

CULTURAL RESOURCE SURVEY  
SURVEY UPDATE FORM

CRS # N05036

1. HISTORIC NAME/FUNCTION: Wilson Farm

2. ADDRESS/LOCATION: 1863 McCoy Road, Bear, Delaware 19701

3. CURRENT CONDITION: excellent  good  fair  poor  demolished

4. INTEGRITY: The integrity of the building has not been substantially altered since the previous survey in 2006.

5. SETTING INTEGRITY: Setting integrity remains unchanged.

6. FORMS ADDED (give number of forms completed for each):

| #: | Form:                                | List property types: |
|----|--------------------------------------|----------------------|
| 1  | CRS 2 Main Building Form             | Dwelling             |
| 3  | CRS 3 Secondary Building Form        | Garage, 2 sheds      |
| 0  | CRS 4 Archaeological Site Form       | N/A                  |
| 0  | CRS 5 Structure (Building-Like) Form | N/A                  |
| 0  | CRS 6 Structure (Land Feature) Form  | N/A                  |
| 0  | CRS 7 Object Form                    | N/A                  |
| 0  | CRS 8 Landscape Elements Form        | N/A                  |
| 1  | CRS 9 Map Form                       | N/A                  |
| 0  | CRS 14 Potential District Form       | N/A                  |

7. SURVEYOR INFORMATION:

Surveyor name: Patti Kuhn/Sarah Groesbeck

Principal Investigator name: Patti Kuhn

Principal Investigator signature: *Patti Kuhn*

Organization: The Louis Berger Group Date: June 2012

8. OTHER NOTES OR OBSERVATIONS:

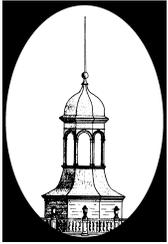
CRS# N05036

The property's eligibility status was notably investigated and discussed by DeIDOT Architectural Staff (Hahn, Carpenter, Delesline) in 2006 and under an architectural evaluation triggered by the US Army Corps of Engineers in 1998 (Hunter, Tvaryanas: Hunter Research). Both sources of information within the SHPO suggest and document that the property is not recommended eligible due to integrity factors in the alterations of the main dwelling and loss of farming support buildings. Based on background information, the historic eligibility evaluation was never specifically concurred in writing by the SHPO. For purposes of the SR 1 Roth Bridge to Interstate 95 Capacity Improvement Project, effort to use past information and to assess the conditions and historic eligibility status is better formalized. All eligibly results and recommendations should, therefore, be confirmed in 2013.

The property is also being evaluated or reassessed for its National Register eligibility or listing status. This evaluation assessment is triggered by the federal undertaking initiated by DeIDOT and the Federal Highway Administration as part of the SR 1 Roth Bridge to Interstate 95, Capacity Improvement Project (T200511001; Federal Aid NH-N067(26)). Further referenced information on this property as well as other in the vicinity, can be seen in the Architectural Evaluation entitled, "Architectural Survey Report, SR 1 Widening, New Castle County, Delaware."

9. STATE HISTORIC CONTEXT FRAMEWORK (check all appropriate boxes; refer to state management plan(s)):

- a) Time period(s)
- Pre-European Contact
  - Paleo-Indian
  - Archaic
  - Woodland I
  - Woodland II
  
  - 1600-1750∇ Contact Period (Native American)
  - 1630-1730∇ Exploration and Frontier Settlement
  - 1730-1770∇ Intensified and Durable Occupation
  - 1770-1830∇ Early Industrialization
  - 1830-1880∇ Industrialization and Early Urbanization
  - 1880-1940∇ Urbanization and Early Suburbanization
  - 1940-1960∇ Suburbanization and Early Ex-urbanization
- b) Geographical zone
- Piedmont
  - Upper Peninsula
  - Lower Peninsula/Cypress Swamp
  - Coastal
  - Urban (City of Wilmington)
- c) Historic period theme(s)
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Transportation and Communication                         |
| <input type="checkbox"/> Forestry               | <input type="checkbox"/> Settlement Patterns and Demographic Changes              |
| <input type="checkbox"/> Trapping/Hunting       | <input checked="" type="checkbox"/> Architecture, Engineering and Decorative Arts |
| <input type="checkbox"/> Mining/Quarrying       | <input type="checkbox"/> Government   |
| <input type="checkbox"/> Fishing/Oystering      | <input type="checkbox"/> Religion   |
| <input type="checkbox"/> Manufacturing          | <input type="checkbox"/> Education  |
| <input type="checkbox"/> Retailing/Wholesaling  | <input type="checkbox"/> Community Organizations                                  |
| <input type="checkbox"/> Finance                | <input type="checkbox"/> Occupational Organizations                               |
| <input type="checkbox"/> Professional Services  | <input type="checkbox"/> Major Families, Individuals and Events                   |



CULTURAL RESOURCE SURVEY  
MAIN BUILDING FORM

CRS # N05036.001

1. ADDRESS/LOCATION: 1863 McCoy Road, Bear, Delaware 19701

2. FUNCTION(S): historic Single-family dwelling current Single-family dwelling

3. YEAR BUILT: 1930 CIRCA?:  ARCHITECT/BUILDER: Unknown

4. STYLE OR FLOOR PLAN: I-house

5. INTEGRITY: original site  moved

| <u>if moved, from where</u> | <u>other location's CRS #</u> | <u>year</u> |
|-----------------------------|-------------------------------|-------------|
| N/A                         | N/A                           | N/A         |
| N/A                         | N/A                           | N/A         |

| <u>list major alterations and additions with years (if known)</u> | <u>year</u> |
|---|-------------|
| a. shed roof addition to S elevation of rear ell                  | 1992        |
| b. N/A  | N/A         |

