

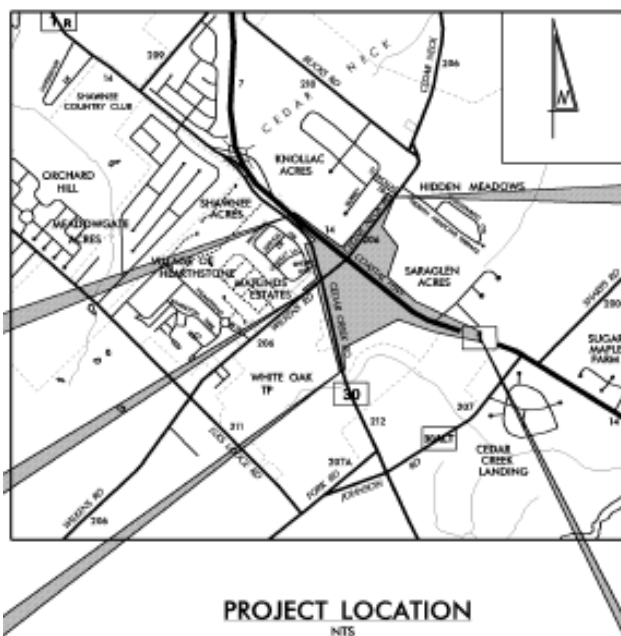


FINAL
U.S. 113 Milford Architectural Supplement
and/or
Supplement Material for Intersection Improvements Cedar Neck Road, State Route 1 and
State Route 30 for Cultural Resource Evaluations

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Introduction and Purpose

The Delaware Department of Transportation (DelDOT) is proposing a grade separated intersection elimination and modification at the SR 1 and SR 30 intersection. A connector road will be newly added that will also connect into Cedar Creek Road about 1/3 of a mile south of Wilkins Road for local access. Beyond the grade separation intersection, the purpose of the project is to eliminate a hazard and improve vehicular safety, while following the Corridor Capacity Program for SR 1. Other inner connection and roadway tie-in locations are due to future development growth (both commercial and residential) that is planned for this area. The project area is located primarily within agricultural open lands in Milford city limits, Sussex County, Delaware.



The State Route 1 and State Route 30 Grade Separation Intersection project will be designed and advertised for improvements under State Contract T2008-122-01 and Federal Aid Number NH-S014(12). A graphic of the project improvements is submitted on the left.

Since future construction will involve federal funding from the Federal Highway Administration (FHWA), this project is being reviewed and managed by DelDOT Cultural Resource Staff for Section 106 and NEPA compliance. During review in early summer of 2010, it was discovered that the new connection road into Cedar Creek Road could involve two architectural properties meeting the minimum

50+ age requirement. They had not been previously identified or evaluated under the U.S. 113 North/South Milford Study Area. The two properties are located on the west end of Cedar Creek Road. Under Section 106 of the National Historic Preservation Act (as amended), they could be visually impacted and involved by the new construction and adjustment of traffic patterns. Revised Semi-Final plans recently developed by DelDOT's Project Engineers, now reveal that small frontage takes are necessary for all properties along Cedar Creek Road. Thus, a need is warranted for compliance needs under potential Section 4(f) of the Department of Transportation Act.

As mentioned, these two properties located at 7296 and 7272 Cedar Creek Road (S-12254 and S-12255) were not originally identified under the U.S. 113 North South Study for Milford. They should have been included in the Milford 1, Supplement, July 2006 (Ziesing, Clarke, Schmidt, McVarish, and Harris) for DelDOT. It is possible that despite the graphic that confirms that the area was adequately identified for architectural properties 50+ (1962 cut-off date), they were slightly outside the project study area? DelDOT cultural resource staff cannot always get a verified answer upon inquiry from its consultant. The U.S. 113 North South Study for Milford and its transportation alternatives considered in this area were a constant moving target.

Regardless, this write up can be augmented with the U.S. 113 Milford Study Area submissions under map #9, for that overall report, or as an attachment to the future and ongoing Cultural Resource Studies for this project under Hunter Research, Inc (Burrow, Liebeknecht, and Hendry) for DelDOT.

Background, Summary, and Methods

As a basis of background studies, other architectural properties that are situated within the anticipated area of potential effect were previously identified and confirmed as "not-eligible" for the National Register of Historic Places by both DelDOT and DE SHPO staff in 2006 and 2007. Those properties include S-10311, S-10315, S-3726 (now considered historic archaeology for this project), S-3745, S-10553, S-10313, S-8995, S-10420, S-10421, S-10312, S-3746, S-10422, and S-10311.

This two individual property supplement concludes that neither property (S-12254 and S-12255) have any National Register of Historic Places eligibility potential. As such, neither property is being recommended eligible due to lack of significance and integrity.

The area of potential effect (APE) will be confirmed during the finding of effect for Section 106 resolution with the DE SHPO. However, it can be concluded that no standing structures, buildings, dwellings, outbuildings, objects, districts, etc. are eligible for the National Register of Historic Places. Archaeological sites have not been fully confirmed for their National Register status during the time of this written supplement. That archaeological effort continues.

All cultural resource inventory forms and original information pertaining to this additional property and architectural evaluation can be found at DelDOT Environmental Studies Office and at the Delaware State Historic Preservation Office. Both offices are located in Dover, Delaware.

