

5.0 CRS PROPERTY EVALUATIONS

5.1 Survey Results

The field survey identified a total of 14 historic properties within the project area (Figure 9). A total of 13 individual architectural resources were evaluated. Twelve resources (four of which had been previously surveyed) are located at the US 9 and Gravel Hill Road intersection and one (which had been previously surveyed) is located at the US 9 and Sweetbriar/Dairy Farm Road intersection. There are no resources at the US 9 and Hudson/Fisher Road intersection. A sixth resource (S-8491; William Hancock's farmhouse) was located at the Gravel Hill Road

intersection, but it is no longer extant. None of the previously surveyed resources have been evaluated for eligibility. CRS forms for all of these properties are located in Appendix C.

Of all the resources within the Gravel Hill intersection area, none were found to be reflected or directly related to the former rail station at Bennum (or Hancock's Crossing). Likewise, the area of Gravel Hill can be classified as a crossroads village, but this is not part of a larger or smaller historic district or grouping of dwellings to be associated with one another under a common theme and/or associated property type. Sufficient contemporary structures, removal of other dwellings, lot size differentials, architectural merit, and various time periods of building construction differ.

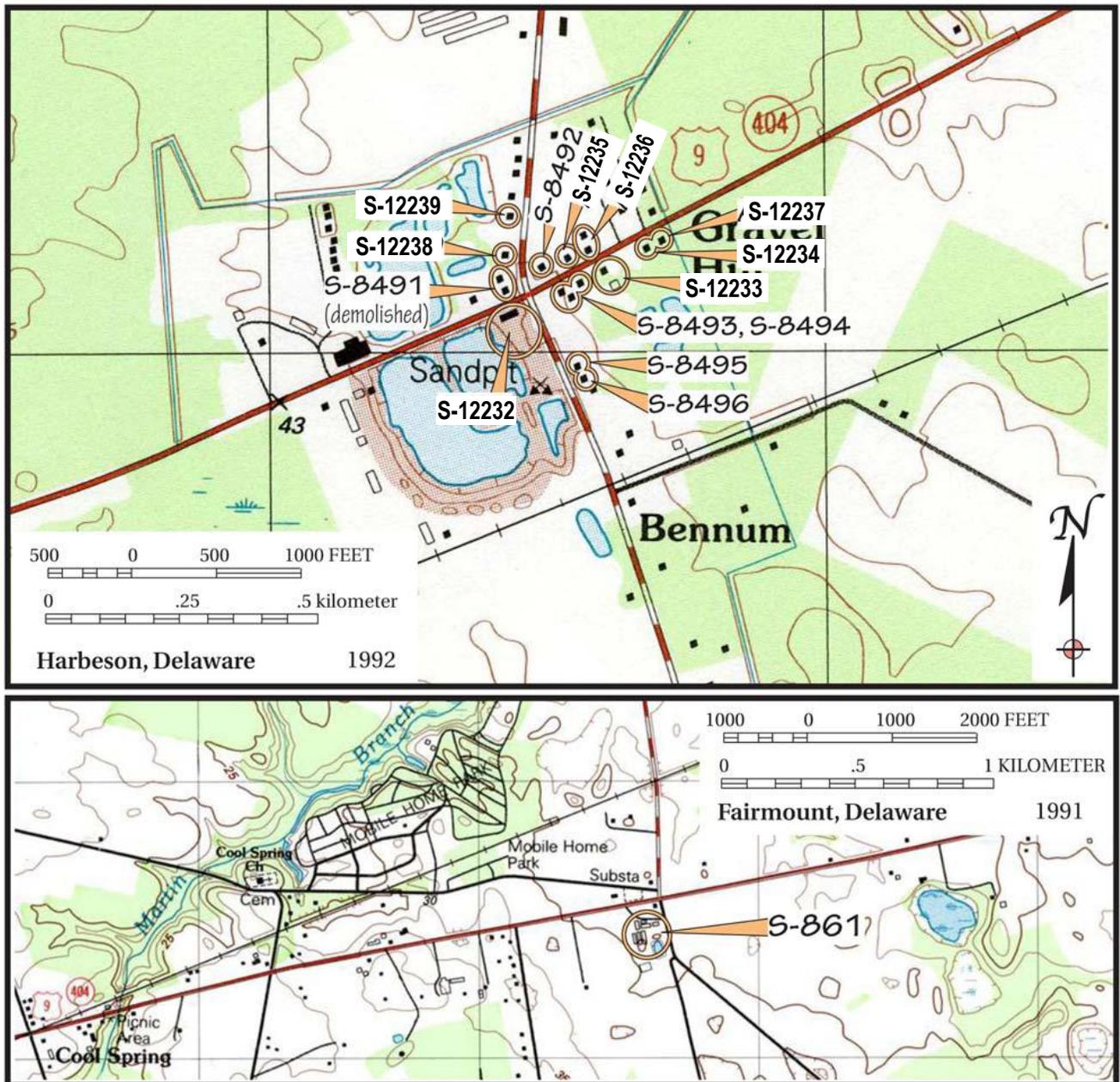


Figure 9: Historic Architectural Resources Surveyed for the US 9 Intersection Improvements Project

5.2 Evaluations

1. Gravel Hill Commercial Property (S-12232)
24580 Lewes Georgetown Hwy
PIN 1-35 11.00 83.00

Description: This 2.93-acre property is located in the village of Gravel Hill at the southwest corner of the intersection of the Lewes Georgetown Highway (US 9) and Gravel Hill Road (SR 30), and includes a sprawling mid-20th-century commercial building and a modern prefabricated shed and garage.

The one-story, vernacular, concrete-block commercial building is composed of multiple parts, which gives it an irregular footprint, and sits lengthwise fronting on US 9. According to a local source, the two end portions of the structure are the oldest (dating to the mid-20th century) and the section in between was built at a later date to connect the two. Currently, the eastern third of the structure houses a Mexican restaurant and the remaining two-thirds, a Mexican grocery. The façade (north) and two end elevations have been faced in a combination of brightly painted vertical and diagonal wood siding leaving the painted concrete-block rear (south) elevation visible. A false parapet roof, covered with irregular wooden shakes, is present on the three visible elevations (front and sides). Multiple doorways with modern glass commercial door units and large plate-glass windows with plastic shutters line the façade. The rear elevation features several metal doors and small two-pane windows situated at the top of the wall under the eave. The rear wall of the restaurant portion of the building projects beyond the wall of the rest of the structure and has a roof with a very shallow slope. Two interior concrete-block chimneys pierce the roof in this section. A third exterior concrete-block chimney is located at the southwest corner of the building.

Applicable Historic Context(s): Lower Peninsula/Cypress Swamp Zone; Suburbanization and Ex-urbanization 1940-1960+; Retailing and Wholesaling theme; Property Type: Commercial Store/Restaurant.

Historical Narrative: There appears to have been a crossroads store first built and owned by Gustav H. Koeppe that this location in the early 20th century as evidenced by the historic aerial photo from 1937 that was accessed from the Delaware DataMIL website. This early building sat on the southwest corner of the intersection slightly to the east of the current building. At some point between 1937 and 1954, the current building, or portions of it, was constructed. A local informant indicated that the east part of the current building (now the restaurant) was a gas station as early as 1945. The west portion of the building was originally a barbershop. It is not known when the two structures were connected. At various times during its existence, this structure has served as a garage, an auto dealership, an auction house, and a church of the Jehovah Witnesses. In 1980, it was purchased by William and Edna Burns, who used it as a storage garage for well drilling equipment (SCDB 1013:114). The current owner purchased the property in 2003 (SCDB 2806:46). The Zunsal Restaurante and a Mexican grocery are the current tenants.

National Register Evaluation: The Gravel Hill Commercial Property was evaluated as roadside commercial property. Originally constructed or reconstructed/remodeled as a gas station in the 1940s, this building has had many diverse uses and undergone considerable alterations over the years. The original garage was a smaller building that has been integrated into the current sprawling structure. The building's original fenestration has been altered, the exterior has been refaced with modern materials, and original doors and windows have been replaced with modern units. These alterations have resulted in a loss of integrity of design, materials, workmanship, feeling, and association. Only integrity of location and setting remains. Although this structure continues to function as a commercial property, it has been so completely altered that it no longer exhibits the physical characteristics from the time in which it originally functioned as a garage or corner market, so it is not eligible under Criterion A. Although a commercial store was first established by Gustav H. Koepfel at this same location, this is not significant for his association under Criteria B. The building has been rebuilt or reconstructed and badly altered. Additions have been made. The building in its current state is not reflective of Gustav's original crossroads store during his tenure. No other association between this property's building and any important persons could be made, so it is not eligible under Criterion B. Furthermore, the building no longer retain the characteristics of its original style, type, period or method of construction and it no longer conveys its historic commercial function, so it is not eligible under Criterion C. The property does not appear to possess the potential to yield information important in history or prehistory and is not eligible under Criterion D.

1. Gravel Hill Commercial Property (S-12232)



Photo 1: Façade (north) and east elevations, facing southwest. This structure, built in the 1940s as a gas station, has been highly altered through additions, changed fenestration, modern materials, and modern door and window units.



Photo 2: East elevation, facing southwest. This eastern portion of the structure was the earliest part of the building and was originally used as a gas station.

