betterly

Date of Form: March 2002

Use Black Ink Only

CRS-3

Cultural Resource Survey
Related Outbuilding Form

CRS # S-9727
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage Less than 1 Acre

1. Address of Property: 91 Atlantic Avenue, (Tax Parcel 1-34-12-298.00) Ocean View, DE 19970
2. Function: Former chicken house/agricultural outbuilding
3. Date: Circa 1930s
4. Stylistic Features: Flat/shed roof
5. Architect/Builder: Unknown
6. Description:
 - a) Structural System Wood frame
 - b) Wall Coverings Aluminum siding
 - c) Wall Openings
 - Windows Double hung sash/storm windows
 - Doors Wood with glazed windows
 - Other Metal garage door is located on the north wall
 - d) Foundation Concrete block
 - e) Roof
 - Structural system Wood frame
 - Coverings Asphalt shingle
 - Openings None
 - f) Interiors
 - Floor Plan Rectangular
 - Partition/Walls Unknown
 - Interior Finish Unknown
 - Furnishings/Machinery Unknown

Use Black Ink Only

7. Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.



See attached site plan

Indicate North on Sketch

8. Surveyor: Dr. Richard Betterly

Date of Form: March 2002

Use Black Ink Only

An example of a Colonial Revival dwelling is situated on the Charles M. and Barbara L. Kauffman Property. In addition, the property is being evaluated as an agricultural complex. The following contexts (Colonial Revival and Agricultural Complex) are taken from the *Route 26 Eligibility Study*.

Colonial Revival/Dutch Colonial Revival

Potentially eligible examples of Colonial Revival architecture to the *National Register of Historic Places* should have integrity of location, setting, design, feeling, association, materials and workmanship, without significant unsympathetic twentieth or twenty-first century additions that obscure their original form and function. Porches may be screened in, but infilled porches or bays are usually unacceptable for eligibility. Earlier examples of Colonial Revival architecture should have a hipped roof, preferably with an intact, full-width front wood porch and four-square massing; later examples of this type should show more restrained features and a side-gable roof. It is anticipated that most Colonial Revival dwellings are either one and one-half stories, or two and one-half stories in height; eligible examples of the Colonial Revival building type should retain their original fenestration and positioning of doors if they do not have their original windows or doors. Properties that individually exhibit the above characteristics would be potentially eligible for consideration for the *National Register of Historic Places* under Criterion C: architectural significance/vernacular Colonial Revival style; or if part of an Agricultural Complex eligible for consideration under Criterion A: Baltimore Hundred agricultural trends/practices.

Agricultural Complex

One of the emergent property types along the Route 26 corridor that typically dates to the period of Industrialization and Early Urbanization is the Agricultural Complex. An Agricultural Complex is composed of a farmstead with one or more dwellings on the property, along with yards, gardens, fences, ditches, wells, and other standing "domestic and agricultural outbuildings" (De Cunzo & Garcia, pp. 234-5). Most Agricultural Complexes from this time period featured vernacular I-house dwellings that the farm owner is presumed to have lived in; other dwellings such as tenant houses, or farm manager houses may have been located on the property which date to this time period, but most are anticipated to have been razed, moved, or deteriorated (De Cunzo & Garcia, p. 235). Domestic and agricultural outbuildings such as corn stacks (houses), small barns, sheds, granaries, hay poles, and root houses are also expected features of intact nineteenth century Agricultural Complexes – however, due to their often impermanent nature, and changes in agricultural technology, few are expected to have survived into the twenty-first century. According to De Cunzo and Garcia, "utilitarian and nonutilitarian spaces and features directly associated with these buildings—landscaped lawns, yards, and gardens; kitchen gardens; work yards; animal pens; wells and other water sources; drives, lanes, and paths; trash and other waste disposal area and features" are all key features spatially to the farmstead plan of Agricultural Complexes (De Cunzo & Garcia, p. 235). Agricultural fields, wood lots, marshes, ditches, streams, and orchards are all important natural features of Agricultural Complexes as well, which contribute to the overall setting and feeling of a property (De Cunzo & Garcia, p. 235). Agricultural Complexes derive their primary definition and meaning from the function and activities that took place or continue to take place on them; the style and integrity of the dwellings and supporting domestic and agricultural outbuildings plays a lesser role in assessing the eligibility of an Agricultural Complex. "Comparative information" is also important to consider when evaluating all property and usage types within this Historic Context for the Route 26 Project (National Register

Bulletin: *How to Apply the National Register Criteria for Evaluation*, p. 47). If an Agricultural Complex (or any other property type) is a "rare surviving example of its type" that may "justify accepting a greater degree of alteration or fewer features" (provided that "enough of the property survives for it to be a significant resource"), then that resource may be considered eligible because it may be one of a few examples that is able to "convey its historic character or information" along Route 26 corridor in Baltimore Hundred (National Register Bulletin: *How to Apply the National Register Criteria for Evaluation*, p. 47).

Physical characteristics are therefore only a part of the entire Agricultural Complex. "Associative characteristics," such as documentary research, tax assessment records, probate and Orphans' Court records, deeds, wills, maps and atlases, oral histories, and published and unpublished primary history sources are also needed to substantiate the significance of Agricultural Complexes (De Cunzo and Garcia, p. 236). These sources are vital to document the agricultural production of significant Agricultural Complexes under Criterion A: "association with one or more events important in the defined historic context" (National Register Bulletin: *How to Apply the National Register Criteria for Evaluation*, p. 12). If an Agricultural Complex meets all the above criteria, and is able to effectively and completely convey association "with events that have made a significant contribution to the broad patterns of our history," then it may be eligible for listing in the *National Register of Historic Places* as an Agricultural Complex under Criterion A (National Register Bulletin: *How to Apply the National Register Criteria for Evaluation*, p. 12). In cases where the integrity of the entire Agricultural Complex has been compromised due to demolition, infill, development, individual components of the Complex – such as the main farm house – maybe be eligible for individual listing in the National Register of Historic Places under Criterion C if the building or structure represents "the work of a master," "posses high artistic value," "embodies distinctive characteristics of a type, period, or method of construction" or which represents "a significant and distinguishable entity whose components may lack individual distinction" (National Register Bulletin: *How to Apply the National Register Criteria for Evaluation*, p. 17).

Architectural Description

The Charles M. and Barbara L. Kauffman Property (Tax Parcel 1-34-12-298.00) is a residential building, along with two related outbuildings, which was part of a farm. The current owner sold the farmland and other farm buildings (no longer existing) to land developers.

The two and one-half story residence is a *circa* 1931 (per owner) example of the Dutch Colonial Revival style with a rectangular floor plan and gambrel roof. Typical of the style's predominant form during the 1920s and 1930s, the roof is a side gambrel that incorporates long shed dormers along the front (south) and back (north). Asphalt shingles cover the gambrel roof, as well as the shed dormers, the carriage/carport porch roof, and the roof over an enclosed side porch.