Draft forms have been submitted for obtaining CRS numbers. All final documentation will be located at these offices.

The effort was prepared for the Delaware Department of Transportation qualified staff Michael C. Hahn, AICP (PI) and Nathaniel Delesline. In an effort to conserve time and paperwork, their resumes are already filed at DE SHPO as meeting the minimum qualification standards for architectural history and/or preservation planning. Fieldwork, research, and written materials were undertaken in late July and early August, 2010 with assistance from Jon Schmidt at DelDOT who undertook some of the photographs. The study area involved approximately 110 acres in which only two architectural properties totaling 1.01 and 1.26 acres had to be evaluated and assessed for any National Register potential.

Background effort included a thorough visit to the project area and walk around each dwelling/building, discussion with the one of the property owners, deed tracing, plan review, Sussex County Tax Mapping, and use of the CHRIS and DataMil systems. *The Historic Context for the DuPont, U.S. 113, Kent and Sussex County, 2005* (McVarish, Clarke, Catts) had also been consulted as an aid as well as the existing U.S. 113 North South Architectural Studies for the Milford area prepared for DelDOT (i.e. *Milford Vol. I, Vol. II, and Milford Supplement 1, 2006*). Close coordination had been established with the DE SHPO on the level of effort necessary.

Architectural Assessments

**S-12254 Key Properties Group, LLC (Vreeland House)
7272 Cedar Creek Road
(Tax ID: 3 30 15. 00 58.01 or 1.01 Acres)**

Description: The circa 1960 house is located on the west side of Cedar Creek Road nearly ¼ mile south of Wilkins Road. An asphalt driveway leads from Cedar Creek Road to the attached single car garage located on ground level of this split level house. The landscape consists of some lawn mostly in the front yard; evergreen bushes are planted along the façade and north elevation of the dwelling. Several large deciduous trees are located near the front of the house to help screen the dwelling from the road.



The two story split-level dwelling is topped with a side gable roof covered with asphalt shingles. On the west elevation, a brick chimney rises from the middle of the dwelling towards the rear. The lower level of the house is constructed of concrete blocks and stucco, while brick veneer covers the lower level of the east facing façade. The remaining dwelling is constructed of timber. The upper level of the façade as well as the north, south and west elevations are all sheathed with aluminum siding. A partial basement is located on the southern end.

The east facing façade is punctuated with four bays with the southern end consisting of a Chicago style bay window. By a series of ascending brick steps and a metal hand rail, the central entrance is covered by the overhang gable. It is partially supported by a series of timber vertical planks on the north end. Entrance into the front of the house is through a half light door sheltered by a half light aluminum storm door. The façade is also marked with a pair of smaller 1/1 double hung sash windows at ground elevation and two pairs of 1/1 double hung sash windows on the upper floor. Green metal shutters highlight the Chicago style bay window and the paired set windows on the upper level.

The north elevation is fenestrated in a semi-regular pattern with two smaller 2/2 double hung sash windows on the lower level and two 1/1 double hung sash on the upper level with one being a set of paired windows. The rear elevation has two back entrances and one bilco door and is characterized by a series of paired 2/2 double hung sash windows at ground level and 1/1 double hung sash windows on the intermediate level and second floors. An original two panel wooden door is evident at ground level that is marked with a half light divided into three glass panes. One aluminum window awning is also evident on the second floor.

Two bays are also evident on the west elevation with one being a set of paired windows. They are 1/1 double hung sash. Two sliding windows are raised off ground elevation for the partial basement.

Throughout the dwelling, most window units have been replaced. In addition, various shutters have been removed and any additional metal awnings are missing. Siding is aged and faded that conveys an overall stressed appearance.

Applicable Historic Context(s): Upper Peninsula Zone; Suburbanization and Early Ex-urbanization, 1940-1960+/-; Settlement Patterns and Demographic Changes, and Architecture, Engineering and Decorative Arts themes; split level property type.

Historic Overview: Under deed search and a site visit to the property it was revealed that the property was subdivided off the larger Vreeland farm that had been in the family since 1862. The dwelling was built for purposes of replacing the original farmhouse had been situated on the adjacent southern lot. Neighbor Louis Renzi indicated to DelDOT staff that the original farmhouse location (on which he now lives on) was in disarray. Howard S. and Mary L. Vreeland built the split level dwelling as a housing replacement. The Vreeland's still possessed the surrounding farm lands, farmhouse, and all outbuildings situated to the west and southwest of this lot. Eventually, on two separate and smaller tax parcels, the Vreeland's subdivided and removed the main farmhouse and most outbuildings associated with the larger farm in the 1970's

and again in the early 2000's. A one and ½ story modern brick residence (ranch style) was built in close proximity where the original farmhouse was once situated. Of the outbuildings towards the rear of this other residence (i.e. where the original farmhouse was), a larger modern barn/warehouse and two circa 1930's outbuildings remain (S-12255). In addition, Katherine Vreeland-McFadden (with husband James) had also subdivided one additional acre and built a modern dwelling situated to the immediate north of this aforementioned property evaluation.

Therefore, the purpose of the dwelling's initial construction was to sustain residency on the family farm as a next generation of housing. Subsequent lands, including this lot and the original farmhouse location, have recently been parceled off, altered, and sold to non-family members and developers.