6. CURRENT CONDITION: excellent  good  fair  poor

7. DESCRIPTION: (Describe the resource as completely as possible. Use N/A for not applicable; leave no blanks.)

a. Overall shape: T-shaped Stories: 2.5  
Additions: shed roof addition to S elevation of rear ell

b. Structural system (if known): balloon frame

c. Foundation: materials: stone foundation  
basement: full  partial  not visible  no basement

d. Exterior walls (original if visible& any subsequent coverings): vinyl siding

e. Roof: shape: gable with cross gable on facade  
materials: asphalt shingle  
cornice: cornice returns  
dormers: N/A  
chimney: location(s): Interior, brick end on N & S gables and rear ell

8. DESCRIPTION OF ELEVATIONS:

- a. Facade: Direction: E
- 1) Bays 3
  - 2) Windows 7
- fenestration regular  
type 1/1 double-hung vinyl sash, paired in cross gable  
trim N/A  
shutters fixed 2-panel vinyl

## Facade (cont'd)

3) Door(s) 1  
 location center, 1<sup>st</sup> story  
 type single-leaf with metal storm door  
 trim N/A

4) Porch(es) 3-bay half-hipped roof porch with Tuscan column supports, screened-in, concrete pier foundation with wood deck, concrete steps at center bay

## b. Side: Direction: S

1) Bays 2 on main block, two on shed roof addition, rear ell not visible

2) Windows 7 visible  
 fenestration regular on main block, two windows on W end of shed roof addition  
 type 1/1 double-hung vinyl sash on 1<sup>st</sup> & 2<sup>nd</sup> stories, 2-light on 2.5 story, 1-light on shed roof addition  
 trim N/A  
 shutters N/A

3) Door(s) 1  
 location west end of shed roof addition  
 type single-leaf with metal storm door  
 trim N/A

4) Porch(es) 1-bay stoop with wood post balustrade

## c. Side: Direction: N

1) Bays 2 on main block, rear ell 0 visible

2) Windows 6  
 fenestration regular  
 type 1/1 double-hung vinyl sash on 1<sup>st</sup> & 2<sup>nd</sup> stories, 2-light on 2.5 story  
 trim N/A  
 shutters N/A

3) Door(s) 0  
 location N/A  
 type N/A  
 trim N/A

4) Porch(es) 0

## d. Rear: Direction: W

1) Bays not visible

2) Windows not visible  
 fenestration not visible  
 type not visible  
 trim not visible  
 shutters not visible

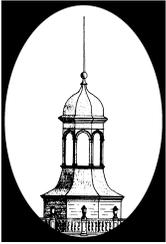
3) Door(s) not visible  
 location not visible  
 type not visible  
 trim not visible

4) Porch(es) not visible

9. INTERIOR: not accessible

10. LANDSCAPING: grassy lawn, few foundation plantings on façade, minimal trees throughout property

11. OTHER COMMENTS: N/A



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

CULTURAL RESOURCE SURVEY  
SECONDARY BUILDING FORM

CRS # N05036.002

1. ADDRESS/LOCATION: 1863 McCoy Road, Bear, Delaware 19701

2. FUNCTION(S): historic Garage current garage

3. YEAR BUILT: 1945 CIRCA?:  ARCHITECT/BUILDER: Unknown

4. STYLE/FLOOR PLAN: rectangle

5. INTEGRITY: original site  moved   
if moved, from where original location's CRS # year

list major alterations and additions with years (if known) year  
a.  
b.

6. CURRENT CONDITION: excellent  good  fair  poor

7. DESCRIPTION:

- a. Structural system balloon frame
- b. Number of stories 1
- c. Wall coverings concrete block
- d. Foundation concrete block
- e. Roof
  - structural system gable
  - coverings metal
  - openings N/A

8. DESCRIPTION OF ELEVATIONS:

- a. Facade: direction: East
  - 1) bays: 4
  - 2) windows: N/A
  - 3) door(s): 4 roll-up garage doors
  - 4) other: N/A

b. Side: direction: North

- 1) bays: 0
- 2) windows: N/A
- 3) door(s): N/A
- 4) other: N/A

c. Side: direction: South

- 1) bays: 0
- 2) windows: N/A
- 3) door(s): N/A
- 4) other: N/A

d. Rear: direction: West

- 1) bays: not visible
- 2) windows: not visible
- 3) door(s): not visible
- 4) other: N/A

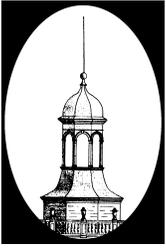
9. INTERIOR (if accessible):

a) Floor plan           not accessible

b) Partition/walls       not accessible

c) Finishes           not accessible

d) Furnishings/machinery   not accessible



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

CULTURAL RESOURCE SURVEY  
SECONDARY BUILDING FORM

CRS # N05036.003

1. ADDRESS/LOCATION: 1863 McCoy Road, Bear, Delaware 19701

2. FUNCTION(S): historic shed current shed

3. YEAR BUILT: 1945 CIRCA?:  ARCHITECT/BUILDER: Unknown

4. STYLE/FLOOR PLAN: rectangle

5. INTEGRITY: original site  moved

if moved, from where

original location's CRS #

year

N/A

N/A

N/A

N/A

N/A

N/A

list major alterations and additions with years (if known)

year

a. N/A

N/A

b. N/A

N/A

6. CURRENT CONDITION: excellent  good  fair  poor

7. DESCRIPTION:

a. Structural system balloon frame

b. Number of stories 1

c. Wall coverings vertical board siding

d. Foundation not visible

e. Roof

structural system shed

coverings metal

openings N/A

8. DESCRIPTION OF ELEVATIONS:

a. Facade: direction: East

1) bays: 1

2) windows: N/A

3) door(s): 1 single-leaf wood door

4) other: N/A

- b. Side: direction: North
  - 1) bays: not visible
  - 2) windows: not visible
  - 3) door(s): not visible
  - 4) other: N/A

