

*5.0 SUMMARY OF HISTORIC
PROPERTY TYPES*



5.0 SUMMARY OF HISTORIC PROPERTY TYPES

Under the Delaware State Plan (Ames et al. 1989; Herman et al. 1989), a total of five historic property types were anticipated for this project. These resource types relate to 1) Architecture; 2) Agriculture; 3) Commerce/Retailing; 4) Transportation; 5) Religion; and 6) Education.

Although a property may be potentially eligible under Criterion D, discussions of eligibility requirements for this criterion are not addressed in this architectural resources report. An archaeological report for this project is being written as a separate document.

The following descriptions summarize the expected resource types:

5.1 Architecture: Residential Properties

Most of the resources expected for this project would be residential buildings and would include examples of particular architectural styles or types. Residential types or styles expected in the project area include Late Victorian, Late-Nineteenth- and Early-Twentieth-Century Movements (Bungalow), and Mid-Twentieth-Century Movements (Ranch, Colonial Revival, and Minimal Traditional styles).

Late Victorian Dwellings. Victorian dwellings are very much a product of the rapid industrialization that occurred in the nineteenth century. During this period, the balloon frame replaced heavy timber frame as the predominant construction technique in the United States. The development and widespread use of the balloon frame became one of the most important factors in the availability of the private home to the American middle class (Jackson 1985:124-128). A balloon frame consisted of two-by-fours spaced at 18.0-inch intervals and held together with cut or wire nails rather than forged nails. The balloon frame reflects the technical and industrial innovations of the nineteenth century in two very important aspects. The first is that this framing technique required a significant amount of nails, notably more than the amount builders used in traditional post-and-beam construction. Cut nails first appeared in the late eighteenth century but did not gain wide acceptance until the mid-nineteenth century. The manufacture of cut nails required a machine to stamp out the nail from a sheet of iron and another machine to fashion the

head (Upton et al. 1986:199). Early nails produced by this method did not have the same durable qualities as hand-forged nails. By 1830, however, improvements in cut nail production made them practical for use in home building.

The second innovation required for balloon frame construction is the availability of commercially sawn lumber cut to exacting specifications. Post-and-beam construction utilized heavy timbers joined together with a mortise-and-tenon joint. This method required a skilled knowledge of joinery to fashion each joint into interlocking shapes (Clark 1986:17-18). With the balloon frame, a builder with relatively little experience could complete assembly. Home building became cheaper and quicker as this method gained acceptance.

American housing design and construction changed significantly during the Victorian Period. The rapid expansion of the railroads allowed builders to order pre-cut lumber from sawmills and have it shipped to the nearest railroad depot. The materials could then be transported to the building site and assembled, often by people with few skills or very little experience. The use of a balloon frame also allowed houses to depart considerably from the simple rectangular shapes of the past. These changes in form are clearly seen in the cross gables and complex shapes of Victorian homes. Victorian homes also exhibit many intricate house components not seen in earlier styles. Mass-produced windows, decorative shingles, siding, and doors became available at a low cost to middle class builders in many of the areas serviced by the rapidly expanding rail network (McAlester and McAlester 1984:239).

Many residences in Kent County are vernacular representations of these architectural styles, often displaying Victorian characteristics on a simpler vernacular building form. Homeowners also applied Victorian detailing to earlier farmhouses in an effort to update appearances. Many vernacular structures constructed during this period often exhibited traditional forms while featuring Victorian details. The application of Victorian details to traditional building forms is often referred to as “Folk Victorian” (McAlester 1984:308-317). The most common feature of Folk Victorian is a decorative porch with ornamentation that usually includes spindle-work or jig-sawn cutwork.

Some important character-defining elements for Folk Victorian buildings include:

- Victorian detailing on traditional building forms;
- Simplified form with detailing confined to the porch, gable end, and cornice;
- Decorative porch as dominant feature;
- Porch ornament includes spindle-work or fig-saw cut work;
- Symmetrical façade, except Gable-Front-and-Wing form;
- Cornices with brackets and molding.

