

3.0 RESEARCH DESIGN

3.1 GOALS AND METHODS

The overall goal of this architectural study is to identify architectural resources in the APE built prior to 1965 and evaluate their National Register eligibility under identified historic contexts. Background research began with a documentary/cartographic study of the APE and surrounding study area. The documentary and cartographic research aided in understanding the developmental history of the area and in compiling the historic context, defining expected resources, and establishing survey methods for the study area. This research included identifying resources in the APE that were documented in previous surveys as well as those that were built prior to 1965.

A great deal of information was readily available from previous and ongoing studies sponsored by DelDOT and other agencies, particularly previous studies from the initial construction of SR 1. With the aid of DelDOT staff, the DE SHPO office was consulted for existing Cultural Resource Survey (CRS) forms for previously surveyed properties in the APE and information concerning the eligibility recommendations of previously surveyed resources.

Historical background information from previous reports was supplemented by local sources at the city/county and regional levels. Research was conducted at the Delaware Historical Society (DHS) and the Delaware Public Archives (DPA). Historical map research conducted at DHS and DPA included atlases and other maps of New Castle County dating to the nineteenth and twentieth centuries. The maps aided in the understanding the developmental history of the properties and the evolution of ownership and built resources. Deed research, available at the New Castle Recorder of Deeds office and the Delaware Public Archives (deeds prior to 1941) and online at the New Castle Recorder of Deeds website, provided specific information about property ownership and parcel division over time.

Following the completion of the initial background research, an architectural field survey was carried out to: (1) identify the resources built prior to 1965 in the study area, (2) locate individual properties that could potentially be eligible for listing in the National Register, (3) field check those properties that were previously surveyed, and (4) field check those properties that were previously listed or determined eligible or not eligible for listing in the National Register. All properties containing pre-1965 buildings located in the APE were surveyed to obtain the information necessary to complete the appropriate DE SHPO CRS forms. Digital photographs were taken of the exteriors of buildings. The building interiors were not accessed with the exception of the Wagner Property (CRS No. N08820).

3.2 EXPECTED RESULTS/ASSOCIATED PROPERTY TYPES

The goal of this project was to determine through field examination, research, and evaluation which properties containing buildings built before 1965 appear to be eligible for listing in the National Register. The influences and trends that encouraged the development of specific property types are identified and included in the preceding historic context (Section 2.2). In this section the predominant property types found in the APE are defined and a list of character-

defining elements or features is included for each property type. The applicability of the National Register criteria and necessary aspects of integrity are discussed for each of these types. Based on the historic context, the expected associated property types in the APE include commercial properties, educational facilities, religious properties, residential properties, residential developments, domestic complexes, and agricultural properties.

3.2.1 Commercial Roadside Architecture

The expansion and improvement of the road system fueled the popularity of the automobile, and by 1917 over 10,000 motor vehicles were registered in the State of Delaware. State Highway Department policy advocated the construction of new, modern roads outside existing downtown districts. Enterprising citizens soon realized the potential of the vast market opening up in the auto service industry and began to establish businesses along the new thoroughfares. As a result secondary commercial districts grew up along the roadsides to service the specific needs of the auto traveler (Rosin and Bowers 1992:8). This trend continued as the road system and suburbanization increased after World War II.

In the APE commercial buildings are typically located along the primary highways in the vicinity of small towns or villages. These highways include SR 7 (Dupont Highway) near St Georges and U.S. 40 in the vicinity of Bear. Unlike commercial corridors outside major cities, commercial development along these roads was not dense; however, they did cater to automobile travelers and take advantage of the large expanses of available land.

3.2.1.1 Auto Showrooms

In the first decade of the twentieth century, dealerships were most often found along Main Street (Liebs 1985:75-76). As the volume of automobile sales, as well as the number of auto makers, increased, dealerships moved out of crowded downtown areas to the commercial districts developing along new highways and modernized roads (Liebs 1985:81-83). Land outside the central business district was available in greater quantities and at a lower price, and dealers were able to construct larger sales rooms and service centers with ample display windows to exhibit their products.

Starting in 1930, car sales dropped sharply in reflection of the nationwide economic depression. In an effort to attract customers, dealers placed new emphasis on service and reliability of their products. Less attention was focused on glamorous showrooms, and more was paid to service departments. New car production ceased completely during World War II, and dealerships began to direct their attention to providing maintenance and spare parts for vehicles already on the road (Liebs 1985:86-87). By the end of the war, the cars on the road were aging, and when the restrictions on new vehicle construction were lifted, dealers were overwhelmed trying to meet the public's pent-up demand for new vehicles. The growth in the number of car dealers during the postwar years mirrored the demands of the consumer public (Liebs 1985:87-8).

The modern auto showrooms of the 1940s and 1950s focused on drawing in customers traveling in a fast-moving vehicle. The focal point on the street-facing façade was a large, glare-free window in which a new car was prominently displayed. The service wing was typically the

largest part of the building, and its mere bulk and the broad driveways leading up to the service bays served as advertisements for the service component of the business. Signs reading “sales” and “service” called attention to the distinct yet unified functions of the building, and trademark signs, such as “Chevrolet” or “Ford,” were prominently displayed. The Modern exteriors of the buildings were emphasized by unadorned, plain wall surfaces, flat roofs, large display windows, and ribbon windows (Liebs 1985:89-90).