1. Gravel Hill Commercial Property (S-12232)



Photo 3: East elevation, facing west. The prefabricated shed sits off the building's southeast corner.



Photo 4: West elevation, facing east. This small western portion of the building was originally a barber shop.

1. Gravel Hill Commercial Property (S- 12232)



Photo 5: Rear elevation at the west end of the building, facing northwest. Multiple additions have given this structure an irregular footprint.



Photo 6: Rear elevation at the east end of the building, facing northeast.

2. Henry Graves House (S-8496)
20059 Gravel Hill Road
PIN 1-35 11.00 80.00

Description: This 0.96-acre property is located in the village of Gravel Hill on the east side of Gravel Hill Road approximately 550 feet south of its intersection with the Lewes-Georgetown Highway (US 9) and includes a mid-20th-century dwelling and a modern prefabricated shed. The one-story, frame, double-pile cottage is clad in asbestos siding, sits on a concrete-block foundation, and has an asphalt-shingle side-gable roof. The facade (west) elevation is symmetrically divided into three bays with a central entry sheltered by a gabled porch with Colonial Revival styling in its arched cornice and two tapered wood columns. The remaining two bays on the façade have a large three-part picture window (to the left of the door) and a single 6/1 window (to the right of the door). The rear elevation features adjacent shed-roof and gable-roof sections that appear to be original to the design of the structure. A rear door flanked by large 2-pane windows is in the shed-roof section. Smaller 6/1 windows are located on the rear and two side elevations. A massive exterior brick chimney is located off-center on the northern gable end of the house. To the rear of the dwelling is a modern, gambrel-roof, prefabricated shed.

Applicable Historic Context(s): Lower Peninsula/Cypress Swamp Zone; Suburbanization and Ex-urbanization 1940-1960+; Architecture, Engineering and Decorative Arts theme; Property Type: Double-Pile Cottage (Early to Mid-20th Century).

Historical Narrative: Historic aerial photos accessed from the Delaware DataMIL website indicate this dwelling was built between 1937 and 1954. It was most likely built circa 1951, the year Henry and Frances Graves purchased the 0.96-acre lot for \$1 (SCDB 406:394). In 1963, Frances Graves (widow) sold the property (SCDB 586:206), which has undergone a number of sales transactions since that time. It was purchased by the current owner, who is also the occupant, in 2009 (SCDB 369:178).

National Register Evaluation: This resource was originally surveyed (preliminary) in 1992 as part of the Sussex East-West Corridor project (Tabachnick and Keller 1992). In that survey and as part of a planning study, the dwelling was recommended not eligible due to a lack of “individual architectural merit or known historic significance.” Since there was not a formal assessment, the Delaware SHPO never made an official eligibility determination of this resource nor was the information subject to DelDOT qualified review.

In reevaluating this resource for the US 9 Intersection Improvements project, the same conclusion on a more formalized approach can be reached. The resource was given the name “Henry Graves House,” (the first owner), and was evaluated as a Double-Pile Cottage. This dwelling is a common 20th-century property type in Sussex County and Delaware, and as such is unlikely to be eligible for the National Register under Criterion C. The property retains integrity of location, setting, design, materials, workmanship, feeling and association. This house was built on a single lot that was parceled out of a farm individually and was not part of a development plan or subdivision, and does not have an association with any important events or trends, so it is not eligible under Criterion A. No association between this property and any important persons could be made, so it is not eligible under Criterion B. The house is a simple

example of a common mid-20th century residential form without architectural distinction or design technology, and is not eligible under Criterion C. The property does not appear to possess the potential to yield information important in history or prehistory and is not eligible under Criterion D.

2. Henry Graves House (S-8496)



Photo 1: West façade and north gable end, looking southeast. This house was built circa 1951 as a double-pile cottage, a common house form in Sussex County.



Photo 2: Rear (east) elevation and north gable end, looking southwest. In this example, the double-pile cottage design was adapted to include a rear extension for more living space.

3. James Koeppel House (S-8495)
20041 Gravel Hill Road
PIN 1-35 11.00 79.00

Description: This one-acre parcel is located in the village of Gravel Hill on the east side of Gravel Hill Road approximately 450 feet south of its intersection with the Lewes-Georgetown Highway (US 9) and has a mid-20th-century dwelling, three garages (two of which are modern), and a modern pressure-treated wood gazebo.

The frame gable-front cottage is clad in vinyl siding, sits on a painted rusticated concrete-block foundation, and has an asphalt-shingle roof. The 3-bay dwelling, built in 1938, consists of a 1½-story, front-gable, main block with a 1-story hipped-roof enclosed porch on the façade and a hipped-roof extension on the rear. A 1-story, full-width, gable-roof addition on a concrete-block foundation was added to the southern elevation in the 1970s. A small shed-roof utility shed, with a single hollow-core wooden door, sits on the rear of the addition at its juncture with the hipped-roof rear extension. An interior concrete-block chimney rises from the juncture of these three portions of the building. The main block has single and double 1/1 wooden sash windows with aluminum storm windows in the northern elevation and in the gable ends above the front and rear extensions. The front extension has a central doorway flanked by paired windows. Paired windows are also located in the side elevations of the extension. The front entry is accessed by a semi-circular brick step up from a concrete walkway. The rear extension is similar having a central doorway, but it is flanked by single windows and has single windows on the side elevations. The rear entry has a metal awning roof supported by metal poles and a wrought-iron railing descending a set of brick steps to the paved driveway. A wooden ramp has been built over the brick steps to access the rear doorway.

Off the northeast corner of the dwelling is a front-gable, 2-bay garage that was built between 1937 and 1954. The garage is constructed of formed concrete-block and has an asphalt-shingle roof, aluminum siding in the gable ends, and two overhead bay doors on the south gable end.

Applicable Historic Context(s): Lower Peninsula/Cypress Swamp Zone; Urbanization and Early Suburbanization 1880-1940+; Architecture, Engineering and Decorative Arts theme; Property Type: Gable-Front Double-Pile Cottage (Early 20th Century).

Historical Narrative: In 1938, James and Mary Koeppel purchased a one-acre lot fronting on Gravel Hill Road from Isabella McDowell for \$90 (SCDB 314:499). McDowell owned a 21-acre parcel that was used for limited farming. The Koeppel's built a house on this lot, which is verified by historic aerial photos accessed from the Delaware DataMIL website that show the house was built between 1937 and 1954. Mary Koeppel continued to occupy the house after James' death and her remarriage to Joseph P. Carter. The property was bought from the Carters' estate in 1990 (SCDB 1754:161) by the current owner, and it is currently leased as a rental.

National Register Evaluation: This resource was originally surveyed (preliminary) in 1992 as part of the Sussex East-West Corridor project (Tabachnick and Keller 1992). In that survey and as part of a planning study, the dwelling was recommended not eligible due to "the large addition on the south façade, and changes in the fenestration, that detract from the overall integrity of the

structure.” Since there was not a formal assessment, the Delaware SHPO never made an official eligibility determination of this resource nor was the information subject to DeIDOT qualified review.

In reevaluating this resource for the US 9 Intersection Improvements project, the same conclusion on a more formalized approach can be reached. The resource was given the name “James Koeppel House,” (the first owner), and was evaluated as a Gable-Front Double-Pile Cottage. This dwelling is a common 20th-century property type in Sussex County and Delaware, and as such is unlikely to be eligible for the National Register under Criterion C. The property retains integrity of location, setting, feeling and association. It does not retain integrity of materials due to the application of vinyl siding or integrity of design or workmanship due to the large late 20th-century addition on its south side that doubles the size of the original structure. This house was built on a single lot that was parceled out of a farm individually and was not part of a development plan or subdivision, and does not have an association with any important events or trends, so it is not eligible under Criterion A. No association between this property and any important persons could be made, so it is not eligible under Criterion B. It is uncertain whether James was the son or brother of Gustav Koeppel who was once the principal property owner of the area, but this is not relevant towards reaching a conclusion on Criteria B. Equally, the house is a simple example of a common mid-20th century residential form without architectural distinction or design technology, so it is not eligible under Criterion C. The property does not appear to possess the potential to yield information important in history or prehistory and is not eligible under Criterion D.

3. James Koeppel House (S-8495)



Photo 1: Façade (west) and north elevations, looking southeast.
The gable-front double-pile cottage is a common house type in Sussex County.



Photo 2: Rear (east) gable end, facing southwest.

3. James Koeppel House (S-8495)



Photo 3: Rear (east) and south side elevation, facing northwest.
The large full-width addition on the south side of the house was built circa 1970s.



Photo 4: The large modern addition on the dwelling's south elevation, facing north.

3. James Koeppel House (S-8495)



Photo 5: View of the three garages to the rear of the dwelling, facing east.



Photo 6: Garage, south west elevations, facing northeast.
This garage was built circa 1955.

4. Howard Stewart House (S-8492)
24603 Gravel Hill Road
PIN 1-35 11.00 62.00

Description: This half-acre parcel is located in the village of Gravel Hill on the northeast corner of the intersection of Gravel Hill Road with the Lewes-Georgetown Highway (US 9) and has an early 20th-century dwelling and garage.

