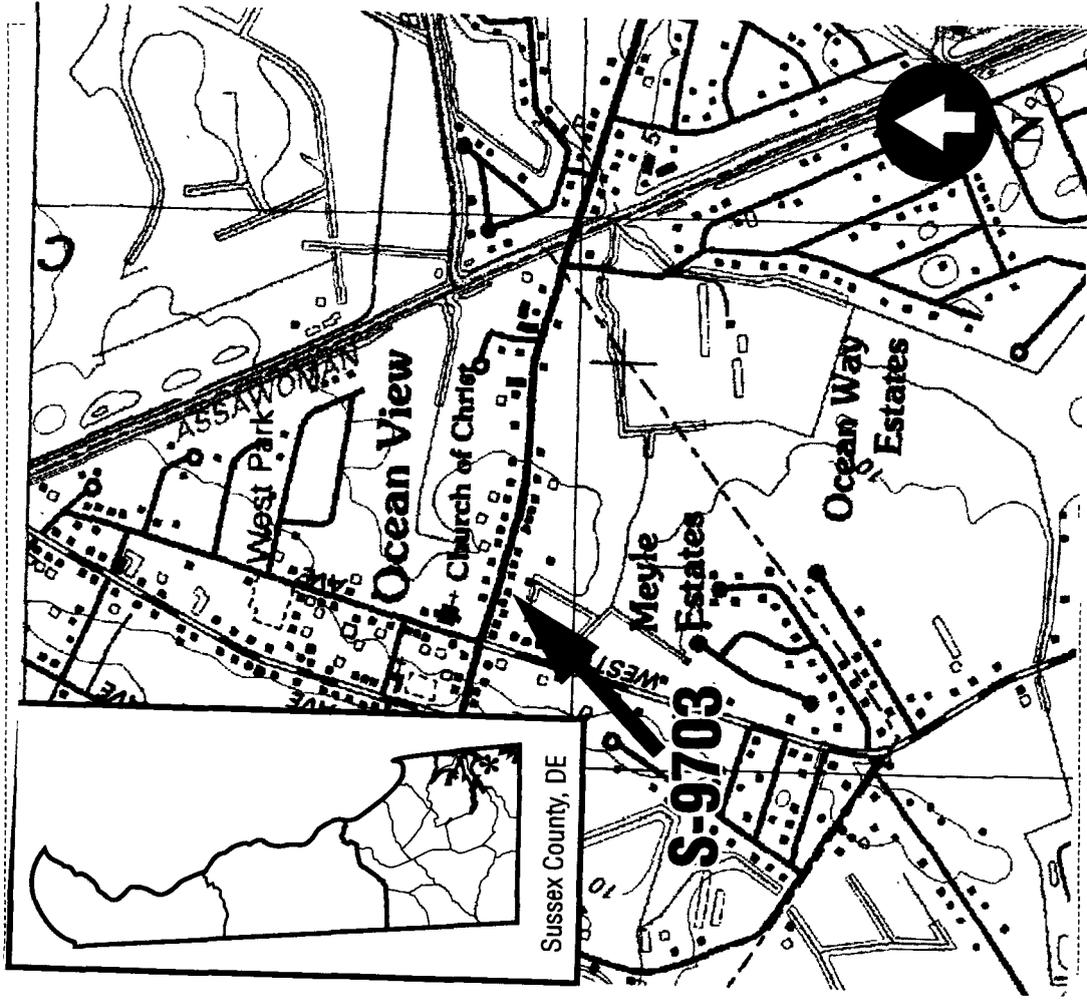


CRS #: S-9703

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

Main building is made of joined, separate units.

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

11. Comprehensive Planning:

- a) Time Period(s)
Urbanization & Early Suburbanization, 1880-1940 +/-
- b) Historic Theme(s)
Retailing/ Wholesaling

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: March 2002

CRS-1

Cultural Resource Survey
Main Building Form

CRS # S-9703
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 2.25 Acres

1. Address of Property: 40 & 42 Atlantic Avenue (Tax Parcel 1-34-13-657.00)
2. Date of Initial Construction: c. 1880
3. Floor Plan/Style: Rectangular/Folk Victorian
4. Architect/Builder: Unknown

5. Integrity: Original Site? Yes Moved? _____
If moved, when and from where? _____

List major alterations and dates (if known) Modern addition to the east and a connection to the other 20th century residences into a larger commercial complex.

6. Current Condition: excellent: good
fair poor

7. Describe the resource as completely as possible:

a) Overall Shape Originally rectangular; now irregular

Stories Two and one-half

Bays Five (main building)

Wings None

b) Structural System Wood frame

c) Foundation

Materials Concrete block

Basement Crawl space

d) Exterior Walls (modern over original)

Materials Vinyl siding

Color(s) Blue and white

e) Roof

Shape; materials Front gable, low pitch

Cornice Plain

Dormers None

Chimney location(s) brick ridge chimney to the rear of the roof

Use Black Ink Only

7. Description (cont'd):

f) Windows

Spacing Irregular

Type One over one hung sash

Trim Aluminum frame

Shutters Faux-louvered aluminum shutters

g) Door

Spacing Center in main building along front facade

Type Metal with glazing

Trim Aluminum

h) Porches

Location(s) Front facade

Materials Hipped roof; asphalt shingles

Supports Four two-by-four wood posts

Trim Plain

i) Interior details (if accessible)

Unknown

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

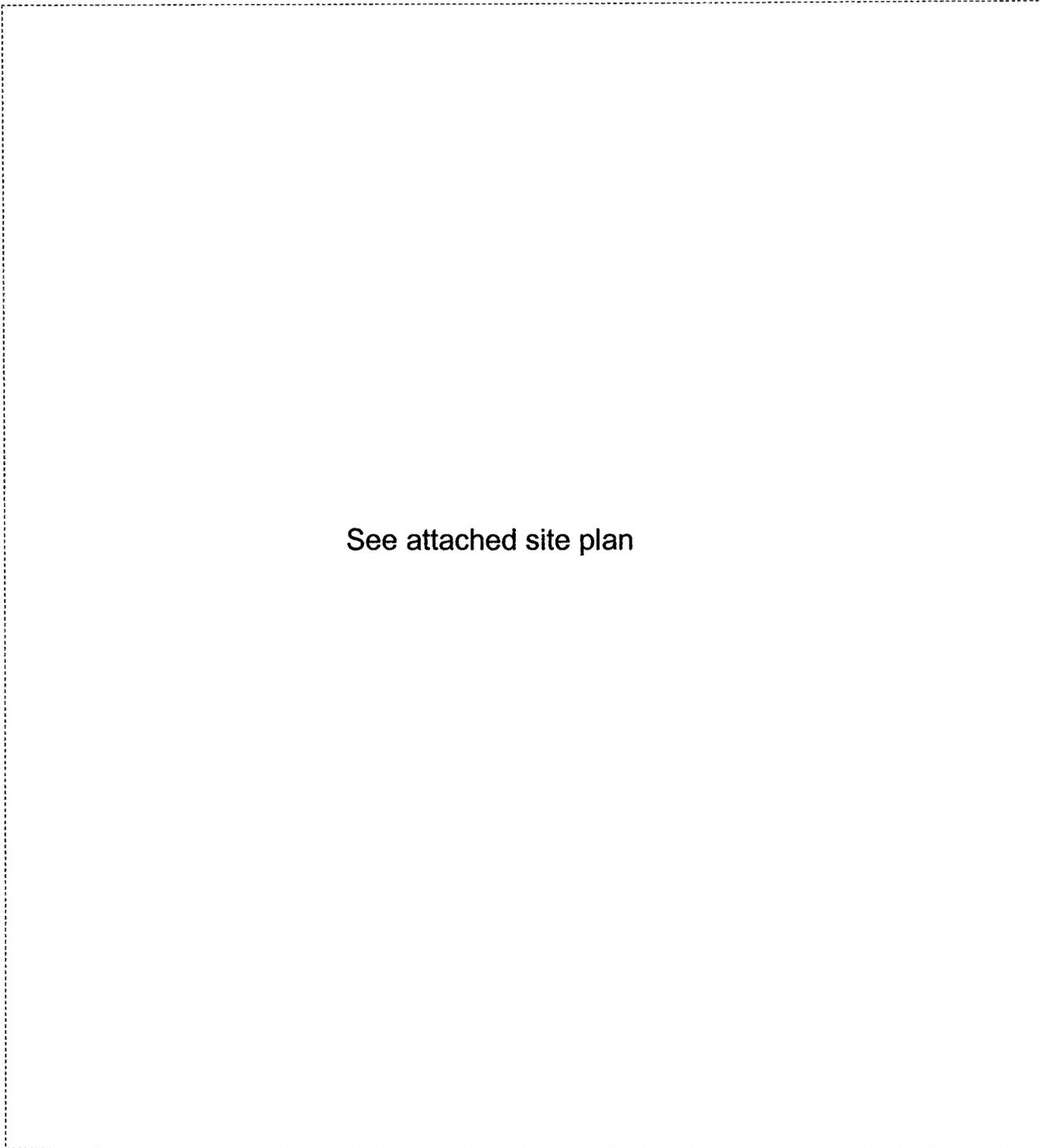
CRS # S-9703
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 2.25 Acres

