

**Townsend and Elizabeth Tomlinson dwelling (K-7632), 440 Water Street; Tax ID ED-05-077.13-1-4; 50' X 150' parcel
Detached Vernacular Bungalow, circa 1937**



Description:

This property was purchased by DelDOT in 2008 in anticipation of the Dover Transit Hub Transportation Project. As of late February, 2009 the transit hub is part of a federal American economic recovery and reinvestment act stimulus package (ARRA) that is now subject to Section 106 coordination and review.

This property (K-7632) contains a one-story six-bay, front-gabled, wood framed dwelling. The building rests on a concrete block foundation with metal venting slats in various locations. The building dimensions of the main block (i.e. excluding additions or porches) are approximately 24' by 36'. The front and a portion of the east side of the dwelling has been altered with a modern enclosed hipped roof porch enclosure with two modern entrance doors and two sets of paired 1/1 double hung windows. The east front/access door is said to provide separate access into the full basement of the main block. The roofline on the east is also extended to cover the east end that is also marked with a pair of vinyl double hung sash windows and two more bay windows (original but covered over with glass) located near the rear. All windows consisting of the front porch enclosure are vinyl 1/1 double hung sash. All shutters are fixed vinyl and all roofing materials are asphalt shingles.

The gable peak in the front has a louvered vent for attic ventilation. The east side of the dwelling is marked with 4 bays. Three window bays are characterized with 6/6 double hung sash windows (original) that been plated over with glass for insulation (i.e. storm window covers). A smaller bay also exists in the middle that has been altered by a fixture cover and replaced.

The rear of the dwelling consists of a full first floor modern addition or a porch enclosure with a shed roof covered with asphalt shingles. The rear enclosure of this segment consists of a set pair of vinyl windows that are divided between a central rear entranceway. The rear entrance door is modern and has a concrete step-up.

A brick chimney corbelled, but covered, at the top is located towards the east side of the dwelling towards the rear.

The small lot facing north has some shrub trees near the rear of the dwelling with larger deciduous trees situated at the rear of the lot.

According to DelDOT Real Estate files, the dwelling is 984 square feet and consists of three bedrooms and one full bath. Records indicated a total of 6 rooms. The kitchen and bathroom were said to be renovated and updated. No information was evident on the basement, excepted that it was unfinished..

The property lies within an urban setting of Dover with several smaller homes in the immediate area. The urban block is surrounded by a few random homes of similar construction date and style that resembles what was once a small city block neighborhood. Modern developments of commercial and governmental uses are primarily surrounding the property. Several larger vacant lots that are anticipating re-development of the area also surrounding the immediate vicinity.

Based on deeds, construction style, and aerial photographs, the dwelling was constructed circa 1937. The property also has a paved driveway on the east. The driveway provides access to a circa 1950 two-story, one-vehicular bay concrete cinder block building. The front façade block is partially parged over on just the first floor. The garage bay has a front gable roof covered by asphalt shingles and is marked by two original wooden swing doors that consist of vertical boards. The gabled ends are covered with wooden clap boarding and are painted white. Casement windows (most with broken glass) are evident on the second floor in the front and on the first and second floors on both the east and west sides. Besides the vehicular bay in the front, there is a separate entrance door (modern) on the west that is also covered by a modern storm door.

The detached garage outbuilding also has a rear addition that consists of a one-story flat roof concrete cinder block building. This addition has smaller fixed casement windows that have been altered by the arrangement of contrasting concrete blocks and brick. This addition appears to have three independent entrances for small animal refuge. It can not be determined what use this specifically served, but potentially animal breeding, a chicken/hen house, dog pens, or storage for different uses. During visual observation, the stalls, pen, or room cells are too small for a normal size horse. All doors or fixtures are missing to confirm their intended use.

In all, the main dwelling is in good condition, but the garage and outbuilding is in poor to fair condition.

Applicable Historic Context(s):

Geographic Zone: Upper Peninsula; Time Period: Urbanization and Early Suburbanization 1880-1940+/-; Historic Period Theme(s): Architecture, Engineering, and Decorative Arts theme (bungalow property type), Settlement Patterns and Demographic Change (urban residential development)

Evaluation and Recommendation:

The property (K-7632) was evaluated under the historic context consideration of residential subdivision of former agricultural lands within the City of Dover. For

growing urban sectors, this is a common land use trend for this area and as a local and statewide theme. This type of urban block growth and subdivision originating from a larger parcel (4 ¼ acres) is not significant. Plus, the property as a surrounding urban block never developed into a fully established neighborhood, nor was integrated with others. Commercial uses and industrial uses were scattered within the area. As a property and as integrated growth occurred in the City of Dover, this property and any immediate surrounding lots lack significance and integrity to be considered eligible under Criteria A.

Because of its close proximity and potential association Eden Hill (K-125) and the Ridgely family, deed and map research were undertaken. Based on records the property has not been identified as having any association with or towards any individual person or family in the history of the local area. The property originates from a subdivision of 4 and ¼ acre plot of land that traces down from Caleb S. Penneweill to Ralph, Jack K., and Fred C. Lord of Dover (L11-181). The Lord brothers sold the tract in 1926 to George Leslie and Lucile S. Gooden (Y12-331). The Gooden's later subdivided the tracts, including the original with a dwelling, into smaller lots and subsequently sold off unimproved portions of 7,500 square feet in the 1930's. The Gooden's sold or transferred this vacant lot on July 22, 1936 under deed recoded V14-411 for \$250 dollars to Townsend and Elizabeth (wife) Tomlinson. Elizabeth departed in June 27, 1968 and Townsend owned and likely resided on the property until June 15, 1990 (K48-307) until he transferred/sold the property to Carl L. Moore for \$15,000. After settlement of the Carl L. Moore estate (diseased on or about 9/11/07; Will U9-150), the property is took possession for \$97,000 in 2008 and is currently owned by the State Department of Transportation in anticipation of the Dover Transit Hub Transportation Project (K48-308). Thus, the early history and occupation of the property can be historically referred to as the Tomlinson house (1936-90).

As names and families are not significant during the primary occupancy and subsequent years, the property is not recommended eligible under Criterion B.

The dwelling on this property is a vernacular example of a one-story front gable bungalow. It is of common framing with little or no orimentation of interest. The dwelling has also been altered and upgraded to high degree with several window replacements and storm window coverings, the front and rear porch addition/enclosure, and modern vinyl siding throughout. In its common form, the property lacks significance and integrity to be potentially eligible for the National Register under Criterion C.

The building on the property represents a common example of wood framing and is not likely to provide new information on the construction type and methods that are not already available through other means. This dwelling is original and dates back to subdivision of smaller plots by from George L. and Lucile S. Gooden who did not reside here and simply owned and sold many parcels in the Dover and Kent County area. Other then the current extant buildings, there are no former dwellings on the property and the current building has been hooked up to public water and sewer. It is likely that this property is not eligible under Criteria D. Applicable CRS forms were filled out for the property and sent to the State Historic Preservation Office.

Main dwelling right and garage with addition in rear



Looking east



Front and east side



2007 Digital Orthophotography