The frame dwelling, which faces south toward US 9, is clad in asbestos siding and has an asphalt-shingled roof. Built in 1924, this 1½-story residence is asymmetrical in form consisting of a 3-bay, double-pile front-gabled main block with 1-story gable-roofed additions on the façade and west elevations and two successive shed-roof additions off the rear. Windows throughout are replacement 1/1, double-hung, wooden sash units, both single and paired sets, with aluminum storm windows and modern vinyl shutters. The front door is original and is wood paneled with six divided lights in the upper third. The successive rear additions are frame and are under one continuous metal-covered shed roof. The rearmost addition is clad in wooden clapboards and has jalousie windows in its side walls and a single wooden door in the rear wall. A tall interior brick chimney projects from the roof of this last addition.

To the northwest of the dwelling, sitting along Gravel Hill Road is a one-story, gable-roofed, frame garage that was built between 1954 and 1961. This double-bay structure is clad in wide wooden clapboards, sits on a concrete-block foundation, and has a steeply pitched, asphalt shingled roof. Two overhead garage bay doors are located on the southern gable end facing an unpaved drive that arcs from the corner of the intersection to a point north along Gravel Hill Road. 1/1 double-hung, wood-sash windows are located in the north and west elevations and a single wooden door is in the east elevation.

Applicable Historic Context(s): Lower Peninsula/Cypress Swamp Zone; Urbanization and Early Suburbanization 1880-1940+; Architecture, Engineering and Decorative Arts theme; Property Type: Gable-Front Double-Pile Cottage (Early 20th Century).

Historical Narrative: This house was built in 1924 by Howard and Mary Stewart, who purchased the two-acre lot at the northeast corner of the Gravel Hill intersection from farmer Gustav Koepfel (SCDB 246:587). Historic aerial photos accessed from the Delaware DataMIL website confirm this construction date, as the house was one of the few located in this vicinity by 1937. In 1942, Charles and Pauline (daughter of Gustav Koepfel) Bell purchased the property (SCDB 333:590). At the time of the purchase, three of Pauline's siblings also owned houses in Gravel Hill, on former land of their father's. The house remained in the family until 1997 (SCDB 2225:74). It was bought by the current owner in 2006, and is currently a rental (SCDB 3379:134).

National Register Evaluation: This resource was originally surveyed (preliminary) in 1992 as part of the Sussex East-West Corridor project (Tabachnick and Keller 1992). In that survey and as part of a planning study, the dwelling was described as a "simple 20th-century cottage" and was recommended not eligible due to a lack of character defining elements and individual architectural significance. Since there was not a formal assessment, the Delaware SHPO never

made an official eligibility determination of this resource nor was the information subject to DelDOT qualified review.

In reevaluating this resource for the US 9 Intersection Improvements project, the same conclusion on a more formalized approach can be reached. The resource was given the name “Howard Stewart House,” (the first owner), and was evaluated as a Gable-Front Double-Pile Cottage. This dwelling is a common 20th-century property type in Sussex County and Delaware, and as such is unlikely to be eligible for the National Register under Criterion C. The property retains integrity of location, setting, materials, feeling and association. The numerous additions to the original structure have compromised the integrity of design and workmanship. This house was built on a single lot that was parceled out of a farm individually and was not part of a development plan or subdivision, and does not have an association with any important events or trends, so it is not eligible under Criterion A. No association between this property and any important persons could be made, so it is not eligible under Criterion B. The house is a simple example of a common mid-20th century residential form without architectural distinction or design technology, so it is not eligible under Criterion C. The property does not appear to possess the potential to yield information important in history or prehistory and is not eligible under Criterion D.

4. Howard Stewart House (S-8492)



Photo 1: Façade (south) and west elevations, facing northeast. This gable-front cottage has several projecting wings that give it an oddly proportioned, irregularly massed form.

4. Howard Stewart House (S-8492)



Photo 2: Rear (north) and west elevations, facing southeast.
The additions on the rear gable end also date prior to 1962.



Photo 3: Garage, south gable end and west side wall, facing northeast.

5. Alice Hancock House (S-12233)
24634 Lewes Georgetown Hwy
PIN 1-35 11.00 77.00

Description: This 1.62-acre parcel is located in the village of Gravel Hill on the south side the Lewes-Georgetown Hwy (US 9), and has an early 20th-century dwelling and a modern horse barn.

The 1½-story brick dwelling, constructed circa 1943, has hints of European revival styles including Tudor, French Eclectic, and Italian Renaissance. Its L-shaped form consists of a steeply pitched, asphalt-shingled, hipped-roof main block, sitting parallel to the highway, with a steeply pitched, asphalt-shingled, gabled wing projecting from the western third of the asymmetrical façade. This gabled wing sits flush with the western wall of the main block and features a three-faceted bay window capped by a conical hood. Adjacent to the wing is smaller gabled projection that houses the front entrance. The wooden door and its wooden “sunburst” fanlight are set into an arched opening featuring a triple course of brick. To the east of the door is a massive exterior brick chimney that pierces the eave of the roof. The easternmost bay of the façade consists of a deep recessed porch under the structure’s hipped roof. Large arched openings are set into the brick framework in the front half of the porch. The rear half has squared openings that have been screened in. A large vinyl-sided shed dormer extends along the roof on the rear elevation. Windows are one-over-one, double-hung, wood-sash throughout, except for in the dormer where they are one-over-one, double-hung, vinyl sash.

Applicable Historic Context(s): Lower Peninsula/Cypress Swamp Zone; Suburbanization and Ex-urbanization 1940-1960+; Architecture, Engineering and Decorative Arts theme; Property Type: Double-Pile Cottage with Front Extension (Early to Mid-20th Century).

Historical Narrative: This house appears to have been built during the ownership of Alice E. Hancock (1943-1980s). Historic aerial photos accessed from the Delaware DataMIL website confirm that the house was built between 1937 and 1954. At the time of its construction, the eclectic brick residence occupied a 5-acre parcel. The house replaced an earlier residence that was located farther east on the parcel and was in evidence on the 1937 historic aerial. During Hancock’s ownership, two 1-acre lots at the east end of her property were parceled out and sold in 1947 and 1953 leaving her with 3 acres. The current owner purchased the property in 1984 (SCDB 1281:113). In 2009, the east half of the lot was parceled off and a modern residence for the owners’ son constructed on it.

National Register Evaluation: The Alice Hancock House was evaluated as a Double-Pile Cottage with Front Extension, a common 20th-century property type in Sussex County and Delaware, and as such is unlikely to be eligible for the National Register under Criterion C. The property retains integrity of location, setting, materials, feeling and association. The addition of the large shed-roof dormer on the rear slope of the roof has altered the structure’s design and workmanship. This house was built on a single lot that was parceled out of a farm individually and was not part of a development plan or subdivision, and does not have an association with any important events or trends, so it is not eligible under Criterion A. No association between this property and any important persons could be made, so it is not eligible under Criterion B. The house does

have some eclectic architectural detailing, including the steeply sloped hipped roof that is French Eclectic in nature; the steeply pitched front-gabled sections on the façade and the massive prominent chimney are Tudor in feeling; and the arcade-type porch with arched openings at the east side of the dwelling is reminiscent of the Italian Renaissance style. While this dwelling features more architectural detailing than most in the vicinity, it embodies a disharmonious combination of elements that are not recognizable as a given style. As such, it is not a good example of its property type, so it is not eligible under Criterion C. The property does not appear to possess the potential to yield important information in history or prehistory and is not eligible under Criterion D.

5. Alice Hancock House (S-12233)



Photo 1: Façade (north) and west elevations, facing southeast.
The use of differing European-inspired architectural details give this residence odd proportions and conflicting styles.

5. Alice Hancock House (S-12233)



Photo 2: Façade and east elevations, facing southwest.



Photo 3: Rear (south) elevation, facing northwest. The shed-roof dormer is a more recent addition.

6. Joseph Clauser House (S-12234)
24664 Lewes Georgetown Hwy
PIN 1-35 11.00 76.00

Description: This 1.09-acre parcel is located in the village of Gravel Hill on the south side of the Lewes-Georgetown Hwy (US 9) and has a mid-20th-century dwelling and former chicken house and two modern pre-fabricated sheds.

The one-story, frame Minimal Ranch-style dwelling is clad in asbestos siding, sits on a concrete block foundation, and has an asphalt-shingle side-gable roof. Windows are typically one-over one, double-hung, wood sash units in single and paired configurations. The main block is four bays wide, the westernmost bay having originally been a carport that was enclosed and turned into living space, circa 1970. The front entry is off-center in the third bay and is accessed by a set of concrete steps with wrought iron railings. To the left of the door is a three-part picture window featuring a larger central plate-glass window flanked by normal-size one-over-one sash windows. Paired windows are located in the two outer bays of the façade. A simple shed-roof porch supported by square wooden posts on a poured concrete pad is located on the front portion of the western gable end. Under the porch are a door and a paired window. To the rear of the porch is a single window with a greenhouse add-on. A large sunroom addition is located on the southwest corner of the house and sits flush with the western gable end wall. The sunroom was added circa 1980 and is lined with jalousie windows. A door off its east side accesses a pressure-treated wooden deck that was built at the same time as the sunroom. The sunroom has an elevated shed-roof porch on its western side which is the primary access from the driveway. An interior brick chimney is located on the rear slope of the main block at the west end of the roof.

Behind the house is a frame chicken house that predates the house and was originally a structure on the property next door. The chicken house has two parts, both with a shed roof, but at different shallow slopes. The structure is clad in unpainted wooden shingles, sits on concrete blocks, and has a asphalt-shingle roof. Two doors are in the south side and a jalousie window is in the west side. This structure is currently used for storage.