Character-defining features include:

- sprawling one-story building with showroom fronting the street and large service wing prominently on the side;
- flat roof;
- unadorned, plain wall surfaces;
- large, plate glass windows on the facade of the showroom wing;
- multi-light metal-sash windows on service wing;
- signage indicating service or showroom areas as well as trademarks;
- large parking lots for cars.

3.2.1.2 General Commercial Buildings

General commercial buildings are typically scattered along large transportation corridors and primary roads leading to downtown areas of adjacent communities, including U.S. 40 and SR 7 in the APE. Although characteristics of these properties vary by date of construction and use, the buildings often share common traits. Commercial buildings are typically constructed of concrete block and have a rectangular footprint with the shorter side fronting the road. Roofs are typically flat with a parapet and often have a pent roof along the primary façade. Fenestration is typically a central, commercial glass door flanked by large storefront windows on the façade and additional storefront windows placed nearest to the façade on the side elevations. Garage bays and loading docks along the rear and side elevations are common and indicate storage areas. Signage is typically prominent on the building or property to attract costumers driving by (Clark et al. 2012:26-27).

Character-defining features include:

- commercial glass doors;
- display windows;
- loading docks or loading doors (if present).

3.2.1.3 Registration Requirements for Commercial Roadside Architecture

Historic Context for the Evaluation of Commercial Roadside Architecture (Rosin and Bowers 1992) provides overall eligibility characteristics for commercial roadside architecture that would apply in the APE. The context was intended for pre-1942 architecture and did not address post World War II examples; however, the registration requirements are applicable for commercial resources dating to the mid-twentieth century.

In general, National Register-eligible commercial buildings would reflect the impact of the automobile on community growth and development. In the APE, which was mostly rural, examples of roadside architecture may be found as isolated examples or in small groupings. The properties should illustrate commercial activity that occurred in direct response to automobile use and travel. Qualifying properties should feature site layouts that facilitate customers arriving by car, such as parking lots. It is common for commercial properties to have undergone many different uses over the years, and these buildings have a high probability of alteration. Therefore eligible commercial properties will typically possess integrity of design, materials, workmanship, and association tied to the original period of construction. To be eligible, commercial properties must retain the majority of their original character-defining features, particularly their display windows and signage, and have no major alterations outside their period of significance.

- Criterion A Eligible properties should be significantly associated with patterns of settlement and development that occurred in response to the automobile, including the development of secondary commercial districts along newly constructed state highways. The property would most likely be the first of its kind in its area and was influential in attracting additional commercial properties to the transportation corridor.
- Criterion B Eligible properties should be directly associated with the productive life of a business person, merchant, or other individual significant to the history of the local area.
- Criterion C Properties eligible under Criterion C should embody the architecture of the automobile era. This includes later, streamlined designs or buildings that exhibit identifiable traits of specific companies that developed or flourished during the automobile era. Properties that exhibit the use of modern construction techniques and materials, such as enameled porcelain, stainless steel, aluminum, and glass blocks, would also qualify under Criterion C.
- Criterion D Under Criterion D, eligible properties will include those standing buildings that have the potential to yield information about construction technology that otherwise could not be gleaned from documentary sources. However, building plans and data on construction technology are commonly available for twentieth-century buildings, and fewer properties will qualify under this Criterion than the others (Rosin and Bowers 1992).

3.2.2 Educational Facilities

In the pre-automobile era, institutional properties such as churches and schools were located in small villages or in a central location of the community they served. As the APE underwent suburbanization in the mid- to late twentieth century, institutional properties were often expanded as the population grew. In the APE educational facilities are most likely to be found outside small villages or towns and/or along major transportation corridors. It is expected that

these facilities have been expanded since their initial construction due to the rapid population growth of the late twentieth century.

By the late nineteenth and early twentieth centuries, considerable scholarship existed on the need for standard school buildings that were a departure from the early American one-room schoolhouse. As cities and towns grew, greater attention was placed on establishing proper infrastructure for the growing society, and school buildings became the focus of social reformers. Thus, in the early decades of the twentieth century, most new schools were “standardized, utilitarian spaces that were designed to house as many students as possible” (Baker 2012:4). In the early twentieth century small, rural schools were replaced by larger, standard-designed schools, typically built in villages or towns (Clark et al. 2012:28).

3.2.2.1 Registration Requirements for Educational Facilities

National Register-eligible educational facilities would most likely be locally significant and associated with important education-related events or trends, a particular educator, or be a significant representation of an architectural style or form used for educational facilities. To be able to convey significance, the school must be in its original location and its setting should convey its original purpose, such as a rural or town school. It must retain its original massing, form, and appearance. If an addition is representative of school expansion and built within the period of significance, then the addition could be acceptable. Original fenestration and architectural detailing should be present (Clark et al. 2012:29).

- Criterion A A school may meet Criterion A if it is associated with an important event or trends, most likely in context of local or regional education.
- Criterion B Under Criterion B, a school may be eligible for association with an educator or administrator who had an important role in the history of education in the area or state if the school is associated with the productive life of the individual.
- Criterion C Under Criterion C, the school must be architecturally significant, such as a notable example of a particular architectural style or a significant or innovative school design or plan.
- Criterion D Eligibility under Criterion D requires that the building fabric possess information potential.