1. Address of Property: 42 A Atlantic Avenue, (Tax Parcel 1-34-13-657.00)
2. Function: Commercial Building (Seafood retail and cigarette outlet)
3. Date: Mid to late 20th century
4. Stylistic Features: _____
5. Architect/Builder: Unknown
6. Description:
 - a) Structural System Concrete block
 - b) Wall Coverings Concrete block with vinyl siding across front (west) facade
 - c) Wall Openings
 - Windows Irregular
 - Doors One-over-one metal sash in rows of three or two
 - Other
 - d) Foundation Concrete block
 - e) Roof
 - Structural system Wood frame with false, raised front
 - Coverings Composite shingle
 - Openings None
 - f) Interiors
 - Floor Plan Rectangular
 - Partition/Walls Particle board/ plaster board
 - Interior Finish Painted
 - 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

Cultural Resource Survey
Related Outbuilding Form

CRS # S-9703
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 2.25 Acres

1. Address of Property: 40 A Atlantic Avenue, (Tax Parcel 1-34-13-657.00)
2. Function: Commercial/ Retail: Sunny Lane Antiques
3. Date: Late 19th century/ early 20th century
4. Stylistic Features: Cottage/ Bungalow
5. Architect/Builder: Unknown
6. Description:
 - a) Structural System Wood frame
 - b) Wall Coverings Asbestos siding
 - c) Wall Openings
 - Windows One-over-one double hung sash with wood surrounds
 - Doors Wood panel with glazing
 - Other None
 - d) Foundation Concrete block
 - e) Roof Side gable with overhanging roof
 - Structural system Wood frame, with exposed rafter ends
 - Coverings Standing seam metal side gable roof
 - 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

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

Cultural Resource Survey
Related Outbuilding Form

CRS # S-9703
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 2.25 Acres

1. Address of Property: 42 A Atlantic Avenue, (Tax Parcel 1-34-13-657.00)
2. Function: Shed
3. Date: Late 20th century
4. Stylistic Features: _____
5. Architect/Builder: _____
6. Description:
 - a) Structural System Frame
 - b) Wall Coverings Vertical wood board
 - c) Wall Openings
 - Windows Louvred with white vertical slatted shutters
 - Doors Overhead garage door on north facade; pedestrian door at south end of east facade
 - Other _____
 - d) Foundation Not visible
 - e) Roof
 - Structural system Frame; gambrel
 - 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: Elizabeth Harvey/Katie Post/Lara Otis

Date of Form: July 2003

Use Black Ink Only

CRS-3

Cultural Resource Survey
Related Outbuilding Form

CRS # S-9703
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 2.25 Acres

1. Address of Property: 42 A Atlantic Avenue, (Tax Parcel 1-34-13-657.00)
2. Function: Shed
3. Date: Late 20th century
4. Stylistic Features: _____
5. Architect/Builder: _____
6. Description:
 - a) Structural System Frame

 - b) Wall Coverings Vertical wood board

 - c) Wall Openings
Windows N/A
Doors Double doors centered on north facade
Other

 - d) Foundation Not visible

 - e) Roof
Structural system Frame; gambrel
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: Elizabeth Harvey/Katie Post/Lara Otis

Date of Form: July 2003

Use Black Ink Only

Cultural Resource Survey
Related Outbuilding Form

CRS # S-9703
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 2.25 Acres

1. Address of Property: 42 A Atlantic Avenue, (Tax Parcel 1-34-13-657.00)
2. Function: Shed
3. Date: Late 20th century
4. Stylistic Features: _____
5. Architect/Builder: _____
6. Description:
 - a) Structural System Frame
 - b) Wall Coverings Vertical wood board
 - c) Wall Openings
 - Windows N/A
 - Doors Overhead garage door on east facade; pedestrian door at west end of south facade
 - Other Wood lattice and flower boxes on side facade
 - d) Foundation Not visible
 - e) Roof
 - Structural system Frame; gambrel
 - 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: Elizabeth Harvey/Katie Post/Lara Otis

Date of Form: July 2003

Use Black Ink Only

Cultural Resource Survey
Related Outbuilding Form

CRS # S-9703
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage 2.25 Acres

1. Address of Property: 42 A Atlantic Avenue, (Tax Parcel 1-34-13-657.00)
2. Function: Shed
3. Date: Late 20th century
4. Stylistic Features: _____
5. Architect/Builder: _____
6. Description:
 - a) Structural System Frame

 - b) Wall Coverings Vertical wood board

 - c) Wall Openings
Windows 2 windows flanking door on east facade with 3 horizontal panes and shutters
Doors Double doors centered on east facade
Other

 - d) Foundation Not visible

 - e) Roof
Structural system Frame; side gable
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: Elizabeth Harvey/Katie Post/Lara Otis

Date of Form: July 2003

Use Black Ink Only

Architectural Description

The David and Betty Long, Trustees Property (Tax Parcel 1-34-13-657.00) contains an awkwardly constructed building composed of three separate, interconnected buildings that date from the early to late 20th century. Attached to the east of an earlier two-story building are two late twentieth-century one-story, front-gable additions. In addition, an early 20th century massed-plan, side-gable cottage is located southeast of the main building and a single story, rectangular commercial building is located directly behind the main building. All units of the main building and the outbuildings are used for various commercial activities including a restaurant/deli, seafood shop, cigarette factory outlet, antique shop (the cottage), and a business office.

The earliest part of the main building dates from the late 19th century and is a 2 and one-half story, gable front, wood frame building in a 3 deep, massed plan. This building shows elements of the front-gabled roof subtype of the Folk Victorian style as described in Virginia and Lee McAlester's *Field Guide to American Houses*, such as its massing, roof, and front porch. The front facade has a 5 bay 1st floor and 2 bay 2nd floor. The normal pitched roof is covered with asphalt shingles and the walls are covered with asbestos siding. Windows on all walls and floor levels are smaller replacements, evident from the ghosting left by the in-fill siding used around them. The 1st floor windows on the west wall have been completely covered over with asbestos siding. The building's windows are 6/6 double hung sash with aluminum frames. A single brick chimney is located on the ridge to the rear of the front gabled roof. There is a 1 story dropped shed roof addition off the back of the building. The foundation is concrete block and a crawl space is evident. The 1st floor entrance to the deli/restaurant is through a centered metal door with glazing that separates 2 double hung sash windows with a 6/6 arrangement. A full-length front porch with a shed roof covers the front 1st floor area. The porch is supported with wooden 2x4 posts. A hipped roof extension is part of a 1-story connecting/joining building located between the early-20th century 2-story front gable building and a later 20th century front gable ranch or doublewide modular house.

The middle of the main building was a separate ranch style or doublewide modular building dating from the late 20th century. This section is covered in horizontal vinyl siding and has a low-pitched, overhanging roof with asphalt shingles. An enclosed porch covers $\frac{3}{4}$ of the front façade. Two modern casement style windows are located in the front wall, but one is occupied entirely by an air conditioning unit. The entire middle section of the building serves the deli/restaurant as the kitchen. The foundation is concrete block.

The third section of the main building is to the east and was either built as a separate, modern style ranch house that was later attached to the main building or it was built purposely as an addition to the main building. In either case, it has a front gable, low-pitched roof (asphalt shingles), vinyl siding, and overhanging eaves along the front façade (similar to an A-frame house). Built on a concrete block foundation, this 1 story building may also be a doublewide modular home that was attached directly to the west wall of the above noted middle section. A metal entrance door with glazing is located to the center of the front wall, which also utilizes a pressure-treated wood deck without a roof. A double hung sash window is located to the right of the doorway and decorative metal shutters are fixed to the window. Another door is located along the east wall while 2 additional windows with shutters are placed to the south along this wall. This section is a business office with its own, separate address (40 Atlantic Ave.).

Outbuildings:

Located south of the main building is a 1-story, concrete block, rectangular commercial building with a flat roof. The building has two units. The one is used as a seafood store and the other, a retail cigarette business. Built on a concrete slab foundation, the building faces west and has vinyl siding along the front façade only. The flat roof is covered with asphalt shingles and has a raised, false front projecting from the front wall. Wall openings are irregularly spaced with a metal and glazed entrance door for each business establishment. Rows of 1/1 metal sash windows are along the front façade. A casement window is in the wall of the south façade.

Behind the main building, in the extreme southeast corner of the property, there is a former residential building that now serves as an antique store. This one-story building is a massed-plan, side-gable folk housing style. Its normal pitched roof is covered with standing seam metal painted red. Typical of the style's 1930s period, there is a small entry porch on the front façade. The screened porch's front gable/pediment is supported with square wood posts and decorative wood gingerbread detailing. Wooden brackets are located where the porch roof projects slightly over the pediment forming the front gable. Brackets are also found along the eaves of the two end gables. Windows are 1/1 double hung sash with wood surrounds and non-functioning shutters. In the gable ends, there are pairs of single pane windows. The rectangular shape of the building, as well as a later rear addition, is constructed on a concrete block foundation with irregularly spaced vents. There is probably a crawl space but no basement. The extended addition runs the full-length of the rear wall and has a standing-seam metal shed roof. All wall surfaces are covered with asbestos siding. There are no chimneys, only a venting pipe on the shed roof. There is a pressure wood deck in the southeast corner of the house. Here, a back entrance door is located. Both the front and back doors are wood paneled with glass panes in the top sections.

