

4.0 Summary of Expected Results and Historic Property Types

Based on results of the historical context research and the project's location between the vicinity of Georgetown and Lewes is expected to find predominately transportation related strip development of residential homes along a main transportation corridor post-dating World War II. US 9 between Georgetown and Lewes is still rural in character despite being one of the main routes to Sussex County's upper coast from the western part of the state. The road passes through agricultural land that has been in cultivation since the eighteenth century. Although the US 9 intersections were settled at the latest by the mid-nineteenth century, as evidenced by Beers' 1868 atlas map of Sussex County, the structures currently extant at these intersections date to the twentieth century and are, without exception, part of the development associated with the state's Urbanization and Early Suburbanization (1880-1940) and Suburbanization and Ex-urbanization (1940-1960+) periods. As such, light commercial use such as single service stations or agricultural related services are likely evident. Since the Junction and Breakwater Rail Road spur line closely parallels and overlaps US 9, housing towns, or industries related to rail freight or passenger service could occur. Sussex County's agricultural farms should be evident throughout the area, so agricultural properties, perhaps, related the trucking or railroad industry is likely to occur. With the selection of Gravel Hill as a main source of borrow (dirt fill) and the headquarters of a maintenance facility by the State Highway Department in the early and mid 20th century, workers homes and/or State Highway Department related transportation facilities should be evident.

As briefly stated in Chapter 3, given the rural nature of Sussex County and the location of the project areas at crossroad intersections on an east-west highway to the coast, expected property types for this area, as taken from the *Delaware Comprehensive Historic Preservation Plan* (Ames et al. 1989), should include: Agriculture (farmsteads and farm buildings); Retailing and Wholesaling (commercial and service properties); and Architecture, Engineering and Decorative Arts (residential properties). Field survey verified that these three property types are principally associated with the US 9 Intersection Improvements Project.

Previous surveys in the vicinity of the US 9 project areas have developed historic contexts, property type descriptions, and registration requirements for all of the property types associated with this project and were used in the preparation of this report (LeeDecker et al. 1992, McVarish et al. 2005, and Frederick et al. 2006).

4.1 Architecture, Engineering, and Decorative Arts

The most frequent property type located within the three US 9 project areas is the residential property, comprising of the main building and some supporting outbuildings buildings

such as a detached single or two bay garage, workshop, and/or storage shed. Of all the 15 individual evaluations on 13 individual properties, the majority are located in the village of Gravel Hill at the Gravel Hill Road intersection. The residence dwellings (12 total) are generally small, unornamented, vernacular cottages of brick or wood-frame construction clad in asbestos siding. Most of the residence or architectural dwellings have received additions over the years to provide more living space or could have been partially converted into a commercial function. The following residential styles and/or forms are present in the project area: Double-Pile Cottage, Gable-Front Double-Pile Cottage, Double-Pile Cottage with Front Extension, Bungalow, Cape Cod, and Minimal Ranch.

In general, all the house types/forms in the US 9 project areas are common twentieth-century designs that can be found throughout Delaware and beyond. For this reason, most examples, even those that retain a high degree of integrity, do not possess the requisite level of significance to be eligible for their architecture. Because of the number of these housing types in the area, only those examples unchanged from their original design are considered to retain integrity. Older houses, which are likely to have experienced some level of alteration, retain integrity dependent on the presence of diagnostic features and the conveyance of strong associations with the original period of construction. Diagnostic features necessary for integrity include survival of fenestration, original or historic exterior architectural fabric, including siding, windows and doors, roof profile and structure, chimneys (if any), and porch or stoop.

In addition to integrity, for a residence to be eligible for listing in the National Register of Historic Places, it must possess significance under at least one of the following criteria:

Criterion A: be representative of an important and relevant historic trend, such as the development of the first suburban neighborhood in an area or region. Individual eligibility under this criterion requires innovative building technology present on the exterior or interior, or important achievements of architecture or engineering;

Criterion B: an association with the productive life of a historically important individual;

Criterion C: be a notable example of a type or period of construction, possess architectural distinction or design technology, be architect-designed, or possess a high degree of diagnostic elements of a particular style;

Criterion D: building fabric possesses information potential or property possesses archaeological potential.