The main section of the house is two and one-half stories and three bays with an enclosed one-story porch to the east. A large, drive through carport (carriage porch or porte-cochere) is located on the west wall. An entry porch is centered on the front façade. Two slender Doric columns on a brick stoop support the gable roofed entry porch with a curved underside. The front door is wood with glazing in a fifteen pane (three rows wide by five rows long) pattern. The front door also has functioning, full-length louvered shutters. The rear doorway is accessed by means of an enclosed

porch that occupies most of the first floor and opens onto a brick patio. Most windows are late twentieth century double hung sash windows with a one-over-one arrangement. They have aluminum trim and surrounds, storm/screen windows, and decorative metal shutters. Windows on both stories of the front and the second floor of the gable ends include all-season, modern aluminum awnings. Two windows, quarter-round lights, are in the attic of each gambrel end.

There is a brick chimney between the east gambrel end's wall and the one story side porch. The foundation is brick with a full basement accessed by a door next to the enclosed back porch. Projecting from the first floor on the west side of the house is a carriage porch or drive through carport with a low-pitched hipped roof and three wooden two-by-four supports on a brick base. To the east is an enclosed porch with paired windows and a side entrance door of wood with glazing and sidelights separated from the windows by half-length Doric pilasters.

Related Outbuildings:

To the rear (north) of the house, in line with the carport/carriage porch, there is a small, two-stall vehicular garage. This vinyl sided, rectangular wood frame building is on a concrete slab foundation and has a steeply pitched front gable roof with asphalt shingles. It uses two metal garage doors that lift up. Centered in the front gable are paired, fixed windows above the garage doors. A double hung sash window with three-over-one lights is located in the east and west walls. Also, there is a wood panel door with three long, rectangular lights in the east wall.

Directly behind (north) of the garage is a rectangular, one story building with a flat roof and overhanging eaves. This building was associated with the property's former farming activities and is the only remaining farm building, probably a poultry house and/or grain shed. There are two wood paneled and glazed entry doors along the east wall. One is off centered and the other is to the extreme left (south). In addition, five irregularly spaced double hung sash windows are located along the east wall of the building. A modern, metal garage door and another sash window are found in the north wall. The wood frame building is covered with aluminum siding and rests on a concrete slab foundation.

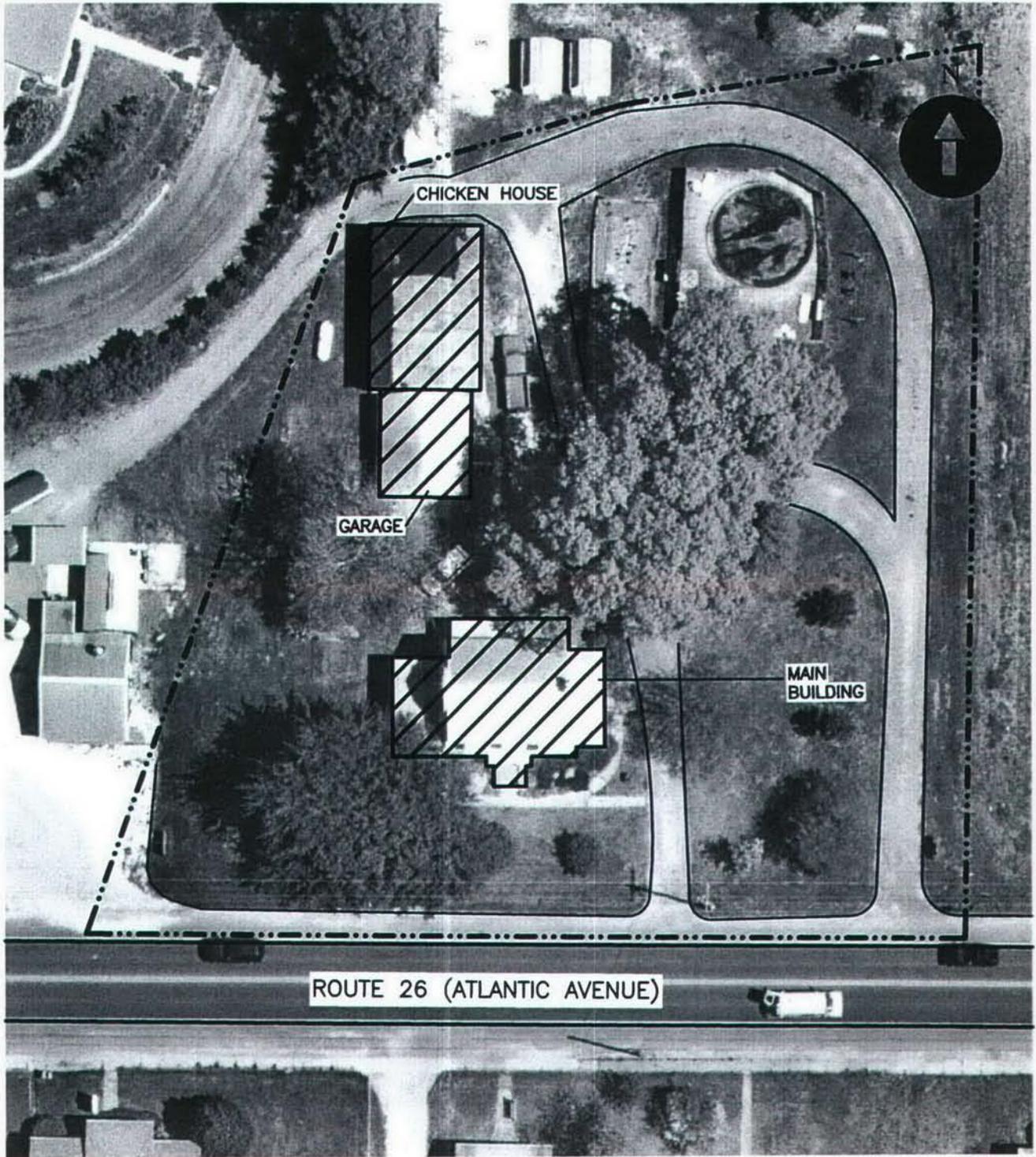
Two modern sheds and a trailer situated north of the tax parcel are probably part of the adjacent property and are not included with this evaluation.

Determination of Eligibility

The Charles M. and Barbara L. Kauffman Property (S-9727) is recommended not eligible for the National Register of Historic Places. The property retains only one outbuilding from its agricultural practices. In addition, the diminished acreage does not convey the feeling of an agricultural complex (Criterion A). The Charles M. and Barbara L. Kauffman Property is not affiliated with any persons important to local, state or national history (Criterion B). The Dutch Colonial Revival residence has late 20th century replacement windows and aluminum siding. While this dwelling still possesses characteristics of a Colonial Revival gambrel roof dwelling, it is not distinctive to a given time period or method of construction, nor is it known to represent the work of a master craftsperson or architect (Criterion C). Owing to prior ground disturbances, there is little probability that new information will result from any archaeological testing performed in the vicinity of the property (Criterion D).

Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.



Indicate North on Sketch

Surveyor: McCormick, Taylor & Associates, Inc.

