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**APPENDIX C:**  
**Management Summary**

# *Kise Straw & Kolodner*

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Architects Planners Historians Archaeologists

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July 5, 2002

Mr. Patrick Carpenter  
Delaware Department of Transportation  
P.O. Box 778  
Dover, DE 19903

**RE:** Historical Architectural and Archaeological Phase I Investigation  
SR 141, Centre/Ferris Road and Faulkland Road  
New Castle County, DE

Dear Mr. Carpenter:

Kise Straw & Kolodner Inc. (KSK) is pleased to provide this updated summary of work completed to date for the above-referenced project. The purpose of this summary is to identify historic architectural resources located within the project area, and areas which may require archaeological testing. Work was completed in accordance to, and as partial fulfillment of, Section 106 requirements of the 1966 National Historic Preservation Act, as amended.

## **Project Description**

Kise Straw & Kolodner (KSK) was hired by Whitman Requardt & Associates (WRA) on behalf of the Delaware Department of Transportation (DelDOT) to perform a cultural resources survey associated with proposed improvements to SR 141 (Centre/Ferris Road) and SR 34 (Faulkland Road) in New Castle County, Delaware. The proposed improvements include the dualization of SR 141 and the construction of right-hand turn lanes from both approaches to SR 141 from Faulkland Road. The current project area, as presented to KSK, extends along SR 141 from the SR 2/Kirkwood Highway interchange to approximately 1000 feet (305 meters) north of the Faulkland Road intersection; and along Faulkland Road from 200 feet (61 meters) west of Kendall Road to 200 feet (61 meters) east of Bartleson Road. The proposed APE extends approximately 100 feet (30 meters) from the curb along both sides of SR 141 and 50 feet (15 meters) from the curb along both sides of Faulkland Road.

The APE encompasses all properties adjacent to SR 141 and SR 34 within the project area. This includes properties fronting portions of Centre Road/Ferris Road, Faulkland Road, Lowry Drive, Brookland Avenue, Beech Avenue, Elm Avenue, Walnut Avenue, Woodward Avenue, Cedar Avenue, and Lehigh Avenue; and also Woodland Heights, Woodland Apartments, Willow Run 1, Willow Run 2, Brookland Terrace and the Ferris State Youth and Family Center. The APE also includes areas of potential ground disturbance and construction staging activities.

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\* SR 141 north of Faulkland Road is called Centre Road, and south of Faulkland Road is called Ferris Road.

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**Previous Cultural Resources Surveys**

A review of files held by DE SHPO revealed three previously completed cultural resources reports whose study areas overlap the current project area. These include the *Architectural Resource Survey of State Route 141 (Centre Road), Kirkwood Highway to Faulkland Road* by the Louis Berger Group, Inc. dated March 2001, the *Delaware Historic Bridge Survey* by A.G. Lichtenstein and Associates Inc. dated 1996, and the *Phase I and II Archaeological Investigation of the Route 141-Centre Road Corridor in New Castle County, Delaware* by Thunderbird Archaeological Research dated 1985 and 1987.

Previously Identified Historic Architectural Resources

Louis Berger’s survey focused on the east side of SR 141 between Kirkwood Highway and Faulkland Road. Eight (8) individual architectural resources fifty years of age and older and two (2) potential historic districts were identified as part of the survey. None of the resources were found eligible for inclusion in the National Register of Historic Places. Lichtenstein and Associates identified one (1) resource, the Willow Run 2 subdivision, as eligible for inclusion in the National Register. This subdivision is located along Faulkland Road east of SR 141. The Willow Run 2 subdivision meets National Register Criteria C as a unique concentration of mid-twentieth century residential dwellings that retain integrity of design and materials.