- c. Side: direction: South
  - 1) bays: not visible
  - 2) windows: not visible
  - 3) door(s): not visible
  - 4) other: N/A

- d. Rear: direction: West
  - 1) bays: not visible
  - 2) windows: not visible
  - 3) door(s): not visible
  - 4) other: N/A

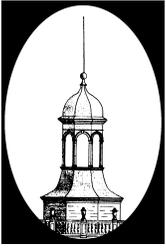
9. INTERIOR (if accessible):

a) Floor plan            not accessible

b) Partition/walls        not accessible

c) Finishes            not accessible

d) Furnishings/machinery    not accessible



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

CULTURAL RESOURCE SURVEY  
SECONDARY BUILDING FORM

CRS # N05036.004

1. ADDRESS/LOCATION: 1863 McCoy Road, Bear, Delaware 19701

2. FUNCTION(S): historic shed current shed

3. YEAR BUILT: 1945 CIRCA?:  ARCHITECT/BUILDER: Unknown

4. STYLE/FLOOR PLAN: rectangle

5. INTEGRITY: original site  moved

| <u>if moved, from where</u>                                       | <u>original location's CRS #</u> | <u>year</u> |
|---|----------------------------------|-------------|
| N/A   | N/A                              | N/A         |
| N/A   | N/A                              | N/A         |
| <u>list major alterations and additions with years (if known)</u> |                                  | <u>year</u> |
| a. N/A  |                                  | N/A         |
| b. N/A  |                                  | N/A         |

6. CURRENT CONDITION: excellent  good  fair  poor

7. DESCRIPTION:

- a. Structural system balloon frame
- b. Number of stories 1
- c. Wall coverings vertical board siding
- d. Foundation concrete
- e. Roof
  - structural system gable with exposed rafter ends
  - coverings asphalt shingle
  - openings N/A

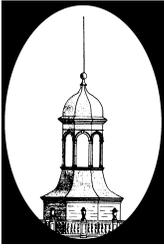
8. DESCRIPTION OF ELEVATIONS:

- a. Facade: direction: West
  - 1) bays: not visible
  - 2) windows: not visible
  - 3) door(s): not visible
  - 4) other: N/A

- b. Side: direction: North
  - 1) bays: not visible
  - 2) windows: not visible
  - 3) door(s): not visible
  - 4) other: N/A
  
- c. Side: direction: South
  - 1) bays: not visible
  - 2) windows: not visible
  - 3) door(s): not visible
  - 4) other: concrete block chimney on this elevation
  
- d. Rear: direction: East
  - 1) bays: 2
  - 2) windows: 2-light wood sash and 1-light wood sash
  - 3) door(s): N/A
  - 4) other: N/A