Date of Form: March 2002

Use Black Ink Only

	BUILDING 50 YEARS OLD OR OLDER
	BUILDING LESS THAN 50 YEARS OLD
	TAX PARCEL BOUNDARY

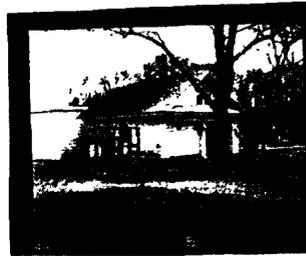
Delaware State Historic Preservation Office
Photographic Inventory

CRS# S-9727 Date March Contact # C-1 Surveyor R. Betterly,
2002 J. Clouse, C.
Richmond

Description (3) Lateral view, facing northwest; (4) West elevation, looking east; (5) Garage,
south and west elevation, looking northeast; (6) Outbuilding, west elevation, looking
northeast

Negative Location (if other than SHPO) MTA-PHL

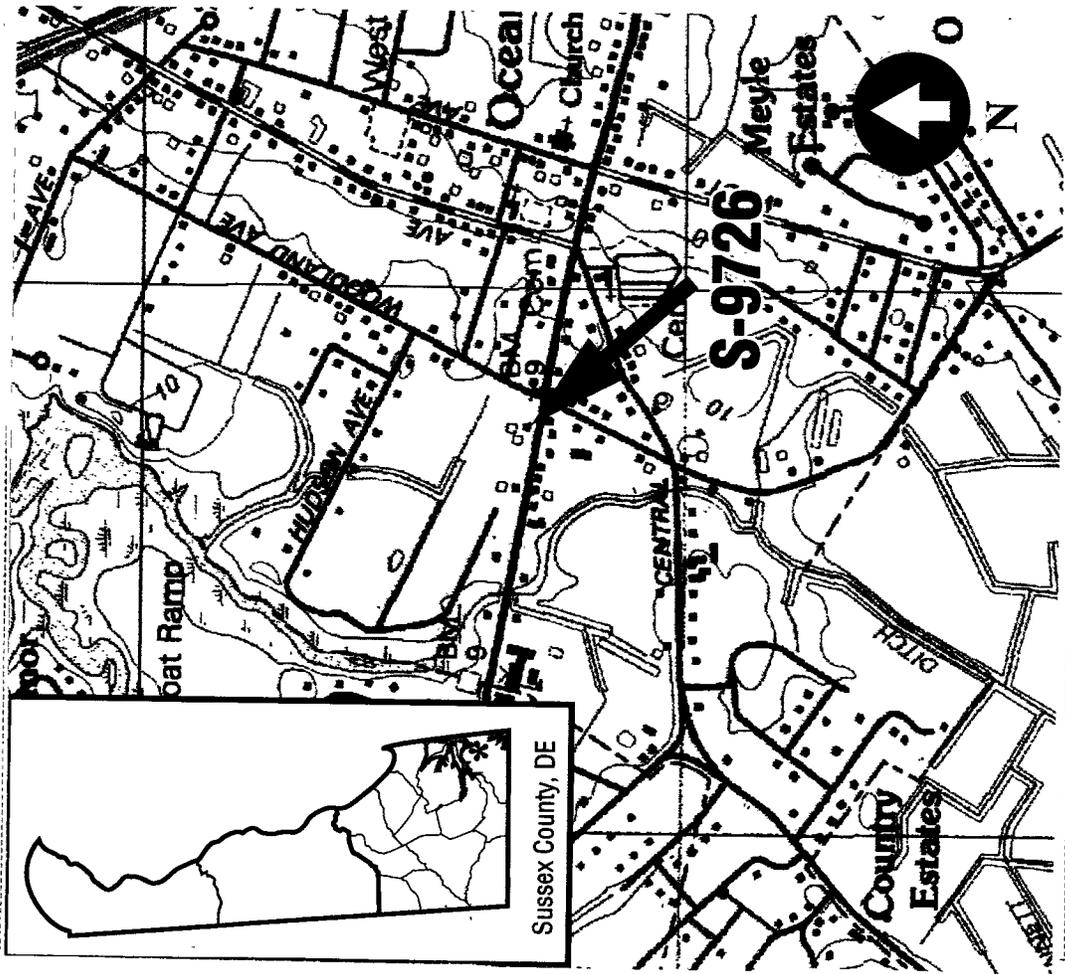
Attach contact print(s):



9. Location Map:

CRS #: S-9726

Please indicate position of resource in relation to geographical landmarks, such as streams and roads.



Indicate North on Sketch

Use Black Ink Only

10. Other Information: Consider the following:

- a) Relationship to setting
- b) Associated traditions or stories
- c) Noteworthy features
- d) Comparison with others in area
- e) Threats
- f) Additional documentation

This resource was evaluated in association with the federally funded Route 26 Road Improvement Project, initiated in Fall 1998, under Contract #99-112-01, SR 26, US 113 to the Assawoman Canal.

11. Comprehensive Planning:

- a) Time Period(s)
Urbanization/ Suburbanization 1880-1940 +/-; Circa 1925-1926
- b) Historic Theme(s) Architecture - bungalow

12. Evaluation: eligible: Yes No Potential Unknown

- a) Area(s) of Significance
- b) NR Criteria

13. Certification:

Surveyor: Dr. Richard Betterly Date: March 2002
 PI: Francine Arnold Date: April 2002

7. Description (cont'd):

f) Windows

Spacing Paired

Type Double-hung, three-over-one Craftsman windows

Trim Simple

Shutters Vinyl

g) Door

Spacing Wood paneled door is centrally located

Type Wood paneled

Trim Wood

h) Porches

Location(s) Enclosed front porch is seen on the south elevation

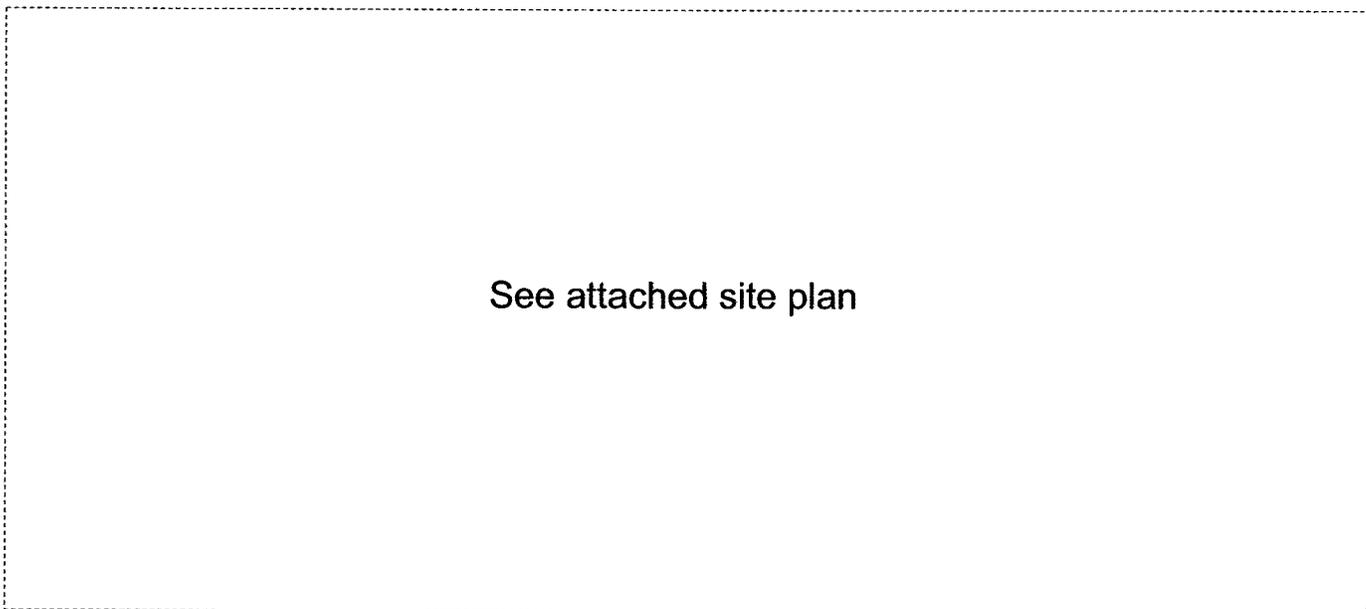
Materials Wood shingles

Supports Wood posts

Trim None

i) Interior details (if accessible)

