

ARCHITECTURAL RESOURCES: DESCRIPTION AND EVALUATION

INTRODUCTION

The Governors Avenue project area is situated approximately one mile south of Dover's city limits. Due to the close proximity of the project area to the city, and the fact that it is situated along a portion of road which historically led from Dover to Camden, the development of this area is inherently linked to the development of the entire Dover vicinity. The southern portion of Dover, from Water Street south to Wyoming Street, contains an abundance of twentieth century, single-family suburban dwellings. These dwellings, located within the Dover city limits, have similarities in form and style to the architectural resources identified within the Governors Avenue project area, just south of Dover (Plates 1, 2, and 3).

A total of ten properties built prior to 1950 were surveyed for this project (Figure 4). Those properties at the northern end of the project area (Properties 1-4) were built prior to those in the southern portion. Properties 6-10 are all located on land that was once part of the William Taylor Farm, which was subdivided in 1946 by Alice Taylor, William Taylor's daughter. Below is a discussion of each property, including architectural description, historical information, and evaluation of National Register eligibility.

1. Shepherd Place (K-6725)
1361 South Governors Avenue
Tax Parcel 85.12-002-006
(Plates 4, 5, and 6)
(Survey form in Appendix A)

Description: This two-and-one-half-story frame modified four-square dwelling is situated on the northwest corner of Webbs Lane and Governors Avenue. The house, which is clad in aluminum siding, has modern metal 1/1 windows and a hipped roof covered in asphalt shingle. The main elevation (east) has a full-width, hipped-roof porch with a wood deck and decorative metal posts. The main entrance is comprised of a wood panel door, a metal screen door, and a decorative door surround with broken pediment. The second bay of the main facade features a two-story, polygonal bay window. The house rests on a painted rough-cast concrete block foundation and has two interior brick chimneys.

The south elevation features a hipped-roof dormer with 1/1 double-hung sash window. Modifications to the building include a rear addition with a concrete foundation, and the installation of a modern ramp for handicapped access. There also is a modern one-story rear outbuilding, clad in aluminum siding.

Applicable Historic Context: Upper Peninsula Zone, Urbanization and Early Suburbanization 1880-1940±. Architecture - Craftsman property type.



PLATE 1: Example of a Twentieth Century Suburban Dwelling Within Dover City Limits, on Governors Avenue



PLATE 2: Example of a Twentieth Century Suburban Dwelling Within Dover City Limits, on Wyoming Avenue

