

**Evaluation Sheet For National Register Eligibility
Potential Historic District Form**

- 1) **Location:** Ocean View, Baltimore Hundred, Sussex County, Delaware
Potential: Unknown (outside scope of work) outside of Area of Potential Effect (APE)
Historic District: No

- 2) **Boundary:** See Map: 1
The Ocean View District boundary considered for this Potential Historic District Form is that portion of the Area of Potential Effect (APE), delineated for the Route 26 Improvements Project, in which all buildings and structures that border any proposed project activities along the existing Route 26 mainline were evaluated pursuant to 36 CFR 800.4(a)(1).

The western boundary of the Ocean View District considered as a Potential Historic District is located at the intersection of Route 26 and Road 349A (Central Avenue); the eastern portion of the Ocean View Historic District is located at the junction of the Assawoman Canal and Route 26 (this is the portion of the village of Ocean View as depicted on Sussex County, Delaware Tax Assessment Map 1-34-12 and Tax Assessment Map 1-34-13. See **Map 1**); All properties fifty (50) years in age or older that touch the existing Route 26 were examined. See the attached list for all of the Cultural Resource Survey (CRS) numbers considered as part of the Ocean View District.

- 3) **Eligibility Comments:** The Ocean View District is recommended **not eligible** as a potential historic district.

State Plan Link:

Zone: Coastal (Bethany Beach, DE USGS Quadrangle, Photo revised 1984)

Period(s): Industrialization & Early Urbanization, 1830 – 1880 +/-; Urbanization & Early Suburbanization, 1880-1940 +/-

Theme(s): Settlement Patterns & Demographic Changes; Agriculture; Architecture, Engineering, and Decorative Arts

Property Type(s): Agricultural Complexes; I-houses (some with Vernacular Gothic Revival and Greek Revival detailing); Bungalows, Vernacular Gothic-Revival Churches, Minimal Traditional and Colonial Revival dwellings, and a school (see the *Route 26 Eligibility Study*)

Development of Ocean View District

During the period of Industrialization and Early Urbanization (1830-1880 +/-) on a portion of the former Middlesex tract near White Creek, W. S. Hall opened a store on his farm (*Ocean View: Our Hometown*, 1997). This store would later form the hub of the village of Hall's Store – which would later be renamed Ocean View.

United States Postal Service records indicate the area on Cedar Neck became known as "Hall's Store" by 1833 (NSDAR, p. 25; U.S. Postal Service, *Record of Appointment of Postmasters*,

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Volume 9, circa 1832-1843, Sussex County, DE). A post-office was established at Hall's Store in 1822, and shortly thereafter a small community of farmers, watermen and seamen took root (*Ocean View: Our Hometown*, 1997). Hall's Store was officially re-named Ocean View just a few years after the Civil War (1870) in recognition of its proximity to the Atlantic Ocean (Alotta, p. 293). Around 1881, mail was received in Ocean View about three times per week via stagecoach from Georgetown, driven by a local, Mr. William Betts (Pepper, p. 30). On April 13, 1889, sea captain George W. West became the first elected town council president of the newly incorporated village. Captain W. Tunnel later replaced George West as town council president (*Ocean View: Our Hometown*, 1997).

The period of Urbanization and Early Suburbanization (1880-1940 +/-) reflected the trend of growing population concentrations in Baltimore Hundred. The village of Ocean View boasted a population of over 300 residents in 1930. Ocean View received electricity in 1928, while the surrounding "necks" were electrified later (Connors, n.p.). Route 26 (or Atlantic Avenue) was repaved with a hard surface in 1933, thereby helping farmers get their broiler chickens to market in a timely fashion and encouraging growth of service industries, such as service stations and restaurants (*Ocean View City Council Meeting Minutes, 1889-1977*, April 24, 1933, microfilm, Delaware State Archives; De Cunzo & Gracia, p. 31).

Like Clarksville and Millville, Ocean View witnessed a growth in seasonal traffic along Route 26 once roadways were paved and improved (See **Figure 2**). Sussex County's beaches became popular tourist destinations following World War II. In order to accommodate an influx of visitors, tourist amenities such as food markets, banks, restraints, and antique shops were built or converted out of older housing during the late twentieth century. Older housing was torn down in favor of new development, and some larger farms were parceled out to make way for beach housing subdivisions. Ocean View in particular was attractive for modern development, given its close proximity to Bethany and South Bethany Beaches.