8. Sketch Plan of Building:



Indicate North on Sketch

9. Surveyor: Charles Richmond Date of Form: March 2002

Use Black Ink Only

Cultural Resource Survey
Related Outbuilding Form

CRS # S-9726
SPO Map 20-21-02
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 3.55 Acres

1. Address of Property: 83 Atlantic Avenue, Ocean View, DE (Tax Parcel 1-34-12-300.00)
2. Function: Garage
3. Date: Late 20th century
4. Stylistic Features: None
5. Architect/Builder: Unknown
6. Description:
 - a) Structural System Wood Frame
 - b) Wall Coverings Wood Shingles
 - c) Wall Openings
 - Windows Two-over-two
 - Doors Panelled with window
 - Other Two garage bays
 - d) Foundation Concrete
 - e) Roof Gable
 - Structural system Wood frame
 - Coverings Asphalt-shingle
 - Openings None
 - f) Interiors
 - Floor Plan Open
 - Partition/Walls Unknown
 - Interior Finish Unknown
 - Furnishings/Machinery Unknown

Use Black Ink Only

7. Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.

See attached site plan

Indicate North on Sketch

8. Surveyor: Charles Richmond

Date of Form: March 2002

Use Black Ink Only

CRS-3

Cultural Resource Survey
Related Outbuilding Form

CRS # S-9726
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 3.55 Acres

1. Address of Property: 83 Atlantic Avenue, Ocean View, DE (Tax Parcel 1-34-12-300.00)
2. Function: Former chicken house, now used for storage
3. Date: Circa 1925
4. Stylistic Features: None
5. Architect/Builder: Unknown
6. Description:
 - a) Structural System Wood Frame
 - b) Wall Coverings Wood Board
 - c) Wall Openings
 - Windows Covered
 - Doors Wood panelled
 - Other Bay opening
 - d) Foundation Concrete block piers
 - e) Roof
 - Structural system Frame
 - Coverings Asphalt shingles
 - Openings None
 - f) Interiors
 - Floor Plan Unknown
 - Partition/Walls Unknown
 - Interior Finish Unknown
 - Furnishings/Machinery Unknown

Use Black Ink Only

7. Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.

See attached site plan

Indicate North on Sketch

8. Surveyor: Charles Richmond

Date of Form: March 2002

Use Black Ink Only

CRS-3

Cultural Resource Survey
Related Outbuilding Form

CRS # S-9726
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 3.55 Acres

1. Address of Property: 83 Atlantic Avenue, Ocean View, DE (Tax Parcel 1-34-12-300.00)
2. Function: Former gable-front small barn, now used as a garage
3. Date: Circa 1925
4. Stylistic Features: None
5. Architect/Builder: Unknown
6. Description:
 - a) Structural System Wood Frame

 - b) Wall Coverings Wood Board

 - c) Wall Openings
 - Windows Six-over-six
 - Doors Vertical board in gable end
 - Other Garage bay

 - d) Foundation Concrete

 - e) Roof
 - Structural system Gable frame roof
 - Coverings Asphalt shingle
 - Openings None

 - f) Interiors
 - Floor Plan One room
 - Partition/Walls Unknown
 - Interior Finish Unfinished
 - Furnishings/Machinery None

Use Black Ink Only

7. Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.



See attached site plan

Indicate North on Sketch

8. Surveyor: Charles Richmond

Date of Form: March 2002

Use Black Ink Only

CRS-3

Cultural Resource Survey
Related Outbuilding Form

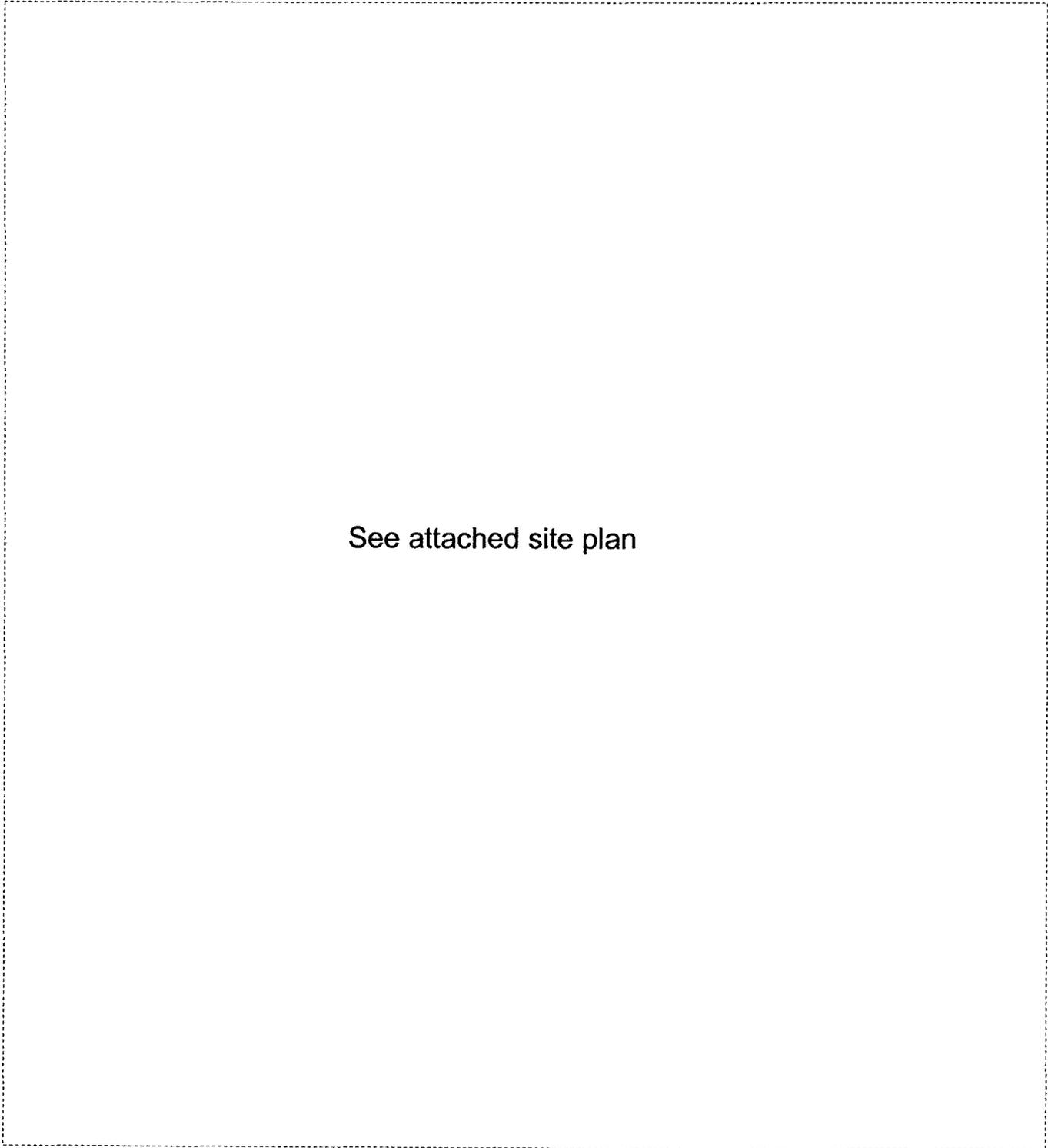
CRS # S-9726
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 3.55 Acres