To the rear of the main building and east of the commercial property is a group of four large prefabricated sheds, currently used for storage.

Determination of Eligibility

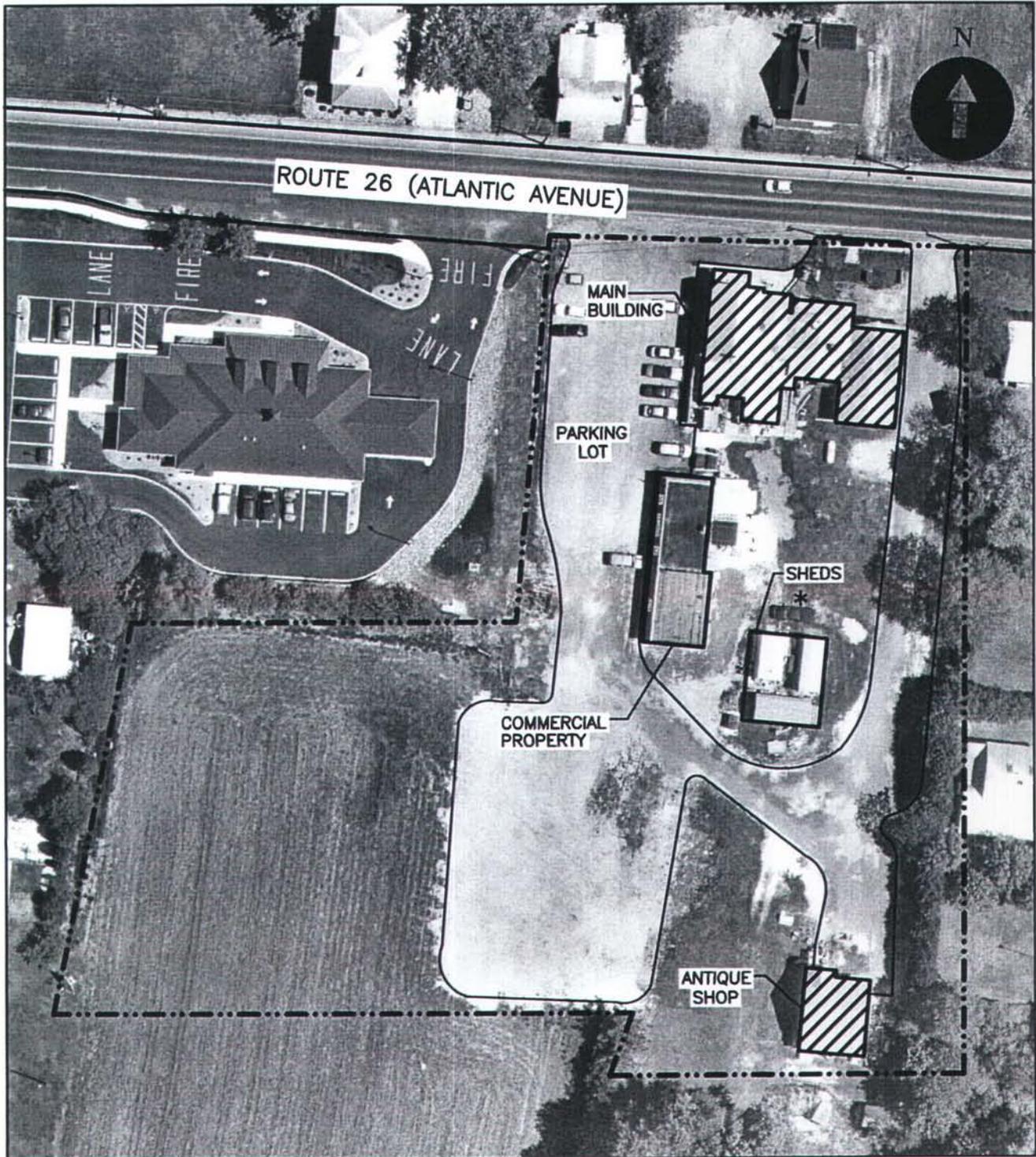
The David and Betty Long, Trustees Property (S-9703) is recommended not eligible for the National Register of Historic Places. This property does not retain integrity of location, setting or feeling. The David and Betty Long, Trustees Property is clad in vinyl siding, has replacement windows and two large late twentieth century additions; it is also located very close to the high volume of traffic along Route 26, thereby compromising the physical environment around the property. The nature of the area has changed drastically over the past 20 years. Originally, the Route 26 corridor was rural and agrarian and later in the late 20th century the area has changed to accommodate beach traffic and visitors. The modern additions and alterations that therefore converted this former dwelling into a commercial property have diminished the property's integrity. This commercial property is not associated with an event of importance, nor is it representative of a pattern of events or historic trends (Criterion A). The David and Betty Long, Trustees Property is not affiliated with any persons important to local, state or national history (Criterion B). This property is not exemplary of 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).

Section 8

CRS # S-9703

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

* PER JULY 2003 VISIT, A NEW SHED EXISTS IN THIS LOCATION



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**

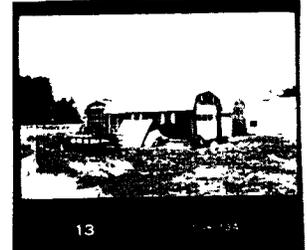
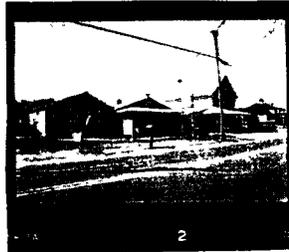
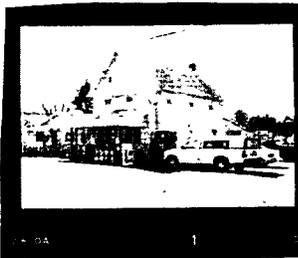
CRS# S-9703 Date March 2002 Contact # C-3; Surveyor R. Betterly, J.
C-20 Clouse, C.
Richmond

Description C-3: (1) Facade and west elevation, looking southeast; (2) Lateral view, facing southwest; (3) Facade and east elevation, looking southwest

C-20: (13) Outbuildings, facing southwest

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):



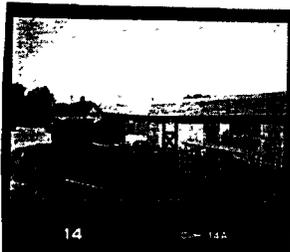
**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-9703 Date March 2002 Contact # C-20 Surveyor R. Betterly, J.
Clouse, C.
Richmond

Description (14) Outbuildings, facing northwest

Negative Location (if other than SHPO) MTA-PHL

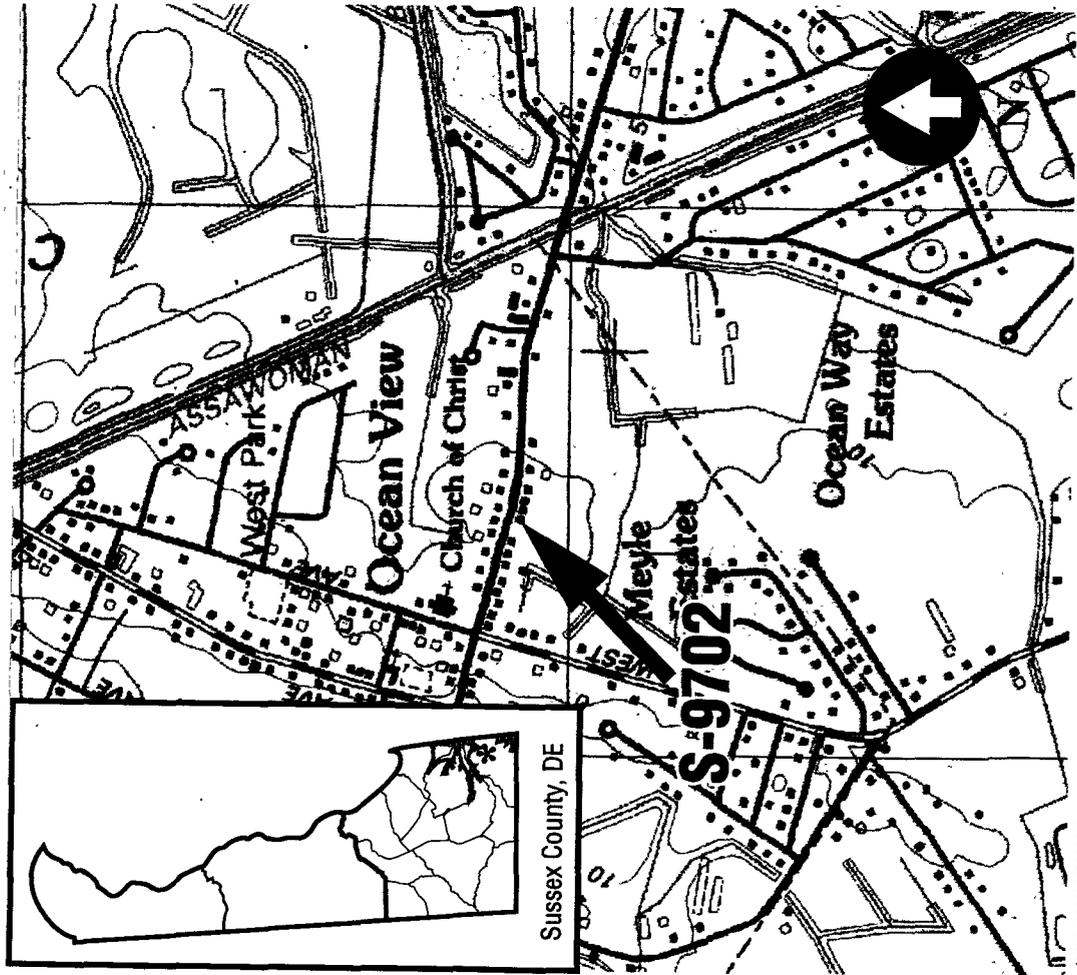
Attach contact print(s):



9. Location Map:

CRS #: S-9702

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 number 99-112-01. According to a neighbor, the property was a duck/chicken farm c. 1920-1930.