Applicable Historic Context(s): Lower Peninsula/Cypress Swamp Zone; Suburbanization and Ex-urbanization 1940-1960+; Architecture, Engineering and Decorative Arts theme; Property Type: Minimal Ranch (1950-Present).

Historical Narrative: This house was built in 1953 by the current property owner, Joseph Clauser. That year, Clauser purchased a 1.09-acre lot from Alice and Guy Hancock for \$1 (SCDB 426:521). The Hancock's, who lived in Rehoboth Beach, parceled this lot out of their larger five-acre lot on which they maintained a house rented out to tenants.

National Register Evaluation: The Joseph Clauser House was evaluated as a Minimal Ranch, a common 20th-century property type in Sussex County and Delaware, and as such is unlikely to be eligible for the National Register under Criterion C. The property retains integrity of location, setting, materials, feeling and association. It does not retain integrity of design or workmanship due to the enclosure of the original carport and the addition of a sunroom and large deck to the rear. This house was built on a single lot that was parceled individually out of a larger lot and

was not part of a development plan or subdivision, and does not have an association with any important events or trends, so it is not eligible under Criterion A. No association between this property and any important persons could be made, so it is not eligible under Criterion B. The house is a simple example of a common mid-20th-century residential form without architectural distinction or design technology, so it is not eligible under Criterion C. The property does not appear to possess the potential to yield information important in history or prehistory and is not eligible under Criterion D.

6. Joseph Clauser House (S-12234)



Photo 1: Façade (north) and west elevations, facing southeast.
The west bay of the dwelling is an enclosed carport.



Photo 2: West gable end, facing northeast. This photo shows the enclosed carport
with its shed-roof porch as well as the modern sunroom added at the rear.

6. Joseph Clauser House (S-12234)



Photo 3: East gable end, facing west. This photo shows the sunroom and deck added to the rear of the structure.



Photo 4: Former chicken house that is currently used as a shed, facing northwest.

7. Floyd Harris House (S- 12235)
24617 Lewes Georgetown Hwy
PIN 1-35 11.00 63.00

Description: This 0.45-acre parcel is located in the village of Gravel Hill on the north side of the Lewes-Georgetown Hwy (US 9) just east of its intersection with Gravel Hill Road, and has a mid-20th-century dwelling and garage.

This one-story, frame Minimal Ranch-style dwelling has a four-bay main block with two successive additions on the west gable end and two additions on the rear. The entire structure is clad in aluminum siding, sits on concrete-block foundations, and has asphalt-shingled gabled roofs. The fenestration of the façade is irregular with the door off-center in the second bay of the main block. At the doorway is a gable-roof hood supported by slender wooden posts. Windows in the main block are one-over-one, double-hung, wooden sash in single and paired configurations. A paired window is located just to the left of the front door and two single windows are to the right. The addition on the west gable end of the main block is a partial width, single-bay block set slightly back from its façade wall and slightly shorter than the main roof. A large multiple-pane picture window with plastic shutters fills the entire façade of the addition. There are single one-over-one windows on the other two elevations. On the addition's eastern gable end is a smaller partial-width hipped-roof sunroom with jalousie windows on each elevation. A smaller gable-roof addition fills the remainder of the main block's eastern gable end wall. This addition, which has a small recessed porch, provides the main entry to the dwelling from the driveway. A small gable-roof utility shed addition projects from the approximate center of the rear wall of the main block. A doorway on this addition indicates that it accesses a utility room.

To the northwest of the dwelling is a large two-bay garage that appears to be original to the property. The garage has an asphalt-shingled gable roof, sits on a concrete-block foundation, and is clad in aluminum siding. Two overhead garage bay doors are present on the southern gable end facing the highway. One-over-one, double-hung, wood-sash windows are located on both side elevations.

Applicable Historic Context(s): Lower Peninsula/Cypress Swamp Zone; Suburbanization and Ex-urbanization 1940-1960+; Architecture, Engineering and Decorative Arts theme; Property Type: Minimal Ranch (1950-Present)

Historical Narrative: This house was built in 1956 by Floyd and Ruth Harris on a 0.45-acre lot purchased from Sarah and Elmer Steelman (SCDB 462:104). The Steelmans owned a larger 10 acre tract, which this lot was parceled out of. The Harris's occupied the house until both their deaths, and their wills passed the property to their daughters. In 2005, the daughters sold the property out of the family to a realty company. The property, which is currently a rental, is still owned by a realty company.

National Register Evaluation: The Floyd Harris House was evaluated as a Minimal Ranch, a common 20th-century property type in Sussex County and Delaware, and as such is unlikely to be eligible for the National Register under Criterion C. The property retains integrity of location,

setting, materials, feeling and association. It does not retain integrity of design or workmanship due to additions on the rear and west end of the structure. This house was built on a single lot that was parceled individually out of a larger lot and was not part of a development plan or subdivision, and does not have an association with any important events or trends, so it is not eligible under Criterion A. No association between this property and any important persons could be made, so it is not eligible under Criterion B. The house is a simple example of a common mid-20th-century residential form without architectural distinction or design technology, so it is not eligible under Criterion C. The property does not appear to possess the potential to yield information important in history or prehistory and is not eligible under Criterion D.

7. Floyd Harris House (S-12235)



Photo 1: Façade (south) elevation, facing northwest.

7. Floyd Harris House (S-12235)



Photo 2: West end and façade elevations, facing northeast. Successive additions have been added the ranch's west end.



Photo 3: West end and rear elevation, facing east. This view shows the house's numerous additions.

7. Floyd Harris House (S- 12235)



Photo 4: East and rear elevations, facing southwest.



Photo 5: 2-bay garage, south gable end and east elevations, facing northwest.

8. Samuel Burns Property (S-12236)
24631-24635 Lewes Georgetown Hwy
PIN 1-35 11.00 64.00

Description: This 1.12-acre parcel is located in the village of Gravel Hill on the north side of the Lewes Georgetown Hwy (US 9) east of its intersection with Gravel Hill Road, and is shared by two primary buildings: an early 20th-century dwelling sitting in the front of the parcel along the highway and a highly altered mid-20th-century former garage, now a pet store, that sits to the northeast at the rear of the property. Fronting the pet store is a large graveled parking area. The secondary structures associated with this property are all modern and include a shed, a pergola, and an in-ground swimming pool.

Built in two parts, the house is a one-and-a-half-story brick and aluminum-sided Bungalow with shed dormers on both shallow slopes of the roof and a large modern sunroom addition on the rear. The original portion of the dwelling, built circa 1922, is the two-bay aluminum-sided west block. This portion has a bungalow form with a front porch recessed underneath a deep overhanging roof supported by tapered columns. The front door, which has nine-divided lights in the upper half, is located in the easternmost bay. The shed dormers, with two windows each, are located on the roof of the original block. A large exterior brick chimney is located in the center of the west gable end and flanked by a single window on either side. Windows in this block are eight-over-eight, double-hung, wooden sash in the main body of the house and six over-six, double-hung, wood sash in the dormers. A later one-bay brick block was added to the eastern gable end of the main block in the 1960s. The roofline of this block sits just below the eave line of the main block and the façade wall extends beyond that of the main block to the front of the porch. A large, multi-paned, bowed picture window dominates the façade of this block. The east end gable and rear wall are clad in aluminum siding. The east gable end features a central door, identical to the front door on the main block only with wider trim in the surround and an aluminum storm door. A single four-over-four, double-hung, wooden sash window flanks each side of the door. The window in the end gable of this elevation is six-over-six sash and the one on the elevation is eight-over-eight like those on the main block. Attached to the rear of the main block and extending the full width is a large low sunroom with a shallow gabled roof that was added after 1970. The roof is covered with asphalt shingles like the house and it is clad in aluminum siding. The room is lined with jalousie windows and has doors off the east and rear sides. A free-standing iron pump set into a circular brick base is located just off the east side of the dwelling.

To the northeast of the dwelling at the rear of the lot is a large masonry structure that currently houses a pet store. According to the current owner, this building has undergone significant alternations and additions during her ownership (1965 to present). The eastern portion is the earliest part of the structure and was built in the 1950s as a garage. With the many additions, the structure is currently a large four-bay square block covered in aluminum siding and corrugated metal with a shallow front-gabled roof of differing pitches. An asphalt-shingled pent roof extends the full length of the façade, which features a large plate-glass window and steel door in the eastern half and two steel doors in the western half, which has a façade wall that projects approximately a foot beyond that of the earlier block. The eastern elevation has a steel door under a gabled hood and a large overhead garage bay door. There are no openings along the rear

wall of the structure. The western elevation has a one-story, shed-roof addition on the front half. The addition has an asphalt-shingled roof with skylights, windows on the south and west sides, and a sliding glass door on the north side accessing a brick courtyard adjacent to the in-ground swimming pool.