9. INTERIOR (if accessible):

- a) Floor plan            not accessible
  
- b) Partition/walls        not accessible
  
- c) Finishes                not accessible
  
- d) Furnishings/machinery    not accessible



CULTURAL RESOURCE SURVEY

CRS # N05036

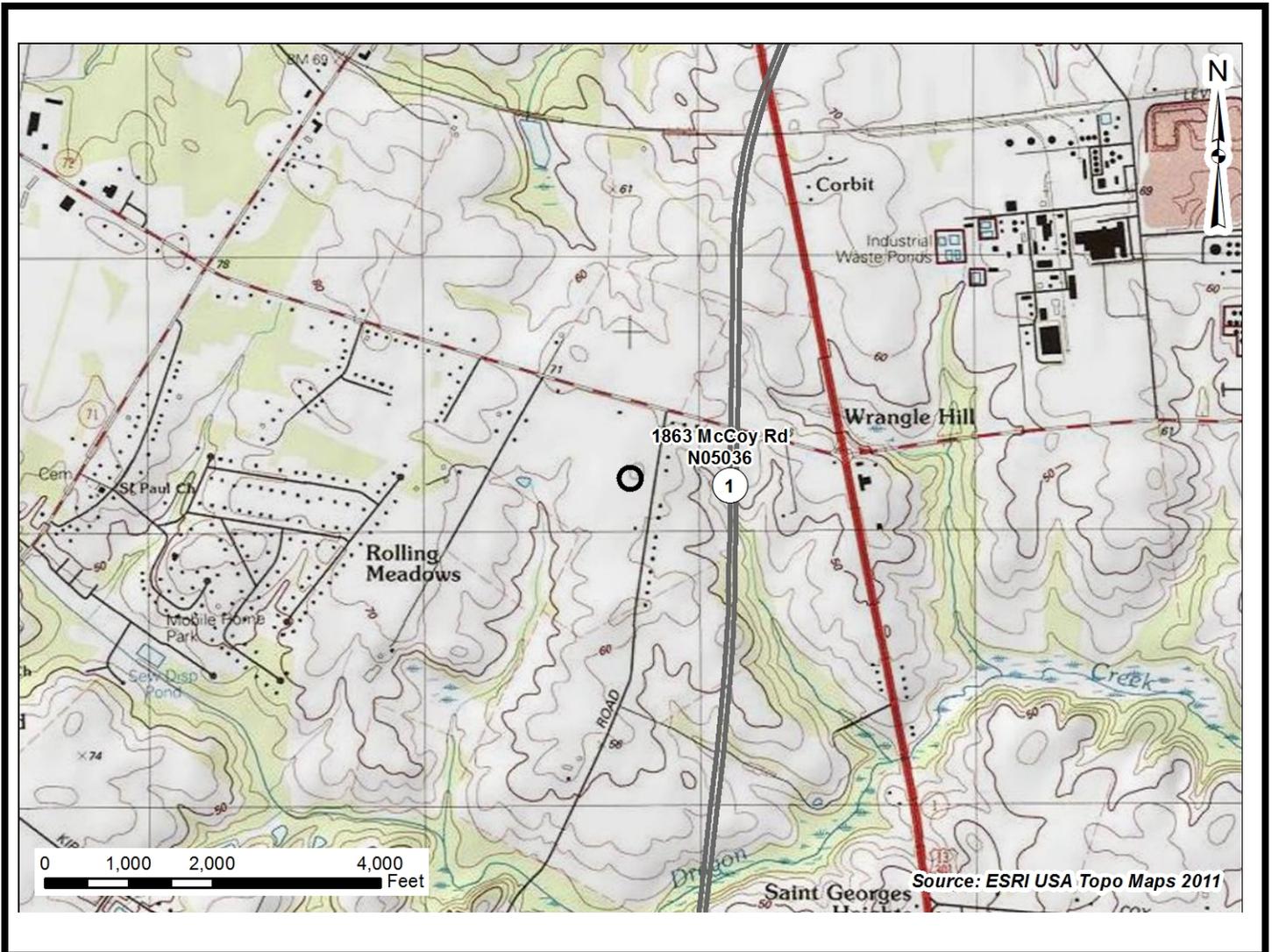
MAP FORM

1. ADDRESS/LOCATION: 1863 McCoy Road, Bear, Delaware 19701
2. NOT FOR PUBLICATION  reason: \_\_\_\_\_
3. LOCATION MAP:

Indicate position of resource in relation to geographical landmarks such as streams and crossroads.

(attach section of USGS quad map with location marked or draw location map )

INDICATE NORTH ON SKETCH



INDICATE NORTH ON PLAN



DELAWARE STATE HISTORIC PRESERVATION OFFICE

PHOTOGRAPHIC INVENTORY

CRS # N05036      Date 5/22/2012      Photo Roll # n/a      Surveyor S Groesbeck & P Kuhn

Description Façade (east elevation) of main building (.001) looking west; North elevation of main building (.001) looking southwest

Negative location (if other than SHPO) \_\_\_\_\_

Attach contact print(s):



DELAWARE STATE HISTORIC PRESERVATION OFFICE

PHOTOGRAPHIC INVENTORY

CRS #     N05036          Date     5/22/2012          Photo Roll #     n/a          Surveyor     S Groesbeck & P Kuhn    

Description     Façades (east elevations) of garage (.002) and shed (.004) looking west; East elevation of shed (.003) looking southwest    

Negative location (if other than SHPO) \_\_\_\_\_

Attach contact print(s):



DELAWARE STATE HISTORIC PRESERVATION OFFICE

PHOTOGRAPHIC INVENTORY

CRS # N05036      Date 5/22/2012      Photo Roll # n/a      Surveyor S Groesbeck & P Kuhn

Description East end of barn foundation looking southwest

Negative location (if other than SHPO) \_\_\_\_\_

Attach contact print(s):



**DRAFT**

HISTORIC ARCHITECTURAL SURVEY  
SAINT GEORGES & VICINITY  
RED LION AND SAINT GEORGES HUNDREDS  
NEW CASTLE COUNTY, DELAWARE

CONTRACT DACW61-94-D-0010  
DELIVERY ORDER #46

DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS  
PHILADELPHIA DISTRICT

*Submitted to:*

U.S. Army Corps of Engineers  
Philadelphia District  
The Wanamaker Building  
100 Penn Square East  
Philadelphia, PA 19107-3390

*Prepared under the supervision of:*

*Richard W. Hunter*

Richard W. Hunter

Damon Tvaryanas  
Principal Investigators

July 1998

TABLE 4.1  
Historic Architectural Resources Identified within the Project Area by the Current Investigations

| Survey Historic Resource # | Resource Name                                | Evaluation of National Register Eligibility | Within Viewscope of Saint Georges Bridge | Anticipated Project Effect | Recommendations     |
|----------------------------|--|---|--|----------------------------|---------------------|
| 1                          | 2 Kirkwood - Saint Georges Road              | Not Eligible                                | Yes                                      | No Effect                  | No Action Necessary |
| 2                          | 23 South DuPont Parkway                      | Not Eligible                                | Yes                                      | No Effect                  | No Action Necessary |
| 3                          | 31 South DuPont Parkway                      | Not Eligible                                | Yes                                      | No Effect                  | No Action Necessary |
| 4                          | 37 South DuPont Parkway                      | Not Eligible                                | Yes                                      | No Effect                  | No Action Necessary |
| 5                          | Texaco Gas Station                           | Not Eligible                                | Yes                                      | No Effect                  | No Action Necessary |
| 6                          | 4307 Clark's Corner Road [Wrangle Hill Road] | Not Eligible                                | No                                       | No Effect                  | No Action Necessary |
| 7                          | T. W. Bellville Farm Complex                 | Eligible                                    | No                                       | No Effect                  | No Action Necessary |
| 8                          | # 677 Lorewood Grove Road                    | Not Eligible                                | No                                       | No Effect                  | No Action Necessary |
| 9                          | Idalia Manor Farm Tenant House               | Not Eligible                                | Yes                                      | No Effect                  | No Action Necessary |
| 10                         | J. McMullin House                            | Eligible                                    | No                                       | No Effect                  | No Action Necessary |
| 11                         | 741 Duch Neck Road                           | Eligible                                    | No                                       | No Effect                  | No Action Necessary |
| 12                         | William Bennett House                        | Not Eligible                                | No                                       | No Effect                  | No Action Necessary |
| 13                         | 802 Duch Neck Road                           | Not Eligible                                | No                                       | No Effect                  | No Action Necessary |
| 14                         | 6 South Canal Road                           | Not Eligible                                | Yes                                      | No Effect                  | No Action Necessary |
| 15                         | Biddle Tenant House                          | Not Eligible                                | Yes                                      | No Effect                  | No Action Necessary |

considered  
eligible?  
on  
p. 3-10

N-13673  
Historic Resource #7  
T.W. Bellville Farm Complex (Plate 3.11)  
1863 McCoy Road  
12-013.00-004

