

4.0 SUMMARY OF IDENTIFIED PROPERTY TYPES

4.0 SUMMARY OF IDENTIFIED PROPERTY TYPES

In this section, the predominant property types found in the APE are defined and a list of character-defining elements or features is included for most property types. A discussion of the applicability of the National Register Criteria and the seven aspects of integrity is provided for the two residential resource types.

4.1 Residential Architecture

This section introduces and describes the most common residential architectural styles/forms evident in the built environment of the APE as property types and identifies their typical characteristics. Due to the lack of pure, high-style property types in the study area, criteria for evaluating architectural properties in the APE is based largely on existing contexts and the regional field guide, *Everyday Architecture of the Mid-Atlantic* (Lanier and Herman 1997). Supplemental information on national trends is taken from the style guide *A Field Guide to American Houses* (McAlester and McAlester 1998).

A majority of the architectural resources within the APE date to the 1880-1940+/- and 1940-1960+/- historic periods. The project area contains no high-style examples of architecture. Most resources in the APE reflect some architectural detailing of popular styles but are not fully elaborate examples. A discussion of the most common architectural forms in the APE and registration requirements follows.

Foursquare

The Foursquare enjoyed its greatest popularity between 1900 and 1920. The Foursquare was widely marketed via plan books and by catalogue sales and is found not only in suburban areas but in urban and rural districts as well (Chase et al. 1992: 43).

In order to be seen as a significant example of a Foursquare dwelling, a resource must possess the following as well as exceptional integrity from the period of significance:

- Two- to two-and-one-half-stories in height;
- Three- to five-bays in width;
- Hipped or pyramidal roof; and
- May also feature dormers, front porches with piers or columns, and proportional rooflines (Chase et al. 1992: 43).

Front Gable Cottage

The front gable cottage was extremely simple and inexpensive to build. Sears marketed a one-and-one-half-story version of the dwelling type between 1908 and 1916 and a larger, two-story version in the 1920s (Chase et al. 1992: 52).

In order to be seen as a significant example of a front gable cottage, a resource must possess the following as well as exceptional integrity from the period of significance:

- One-and-one-half-story in height, sometimes two;
- Front gable roof with moderate pitch, sometimes with cross gable;
- Full- or partial-width porch; and
- May be embellished with brackets, ornamental shingles, and classical columns at porch (Chase et al. 1992: 52).

Side Gable Cottage

Like the front gable cottage, the side gable cottage was extremely simple and inexpensive to build. Plans for the dwelling type were sold by catalogue between ca. 1915 and 1925 and again during the 1940s when it reached the height of its popularity. Side gable cottages were built in multiple groups and also as single dwellings in many suburban subdivisions.

In order to be seen as an example of a side gable cottage, a resource must possess the following as well as exceptional integrity from the period of significance:

- One- to one-half-story height;
- Side gable roof with moderate pitch and shallow eaves;
- Three-bay width;
- Lack of ornamentation;
- Symmetrical or asymmetrical fenestration; and
- Entrances sometimes sheltered by small, shed- or flat-roofed porches or gabled door hoods (Chase et al. 1992: 50).

Evaluation Criteria

The features for determining whether residential resources are eligible for listing in the National Register are primarily physical and usually apply to the resources' eligibility under *Criterion C*. To be eligible under *Criterion C* in the area of architecture, a property must include a building or structure that embodies the distinctive characteristics of a type, period, or method of construction, as outlined in the property type discussion. A dwelling may represent the characteristics of an architectural style or type of vernacular architecture popular in New Castle County, the region, or Delaware in a given period. For individual buildings to be eligible under *Criterion C*, they must possess exceptional integrity of design and materials.

To be eligible under *Criterion A*, a dwelling must have originally, or through much of its history, been associated with and be reflective of a trend or pattern in history. Residential dwellings would likely be eligible under *Criterion A* for trends or patterns in history as part of residential subdivisions.

To be eligible under *Criterion B* in the area of architecture, a dwelling must be associated with the productive life of an individual who has played a role in the historic development and/or prosperity of the area, state, or nation.

To be eligible under *Criterion D* in the area of architecture, the dwelling fabric must possess the potential to yield information on building practices or methods of construction or the property must possess archaeological potential. Eligibility of above-ground resources under *Criterion D* is rare; generally only an extremely well-preserved example of a dwelling style, form, or

construction method with significant historical documentation that has the potential to answer important resource questions would be eligible under Criterion D.

Aspects of Integrity

Residential architecture resources must retain four of the seven aspects of integrity to be considered eligible. Integrity of *design* is most critical when evaluating individual resources as representative examples of a type under Criterion C. For buildings and structures, design refers to massing, fenestration, ornamentation, and other architectural qualities. Integrity of building design would be compromised on the exterior through incompatible additions as well as the loss of at least two of the five major architectural elements (rooflines, windows, doors, chimneys, and porches).