Applicable Historic Context(s): Lower Peninsula/Cypress Swamp Zone; Urbanization and Early Suburbanization 1880-1940+; Architecture, Engineering and Decorative Arts theme; Property Type: Bungalow; Retailing and Wholesaling; Property Type: store

Historical Narrative: The original portion of the house was built circa 1922 by Arthur and Ethel Rogers. The Rogers purchased a ten-acre parcel from Gustav Koeppel that year for \$1600 (SCDB 234:555). Six years later, Rogers, who was by then widowed, defaulted on the mortgage to Koeppel and the property was seized and sold back to Koeppel at public sale (SCDB 272:140). The property was then sold to a number of out-of-state owners from Pennsylvania and Florida before being purchased by locals Rufus and Edith Moore in 1943 (SCDB 342:151). In 1949, Sarah Steelman bought the property (SCDB392:91). During Steelman's ownership, the parcel was divided and pieces sold out, including 1.12 acres with the house, which was sold to Samuel and Melvina Burns in 1954 (SCDB 437:398). Burns built the garage to the northeast of the house, which he used for his water well drilling business. During the Burns ownership, the eastern addition was built on the house. In 1965, the Burns sold the property to their daughter Edna (SCDB591:338). The garage was converted into a pet store by Edna Burns circa 1970. Additions were built over the years to create the structure that exists today. During Edna Burns' ownership, the secondary structures (shed, pergola and pool) were added to the property.

National Register Evaluation: The house on the Samuel Burns Property was evaluated as a Bungalow cottage, a common 20th-century property type in Sussex County and Delaware, and as such is unlikely to be eligible for the National Register under Criterion C unless of elaborate architecture or architect designed. The property retains integrity of location, setting, feeling and association. It does not retain integrity of materials, design or workmanship due to the large brick addition added to the east gable end in the 1960 and the accompanying application of aluminum siding to the original structure, and the addition of the sunroom on the rear of the house in the 1970s or 1980s. This house was built on a single lot that was parceled individually out of a larger lot and was not part of a development plan or subdivision, and does not have an association with any important events or trends, so it is not eligible under Criterion A. No association between this property and any important persons could be made, so it is not eligible under Criterion B. The house is a simple example of a common mid-20th-century residential form without architectural distinction or design technology, so it is not eligible under Criterion C. The property does not appear to possess the potential to yield information important in history or prehistory and is not eligible under Criterion D.

The store on the Samuel Burns Property was evaluated as commercial property. Originally constructed as a garage to house commercial well drilling equipment for a local contractor, this building has undergone considerable alterations since the 1970s to turn it into a pet store. The original 1950s garage was a much smaller building that has been completely integrated into the current much larger store, faced with modern materials, and its façade fenestration has been altered. These alterations have resulted in a loss of integrity of design, materials, workmanship,

feeling, and association. Only the integrity of location and setting remains. Although this structure continues to function as a commercial property, it has been so completely altered that it no longer exhibits the physical characteristics from the time in which it originally functioned as a garage, so it is not eligible under Criterion A. No association between this property and any important persons could be made, so it is not eligible under Criterion B. The building no longer retain the characteristics of its original style, type, period or method of construction and it no longer convey its historic commercial function, so it is not eligible under Criterion C. The property does not appear to possess the potential to yield information important in history or prehistory and is not eligible under Criterion D.

8. Samuel Burns Property (S-12236)



Photo 1: Façade (south) elevation, facing north. The aluminum-sided, dormered west half of the house was the original bungalow built by Arthur Rogers, circa 1922, and the brick east half was added by Samuel Burns, circa the 1960s.

8. Samuel Burns Property (S-12236)



Photo 2: Façade (south) and east gable end, facing west.
This view shows Burns' 1960s brick addition to the original structure.



Photo 3: West elevation showing the large sunroom addition at the rear, facing northeast.

8. Samuel Burns Property (S-12236)



Photo 4: Rear (north) and east elevations, facing south.
The sunroom was added to the rear of the original bungalow after 1970.



Photo 5: Façade (south) and east elevations of the Burns Pet Shop, facing west.
This east portion of this structure was originally built as a storage garage
for Burns' well-drilling equipment in the mid-1950s.

8. Samuel Burns Property (S- 12236)



Photo 6: East elevation with the large bay door, facing south.



Photo 7: Rear (north) elevation, facing southwest.

8. Samuel Burns Property (S-12236)



Photo 8: West elevation, facing east. This portion of the building with its 1-story shed-roof office was built by the current owner after 1965.



Photo 9: West and façade (south) elevations, facing northeast.

9. Harry Larson House (S-12237)
24676 Lewes Georgetown Hwy
PIN 1-35 11.00 75.00

Description: This 1.11-acre wooded parcel is located in the village of Gravel Hill on the south side of the Lewes-Georgetown Hwy (US 9) and has a mid-20th-century dwelling and two sheds.

The one-story, double-pile cottage has several modern additions that give it an asymmetrical composite form. As originally built in 1947, the house consisted of a one-story, side-gable main block, two bays wide and two rooms deep, with a shorter L-shaped gable-roof wing off the west side. Subsequent additions include a single room block with a shallow gable roof off the east gable end, an addition off the front of the L-shaped wing that comprises the entire west gable end of the main block and extends past the façade wall to form an inverse corner at the front door, and a small gable-roofed addition off the west side of the previously described addition. The entire structure is clad in asbestos siding, sits on concrete-block foundations, and has a seamed metal roof. Vinyl siding is present in the end gables. Windows are typically 1/1 double-hung wood sash with aluminum storm windows. Windows are single and paired configurations. The façade features two three-part picture windows with a large central plate-glass window flanked by normal-size 1/1 sash windows. These windows are located in the main block and the eastern addition. Two exterior concrete-block chimneys are located along the rear elevation.

To the rear of the dwelling are two mid-20th-century sheds. Both are gable-front, frame structures with asphalt-shingled roofs. The first one is oriented to the north facing the rear of the house and is clad in vertical wooden boards and has a door opening in the north gable end and window openings in either side wall. The second is oriented to the east, is clad in asbestos siding, and has two door openings in the east gable end and 1/1 double-hung window in each side wall.

Applicable Historic Context(s): Lower Peninsula/Cypress Swamp Zone; Suburbanization and Early Ex-urbanization, 1940-1960+; Architecture, Engineering and Decorative Arts theme; Property Type: Double-Pile Cottage (Early to Mid-20th Century).

Historical Narrative: This house was built in 1947 by Harry Larson, who purchased the lot from Alice and Guy Hancock that year for \$1 (SCDB 408:271). The Hancock's, who lived in Rehoboth Beach, parceled this lot out of their larger five-acre lot on which they maintained a house rented out to tenants. The current owner purchased this property in 1979 and continues to occupy it to the present (SCDB 979:63).

National Register Evaluation: The Harry Larson House was evaluated as a Double-Pile Cottage, a common 20th-century property type in Sussex County and Delaware, and as such is unlikely to be eligible for the National Register under Criterion C. The property retains integrity of location, setting, feeling and association. Multiple additions have compromised the integrity of design, materials, and workmanship. This house was built on a single lot that was parceled out of a 5-acre property and was not part of a development plan or subdivision, and does not have an association with any important events or trends, so it is not eligible under Criterion A. No association between this property and any important persons could be made, so it is not eligible under Criterion B. The house is a simple example of a common mid-20th-century residential form

without architectural distinction or design technology, and is not eligible under Criterion C. The property does not appear to possess the potential to yield important information in history or prehistory and is not eligible under Criterion D.

9. Harry Larson House (S-12237)



Photo 1: Façade (north) and east elevations, facing south.
The central double-pile cottage is encompassed by additions.



Photo 2: Rear (south) and east elevations, facing northwest.

9. Harry Larson House (S-12237)



Photo 3: West elevation, facing northeast. Additions compose this elevation.



Photo 4: Gable-roof sheds to the rear of the cottage, facing southwest.

10. Frances Graves House (S-12238)
19050 Gravel Hill Road
PIN 1-35 11.00 40.00

Description: This 3.74-acre property is located in the village of Gravel Hill on the west side of Gravel Hill Road approximately 150 feet to the north of its intersection with the Lewes Georgetown Highway (US 9) and includes a mid-20th-century dwelling and four associated outbuildings.

The 1½-story, four-bay, brick dwelling, built between 1954 and 1961, is a double pile cottage with a front extension and a modern sunroom off the rear. The side-gabled house sits parallel to the road with a front-gabled wing projecting from the northern half of the façade. A smaller side-gabled block comprises the southernmost bay of the façade and is stepped back approximately two feet from the main façade wall giving the structure an irregular perimeter. The roof of this block is slightly shorter than that of the main block. The façade contains paired windows in the south and north bays, a three-part-picture window in the second bay and a front door located at the inverse corner created by the main block and the front-gabled wing. The gabled roof of the front wing extends to create a recessed porch and is supported by a single wooden post at the outer corner. The roof is covered with asphalt shingles, and aluminum siding is located in all but the northern end gable. An exterior brick chimney is centered on the southern gable wall and flanked by single windows. The north gable end has regular fenestration consisting of a small central window flanked by paired windows and a window in the end gable. All windows are 6/6 double-hung wood sash units with vinyl shutters. The rear wall has two paired and two single windows. Three gabled dormers are evenly spaced along the rear slope of the roof. A 1-story, shed-roof sunroom, which post-dates 1970, is attached to the rear wall of the shorter southern block of the dwelling. The sunroom has a lower course of brick topped by aluminum-sided walls. Crank-out windows line its three sides and a single glass door is located on the rear wall to access a flagstone patio and the paved driveway beyond.