11. Comprehensive Planning:

- a) Time Period(s) 1880-1940 +/-
Urbanization and early suburbanization
- 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: Richard Betterly Date: March 2002
 PI: Francine F. Arnold Date: March 2002

7. Description (cont'd):

f) Windows

Spacing Symmetrical

Type 1/1 sash; replacement storm windows

Trim Aluminum frame

Shutters N/A

g) Door

Spacing Central entrance

Type Wood panel

Trim Wood

h) Porches

Location(s) Main entrance has pedimented portico on 1st floor

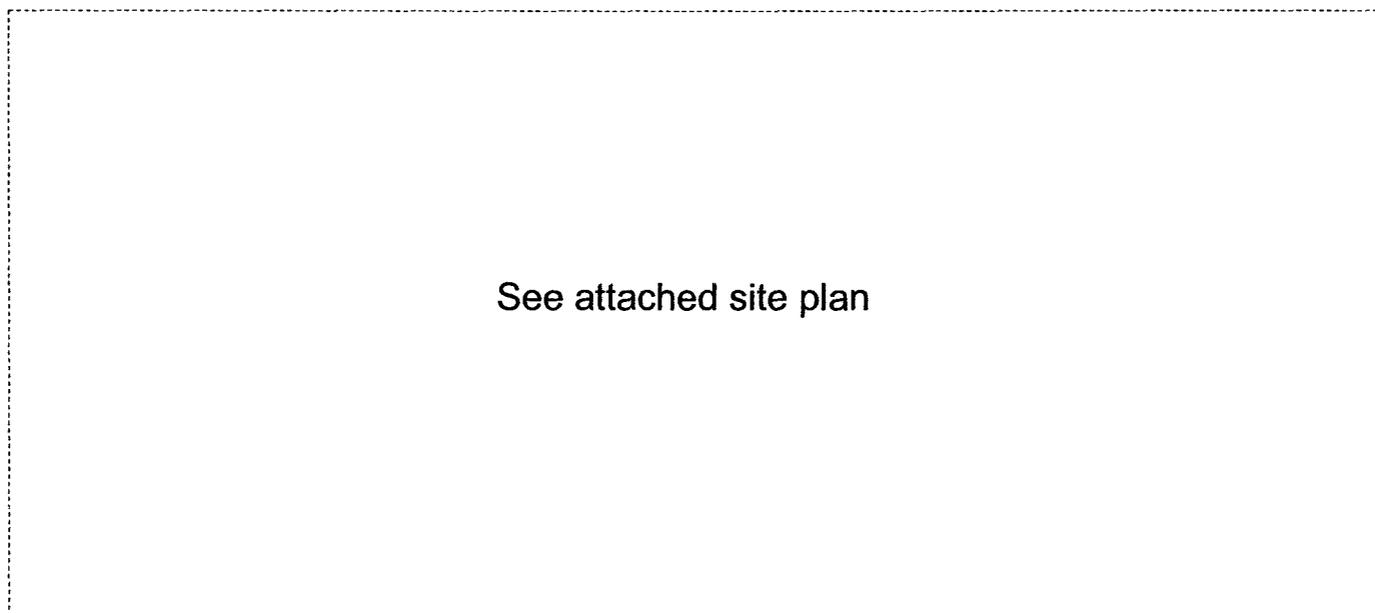
Materials Wood, asphalt shingle

Supports Two 2 x 4 wood posts

Trim

i) Interior details (if accessible)

8. Sketch Plan of Building:



Indicate North on Sketch

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

Use Black Ink Only

Cultural Resource Survey
Related Outbuilding Form

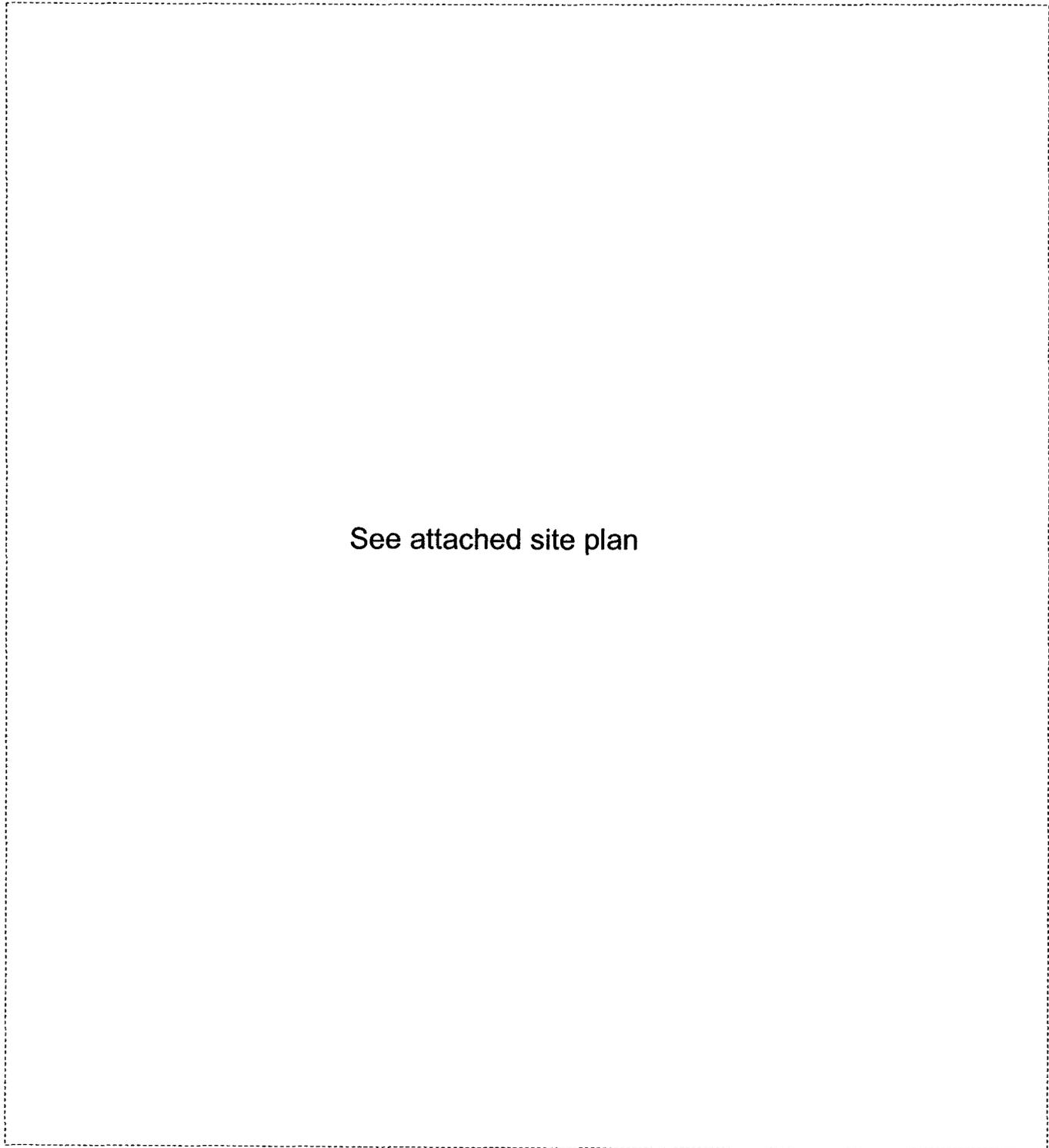
CRS # S-9702
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage Less than 1 acre

1. Address of Property: 38 Atlantic Avenue (south side of Route 26 east of West Avenue)
2. Function: Grain storage
3. Date: Early 20th century
4. Stylistic Features: Front gable
5. Architect/Builder: Unknown
6. Description:
 - a) Structural System Wood frame
 - b) Wall Coverings Horizontal clapboard
 - c) Wall Openings
 - Windows Open wood frame with wood muntins
 - Doors Wood plank
 - Other
 - d) Foundation Stone piers
 - e) Roof
 - Structural system Frame; overhanging and exposed rafters
 - Coverings Standing seam metal
 - Openings
 - f) Interiors
 - Floor Plan Rectangular
 - Partition/Walls
 - Interior Finish
 - Furnishings/Machinery