On August 3, 2007 Key Properties Group, LLC purchased property from James H. Vreeland of Delmar, Maryland.

Evaluation: The DuPont Highway historic context (McVarish et al. 2005) cites the registration requirements for split-level residences. To possess significance under Criterion A, a split-level dwelling must be representative of an important historical trend. A development of houses that represents the first suburban neighborhood in an area or region may be eligible. Individual eligibility requires innovative building technology present on the exterior and/or interior, or important achievements of architecture/engineering.

As a non-suburban setting and genesis, the Vreeland House is an isolated example of a split-level dwelling and is not part of a neighborhood of similar houses. Furthermore, it is no longer associated with the larger farm (now under eminent threat of development), or of the single remaining family member situated on a modern adjacent lot north. The purpose of the dwelling's construction was to replace the original farmhouse and support the Vreeland family farm with continued residency. Strangely, the original farmhouse does not remain, nor do most of the supporting outbuildings associated with farming activities. Neither the dwelling nor three remaining outbuildings (S-12255) on a separate lot to the south are linked to one another. All context and association is lost.

Likewise, as far as this the field survey is concerned, the residential dwelling neither exhibits innovative building technology nor displays important achievements in architecture or engineering. The building has been altered with replacement windows and missing fixtures. Therefore, it is recommended not eligible under National Register, Criterion A.

Eligibility under Criterion B requires association with a historically significant individual or family. Background research concerning property ownership has not documented a relevant association with any individual significant in the history of the local community. Ownership of this property and larger farm had turned over several times with various members, co-ownerships, and generations of Vreeland's. No particular member of the Vreeland's stands out. This is not significant for the National Register.

To be eligible under Criterion C requires that the house must be a notable example of the architecture of its time, often an architecture-designed example of the building type. To trace where the house design had originated would require additional research including interviews with members of the family (should they even know). However, the simple design of this dwelling suggests that the source of the design idea may have been copied from a magazine or other periodical from a builder for the owner. Although not frequently found in the agricultural community during the 1960's, the design of a split level is not unusual for Milford and surrounding portions of southern Delaware, particularly in more urbanized areas.

In addition, another example of this style (S-10564. Haight House @ 314 South DuPont Highway), exists in the area and may provide a better example of a split level in the outskirts of town. The Haight House also embodies more distinctive characteristics of a type or period of construction. The dwelling at 7272 Cedar Creek Road is another example of a split-level, but with less character, alterations, and is recommended not eligible under Criterion C.

Eligibility under Criterion D requires that the building fabric possess information potential, which is unlikely in this case. Therefore, the property is recommended not eligible under Criterion D.

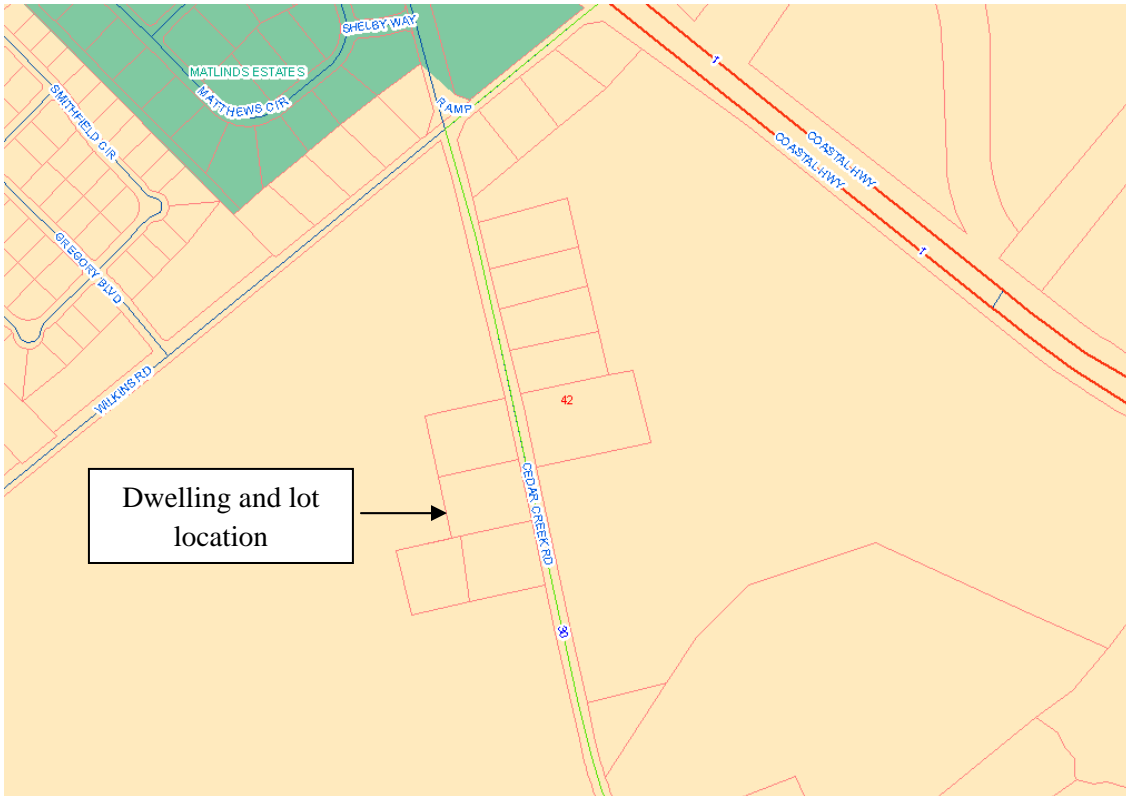
North end and rear of dwelling looking southeast