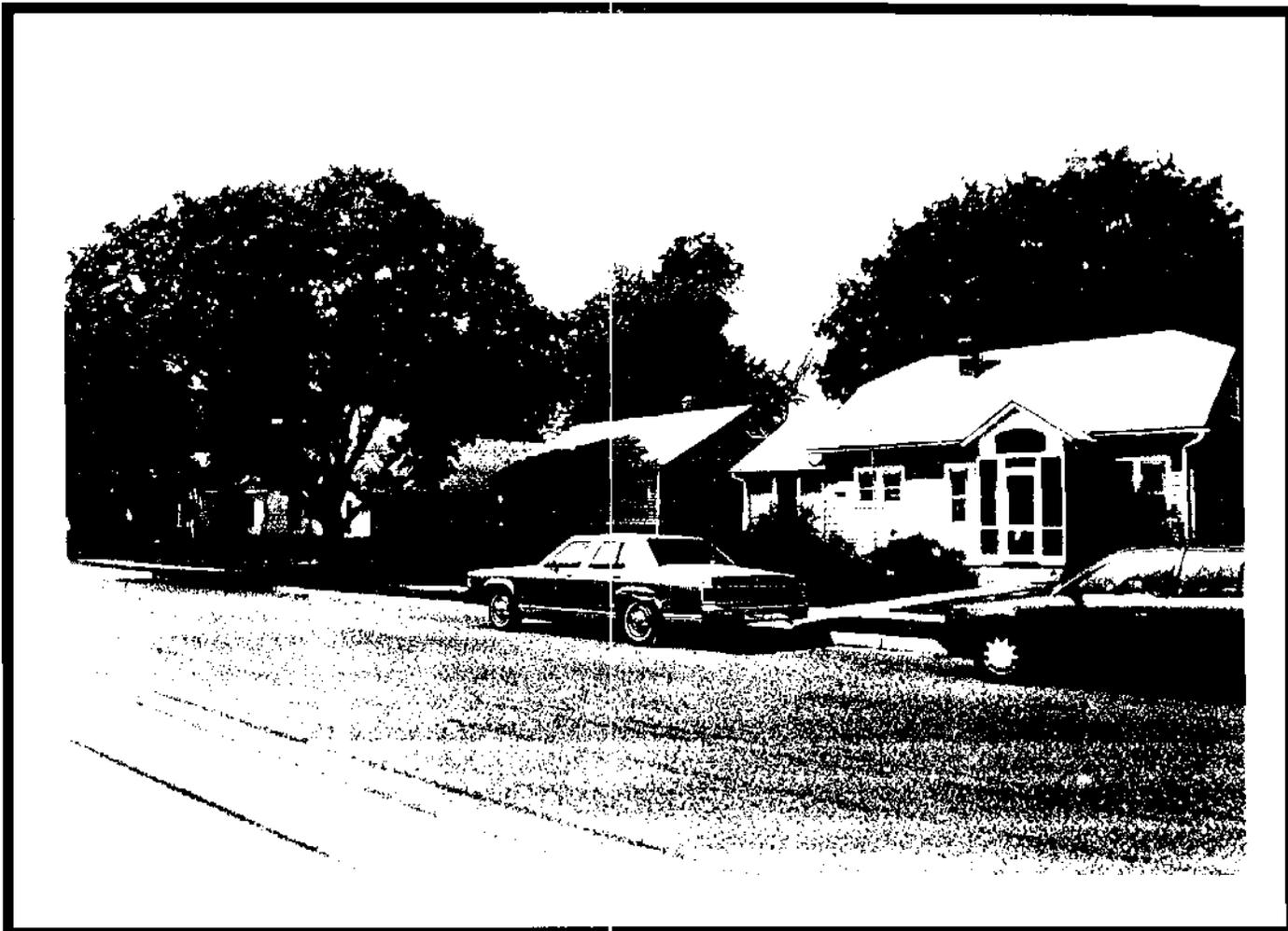


PLATE 3: Example of a Twentieth Century Suburban Dwelling Within Dover City Limits, on Bradford Avenue

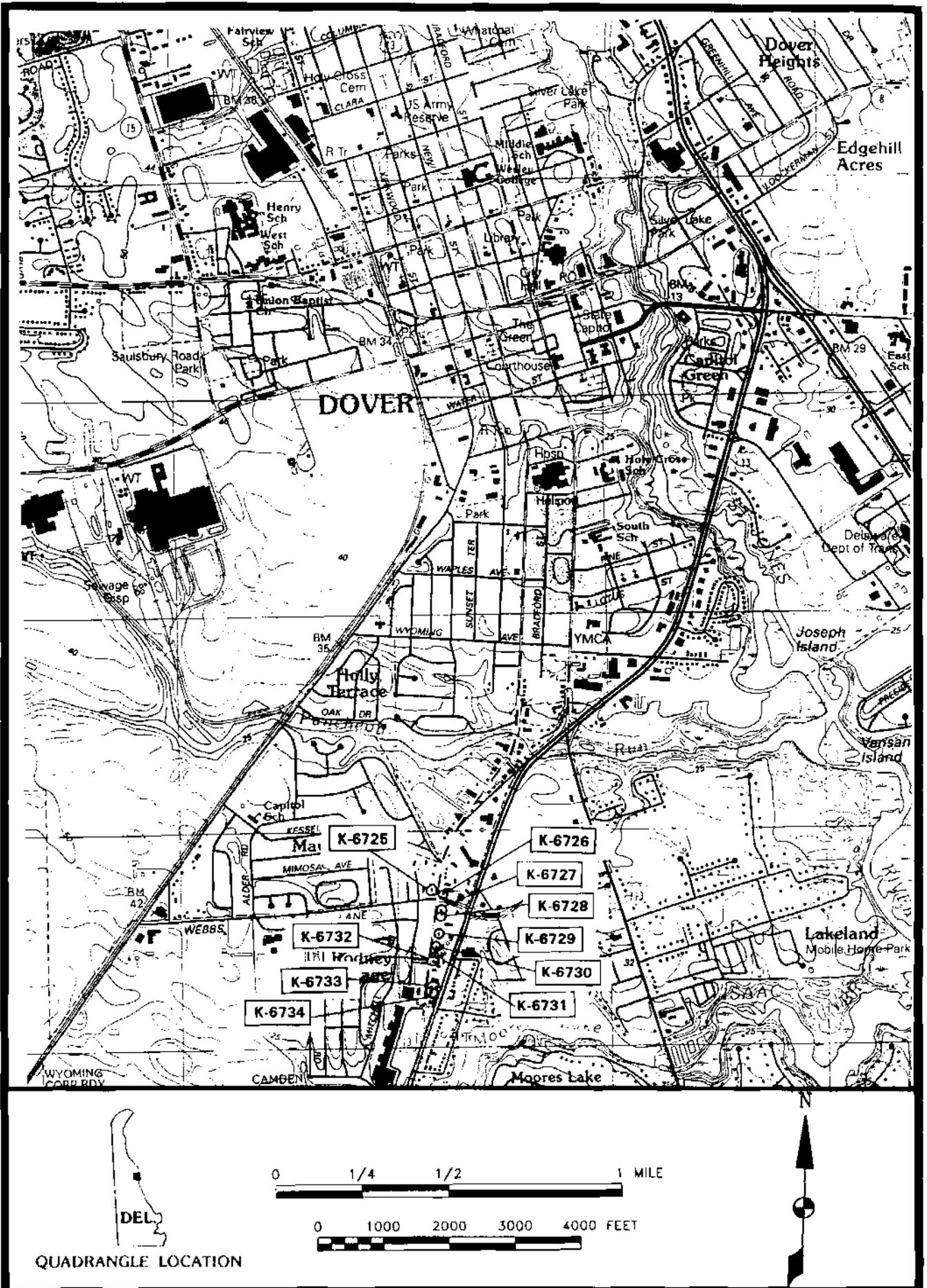


FIGURE 4: Architectural Resources Identified in Project Area

SOURCE: USGS 7.5 Minute Series, Dover, DE. Quadrangle (1993)