3.2.3 Religious Properties

Similar to schools, churches were commonly located in small villages or in a central location of the community they served in the pre-automobile era. Suburbanization and the resulting population growth in the APE during the mid- to late twentieth century brought new congregations and facilities. In some instances older properties were adapted to fit the needs of the new congregation. Cemeteries are commonly associated with religious properties and are often located adjacent to the associated church or, in some instances, outside a village or town.

3.2.3.1 Registration Requirements for Religious Properties

Typically, religious properties, including churches and cemeteries, are not eligible for the National Register unless they meet specific Criterion Considerations. A religious property can be eligible if “it derives its primary significance from architectural distinction or historical importance (National Park Service 1997:26).

Cemeteries that contain the graves of persons of transcendent importance, have achieved historic significance for their great age or particular geographic or cultural context, have distinctive design values, or are associated with important events may meet Criterion Consideration D and be individually eligible for the National Register. However, cemeteries do not have to meet Criterion Consideration D if the cemetery is nominated along with its associated church and the church is the main resource (National Park Service 1997:34-35).

- Criterion A Religious properties must be significant under a theme in the history of religion that has secular scholarly recognition; significant under another historical theme such as exploration, settlement, social philanthropy or education; or must be significantly associated with traditional cultural values. Cemeteries must be associated with historic events or general events that illustrate broad patterns of history.
- Criterion B Eligible religious properties should be directly associated with the productive life of a person or persons significant in religious history. Properties associated with individuals that are only important within the context of a single congregation and lacking importance in another context are not eligible under Criterion B. A cemetery containing the graves of persons of transcendent importance may be eligible if the persons have had a great impact in the history of their community, state, or nation.
- Criterion C Similar to other resources, for a religious property to be significant under the theme of architecture, the resource must embody the distinctive characteristics of a type, period, or method of construction. A church may represent the characteristics of an architectural style or form popular in New Castle County, the region, or Delaware in a given period. For a religious property to be eligible under Criterion C, it must possess strong integrity of design and materials. Cemeteries can qualify if they possess distinctive design values.
- Criterion D A religious property must yield important information about the religious practices of a cultural group or other historic themes. Cemeteries must have the potential to yield important information within a specific context and be able to clearly demonstrate the information potential (National Park Service 1997:26-27, 34-35).

3.2.4 Residential Properties

The most common resource type found in the APE is the single-family dwelling. Since the APE remained mostly rural until the mid- to late twentieth century, it is likely that the oldest dwellings in the area are or were formerly connected to larger agricultural properties or are located on major arteries on the outskirts of small villages. These dwellings reflect common vernacular traditions and popular architectural styles of the region during the time they were built.

In the early decades of the twentieth century, additional individual dwellings were constructed along the major arteries, in particular near villages, again reflecting the popular forms and styles of the time. As illustrated by historical maps, it was not until the mid-twentieth century that groups or small subdivisions of houses appeared in the APE. As discussed above, this trend reflected the overall suburbanization of northern Delaware and the improvement and expansion of Delaware's road system. Most of the dwellings built in the APE after World War II are common examples of suburban housing.

3.2.4.1 Greek Revival (1925-1960)

Examples of the Greek Revival style are among the oldest dwellings identified in the APE. This house style is most likely found in the small villages, such as Christiana, or on current or former agricultural properties. The Greek Revival style became prevalent during the 1830s to around 1850; however, Mid-Atlantic builders did not fully embrace the "full blown" Greek revival style as in upstate New York and in the southern reaches of the Mississippi River (Lanier and Herman 1997:138). Archaeological investigations in ancient Greece in the mid-eighteenth century led to a popularization of the proportions, ornamentations, and details of monumental Greek architecture, and the resulting style featured symmetrical facades, low-pitched roofs, pedimented gables, and raked or heavy cornices with unadorned friezes. Also common to the style are porches with prominent columns. Side lights and transoms replaced the fanlights that ornamented the main entrances of the previous Federal style. Particularly in the Delaware Valley, builders typically adopted individual Greek Revival-style motifs and used them selectively (Lanier and Herman 1997:138-142).

Character-defining features of Greek Revival-style house include:

- rectangular massing;
- two or two and one-half stories;
- low-pitched gable roof;
- raked or heavy cornice;
- symmetrical fenestration on façade ;
- sidelights and transom windows around main entrance door;
- porches with prominent columns, often of classical orders;
- classically derived ornamentation.

To possess sufficient integrity for National Register eligibility, a Greek Revival-style house must retain the majority of its original or historic fabric, including its exterior cladding, brick, or stone, fenestration, roof profile, chimney(s), and architectural detailing, such as window and door

surrounds. Re-siding in aluminum or vinyl generally eliminates eligibility unless the new sheathing maintains the character of the original. Additions, especially to the rear, may not compromise the integrity, providing these additions are in keeping with the massing of the original block or if they were constructed during the period of significance.

3.2.4.2 Vernacular Forms

Several of the oldest properties in the APE exhibit the characteristics of common nineteenth- and early twentieth-century vernacular forms. These include center gable and I-houses. Similar to Greek Revival-style houses, these dwellings are typically located in small villages, such as Christiana, or were historically part of a larger agricultural complex. Because of suburbanization and the expansion of commercial corridors, today these properties commonly lack the acreage and agricultural buildings associated with their use as farms.