Additional information on various Victorian styles and vernacular expressions thereof may be found in Lanier and Herman's *A Field Guide to Delaware Architecture* (1992) and *Everyday Architecture of the Mid-Atlantic* (1997).

Residential Rebuilding in the Late Nineteenth Century. During the third quarter of the nineteenth century, some of the more prosperous landowners in Delaware enlarged and substantially remodeled their houses. The Jehu Reed House is an example of this trend. Located on the west side of SR 1 at the intersection of Bowers Beach Road, this Little Heaven landmark was featured in the WPA's *American Guide Series* for Delaware. Compiled by the Federal Writers' Project, the Guide was published in 1938 and was subsequently re-printed.

Jehu Reed was an early pioneer in the propagation and growing of peaches and other fruits. He began growing peaches in 1827 and soon thereafter expanded his orchard to include plum, apple, and quince trees in addition to grape vines (Reynolds 1982:374). According to the *Guide*, the Jehu Reed House was built in 1771 and remodeled and enlarged in 1868.

...The house is a good example of the transformation that overtook many old Delaware country mansions between 1865 and 1880 – the latter part of the second golden age of agriculture in the Colony and State.

Jehu Reed (1805-1880), one of the most noted of an early group of scientific farmers..., had grown wealthy on the sale of peaches, young grafted peach trees and other crops, including silk produced by silkworms feeding on his own mulberry trees. The Civil War boomed the price of everything he raised and in 1868 he began renovating the place.

After he finished rebuilding his extensive barns and stables, he enlarged his home according to the best style of the day. To the simple and dignified two-and-one-half story Georgian Colonial house he added a heavy, square third story... To the front he added a porch, and on the broad new roof he placed an observatory with an ornamental iron railing (now gone [sic]) from which on clear days he might survey his lands and orchards. Windows, doorways, and woodwork were changed to conform to the current style. (WPA 1948:372-373).

The remodeling, replacing, and/or enlarging of houses constituted a broad pattern in Delaware after the Civil War and up through the third quarter of the nineteenth century, or the collapse of the peach boom. A thematic National Register nomination entitled *Rebuilding St. Georges Hundred, 1830-1899* traces the trend in southern New Castle County (Herman et al 1985). If the Jehu Reed House is an example, this trend appears to have extended at least as far south as Kent County. The study notes that the rebuilding theme is “representative of a broad pattern of historically documented architectural, agricultural, and social changes” taking place during that time (ibid.:Section 7:1). The buildings in the study reflected local versions and/or mixes of Italianate, Second Empire, Gothic, Late Federal, and Greek Revival architectural styles. In the study, not only were houses rebuilt (as well as re-organized on the interior), but agricultural buildings were also changed and re-worked into new buildings (ibid.: Section 7:1-2). According to the *Guide* (see indented quote above), Jehu Reed rebuilt his “stables and barns” even before starting to rebuild his house. Farmers such as Jehu Reed were actually creating country estates.

Late Nineteenth and Early Twentieth Century Movements: Bungalows and Vernacular Cottages.

The Bungalow or Craftsman style was generally popular from the turn of the century through 1930, although both earlier and later examples may exist. Classic Bungalow style residences are typically one to one-and-one-half stories high, with gently pitched gable roofs. Dormers penetrate the roof of most bungalows, allowing light into the upper level. The eaves overhang, exposed rafters, purlins, and beams often extend beyond the wall and roof. Bungalows typically have a substantial one-story integral front porch, supported by battered wooden columns on massive masonry piers. Many bungalow walls are covered in wood shingles, although brick and stucco are also used in some cases. Chimneys are generally rough masonry, visually anchoring the building to the ground. Windows vary in configuration, but are generally made of wood.

Additional information on Bungalow styles in Delaware may be found in Lanier and Herman's *A Field Guide to Delaware Architecture* (1992).