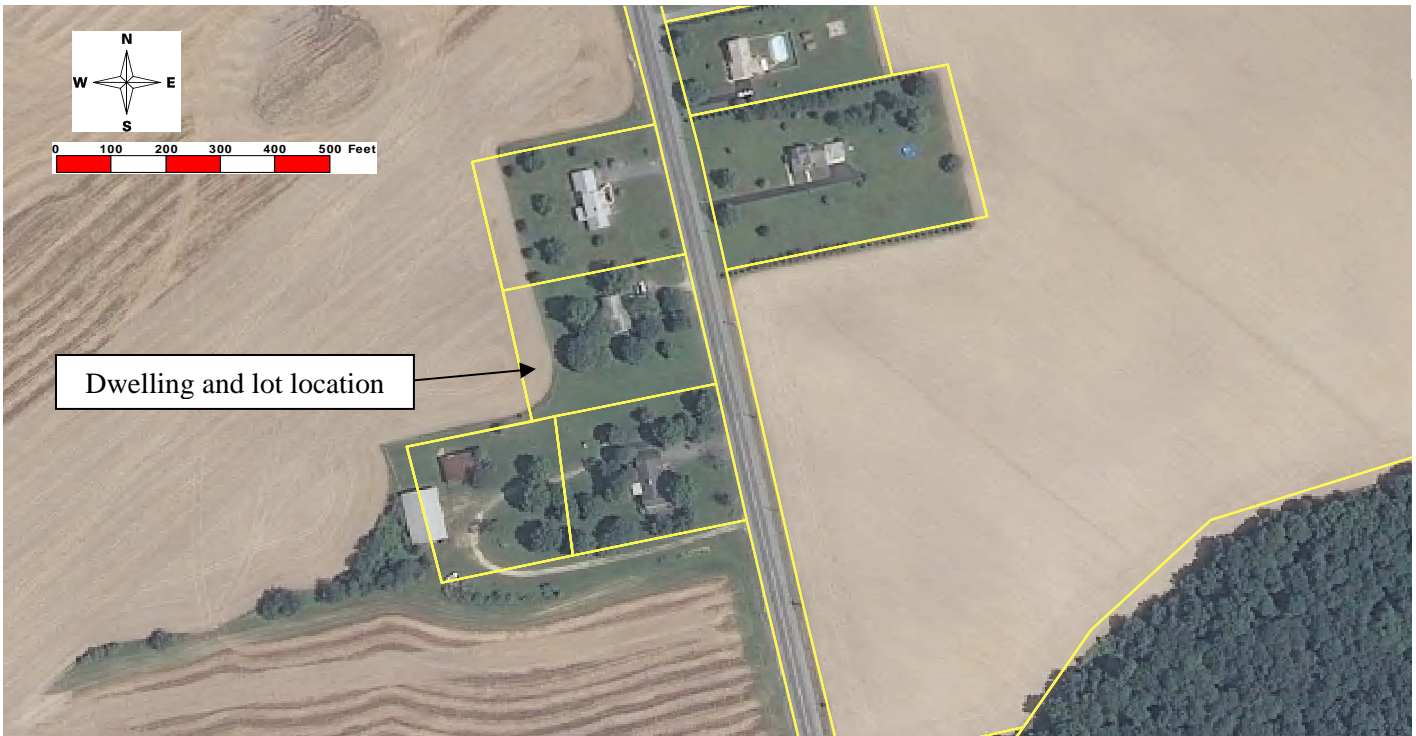
South end looking north



Location Map



2009 Aerial of Property Area



S-10564, Haight House @ 314 South DuPont Highway exists in the Milford area and provides a better comparative example of a split level in the outskirts of town.