PLATE 4: Shepherd Place, View to West



PLATE 5: Shepherd Place, View to East

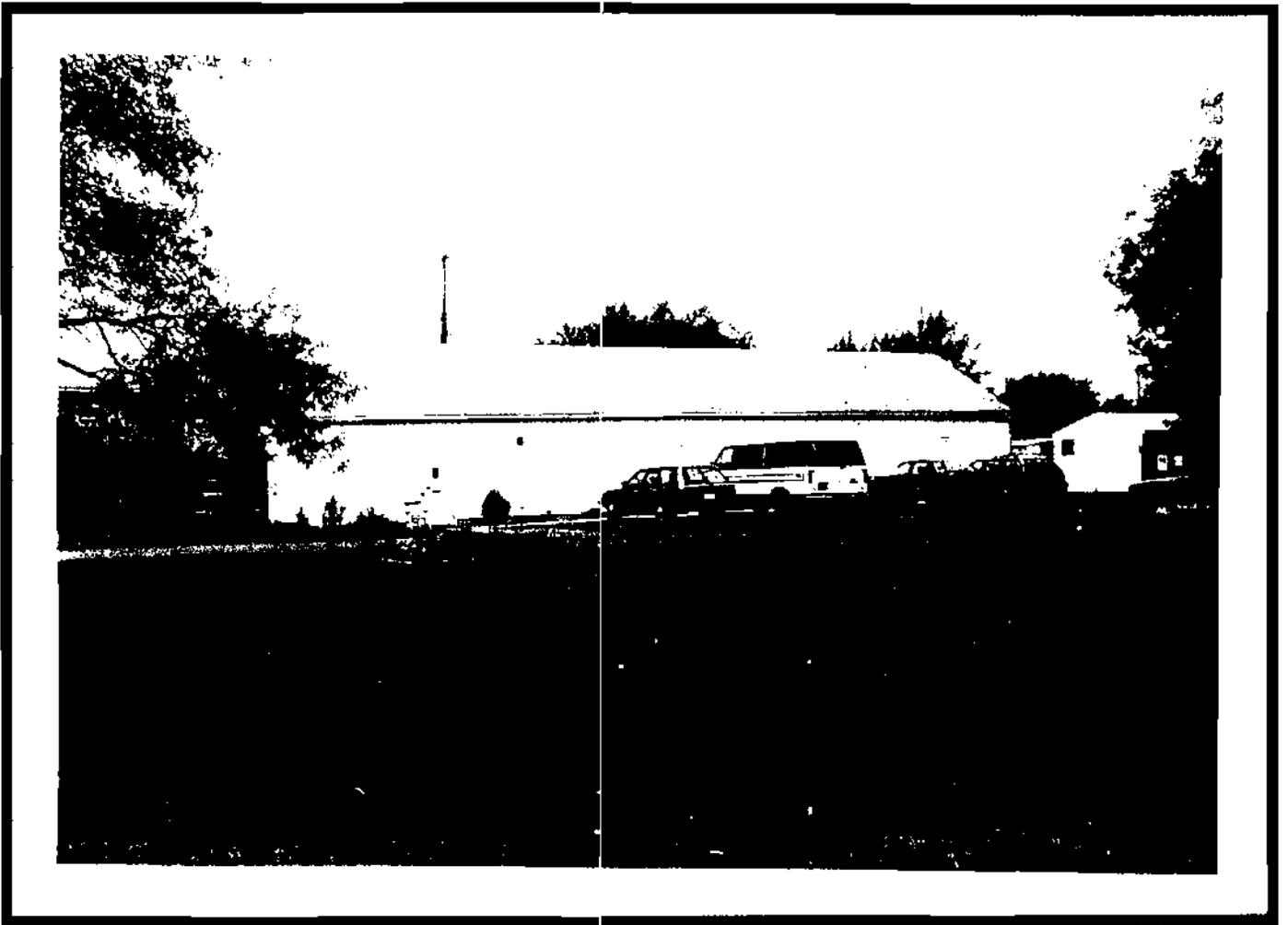


PLATE 6: Shepherd Place, Modern Outbuilding, View to West

Evaluation: The files of the Kent County Tax Assessor state that this building was constructed in 1923, with alterations made in 1950. Deed information for this parcel was traced to 1922, when Jacob Kesselring conveyed to Aubrey and Catherine Gooden a "farm tract with a two story frame dwelling house with attachments and outbuildings" (Kent County Deed Book [KCDB] I-12:3). In 1927, Sheriff Howard Wix conveyed this parcel to Bessie and Wallace Dennison. Wallace Dennison died in 1931, and his widow Bessie held the land until 1955 (KCDB D-13:471) when she conveyed it to Thelma Ricci (KCDB C-21:463). In 1988, Kathleen Sanstrom, executor for the estate of Joseph Clifford Ricci, conveyed this parcel to Shepherd Place for \$1.00 (KCDB W-45:22).