The two-story I-house is a common vernacular form in the United States that is characterized by a plan two rooms wide and one room deep. The houses are typically three or five bays wide with a central hall or side-hall entry and a side-gable roof. The I-house was common in the Tidewater South before the railroads, and after the arrival of the railroads, the popularity of the I-house spread over much of the eastern half of the country. In some instances I-houses have applied stylistic ornamentation that reflects the period in which they were built or updated; however, most examples have little architectural detailing. Front porches and rear ells are common features of I-houses (McAlester 1997:96).

Character-defining features of I-houses include:

- two-story plan two rooms wide and one room deep;
- three or five bays wide;
- side-gable roof;
- front porch;
- rear ell.

In the United States the center gable house was a house type built before 1870 but became more common during the early twentieth century when it was popularized through pattern books. Typically center gable houses are one or two rooms deep and one and one-half to two and one-half stories high. The houses have a rectangular plan with the ridgeline facing the street. One- or two-story ells commonly enlarge the house to the rear. The center gables of older examples are characteristically narrow and steeply pitched; later examples have wider gables that function more as dormers. Both older and more recent models commonly have front porches, but the older versions are often shallower (Gottfried and Jennings 2009:13-140).

Character-defining features of center gable houses include:

- one and one-half to two and one-half stories, and one or two rooms deep;
- intersecting front gable;
- front porch;
- rear ell.

Since these vernacular forms often lack architectural detailing, the form of the house must have sufficient integrity for National Register eligibility. The original roof type, fenestration pattern, and porch (if applicable) must be present. Additions must be built within the period of significance.

3.2.4.3 Bungalows (1910s-1940s)

A small number of bungalows are found in the APE and illustrate the initial influence of suburbanization. The bungalow was a popular house form throughout the United States beginning in the 1910s and continuing through the 1940s. American bungalows first gained popularity in California as part of the American Craftsman movement and spread throughout the country through pattern books and popular magazines. Although the first architect-designed Craftsman bungalows were quite large, the bungalow soon became a ubiquitous term to describe small houses of the early twentieth century.

Although the bungalow's design evoked a sense of country living, the form was most commonly built in subdivisions and was reproduced by the hundreds in cities across the country (Gottfried and Jennings 2009:187). The bungalow was not limited to urban areas, as the same characteristics that appealed to urban residents also attracted rural residents. In Delaware bungalows are found in small towns and in rural areas and were built as replacement or expansion housing. Rural bungalows “demonstrate the integration of high-style suburban architecture with traditional rural forms and the beginning of a new perception of the rural landscape as suburban” (Mulchahey et al. 1990:2).

Bungalows in Delaware are typically three-bay, one-and-one-half-story houses of wood frame, brick, stone, or concrete block construction or a combination of these materials. Wood-frame bungalows are commonly clad in weatherboard, wood shingles, brick, stone, or pressed concrete block. Roofs are most commonly low-pitched side-gable with wide overhanging eaves, exposed rafter ends, or prominent decorative brackets. Deep, full-width porches shade the main elevation and are often supported by battered piers (Clark et al. 2012:34-35).

Character-defining features of bungalows include:

- one and one-half stories;
- low-pitched gable or hipped roof with wide overhanging eaves; gable usually faces street
- three bays wide with central entrance;
- exposed rafter ends or decorative brackets;
- one-story integrated porch, often supported by massive, short, battered piers;
- wood shingle, stone, brick, stucco, or rusticated concrete block exterior cladding;
- prominent exterior chimney;
- varied window openings, including bay windows.

To possess sufficient integrity for National Register eligibility, a bungalow must retain its original massing, roofline, and porch. Covering of the original siding may be acceptable if it is compatible with the original. Replacement windows and doors are acceptable as long as they are compatible and the original fenestration pattern remains. Although changes in use do not

automatically disqualify a bungalow from eligibility, a bungalow must still retain integrity and distinctive exterior stylistic elements.

3.2.4.4 Cape Cod (1920s-1950s)

Cape Cod houses are common in the APE in small subdivisions built directly before or after World War II. The Cape Cod form is the most common variation of the postwar house and was built by developers across the country, including large-scale merchant builders like Levitt and Sons. Postwar versions of the Cape Cod house lacked the ornamentation of the Colonial Revival Cape Cod houses of the 1920s and relied on their massing and organization rather than decorative detailing and craftsmanship.

Characterized by their rectangular, boxy form and appearance, Cape Cod houses are typically one and one-half stories with steeply pitched gable roofs. The front slope of the roof is often pierced by two symmetrically placed gable dormers. Facades are most commonly three bays wide and symmetrically fenestrated with a centered door, and original windows are typically 6/6 or 8/8 double-hung wood-sash. Exterior cladding is often wood or asbestos shingle, weatherboard, or, in some instances, brick. Although attached garages are not common, adjacent detached garages were often later attached by a small breezeway (Pettis et al. 2012:193-194).

Character-defining features of Cape Cod houses include:

- rectangular plan and one-and-one-half-story massing;
- symmetrical façade;
- side-gable roof with dormers;
- double-hung windows; and
- Colonial Revival-style door surround or portico.