Physical Integrity: The setting, feeling, association of the Ocean View District has been compromised by modern infill, demolition, and unsympathetic exterior alterations to many buildings fifty (50) years in age or older. As a result, the integrity of design, materials, and workmanship has also been compromised for many of the individual dwellings, churches, and other properties located within the Ocean View District.

Many of the buildings seen on historic maps and historic USGS Quads (See **Figures One and Three**) no longer exist, and those that do remain have sustained modern alterations and unsympathetic additions. The high volume of traffic that currently passes through Ocean View along Route 26/Atlantic Avenue has destroyed the rural, agrarian, linear feeling, setting and association that the Ocean View once exhibited, along with its ties to the broiler industry (See **Figure Two**). Commercial development tied to the tourist industry has hastened the development of new commercial and retail properties such as the Atlantic Avenue Medical Plaza, the Delaware National Bank, and Bell Atlantic; while many older dwellings have been converted into businesses and have lost their historic acreage. Despite the fact that Ocean View was the birthplace of the broiler chicken industry, few broiler houses are seen along the Route 26 corridor in Ocean View – and those that do survive have sustained unsympathetic alterations and modern repairs so as to render them ineligible resources. Many older single family homes have been demolished, or are now situated so close to Route 26 so as to diminish their integrity of setting and feeling. Little to no

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integrity of Ocean View remains due to the demolition, alteration, and traffic pattern changes that have occurred within the corridor over the past several decades along Route 26/Atlantic Avenue.

Due to physical alterations, which include, but are not limited to, porch infill, changes in fenestration, unsympathetic additions, demolition, and unsympathetic changes to the setting, the Ocean View District lacks integrity of feeling, design, materials and workmanship. Since the historic fabric of the hamlet is frequently lacking, and community structures and organizations once located in the Ocean View District are not gone (such as the post office and general store), the Ocean View District also lacks significance as a historic district.

The Ocean View District along Route 26 does not exhibit association to the broiler chicken industry since many of the broiler houses have been moved or demolished - north of Route 26 APE, a historic district may be present in Ocean View. However, survey of this area is out of the scope of work and APE for the Route 26 Project.

Eligible for Listing: YES NO

Explain: While Ocean View is associated with the development of the broiler poultry industry (which represented a major agricultural shift for the state of Delaware during the Great Depression that continues into the present), the village of Ocean View physically manifests few defining characteristics of its former association with the broiler industry (Criterion A). Most of the historic broiler houses have been torn down on farmsteads on Route 26 in Ocean View to make way for the commercial and tourist industries as a result of Bethany Beach development.

Ocean View is not known to be associated with the productive lives of persons important to local, state, or national history (Criterion B). The buildings located within Ocean View are not distinctive to a given period in time or method of construction (except resources such as S-9133.001& S-9133.002, The Lord Baltimore School, which is associated with patterns of education in the state of Delaware, that are individually being recommended as eligible or potentially eligible), nor do they represent the work of a master or architect (Criterion C). Owing to prior ground disturbances along Route 26/Atlantic Avenue, there is little probability that new information will result from any archaeological testing performed in the vicinity of the village (Criterion D).

Evaluator: Jennifer Horner McCormick, Taylor & Associates, Inc. May 30, 2002/Revised July 2003
Name Firm and Title Date