Based on its style and massing, it is likely that the house was built circa 1923 and that it is the house described on the Kesselring farm tract. The house is an unremarkable example of the Foursquare house type, combining Craftsman simplicity and use of materials with Late Victorian detailing. It lacks attributes which would distinguish it from other manifestations of this type in the Upper Peninsula Zone. The dwelling lacks integrity of materials due to the rear addition and the application of modern siding and windows. As such, the Shepherd Place does not meet National Register Criteria for Eligibility.

2. Kelly House (K-6726)
1362 South Governors Avenue
Tax Parcel 86.09-001-016
(Plates 7, 8, and 9)
(Survey form in Appendix A)

Description: This one-and-one-half-story frame Dutch Colonial Revival house is situated on the northeast corner of Webbs Lane and Governors Avenue. The house faces west. It has a gambrel roof covered in asphalt shingle, clapboarding on the first floor, and wood shingles on the dormers and gambrel ends. The house rests on a raised rough-cast concrete block foundation. The windows are 8/1 double-hung sash. The main elevation, which is three bays across, features a central entrance with a modern metal door; it has a gable-roof porch with returns supported by two slightly battered square wood posts. The east and west elevations each have a two-bay shed roof.

The north elevation has a one-story hipped-roof addition, a brick interior chimney, and two fixed six-light attic windows in the gambrel ends. The east elevation has a one-story addition with gable roof and shed-roof porch overhang with one wood post support, a wood deck, and a wood balustrade.

Applicable Historic Context: Upper Peninsula Zone, Urbanization and Early Suburbanization 1880-1940±. Settlement Patterns and Demographic Change, and Architecture. Suburb property type. Dutch Colonial Revival property type.

Evaluation: The files of the Kent County Tax Assessor state that this building was constructed in 1946. Deed information for this parcel of land was traced to 1928 when Ignatius and Amanda