*Table 1. Previously Surveyed Historic Architectural Resources with the APE*

NAME/ADDRESS	CRS #	TAX PARCEL	DATE	NATIONAL REGISTER ELIGIBILITY
4 Cedar Avenue	N-14011	07-035.30-172	1940	Ineligible – significance
5 Cedar Avenue	N-14012	07-035.30-175	1949	Ineligible – significance
2504 Ferris Road	N-14014	07-035.30-191	1940	Ineligible – significance
1 Hollingsworth Lane	N-14016	07-035.30-197	1940	Ineligible – significance
1204 Centre Road	N-14017	07-035.10-249	1950	Ineligible – significance
1110 Centre Road	N-14018	07-035.30-346	1949	Ineligible – significance
1104 Centre Road	N-14019	07-038.1-109	1953	Ineligible – significance
Wm. Frederick Property	N-14020	N/A	1931	Ineligible – significance
Willow Run 1	N-14010	N/A	1946	Ineligible – significance
Willow Run 2		N/A	1950	Eligible

Previously Identified Archaeological Sites

Thunderbird’s survey included a pedestrian reconnaissance, background research, and subsurface testing along SR 141 between Kirkwood Highway (SR 2) and Lancaster Pike (SR 48). Thunderbird excavated approximately seventeen (17) Shovel Test Pits (STPs) along the east side of SR 141 - ten (10) along the northern bank of Mill Creek and seven (7) along the southern bank. They recovered recent undiagnostic twentieth-century artifacts (seven pieces of glass) and one "dubious fire cracked rock". They interpreted the context as being recent fill.

Thunderbird also identified three (3) prehistoric and/or historic sites (7NC-B-6, 7NC-B-7A, and 7NC-B-7B) located approximately one (1) mile north of the current project area. These sites consisted of the historic H. Grant Tenancy Site (7NC-B-6), determined to be eligible for the National Register of Historic Places, and two (2) Late Archaic prehistoric sites (7NC-B-7A and 7NC-B-7B). Thunderbird identified no prehistoric and/or historic sites located within the current project area.

**Cultural Resources Identified by KSK**

Historic Architectural Resources

In order to avoid duplication of effort, KSK surveyed only those portions of the project area not previously surveyed and evaluated. This included the west side of SR 141 and the majority of Faulkland Road. A field survey revealed twenty-three (23) individual architectural resources and two (2) potential architectural historic districts fifty years of age and older within KSK’s study area. Using the data acquired during both field investigations and background research, each resource was evaluated for National Register eligibility within the state historic contexts outlined in the *Delaware Comprehensive Historic Preservation Plan*, the *Delaware Historic Context Master Reference and Summary*, and as per federal National Register guidelines, 36 CFR 60.4. Delaware Cultural Resource Survey Forms are attached. Following DelDOT review and acceptance, KSK will assign Delaware Cultural Resource Survey Numbers to each property included in the survey.

**Table 2. Historic Architectural Resources with the APE Surveyed by KSK**

NAME/ADDRESS	CRS #	TAX PARCEL	DATE	NATIONAL REGISTER ELIGIBILITY
2801 Ferris Road		07-035.30-128	1930	Ineligible – integrity
105 N. Woodward Ave.		07-035.30-127	1930	Ineligible – integrity
104 N. Woodward Ave.		07-035.30-133	1930	Ineligible – integrity
106 N. Woodward Ave.		07-035.30-132	1930	Ineligible – integrity
2709 Ferris Road		07-035.30-134	1930	Ineligible – integrity
2705 Ferris Road		07-035.30-135	1940	Ineligible – integrity
2703 Ferris Road		07-035.30-136	1930	Ineligible – integrity
1 Walnut Ave.		07-035.30-137	1930	Ineligible – integrity
3 Walnut Ave.		07-035.30-138	1935	Ineligible – integrity

