

Of the previously evaluated properties within the Dover Green Historic District, the house at 120 Water Street (K-7059) was determined to be a contributing resource to the district. Other properties within both the APE and the Dover Green Historic District were determined to be non-contributing resources and were determined not to be individually eligible for listing in the National Register of Historic Places.

As reported in Table 1, five properties were determined to be eligible for listing in the National Register of Historic Places:

- House at 1198 South Governor's Avenue (K-7021),
- Capital Grange Hall at 911 South Governor's Avenue (K-7043),
- Joe's Garage at 825 South Governor's Avenue (K-7049),
- Matthews Pontiac Sign, 600 South Governor's Avenue (K-7049), and
- commercial buildings at 446-8 South Governor's Avenue (K-7056)

Other above-ground historic resources were also evaluated for eligibility but did not meet established specific criteria outlined in the Research Design. A potential historic district, the South Dover Historic District, was also examined. However, further evaluation found that this district was not eligible for listing in the National Register of Historic Places.

Many of the surveyed sites related to the twentieth-century development of residential suburbs and commercial roadside architecture. Accordingly, surveyed sites were also evaluated for inclusion in an additional potential historic district or districts relating to either or both of the identified contexts. However, no additional districts exist within the APE other than those identified (the potential South Dover Historic District and the Dover Green Historic District) in this report. Collectively, the surveyed properties do not form an identifiable, unified entity or concentration that is "united historically or aesthetically by plan or physical development" (National Register Bulletin 15). There is no discernable interrelationship of resources which conveys either a "visual sense of the overall historic environment" or "an arrangement of historically or functionally related properties" (National Register Bulletin 15).

Accordingly, recommendations for individual eligibility for listing in the National Register are presented in Table 1. Properties within the listed Dover Green Historic District have been evaluated for contributing or non-contributing status. Detailed evaluations for each property, using evaluation criteria established in the research design, have been included in Section Five of this report.

URS finds that much of the methodology for the 1992 historic context Suburbanization in the Vicinity of Wilmington, Delaware, 1880-1950+/-, as well as the 1992 historic context Historic Context for Evaluation of Commercial Roadside Architecture (LeeDecker et al.) is applicable and useful in the analysis of potentially historic resources within this project area. The Research Design for this project allowed for a successful identification and contextual evaluation of property types related to Commercial Roadside Architecture and Early Suburbanization in Delaware's Upper Piedmont.

TABLE 1

## RESULTS OF ELIGIBILITY ASSESSMENTS

CRS #	Property Name / Address	Context	Property Type	Integrity	NR Eligibility	NR Criteria	Comments
K-7014	Doll House Kindergarten School 1339 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Lacks character-defining features
K-7015	House 1333 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Lacks character-defining features
K-7016	Accu-Arc Custom Welding 1331 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7017	KB's Plumbing 1305 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7018	1st Capitol Mortgage/Doctor Office 1326 S. Governor's Ave.	Early Suburbanization	Craftsman Bungalow Residential	No	No	N/A	Character-defining features obscured or replaced
K-7019	Cottage 1332 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Lacks character-defining features
K-7020	House 1200 S. Governor's Ave.	Early Suburbanization	Gable-Front Residential	No	No	N/A	Character-defining features obscured or replaced
K-7021	House 1198 S. Governor's Ave.	Agricultural Industrialization	Gable-Front Residential	Yes	Yes	A	Representative e.g. of property type w/landscape features & outbuildings
K-7022	Lepores Enterprises 1184 S. Governor's Ave	Early Suburbanization	Side-Gable Residential	No	No	N/A	Lacks character-defining features
K-7023	Cottage 1174 S. Governor's Ave	Early Suburbanization	Gable-Front Residential	No	No	N/A	Lacks character defining features
K-7024	Apartment 1030 S. Governor's Ave.	Early Suburbanization	Bungalow Residential	No	No	N/A	Character-defining features obscured or replaced
K-7025	Cottage 1024 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Lacks character-defining features
K-7026	Cottage 1022 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7027	Early Learning Preschool 1012 S. Governor's Ave	Early Suburbanization	Side-Gable Residential	No	No	N/A	Additions do not reflect form/massing of original building
K-7028	Commercial Building 1002 S. Governor's Ave	Commercial Roadside Architecture. Early Suburbanization	One-Part Block-Commercial	No	No	N/A	Additions do not reflect form/massing of original building
K-7029	House 210 Wyoming Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Lacks character-defining features
K-7030	Cottage 1049 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7031	Cottage 1047 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7032	Cottage 1041 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced

