DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
MAIN BUILDING FORM

CRS # K-6778

1. ADDRESS/LOCATION: Cain's Furniture; West Side of SR 1, South Murderkill Hundred, Kent County

2. FUNCTION(S): historic Store/Gas Station current Vacant/Not in Use

3. YEAR BUILT: 1920 CIRCA?: ☒ ARCHITECT/BUILDER:

4. STYLE OR FLOOR PLAN: Side gable

5. INTEGRITY: original site ☒ moved ☐

if moved, from where — other location's CRS # — year
Not sure - may be moved

list major alterations and additions with years (if known) — year
a.
b.

6. CURRENT CONDITION: excellent ☐ good ☐ fair ☒ poor ☐

7. DESCRIPTION: (Describe the resource as completely as possible. Use N/A for not applicable; leave no blanks.)

a. Overall shape: Rectangular Stories: 1
Additions: 2 additions; linear, onto S end of building

b Structural system (if known): Masonry and frame

c. Foundation: materials: Concrete block
basement: full ☐ partial ☐ not visible ☐ no basement ☒

d. Exterior walls (original if visible& any subsequent coverings): Concrete block, wood siding, plywood and vinyl

e. Roof: shape: Gable; flat on addition
materials: Asphalt shingles
cornice: Wood
dormers: n/a
chimney: location(s): Gable end, exterior (N end) and interior (near center) on first addition

8. DESCRIPTION OF ELEVATIONS:

a. Facade: Direction: E
1) Bays 8
2) Windows 6 total
fenestration irregular
type 3-pane on main core; double hung, fixed, jalousie
trim vinyl, wood
shutters n/a

Facade (cont'd)

3) Door(s) 2
   - location: off center
   - type: single leaf with 3/5 glass panes (15 total panes each; replaced)
   - trim: vinyl

4) Porch(es) n/a

b. Side: Direction: N

1) Bays 2
2) Windows n/a
   - fenestration: n/a
   - type: n/a
   - trim: n/a
   - shutters: n/a
3) Door(s) 1
   - location: to side of chimney
   - type: single leaf
   - trim: wood
4) Porch(es) n/a

c. Side: Direction: S

1) Bays 3
2) Windows 2
   - fenestration: irregular
   - type: double hung; 6/6
   - trim: vinyl
   - shutters: n/a
3) Door(s) 1
   - location: off center
   - type: single leaf with 3/5 glass panes (15 total)
   - trim: wood
4) Porch(es) n/a

d. Rear: Direction: W

1) Bays 4
2) Windows 2
   - fenestration: irregular
   - type: double hung; 1/1
   - trim: wood
   - shutters: n/a
3) Door(s) 2
   - location: asymetrical
   - type: single leaf, solid door, another single leaf with 3/5 glass panes (15 total)
   - trim: wood
4) Porch(es) n/a

9. INTERIOR: Not accessible

10. LANDSCAPING: Pump island in front, no pumps now, wood planter boxes

11. OTHER COMMENTS: Asphalt drive way area in front; wood enclosure in rear; property seems abandoned

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CULTURAL RESOURCE SURVEY MAP FORM

CRS # K-6778

1. **ADDRESS/LOCATION:** West Side of Route 1, South Murderkill Hundred, Kent County