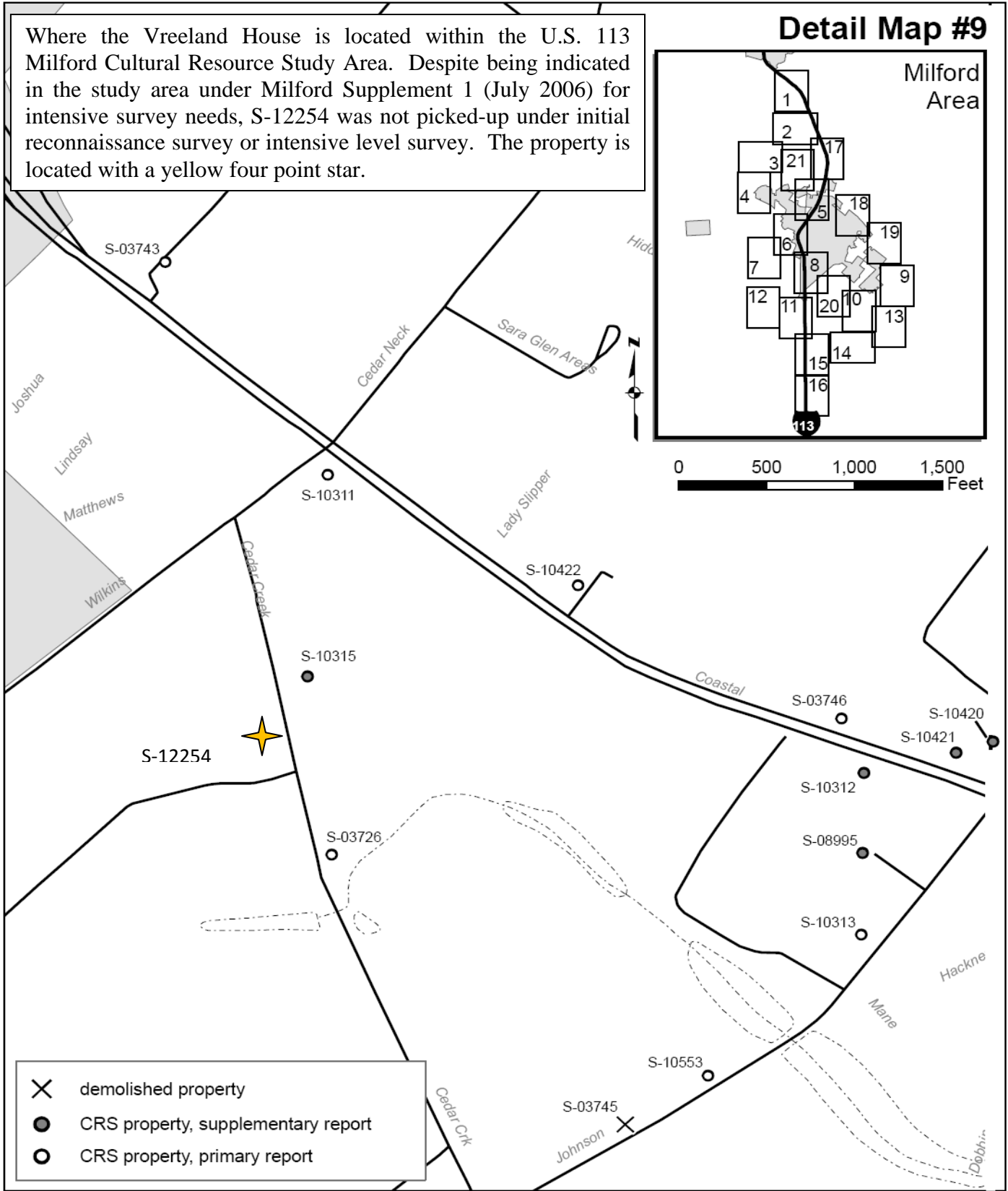


Figure 10. Detail Map #9, Milford Study Area

**S-12255 Louis and Shirley
Renzi (Vreeland Outbuildings)
7296 Cedar Creek Road
(Tax ID: 3 30 15. 00 59.00 or
1.26 Acres)**

Description: The circa 1930 three bay machine shed storage barn is located on the west side of Cedar Creek Road nearly ¼ mile south of Wilkins Road. Despite being another tax parcel that appears landlocked, access is provided from the eastern lot off Cedar Creek Road. A U-shaped access way (now modified) provides access to the site location.



The machine shed storage barn measures approximately 50' by 40' and rests on a series of heavy timber posts/trees (un-cut) set directly in the ground. The flooring is dirt. The central rafter support system is supported on a series of Queen Posts. Un-cut timbers consist of a combination of trees (stripped of bark) and mechanically saw cut lumber. The roof framing consists of common rafters.

The building is completely sheathed in seamless metal sheets on all three sides and at the upper gable of the open bay. Vertical planking for side and rear walls has been covered over and can only be detected from the interior. The front gable is low pitched and the roofing is covered in corrugated metal sheets. Sections of the roofing have been damaged and are missing. Some timber framing along side walls has been sistered and braced for added support or repair. Various farm equipment remains in the building, but this is limited to chains, conventional yard tools, and other mechanical belts. Nothing of substantial interest or rarity appears to remain reflected in past or current agricultural practices. Larger farm equipment such as combines, tractors, trucks, wagons or fixtures for mechanical equipment would have been stored in this “barn-like” storage outbuilding.

Also evident on the lot is a circa 1930 front gable storage shed with a central wood panel entrance door. The smaller building measures approximately 8' by 12' and rests on concrete cinder blocks. It has probably been moved to its present location immediately east of the machine shed storage barn.

Beyond the front entrance, the remaining vertical timbers on this storage shed outbuilding are sheathed over with the same seamless metal sheets. The roof is covered over with asphalt shingles. Evidence suggests that cedar shakes covered the roof at one time. The roof structure is in poor condition, so different roofing layers are visible.

A larger contemporary pole barn is evident towards the central rear of the parcel. Like the two older outbuildings, its use is limited to contemporary residential storage and not agricultural use. The owners of the current lot have even slightly altered the machine shed storage barn and larger pole barn by converting some areas into pleasure horse or equestrian use.

Applicable Historic Context(s): Upper Peninsula Zone; Urbanization and Early Suburbanization 1880-1940+/-; Architecture, Engineering and Decorative Arts and Agricultural themes; Agriculture Complex and Machine shed barns and storage sheds.