This complex is situated at the center of a farm complex on the west side of McCoy Road just to the south of the intersection of McCoy Road and Stewart's Road. The property is located at the extreme northwesterly limits of the project area and the Saint Georges Bridge was not observed to be visible from the property. The two and one half story frame, three bay, center hall house is covered by a cross gabled asphalt shingle roof. Narrow brick chimneys are located along the roof's ridge line inside of each gable end wall. A rear wing with multiple additions projects from the rear of the main block. All windows appear to be fitted with modern 1/1 double hung replacement sashes. The residence is fronted by a one story screened porch under a separate asphalt shingle roof. The porch roof is supported by four wooden columns. The farm complex includes three 20th century

outbuildings to the rear of house and a large dilapidated gambrel roofed frame barn to the south. Stylistically, the house appears to date to the mid-19th century and a residence labeled "T.W. Bellville" appears in this approximate location on the Beers map of 1868 (Figure 2.6). The Hopkins map of 1881 (Figure 2.9) shows the Bellville House to be the primary residence of a 118-acre farm.

This residence and associated farm complex were evaluated within the Upper Peninsula Industrialization and Early Urbanization, 1830-1880 context. The physical integrity of this house has been compromised by the installation of modern 1/1 window sashes not in keeping with the historic character of the home. The house lacks sufficient architectural distinction to be considered eligible for listing in the National Register of Historic Places under Criterion C. Furthermore, no documentary information has been identified which would suggest that the house may be eligible for listing on the National Register under Criteria A, B or D.

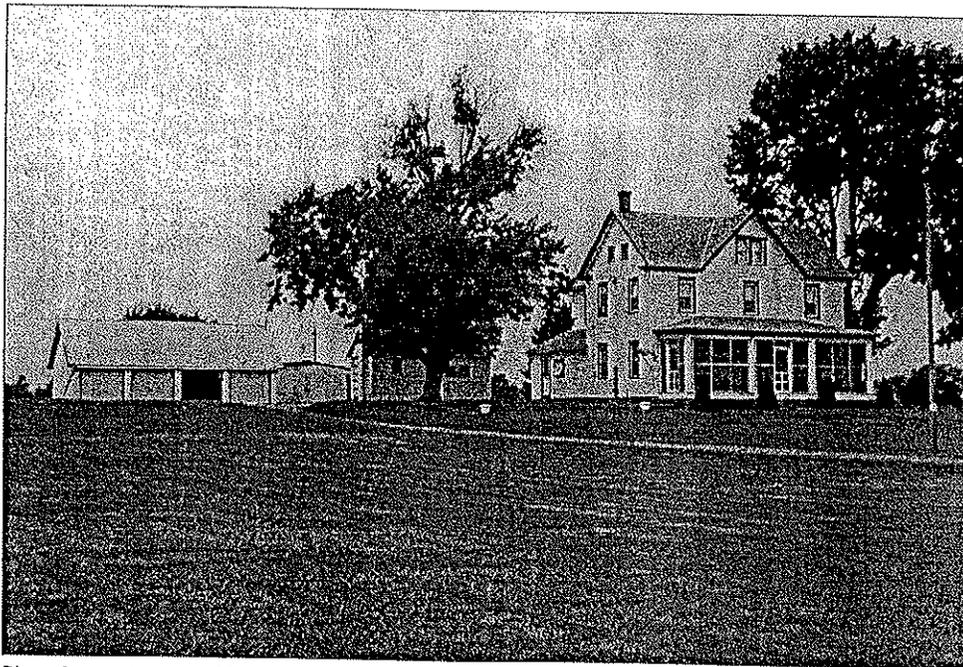


Plate 3.11. View looking northwest showing Historic Resource #7 (T.W. Bellville Farm Complex 1863 McCoy Road) (Photographer: Susan Ferenbach, May 1998) [HRI Neg. # 98006/8:17].

## 1. DETERMINATIONS OF ELIGIBILITY

### Methodology

Upon completion of the study of the various east, west, and upgrade alignments for the U.S. Route 13 Relief Route and selection of the preferred corridor, an architectural survey was undertaken for the purpose of identifying all National Register-eligible properties within the study area. This area spanned approximately 58 miles north-south through southern New Castle and northern Kent Counties, and extended east-west for 1,000 feet on either side of the center line of the proposed highway corridor for a total breadth of 2,000 feet.