1. Address of Property: 83 Atlantic Avenue, Ocean View, DE (Tax Parcel 1-34-12-300.00)
2. Function: Former outhouse
3. Date: Circa 1920
4. Stylistic Features: Wood construction
5. Architect/Builder: Unknown
6. Description:
 - a) Structural System Wood frame
 - b) Wall Coverings Wood clapboard
 - c) Wall Openings
 - Windows None
 - Doors Wood weatherboard door
 - Other None
 - d) Foundation Stone piers
 - e) Roof
 - Structural system Front gable; wood frame
 - Coverings Asphalt shingles
 - Openings None
 - f) Interiors
 - Floor Plan Open
 - Partition/Walls None
 - Interior Finish Unfinished
 - Furnishings/Machinery None

Use Black Ink Only

7. Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.



See attached site plan

Indicate North on Sketch

8. Surveyor: Charles Richmond

Date of Form: April 2002

Use Black Ink Only

CRS-3

Architectural Description

The Diane H. Archut Property (Tax Parcel 1-34-12-300.00) includes the main residence and four outbuildings. The main residence is a two-story, two-bay bungalow style dwelling constructed during the mid-1920s. The residence has a formed concrete block foundation, frame structural system, and wood shingle siding. The porch along the façade has been enclosed. A pent roof is located along the east and west elevations between the first and second floors. A bay section with six-over-one windows is located along the east side of the house. A continuous dormer, with Jerkinhead roof, is located along the south side. An addition has been added to the east elevation and includes a hipped roof, wood shingle siding, concrete foundation, and modern replacement windows. A wooden deck was added to the rear of the residence during the late twentieth century.

Outbuildings (garages, outbuilding and outhouse):

The circa 1925 one-bay garage includes a concrete foundation, horizontal wood board siding, and asphalt-shingle roof. The garage has six-over-six windows along the north and south elevations and a vertical board door on the attic level. The style of this building suggests that it may have been a small gable-front barn prior to being converted in the twentieth century to a vehicular garage.

A one-story, frame outbuilding is located to the northeast of the residence. The outbuilding has vertical board siding, an asphalt shingle roof, and exposed rafters. The outbuilding rests upon concrete block piers. This building was once likely used as a chicken house.

A frame outhouse is located along the north side of the original garage. The outhouse has horizontal wood board siding, asphalt shingles, and a vertical board door.

A modern, one and one-half story, three-bay vehicular garage is located northeast of the dwelling. This garage features two single vehicular garage doors in the western-most bays, and a glazed nine-light pedestrian door in the eastern-most bay. The exterior is wood shake siding, and the roof is side-gabled, with asphalt shingles.

Determination of Eligibility

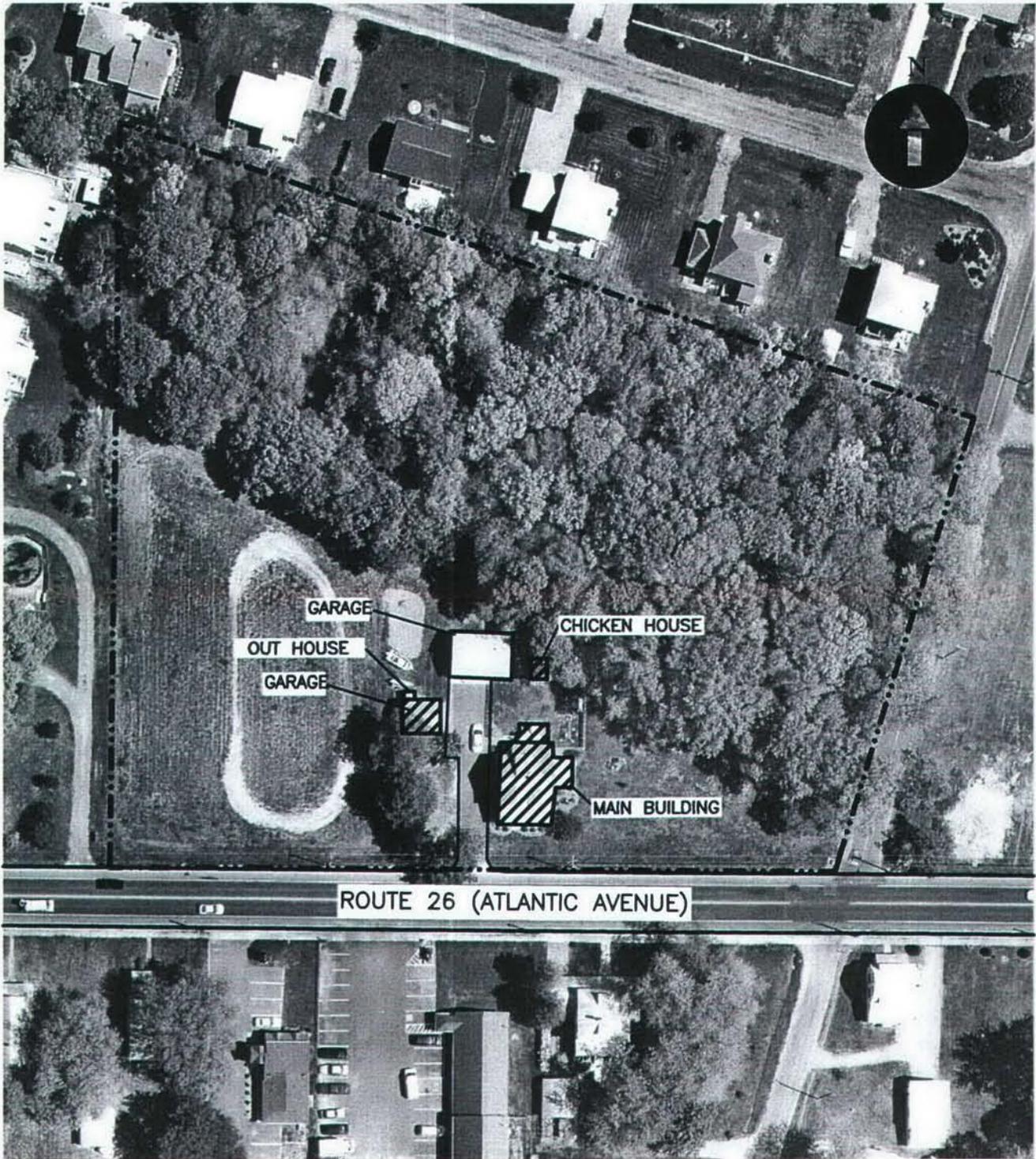
The Dianne H. Archut Property (S-9726) is recommended not eligible for the National Register of Historic Places. As per the criteria set forth in the Regional Historic Context for Baltimore Hundred in the *Route 26 Eligibility Report*, potentially individually eligible bungalows within the Route 26 APE were evaluated on the basis of the seven aspects of integrity and exterior features only. Potentially eligible bungalows are anticipated to have broad, gently pitched gables, and to be one to one and one-half stories in height (usually without a full basement), with single, paired, and grouped windows. While many of the original bungalows were probably clad in local materials (such as cypress shingles) along Route 26, replacement siding over original covering may be acceptable, given the fact that the building maintains its original design, materials, workmanship and bungalow massing. Open or enclosed front and rear porches are integral components of a bungalow, and as such, potentially eligible bungalows should possess their original porches. These porches may be enclosed; however, infilled porches are usually not acceptable because they detract from the original bungalow form and design. Wide roof overhangs with exposed details such as rafter tails and knee-bracing may be seen in