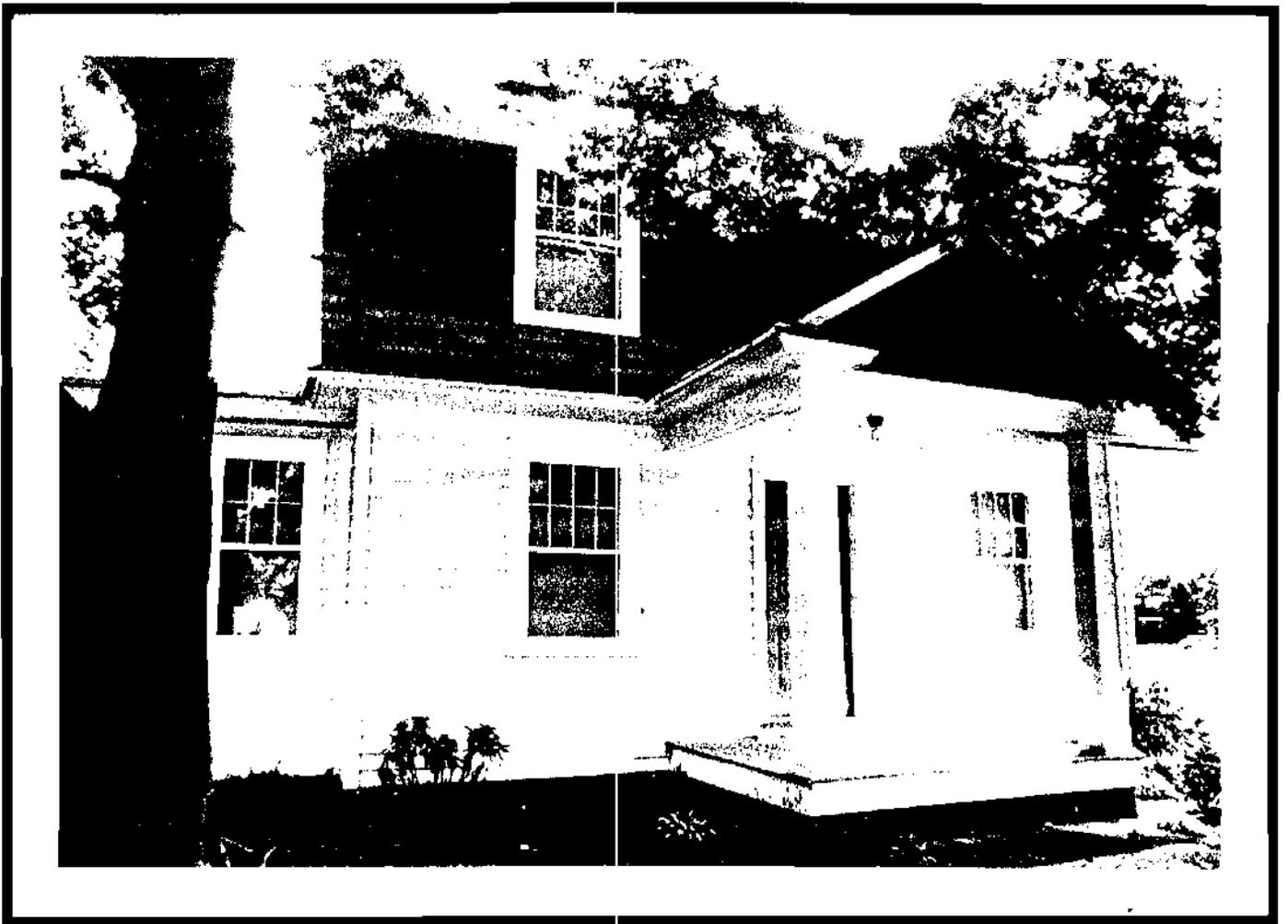


PLATE 7: Kelly House, View to East



PLATE 8: Kelly House, West and South Elevations, View to Northeast



PLATE 9: Kelly House, East and South Elevations, View to Northwest

Cooper conveyed it to Maurice Jarrell (KCDB L-13:166). In 1929, Maurice Jarrell sold this parcel for \$1,000 to Walter Connor (KCDB R-13:321). In 1934, Walter Connor conveyed this land to Walter Keith for \$5 (KCDB O-14:187). Keith held the land until 1937, when he conveyed it to Richard Kelly for \$4,000 (KCDB B-15:187). In 1951, Richard Kelly conveyed the land to Thaddeus and Amelia Colchiski for \$8,500. At this time the land was described as having a two-and-one-half-story frame house with a two-car garage (KCDB H-19:427). The Colchiski's held the land for only one year, selling it in 1952 to William and Filomena Muller (KCDB M-19:307). In 1973, the Mullers sold a portion of the property as ROW to the State of Delaware so that Webbs Lane could be continued into U.S. Route 13 (KCDB P-28:448). In 1989, Barbara Blevins, a guardian for Filomena Muller, conveyed the parcel to the Calvary Church of the Nazarene for \$42,500 (KCDB B-29:42).

The construction of this house probably occurred sometime between 1937 and 1951, when Richard Kelly was the owner. The house is a representative example of an early twentieth century Dutch Colonial dwelling, a type of suburban dwelling constructed between 1920 and 1940 throughout the country, and in Delaware. While this house reflects the basic characteristics of its kind, its design integrity has been diminished by the one-story north addition and the rear one-story, one-bay projecting addition. Also, the two-car garage which was part of this parcel in 1951 is no longer extant. This house is an unremarkable example of a suburban dwelling lacking attributes which would distinguish it from other manifestations of its general kind and period in the Upper Peninsula Zone. As such, the Kelly House does not meet National Register Criteria for Eligibility.

3. Bendetta DeGennaro Trustees House (K-6727)
1411 South Governors Avenue
Tax Parcel 86.09-001-021
(Plates 10 and 11)
(Survey form in Appendix A)

Description: This one-story frame "Colonial" Bungalow-style dwelling is situated on the southeast corner of Webbs Lane and Governors Avenue. The house, which rests on a rough-cast concrete block foundation and is clad in aluminum siding, has a relatively low-pitched side-gabled roof which is covered in asphalt shingle. The main elevation is three bays across the front and has a central entrance flanked by sidelights. The first and third bays feature "Chicago style" windows with a fourteen-light transomed center window, flanked by eight-light transomed windows. A gable porch over the front entrance has a concrete block foundation and is supported by two metal posts. Four poured concrete steps lead to the porch.

The house is three bays deep and has an exterior brick chimney on the south elevation. The rear of the house has a lean-to addition. Located behind the house is a frame garage with asphalt-shingle roof and exposed raftertails.

Applicable Historic Context: Upper Peninsula Zone, Urbanization and Early Suburbanization 1880-1940±. Architecture - Craftsman property type.



PLATE 10: Bendetta DeGennaro Trustees House, Main Elevation, View to East



PLATE 11: Bendetta DeGennaro Trustees House, North Elevation, View to Southeast

Evaluation: This dwelling, constructed circa 1915, is an example of a Bungalow-type dwelling with Craftsman influence which was popular in New Castle and Kent counties, Delaware, between 1910 and 1940. The house is an unremarkable representative of early suburban architecture lacking attributes which would distinguish it among the innumerable other manifestations of Bungalow dwellings in the Upper Peninsula Zone. As such, the Bendetta DeGennaro Trustees House does not meet National Register Criteria for Eligibility.

4. Dorothy Cox House (K-6728)

1417 South Governors Avenue

Tax Parcel 86.09-001-022

(Plates 12 and 13)

(Survey form in Appendix A)

Description: This one-story frame "Colonial" Bungalow dwelling rests on a concrete block foundation and has a side-gable roof covered in asphalt shingle. The house, which is clad in aluminum siding, is three bays across the main elevation (west) and has a central entrance that projects one bay. All windows are 1/1 double-hung sash. The central entrance has sidelights, a metal porch hood, and a wood panel door with a metal screen door. The house, which is three bays deep, has a raised basement.