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CRS #	Property Name / Address	Context	Property Type	Integrity	NR Eligibility	NR Criteria	Comments
K-7033	House 1027 S. Governor's Ave.	Early Suburbanization	Minimal Traditional Residential	No	No	N/A	Lacks character-defining features
K-7034	Bruce Clifford Insurance 1011 S. Governor's Ave.	Early Suburbanization	Tudor Revival Residential	No	No	N/A	Additions do not reflect form/massing of original building
K-7035	Cottage 974 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Lacks character-defining features
K-7036	Cottage 968 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7037	Bungalow 960 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7038	Bungalow 956 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7039	Cottage 880 S. Governor's Ave.	Early Suburbanization	Tudor Revival Residential	No	No	N/A	Lacks character-defining features
K-7040	Cottage 878 S. Governor's Ave.	Early Suburbanization	Side Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7041	Cottage 820 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7042	Cottage 814 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7043	Capital Grange Hall 911 S. Governor's Ave.	Agriculture, Early Suburbanization	Community Building-Institutional	Yes	Yes	A	Possesses character-defining features associated w/historic community use
K-7044	A Touch of Heaven Practitioners 939 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7045	Bungalow 967 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7046	Bungalow 975 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7047	Bungalow 979 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7048	Cottage 983 S. Governor's Ave.	Early Suburbanization	Side-Gable Residential	No	No	N/A	Character-defining features obscured or replaced
K-7049	Stubb's Sinclair/Joe's Garage 825 S. Governor's Ave.	Commercial Roadside Architecture, Early Suburbanization	Service Station-Commercial	Yes	Yes	C	Representative e.g. of property type w/character-defining features
K-7050	Commercial Building 716-722 S. Governor's Ave.	Commercial Roadside Architecture, Early Suburbanization	Modern - Enframed Window Wall - Commercial	No	No	N/A	Lacks character-defining features
K-7051	Shore Distributors 650 S. Governor's Ave.	Commercial Roadside Architecture, Early Suburbanization	Modern - Enframed Window Wall - Commercial	No	No	N/A	Character-defining features obscured or replaced
K-7052	Holden Dodge 640 S. Governor's Ave.	Commercial Roadside Architecture, Early Suburbanization	Auto Showroom/ Commercial	No	No	N/A	Character-defining features obscured or replaced
K-7053	Body Shop Supply 624 S. Governor's Ave.	Commercial Roadside Architecture, Early Suburbanization	Modern-Enframed Window Wall- Commercial	No	No	N/A	Lacks character-defining features
K-7054	Matthews Pontiac 600 S. Governor's Ave.	Commercial Roadside Architecture, Early Suburbanization	Auto Showroom/ Commercial/ Sign (object)	Yes (object)	Yes (object)	C	Representative e.g. of property type, retains character-defining features