To be eligible for the National Register, a Cape Cod house must retain high levels of integrity. Its original massing and symmetrical proportions, roofline, and its original exterior materials must be intact. Original fenestration and sash patterns of all openings must be maintained and retain their original character. If an attached porch, garage, or carport is present, it must have undergone minimal alterations since its construction.

3.2.4.5 Two-Story Massed Form/Colonial Revival (1890s to present)

A small number of two-story Colonial Revival-style dwellings are located in the APE and demonstrate the continuation of traditional house forms in Delaware and the adaptation of the form as a suburban house. The two-story massed house is a traditional house form most frequently associated with the Colonial Revival style, although mid-twentieth-century examples often retain the form but little of the architectural detailing of their predecessors. Colonial Revival style in the United States originated with Philadelphia's Centennial Exposition in 1876 and the heightened interest in Colonial architecture. The early examples of the style were not necessarily historically correct replicas but interpretations with architecture details inspired by Colonial precedents. The Colonial Revival style became more popular among the middle class during the first quarter of the twentieth century as a result of several publications, which offered

photographs and drawings of Colonial Revival-style examples. The economic depression of the 1930s, housing shortages after World War II, and changing fashions led to a more simplified version of the style in the 1940s and 1950s (McAlester 1997:326).

The two-story Colonial Revival-style house is found in the APE, although not as frequently as Minimal Traditional and Ranch houses. They are typically rectangular in form with a one-story attached garage or porch on the side elevation. Roofs are usually side-gable with tight eaves, a wood cornice, and exterior or interior-end brick chimneys. The facades, which are usually five bays wide, are most often symmetrically fenestrated with 6/6 double-hung windows. Architectural ornamentation is limited; however, most examples exhibit a Colonial Revival-style door surround on the main entrance.

Character-defining features of the two-story Colonial Revival-style house include:

- two-story massing and rectangular plan;
- side-gable or hipped roof;
- exterior or interior end chimneys;
- symmetrical fenestration;
- decorative window surrounds and faux louvered shutters; and
- Colonial Revival-style details, including sidelights, fanlights, door surrounds with pilasters, dentil cornices, or pediments, frieze or cornice boards, quoins, and jack-arched lintels.

To be eligible for the National Register, a Colonial Revival-style house must retain high levels of integrity. Its original massing and symmetrical proportions, roofline, and its original exterior materials must be intact. Original fenestration and sash patterns of all openings must be maintained and retain their original character. If an attached porch, garage, or carport is present, it must have undergone minimal alterations since its construction.

3.2.4.6 Minimal Traditional (1940s-1950s)

Minimal Traditional houses are common in the APE and were most commonly built after World War II as part of the initial suburbanization of the area. The Minimal Traditional form emerged during the Great Depression and early 1940s as a low-cost alternative to the larger and more decorative houses of the 1920s. The form is also often referred to as the Postwar Minimal, Minimal Modern, World War II Era Cottage, or “GI House” because of its popularity in the years following World War II. The affordability of the Minimal Traditional house made it ideal for meeting postwar building demands. By removing ornamentation and reducing the house to simple massing, the Minimal Traditional house was easily mass produced. Consequently, it was a frequent choice of tract developers and constructed in large numbers across the county.

The prominent features of the Minimal Traditional form include its small size, which rarely exceeds 1,000 square feet, and its lack of exterior ornamentation. Minimal Traditional houses are typically one or one and one-half stories and have a rectangular or L-shaped plan, asymmetrical fenestration, and a small inset entrance. Roofs are generally moderately pitched gable or hipped and have shallow eaves that are tight to the gable walls. Exterior cladding materials are typically

wood or asbestos shingle, weatherboard, or vertical board because they are less expensive. Although brick is less common as it is more expensive, in some instances it is used on the façade. Originally, windows were often wood or steel frame, double-hung or casement, and the main elevations typically feature a picture window. Garages are most commonly detached; however, in some instances a small garage or carport is attached to the side elevation (Pettis et al. 2012:190-191).

Character-defining features of Minimal Traditional house include:

- rectangular or L-shaped plan;
- compact size;
- one or one and one-half stories;
- low-pitched gable or hipped roof with shallow eaves;
- lack of exterior ornamentation;
- double-hung, picture, or casement windows; and
- small inset entrance or exterior stoop.

To possess sufficient integrity for National Register eligibility, a Minimal Traditional house must retain its original exterior materials, its original massing, its original roofline, and display minimal alterations to the garage or carport if attached. Original fenestration and sash patterns of all openings must be maintained and retain their original character. Although asbestos or aluminum siding may be original, re-siding in materials such as vinyl generally excludes eligibility unless the new siding maintains the character of the original.

3.2.4.7 Transitional Ranch (1950-present)

The Transitional Ranch, also referred to as the Minimal Ranch, is an intermediate postwar house form between the Minimal Transitional and the fully developed Ranch house of the mid-1950s. Like the Minimal Traditional house, the Transitional Ranch was small in size with simple massing and was inexpensive, and therefore it was built in large numbers across the country. The Transitional Ranch house is common in the APE, particularly in strip or small subdivisions.