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: Richard Betterly

Date of Form: March 2002

Use Black Ink Only

CRS-3

Cultural Resource Survey
Related Outbuilding Form

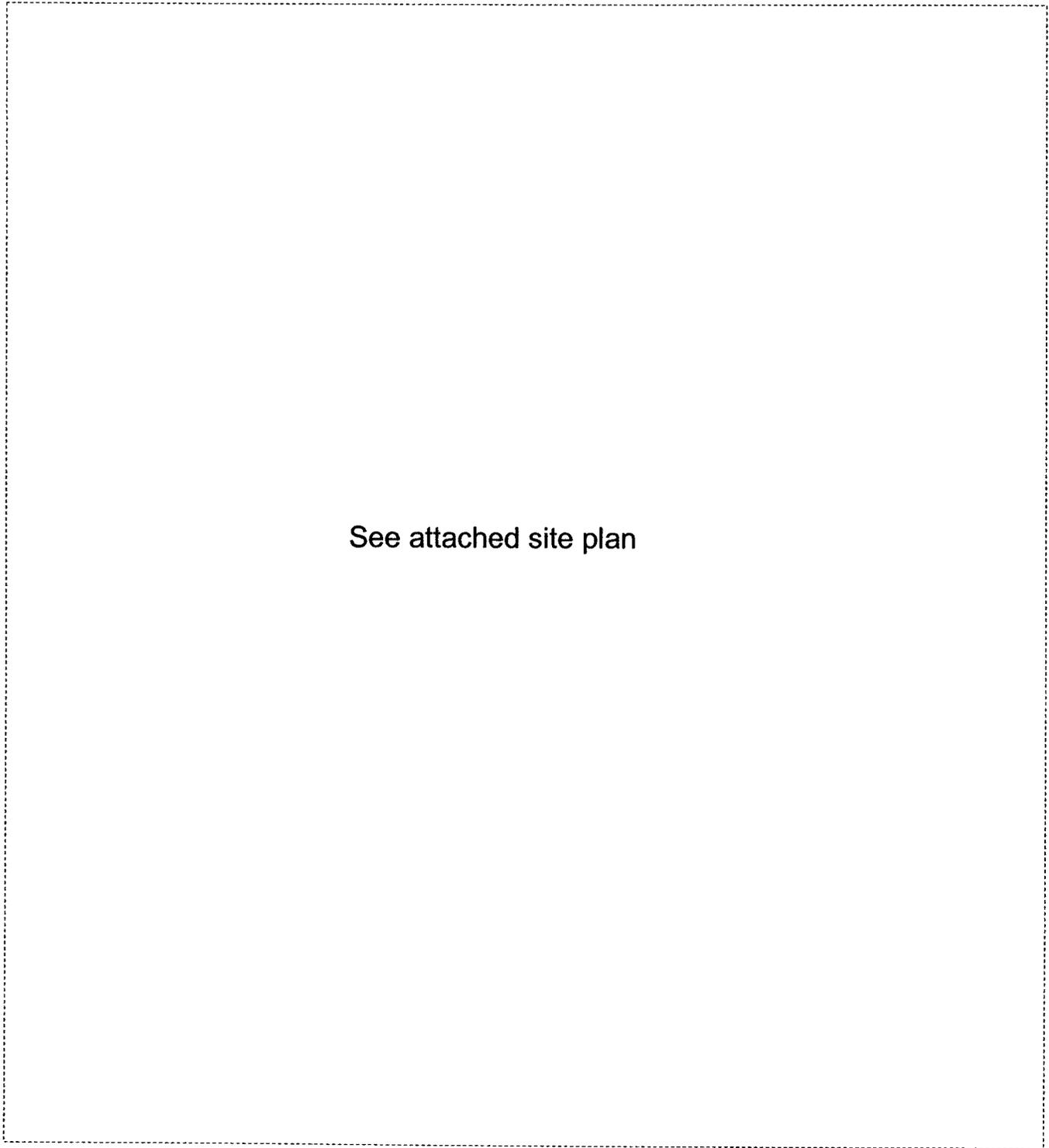
CRS # S-9702
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage Less than 1 acre

1. Address of Property: 38 Atlantic Avenue (south side of Route 26 east of West Street)
2. Function: Storage Shed
3. Date: Early 20th century
4. Stylistic Features: Front gable
5. Architect/Builder: Unknown
6. Description:
 - a) Structural System Wood frame
 - b) Wall Coverings Corrugated steel
 - c) Wall Openings
Windows None
Doors
Other
 - d) Foundation Concrete pad
 - e) Roof
Structural system Wood frame
Coverings Corrugated steel
Openings
 - f) Interiors
Floor Plan Rectangular
Partition/Walls
Interior Finish
Furnishings/Machinery

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: Richard Betterly

Date of Form: March 2002

Use Black Ink Only

CRS-3

Cultural Resource Survey
Related Outbuilding Form

CRS # S-9702
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage Less than 1 acre

1. Address of Property: 38 Atlantic Avenue (south side of Route 26 east of West Avenue)
2. Function: Tool shed
3. Date: Early 20th century
4. Stylistic Features: Front gable
5. Architect/Builder: _____
6. Description:
 - a) Structural System Wood frame
 - b) Wall Coverings Corrugated metal
 - c) Wall Openings
 - Windows
 - Doors
 - Other Open front gable
 - d) Foundation Concrete pad
 - e) Roof
 - Structural system Wood frame
 - Coverings Metal
 - Openings
 - f) Interiors
 - Floor Plan Rectangular
 - Partition/Walls
 - Interior Finish Unfinished
 - Furnishings/Machinery

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: Richard Betterly

Date of Form: March 2002

Use Black Ink Only

CRS-3

Cultural Resource Survey
Related Outbuilding Form

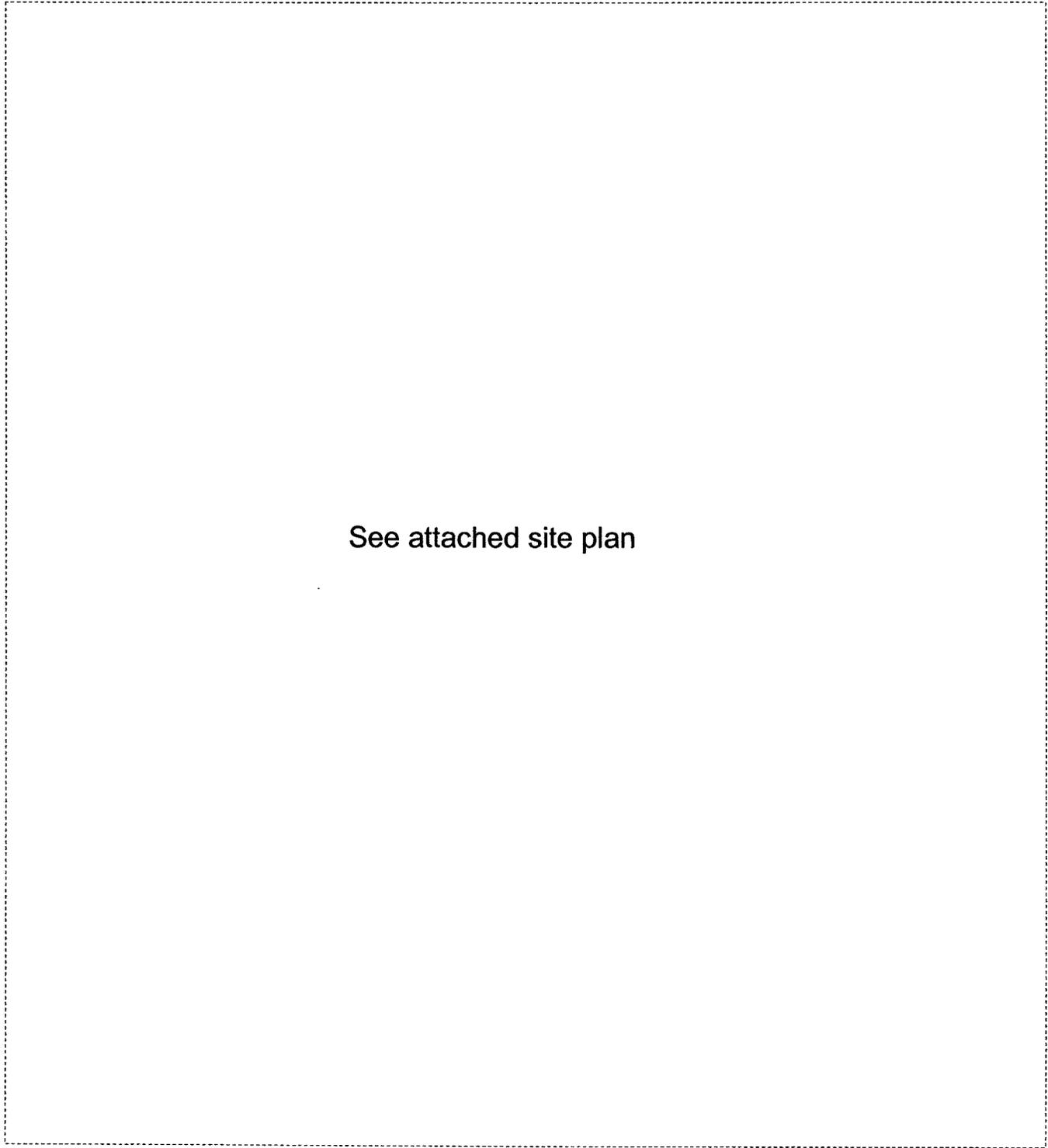
CRS # S-9702
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage Less than 1 acre