Secondary structures include two workshops, a garage, and a shed. Both gable-front workshops face east toward the driveway and Gravel Hill Road. The first, which was original to the property, is constructed of painted concrete block with an asphalt-shingled roof and aluminum siding in the end gables. A steel door with 9-lights and an 8/8 double-hung wood sash window are located on the façade. Each side elevation has two 2/2 metal sash windows. An exterior concrete-block chimney is located on the western gable end wall. The second workshop (built between 1961 and 1968) is clad in vinyl siding and has an asphalt-shingle roof. Metal skirting covers the foundation. The façade features a 9-light steel door under a simple shed-roof hood and a 1/1 double-hung vinyl-sash window in the end gable. The side walls have a single centered 2/2 double-hung wood sash window. The 2-bay garage (built between 1961 and 1968) is a concrete-block structure with a metal-covered shed roof. Two overhead garage bay doors are located on the south-facing façade. Two double-hung sash windows are on the west elevation and a single steel door is on the east elevation. The north elevation features a central exterior concrete-block chimney flanked by two single-pane fixed metal sash windows. The shed sits approximately ten feet to the east of the garage and is attached to it by a flat metal covered roof and aluminum sided north wall that provides a protected parking space for a vehicle. The shed is a concrete-block structure, built between 1961 and 1968, with a metal covered shed roof. The façade faces east

and has a central wooden plank door flanked by a 6- pane and a 2-pane metal sash window. Similar windows are on each side wall.

Applicable Historic Context(s): Lower Peninsula/Cypress Swamp Zone; Suburbanization and Ex-urbanization 1940-1960+; Architecture, Engineering and Decorative Arts theme; Property Type: Double-Pile Cottage with Front Extension (Early to Mid-20th Century).

Historical Narrative: This house was built between 1954 and 1961 as evidenced by historic aerial photos accessed from the Delaware DataMIL website. Henry and Frances Graves bought this parcel from Rudolph Koeppel in 1955 (SCDB 443:89). At the time the Graves were living in a house they built in 1952 on Gravel Hill Road south of its intersection with the Lewes Georgetown Highway (US 9). Henry died in 1960. Whether the house was built and occupied by the Graves prior to his death is unknown, or perhaps Frances had the house built after his death. In 1967, she sold the property to her son Charles and his wife Gladys, for \$2,500 (SCDB 623:154). Charles died in 1995 and his widow continues to occupy to the house to the present.

National Register Evaluation: The Frances Graves House was evaluated as a Double-Pile Cottage with Front Extension, a common 20th-century property type in Sussex County and Delaware, and as such is unlikely to be eligible for the National Register under Criterion C. The property retains integrity of location, setting, materials, feeling and association. The addition of the large sunroom off the rear of the dwelling has altered the structure's design and workmanship. This house was built on a single lot that was parceled out of a farm individually and was not part of a development plan or subdivision, and does not have an association with any important events or trends, so it is not eligible under Criterion A. No association between this property and any important persons could be made, so it is not eligible under Criterion B. The house is a simple example of a common mid-20th-century residential form without architectural distinction or design technology, so it is not eligible under Criterion C. The property does not appear to possess the potential to yield information in history or prehistory and is not eligible under Criterion D.

10. Frances Graves House (S-12238)



Photo 1: Façade (east) elevation, facing northwest. This dwelling has an extension built off the south gable end and a sunroom off the rear.



Photo 2: South gable end and rear (west) elevation, facing north. The large sunroom extension was added to the dwelling after 1970.

10. Frances Graves House (S-12238)



Photo 3: Rear (west) and north elevations, facing southeast.



Photo 4: Outbuildings behind the house, east elevations, facing west.

10. Frances Graves House (S-12238)



Photo 5: Workshop, east façade and south side wall, facing northwest.
This outbuilding is original to the property.



Photo 6: Workshop, east façade and south side wall, facing northwest.
This building was constructed between 1961 and 1968.

10. Frances Graves House (S-12238)



Photo 7: Garage, south 2-bay façade, facing northwest.
This garage was built between 1961 and 1968.



Photo 8: Shed, east façade and south side wall, facing northwest.
This building was constructed between 1961 and 1968.

11. Evaleah Barr House (S-12239)
19028 Gravel Hill Road
PIN 1-35 11.00 41.00

Description: This 0.3-acre property is located in the village of Gravel Hill on the west side of Gravel Hill Road approximately 420 feet to the north of its intersection with the Lewes Georgetown Highway (US 9) and includes a mid-20th-century dwelling and two modern prefabricated sheds.

The 1½-story brick dwelling, built between 1954 and 1961, is a double-pile cottage with a front extension. The side-gabled house sits parallel to the road with a gabled wing projecting from the northern half of the façade and the southern half of the rear. The roof is covered with asphalt shingles and has skylights on its rear slope. A brick chimney is located on the forward slope of the roof at its south end. The 3-bay façade has a central entry that is located at the inverse corner created by the main block and the front-gabled wing. The gabled roof of the wing extends to create a recessed porch with decorative wrought iron supports and railings. A 3-part picture window (with large central window flanked by narrow 4/4 double-hung wood sash windows) is located to the left of the entry and a paired window is set into the façade wall of the gabled wing. Aluminum siding is located in the gable of the front wing. Windows are 6/6 and 8/8 double hung wood sash with vinyl shutters throughout. The north and south end gables have a single 6/6 sash window and the front gable has a small circular window. A wooden deck is located along the rear of the dwelling and extends to the north side of the rear wing. A glass door on the rear gable end of the wing accesses the yard.

Applicable Historic Context(s): Lower Peninsula/Cypress Swamp Zone; Suburbanization and Ex-urbanization 1940-1960+; Architecture, Engineering and Decorative Arts theme; Property Type: Double-Pile Cottage with Front Extension (Early to Mid-20th Century).

Historical Narrative: In 1958, Evaleah Barr purchased a 0.3-acre lot from Henry & Frances Graves and built a house (SCDB 487:558). Barr worked for Henry Graves & Sons (gravel company) until her retirement in 1966 (obituary on www.ancestry.com). She continued to occupy this property until she moved into an assisted-living facility in Rehoboth Beach in 2000. At that time, she sold the house to the current owner, Kim Campbell (SCDB 2490:48).

National Register Evaluation: The Evaleah Barr House was evaluated as a Double-Pile Cottage with Front Extension, a common 20th-century property type in Sussex County and Delaware, and as such is unlikely to be eligible for the National Register under Criterion C. The resource, which does not have additions or major alterations, retains integrity of location, setting, design, materials, workmanship, feeling and association. This house was built on a single lot that was parceled out of the adjacent residential property and was not part of a development plan or subdivision, and does not have an association with any important events or trends, so it is not eligible under Criterion A. No association between this property and any important persons could be made, so it is not eligible under Criterion B. The house is a simple example of a common mid-20th-century residential form without architectural distinction or design technology, so it is not eligible under Criterion C. The property does not appear to possess the potential to yield information important in history or prehistory and is not eligible under Criterion D.

11. Evaleah Barr House (S-12239)



Photo 1: Façade (east) elevation, facing southwest.



Photo 2: South gable end, facing north.

12a. Pearl Koeppel House (S-8493)
24606 Lewes Georgetown Hwy
PIN 1-35 11.00 78.00

(Two principal dwellings on single lot assigned CRS# beyond this survey)

12b. Pearl Dodd Property (S-8494)
24616 Lewes Georgetown Hwy
PIN 1-35 11.00 78.00

Description: This 3½-acre property is located in the village of Gravel Hill at the southeast corner of the intersection of the Lewes Georgetown Highway (US 9) and Gravel Hill Road, and is shared by two primary buildings: a 19th-century dwelling and a mid-20th-century dwelling, which sit adjacent to each other along the south side of US 9. A garage is located to the rear of the dwellings and is sited approximately halfway between the two.

S-8493. The earlier dwelling is a 1½-story, frame, front-gable shotgun cottage that sits with its gable end facing north toward the roadway. It is clad in asbestos siding with an asphalt-shingle roof that has two brick chimneys located along the ridge. The house sits on a contemporary painted concrete foundation, which is a good indication that it was moved from its original location. A full-width shed-roof porch is located on the façade and a partial-width shed-roof addition is on the rear. The front porch has vinyl supports and railings and shelters a single wood panel door and large one-over-one wood sash window with wood shutters. A square, fixed-sash window is located in the front end gable. The side walls of the dwelling have 1/1 double-hung wood sash windows. The rear addition has a single 1/1 double-hung wood sash window on each side elevation and a similar window and wood panel door on the rear. A wooden deck with vinyl railings extends the partial width of the addition.

S-8494. The later dwelling is a 1½-story, frame, Cape Cod that is clad in vinyl siding, sits on a painted molded concrete foundation, and has an asphalt-shingle roof. The symmetrical 3-bay façade consists of a central door flanked by 6/1 double-hung wood sash windows on the first story and two gable dormers with similar windows in the upper half story. A small entry porch consisting of a gabled roof with vinyl posts and railing is located at the door. The rear elevation has a shed-roof wall dormer with two 6/6 windows on the roof above a similar shed-roof wing that houses a mudroom. A door off the west side of the wing accesses a raised concrete porch with vinyl railings. A brick chimney rises from the roof of the rear wing along the outer wall of the shed dormer. A 1-story shed-roof sunroom lined with jalousie windows is located on the eastern gable end.