2609 Ferris Road	07-035.30-147	1923	Ineligible – integrity
2601 Ferris Road	07-035.30-149	1925	Ineligible – significance
1 Elm Ave.	07-035.30-150	1943	Ineligible – integrity
5 Elm Ave.	07-035.30-151	1941	Ineligible – integrity
6 Elm Ave.	07-035.30-423	1925	Ineligible – integrity
2505 Ferris Road	07-035.30-155	1925	Ineligible – significance
2503 Ferris Road	07-035.30-156	1940	Ineligible – integrity
2501 Ferris Road	07-035.30-157	1952	Ineligible – significance
4 Beech Ave.	07-035.30-162	1935	Ineligible – significance
5 Beech Ave.	07-035.30-158	1940	Ineligible – integrity
2409 Ferris Road	07-035.30-160	1950	Ineligible – significance
2407 Ferris Road	07-035.30-161	1930	Ineligible – integrity
2405 Ferris Road	07-035.30-169	1932	Ineligible – significance
3 E. Brookland Ave.	07-035.30-168	1952	Ineligible – significance
Woodland Apartments	07-035.10-136	1952-53	Ineligible – integrity
Brookland Terrace	N/A	1920	Ineligible – integrity
Ferris Center	N/A	1810-1998	Pot. eligible (A,C)

Of the twenty-six (26) historic architectural resources identified by KSK, only the Ferris State Youth and Family Center was found to meet National Register criteria. Founded in 1885, the Ferris Center is the oldest vocational training school for delinquent minors in Delaware. The school was originally run as a private foundation, however due to a lack of financial resources and increasing demands of the court system, the State of Delaware assumed control of the institution in 1919. The Ferris Center currently serves as a 72-bed, maximum secure-care facility for the Delaware Youth Rehabilitative Services.

Located on the early nineteenth Canby farm, later the Quigley country estate “Woodside”, the 180-acre property includes twelve structures dating from 1810-1998. The original farmhouse, now the Harlan Building, formed the core of the early school. The majority of the surrounding buildings and structures date from two major phases, c. 1885 and c. 1920, corresponding to the genesis of the private and state-run institution. The State continues to modernize the infrastructure and to add facilities as the curriculum changes. New classroom and athletic facilities built in 1998 have shifted the center of the school to the north. The majority of pre-1920 buildings, including the Harlan Building, are no longer occupied.

The school has retained almost its entire original acreage, losing approximately seventeen acres since 1885. According to a 1928 aerial, the southeast quadrant of the property was farmed, the northeast quadrant contained an orchard and vocational training outbuildings and the remaining half of the parcel was woodland. Due to changes in curriculum and infrastructure, the southeast quadrant is now fallow ground, the farm outbuildings have been demolished, and new school buildings occupy the former orchard.

KSK recommends a National Register period of significance of 1885-1940 corresponding to the last historic building campaign. The period of significance includes both the public and private evolution of the institution. Our proposed boundary encompasses the full parcel.

Within that boundary, eight buildings are contributing and three buildings are noncontributing.

Brookland Terrace was also evaluated as a potential historic district. KSK found that it does not meet the "Criteria for Evaluation" for National Register-eligible subdivisions, as defined in *Suburbanization in the Vicinity of Wilmington, DE* by Susan Chase, David Ames and Rebecca Siders (1992). The development deviates significantly from its original design, including changes to road alignment and lot size. The buildings represent bungalow styles from multiple periods of suburban development and the majority lack architectural integrity. Alterations to the building fabric include changes to fenestration patterns, the introduction of modern siding, and the construction of significant additions.

KSK also evaluated twenty-three (23) dwellings within Brookland Terrace for individual National Register eligibility. Eighteen (18) lack integrity due to alterations and additions, as mentioned above. Six (6) retain integrity, however they lack architectural significance. Common expressions of popular bungalow styles, they are typical rather than innovative examples of residential architecture in this area. Similar and better illustrations exist throughout the county.

Finally, at the request of DelDOT and the DE SHPO, KSK conducted further research into Woodland Apartments to confirm our original determination of ineligibility. A review of the Avery Architectural Index, deed research and a review of local history revealed no architect or developer associated with the complex. Although the complex retains its original form and setting, it no longer retains its architectural integrity due to exterior alterations, including the introduction of stucco and vinyl siding and modern windows. Two buildings retain their original brick exteriors, and comparisons between renovated and non-renovated buildings show that the changes have considerably altered the original character of the complex. The complex therefore does not retain integrity and is not eligible for the National Register.