Integrity of *materials* is the retention of those physical elements of construction used to create buildings, structures, and features. The cladding of original siding with historic-period replacement siding (clapboards or asbestos shingles) is acceptable if the building retains its original design, form, and massing. While replacement windows and/or doors may have been installed in a building, the original fenestration pattern should remain.

Additive changes are often clearly identifiable as products of a particular period or value of the owner and do not necessarily compromise integrity. When assessing integrity of materials, it is important to identify if the changes were made during the period of significance and why they were made. A question to ask would be: do the material changes reveal important aspects of the history and evolution of the property, such as changing trends in agriculture or cultural values, or do they detract from the overall integrity of the property?

Integrity of *workmanship* is physical evidence of functional and/or decorative craftsmanship during a given period in history. When materials or methods are replaced, evidence of workmanship is either masked or lost.

Location is defined as the place where a historic-period building was constructed. Dwellings that have been relocated and retain integrity of materials, design, and workmanship would still be eligible under this context.

Association is the direct link between a property and the important events and persons that shaped it.

Setting is defined as the physical environment of a dwelling.

Feeling is a property's ability to express the aesthetic sense of a particular time and place in history or its historic-period character. The cumulative effect of integrity of setting, design, materials, and workmanship creates a sense or feeling of the past.

4.2 Residential Development

Expected residential development property types consist of suburban developments dating to the 1880-1940+/- and 1940-1960+/- historic periods. Marshallton Heights, which originally

developed in the late 1920s, is an example of a residential subdivision that engulfed the formerly rural landscape surrounding Wilmington and many of the urban areas of America.

Procedures for evaluating residential subdivisions can be found in *Suburbanization in the Vicinity of Wilmington, Delaware, 1880-1950+/-: A Historic Context* (Chase et al. 1992:1-36) as well as the *National Register Bulletin: Historic Residential Suburbs* (Ames and McClelland 2002).

Evaluation Criteria

To be eligible under *Criterion A* in the area of residential development, the resource must reflect its association with a significant trend or pattern in residential development. Residential development resources would likely be evaluated as historic districts since they comprise clusters of buildings, with individual buildings included as basic components of the districts (Chase et al. 1992:105). A large majority of the buildings in the development must date to the period of significance. Additionally, the development must retain sufficient integrity (at least four of the seven aspects) to convey the character of the period for which the district is recommended eligible. The neighborhood may also reflect the heritage of a certain social or economic group important in the history of the area.

Residential development resources may be eligible for the National Register under *Criterion B* if there is a documented association with the contributions of a particularly notable individual, such as a builder or a developer who was important at a local, state, or national level. The district would have to be the property type that best illustrates the person's important achievements. Planned communities that would be potentially eligible under Criterion B are rare and do not appear to exist in the APE.

In order for a residential development resource to be considered eligible under National Register *Criterion C*, it must embody distinctive characteristics of its type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction. Within this category, residential development resources are potentially eligible as significant examples of various eras and functions or for their incorporation of various architectural styles, types, or building materials. Potentially eligible groupings or districts must retain a high degree of integrity of both their architectural and landscape characteristics, as well as the transportation route(s) laid out for the development. Retention of the local transportation network should be a salient characteristic for a residential development.

To be eligible under *Criterion D* in the area of residential development, a resource must be likely to yield important information about a specific type of residential development.

Aspects of Integrity

Retention of *location* along a major transportation route, complemented by its historic setting, enables a development to convey its past character. The integrity of location would remain intact if buildings and features remain in their original location. Moved or relocated features (buildings, roadways, etc.) within the development would detract from the integrity of the grouping.

Design is the combination of elements that create the form, plan, and spatial organization of a residential development. Retention of layout, spatial relationship between buildings, and original ornamentation and materials from the period of significance would enhance the design integrity of a development.

When considering integrity of *setting*, how the development is located within the larger setting and the relationship to features outside the development's boundaries should be considered. Features considered under integrity of setting include vegetation, sidewalks or fencing, and the relationship between buildings and other features, such as building setbacks and transportation networks. Integrity of setting would be compromised by the removal of or major alterations to buildings and the addition of buildings that post date the period of significance.

The choice and combination of *materials* reveal the preferences of those who designed and built the development and indicate the availability of particular types of materials and technologies. A development must retain the key exterior materials for buildings, fencing, landscaping, and sidewalks dating from the period of its historic significance.

Workmanship is the physical evidence of the craftsmanship used in the construction of the elements that make up a development, including buildings, structures, objects, or sites.

Feeling is a development's expression of a historic sense of a particular period of time. Integrity of feeling results from the presence of physical features that, taken together, convey the resource's period of significance.

Association is the direct link between an important historic event or person and a development. An example of integrity of association is the retention of the relationship between a development and a transportation corridor that led to its development. Like feeling, integrity of association requires the presence of physical features that convey a property's historic character, as well as the retention of spatial relationships. New land uses and the loss of elements of design would diminish a development's integrity of association.