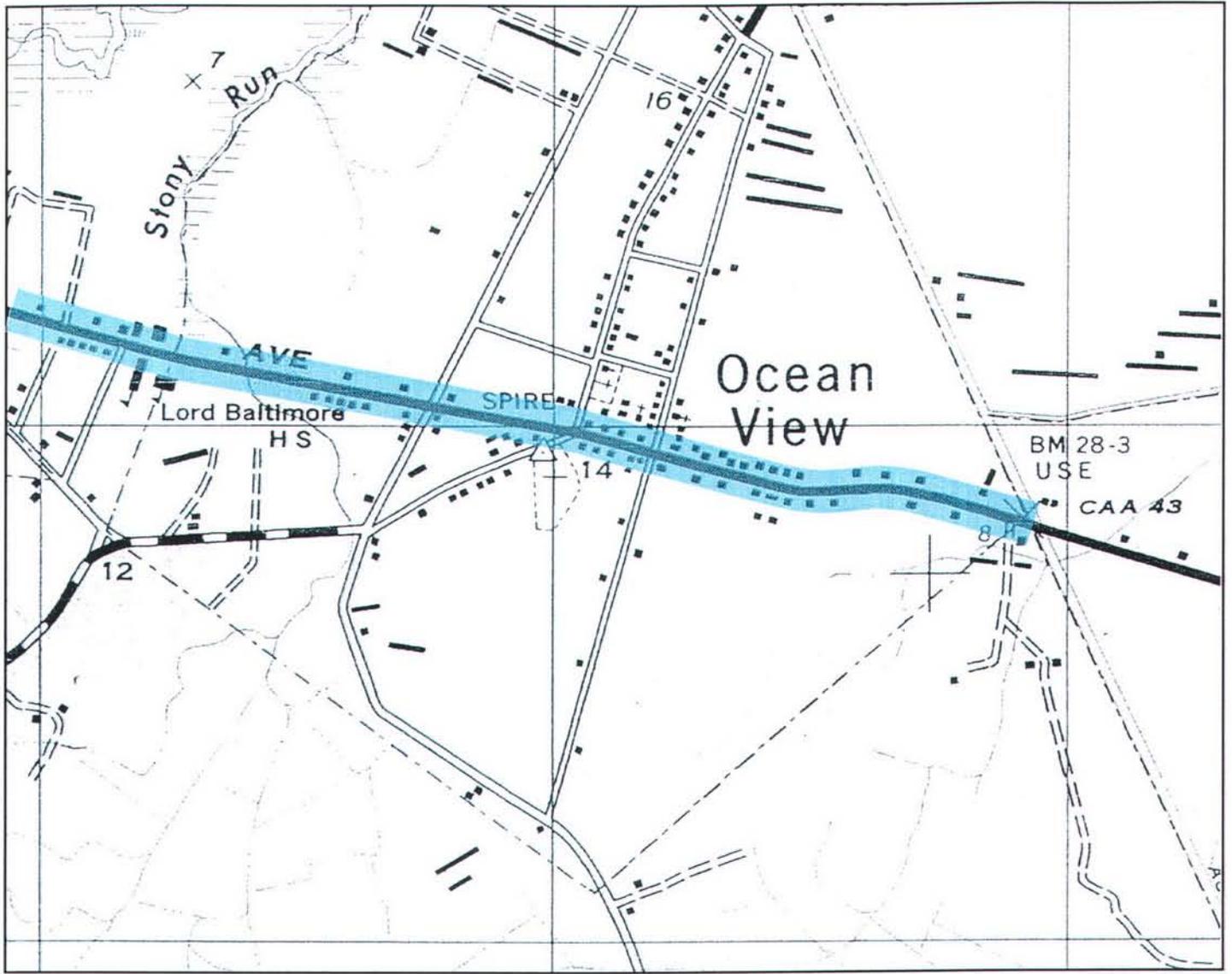
Concur: _____
Name SHPO and Title Date

Comments:

List of CRS #'s considered for the Ocean View District for the Route 26 Planning Study