#### Archaeological Resources

In order to avoid duplication of effort, KSK surveyed only those portions of the project area not previously surveyed and evaluated. This included the west side of SR 141 and the majority of Faulkland Road. A pedestrian reconnaissance revealed the portions of the project area along the east and west side of SR 141, south of the intersection with Faulkland Road, have been subjected to moderate to heavy levels of disturbance associated with SR 141 construction, residential community development, and commercial development. The area along the south side of Faulkland, west of the intersection with SR 141, has been subjected to moderate to heavy levels of disturbance associated with residential and commercial/strip mall development. The area along the north side of Faulkland Road has been low to moderate levels of disturbance due to its use through time as the Ferris School. The area along the south side of Faulkland Road east of the SR 141 intersection has been subjected to moderate to heavy levels of disturbance associated with residential community development. The area along the north side of Faulkland has been subjected to moderate to heavy levels of disturbance associated with light industrial development.

According to the 1954 DelDOT as-built construction documents, the right of way along the west side of SR 141 extended approximately 35-40 feet from edge of road. The stream channel of Mill Creek, perpendicular to the road, was straightened with a 100-foot project area from edge of road. The perimeter of the floodplain, therefore, could still be intact or at least only minimally disturbed.

At the request of DelDOT, all testing was postponed until the preferred alternative is selected.

### **Potential Interested Parties**

In conformance with the public involvement portion of the Section 106 consultation process, KSK has identified potential interested parties who may wish to comment on the undertaking. Interested parties include:

Historical Society of Delaware  
505 Market Street Mall  
Wilmington, DE 19801

Preservation Delaware, Inc.  
1405 Greenhill Avenue  
Wilmington, DE 19806

Preservation Planner  
New Castle Department of Land Use  
87 Reads Way  
Corporate Commons  
New Castle, DE 19720-1648

These parties should be contacted and afforded an opportunity to comment.

### **Conclusion and Recommendations**

In conclusion, of the thirty-six (36) architectural resources fifty years and older within the APE, thirty-four (34) of these resources do not appear eligible for the National Register due to a lack of integrity, significance or a combination of both. Two (2) resources retain their integrity and have a high level of historic significance, the Ferris State Family and Youth Center and Willow Run 2 subdevelopment. Due to the presence of National Register-eligible resources, the undertaking has the potential to affect historic properties.

If it is determined that the project has the potential to cause ground disturbing activities along the north side of Faulkland Road adjacent the Ferris Center; along the north and south side of Faulkland Road between Montgomery and Spruce Avenues; and along the east side of Center Road between Wagoner Drive and Brookland Avenue, then KSK recommends conducting Phase IB archaeological testing. The testing would involve the excavation of up

to fifty (50) Shovel Test Pits (STPs). Following the completion of the shovel test regimen, if positive tests for intact prehistoric and/or historic materials are recovered, up to three (3) one by one meter Excavation Units (EUs) will be excavated in order to allow for a more complete understanding of the precise nature, density, and stratigraphic position of cultural materials. The remaining portions of the project area have been subjected to high levels of disturbance associated with recent commercial, residential, and light industrial development. KSK recommends conducting limited testing (the excavation of up to twenty (20) discretionary STPs) in these areas in order to document the nature and extent of disturbance.

If approved by DelDOT, KSK will conduct the Phase IB testing and include the results in a full Phase I report that addresses both historic architecture and archaeology.