Applicable Historic Context: Upper Peninsula Zone, Urbanization and Early Suburbanization 1880-1940±. Architecture - Craftsman property type.

Evaluation: This dwelling with a full basement, constructed circa 1910, illustrates the "Colonial" inspired Craftsman house which was popular in New Castle and Kent counties, Delaware, between 1910 and 1940. The house is an unremarkable example of its kind, lacking attributes which would distinguish it among the innumerable other manifestations of Craftsman derived dwellings in the Upper Peninsula Zone. This dwelling also lacks integrity of materials and workmanship due to the application of aluminum siding. As such, the Cox House does not meet National Register Criteria for Eligibility.

5. Aaron Knopf House-Blue Hen Realty (K-6729)

1447 South Governors Avenue

Tax Parcel 86.09-001-024

(Plates 14 and 15)

(Survey form in Appendix A)

Description: This two-story frame dwelling, possibly originally designed in a late period Colonial style, rests on a rough-cast concrete block foundation. The first story is brick faced, while the second story is clad in vertical wood paneling. The house, which is three bays across the front, is two bays deep and has a one-story lean-to on the south elevation. The central entrance is flanked by paired 6/1 double-hung sash windows. The central entrance features a projecting anteroom and has a gable-roof porch overhang. The side-gabled roof is covered in asphalt shingle and has boxed cornice returns.



PLATE 12: Dorothy Cox House, Main Elevation, View to East



PLATE 13: Dorothy Cox House, South and East Elevations, View to East



PLATE 14: Aaron Knopf House, Main Elevation, View to East



PLATE 15: Aaron Knopf House, North and East Elevations, View to South

The south elevation features an exterior chimney which has been covered in vertical wood paneling. There is a one-story rear lean-to addition.

Applicable Historic Context: Upper Peninsula Zone, Urbanization and Early Suburbanization 1880-1940±. Architecture - Minimal Traditional property type.

Evaluation: This house, which now serves a commercial function, is believed to have been constructed in 1950 (Kent County Tax Assessor). Having undergone alterations in the form of the application of brick facing and wood paneling, and the addition of south and rear lean-tos, this mid-twentieth century house lacks integrity of workmanship and materials, and its original character is difficult to discern. Due to substantial loss of integrity, this dwelling conveys no qualities of historical or architectural significance. As such, the Aaron Knopf House does not meet National Register Criteria for Eligibility.

6. Donald Gladden House-Real Estate Appraisals (K-6730)

1469 South Governors Avenue

Tax Parcel 86.09-001-027

(Plates 16 and 17)

(Survey form in Appendix A)

Description: This one-and-one-half-story frame dwelling is clad in aluminum siding and rests on a rough-cast concrete block foundation. The steeply pitched side-gabled roof is covered in asphalt shingle. A two-bay shed-roof dormer in the main (west) elevation has two sets of paired windows with metal hoods and exposed raftertails. Also in the main elevation is a full-length one-story enclosed lean-to, three bays across, with a central entrance that is flanked by three 4/1 double-hung sash windows.

The south elevation features an exterior brick chimney and a bay window. The north elevation has a one-bay second-story addition with a shed roof and exposed raftertails. In the rear there is a one-story lean-to addition.

Applicable Historic Context: Upper Peninsula Zone, Urbanization and Early Suburbanization 1880-1940±. Settlement Patterns and Demographic Change, and Architecture. Suburb property type. Craftsman property type.

Evaluation: This side-gabled cottage with Craftsman details is situated on land that was part of the William Taylor Farm, subdivided in 1946. William Taylor left his land in East Dover Hundred to his wife Jennie and their three daughters, Mary, Margaret, and Alice. In 1934, Alice Taylor became sole owner of the land, purchasing the other portions from her family. This house, which now serves a commercial function, is believed to have been constructed in 1950 (Kent County Tax Assessor).

The Gladden House does not constitute a demonstrably noteworthy example of a suburban dwelling for its time and place. This property also lacks integrity of materials due to the



PLATE 16: Donald Gladden House, Main Elevation, View to East



PLATE 17: Donald Gladden House, North Elevation, View to South

application of aluminum siding. As such, the Gladden property does not meet National Register Criteria for Eligibility.

7. Norman Barrett House-CPA (K-6731)

1475 South Governors Avenue

Tax Parcel 86.09-001-028

(Plate 18)

(Survey form in Appendix A)

Description: This one-story frame dwelling rests on a concrete block foundation and exhibits both Craftsman and Picturesque Revival elements. Clad in wood shingles and aluminum siding, this two-bay dwelling has an exterior brick chimney immediately to the left of the entrance. The jerkinhead roof is covered in asphalt shingles and has overhanging eaves. All windows are of the modern 1/1 metal variety and have wood panel shutters. The main entrance consists of a modern metal door sheathed beneath a small-gabled extension of the main roof. Across the front is a modern wood deck with lattice work balustrade.

Applicable Historic Context: Upper Peninsula Zone, Urbanization and Early Suburbanization 1880-1940±. Settlement Patterns and Demographic Change, and Architecture. Suburb property type. Craftsman property type.