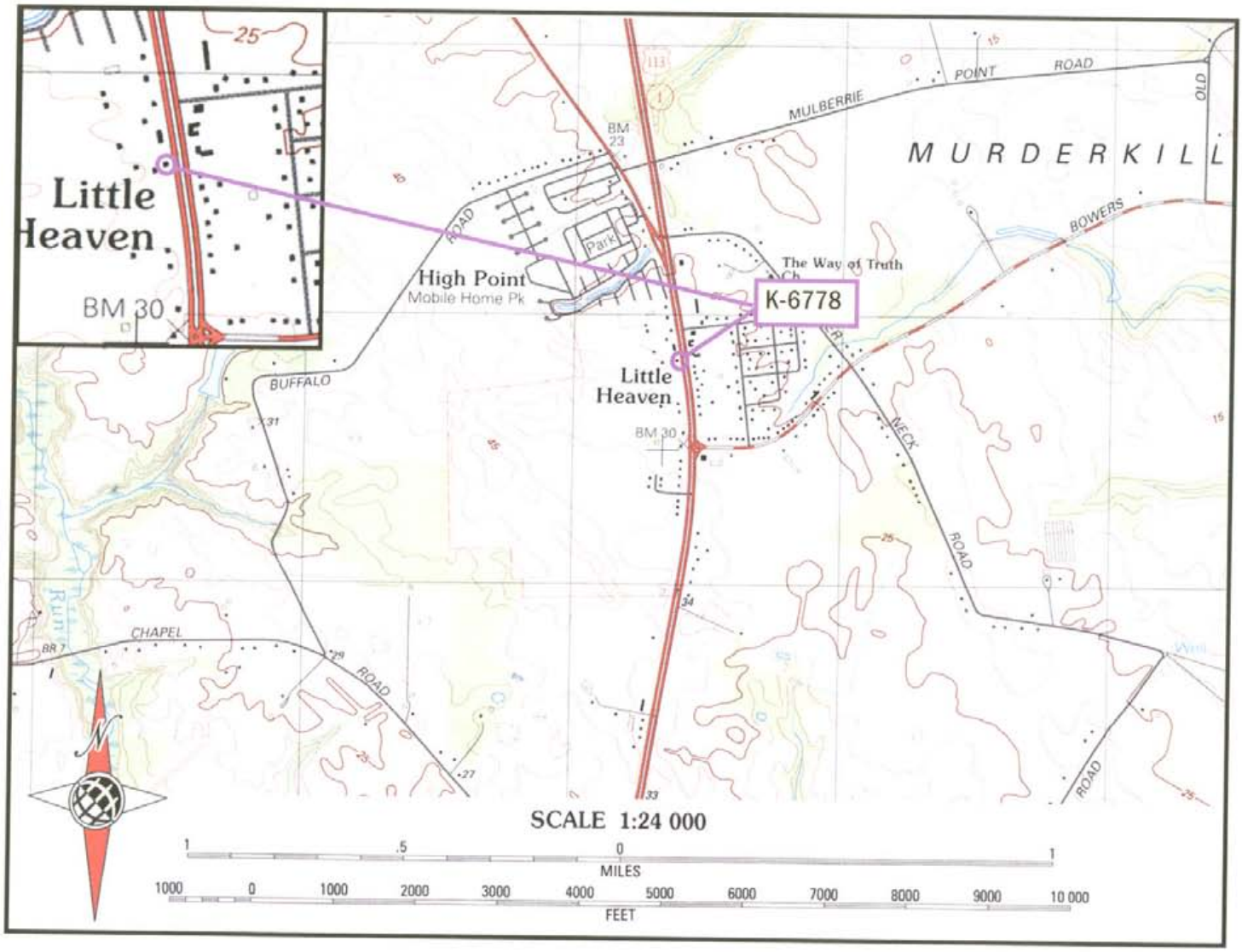
2. **NOT FOR PUBLICATION** ☐ **reason:** _____

3. **LOCATION MAP:**

Indicate position of resource in relation to geographical landmarks such as streams and crossroads.

(attach section of USGS quad map with location marked or draw location map)