The vernacular cottage is one of the most prolific house forms of the 1900-1940 period and is characterized by a one- or one-and-one-half-story height, side-gable roof, and a two- or three-bay width. Stylistic details are sometimes present, though stylistic simplicity defines the character of the vernacular cottage. The Colonial Revival style rekindled an interest in small seventeenth- and eighteenth-century Dutch Colonial, Cape Cod, and English house forms of the Atlantic seaboard (McAlester and McAlester 1984:324). Dutch Colonial variants typically feature exaggerated side gambrel roof and continuous dormers across the front, while others have front-facing gambrel roofs with a cross gambrel.

Mid-Twentieth-Century Movements. Expected resource types within the genre of mid-twentieth-century movements may include Minimal Traditional styles and several others, such as Ranch or Colonial Revival. Minimal Traditional, or tract, homes and ranch houses were widely constructed during this post-World War II (WWII) period. The vernacular cottage also remained very popular in the area. Houses built since 1945 tend to have Colonial Revival-style details, or other details that imitate this or earlier trends. While garages were sometimes present during the previous 1900-1945 period, they were not usually attached to the residence; after 1945, garages were most commonly attached to the house.

The type of building labeled as Minimal Traditional by Virginia and Lee McAlester came into being in the 1930s but were generally built after WWII, in the latter half of the 1940s and 1950s (McAlester and McAlester 1984:477-478). Minimal Traditional houses are often relatively small one-story houses with side-gable roofs, often with dominant front gable projections or wall dormers. The houses tend to have a low roof pitch with close rather than broadly overhanging eaves. Minimal traditional houses usually have one substantial chimney located in the gable end, and are most often built of wood, brick, and/or stone. As is suggested by their label, Minimal Traditional houses incorporate a minimal amount of traditional detailing.

Ranch houses became popular in the 1950s and 1960s, and are still built to some extent today. Low-pitched roofs, and broad, rambling facades characterize these houses. Ranch houses generally lack ornamental detailing, although some have decorative shutters, porch supports, and other details loosely based on earlier forms and styles.

Significance Evaluation for Architecture Resources. Architectural resources may be significant either for their building form, architectural style, or both. Individual resources should possess a high degree of material integrity; however, given the fact that design and material alterations are so common, architectural resources significant for their historic associations are expected to have slightly lower integrity. All architectural resources must maintain the character-defining elements of their form and style and must convey the character of their period of significance, thus demonstrating sufficient integrity of feeling and association.

When evaluating architectural resources for historic significance (Criterion A), they should possess a strong association with community growth and development and/or architectural trends. To be eligible under Criterion B, a property must include buildings or structures that represent the contribution of an individual who has played a role in the historic development and/or prosperity of the area. To retain architectural significance (Criterion C), individual resources under Criterion C must maintain the character-defining elements of their form and style, as outlined in style books such as *A Field Guide to American Houses* (McAlester and McAlester 1984), and must retain sufficient integrity to convey the character of their period of significance. Individual architectural resources should retain the characteristics of their style, period, or method of construction, and must convey their role in architectural history. Rebuilt houses such as those that were remodeled during the peach boom era may be significant for more than one architectural style and time period.

Cohesive groups of resources may also be eligible under Criterion C as distinguishable entities whose individual components may lack distinction. Bungalows, vernacular cottages, and other dwelling types from the mid-twentieth-century movements (such as Ranch houses in particular) may be best evaluated as groups or neighborhoods. Residential neighborhoods, rather than individual residences, are likely to best represent the events and/or trends of the area; in such

cases, the group of residences should be evaluated as districts. However, since the APE for this project is a narrow section along the SR 1 roadway, and because there has been demolition of a number of buildings there, cohesive groups of residences are not expected to exist along the project roadway margins. Should such groups exist, some of the guidelines set for in the National Register Bulletin entitled *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Ames and McClelland 2002) could be applicable to residential resources for this area. There are no potential residential neighborhoods in the immediate project APE.