Best regards,



Glenn Ceponis  
Director of Historical Services

Enc.

cc: Petar Glumac, KSK  
Gwen Davis, DE SHPO  
Aaron Keel, WRA

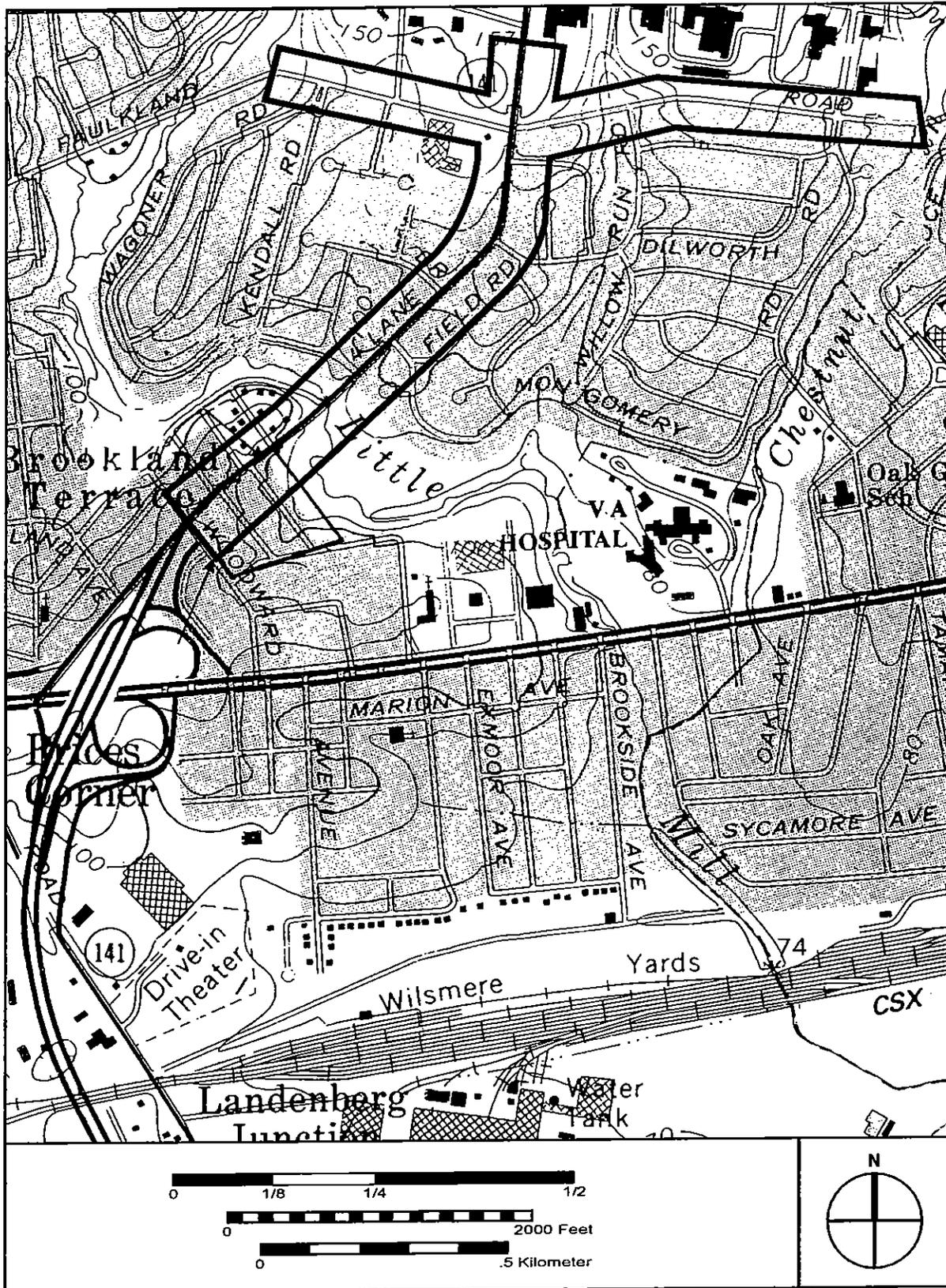


Figure 1. Proposed Area of Potential Effects.