Evaluation: This house is situated on land that was part of the William Taylor Farm, which was subdivided in 1946. William Taylor left his land in East Dover Hundred to his wife Jennie and their three daughters, Mary, Margaret, and Alice. In 1934, Alice Taylor became sole owner of the land, purchasing the other portions from her family. This house, which now serves a commercial function, is believed to have been constructed in 1950 (Kent County Tax Assessor).

The Barrett House does not constitute a demonstrably noteworthy example of a suburban Craftsman-style dwelling for its time and place, and has diminished integrity due to the application of aluminum siding. As such, this property does not meet National Register Criteria for Eligibility.

8. Merle Thomas House-Imaginations Hair Studio (K-6732)

Imaginations Hair Studio

1485 South Governors Avenue

Tax Parcel 86.09-001-030

(Plate 19)

(Survey form in Appendix A)

Description: This one-story frame Minimal Traditional building rests on a concrete block foundation. The building is three bays across the front. A modern glass door serves as the central entrance and is flanked by paired windows. The relatively low-pitched side-gabled roof is covered in asphalt shingle. The house, which is clad in aluminum siding, has 1/1 modern metal windows. The front-gabled porch is supported by two square wood posts. There is an interior brick chimney in the east roof slope and a rear lean-to addition.



PLATE 18: Norman Barrett House, West and South Elevations, View to East



PLATE 19: Merle Thomas House, Main Elevation, View to East

Applicable Historic Context: Upper Peninsula Zone, Urbanization and Early Suburbanization 1880-1940±. Settlement Patterns and Demographic Change, and Architecture. Suburb property type. Minimal Traditional property type.

Evaluation: This suburban dwelling is situated on land that was part of the William Taylor Farm, which was subdivided in 1946. William Taylor left his land in East Dover Hundred to his wife Jennie and their three daughters, Mary, Margaret, and Alice. In 1934, Alice Taylor became sole owner of the land, purchasing the other portions from her family. This house, which now serves a commercial function, is believed to have been constructed in 1949 (Kent County Tax Assessor).

The Merle Thomas House is an unremarkable example of a Minimal Traditional-style dwelling. This house lacks attributes which would distinguish it among the innumerable other manifestations of this type in the Upper Peninsula Zone. The house also lacks integrity of materials due to the application of aluminum siding and the installation of modern window elements. As such, the Merle Thomas House does not meet National Register Criteria for Eligibility.

9. William Fones House-Darn Yarn Shop (K-6733)

1531 South Governors Avenue

Tax Parcel 85.16-004-058

(Plates 20 and 21)

(Survey form in Appendix A)

Description: This one-story frame Minimal Traditional building rests on a concrete block foundation and has a relatively low-pitched side-gable roof covered in asphalt shingle. The building, which is three bays across and three bays deep, is clad in aluminum siding. The first bay projects forward slightly from the main part of the house and features three small 2/2 double-hung sash windows. The main entrance is in the central bay, while the third bay has an eight-light fixed window. There is an interior brick chimney in the west roof slope.

Applicable Historic Context: Upper Peninsula Zone, Urbanization and Early Suburbanization 1880-1940±. Settlement Patterns and Demographic Change, and Architecture. Suburb property type. Minimal Traditional property type.

Evaluation: This house is situated on land that was part of the William Taylor Farm, which was subdivided in 1946. William Taylor left his land in East Dover Hundred to his wife Jennie and their three daughters, Mary, Margaret, and Alice. In 1934, Alice Taylor became sole owner of the land, purchasing the other portions from her family. This house, which now serves a commercial function, is believed to have been constructed in 1947 (Kent County Tax Assessor).

The Fones House is an unremarkable example of the Minimal Traditional house type which lacks attributes that would distinguish it among the innumerable other manifestations of this type in the Upper Peninsula Zone. This house also lacks integrity of materials due to the application