5.2 Agricultural Resources

Since the community of Little Heaven is and was surrounded by agricultural lands, agriculture resource types would be expected in this project area. Expected resource types for agriculture include farms composed of farmland and/or the farmstead (house, barn, and/or associated outbuildings), individual farm buildings, and rural historic districts. Expected domestic outbuildings will include summer kitchens, spring houses, butcher houses, garages, carriage houses, and wash houses. Expected agricultural outbuildings include corn cribs, wagon sheds, poultry houses, pig houses, stables, milk houses, tool sheds, equipment sheds, and structures related to orchard production, such as packing houses.

The farmhouse serves as the principal dwelling unit on the farm. Unlike the evolving function of other farm structures, the principal function of the farmhouse as a residence for the farm family has generally remained constant. Occasionally, early farmhouses of small size were converted to use as domestic outbuildings. In Kent County, some farmhouses remain from various periods of the county's history; however, some of these farmhouses have evolved over time from their original form and styles. Others have been demolished, with only barns and/or associated agricultural outbuildings still standing. Tenant farms are likely to be a farm resource type in the project area, at least archaeologically (since most of the historic agricultural buildings in the project area are no longer standing). Owners of farms who had multiple properties may have lived elsewhere and in larger buildings than their farm tenants. In the project area, the W. Townsend Property (CRS #K-2726) may have been a tenant farm historically based, in part, on research conducted by the University of Delaware (Siders et al. 1991). The historic context

entitled *Agricultural Tenancy in Central Delaware 1770-1900+/-* indicates that “tenants and tenant farms reflected a cross section of the population and landscape of the Upper Peninsula Zone (ibid.:vii).” Also, information on farm layout that is potentially useful for the project area, particularly for resources that no longer contain standing historic buildings, may be found in De Cunzo and Garcia’s *Historic Context: The Archaeology of Agriculture and Rural Life, New Castle and Kent Counties Delaware, 1830-1940* (1992).

Significance Evaluation for Agriculture Resources. To be eligible under Criterion A, an agricultural property must have originally, or through much of its history, been associated with and be reflective of a trend or pattern in agriculture, and include both the land and the buildings where these agricultural trends took place. Trends may include agricultural practices confined to a specific period, or those that reflect substantial change and adaptation over time. To be eligible under Criterion B in the area of agriculture, a property must include buildings or structures that represent the contribution of an individual who has played a role in the historic agricultural development and/or prosperity of the area. To be eligible under Criterion C in the area of architecture, a farm must include a building or structure that embodies the distinctive characteristics of a type, period, or method of construction. For example, a farmhouse may represent the characteristics or construction methods of an architectural style or type of vernacular architecture popular Kent County, the region, or Delaware in a given period.

In order to be seen as significant as an example of a farm, resources must possess land reflecting agricultural use, a house, a barn, and other domestic and/or agricultural outbuildings and structures (exclusive of the main house/barn). It should also include some vegetation associated with the farm, including kitchen gardens, cultivated fields, woodlots, and orchards. Other characteristics may consist of a circulation network connecting the parts of the farm, including farm lanes and paths. In order to be seen as significant as an example of a farm building, a resource should be a unique or rare example of a barn, housing, outbuilding type, or landscape feature. It may also be a well-preserved example of a barn, housing, or outbuilding type that retains exceptional integrity of materials and design. A rural historic landscape should be evaluated as one or a number of historic districts. These historic districts may connect or overlap and some of the districts may extend into adjacent areas.

Transportation Resources: Transportation resources can include a wide range of property types. The resources expected in the project area include roads/highways, gas and/or service stations, roadside stands and/or stores, and motels/tourist cabins.