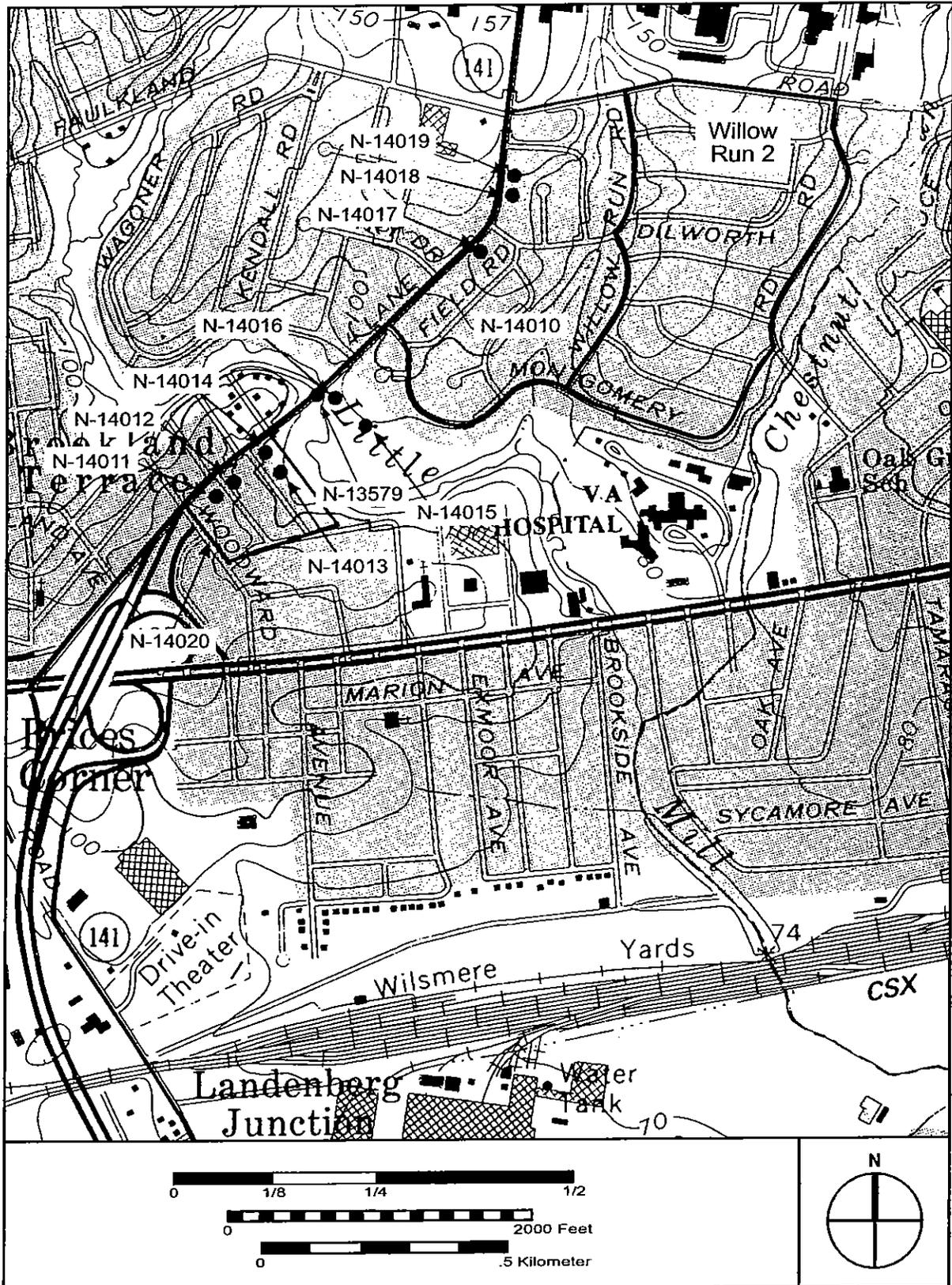


Figure 2. Previously Identified Architectural Resources 50 Years of Age and Older.