Historic Overview: Under deed search and a site visit to the property it was revealed that the property was subdivided off the larger Vreeland farm that had been in the family since 1862. The property consisted of a much larger farmstead in which numerous outbuilding and fields were situated behind the main farm house. Aerial photographs from 1937 DataMil (below) seem to situate the machine shed storage barn and storage shed at their current location. Based on this 1937 aerial observation and others, it appears that other agricultural buildings and arrangement of fields and circulation patterns were evident behind the main farmhouse.



Current owner Louis Renzi indicated to DelDOT staff that the original farmhouse dwelling footprint had been facing Cedar Lane Road just behind the area in which he has his modern circa 1980 brick ranch dwelling. Outbuildings were situated towards the rear and were accessed by a separate travel U-shaped access way. A farm lane, which is still current today, continues south into the fields. The 1937 above aerial confirms that assessment.

It is apparent that the original farm house was removed by 1973 or 1979 as a result of Howard S. and Mary L. Vreeland constructing a circa 1960 split level dwelling (S-12254) as a housing replacement. Some 20 years later, they then granted their daughter Mary L. Webb (now married) to build upon the former area where the original farm house (then vacant and deteriorated) was once situated. Mary L. Webb and her husband Francis constructed a 1/ ½ story brick rancher circa 1980 before subdividing 1.74 acres and selling the parcel in 2001 to current owners, Louis and Shirley Renzi (Deed 2566 26). In 2004, Louis and Shirley Renzi then acquired the rear parcel of the aforementioned evaluation where three remaining outbuildings stood from the former Vreeland agricultural complex (Deed 3055 43). According to Mr. Renzi, gas pumps, tanks, and fertilizer equipment had to be first removed and clean from environmental hazards as part of the subdivision and additional sale of land. This did not officially occur until three years after the initial negotiations. So, the 2001 parcel had to be subdivided into one smaller lot until such time that the conditions of the sale for the rear lot were obligated. Thus, the Renzi's now possess two parcels, but it really should be considered as one larger lot.

Following 2004, the Vreeland's (James, Mary Louise Webb, and Katherine V. McFadden) still possessed the surrounding farm lands and two smaller 1 acre lots where they once grew up and lived. Following annexation into Milford town limits and a bit of coaxing, by 2007 all Vreeland's properties were sold to Key Properties Group, LLC. The development group plans to construct a mixed use development amidst the remaining 200+ acres.

Evaluation: The DuPont Highway historic context (McVarish et al. 2005) cites the registration requirements for agricultural complexes typically consist of a dwelling or dwellings, domestic, and agricultural outbuildings, related utilitarian and non utilitarian spaces and features associated agricultural fields, woodlots, and orchards. To retain integrity and potentially be eligible under Criterion A or Criterion C, the principal historic components of the complex must be present and convey a strong association with the farm's period of significance. Buildings and structures should retain integrity of materials, design, feeling, workmanship or association to one another.

As described and overviewed, the principal components of a main building no longer exist, nor do a number of supporting outbuildings and arrangements of fields more representative for the period of significance. Although another principal dwelling (S-12254) replaced the original farmhouse in circa 1960, this hardly represents continued period of significance and integrity for either property. Agricultural buildings or circulation patters have been removed or altered and property lots subdivided and sold off. The two remaining agricultural outbuildings are not associated to the second generation farmhouse as a main residence or any of the remaining agricultural fields. The Vreeland outbuildings are now used as a suburban residential lot with no location, association, or feeling as an agricultural complex. In addition, having a contemporary or replacement pole barn situated on the same lot alters the significance and integrity of property.

Given the state of alterations to both outbuildings and lack of context relating to a former agricultural and farming operation, the property lacks any historic significance or integrity. As such, the property is not recommended not eligible for inclusion in the National Register as an agricultural complex or individual building merit under Criteria A and C.

Eligibility under Criterion B requires association with a historically significant individual or family. Background research concerning property ownership has not documented a relevant association with any individual significant in the history of the local community. Ownership of this property and larger farm had turned over several times with various members, co-ownerships, and generations of Vreeland's. No particular member of the Vreeland's stands out. This is not significant for the National Register.

Eligibility under Criterion D requires that either outbuildings fabric or construction techniques possess information potential, which is unlikely in this case. They are of common construction. Therefore, the property is recommended not eligible under Criterion D. As a note of interest, there are outline foundations situated behind the modern brick ranch house residence and near the modern pole barn. This is only based on visual inspection by DelDOT architectural staff and verbal conveyance of the current property owner, Mr. Louis Renzi.

