

SECTION IV: UNDERTAKING'S EFFECTS ON HISTORIC PROPERTIES

The proposed Phase III of the Market Street Renovation Project will be focused on alterations to the existing streetscape and sidewalks at the 100-600 blocks of N. Market Street. The existing condition of the streetscape removes non-historic elements that were introduced as a result of the removal of vehicular traffic from N. Market Street for the creation of a pedestrian mall during the late 20th century. The proposed undertaking will remove the non-historic features and will re-introduce two-way vehicular traffic. Other neo-traditional streetscape enhancements will also be provided in order to provide a more historic feeling and association back into Market Street. As such, new streetscape improvements and sidewalks will be introduced as part of the Market Street Renovation Project, but all alterations will be limited to the public right-of-way.

Construction will only minimally disturb the subterranean vaults located beneath the sidewalk features. Thirty-eight building addresses within the APE contain subterranean vaults. Sidewalk improvements for the most part will minimally disturb the physical features of these vaults. However, the majority of vaults and sidewalk passages to these areas will remain intact or have no impact. Of the six doors being replaced (Table 2), historic photographs, research, and physical evidence have not clarified if these metal doors are the original doors. Regardless, the doors will be replaced with exterior, metal vault doors treated with black bituminous paint to match the existing appearances of the current doors. Three doors (Table 2) will be reset in place in anticipation of a change in grade.

In order to stabilize the street above, four of the subterranean vaults (308-310 Market Street, 402 Market Street, 404 Market Street, and 2 E. 7th Street [614-620 N. Market Street]) will be in-filled. Concrete block will be used to close off the entrance to the vaults from the basement of the associated buildings and a flowable fill will be used to fill in the abandoned void. The flowable fill will be composed of a mixture of coal ash, Portland Cement, fine aggregate, and water.

In order to gain access to the vault area, a small portion of the existing roof of these four vaults will be removed. The beams, ceilings, and walls of these vaults will be preserved with the exception of the small area of the roof to be removed at each vault. Repairs to the original beams, ceilings and walls will not be undertaken in these four vaults because the structural function of these items will be replaced with the fill. The fill will serve the structural adequacy and capacity to support the sidewalk above. Therefore, no extensive replacement, damage, or removal of the original beams, ceilings or walls will be required. This process is reversible and will protect the original vault features and entrance location from the basement level of the associated building to the vault. The fill can be removed by common excavation methods for earthwork with minimal damage to the original features of the vault.

While several properties still need their vault presence to be verified in the limit of construction, a new sidewalk structure will replace the existing roof in approximately 22 vaults. Additionally, six cast iron entrances doors capping sidewalk access passages to the vaults will be replaced.

As mentioned, four of the subterranean vaults are scheduled to be filled during construction and are located at the following addresses: 308-310 Market Street, 402 Market Street, 404 Market Street, and 2 E. 7th Street (614-620 N. Market Street) (Table 2 and Figures 64-68). Additional photographs of these vaults are located in Appendix B. The first three vaults mentioned here fall within the boundaries of the Lower Market Street National Register District and Extension. The remaining vault located at property address 2 E. 7th Street (614-620 N. Market Street) is a potentially eligible property by consensus between SHPO and DelDOT. All of these vaults are privately owned and are not accessible by the public.

The proposed alterations to the streetscape and sidewalks within the 100-600 blocks of N. Market Street will also introduce a visual change for the historic buildings within the APE. However, these streetscape improvements are limited to the introduction of landscaping features and decorative pavement/sidewalks. These improvements will not negatively affect the historic resources and will not have an adverse effect on the contributing resources or the district as a whole.



Figure 64: Sidewalk Above Subterranean Vault located at 308 N. Market Street



Figure 65: Interior View of Subterranean Vault at 308 N. Market Street



Figure 66: Interior View of Subterranean Vault at 402 N. Market Street



Figure 67: Interior View of Subterranean Vault at 404 N. Market Street



**Figure 68: Interior View of Subterranean Vault at 2 E. 7th Street
(614-620 N. Market Street)**