Preliminary to the determination of eligibility phase of the study, Jay F. Custer of the University of Delaware compiled an inventory of standing structure cultural resources, 250 of which fell within the proposed corridor. Subsequently, representatives of the Delaware Bureau of Archaeology and Historic Preservation (BAHP) and the Delaware Department of Transportation (DelDOT) reduced this list of 250 properties warranting determinations of eligibility to approximately 140 resources. In addition, four historic districts, namely, St. Georges, Blackbird, Smyrna Landing, and Star Hill, were evaluated for National Register eligibility. A fifth potential district, New Discovery, already had been determined to be not eligible prior to this survey. In making determinations of eligibility, the criteria applied for the evaluation of both individual properties and historic districts were those set forth in the National Historic Preservation Act.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made significant contribution to the broad patterns of our history; or

#### 4. DETERMINATIONS OF EFFECT AND MITIGATION MEASURES

##### Methodology

Pursuant to the BAHP's confirmation of properties and districts eligible or potentially eligible for listing in the National Register of Historic Places, determinations of effect were undertaken for the significant historic resources of the U.S. Route 13 Relief Route study area. Fifty-three properties including 5 historic districts were reviewed for determinations of effect of the proposed highway. Of the 53 resources, 22 are listed in the National Register, 23 were determined to be eligible, and 8 were determined to be potentially eligible, i.e., in need of more in-depth archival and on-site investigation. For the sake of addressing all properties that possibly would be historic and therefore protected under Section 106 Compliance, potentially eligible resources were treated as eligible properties. Throughout this evaluation, the criteria used for "effect" and "adverse effect" were those set forth by the Advisory Council on Historic Preservation's rules and regulations for the protection of historic and cultural properties (36 CFR, Part 800).

The determinations of effect were carried out by a joint team comprised of representatives from the Delaware Bureau of Archaeology and Historic Preservation, the Federal Highway Administration, the Delaware Department of Transportation, and Killinger Kise Franks Straw, planning and historical consultants. The process was two-fold. First, the participants reviewed engineering plans depicting the 53 historic resources with their boundaries and the proposed U.S. Route 13 alignment. From this preliminary screening, 26 resources clearly were found to have no effect. The 27 resources for which an effect was evident or warranted a field review were then evaluated on-site by the joint field team which included an historic preservationist and an historic landscape architect. Of these, 22 were found to be affected by the Relief Route. During the course of the field review, the nature of the effects upon the 22 resources and recommendations for their mitigation were examined.

From: Davis Gwen (DOS)  
Sent: Thursday, November 30, 2006 3:54 PM  
To: Delesline Nathaniel (DeIDOT)  
Subject: RE: N-5036

Nathaniel,

The note in the margin is mine, as I also found the contradiction. There was no final decision. To the best of my knowledge (without searching microfilm), we'd never seen Hunter's evaluations until this Monday (10/27/06) when Ian sent us the draft report.

As I understand it, Hunter did this survey at a time when the Corps was planning on tearing down the St. George's Bridge – which didn't happen. When the focus shifted to retaining and repairing the bridge, including lead paint remediation on the bridge, I think they stopped considering properties that were further out from St. George's proper.

If you haven't done so already, I recommend that DeIDOT check the current condition of the property against the previous (ca. 1979, and 1998) surveys, and draw your own conclusions. Then seek Robin's opinion.

-- Gwen

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From: Delesline Nathaniel (DeIDOT)  
Sent: Thursday, November 30, 2006 2:32 PM  
To: Davis Gwen (DOS)  
Subject: N-5036

Gwen,

The Historic Architectural Survey Saint George & Vicinity, report have a contradiction concerning the eligibility of the T.W. Bellville Farm House. On page 3-10 the author states; the house lacks sufficient architectural distinction to be considered eligible for listing in the National Register of Historic Places. Table 4.1 on page 4-2 list the house as eligible. In the margin of the table the contradiction was noted. Do you know the final decision.

Thanks  
Nathaniel

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From: Delesline Nathaniel (DeIDOT)  
Sent: Wednesday, November 29, 2006 9:39 AM  
To: Davis Gwen (DOS)  
Subject: RE: N-5036

Thanks, is today after lunch a good day.

Nathaniel

-----Original Message-----

From: Davis Gwen (DOS)  
Sent: Wednesday, November 29, 2006 9:26 AM  
To: Delesline Nathaniel (DelDOT)  
Subject: RE: N-5036

Nathaniel,

We received the report from Hunter yesterday. Still no CRS forms, and in fact, the CRS numbers are never even used in the report. But there is one mystery solved: N-5036 & N-13673 appear to be the same property. Apparently when they were collecting background info from the Research Center, they missed that N-5036 was labeled at that spot on the adjacent SPO map. In the description of the property, they recommend it not eligible, but the summary table says it is eligible. The evaluation is skimpy at best, and was obviously never reviewed or concurred with by my office.

Do you want to come in to review the report?

-- Gwen

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From: Davis Gwen (DOS)  
Sent: Wednesday, November 22, 2006 10:29 AM  
To: Delesline Nathaniel (DelDOT)  
Subject: RE: N-5036

Nathaniel,

I heard from Ian Burrow of Hunter Research. Their survey was related to the St. George's Bridge project, back when the Corps proposed tearing down the bridge (didn't happen). Apparently the Corps never bothered to send us the report. Ian's going make a copy for us and send it. He said they had recommended N-13673 not eligible, but of course, we never had the opportunity to review and comment on the recommendation. In any case, hopefully the report will have some useful background info for your current project. I'll let you know when it arrives.

Have a great Thanksgiving.  
-- Gwen

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From: Delesline Nathaniel (DelDOT)  
Sent: Monday, November 20, 2006 8:11 AM  
To: Davis Gwen (DOS)  
Subject: RE: N-5036

Thanks Gwen, I know this may take you away from more important matters so I really appreciate your help.

Thanks have a great day.

Nathaniel

-----Original Message-----

From: Davis Gwen (DOS)  
Sent: Friday, November 17, 2006 11:53 AM  
To: Delesline Nathaniel (DelDOT)  
Subject: RE: N-5036

Nathaniel,  
I circulated the information to our staff, and have a little bit of new info:

The person who surveyed N-5036 was named Gretchen Fitting, who worked for New Castle County. Our folks doubt that there was a report done, but you could try asking Christine Quinn (or perhaps Valerie Cesna - the former NCCo. preservation planner; as far as I know, she still works for the County, but in a different capacity.)