Three bay Machine Shed Storage Barn looking northwest



Interior detail looking north



Machine Shed Storage Barn looking southwest – note metal sheathing



Storage Shed – second and remaining outbuilding on this lot



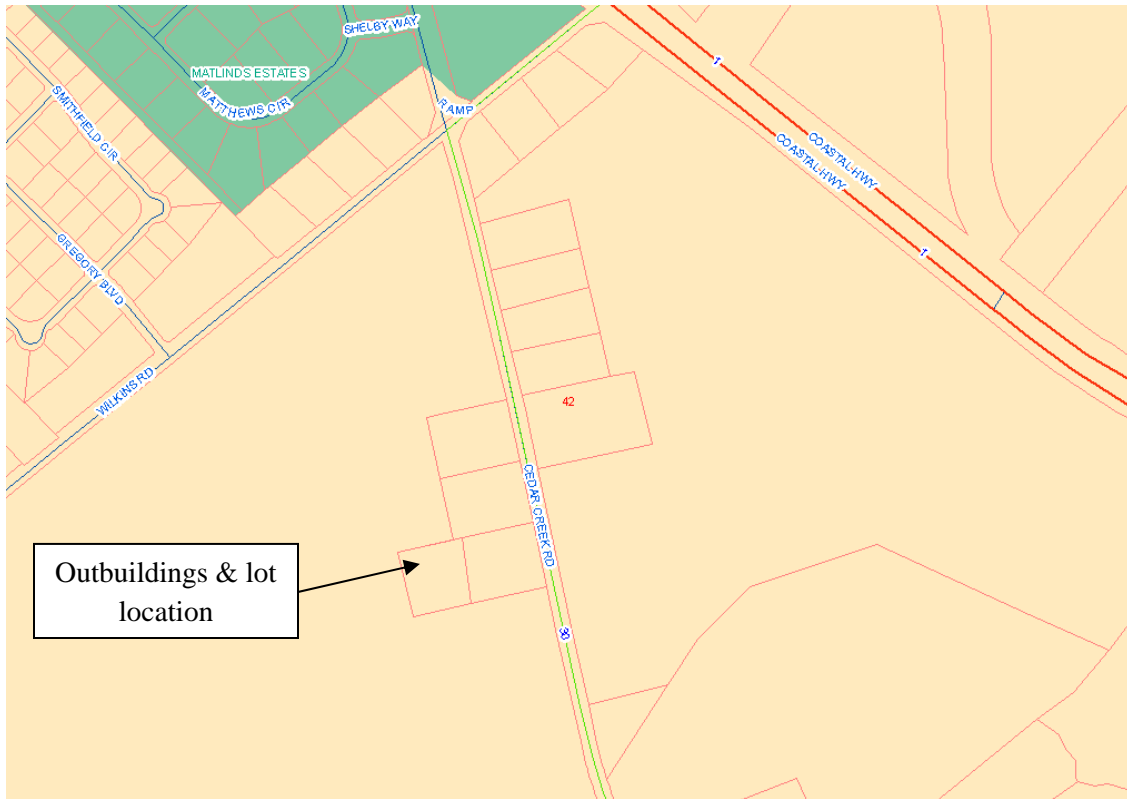
Modern Pole Barn – circa 1980



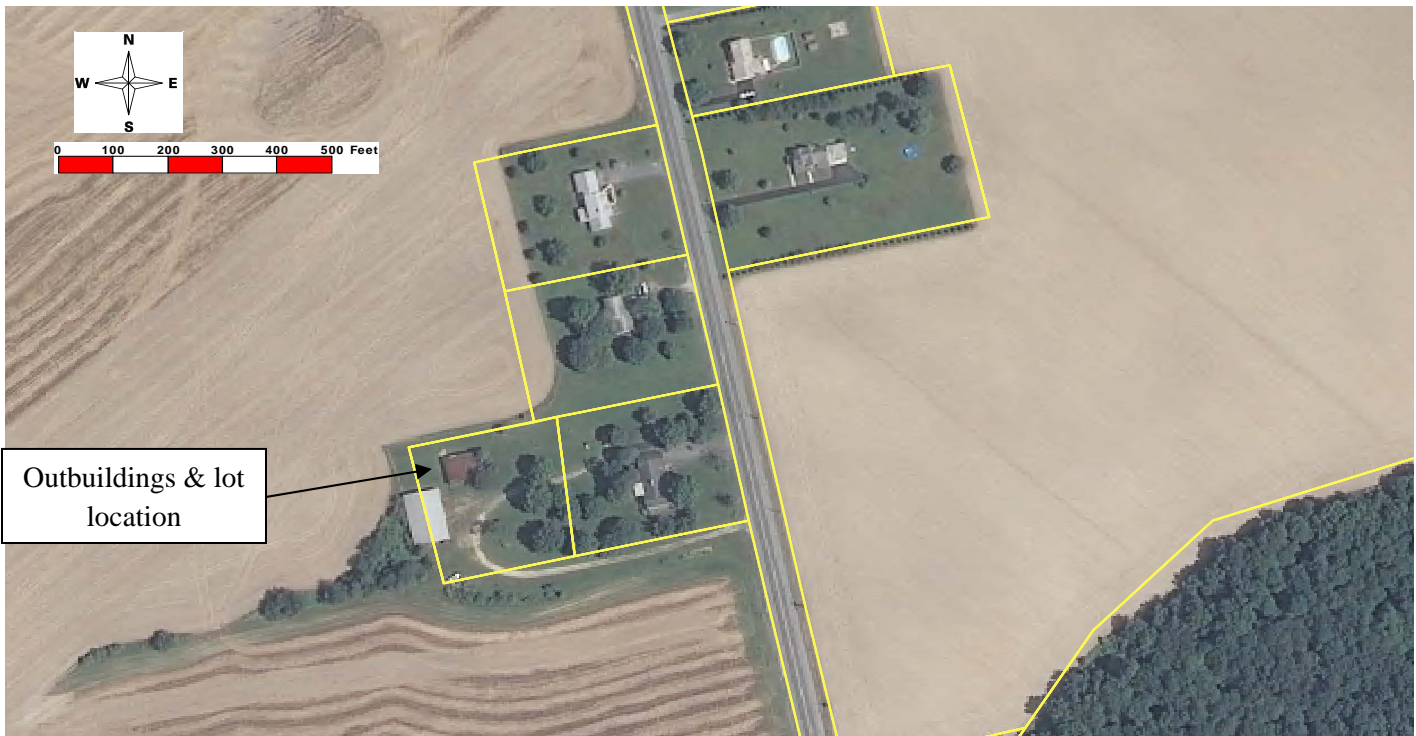
Circa 1980 modern residence on a different tax parcel (330-15.00-59.01), but still the same owner.