high-style bungalows; vernacular variations may also be seen (such as shallow roof overhangs). Whether a "higher-style" mail-order bungalow or a more vernacular version, potentially eligible bungalows should retain integrity of their original form. Replacement windows may be seen; however, the original fenestration should remain the same for potentially eligible bungalows. By the same token, potentially eligible bungalows should retain the original placement of doors, if not the original doors themselves. Changes in use do not automatically disqualify a bungalow from eligibility; however, a potentially eligible bungalow must still retain integrity and distinctive exterior stylistic elements that distinguish the bungalow form from other dwelling types in order to be eligible under Criterion C: embodying distinctive characteristics of the bungalow architectural form.

This dwelling does not retain integrity of setting, materials, design or feeling requisite for eligible bungalows. The full width porch of the Dianne H. Archut Property has been enclosed, with fenestration patterns and materials that would not have been in keeping with eligible bungalow dwellings; an addition with replacement windows has been constructed on the east façade and a wooden deck has been added to the rear of the residence, further compromising the integrity of design and materials. While the property contains several outbuildings, including a former barn and a former chicken house, it is most likely that any agricultural products from this property were for self-consumption, not resale. In addition, neither the property nor the buildings illustrate an Agricultural Complex as described in the context for the *Route 26 Eligibility Report*, and none of the buildings are of sufficient architectural quality or retain sufficient integrity to be considered individually eligible. This dwelling is not associated with an event of importance, nor is it representative of a pattern of events or historic trends (Criterion A). The Dianne H. Archut Property is not affiliated with any persons important to local, state or national history (Criterion B). While this dwelling still possesses characteristics of bungalow styling, it is not distinctive to a given time period or method of construction, nor is it known to represent the work of a master architect (Criterion C). Owing to prior ground disturbance, there is little probability that new information will result from any archaeological testing performed in the vicinity of the property (Criterion D).

Sketch Plan:

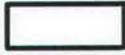
Show relationship to main building and provide sketch plan of outbuilding.



Indicate North on Sketch

Surveyor: McCormick, Taylor & Associates, Inc.

Date of Form: March 2002

	BUILDING 50 YEARS OLD OR OLDER
	BUILDING LESS THAN 50 YEARS OLD
	TAX PARCEL BOUNDARY

Use Black Ink Only

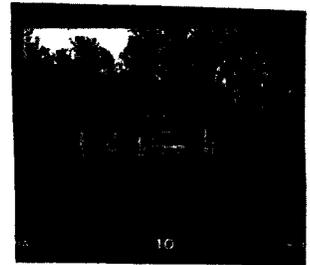
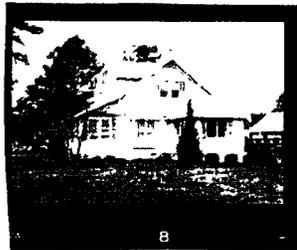
**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-9726 Date March 2002 Contact # C-1 Surveyor R. Betterly,
J. Clouse, C.
Richmond

Description (7) Lateral view, facing northeast; (8) East elevation of residence, looking west; (9) Garage, east elevation, looking west; (10) Garage, south elevation, looking north

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):



**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-9726 Date March 2002 Contact # C-1 Surveyor R. Betterly,
J. Clouse, C.
Richmond

Description (11) Outbuilding, south and west elevations, looking northeast; (20) Outhouse, looking south

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

Cultural Resource Survey
Property Identification Form

CRS # S-9725
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 0.28 Acres

1. Name of Property: Raymond J. & Sally W. Hickman House (Tax Parcel 1-34-12-429.00)
2. Street Location: South side of Rt. 26/ Atlantic Avenue, west of Rt. 26 & Woodland Avenue, Ocean View, DE
3. Owner's Name: Raymond J. & Sally W. Hickman Tel. #: _____
Address: 14 Betts Avenue, Ocean View, DE 19970

4. Type of Resource(s): building: structure: site:
object: district:

5. Surroundings: (check more than one, if necessary)

fallow field: cultivated field: woodland:
scattered buildings: structure: site:

6. Function: original Commercial Business present Residence

7. List Additional Forms Used:

Main Building Form (CRS-2)

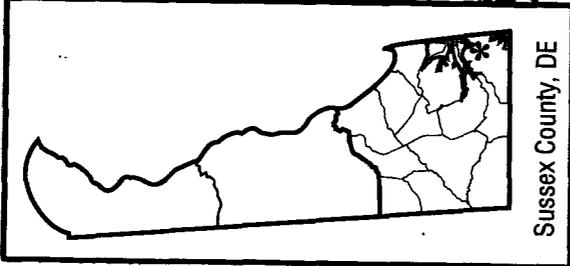
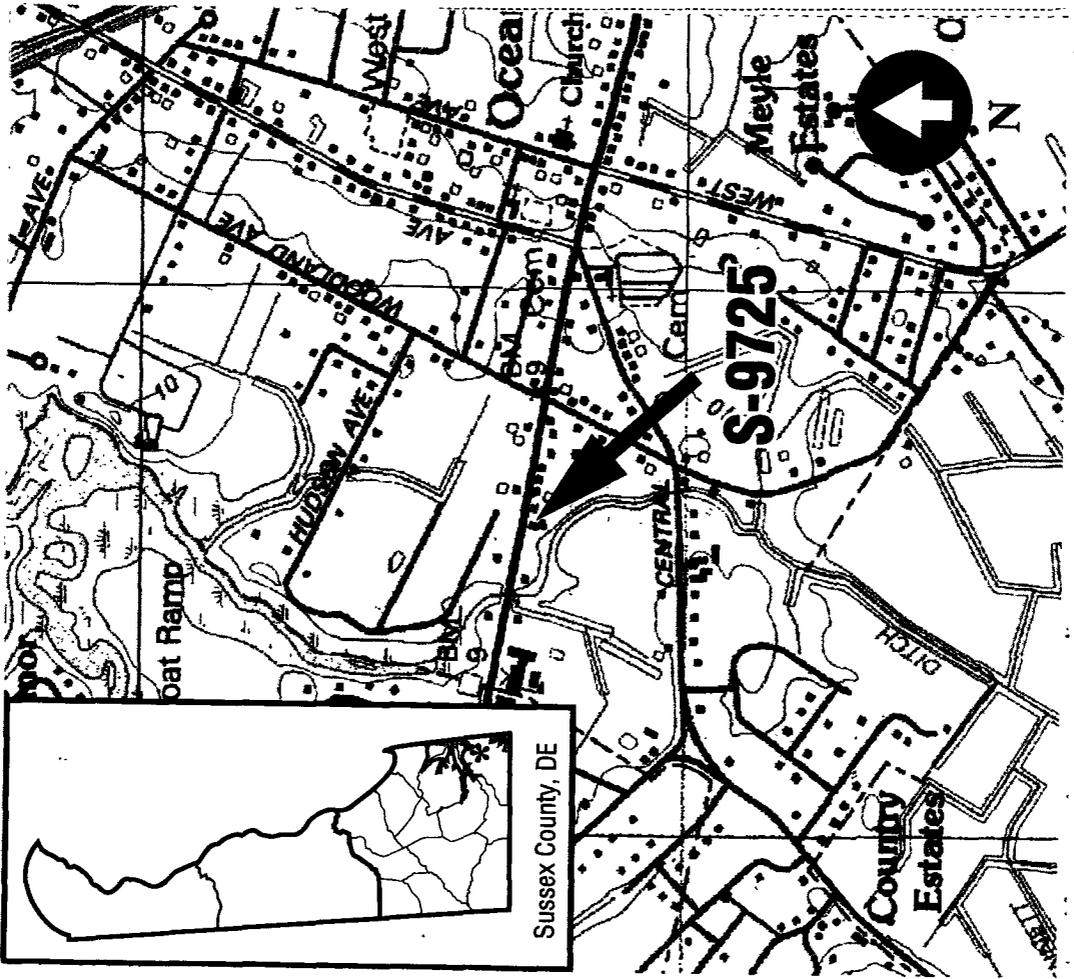
8. Surveyor: Jerry A. Clouse Tel. #: (215) 592-4200
Organization: McCormick, Taylor and Associates, Inc. Date: April 2002
Address: 2001 Market Street, 10th Floor, Philadelphia, PA 19103

