

SUMMARY AND CONCLUSIONS

The project area contains one property from the period of Early Industrialization: 1770-1830 ±. This property, the William A. Dickson House, has lost an unspecified number of its associated outbuildings, and has had sufficient alterations and additions throughout the twentieth century to diminish its integrity of setting, feeling, association, design, materials, and workmanship. The William A. Dickson House does not meet National Register Criteria with regard to integrity.

Two properties associated with the period of Industrialization and Early Urbanization: 1830-1880 ±, are extant in the project area. The William Lowther Farm has experienced major renovations and additions to its dwelling, which have destroyed its integrity of materials, design, and workmanship. In addition, the barn and garage, although both appearing relatively intact, have had significant amounts of their historic material replaced over the years, diminishing their integrity of materials. The Benjamin Hartley House has also experienced major additions and renovations during the twentieth century which have destroyed its integrity of materials, design, and workmanship. Neither the William Lowther Farm nor the Benjamin Hartley House meet National Register Criteria with respect to integrity.

The northern half of the project area appears to contain resources which constitute a National Register-eligible historic district, which will be called the Centerville Road Historic District. The contributing properties within this district all date to the period of Urbanization and Early Suburbanization: 1880-1940 ±. The relevant property types for the district are Commuter Suburbs under the theme of Settlement Patterns and Demographic Change, and Early Twentieth-Century Revival-style buildings under the theme of Architecture. The architectural resources within the Centerville Road Historic District constitute a significant concentration of Revival-style estates separated by large areas of open space. The houses on these parcels are set well back from the road, generally being set on hills that rise up from either side of the road. Large, mature trees typically line winding driveways. Lots are generally open, landscaped expanses consisting primarily of large lawns, with wooded areas which separate them from adjoining properties. Parcels range in size from about three acres to 20 acres. Contributing resources within the district are constructed chiefly of stone or brick, and are all characterized by their large size. The majority of the resources are asymmetrical versions of the Colonial Revival style, having attached garages incorporated into their design; however, the two oldest contributing resources, the William A. Worth House and Westbrae, are symmetrically arranged and have detached garages.

The properties within the proposed Centerville Road Historic District are also historically related, with many being Revival-style mansion houses constructed and/or owned by industrial executives during the early twentieth century. The documented examples of this relationship are Westbrae, the William A. Worth House, and the Homer D. Ewing House. Further research is likely to reveal that this relationship exists among other properties within the district. The

resources are also historically related by the construction of the Edgar M. Hoopes Reservoir, which appears to have been the catalyst which spurred this development, as the majority of the houses within the district were constructed within seven years after the completion of the reservoir, and all of those properties on the west side of Centerville Road are clearly oriented to provide a scenic view of the reservoir. The construction of both the reservoir, which was built on land owned by members of the DuPont family, and the Valley Garden Park, which was a donation from DuPont family members, appears to have been an integral part of this development. For the boundaries of the Centerville Road Historic District, refer to Figure 8.

The 10 recorded properties containing resources which would qualify as contributing resources within this district are the George R. Beach House, the William A. Worth House, the Frank G. Tallman House, the James Rankin Davis House, the Deborah Halsey Wilson House, Westbrae, the Westbrae Springs Springhouse and Holding Tank, the Stone Headwall, the Valley Garden Park, and the Homer D. Ewing House. The non-contributing recorded resources are the Westbrae Tenant House, due to its lack of integrity, and the William A. Dickson House, as this house does not fall within the period of significance of the historic district and does not possess adequate integrity.