1. Address of Property: 38 Atlantic Avenue (south side of Route 26 east of West Avenue)
2. Function: Equipment Shed
3. Date: Early 20th century
4. Stylistic Features: Side gable
5. Architect/Builder: Unknown
6. Description:
 - a) Structural System Wood frame
 - b) Wall Coverings Clapboard
 - c) Wall Openings
 - Windows
 - Doors
 - Other South facade is open
 - d) Foundation Stone piers
 - e) Roof
 - Structural system Wood frame
 - Coverings Asphalt shingle
 - Openings
 - f) Interiors
 - Floor Plan Rectangular
 - Partition/Walls
 - Interior Finish Unfinished
 - Furnishings/Machinery

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: Richard Betterly

Date of Form: March 2002

Use Black Ink Only

Cultural Resource Survey
Related Outbuilding Form

CRS # S-9702
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage Less than 1 acre

1. Address of Property: 38 Atlantic Avenue (south side of Route 26 east of West Avenue)
2. Function: Chicken/duck house
3. Date: Early 20th century
4. Stylistic Features: Side gable
5. Architect/Builder: Unknown
6. Description:
 - a) Structural System Wood frame
 - b) Wall Coverings Clapboard
 - c) Wall Openings
 - Windows 6/6 double-hung sash; fixed single-pane in gable end
 - Doors Wood plank
 - Other
 - d) Foundation Concrete block
 - e) Roof
 - Structural system Frame
 - Coverings Asphalt shingle
 - Openings
 - f) Interiors
 - Floor Plan Rectangular
 - Partition/Walls
 - Interior Finish
 - Furnishings/Machinery

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: Richard Betterly

Date of Form: March 2002

Use Black Ink Only

CRS-3

Review of the 1868 Beers Atlas (Baltimore Hundred, Sussex County, Plate 93) did not reveal conclusive ownership of this property in that year. An example of an I-House is situated on the Selby H. Evans Property. In addition, the property is being evaluated as an agricultural complex. The following contexts (I-House and Agricultural Complex) are taken from the *Route 26 Eligibility Study*.

I-House Plan

Potentially eligible I-house resources may exhibit original two-over-two or six-over-six wood frame windows, wood shake or clapboard exterior siding (likely produced locally in Baltimore Hundred from cypress from the nearby Cypress Swamp), brick interior or exterior corbelled chimneys, and side-gable frame roofs. Eligible I-houses may or may not have exterior side or front porches or rear or side ell additions, depending upon their original form and function and evolving usage over time. Screened-in porches are acceptable on I-houses; however, infilled porches that date after the Period of Significance may potentially render a resource ineligible. Vinyl or aluminum exterior siding is acceptable, provided that the original exterior materials remain beneath. Replacement windows are acceptable too if the building retains its original fenestration. A side-gable house should also ideally exhibit integrity of location, setting, design, feeling, association, materials and workmanship in order to be considered individually eligible for the *National Register of Historic Places*. Unsympathetic additions that obscure the original side-gable I-house form, exterior alterations, changes in historical acreage, and visual intrusions caused by new development could potentially render an I-house of this time period an ineligible resource. Physical features of an I-house “must be visible enough to convey [their] significance” – even if “a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction” (National Register Bulletin: *How to Apply the National Register Criteria for Evaluation*, p. 46). Two and one-half story side-gable dwellings along the Route 26 vicinity from Clarksville to Ocean View are frequently a component of a larger Agricultural Complex, and as such, should also retain significance as an intact part of a farmstead. In this instance, side-gabled, two and one-half story houses may be considered a significant component of an Agricultural Complex, reflective of local trends in Baltimore Hundred agriculture, such as corn farming (Sheppard et al., p. iv-vi). Side-gable buildings that retain integrity and are a part of a significant agricultural complex meeting the above criteria would be eligible for nomination to the *National Register of Historic Places* under Criterion A: broad patterns of history/railroad development/Baltimore Hundred agriculture, and/or Criterion C: architectural types/vernacular side-gable, two and one-half story (I-house) form.

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 Selby H. Evans Property (tax parcel 1-34-13-34.02) with its residential house and its outbuildings are reportedly part of an early 20th century duck farm. Much of the farmland was later sold, and some was used for the construction of neighboring houses. The two and one-half story I-house residence

dates from the late 19th century. The house is a side gabled, massed plan style with a T-shaped rear addition dating from the early 20th century. A common folk housing style, the two and one-half story building has 3 bays and symmetrical openings along the front facade. Along the rear addition's 1st floor, there is an enclosed, wrap around porch that encompasses all 3 sides of the addition. The building has a T-shaped floor plan with front and back gabled roofs. Both of the roofs have a normal pitch and they are covered with asphalt shingles. Each of the gable ends has no cornice details, gutters, or downspouts. Along the ridge, there is an internal brick chimney at the southern end of the rear addition. All wall surfaces are covered with asbestos siding. The foundation is brick with a crawl space and vents placed at intervals.

The building fronts Atlantic Avenue (Route 26) with no lawn or other separation except for a centered entrance porch. The porch has two round wood columns supporting its gable roof with curved underside. The front entrance is directly from street level through the centrally placed door made of wood with a diamond shaped glass pane at the top of the door and an aluminum storm/screen door. Windows are replacement storm windows with aluminum frames and wood surrounds/trim. These window openings have 1/1 double hung sash windows. At the attic level, each of the end gables has two single sash windows with 4 lights.

In the early 20th century, the one-story wrap around porch was enclosed and covered with the same asbestos siding as the rest of the wall surfaces. This may indicate that enclosing the porch, replacing the windows, and residing the walls was part of the same renovation. An entrance door and 6 windows are located along the eastside of the enclosed porch. Over the door is a small gabled eyebrow on the porch roof with evidence of a fish scale motif. Another such gabled eyebrow is found on the other side of the enclosed porch; however, there is no door currently in this side of the enclosed porch although concrete steps are present. Another doorway is located in the southeast corner of the enclosed porch. Gutters and downspouts run along the eaves of the porch roof.

Outbuildings:

There are five outbuildings located south and southeast of the main house. The first three outbuildings described herein are now situated on the adjacent tax parcel; however, through owner interviews it was determined that these buildings were historically associated with the Evans Property and therefore included with this survey. These three buildings are clustered together near the southeast corner of the house. The first is a late 20th century, gable front tool shed with a low-pitched, asphalt shingle roof. The wood frame building sits on a concrete slab and its walls are covered with corrugated metal. A front entrance (no door) in the north end gable is the only opening for the shed. East of the tool shed there is a 19th century corn crib/grain shed on stone piers. The building's wooden frame is covered with horizontal wood clapboards. A wood plank door is over the entrance in the front gable and the building has a steeply pitched, standing seam metal roof with overhanging eaves and exposed rafters. A window opening (no glass or frame) is in the south side gable wall. Directly to the north of the corn crib/grain shed is the third building in this grouping. This is another wood frame, gable front shed; however, it dates from the early 20th century. It has a concrete foundation with corrugated metal walls and roof. No openings are visible and the front entrance is covered with wood boards.

About 30 yards south of the main house, there are 2 side-gable, rectangular buildings. The first, probably the duck house, has a north/south ridge while the other, a cart-shed, has an east/west ridge.

Similar to a chicken house, the duck house is wood framed with clapboard siding. Two double hung sash windows are located in the front (east) wall, one on each side of the centrally placed doorway with its wood plank door. The early to mid-20th century duck house was built on a concrete slab foundation and uses asphalt shingles for the roof. The cart-shed is a late 19th century wood framed building sitting on stone piers. It has an open front along the south façade. The gable end walls and the back (north) wall are covered with horizontal wood clapboards. The interior is unfinished but separate bays are evident for equipment and machinery storage.