Although the Transitional Ranch has a compact floor plan and spatial organization similar to the Minimal Transitional form, its external appearance conveys the horizontal massing of the Ranch form. Like the Ranch house, roofs are typically low-pitched with overhanging eaves and windows are often picture, double-hung, or casements that are asymmetrically arranged. Main entrances are also generally asymmetrically placed on the façade with a small recessed porch or stoop. Cladding is often weatherboard, stone or brick veneer, or a combination of materials. Attached garages or carports are not uncommon (Pettis et al. 2012:197-198).

Character-defining features of Transitional Ranch houses include:

- one story, horizontal massing;
- compact size;
- asymmetrical fenestration;
- low pitched roof with wide overhanging eaves;

- picture, double hung, or casement windows;
- combination of siding materials;
- attached carport or garage.

To possess sufficient integrity for National Register eligibility, a Transitional Ranch house must exhibit high levels of integrity. It must retain its original exterior materials, its original massing, its original roofline, and display minimal alterations to the garage or carport if attached. Original fenestration and sash patterns of all openings must be maintained and retain their original character.

3.2.4.8 Ranch (1950-present)

The Ranch form quickly became the most popular house type of the postwar era, and by 1950 it accounted for nine out of 10 new homes built. Influenced by California architects in the 1930s who designed low, rambling Spanish Colonial ranch houses modified by influences of the Craftsman and Prairie styles, the Ranch house became the epitome of the postwar American single-family dwelling. The Ranch house represented informality and optimism associated with the ideals of the 1950s (Pettis et al. 2012:199). The Ranch house is not as common in the APE as Transitional Ranch houses. Most of the examples are located in strip and small subdivisions.

Also often referred to as Ramblers or the California Ranch, the Ranch house was made possible by the country's increasing dependence on the automobile, which diminished the need for narrow, densely developed lots. The sprawling design of the Ranch house took full advantage of the larger, suburban lots by maximizing the façade width and incorporating garages into the design. Ranch houses also stressed separation of space or "zones" with private bedrooms and bathrooms separated from the public living room and kitchen, which furthered the elongated design of the house (McAlester 1997:497; Pettis et al. 2012:201).

Ranch houses have one story, most often with a long, horizontal façade facing the street. Their roofs are typically low-pitched gable or hipped, with wide overhanging eaves and prominent chimneys. Common cladding materials include brick or stone veneer, weatherboard, aluminum or steel siding, and vertical board siding. In many instances a combination of these materials is used to accent the façade. Fenestration is typically asymmetrical with a variety of window types, including double-hung, casement, awning, jalousie, and fixed. Picture windows are common on the façade as are horizontal bands of windows placed high on the wall for privacy. Attached garages are a prominent part of the main elevation and in some instances project from the façade (Pettis et al. 2012:199-202).

Character-defining features of Ranch houses include:

- one story, horizontal massing;
- low-pitched roof with wide overhanging eaves;
- asymmetrical fenestration with large expanses of windows, corner windows, or bands of windows;
- combination of siding materials;
- wide or prominent chimneys;

- patios or planters;
- wrought iron or wood accents; and
- integrated garages, carports, and breezeways.

To possess sufficient integrity for National Register eligibility, a Ranch house must retain its original exterior details or have replacement materials that are compatible with the original. It must retain original horizontal massing with no additions that detract from the historic appearance. Its original roofline must be retained and must exhibit wide overhanging eaves. The attached garage or carport must have undergone minimal changes. The original window and door openings must be retained and replacements, if present, should have a similar configuration to the originals. The placement of the house, set back from the road, is an important landscape element, and the front yard must remain intact.

3.2.4.9 Split Level (1950-present)

Although it was initially introduced prior to World War II, the Split Level house did not achieve popularity until the mid-1950s, when it quickly became one of the most common house forms nationwide. In 1957 the *Washington Post* described the Split Level as “typically American as baseball...from its handsome exterior to its neat and smartly designed interior [this] is the house that America wants—plus built-in modish good looks and real comfort for living in the American way” (Jacobs 2005:185-186). Like the Ranch house, Split Level houses were built in strip and small subdivisions in the APE after World War II.

The Split Level was a refinement of the popular ranch house and offered a more defined division of space. Building on the concept of separate public and private space, the Split Level offered distinct zones or wings depending on the intended use. Typically the family room and utility room occupied the lowest level; the kitchen, living, and dining rooms were on the middle level; and the bedrooms composed the upper level. Split levels typically included an attached garage, located adjacent to the lower or middle level. In some instances a basement was located under the garage, creating a fourth level.

The massing of Split Level houses typically consists of a two-story section connected to a one-story section at mid-height, resulting in separate roofs for each section. Roofs are typically gable or hipped, or a combination of the two, with wide overhanging eaves. Exterior cladding materials, including brick and stone veneer, and horizontal siding, are often combined to create visual interest. Like its contemporary, the Ranch house, Split Levels often have applied architectural treatments, including Colonial Revival, Spanish Colonial Revival, and Contemporary stylistic features (Pettis et al. 2012:206-209).

Character-defining features of Split Level houses include:

- a combination of one- and two-story wings;
- varied roof heights, corresponding to the different interior levels;
- low-pitched roof with wide overhanging eaves;
- large expanses of windows, corner windows, or bands of windows;
- combination of siding materials;

- wide or prominent chimneys; and
- integrated garages.