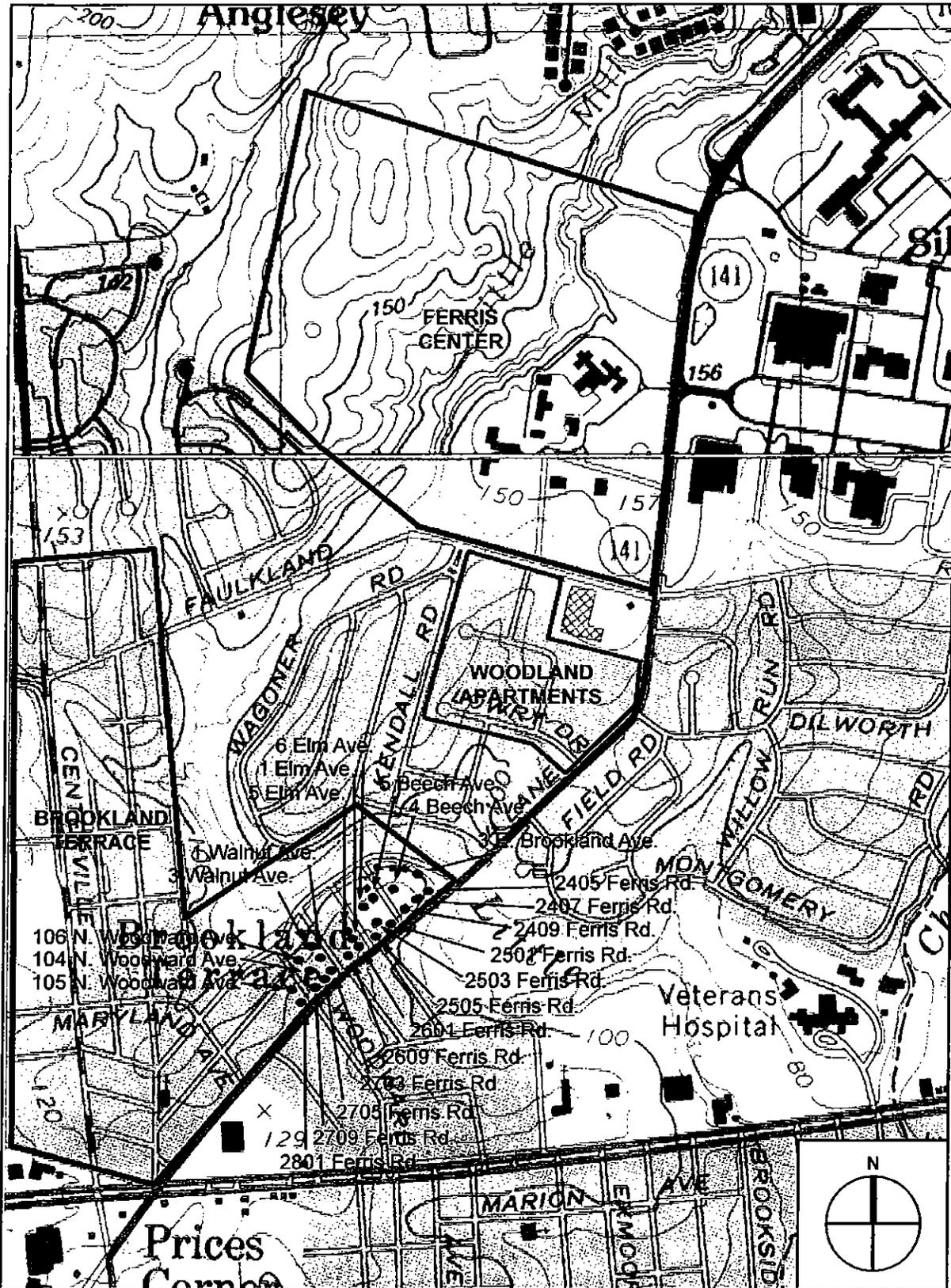


Figure 3. Architectural Resources 50 Years of Age and Older Identified by KSK.