Shotgun Cottage (1830s-1920s)

The shotgun cottage is a simple housing form that is common in the modest neighborhoods of southern states and is predominately associated with African-Americans (McAlester and McAlester 1984:90). The majority of these cottages were constructed between 1865 and 1919, with most built in the 1880s and often associated with new railroads (Jakle et al. 1989:145). The shotgun cottage is a narrow, 1-story, frame dwelling oriented with the gable-end

facing the street. This small 2-bay cottage is usually one room wide and two or more rooms deep with rooms directly connected to one another without internal hallways

To be eligible, a shotgun cottage must retain integrity of form, fenestration, orientation, original architectural components and details, and historic building fabric, as well as possess significance under at least one of the four National Register criteria. To be eligible under Criterion C, a shotgun cottage has to be a better-preserved example with few or no alterations and be relevant to its original setting or location.

Double-Pile Cottages (Early to Mid-20th Century)

Standard Double-Pile Cottage

The double-pile cottage is one of the simplest and least expensive housing forms and was generally affordable to people of modest means. It is a 1 or 1½-story, side-gable dwelling that is generally three bays wide with a central entry. The roof can be gable (sometimes with clipped gables) or hipped. In later 20th-century examples the front door opens directly into a front room rather than into a central hallway.

Gable-Front Double-Pile Cottage

The gable-front, double-pile cottage represents a smaller and less expensive variation of the bungalow. Many incorporate bungalow-craftsman decorative elements, such as eave brackets, 3/1 windows, and full-width porches with battered posts. In its basic form, this cottage is a 1 or 1½-story dwelling, 2 rooms wide that faces forward with the front entrance on the gable-end facing the street. They are two or three (with central entry) bays wide and have a full-width front porch with a hipped or shed roof.

Double-Pile Cottage with Front Extension

The double-pile cottage with front extension is a slightly larger and more visually interesting form than the standard double-pile cottage. It is a 1 or 1½-story, side-gable dwelling that has a perpendicular extension off the front wall with a gabled roof that intersects the main roof at or below the ridge line. In most cases, the extension provides an enlarged living room, and at times it contains the front door.

To be eligible, a double-pile cottage, or any of its variations, must retain integrity of form, fenestration, orientation, original architectural components and details, and historic building fabric as well as possess significance under at least one of the four National Register criteria. This modern vernacular building type rarely possesses significance under Criterion C.

Bungalow (1910s-1930s)

The bungalow gained popularity in the early twentieth century as affordable housing that often utilized pre-fabricated members. The house is typically a 3-bay, 1 or 1½-story dwelling of wood, brick, stone, concrete-block, or a combination of these materials. This style is

characterized by a shallow-pitched roof with deep overhanging eaves supported by substantial brackets. Exposed structural members, such as rafter ends, are typical. A deep porch with flared base nearly always extends across the façade and is supported by corner pillars that are often battered and may be constructed of the same materials as the dwelling or of a contrasting material, such as stucco or concrete.

To be eligible, a bungalow must retain integrity of form, fenestration, orientation, original architectural components and details, and historic building fabric. In particular, the bungalow must retain its original porch(es) and front door placement. A bungalow must also possess significance under at least one of the four National Register criteria. To be eligible under Criterion C, a bungalow must be a notable example of the type, or architect-designed, and must retain diagnostic elements of the Craftsman style, including appropriate porch posts, contrasting exterior materials, exposed rafter ends, eave brackets, and multi-light windows.

Cape Cod (1930-1950s)

The Cape Cod is a 1½-story, three-bay cottage with a steep side-gabled roof featuring characteristic gabled attic dormers. It was a smaller, affordable version of Colonial Revival architecture that reached its height of popularity in the 1940s and 1950s with returning GIs. The Cape Cod is most commonly wood-framed with clapboards, but brick and stucco exteriors exist. The façade of the dwelling is usually symmetrical with a central entry flanked by a pair of windows on either side. The entry is frequently ornamented with a pediment and pilasters and occasionally transom and sidelights. In less elaborate examples, the main entry is sheltered by a gabled hood. Another Colonial Revival detail present on some examples is a dentilled cornice.

To be eligible, a Cape Cod must retain integrity of form, fenestration, orientation, original architectural components and details, and historic building fabric as well as possess significance under at least one of the four National Register criteria. To be eligible under Criterion C, a Cape Cod has to be a better-preserved example of its type in an area and needs to exhibit the diagnostic elements of the style, including elaborate entrances (with pilasters and a patterned transom), symmetrical fenestration, multi-light windows, ornamental shutters, and symmetrical (often pedimented) front dormers.