INDICATE NORTH ON SKETCH

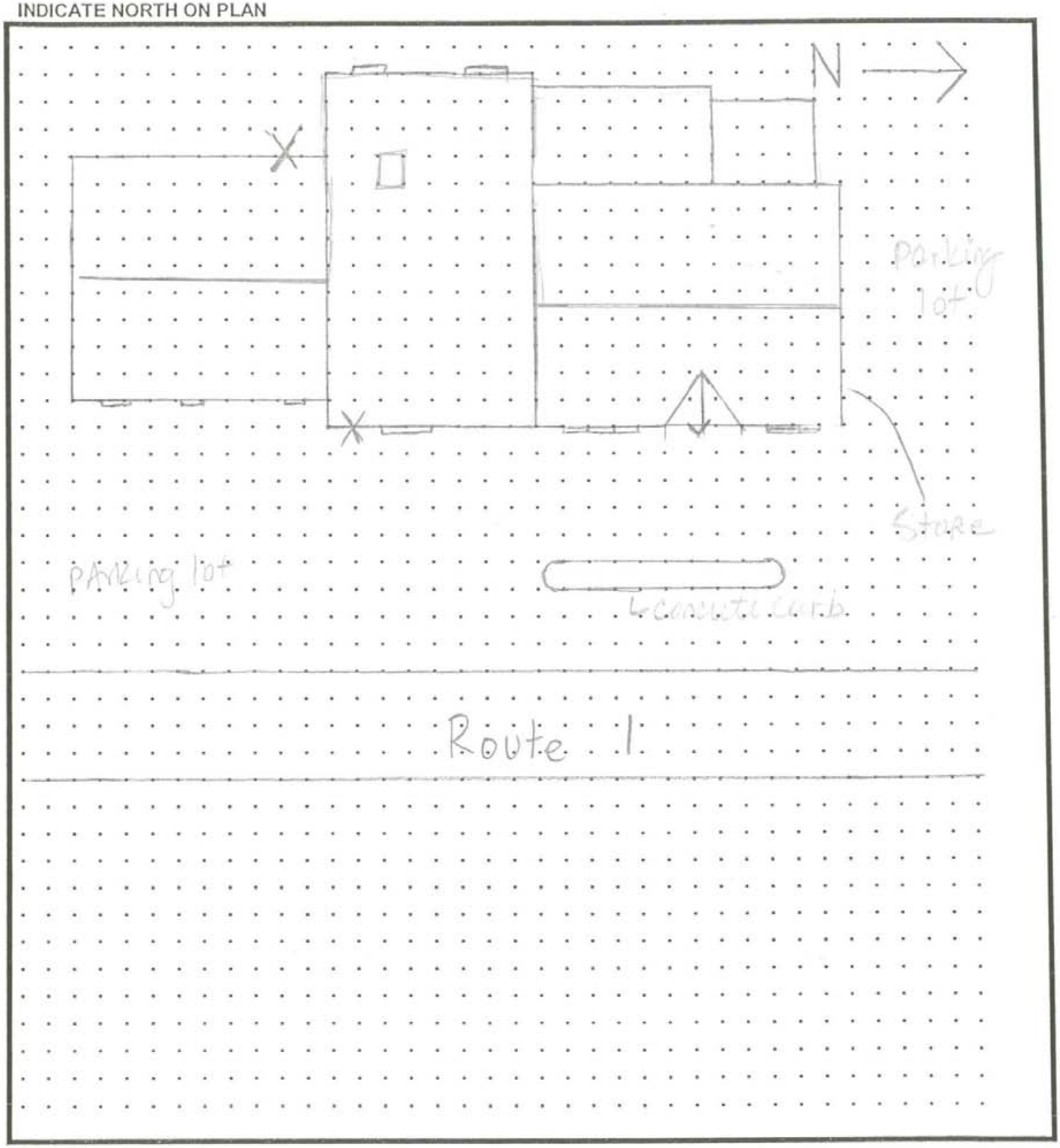


USE BLACK INK ONLY

4. SITE PLAN:

CRS # K-6778

INDICATE NORTH ON PLAN



USE BLACK INK ONLY

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15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
SURVEY UPDATE FORM

CRS # K-6778

1. **HISTORIC NAME/FUNCTION:** Cain's Furniture Property/Gas Station/Store

2. **ADDRESS/LOCATION:** West Side of SR 1, South Murderkill Hundred, Kent County

3. **CURRENT CONDITION:** excellent ☐ good ☐ fair ☐ poor ☒ demolished ☐

4. **INTEGRITY:** Property is in fair condition and is unoccupied

5. **SETTING INTEGRITY:** There is a parking lot surrounding the buildings and a concrete curb island; probably from the time when there was a gas station there.

6. **FORMS ADDED (give number of forms completed for each):**

#:	Form:	List property types:
1	CRS 2 Main Building Form	gas station and store
0	CRS 3 Secondary Building Form	
0	CRS 4 Archaeological Site Form	
0	CRS 5 Structure (Building-Like) Form	
0	CRS 6 Structure (Land Feature) Form	
0	CRS 7 Object Form	
0	CRS 8 Landscape Elements Form	
1	CRS 9 Map Form	N/A
0	CRS 14 Potential District Form	

7. **SURVEYOR INFORMATION:**

Surveyor name: Lauren C. Archibald

Principal Investigator name: Lauren C. Archibald

Principal Investigator signature:

Organization: A.D. Marble & Company **Date:** July 2004

8. OTHER NOTES OR OBSERVATIONS: CRS# K-6778

No original CRS survey forms could be found for this property at the DESHPO; but several photos were found dating from June 1998.