PLATE 20: William Fones House, West and North Elevations, View to East

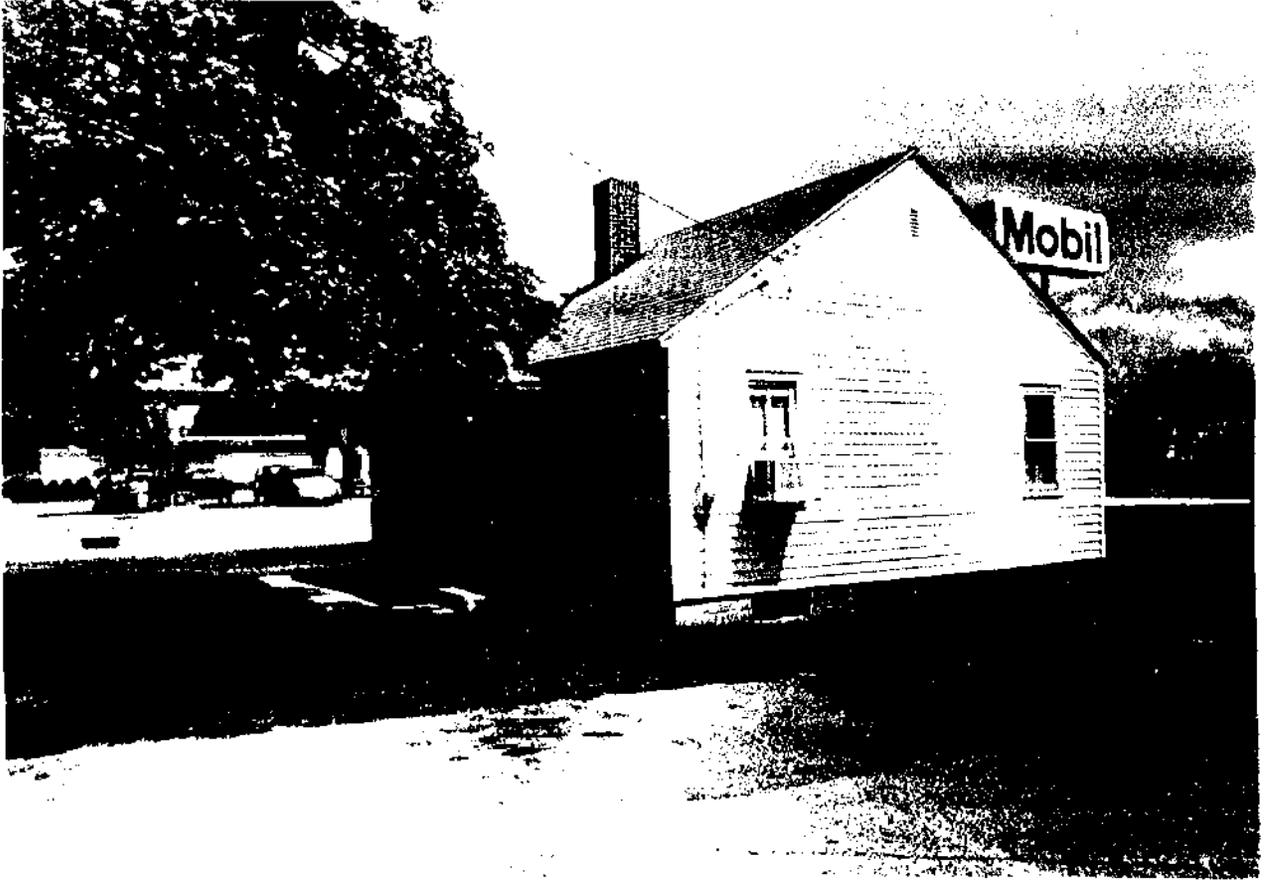


PLATE 21: William Fones House, South Elevation, View to North

of aluminum siding and installation of modern window elements. As such, the William Fones House does not meet National Register Criteria for Eligibility.

10. Doroshow & Pasquale Law Offices (K-6734)

1537 South Governors Avenue

Tax Parcel 85.16-004-059

(Plates 22 and 23)

(Survey form in Appendix A)

Description: This one-story frame dwelling rests on a concrete block foundation and is clad in composite siding. The house is three bays across the front and three bays deep, with 6/6 double-hung sash windows. The second bay features a front-gabled projecting bay window.

There is an interior brick chimney in the roof ridge, and the roof is covered in asphalt shingle. A shed-roof porch supported by two square posts is present on the south side of the projecting central bay.

Applicable Historic Context: Upper Peninsula Zone, Urbanization and Early Suburbanization 1880-1940±. Settlement Patterns and Demographic Change, and Architecture. Suburb property type. Minimal Traditional property type.

Evaluation: This house is situated on land that was part of the William Taylor Farm, which was subdivided in 1946. William Taylor left his land in East Dover Hundred to his wife Jennie and their three daughters, Mary, Margaret, and Alice. In 1934, Alice Taylor became sole owner of the land, purchasing the other portions from her family. This house, which now serves a commercial function, is believed to have been constructed circa 1950.

This house is an unremarkable example of the Minimal Traditional house type which lacks attributes that would distinguish it among the innumerable other manifestations of this type in the Upper Peninsula Zone. The house also lacks integrity of materials due to the application of composite siding and installation of modern window elements. As such, the Doroshow & Pasquale building does not meet National Register Criteria for Eligibility.

As indicated in the preceding discussion, Properties 6 through 10 are residences constructed in the 1940s to 1950 on small lots carved out of the larger William Taylor farm tract. This small-scale subdivision of former agricultural land does not appear to have been the work of a single developer, but rather the result of the heir to the farm taking advantage of local post-war demand for housing in the Dover area and selling small lots individually to prospective owners or small builders. As such, the five properties collectively represent one form of the twentieth century "suburbanization" process. As a group, however, they do not constitute a significant example of that process, or of the suburb property type, due to diminution of integrity of design, loss of integrities of workmanship and materials, and diminution of setting resulting from conversion to retail activities and introduction of modern buildings among them. As such, they do not meet National Register Criteria as an historic district.



PLATE 22: Doroshow & Pasquale Law Offices, Main Elevation, View to East



PLATE 23: Doroshow & Pasquale Law Offices, North and West Elevations, View to East