Use Black Ink Only

9. Location Map:

CRS #: S-9725

Please indicate position of resource in relation to geographical landmarks, such as streams and roads.



Indicate North on Sketch

Use Black Ink Only

10. Other Information: Consider the following:

- a) Relationship to setting
- b) Associated traditions or stories
- c) Noteworthy features
- d) Comparison with others in area
- e) Threats
- f) Additional documentation

This resource was evaluated in association with the federally funded Route 26 Road Improvement Project, initiated in Fall 1998 under Contract #99-112-01, SR 26, US 113 to the Assawoman Canal.

The physical appearance of this building suggests it was once used as a utility service building.

11. Comprehensive Planning:

- a) Time Period(s)
Urbanization and Early Suburbanization, 1880-1940 +/-
- b) Historic Theme(s)
Professional Services

12. Evaluation: eligible: Yes No Potential Unknown

- a) Area(s) of Significance
- b) NR Criteria

13. Certification:

Surveyor: Jerry A. Clouse
PI: Francine Arnold

Date: March 2002
Date: April 2002

CRS-1

Cultural Resource Survey
Main Building Form

CRS # S-9725
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 0.28 Acres

1. Address of Property: S. side of Rt. 26/Atlantic Avenue, w. of Rt. 26 & Woodland Ave. (Tax Parcel 1-34-12-429.00)
2. Date of Initial Construction: Circa 1940
3. Floor Plan/Style: Rectangular/Colonial Revival detailing
4. Architect/Builder: Unknown

5. Integrity: Original Site? Yes Moved? No
If moved, when and from where? _____
List major alterations and dates (if known) Two large flat roof additions to the rear of the building

6. Current Condition: excellent: good
fair poor

7. Describe the resource as completely as possible:

a) Overall Shape Rectangular

Stories One and one-half stories

Bays Two bays

Wings None

b) Structural System Frame

c) Foundation

Materials Soldier Brick

Basement Unknown

d) Exterior Walls (modern over original)

Materials Soldier Brick, with corner pilasters and a raised brick course every fifth row

Color(s) Red brick

e) Roof

Shape; materials Gable & cross-gable; slate (rear additions feature flat roofs)

Cornice Molded cornice and returns on ends

Dormers None

Chimney location(s) Central

Use Black Ink Only

7. Description (cont'd):

f) Windows

Spacing Irregular

Type Six-over-nine window along side facade; frosted glass lunettes in gable peaks

Trim None

Shutters None

g) Door

Spacing Assymetrical

Type Six paneled wood door

Trim Colonial-Revival surround

h) Porches

Location(s) None

Materials

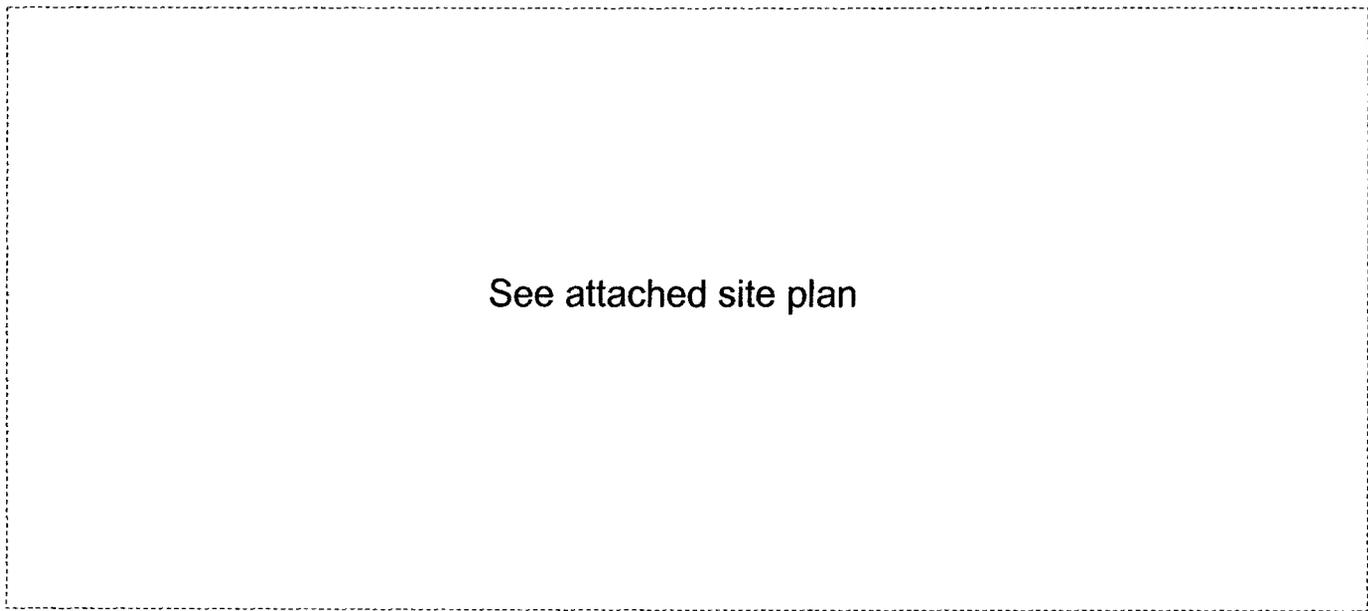
Supports

Trim

i) Interior details (if accessable)

Unknown

8. Sketch Plan of Building:



Indicate North on Sketch

9. Surveyor: Jerry A. Clouse Date of Form: March 2002

Use Black Ink Only

Architectural Description

The Raymond J. and Sally W. Hickman Property (Tax Parcel 1-34-12-429.00), is a one and one-half story, two-bay, gable-roof, frame building sheathed in brick. Two flat-roofed additions were later built to the rear of the building. The original building retains Colonial Revival details including an off-center, gable-roofed pavilion containing the six-paneled front door with a surround of flat pilasters supporting a plain frieze band and a molded cornice. There are semicircular windows in each gable end, and there is a single six-over-nine, double hung window on the façade. A line of soldier brick at the base of the building gives the affect of a foundation. A raised line of brick every fifth course at the corners of the building give the affect of pilasters. The gable roof is sheathed in slate.