Ocean View District

S-9740	S-9695
S-9738	S-9696
S-9769	S-9699
S-9737	S-9698
S-9736	S-9697
S-9734	
S-9735	
S-9728	
S-9727	
S-9726	
S-9733	
S-9732	
S-9731	
S-9730	
S-9729	
S-9133	
S-9725	
S-9724	
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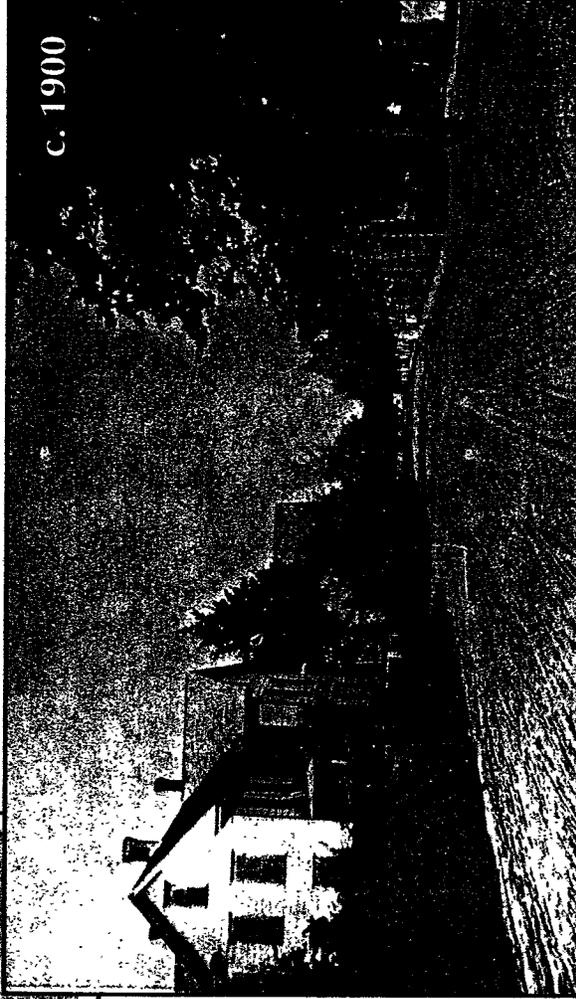
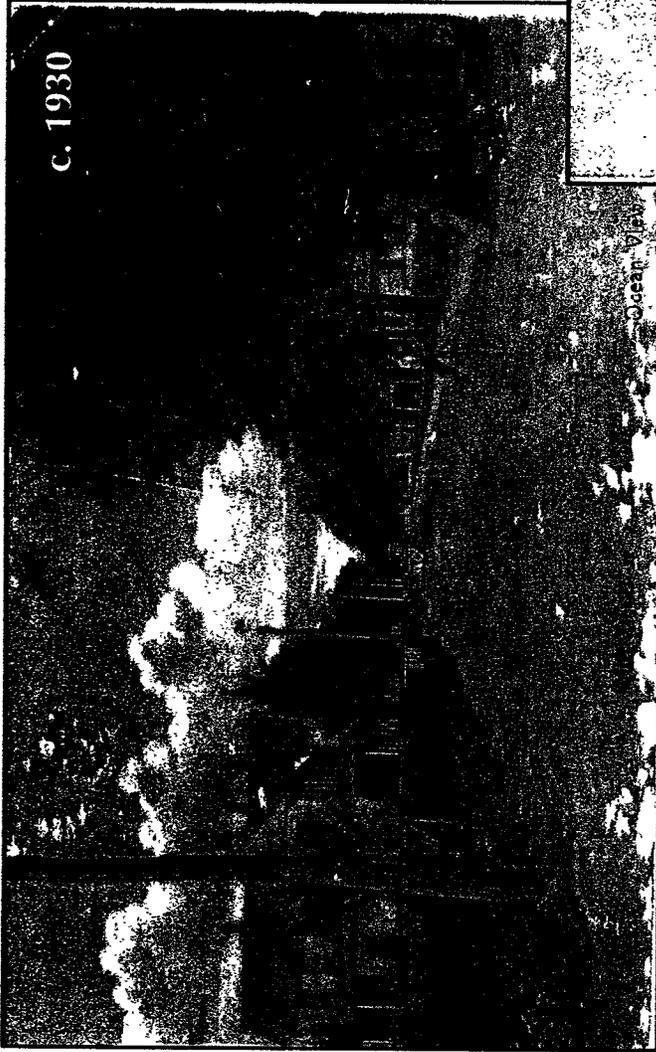
Vicinity of Ocean View, DE
Bethany Beach, Delaware
USGS Quadrangle
Photorevised 1948