Sited approximately halfway between the two residences and to their rear (south) is 1½-story frame garage that was built at the same time as the Cape Cod. This front-gabled structure is clad in vinyl siding, sits on a concrete-block foundation, and has an asphalt-shingle roof. Two gabled dormers with 6/1 double-hung wood sash windows are located on the southern slope of the roof facing the highway. Two overhead garage bay doors are located in the eastern gable end facing the driveway between the two houses. Two 6/1 double-hung wood sash windows are in the northern side elevation and the western gable end. Similar windows are located in either end gable. The southern elevation has no openings.

Applicable Historic Context(s): Lower Peninsula/Cypress Swamp Zone; Urbanization and Early Suburbanization 1880-1940+; Architecture, Engineering and Decorative Arts theme; Property Type: Shotgun Cottage (1830s-1920s) and Cape Cod (1930 to 1950s).

Historical Narrative: Both of the dwellings on this property are associated with Pearl Koeppel Dodd, the daughter of farmer Gustav Koeppel, who owned all of the land currently comprising the village of Gravel Hill (known as the Gravel Hill Farm) in the early 20th century. Pearl purchased a one-acre lot on the southeast corner of the current US 9-Gravel Hill Road intersection from her father in 1934 for \$600 (SCDB 298:116). Given the purchase price, it's likely that the shotgun cottage (S-8493) already existed on the lot. Historic maps and aerial photos pinpoint the appearance of the cottage to between 1917 and 1937, as it is not shown on the topographic map from 1917 (USGS 1917), but is on historic aerial photos from 1937 that were accessed from the Delaware DataMIL website. Gustav Koeppel didn't purchase the Gravel Hill Farm until 1919, so the cottage is most likely directly associated with his ownership of the property. Its shotgun style, which is typically a 19th-century form, and its concrete foundation, may indicate that the house was not built on the lot, but moved from another location. When Pearl purchased the property from her father she was single, and probably occupied the cottage until her later marriage to Walter Conwell Dodd and their subsequent construction of the larger Cape Cod dwelling (S-8494) adjacent to the shotgun cottage on the same property. The Cape Cod was built by 1944, as seen on a topographic map from that year (USGS 1944). Pearl Dodd occupied the Cape Cod until her death in 2002. She willed the property to her three sons jointly (SCWB 384:213). Currently, it is owned by her two surviving sons and both dwellings are rented out to tenants.

National Register Evaluation: The two dwellings of this property were originally surveyed in 1992 as part of the Sussex East-West Corridor planning project (Tabachnick and Keller 1992). In that survey, the earlier shotgun cottage (S-8493) was recommended as eligible because it was one of the only dwellings of its type in the area. However, this was not a formal eligibility determination reviewed and approved by the DE SHPO or DelDOT qualified staff. The later Cape Cod (S-8494) was recommended not eligible because it was one of many dwellings in the area with the same form and design. In formally reevaluating the two residences on this property for the US 9 Intersection Improvements project, both the shotgun cottage and the later Cape Cod are recommended not eligible.

S-8493. In evaluating the historic integrity of the shotgun cottage, it was determined that the resource has compromised historic integrity. In the 1992 planning survey, this dwelling was given an estimated construction date of 1830-1880, the range of dates most closely associated with the shotgun style. Historic maps and aerial photos of the area indicate that the dwelling was not present at this location until sometime between 1917 and 1937. If the estimated 19th-century construction date is correct, then this cottage was moved from another location. The presence of a more contemporary concrete foundation under the cottage may reinforce this theory. A moved resource does not have integrity of location or setting. Alterations and additions since its construction have resulted in compromised integrity of materials, design, and workmanship. These alterations include the replacement of original sashes with 1/1 windows, the application of asbestos siding to the exterior and asphalt shingles to the roof, the reconstruction of the front porch, and the construction of a 1-story addition and deck on the rear elevation. In evaluating the

dwelling under the National Register criteria, it does not appear to qualify under any of the four criteria. This house was built (or moved) on a single lot that was parceled out of a farm individually and was not part of a development plan or subdivision. Furthermore, it is more associated with the roadway corridor than the railroad for a shotgun style dwelling. No information suggests that it was reflected in any of the dwelling that could have first been constructed or used near or at the former Bennum Station Railroad. Therefore, the dwelling does not have an association with any important events or trends, so it is not eligible under Criterion A. No association between this property and any important persons could be made, so it is not eligible under Criterion B. The resource retains the basic form of a shotgun cottage, but with numerous modern alterations and additions, so it does not exhibit stylistic elements of its 19th-century property type, so it is not eligible under Criterion C or Criteria Consideration B. The property does not appear to possess the potential to yield information important in history or prehistory and is not eligible under Criterion D.

S-8494. The second dwelling on the property is a 20th-century Cape Cod, which is a fairly common 20th-century property type in Sussex County and Delaware, and as such is unlikely to be eligible for the National Register under Criterion C unless it is a better-preserved example of its type and exhibits the diagnostic elements of the style (elaborate entrances with pilaster and a patterned transom, symmetrical fenestration, multi-light windows, ornamental shutters, and symmetrical [often pedimented] front dormers). The dwelling retains integrity of location, setting, feeling and association. It does not retain integrity of design, materials, or workmanship due to the application of vinyl siding to the exterior, the reconstruction of the front and rear porches, and the addition of a sunroom to the east gable end. The house was built adjacent to an earlier dwelling on the same property by the owners and was not part of a development plan or subdivision, and does not have an association with any important events or trends, so it is not eligible under Criterion A. No association between this property and any important persons could be made, so it is not eligible under Criterion B. Although the house does retain several diagnostic elements of the Cape Cod style, including symmetrical fenestration, multi-light windows, ornamental shutters, and symmetrical pedimented front dormers, it is really a simple example of a common mid-20th-century residential form without architectural distinction or design technology, so it is not eligible under Criterion C. The property does not appear to possess the potential to yield information important in history or prehistory and is not eligible under Criterion D.

12a. Pearl Koeppel House (S-8493)



Photo 1: S-8493, façade (north) and east elevations, facing southwest. Alterations to this structure include the application of asbestos siding to the exterior and asphalt shingles to the roof, the replacement of original window sashes, and the reconstruction of the front porch with vinyl members.



Photo 2: S-8493, façade (north) and west elevations, facing southeast.

12a. Pearl Koeppl House (S-8493)



Photo 3: S-8493, rear (south) gable end, facing northwest. Alterations to this elevation include the shed-roof addition and the deck with vinyl members.

12b. Pearl Dodd Property (S-8494)



Photo 4: S-8494, façade (north) and east elevations, facing south. Alterations to this structure include the application of vinyl siding to the exterior, the replacement of original wood members with vinyl members on the front porch, and the addition of the sunroom to the east gable end.

12b. Pearl Dodd Property (S-8494)



Photo 5: S-8494, rear (south) and west elevations, facing north.



Photo 6: S-8494, west gable end, facing northeast.

12b. Pearl Dodd Property (S-8494)



Photo 7: S-8494, garage, east and north (with dormers) elevations, facing southwest.
This 2-bay vinyl-clad garage was built at the same time and with the same features as the Cape Cod.



Photo 8: S-8494, garage, south and west elevations, facing northeast.

13. Hopkins Farm (S-861)
18186 Dairy Farm Road
PIN 3-34 10.00 51.00

Description: This 73-acre agricultural property is located at the southwest corner of the intersection of the Lewes Georgetown Highway (US 9) and Dairy Farm Road, and contains an early to mid 20th-century barn with additions, a modern residence, and multiple modern dairy-related outbuildings/structures, including a milking room, sheds, corncribs, and silos. According to the current property owner Walter Hopkins, the frame dairy barn was built in 1947 by his father (William Hopkins) and sits on a high concrete-block foundation, is clad in aluminum siding, and has a metal-covered gambrel roof with two vents. The barn sits with its gambrel end facing Dairy Barn Road to the south of intersection. This east end features a pointed hay hood, replacement hay loft openings, and contemporary sliding doors at ground level. Replacement vinyl windows throughout the structure (including top gables) are 6/6 double-hung wood sashes in single and double configurations. The south elevation is symmetrical, featuring the nine evenly spaced windows in the concrete-block foundation flanked by doors at either corner. A small gambrel hood with a hay door is centered on this elevation above the line of windows. Additions cover the west and north elevations of the barn. Attached to the west gambrel end is a large modern loafing shed of concrete-block and metal siding construction with an open south side. Although it was once a milking storage facility, a completely modern and renovated, one-story, aluminum-side, gable-roof ice cream stand addition is attached to the barn's northeast corner. Adjacent to the ice cream stand is a modern freezer unit.

The principal barn is the only remaining feature of the earlier farmstead in a continuing dairy farm operation. The remaining structures on the farm were built beginning in the 1970s according to the owner and current CRS form. The original farmhouse was replaced with a modern one-story double-pile structure clad in vinyl in 1992. Although smaller in size, the modern dwelling lies pretty much within the same footprint area of the original farmhouse.

Applicable Historic Context(s): Lower Peninsula/Cypress Swamp Zone; Suburbanization and Ex-urbanization 1940-1960+; Agriculture theme; Property Type: agricultural complex.