As to N-13673, the property Hunter Research recorded in 1998, our folks couldn't come up with anything. But Sue Ferenbach of Hunter happened to be in the Research Center the other day, and I asked her about it. She recalls working on this survey in the field, but didn't recall the end result. I gave her a copy of the info I'd put together for our staff. Today, she called to say that she'd faxed it up to the Trenton office. Hopefully someone there can help.

Thanks for your patience.  
-- Gwen

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From: Delesline Nathaniel (DelDOT)  
Sent: Monday, November 13, 2006 8:42 AM  
To: Davis Gwen (DOS)  
Subject: RE: N-5036

Thanks

-----Original Message-----

From: Davis Gwen (DOS)  
Sent: Thursday, November 09, 2006 2:21 PM  
To: Delesline Nathaniel (DelDOT)  
Subject: N-5036

Nathaniel,

I have no new useful information to report on who surveyed N-5036. The CRS number was recorded at a time when the sheets in the inventory books didn't require one to list what firm or agency was doing the recording. I looked at the CRS form, and like you, could

not make out the name of the surveyor. The main survey forms don't even provide a date when they wer filled out, though the photo inventory card gives a date of March 1979.

The best I can do is circulate the form to our staff and ask if anyone recognizes the signature, and knows of any further research that may have been done in the area. I will also ask them about CRS# N-13673, the resource that Hunter Research recorded in 1998.

-- Gwen

Project L D  
0588999

**RED LION CHASE PHASE 2  
WILSON BOULEVARD EXTENSION  
MCCOY ROAD REALIGNMENT  
BACKGROUND ASSESSMENT UNDERTAKEN BY DELDOT  
ENVIRONMENTAL STUDIES STAFF**

**NOVEMBER 15, 2006**

**Description of the project undertaking**

The McCoy Road realignment project involves the realignment of McCoy Road (N407) to the existing Wilson Boulevard at Sunset Meadows Development. The project is located 1000ft. south of State Road 72, just west of State Road 1. The project developed from an agreement between Toll Brothers the developer of Red Lion Chase 2 and the Delaware Department of Transportation (DelDOT). The developer is required to upgrade the existing McCoy Road due to the additional traffic generated from the new development(s). DelDOT requires McCoy Road to be closed at (SR72) with a cul-de-sac and realigned with Wilson Boulevard. For a controlled access point onto SR72, a new signal will be placed at (SR72) and Wilson Boulevard. The developer has agreed to the construction of the realignment of McCoy Road and DelDOT has agreed to simply acquire and provide the right-of-way for the construction of the new alignment. The new alignment will require a 60ft. right-of-way for a length of approximately 460ft.

The Area of Potential Effect (APE) for this historic analysis has been defined as those areas within the Limit of Construction (LOC), Permanent Easements (PE) and/or Temporary Construction Easements (TCE). Adjacent and/or contiguous properties, if appropriate, are also included.

**Steps taken to identify historic properties**

DelDOT, in assistance with The Delaware State Historic Preservation Office (Del SHPO), has attempted to identify historic properties by means of field review. This is an ongoing process of identifying and surveying any structure that is fifty years old for the possibilities of it's historic contents. The surveying of fifty-year-old structures is a continuous process performed on a need to know agreement that is required by Del SHPO during construction in an area. DelDOT architectural historians and archaeologist work with their peers from Del SHPO to ensure that the architectural and archaeology of a proposed project area is reviewed and evaluated for its historical potential and the possibility of being listed on the National Register. The Wilson Farm house, (N-5036) was surveyed in 1979 by an unidentified surveyor. The surveyor described the dwelling as a, 2 and ½ stories frame structure with exterior clapboard walls, interior chimneys breaches the cross-gabled shingled roof, with a chimney protruding from each gable. The three lights façade consisted of a center door flanked by a 1/1 window in the first story, and three systematically placed windows in the second story. A screened front porch expands the length of the façade; the porch roof is supported by Tuscan Doric Columns. The structure built c. 1930 rest on the foundation of an earlier structure that burned. The house is

not included in the State Route 1 architectural survey of structures. Dwellings of like style and construction as the Wilson house in the Bear, New Castle County area have been identified and surveyed. A listing of structures surveyed in the project area maybe on file at the Del SHPO, 21 The Green, Dover, Delaware.

### **A description of the affective historic property**

On October 27, 2006 The Delaware Department of Transportation (DelDOT) Environmental Studies Section conducted an on site survey of the Hazel Wilson farmhouse (N-5036) located at 1863 McCoy Road, Bear, New Castle County, Delaware (Tax Parcel # 1201300004). This I-house constructed as a T-plan circa 1930 rests on a stone foundation. The owner's son stated that the present structure replaced the original dwelling that was destroyed by fire in the early twentieth century. The 2 and ½ story I-house has 3-bays on the second floor facade, a screened porch blocks the view of the first floor façade. The windows as viewed from a public space, consisted of one-over one-aluminum frame on the first and second floors with a combination of casement and one-over-one double windows in the gables. Internal chimneys, one each extends from the peak of north, south and west gabled roof. The original block sits on a stone foundation.

The dwelling has been altered with a shed roof addition that sits on a concrete foundation. The shed roof addition extends from the south west side of the rear ell. Throughout the bays, all original windows and doors have been replaced. The exterior walls are covered with vinyl sidings and the roof is covered with asphalt shingles. The half-hipped roof of the enclosed screen front porch rest on classical support columns that were replaced in 1992, after a tornado in the area cause damage to the dwelling's roof and front porch and damaged or destroyed several outbuildings.