To possess sufficient integrity for National Register eligibility, a Split Level houses must retain its original exterior details or have replacement materials that are compatible with the original. Its original roofline must be retained and the attached garage or carport must have undergone minimal changes. The original window and door openings must be retained and replacement, if present, should have similar sash configuration to the original windows.

3.2.4.10 Prefabricated and Standard Design Houses

The popularity of standard design houses began in the nineteenth century with the introduction of architectural pattern books. In the early twentieth century companies such as Aladdin and Sears, Roebuck sold prefabricated or “kit houses,” shipped in pieces and erected by local builders or home owners. By the mid-twentieth century the housing demand and innovative new materials and construction methods resulted in the success of several prefabricated housing companies, particularly in the postwar era. National as well as local companies built thousands of prefabricated houses across the country (Clark et al. 2012:50, Pettis et al. 2012: 73).

Depending on the manufacturer, the character-defining features for prefabricated houses vary. Some character-defining features of prefabricated houses include:

- Wood-frame construction and manufactured decorative detailing;
- modular, rectangular form (mid-twentieth century);
- steel framing and siding (mid-twentieth century);
- paneled frame construction(mid-twentieth century);
- steel-frame casement windows and/or large nine-light picture window (mid-twentieth century).

To possess sufficient integrity for National Register eligibility, prefabricated houses should retain the original exterior materials or have compatible replacement siding, retain massing without additions, retain original fenestration patterns, and retain the original roofline.

3.2.4.10.1 Registration Requirements for Residences

Individual dwellings could potentially be eligible for the National Register under any of the four criteria. However, under the residential architecture context, an individual dwelling would most likely be eligible under Criterion C as a distinctive or notable example of a type or style of architecture. As twentieth-century suburban houses are abundant, houses associated with the historic context of suburbanization are rarely individually eligible for the National Register. In addition to exhibiting key character-defining features, these houses must retain high levels of integrity as outlined above. Most likely, a suburban house would not be individually eligible unless it was the first one of its type, a model that was influential or notable or distinctive of other examples in the area or region.

- Criterion A A dwelling must have originally, or through much of its history, been associated with and be reflective of a trend or pattern in history. Residential dwellings would likely be eligible under Criterion A for significant trends or patterns in history developed under the agricultural or residential development context.
- Criterion B Eligibility under Criterion B requires association with the productive life of a historically significant individual.
- Criterion C To be eligible under Criterion C in the area of architecture, a property must include a building or structure that embodies the distinctive characteristics of a type, period, or method of construction as outlined in the property type discussion. A dwelling may represent the characteristics of an architectural style or form popular in New Castle County, the region, or Delaware in a given period. For individual buildings to be eligible under Criterion C, they must possess strong integrity of design and materials.
- Criterion D Eligibility under Criterion D requires that the building fabric possesses information potential.

3.2.5 Domestic Complexes

For the most part, domestic complexes are evidence of early development in the APE and would comprise properties that were not parts of active farms. These complexes are commonly located in or just outside small villages as they were not entirely self-sufficient. A domestic complex typically consists of a dwelling, associated outbuildings, and the associated surrounding landscape, including the yard, driveway, and domestic or ornamental garden. The outbuildings may be related to food preparation, storage, transportation, and craftwork. Examples of outbuildings include kitchens, smoke houses, stables, garages, workshops, privies, spring houses, and sheds. In the APE older properties are more likely to contain a larger number of outbuildings and rural properties tend to have more outbuildings than those located in villages. A domestic complex must include at least two or more associated outbuildings: a house and garage do not constitute a domestic complex (Clark et al. 2012:57).

3.2.5.1 Registration Requirements for Domestic Complexes

- Criterion A A domestic complex must have originally, or through much of its history, been associated with and be reflective of a trend or pattern in history. Residential dwellings would likely be eligible under Criterion A for trends or patterns in history developed under the agricultural or residential development context.
- Criterion B Eligibility under Criterion B requires association with the productive life of a historically significant individual.

Criterion C To be eligible under Criterion C in the area of architecture, a property must include buildings or structures that embody the distinctive characteristics of a type, period, or method of construction as outlined in the property type discussion. A dwelling may represent the characteristics of an architectural style or form popular in New Castle County, the region, or Delaware in a given period. For individual buildings to be eligible under Criterion C, they must possess strong integrity of design and materials. If the dwelling possesses sufficient architectural distinction to be eligible under Criterion C, it is likely that associated pre-1965 outbuildings would contribute to the significance of the property if they retain integrity.

Criterion D Eligibility under Criterion D requires that the building fabric possesses information potential.

3.2.6 Residential Strip Development

In predominantly agricultural areas, a typical twentieth-century land development pattern involves the subdivision of small parcels along public perimeter roads from a larger farm property. In some instances the farmer subdivided the land to provide land for family members to build houses. This subdivision type is commonly discernible by a group of newer residences along the roadway close to a dwelling that appears to be an older farmhouse.

An additional pattern of development of agricultural properties involves the sale of lots fronting a public perimeter road to individuals not related to the farmer. These subdivisions are identifiable by a group of houses along a roadway that are situated on divided lots that are adjacent to farmland. The dwellings are typically of similar styles or forms that were popular at the time of their construction.