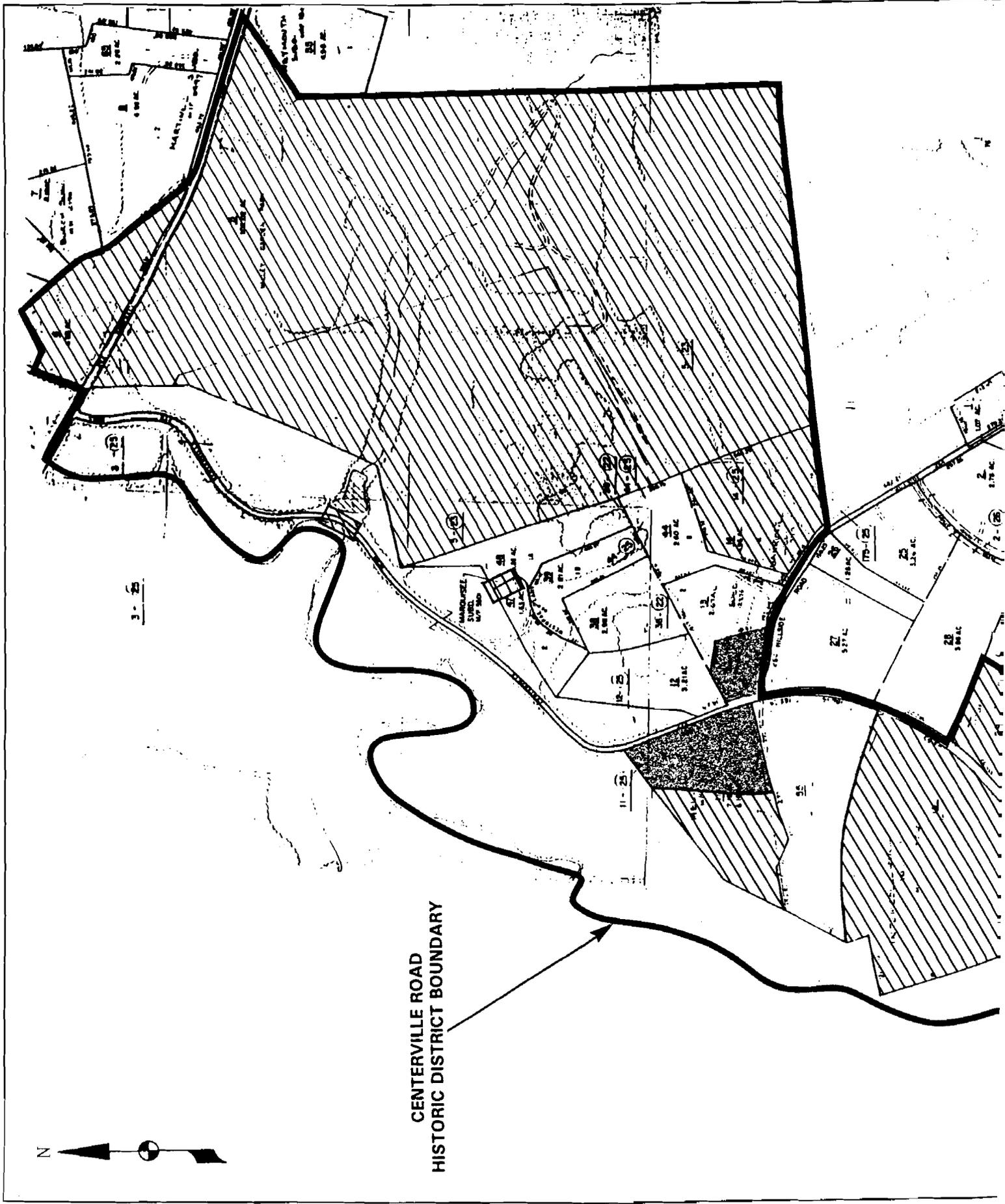
The Centerville Road Historic District is bounded on the west by the Edgar M. Hoopes Reservoir. Its southern boundary consists of the southern property lines of the Frank G. Tallman House and the George R. Beach House. This boundary is an east-west line which crosses Centerville Road (SR 273) approximately ½-mile south of Hillside Road (SR 264). The district's northern boundary generally follows Campbell Road (SR 82), except for the inclusion of the Homer D. Ewing House, which lies on the northern side of this road. The eastern boundary consists of the eastern and southeastern boundaries of the Valley Garden Park at the northern half of the district, and follows the southeastern boundary of the park in a southwesterly direction, intersecting with Hillside Road (SR 264) about ¼-mile east of Centerville Road (SR 273). The boundary then extends west to Centerville Road (SR 273). The eastern boundary then continues south along Centerville Road until it meets the James Rankin Davis House property, thence extending eastward to include the entire parcel of the James Rankin Davis House, and the adjoining Frank G. Tallman House. The boundaries include the entire parcels of contributing and non-contributing resources, and includes the land between the properties on the west side of Centerville Road (SR 273), and the Edgar M. Hoopes Reservoir. These boundaries are outlined in Figure 8.

Neither of the two recorded properties outside of the Centerville Road Historic District boundary dating from the period of Urbanization and Early Suburbanization: 1880-1940 ±, were found to be eligible for the National Register of Historic Places. Bridge No. 136-A was found to have insufficient historical and/or architectural significance, and the Henry B. Thompson House was found to have neither the historical and/or architectural significance nor sufficient integrity to be eligible for the National Register of Historic Places.

The research and field survey undertaken for this study have been sufficient to accomplish the stated objective of identifying historic properties within the area of potential effect of the



CENTERVILLE ROAD
HISTORIC DISTRICT BOUNDARY



proposed project area. Recommended further research would include more extensive research into the backgrounds of both owners and contractors of the suburban estates along Centerville Road. It appears that many of these buildings may have had the same architect and builder, and may have been designed and constructed by individuals prominent within their field. It has already been established that Thomas Coleman DuPont was involved in some capacity with the construction of the reservoir and the suburban development of the area. Research which would further define the relationship between the construction of the Hoopes Reservoir and subsequent suburban development may prove to be a useful case study which could provide a deeper understanding of the nature of the early suburban development of Christiana Hundred.