Historical Narrative: Historic maps and the CRS form show that there was a 19th-century farm on this corner of the intersection; however, all of the extant buildings on the current farm date to the mid-20th century and later. The farm as it currently exists was built by Alden S. Hopkins, who purchased the property in 1943 (SCDB 342:392). There was a 2-story house, barn, and other outbuildings mentioned in the deed. In 1947, William Hopkins (Alden's son) replaced the earlier barn with the gambrel-roof dairy barn, similar in style to one he and his father had earlier constructed on an adjacent family property (i.e. S-848, Hopkins Covered Bridge Farm, which is NR listed). Alder Hopkins farmed the 73-acre property and others until his death in 1973. His son, William, inherited the farm and was responsible for the construction of many of the large dairy-related structures on the property. In 2003, Hopkins sold the farm to his son (Walter), who is the current owner and operator (SCDB 2872:001).

National Register Evaluation: This property was inventoried in 1979 by the Sussex County Planning Commission, but no eligibility evaluation accompanied the documentation. In that

form, the entire farm was surveyed despite the fact that at that time the majority of outbuilding had been constructed within the last 50 years.

The Hopkins Farm (S-861) does not meet several of the criteria developed for evaluating the eligibility of Delaware farmsteads, the most important of those for this farm being the requirement of an historic house and few modern structures located within the historic farm plan (Frederick et al. 2006). The majority of farm buildings, including the farmhouse, have been built since 1970, rendering the complex more modern than historic. The only farm building on the property that was built more than 50 years ago is the gambrel-roof dairy barn. However, even this structure does not retain historic integrity or original function having been resided in modern materials and having received modern additions on the west and north elevations that have altered its integrity of materials and design.

DelDOT staff also surveyed the exterior and interior of the barn with Mr. Walter Hopkins on 10/8/10 to gain a better perspective on the individual barn's merit. The purpose of this was to intensely address the question of individual eligibility status as a gambrel roof dairy barn under Criteria C (for its unique gambrel roof architecture) or Criteria D (construction methods). Several additional photographs are included of the barn's interior for this assessment.

Upon close examination and oral interview, the building has been severely altered. The dairy barn building has new modern roofing sheathing that is standing seam metal. It is also a hunter green color. The roof is nice for contemporary needs, but not necessarily context sensitive or sympathetic for a barn built in the late 1940's. Originally, the roof sheathing system was cedar shake, but then replaced by asphalt shingle. Some of the asphalt singles in the roofing remain and can be seen from inside with remaining lathing. This is evident since there are additions that overhang and protect the original block and gambrel roof angles. However, the roof and sheathing support is contemporary.

The dairy barn building is also concrete block and not rusticated. This very plain, not ornate, and is not a rare example for a dairy barn of this nature. Both floors are still active.

The gambrel roof support system is built of saw cut timbers that grew on the property. As mentioned, Mr. William Hopkins (Walter's father) principally constructed the barn with help of neighbors. Logs and tress on the property were cut during several winters, left to dry, and then taken to a local lumber mill (no detail on location) and cut to size. Other building materials were locally purchased. Beyond the sheathing, very little has been altered in the common gambrel roof system for this barn building. Several pitches, however, have been sistered for reinforcement. All common rafters are in good shape and the top ridge is supported by tie beams. Unlike a residential gambrel roof dwelling house, there are no ridge boards or purlins as the common rafters are continuous. There aren't any additional truss supports. However, it is not unique in any pitch, angle, or supporting construction. In fact, this construction method and style (gambrel) is not unique for barns since it allows for greater storage of hay on the second floor. Gambrel roofing is not uncommon for housing types either. Various trade and architectural digests can document a gambrel roof's construction approach.

All doors (sliding) and windows (now vinyl) have been replaced and are modern. In fact, the upper and original loft doors at both gable ends do not exist and have been filled in. The upper gable windows on the west end have been altered and shifted in position, size, and location. A covered canopy (loafing shed - contemporary) rests against the west gable end that has altered this end. The doors (all) are contemporary home-made that consist of a basic board. The boards are shaped in an outline and are simply sheathed over with the same seamless metal as a façade cover. No original swing, loft, Dutch door, or hardware remains from what was determined to be present on-site.

Concrete flooring is evident on the first floor. The hay loft is marked with larger sectional floor board sheets set in a tongue and groove. While the concrete flooring at ground elevation has been severely altered (i.e. 30 milking stations totally removed and originally set in concrete), the loft flooring has not been altered. However, this is not significant, unique, or rare.

Based on removal of all milking stations on the 1st floor, reconnaissance could not determine if floor drains were still evident on the first floor. Access to all locations was difficult because hay was scattered on the floor and animals (cows) were stationed in partitions. However, the concrete flooring was generally level and open as opposed to other operating dairy operations that would have concrete and milking stations with gradual slopes and/or partitions for sanitation drainage. Furthermore, the milking operations are undertaken in other modern buildings on the property. So, most, if not all, original interior elements on the first floor have been removed or replaced with cheaper imitations.

As mentioned, the first floor interior arrangement has been altered and rearranged. Modern stalls, timber partitions, and metal gates have been installed for sick cows, heifers, and/or early infants. There are also modern panel doors (residential like) for a converted storage area and access to the milking storage/ice cream attachment.

The first floor of the barn is also evident with a central passage that is supported by vertical steel rounded poles (not timber) spaced evenly apart for the upper loft structural support. Lime white-wash is still evident on the upper floor boards and 1st floor ceiling, but this practice is no longer needed or maintained. Also, evident is the hay tracking system in the central rafter of the roof ridge, but this is no longer used. Hay is now mechanically moved up the loft and stacked.

The attached milk storage room has been severely altered and converted into an ice cream operation with another contemporary freezer and work/storage area. There is also another small building addition/alteration at the west end in conjunction with the silo and loafing shed.

Overall, the dairy barn building has been altered and renovated. It is in very good condition and functional, regardless on eligibility status.

In terms of uniqueness, the Hopkins dairy barn is not much different in architectural style or construction methods than other typical dairy barns or barns in the area. In fact, other examples are much more exemplarily. One such example is the Hopkins Covered Bridge Farm, which is already listed on the National Register under S-848. This particular barn (S-848) has much more integrity and uniqueness. It is also much more elaborate in size and style. This was also

built by William Hopkins in the late 1930's (with appropriate additions) before and during the aforementioned barn, which was construction about a decade later. Coincidentally, the property and barn also remains in the Hopkins family and consists of the same gambrel style, except much larger, longer, and with gambrel hoods. The barn and all outbuildings are also relatively free of modern alterations and/or appropriate additions. So, there is already a much better example (and NR listed) exemplifying the gambrel roof barn style and dairy farm complex.

In addition, at least a dozen (12) other gambrel roof barns within the Sussex County area were evident and explored under the U.S. 113 North South Study between 2006-2010. Some resembled the same size and construction style as the Hopkins Farm (S-861). The SHPO's office has been part of that review process.

In sum, the property is unable to convey its historic agricultural character or to possess architectural significance and is not eligible under National Register Criterion A and C. The earlier dairy barn is also not eligible under Criterion A and C due to the large loafing shed addition on its west gambrel end, the converted ice cream stand on its northeast corner, and other notable alterations. No direct association between this property and any important persons could be made, so it is not eligible under Criterion B. The large amount of modern construction on the farm, with common 20th-century agricultural buildings, makes it unlikely to possess the potential to yield information important in history or prehistory, so it is not eligible under Criterion D. As an individual a gambrel roof barn, the construction style and methods are fairly common and not rare for Sussex County under Criteria C or D.

13. Hopkins Farm (S-861)



Photo 1: Dairy barn with modern ice stand and silo, east gambrel end and north elevation, facing southwest.

13. Hopkins Farm (S-861)



Photo 2: Dairy barn, south elevation and east gambrel end, facing northwest



Photo 3: Modern loafing shed attached to the west gambrel end of the dairy barn, facing northwest.

13. Hopkins Farm (S-861)



Photo 4: West end of the modern loafing shed attached to the west gambrel end of the dairy barn, facing northwest to the south elevation.



Photo 5: Modern residence on the Hopkins Farm, south elevation, facing northwest. This side-gable, double-pile dwelling was built in 1992 to replace the earlier 2-story farmhouse.

13. Hopkins Farm (S-861)



Photo 6: Interior of gambrel connection



Photo 7: Interior with rafter on resting plate

13. Hopkins Farm (S-861)



Photo 8: East gable end showing infill



Photo 9: East gable end and what is now the hay loft door.

13. Hopkins Farm (S-861)



Photo 10: Peek of gable highlighting rafter connection, tie beams, lathing, and hay pick.



Photo 11: 1st floor center showing upper loft flooring, bracing, and beams. Note the end door.

13. Hopkins Farm (S-861)



Photo 12: 1st floor looking southwest. Note the removal of milk stations and an open area.



Photo 13: 1st floor modern partitions and windows. Note walls, flooring, and ceiling floorboards.

13. Hopkins Farm (S-861)



Photo 14: West gable end with loafing shed connection and addition.



Photo 15: S-848 and nearby Hopkins Covered Bridge Farm which is NR listed. The main barn has better integrity than S-861. This barn was also built and improved by William Hopkins and Walter Hopkins who still own this other property off Beaver Dam Road.

13. Hopkins Farm (S-861)



Photo 16 (above) and Photo 17 (below): Gambrel roof barn architecture is evident in Sussex County. The above is ½ mile away off U.S. 9 and the other near Ocean View off Central Avenue. Others gambrel based barns on DeIDOT's findings under U.S. 113 are found throughout central Sussex.