Determination of Eligibility

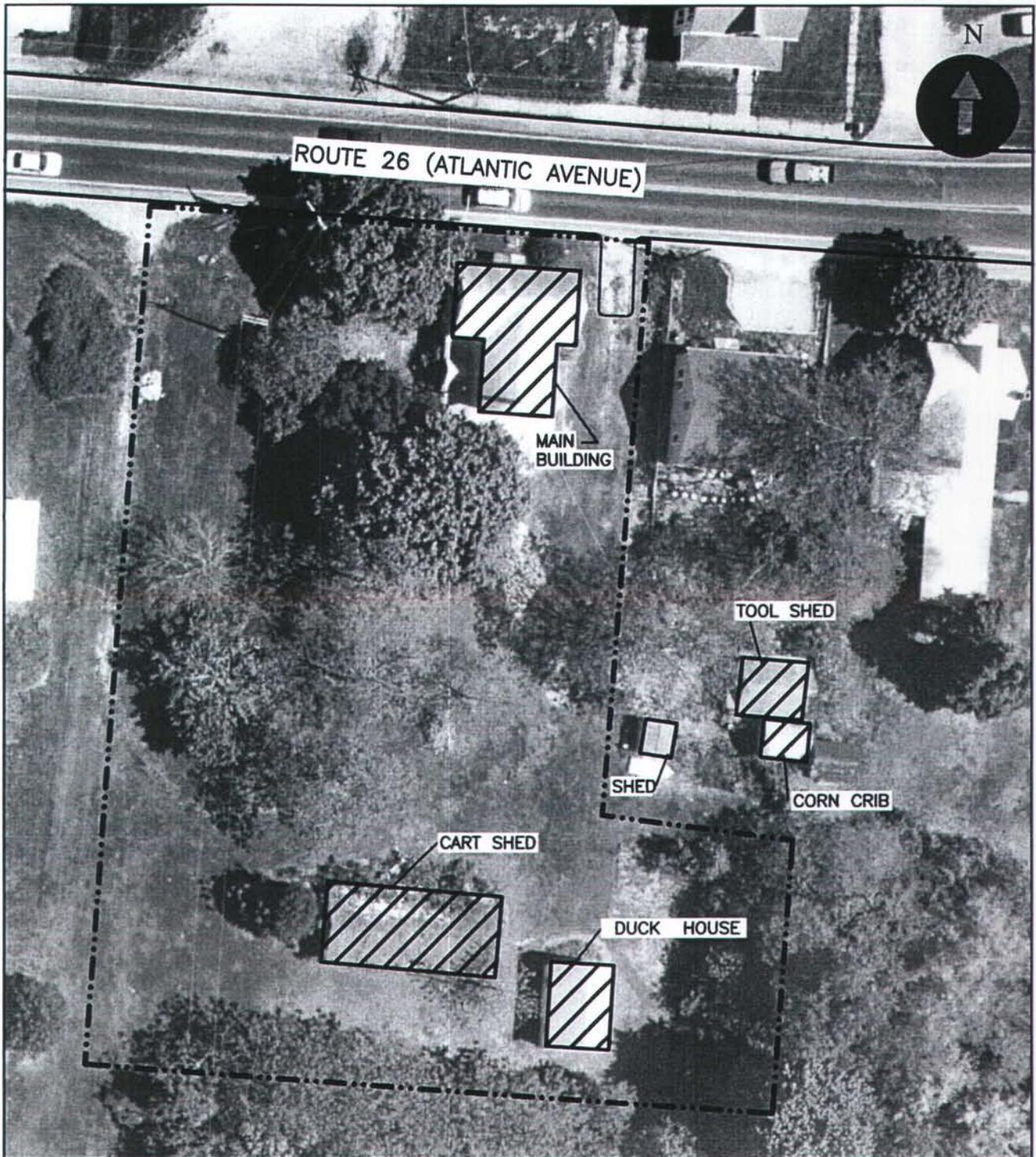
The Selby H. Evans Property (S-9702) is recommended not eligible for the National Register of Historic Places. Although once used as a duck farm in the early part of the 20th century, the current layout of outbuildings does not demonstrate an intact range or courtyard plan, typical of Delmarva's farms. The property has lost the integrity of its form and farm plan in comparison to the proliferation of intact chicken and duck farms in the Delmarva region. Likewise, this property's farm related buildings do not comprise an intact 19th century farming operation. Other better examples of the region's poultry farming exist in the area (Criterion A). The property is not known to have been associated with any individuals of significance to be eligible under Criterion B. Finally, the house and outbuildings are not individually significant for their architecture under Criterion C. The main building's massed plan, side gable style is a common housing form found along Route 26/Atlantic Avenue. This house has no technological, architectural, or historical significance and its later 20th century alterations and remodeling have impacted the integrity of the original architectural features and characteristics. None of the storage sheds, the cart-shed, or the duck/chicken house is unique or an individually significant example of its types of farm outbuilding to be considered individually eligible for the National Register. Better, more intact examples of these building types are present in the area. 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).

Section 8

CRS # S-9702

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

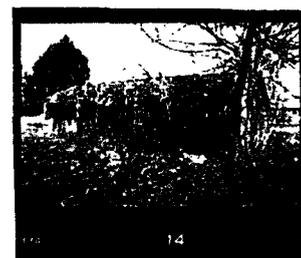
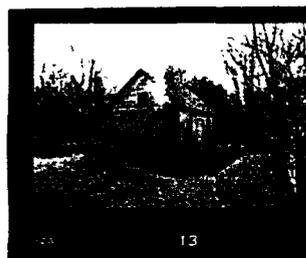
**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-9702 Date March 2002 Contact # C-3 Surveyor R. Betterly,
J. Clouse, C.
Richmond

Description (4) Lateral view, facing southeast; (5) Lateral view, facing southwest; (13) 1.5
story farm outbuilding, looking southeast; (14) Outbuilding, looking northwest

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):



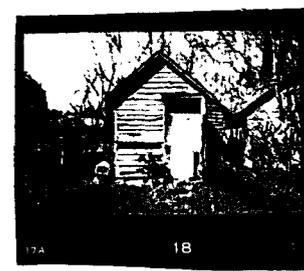
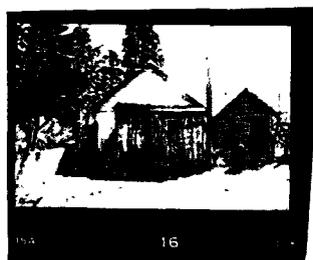
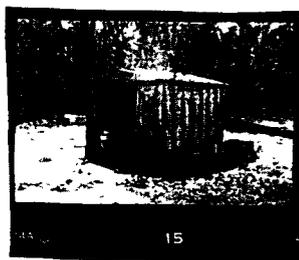
**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-9702 Date March 2002 Contact # C-3 Surveyor R. Betterly,
J. Clouse, C.
Richmond

Description (15) 1-story metal shed, looking southeast; (16) Outbuilding, looking east; (17)
1-story frame horizontal barn, looking east; (18) Corn house

Negative Location (if other than SHPO) MTA-PHL

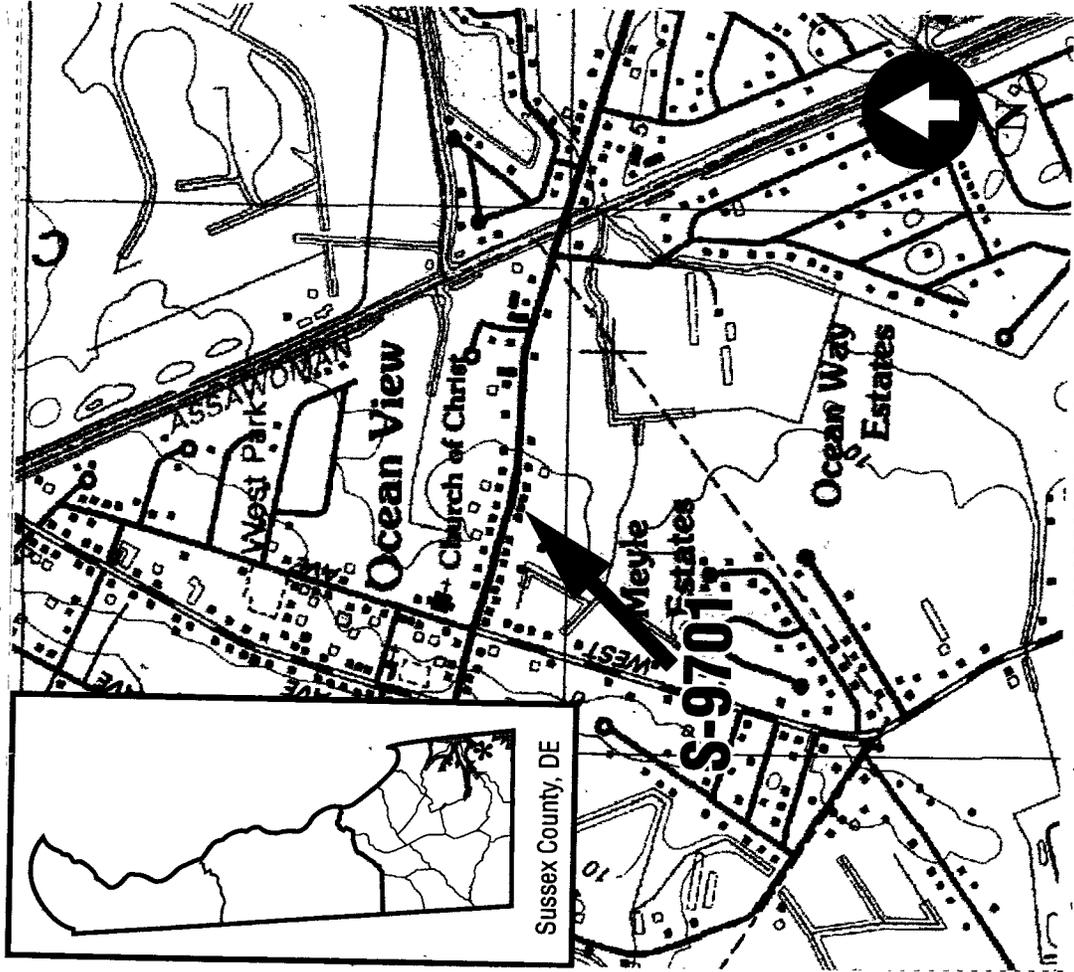
Attach contact print(s):



CRS #: S-9701

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 under contract number 99-112-01. The owner stated that the house was constructed in 1951 on a section of land sold from the neighboring farm (Tax Parcel 1-34-13-34-02).