9. STATE HISTORIC CONTEXT FRAMEWORK (check all appropriate boxes; refer to state management plan(s)):

a) Time period(s)

- ☐ Pre-European Contact
- ☐ Paleo-Indian
- ☐ Archaic
- ☐ Woodland I
- ☐ Woodland II
- ☐ 1600-1750∀ Contact Period (Native American)
- ☐ 1630-1730∀ Exploration and Frontier Settlement
- ☐ 1730-1770∀ Intensified and Durable Occupation
- ☐ 1770-1830∀ Early Industrialization
- ☐ 1830-1880∀ Industrialization and Early Urbanization
- ☒ 1880-1940∀ Urbanization and Early Suburbanization
- ☐ 1940-1960∀ Suburbanization and Early Ex-urbanization

b) Geographical zone

- ☐ Piedmont
- ☒ Upper Peninsula
- ☐ Lower Peninsula/Cypress Swamp
- ☐ Coastal
- ☐ Urban (City of Wilmington)

c) Historic period theme(s)

- ☐ Agriculture
- ☐ Forestry
- ☐ Trapping/Hunting
- ☐ Mining/Quarrying
- ☐ Fishing/Oystering
- ☐ Manufacturing
- ☒ Retailing/Wholesaling
- ☐ Finance
- ☐ Professional Services
- ☒ Transportation and Communication
- ☐ Settlement Patterns and Demographic Changes
- ☐ Architecture, Engineering and Decorative Arts
- ☐ Government
- ☐ Religion
- ☐ Education
- ☐ Community Organizations
- ☐ Occupational Organizations
- ☐ Major Families, Individuals and Events

CRS #K-6778
Cain's Furniture Property

General Description. The Cain's Furniture Property is located on the east side of SR 1 in Kent County amidst other commercial development. The original block of this building dates to ca. 1920, with subsequent additions made to the south elevation during its service as a gas station and furniture retail center. The building sits amidst an asphalt parking area. Concrete foundations of former gasoline pumps are located between the façade of the building and the roadway and are now covered by wooden planters. Overall, the property is in poor condition. The area surrounding the building no longer appears to be maintained, as there is much vegetative overgrowth.

Main Building. The original block of the commercial building appears to date to ca. 1920. The original block is constructed of frame that was originally clad in wooden clapboard siding. Portions of the walls have been covered in vinyl siding at the façade and a portion of the side wall. The walls rest on a concrete foundation and the roof is clad in asphalt shingles. The original block is one story in height, side gable in orientation, and three bays in width. The façade (east elevation) features a central entrance door flanked by two multi-pane windows, presenting the appearance of a commercial structure. The right window has been covered over with a board that still advertises "Cain's Furniture", although no businesses currently occupy the building. Architectural detailing of the original block includes corner boards, a wide band of trim beneath the deep eaves, cornice returns at the gable ends, and a cross gable dormer above the entrance. A brick chimney flue is attached to the north elevation. Frame and concrete block shed-roofed additions have been made to the rear of the original block. The frame addition is clad in vinyl siding and is pierced by a door opening at the west elevation.

Two additions to the south of the original block increased the size of the building by more than three times its original length. Generally, these additions are the same width as the original block, are one story in height, and are painted orange in color. The central addition is constructed of concrete block and has a flat roof. It appears that this addition was probably added around 1930 to serve as a garage. Two former garage bays have been infilled at the façade (east elevation). The northern bay was infilled with concrete block, while the southern bay has been infilled with a door and transom and a multi-pane window. A concrete block flue emerges from the rear elevation of this addition. The rear elevation of this addition features two window openings.

The southernmost addition (post-1970) is constructed of frame and the walls are clad in textured grooved plywood. This addition has a shallow gable roof clad in asphalt shingles. Three double-hung sash windows provide light into the façade and it is likely that this addition was made to provide more space for the furniture store that once occupied the building. A shed roof extension provides additional space to the rear of this addition.

Historical Background. The only courthouse documentation on this property was a mortgage agreement. The property located on US 113, in Little Heaven, Delaware, is

part of what is known as the "Bay Tree Subdivision" prepared by Kanns and Associates, Inc on April 17, 1984 (KCDB D471: 15). On November 8, 2001, the Wilmington Trust Company mortgaged the property to Tony Ashburn and Sons Inc. (KCDB D501: 1). Local residents indicate that the property is still used for a flea market on weekends.

Evaluation. The Cain's Furniture Property is recommended not eligible for listing in the National Register of Historic Places because it does not meet the eligibility criteria established by the National Park Service (NPS 1997). While the Cain's Furniture Property retains a commercial building dating from the early to late twentieth century, the building has lost integrity of materials due to the replacement of siding and windows as well as integrity of design due to a large addition that was likely added after 1970. Additionally, the property has lost its former commercial signage and associated gas pumps, further detracting from the integrity of feeling, setting, and design. The loss of integrity of materials, setting, feeling, and association of the building affect its ability to convey trends in early- to mid-twentieth-century commercial development, so it is recommended not eligible for listing in the National Register under Criterion A.