TABLE 1

## RESULTS OF ELIGIBILITY ASSESSMENTS

CRS #	Property Name / Address	Context	Property Type	Integrity	NR Eligibility	NR Criteria	Comments
K-7055	Tire King 502 S. Governor's Ave.	Commercial Roadside Architecture, Early Suburbanization	Service Station- Commercial	No	No	N/A	Less than 50 years old/fails to meet Criterion Consideration G
K-7056	Box Outlet/Party Good Store 446-448 S. Governor's Ave.	Commercial Roadside Architecture, Agricultural Industrialization, Early	One-Part Block- Commercial	Yes	Yes	C	Representative e.g. of property type, retains character-defining features
K-7057	Bungalow 447 S. Governor's Ave.	Early Suburbanization	Gable-Front Residential	No	Non- Contributing to Dover Green Hist Dist	N/A	Character-defining features obscured or replaced
K-7058	Larrivee Hardware Design Center 505 S. Governor's Ave.	Commercial Roadside Architecture, Early Suburbanization	Modern-Enframed Window Wall- Commercial	No	Non- Contributing to Dover Green Historic District	N/A	Frame outbuilding surrounded by ca.1945 addition; building lacks integrity
K-7059	House 120 Water Street	Early Suburbanization	Gable-Front Residential	Yes	Contributing to Dover Green Historic District	C	Representative e.g. of property type, retains character-defining features
K-7171	Industrial/Storage Facility 547 S. Governor's Ave.	Commercial Roadside Architecture, Early Suburbanization	Modern-Enframed Window Wall- Commercial	No	Non- Contributing to Dover Green Historic District	N/A	Built after period of significance/does not contribute to understanding of District's historic or architectural themes
K-7172	House & Outbuildings Access Road between S. Governor's Ave. & U.S. 13	Early Suburbanization	Side-Gable Residential	No	No	N/A	Lacks character-defining features
K-7173	Czemy Doctors Office 1177 S. Governor's Ave.	Commercial Roadside Architecture, Early Suburbanization	Modern - Enframed Window Wall - Commercial	No	No	N/A	Lacks character-defining features
K-7174	Avenue Medical 1277 S. Governor's Ave.	Commercial Roadside Architecture, Early Suburbanization	Modern - Enframed Window Wall - Commercial	No	No	N/A	Character-defining features obscured or replaced

**K-7021**  
House  
1198 S. Governors Ave.



**K-7056**  
Commercial Building  
446-448 S. Governors Ave.

**K-7054**  
Matthews Pontiac Sign  
600 S. Governors Ave.

**K-394**  
Dover Green  
Historic District

**K-7043**  
Capital Grange Hall  
911 S. Governors Ave.

**K-7049**  
Joe's Garage  
825 S. Governors Ave.

■ National Register-listed property  
■ Potentially Individually Eligible Properties

CLIENT Delaware Department of Transportation				TITLE Potentially Eligible Properties			
PROJ Governors Avenue Safety Project							
REVISION NO	DES BY		PROJ NO			89-0000222.00	
SCALE NOT TO SCALE	DR BY	BR	5-31-02			FIGURE	21
FILE NAME J:\DelDOT\DE DOT fig 14.ai	CHK BY	AB	5-31-02				

Following thorough research, documentation, and contextual evaluation, several properties were found to be eligible for listing in the National Register of Historic Places. However, additional long-term preservation planning recommendations may facilitate future projects with similar property types:

- It may be beneficial to consider integration of the above-mentioned contexts with the forthcoming National Register Multiple Property Documentation form, *Historic Residential Suburbs in the United States, 1830–1960*, into future evaluation and nomination efforts, upon publication from the National Park Service.
- In addition, it may be useful to consider the application of the existing statewide *Historic Context for Evaluation of Commercial Roadside Architecture* (LeeDecker et al.) into the development of a statewide or regional National Register Multiple Property Documentation form for historic commercial roadside architecture. It may be necessary to review and revise previous research to reflect post-World War II historic commercial roadside architecture.
- It may also be possible to further research and examine the relationship and intersections between Delaware’s historic residential suburbs and historic commercial roadside architecture.

In the event that the Governor’s Avenue Safety Project and related project improvements will result in an adverse effect to properties determined eligible for listing in the National Register of Historic Places, additional consultation may occur to identify appropriate alternatives which avoid or mitigate adverse effects. These alternatives may include, but are not limited to, archival documentation, development of additional research tools and contexts, or public education projects.