11. Comprehensive Planning:

- a) Time Period(s) 1880-1940 +/-
Urbanization and early suburbanization
- b) Historic Theme(s) Architecture, Engineering, and Decorative Arts

12. Evaluation: eligible: Yes No Potential Unknown

a) Area(s) of Significance

b) NR Criteria

13. Certification:

Surveyor: Richard Betterly

Date: March 2002

PI: Francine Arnold

Date: March 2002

CRS-1

Cultural Resource Survey
Main Building Form

CRS # S-9701
SPO Map 20-21-07
Hundred Baltimore
Quad Bethany Beach
Zone Coastal
Acreage Less than 1 acre

1. Address of Property: 36 Atlantic Avenue (Tax Parcel 1-34-13-35.00)

2. Date of Initial Construction: 1951 (verified by owner)

3. Floor Plan/Style: Colonial Revival/ Cape Cod

4. Architect/Builder: Unknown

5. Integrity: Original Site? Yes Moved? _____

If moved, when and from where? _____

List major alterations and dates (if known) Vinyl siding

6. Current Condition: excellent: good
fair poor

7. Describe the resource as completely as possible:

a) Overall Shape Rectangular

Stories 1 1/2

Bays 3

Wings None

b) Structural System Wood frame

c) Foundation

Materials Concrete block

Basement Crawl space

d) Exterior Walls (modern over original)

Materials Vinyl siding

Color(s) Cream

e) Roof

Shape; materials Side gable; asphalt shingle

Cornice Thin, plain wood

Dormers N/A

Chimney location(s) Metal pipe at rear of house

Use Black Ink Only

7. Description (cont'd):

f) Windows

Spacing Asymmetrical

Type 6/6 double hung sash

Trim Wood

Shutters

g) Door

Spacing Central

Type Wood panel with fanlight

Trim Decorative; dsmall dentil on door frame

h) Porches

Location(s) N/A

Materials

Supports

Trim

i) Interior details (if accessable)

8. Sketch Plan of Building:



Indicate North on Sketch

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

Use Black Ink Only

Architectural Description

The *circa* 1951 (per current owner) Michael and Susan Chadwick Property (Tax Parcel 1-34-13-35.00) is a dwelling constructed in the side gabled, massed plan Cape Cod style. It was built on land formerly associated with a duck farm to the west. The house is a folk/vernacular housing style that was common nationwide from the middle of the 19th century well into the late 20th century. Built on a concrete block foundation, the building's wood frame is covered with modern vinyl siding. The normal pitched roof is covered with asphalt shingles. Although previously renovated, the current owners are continuing to remodel and renovate the house. Entrance is gained through an off-centered front door in the side gable wall (north) and through another door in the eastern gable end. The front door is wood paneled with a semicircular (fan) window in the top of the door. The surrounds are wood with a decorative dentil above the frame. A metal storm/screen door covers both the front and gable end doors. There are no entrance porches, but there are concrete stoops that provide access to each doorway. Pairs of asymmetrically arranged 6/6 double hung sash windows are found throughout the house and a ribbon of 3 windows is on the front façade. All of the openings have modern storm/screen windows as well. A low concrete coping defines the property's boundary.

The outbuildings depicted on the site plan for this property are historically associated with the adjacent property, known as the Rufus and Flora Gilliam Property (Tax Parcel 1-34-13-34.02). Because of this historic association they were evaluated along with the adjacent dwelling (See CRS form S-9702).

Determination of Eligibility

The Michael and Susan Chadwick Property (S-9701) 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.

This dwelling does not retain the integrity of material, setting or feeling requisite for an eligible Colonial Revival style/ Cape Cod dwelling. The Michael and Susan Chadwick Property is clad in vinyl siding and features replacement vinyl windows with snap-in muntins. In addition, it is located very close to modern development along Route 26, thereby compromising the physical environment around the dwelling. This dwelling is not associated with an event of importance, nor is it

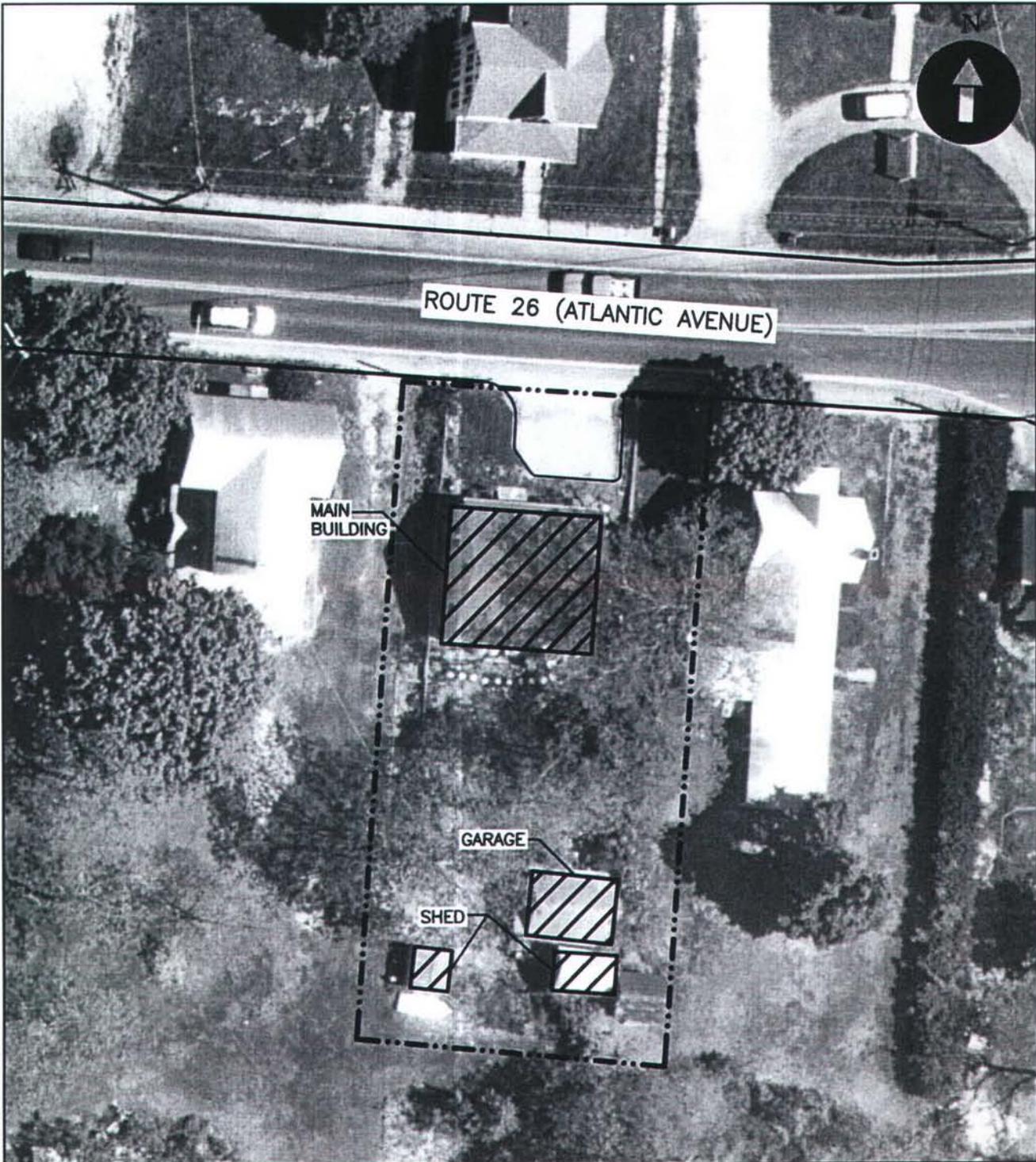
representative of a pattern of events or historic trends (Criterion A). The Michael and Susan Chadwick Property is not affiliated with any persons important to local, state or national history (Criterion B). This dwelling is not exemplary of a given time period or method of construction, nor is it known 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).

Section 8

CRS # S-9701

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



TAX PARCEL BOUNDARY

Use Black Ink Only

CRS-2

Delaware State Historic Preservation Office
Photographic Inventory

CRS# S-9701 Date March Contact # C-3 Surveyor R. Betterly,
J. Clouse, C.
Richmond

Description (6) Facade and west elevation, looking southeast; (7) Lateral view, facing southwest

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):