Automobile service stations were a prominent feature along US 113 within Little Heaven by the end of the first quarter of the twentieth century. The combined factors of geography, existing technology with regard to vehicle fuel efficiency, and the ease in which an individual could establish a working automobile fuel and/or retail service station helped spur the changing landscape along this transportation corridor. As a result of the development of the automobile, a wide variety of commercial building types developed. LeeDecker et al. (1992) discuss the range of buildings found in a rural Delaware area related to the advancement in transportation and the promotion of travel. They state that in rural areas examples of roadside architecture may be found as isolated examples or in small groups of commercial structures (such as: the cabin court, family restaurant, and pump island). Other travel associated features would include parking lots and drive courts, and curb cuts to facilitate the arrival of the consumer by automobile and make the station lot an extension of the road (LeeDecker et al. 1992:311). The earliest pumping stations were placed along the roadside, creating congestion and roadside hazards for the prospective customer. The pump area was soon moved to an island off the roadside to allow the vehicle to pass on either side.

During the early part of the twentieth century many general stores, motels, and car dealers installed gas-dispensing pumps (Puleo 2001:8). Although most of the early gas “stations” in the project area have been closed and/or demolished, several of the structures exist today, adapted for use as residential and commercial buildings. Some retain their garage doors, pump island, and concrete curbs.

Typical character-defining elements for gas/service stations include: roadside location; roadside signage; gas pumps in front of building adjacent to roadway—often sheltered by a canopy or porte-cochere; horizontal form emphasized by painted lines at façade, rounded corners, etc. Also, the office is usually separate from the auto repair facility, which is usually a corner office with

adjacent garage bays. The discussion on significance evaluation for transportation resources is combined with the commercial resources section (see below).

One older gas station remains in the project area (CRS #K-6778; ca. 1925); this was a multiple-purpose facility that apparently included a store, etc. While the pumps are no longer there, the unoccupied building still stands. A property across the road that once served as a gas station and store (CRS #K-7355) no longer dispenses gasoline, and is now used solely as a residence. A much later gas station (CRS #K-7363; ca. 1958) with a modern canopy is located toward the south of the project area and is no longer in use.

5.3 Commercial (Retail) Resources

Expected commercial (retail) establishments in the project area would be associated with highway transportation, such as roadside markets located near or in conjunction with filling stations. Farm stands may be located at the roadside either at the farm, or in conjunction with a small gas station or store. Some local farm stands are likely to be seasonal only, while farmers' markets have products from various vendors. For example, as noted, above CRS #K-6778 was a multiple-purpose facility that included a gas station and store. Eating and drinking establishments, such as taverns, restaurants (including specialty restaurants), diners, luncheonettes, and bars are also expected property types. Some typical character-defining elements for commercial resources may include: a dominant front façade; larger windows on the first story, often comprising a distinctive store front; distinguishing ornamentation or decoration on the front façade, usually around the store front and/or at the cornice, using architectural styles of the period; and signage and/or advertisements on the property.

Commercial districts are areas where a number of commercial properties exist within close proximity to one another. Where services were not provided within the community, residents either had to travel to neighboring villages to conduct business or relied on goods shipped from the city. Thus, the development of commercial districts added to the convenience of village life, and contributed to additional community growth in many instances. Commercial districts tended to form in a linear pattern along roadways outside of towns or around intersections, where they could serve both local residents and travelers.

Significance Evaluation for Commercial and Transportation Resources. When evaluating transportation and/or commercial resources for historic significance (Criterion A), the resources should possess a strong association with transportation themes, community development, and/or commercial trends. Resources may be function-specific, such as an automobile repair shop, restaurant, or tavern, or they may have combined functions such as a gas station with general stores or with a farm stand. Ordinarily, in order to be eligible as a commercial establishment, the resource must have served a commercial purpose at some point more than 50 years ago, and the physical characteristics from the time in which it functioned commercially must be apparent.

Commercial and transportation resources may be eligible under Criterion B for associations with persons significant within our past. The resource must represent the significance of the individual within the context of commercial, transportation, and community development. Examples of persons with significant associations with transportation or commercial development may include those associated with significant innovations in commercial activities.

To be eligible under Criterion C, a transportation or commercial resource must retain the characteristics of its style, type, period, or method of construction, and must convey its historic commercial function. Both transportation and commercial resources may be significant for their historic building form and/or style. This may include early, traditional designs for lodging and service stations, as well as later streamlined designs, or buildings that exhibit identifiable traits of specific companies that developed or flourished in the automobile era. Properties that exhibit the use of modern construction techniques and materials, such as enameled porcelain, stainless steel, aluminum, and glass blocks, might qualify under this criterion.