Location Map



2009 Aerial of Property Area



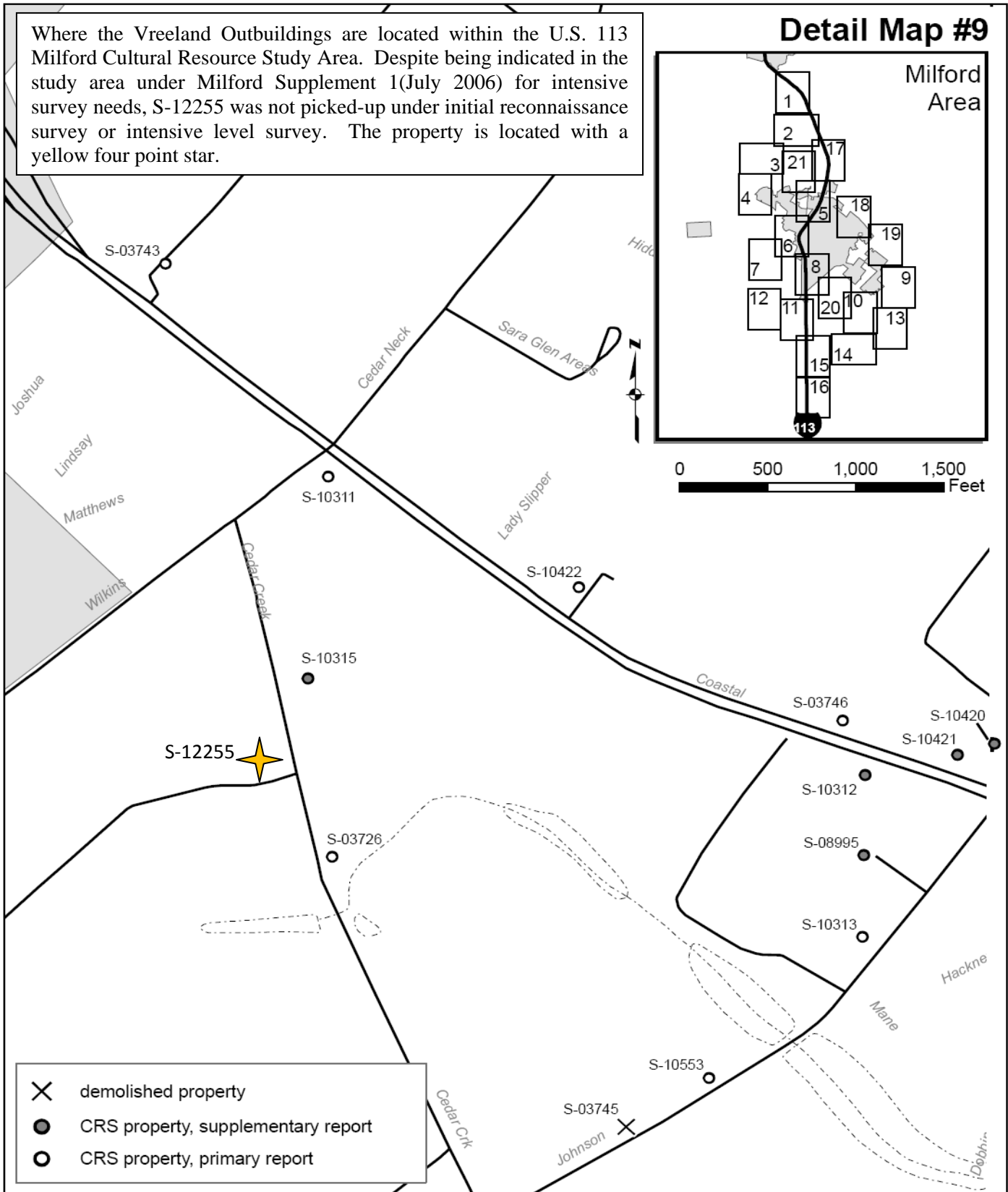


Figure 10. Detail Map #9, Milford Study Area

CONCLUSION

The two properties (S-12554 and S-12555) as cultural resources are not recommended or found eligible for the National Register of Historic Places under any established criteria. The both lack of significance and integrity. No problems were encountered during the overall methodology and evaluation efforts.

Unless indicated, Cultural Resource Survey forms 1, 2, 3, 9, and 13 have been submitted to obtain a CRS number. All original materials can be found at DelDOT or at the DE SHPO

As far as Section 106 compliance, it is recommended by DelDOT (on behalf of FHWA) to continue and apply its applicable finding of effect during continuing archaeological studies.