Minimal Ranch (1950-Present)

The Minimal Ranch style was developed after World War II as a solidly built, low-cost house for first-time home-owners in the post-war economic boom period. It is a simple, one-story, side-gabled house with a rectangular form. Unlike the standard ranch with its integrated garage, the minimal ranch had a free-standing garage. This style had scaled-back eaves, a low crawl-space for an attic, and a small entry stoop instead of a porch. A defining feature was a large picture window on the façade. Other windows were smaller to preserve the illusion of privacy.

To be eligible, a Minimal Ranch must retain integrity of form, fenestration, orientation, original architectural components and details, and historic building fabric as well as possess significance under at least one of the four National Register criteria. To be eligible under

Criterion C, a Minimal Ranch must be a notable, elaborate example the type, or architect-designed.

4.2 Retailing and Wholesaling

The second most frequent property type located within the three US 9 project areas is the commercial building, found on 2 of the 13 individual properties surveyed. Both are located along US 9 in the village of Gravel Hill, and one shares a property with a dwelling that was discussed above in the Architecture, Engineering, and Decorative Arts section. These commercial resources are located along the roadway, having been built in the earlier part of the 20th century to take advantage of traffic along US 9 (Lewes-Georgetown Highway). Both of the commercial buildings are sprawling masonry structures with multiple later additions and alterations. Each has housed a variety of commercial services over the years. The following retailing and wholesaling subtypes are present in the project area: store and restaurant.

Commercial properties, which are likely to have had many different uses over the years, have a high probability of alteration. However, integrity is dependent on the presence of diagnostic features and the conveyance of strong associations with the original period of construction. Diagnostic features necessary for integrity include survival of fenestration, original or historic exterior architectural fabric, including siding, display windows and doors, roof profile and structure. To be eligible for listing in the National Register of Historic Places, a commercial property must retain integrity as well as possess significance under at least one of the following criteria:

Criterion A: a strong association with transportation themes, community development and/or commercial trends; serve a commercial purpose more than 50 years ago and exhibit physical characteristics from the time in which it functioned commercially;

Criterion B: an association with the productive life of a historically important individual;

Criterion C: retain the characteristics of its style, type, period, or method of construction and must convey its historic commercial function. Some character-defining elements of commercial architecture may include: dominant front façade, distinctive first-story store front, distinguishing ornamentation or decoration on the façade using architectural stylization of the period, and signage and/or advertisements on the property;

Criterion D: building fabric possesses information potential or property possesses archaeological potential. This would apply only in cases of undocumented construction methods.

4.3 Agriculture

The third property type located within the three US 9 project areas is the farm complex, comprising 1 of the 13 properties surveyed. The farm is located at the Sweetbriar/Dairy Farm Road intersection and is an example of an earlier agricultural property that has been almost

completely rebuilt in the second half of the 20th century. Currently, the dairy barn is the only structure on the property that is over 50 years old.

Agricultural properties are rarely static, but are generally in a constant state of development and reconstruction given changing farming practices, technologies, and livestock/crop/machinery needs. A list of eligibility criteria for Delaware farms has been previously developed (Frederick et al. 2006). To be significant as a farm complex under Criterion A and/or C, a property should possess most of the following features:

- feeling of a farm complex;
- setting of land reflecting agricultural use or at a minimum a visual buffer between the farm and surrounding land uses(s);
- historic house with or without additions and extensions;
- historic barn with or without additions and extensions;
- at least 2 agricultural or domestic outbuildings (s) and/or structure(s) exclusive of the main barn or house that retain sufficient integrity of materials and design to convey the types of farming conducted on the property;
- identifiable plan or arrangement of buildings and structures of the farm;
- some small scale-features associated with the practice of farming, including fence lines or ruins;
- some vegetation associated with farming, including gardens, fields, woodlots, or treelines;
- circulation network connecting the parts of the farm;
- few modern structures located within the historic farm plan;
- few modern structures that have principally taken over as primarily outbuildings;
- retention of spatial relationships of buildings within the farm complex;
- retention of spatial relationship with buildings and/or complexes associated with the main farm.

A farm complex may also be eligible under Criterion B for an association with the productive life of a historically important individual. In some cases it could be eligible under Criterion D following some level of field or on-site research effort for the potential to provide information important to history or prehistory (archaeology). However, it is more likely that a farm or agricultural complex is eligible under Criterion D if there is undocumented or rare construction building techniques and/or farming methods.