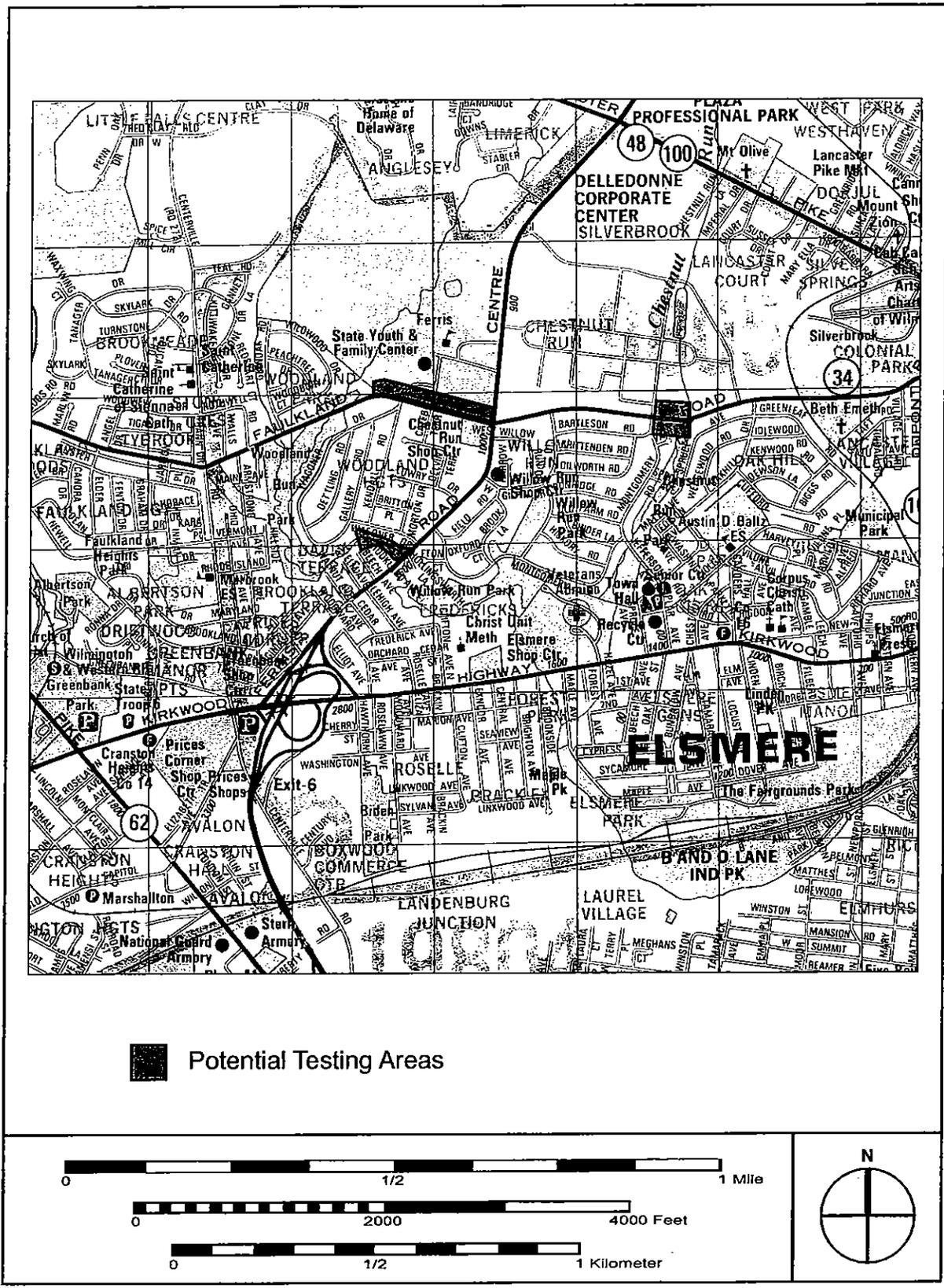


Figure 4. Potential Phase IB Archaeological Testing Areas.