The addition to the rear of the original building is a one-story, two-bay deep, flat-roofed building sheathed in brick. The only openings are two six-over-nine windows on the east side. The last addition to the rear of the building is also a flat-roofed building sheathed in brick. It stands about three feet taller than the previous building. The only opening in this building is a single steel door in the southwest corner.

This appearance of this building suggests it was built originally as a service center for a phone or utility company.

Determination of Eligibility

The Raymond J. and Sally W. Hickman Property (S-9725) is recommended not eligible for the National Register of Historic Places. As per the criteria set forth in the Regional Historic Context for Baltimore Hundred in the *Route 26 Eligibility Report*, eligible individual examples of Colonial Revival architecture to the *National Register of Historic Places* should have integrity of location, setting, design, feeling, association, materials and workmanship, without significant, unsympathetic late-twentieth or twenty-first century additions that obscure their original form and function. Porches may be screened in, but infilled porches or bays are usually unacceptable for eligibility. Earlier examples of Colonial Revival architecture should have a hipped roof, preferably with an intact, full-width front wood porch and four-square massing; later examples of this type should show more restrained features and a side-gable roof. It is anticipated that most Colonial Revival dwellings are either one and one-half stories, or two and one-half stories in height; eligible examples of the Colonial Revival building type should retain their original fenestration and positioning of doors if they do not have their original windows or doors. Properties that individually exhibit the above characteristics would be potentially eligible for consideration for the *National Register of Historic Places* under Criterion C: architectural significance/vernacular Colonial Revival style; or if part of an Agricultural Complex eligible for consideration under Criterion A: Baltimore Hundred agricultural trends/practices.

The Raymond J. and Sally W. Hickman Property has large, unsympathetic, modern additions on the rear of the building, which do not boast the sympathetic Colonial Revival detailing of the original core of the building such as decorative brick details, six-over-nine windows, or side-gable rooflines with partial cornice returns. This building is not associated with an event of importance, nor is it representative of a pattern of events or historic trends (Criterion A). The Raymond J. and Sally W. Hickman Property is not affiliated with any persons important to local, state or national history (Criterion B). While this building still possesses characteristics of side-gable, Colonial Revival Style,

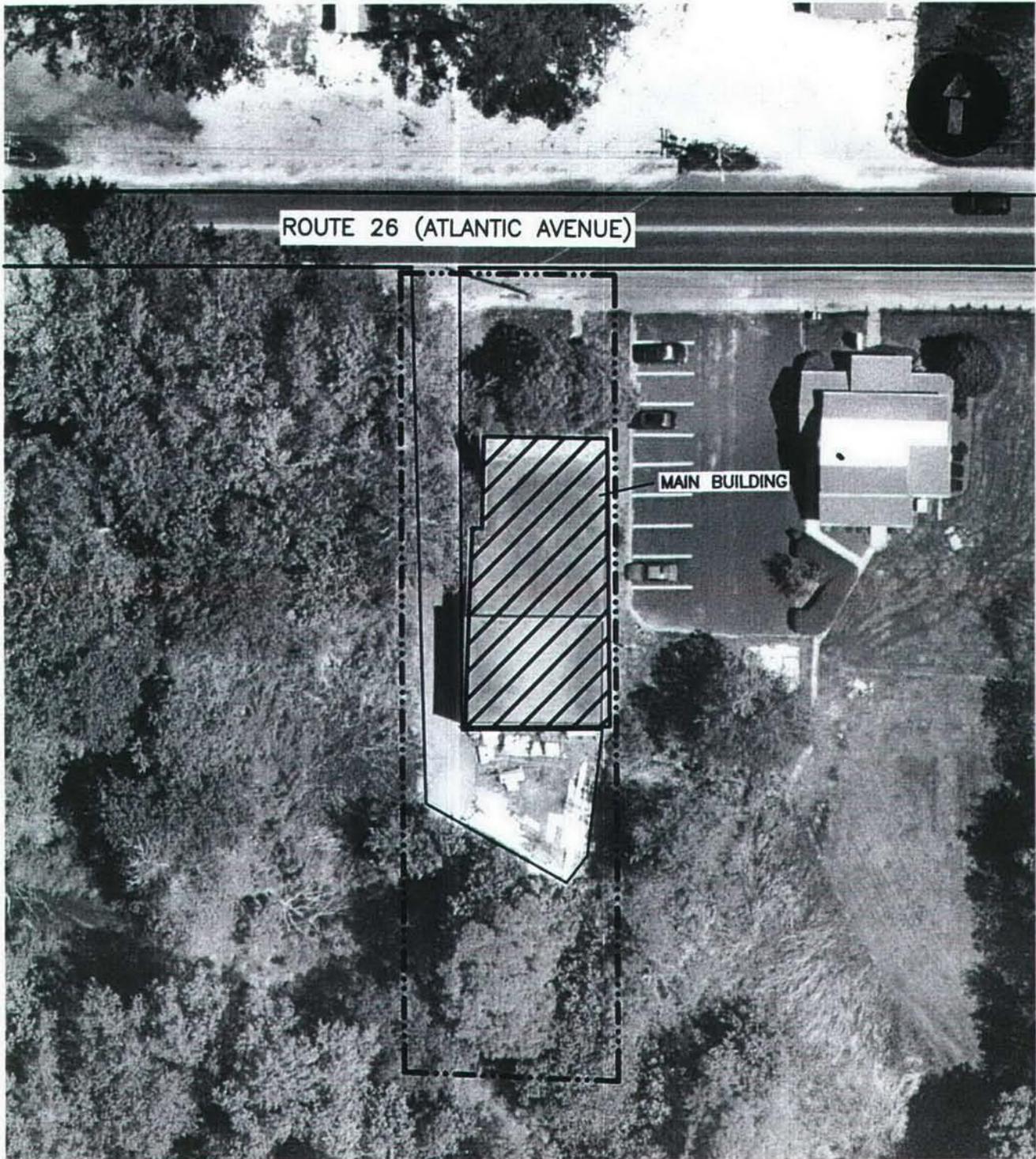
it is not unique to a given time period or method of construction, nor is it known to represent the work of a master craftsman or architect (Criterion C). Owing to prior ground disturbance, there is little probability that new information will result from any archaeological testing performed in the vicinity of the property (Criterion D).

Section 8

CRS # S-9725

Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.



Indicate North on Sketch

Surveyor: McCormick, Taylor & Associates, Inc.

Date of Form: March 2002

Use Black Ink Only

	BUILDING 50 YEARS OLD OR OLDER
	BUILDING LESS THAN 50 YEARS OLD
	TAX PARCEL BOUNDARY

**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-9725 Date March 2002 Contact # C-1 Surveyor R. Betterly, J.
Clouse, C.
Richmond

Description (12) Lateral view, facing southwest; (13) West elevation of residence, looking southeast

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):