Property-specific research and documentary research of the area in general did not reveal any associations between the Cain's Furniture Property and significant events or trends in local, state, or national history. Likewise, research did not reveal any associations with significant individuals; therefore, the property is recommended not eligible for listing under Criterion B. The commercial building does not display the distinctive characteristics of a type, style, or method of construction, nor does it represent the work of a master or possess high artistic value; therefore, they are recommended not eligible under Criterion C in the area of architecture. Archaeological investigations have not yet been conducted on this property; therefore, the resource's eligibility under Criterion D (potential to yield information important to history or prehistory) cannot be assessed at this time.

Bibliography

Kent County Recorder of Deeds (KCDB)
Kent County Deed Books, Kent County Courthouse, Dover, Delaware.

National Park Service (NPS)
1997 *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. U.S. Government Printing Office, Washington, D.C.

DELAWARE STATE HISTORIC PRESERVATION OFFICE

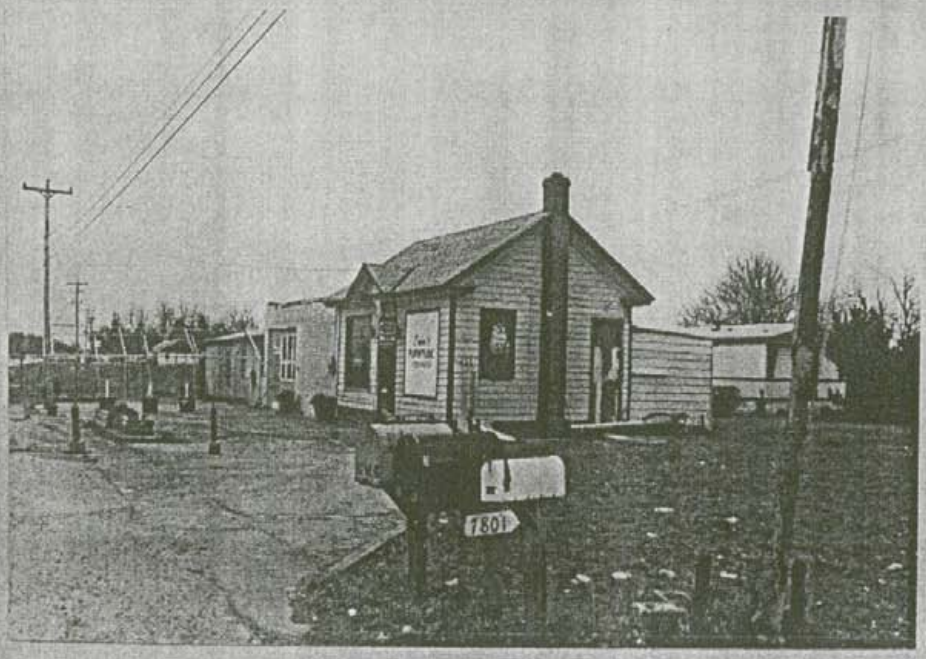
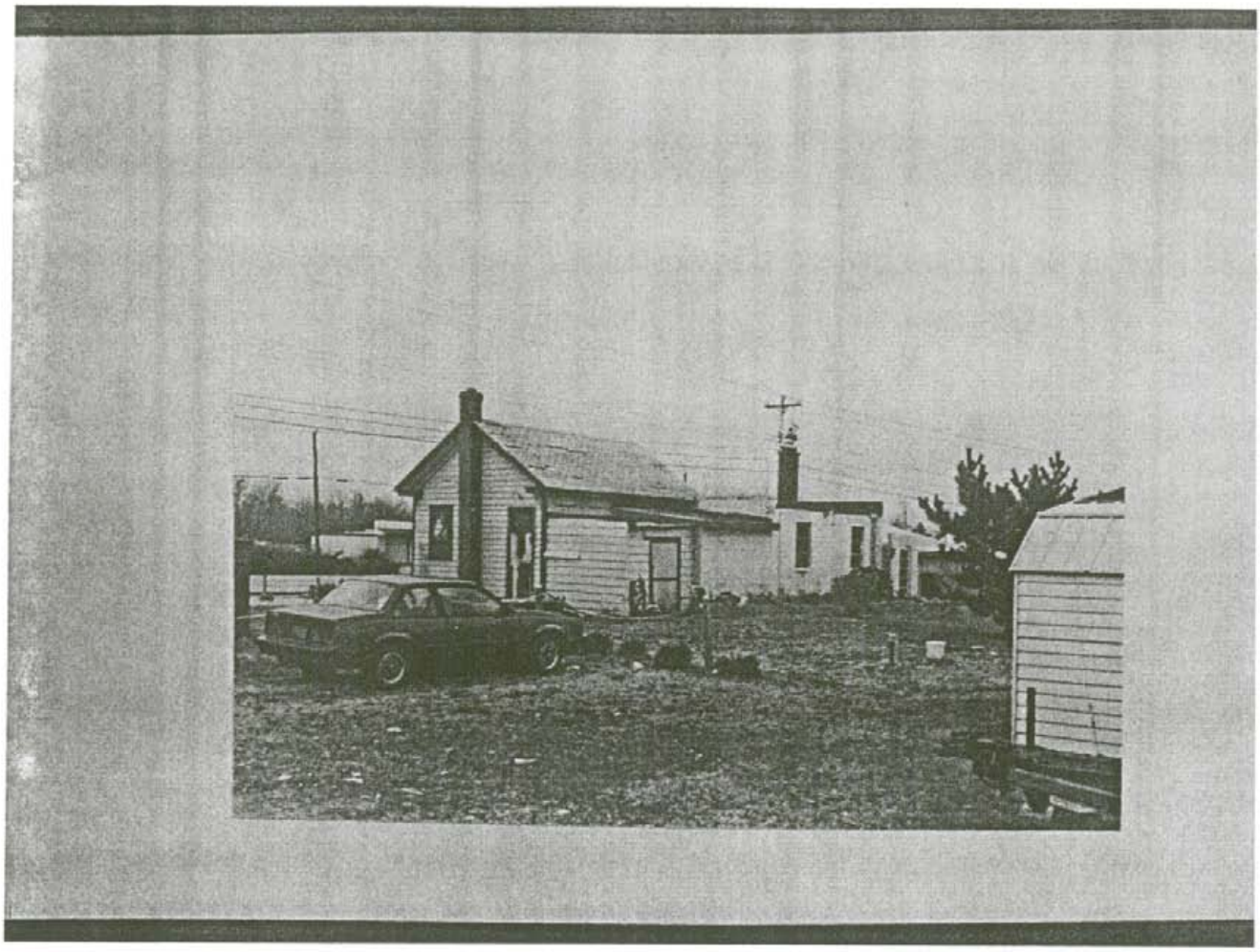
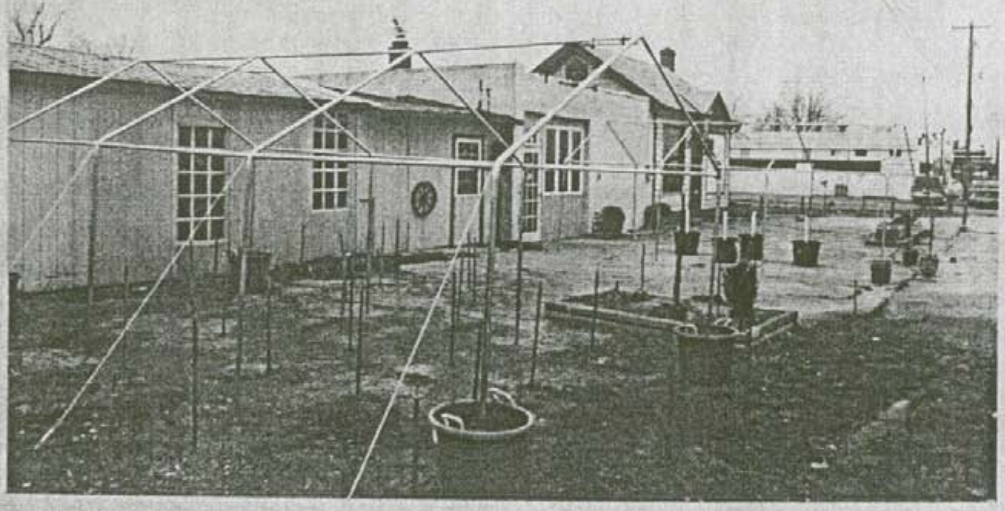
PHOTOGRAPHIC INVENTORY

CRS # K-6778 Date 3/98 Contact # C-4266 Surveyor S. Davis

Description Cain's Furniture, from NE

Negative Location (if other than SHPO) _____

Attach contact print(s):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