5.4 Religious Resources

Religious resources, which may include (but are not limited to) churches, meetinghouses, and cemeteries, might be expected in the project APE, but none were found. This may be due to attrition or to the fact that the APE is somewhat narrowly-defined, and the Little Heaven community itself is small. For example, the Mt. Olive Church (CRS #K-2730) is located in Little Heaven along Skeeter Neck Road, but it is outside the limits of the APE. Similarly, Barratt's Chapel, although outside the APE, is just over 1.0 mile to the south of Little Heaven, and could

have been used as a place of worship by local residents. The John Wesley Church was another place of worship, located further north (over 4.0 miles) toward Dover on SR 9.

5.5 Educational Resources

Education resources may include public and private schools, or specialized schools. Institutions of higher learning would not be expected within the limited, rural project area. Specific examples of property types for this theme include rural schools that were erected during the late nineteenth century and during the Progressive school era of the late 'teens and 1920s for both African-American and Caucasian students. Late-nineteenth-century, rural, one-room schools are usually vernacular building forms, most often with gable and sometimes with hipped or jerkinhead roofs. An example of this type is the former frame Warren School #28 (CRS #K-2718), located off of Skeeter Neck Road (outside the present study area 0.5 mile to the east of SR 1). Others, particularly after the turn of the century, were constructed of brick masonry.

One-room schools are typically rectangular in shape with a single story; usually about 25.0 feet by 50.0 feet with a cupola and bell (also like the Warren School; but later removed). Some of these schools will have separate entrances for males and females; and many have symmetrical one- and three-bay facades. Consolidated schools are larger, have multiple rooms, and may be constructed of brick, but wood frame is more typical in rural areas. Either large windows or bands of windows, often organized into a rhythmic pattern of fenestration, are typical. A prominent (often symmetrical) entrance, classical detailing, including such details as monumental columns, pediments, quoins, and bold lintels are other common characteristics.

In the first quarter of the twentieth century, schools were designed in Revival styles such as Tudor Revival, Dutch Colonial Revival, and Colonial Revival. Pierre S. du Pont was instrumental in funding public education in Delaware beginning in 1919, and constructed separate schools for African-American and Caucasian children. Du Pont sought out the country's top school architects to design the best, most progressive new schools in Delaware. Du Pont founded the Delaware Auxiliary Association, and created a trust fund for the Auxiliary and provided funds for the construction of schools for both Caucasian and African-American children throughout Delaware. He engaged James O. Betelle of the Newark, New Jersey

architectural firm of Guilbert and Betelle. An example of one of these schools is the Mt. Olive Colored School (CRS #K-2685) located on the west side of SR 1. Numerous schools, in several Colonial Revival styles, were funded and built throughout the state under du Pont's program. An unprecedented 89 schools were built in Delaware for African-American children alone with du Pont's leadership. These new schools significantly improved the education of African-American children in Delaware at a time when the state had been notoriously poor in the education of these children. Typical elements of this period include banked nine-over-nine awning windows, wood-shingle siding, deep cornices with gable returns, and pedimented porticos.

Significance Evaluation for Education Resources. For a property to be eligible under Criterion A, an educational resource must possess a strong association with important events, activities, and trends. An important trend of the first quarter of the twentieth century in Delaware is Pierre du Pont's school-building movement and, in particular, his initiative to improve schools, particularly for African-American children. An educational resource may be eligible under Criterion B if it is associated with an individual or group of particular importance local, regional, state, or national history as related to education. For eligibility under Criterion C, an educational property should represent distinctive characteristics of its types, period, or method of construction. Some of these properties may be more significant for their historic associations or as rare examples of their type. To be eligible under Criterion C, most or all character-defining elements must be intact, and integrity must be sufficient for the building to convey its historic character.