In some instances a larger, planned subdivision was built on land that was once farmland. These minor subdivisions often consist of a secondary road perpendicular to the primary route that terminates in a cul-de-sac. Land on either side of the road is divided into a series of lots and developed in quick succession (Clark et al. 2012:61).

These types of residential developments are common in Delaware, and examples identified in the APE date to the mid-twentieth century at the beginning of suburbanization. Although it is common for these developments to be planned on the edge of agricultural properties, the farmhouses once associated with the developments are often no longer extant.

3.2.6.1 Registration Requirements for Residential Strip Development

Residential development resources would likely be evaluated as historic districts since they comprise clusters of buildings that are “united historically or aesthetically by plan or physical development” (National Park Service 1997:5). These resources would most likely be eligible under Criterion A or C.

When evaluating a subdivision as a historic district, the determination of sufficient integrity depends upon the district's overall condition and continued ability to convey significance. The presence of features from outside the period of significance or the loss of features from within the period of significance should be considered. Alterations to the special organization of lots and neighborhoods, circulation elements and patterns, and landscape features can affect the integrity of a district (Ames and McClelland 2002:106).

- Criterion A A strip development may be eligible for the National Register in the area of Community Planning and Development if it was an important development in a community, if it represents the initial development of a particular portion of a historic highway corridor, if it introduced a new concept, or if it is distinctive from other similar developments. For example, a subdivision that comprises the initial development of a community outside its core may be historically significant. Additionally, a subdivision, built cohesively as a group that represents the first residential development of a particular section of a transportation corridor may be historically significant if the individual resources comprise a cohesive ensemble.
- Criterion B Under Criterion B, a subdivision may be eligible if the property is closely associated with an individual that is significant in the history of a community or area. To be eligible, the subdivision must be the property most closely associated with the productive life of that individual.
- Criterion C A subdivision may possess architectural significance under Criterion C if its collection of residential architecture is an important example of a distinctive period of construction, method of construction, or the work of one or more notable architects. Since these subdivisions are common in Delaware and in the vicinity of the APE, the subdivision must service as an important example within the context and be differentiated between similar examples within the APE. It must be demonstrated that the subdivision is one of the most intact and distinguishable from examples in the area.
- Criterion D This property type is rarely, if ever, eligible under Criterion D since component dwellings generally represent common twentieth-century construction techniques.

3.2.7 Agricultural Complexes

Prior to last quarter of the twentieth century, properties in the APE were mostly rural. Suburbanization and the construction of SR 1 in the late twentieth century brought major changes to the area, and today most of the land is large-scale subdivisions and commercial developments. Consequently, few farm complexes are extant in the APE. For the most part, only the farmhouse and small secondary resources remain standing and the agricultural setting has been lost. Agricultural-related buildings that were commonly associated with historic farm sites include barns, corncribs, granaries, chicken houses, smoke/meat houses, spring houses, carriage

houses, stables, and milk houses. Since the majority of the former agricultural properties in the APE have lost these buildings and other crucial character-defining features, it is unlikely that a property in the APE will be eligible for the National Register as a farm complex.

To be a significant example of a farm complex, a resource must possess the following features that date to the period of significance and retain integrity.

- feeling of a farm complex;
- setting of land reflecting agricultural use or, at a minimum, a visual buffer between the farm and surrounding land use;
- historic house with or without additions and extensions;
- historic barn with or without additions and extensions;
- at least two agricultural or domestic outbuilding(s) and/or structure(s) exclusive of the main barn or house that retain sufficient integrity of materials and design to convey the types of farming conducted on the property:
- field Crop Agriculture: corncrib/granary, threshing barn, hay barn, multipurpose barn, equipment shed, horse barn; or
- dairy Farming: dairy barn, silo, milk house, milk parlor, cow shed;
- identifiable plan or arrangement of buildings and structures of the farm;
- some small-scale features associated with the practice of farming, including fence lines or ruins;
- some vegetation associated with farming, including gardens, fields, woodlots, or tree lines;
- circulation network connecting the parts of the farm, including farm and field lanes and paths;
- lack of obtrusive modern structures located within the historic farm plan;
- retention of spatial relationship of buildings within the farm complex; and
- retention of spatial relationship with buildings and/or complexes associated with the main farm, such as tenant houses and/or tenant farms.

3.2.7.1 Registration Requirements for Agricultural Complexes

Agricultural complexes should retain specific character-defining features as outlined above and should be evaluated in specific regional contexts alongside other comparable properties.

Criterion A A farm complex must have the ability to convey information or exhibit trends concerning Delaware's agricultural development. The complex needs to convey significant information to the historic context of agricultural development in New Castle County, the State of Delaware, or nationally.

Criterion B Eligibility under Criterion B requires association with the productive life of a historically significant individual.

Criterion C To meet Criterion C, an agricultural complex must possess physical characteristics that specifically reflect aesthetic, cultural,

craftsmanship, or production values associated with regional agriculture and rural life. Farm buildings and structures must exhibit qualities of design, workmanship, and artistic merit that are tied to the period of construction. Most farm structures will not be evaluated individually, but structures notable for their construction technology or design may factor into the Criterion C significance of a property.

Criterion D An agricultural property must be likely to yield important information about historic agricultural practices, commodities, land use patterns, production methods, social relations and activities, agricultural lifestyles, or construction techniques (Bauman et al. 2010:32).