According to Mrs. Wilson's son, the three-generation property housed a dairy farm that started operations in the 1930s; the operations lasted until the mid 1980s. The original house was destroyed by fire in the early nineteenth hundreds and the present structure was built c. 1930. In 1992 the property was hit by a tornado in the area that damaged or destroyed several outbuildings including the windmill and the large milking barn. Some of the porch roof support columns upon the main dwelling were replaced due to the damage cause by the tornado. A significant rear addition was added to the main structure at this time.

### **A description of the undertaking's effects on the historic property**

The proposed construction consists of the realignment of McCoy Road (N407) to the existing Wilson Boulevard at Sunset Meadows Development. The farmhouse is located within the Wilson Boulevard Extension, McCoy Road Realignment Project area. The undertaking's primary effect on the Wilson Farmhouse is the possible demolition or relocation of the dwelling. If neither demolition nor relocation occurs, the secondary effect will be the building of a retaining wall around the dwelling. In this case, the road with relative traffic flow will be very close to the front and north side of the dwelling. Noise, visual, pollution, lights, and litter will be the primary effects. The retaining wall is needed to alleviate additional grading needs while

attempting to maximize a buffer. The retaining wall will also provide a safety barrier to prevent vehicles from wayward vehicle movements.

First, the dwelling could be a possible candidate for demolition or relocation. In this case demolition or relocation of the physical dwelling will require additional effort by the developer since DelDOT is simply tasked to acquire and provide the necessary 60" right-of-way and not the means to mitigate, purchase, or undertake removal or relocation efforts. In either case, the developer will be required to apply for a demolition permit from the New Castle County Department of Land Use. If the need arises DelDOT's Environmental Studies Section staff will simply provide any possible assistance to the applicant and or New Castle County such as this write-up assessment.

Structures scheduled for demolition or relocation within New Castle County are subject to review for historic significance by the County. Within 20 working days of the application, the County will make a determination on the age and significance of the structure. An applicant can assist the County to conduct a timely review by submitting photographs, an accurate site plans, and any documentation that may indicate the age of the structure. Dated construction drawings, building permits, and any other record that verifies the date of the structure or when the property was still vacant, are helpful and will be reviewed during the initial 20-day period.

Assuming that the County Preservation Planner deems further historic review upon the application, they will defer the demolition permit for the County's Historic Review Board for comment, dialogue with the applicant, and then approval or denial. The Historic Review Board will schedule its monthly hearing in which the applicant is supposed to explain the circumstances behind his/her desire to remove a dwelling within New Castle County that has been deemed historic. This Board may delay the issuance of a permit for up to 9 months from the date of application, during which time alternatives to demolition shall be sought.

If bought to this level of review the applicant will be advised to provide to the board complete information about the project and justify different options.

If a retaining wall is used while the main dwelling remains preserved in place, the introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features will occur. A visual change to the semi-rural setting of the dwelling will occur with the road and traffic flow. An increase in traffic sounds can be expected due to the reduced distance between the house and the realigned McCoy Road. There will also be an increased in the numbers of vehicles traveling the road.

If the dwelling remains in place during the construction of the road there is a possibility of damage to the structure, during the movement of construction equipment within the project area. In this case, the applicant may be required or conditioned to monitor construction activity and the condition of the house, and be liable for any damages that could result.

Should federal involvement apply towards this property, Section 106 of the National Historic Preservation Act of 1966 (as amended) would apply directly or indirectly to the applicant. If the house is deemed historic or eligible for the national register of historic places, it

is probable that an adverse effect would apply to the undertaking. However, the property must be recommended and concurred by the SHPO as a property eligible for the National Register. That evaluation or assessment has not been undertaken. County coordination may also be needed under this evaluation effort.

In many examples involving a national register architectural historic assessment by DelDOT, a property was not recommended or concurred by SHPO as an eligible national register property. However, local New Castle County and the Historic Review Board may deem it as historic, despite the federal and state determinations. If this were the case, local jurisdiction mitigation and coordination measure will prevail for the applicant.

### **DelDOT National Register Assessment Opinion**

Undertaken recently by DelDOT as part of the *U.S. 301 Historic Context and Reconnaissance Survey Report*, (A.D. Marble & Company 2005), to be individually eligible a farm building/property must be a rare, unique, or well-preserved example of a barn, house, or outbuilding. Although the dwelling retains its fenestration, and form, the windows, doors and exterior wall cladding and most of the roof and front porch, are modern replacements. During an initial survey by (DelDOT), the staff agreed that the early nineteenth century I-house lacks integrity. The reason for lack of integrity is the rear addition and extensive alterations. The dwelling lack sufficient integrity of setting, materials, location, feeling, and design to be considered eligible under Criterion C in the area of architecture. The property is recommended not eligible under Criterion B, as it has no known association with individuals of local historical importance.

As identified in the *U. S. 301 Historic Context and Reconnaissance Survey Report* (A.D. Marble & Company 2005). An eligible farm should possess specific features (house, barn, two outbuildings, small scale features, plan, feeling of a farm complex, and circulation) as well as integrity from the period of agricultural significance. The Wilson Farm is no longer under agricultural use and retains no feeling and setting of an agricultural complex, as it is located amidst a housing development.

As a complex, the farm lacks sufficient integrity to convey its historic agricultural use due to lack of integrity of feeling, design and association. The lost and damage of some extant outbuildings, discontinuation of agrarian use of the property, and altered farm plan have compromised the integrity of feeling association, and design of the property. Therefore, DelDOT staff recommended the Wilson farm not eligible under Criterion A in the area of agricultural as an example of an early twentieth-century farm complex.

To be eligible under Criterion D in the area of agricultural, a resource must be likely to yield important information about historic agricultural practices, architectural practices, commodities, land use patterns, production methods, and social relations, activities, or agricultural lifestyles. Should a significant documentary record of the Wilson Farm be located, the property may be eligible for listing in the National Register under Criterion D.