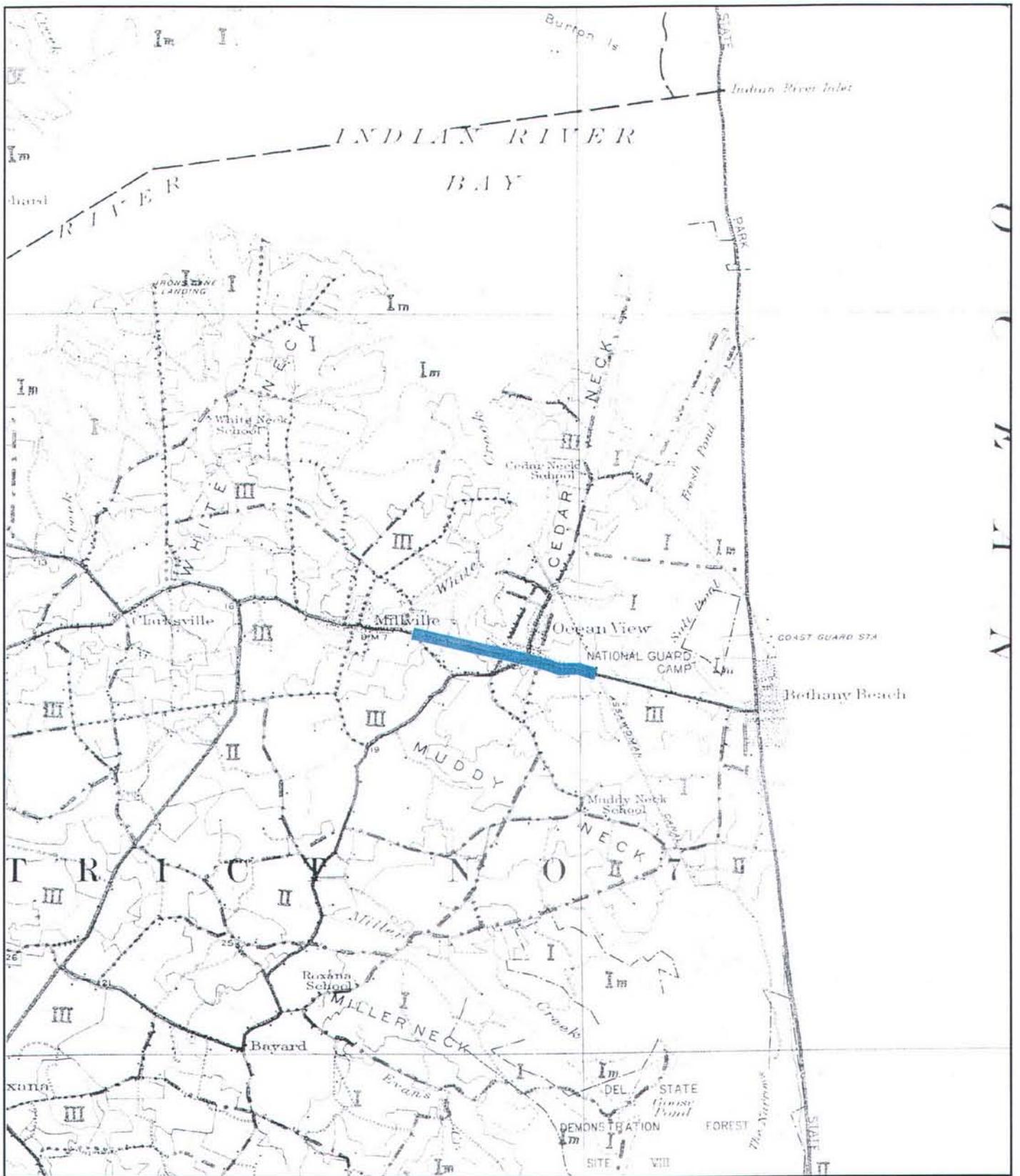
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1 inch = 1000 feet

Figure One



Views of Ocean View, Delaware, c. 1900 - c. 1930
*The Postcard Collection at the
Historical Society of Delaware*



