

SUMMARY AND CONCLUSIONS

Settlement within the vicinity of both the S. State Street and North Street project areas occurred during the eighteenth century. At that time, the project area along North Street, just west of the Town of Dover, was the site of Eden Hill, a farm built by Nicholas Ridgely in 1749. S. State Street was originally part of the Kings Highway, one of Delaware's early highways, officially established in 1752. The Webb family were the predominant landowners at this location where they owned a 400-acre tract named Shoemaker's Hall, located on the south side of Puncheon Run. Other landowners who owned homes within the vicinity of the S. State Street project area during the eighteenth century included Thomas Dawson and Judge Richard Cooper.

During the second half of the nineteenth century, farm property along North Street began to be subdivided into smaller residential lots. In 1868, Thomas Slaughter subdivided his 204-acre farm into lots of 50x150 feet, which he sold to various individuals over the next few decades. Eventually, three new streets, Minima, Clarence, and Lincoln, were formed. Like much of western Dover during the late nineteenth and early twentieth centuries, Census records from 1900 and 1920 show that many African-American families lived within the Slaughter subdivision.

During the nineteenth and early twentieth centuries, the S. State Street project area remained rural with sparse settlement patterns; some milling industries were established along Isaac Creek. USGS maps from 1906 and 1930 indicate that no more than eight houses were located within the project area. Only after World War II did this area take on its more suburban character because of its location near the Dupont Highway (U.S. Route 13), situated about a half-mile north of the project area.

The architectural survey of the North Street project area identified eight resources 50 years or older within the area of potential effect. Only Eden Hill (K-125) has been listed or determined eligible for listing in the National Register of Historic Places. All of the seven remaining resources were constructed roughly between 1900 and 1936, and only two are known to be associated with African-Americans owners during this time, the Purnell House (K-6942) and the James America House (K-6773).

Despite the early twentieth-century African-American associations, the North Street project area does not constitute a National Register-eligible historic district. Census records from 1920 do indicate that 10 of 13 families who resided along North Street between West Street and Lincoln Street were African-Americans or mulattos. Most of the families who resided along Lincoln Street were of similar ethnic background. The heads of these households generally were farm laborers or servants. This tends to reflect the general settlement patterns of western Dover during this time period, as a distinct African-American ethnic population settled in the western portion of the city along Kirkwood and Queen streets and other African-Americans lived just outside the western boundary of Dover in an area named Pigeon Hill, southeast of the project area. These residents also worked as farm laborers or servants. Despite the fact that the Slaughter subdivision on the north side of North Street is associated with the African-American settlement of Dover during the early twentieth century, this area does not constitute a district which would meet the National Register criteria. Architectural and historical investigations identified only two of the extant surveyed resources on the north side of North Street within the project area as being associated with the African-American settlement of the area during the early twentieth century. In addition, modern post-1950 housing has developed along not only North Street, but throughout the Slaughter subdivision on Minima, Lincoln, and Clarence streets as well. This severely dilutes any significant concentrations of historically associated

properties with in this area, especially along North Street, and severely diminishes their potential to constitute a National Register district.

The architectural survey of S. State Street documented a total of 10 properties 50 years old or older. Five of these resources — Heiback House (K-1014), Henry Moore House (K-1013), Fairness Property (K-6649), State Bridge #27B (K-6466), and State Bridge #27C (K-6655) — were previously documented, but only the two bridges were evaluated for National Register potential. Of these, only State Bridge #27B is known to have been already evaluated for National Register eligibility, as it was previously determined not eligible for the National Register by P.A.C. Spero and Company in a state-wide bridge survey conducted by the company for the Delaware Department of Transportation in 1991. Architectural and historical investigations by Berger found that none of the resources documented within the project area meet the National Register criteria. The design integrity of the two bridges was significantly diminished in 1958 when they were widened by nine feet on each side and modern double-concrete railings were added, replacing solid parapets. Generally, most of the domestic properties are associated with the early- to mid-twentieth century suburbanization of the region with all but one of the documented dwellings constructed between 1930 and 1949. The remaining property, the Henry Moore House (K-1013), constructed in circa 1870, is the only nineteenth-century resource documented for this study located within the S. State Street project area. The dwelling, built by Henry Moore, who was the proprietor of the Mount Vernon Mill located just east of the project area, does not possess sufficient integrity with regard to design, setting, and association to meet the National Register criteria. Historical research concluded that none of the remaining documented properties have significant historical associations that would meet Criterion A or B. In addition, all are undistinctive examples of Colonial Revival and other more vernacular side- and cross-gable property types, all of which lack demonstrable architectural significance and do not meet Criterion C.

The research and field survey program undertaken for this study have been sufficient to accomplish the stated objective of identifying historic properties within the area of potential effect of proposed improvements on North Street and S. State Street.