 Vicinity of Ocean View District

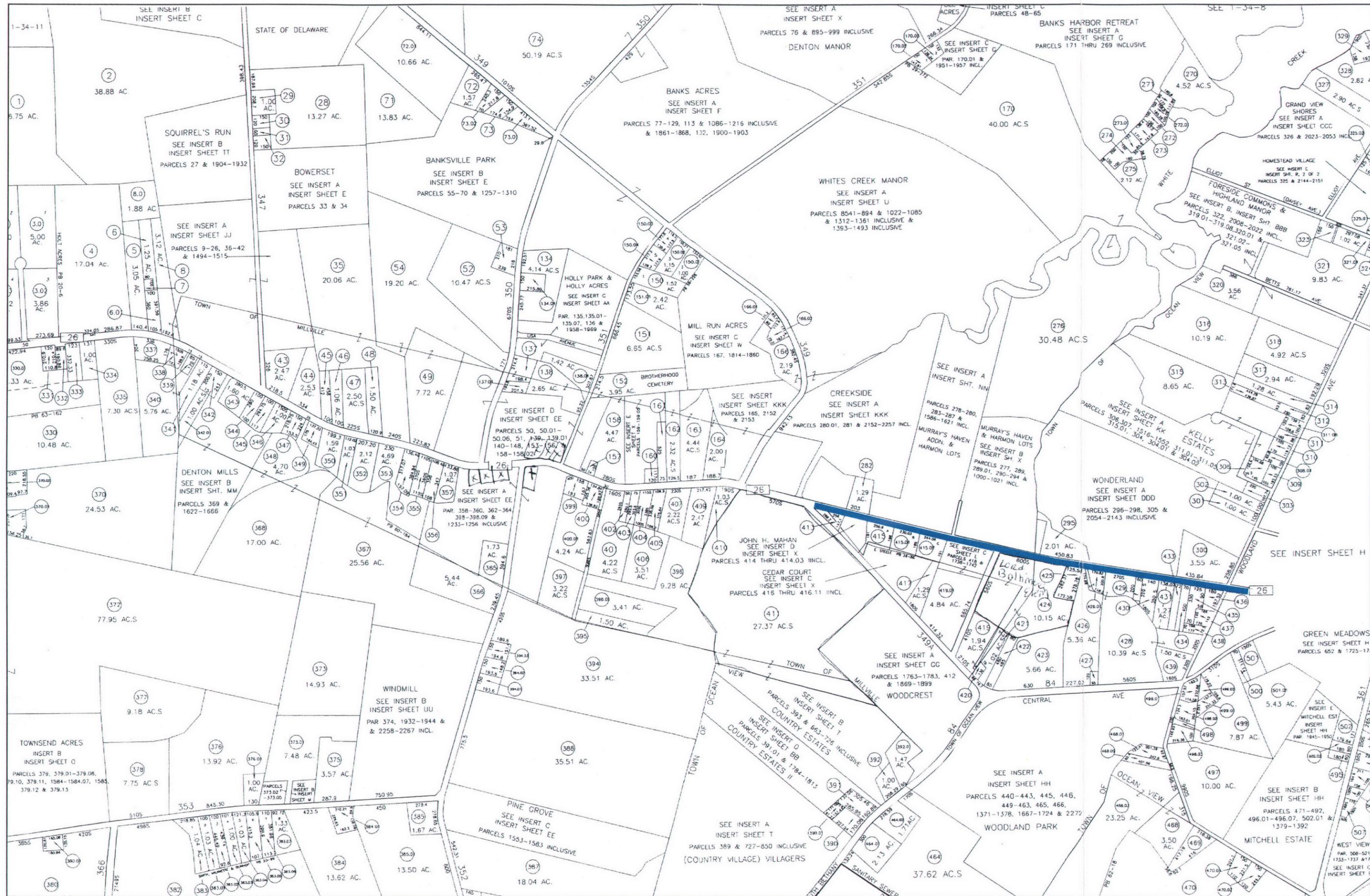


N

Not to Scale

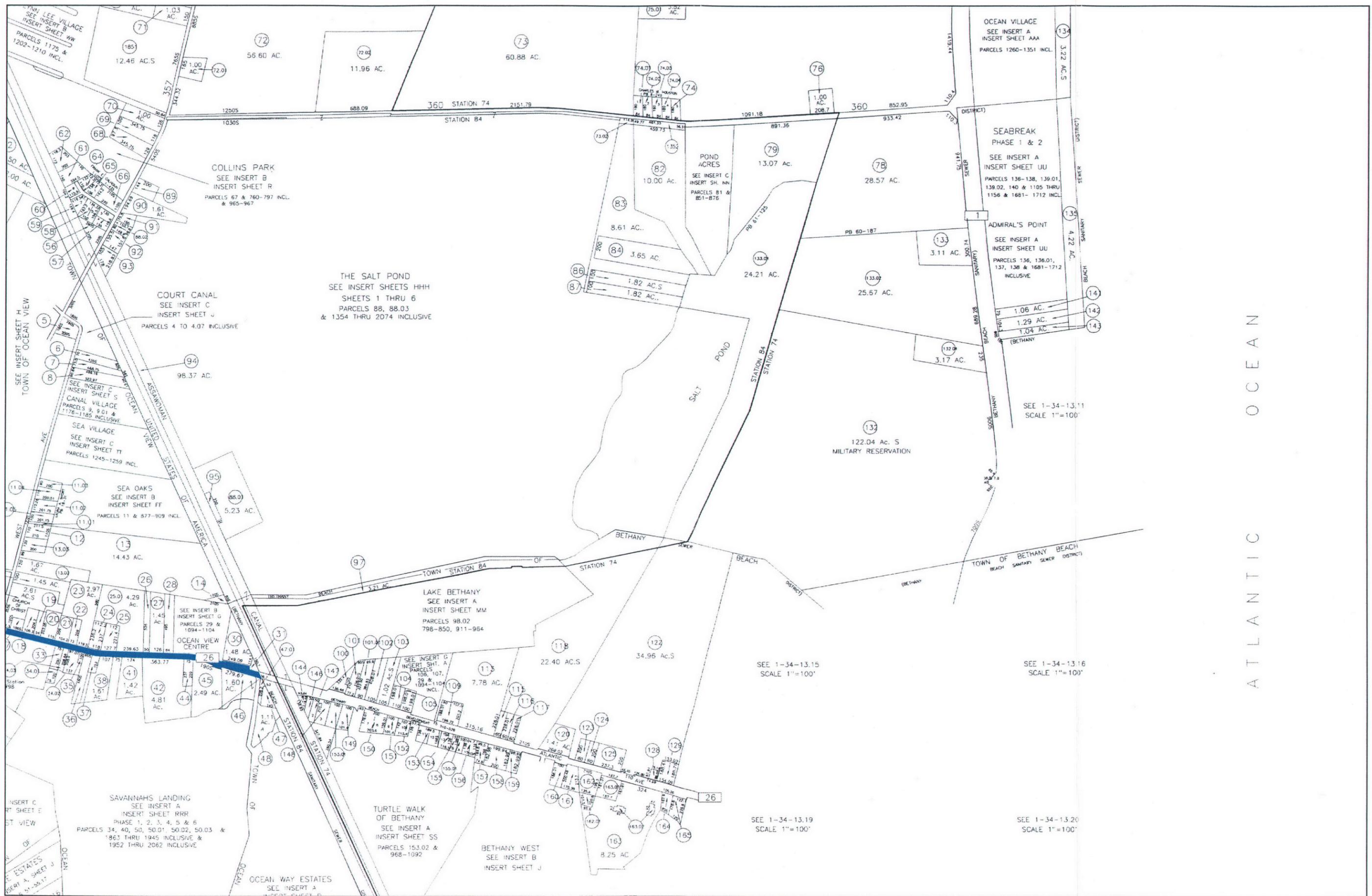
Frankford, DE
 USGS Quadrangle
 Photo Revised 1941
 Delaware State Archives

Figure 3



Map: 1-34-12 Ocean View District

Map 1



ATLANTIC OCEAN

Map: 1-34-13 Ocean View District

Map 1



Photograph 1: Ocean View District, looking easterly from the corner of Central Avenue and Route 26, near Mariners Bethel United Methodist Church (S-9714; right edge of photo). Modern development (seen in left foreground) has compromised the feeling and setting of the Ocean View District along Route 26. Photo taken July 2003.



Photograph 2: Ocean View District, looking west from the intersection of Central Avenue and Route 26 (Mariners Bethel United Methodist Church S-9714 is located behind the photographer). As seen in this photo from July 2003, modern infill/development has undermined the feeling and setting of the Ocean View District along Route 26.



Photograph 3: Ocean View District, looking west along Route 26, between Central and West Avenues. Note the modern development along right edge of photo.



Photograph 4: Ocean View District, looking east down Route 26, just west of West Avenue. S-9719 is seen in the left edge of the photo; the gable peak of S-9718 is seen left-center. Late twentieth century buildings are seen along the right edge of photo.