

## 3.0 RESEARCH DESIGN

One of the goals of the current projects was to determine through field examination, research, and evaluation which properties containing historic-period buildings appear eligible for listing in the National Register. Properties were evaluated for significance using contexts developed for U.S. 113 (McVarish et al. 2005). The associated property types for the DuPont Highway include commercial properties; institutional, recreational and governmental buildings and sites; agricultural properties; industrial facilities; the roadway and associated buildings and structures; and residential properties. Most of these property types were expected to be represented in the Georgetown study area.

### 3.1 COMMERCIAL ROADSIDE ARCHITECTURE

A context for commercial roadside architecture was included in the *Cultural Resource Survey of U.S. Route 113, Milford-Georgetown, Sussex County, Delaware* (LeeDecker et al. 1992). This context included the following property types: auto support facilities, eating establishments, lodging, and “other” (roadside stands, miniature golf courses, and drive-in movie theaters). Relevant property types included in this document are referenced in this study. Because this context has been accepted by both the Department and DelSHPO, its property types and registration requirements are employed in this investigation. Most or all of the property types identified in this context are found at some point along the DuPont Highway between Wilmington and the Maryland state line. Not all of the following property types are found adjacent to the highway, but nonetheless exist in the study area. Several additional property types were added to those identified in the LeeDecker et al. study based on preliminary field reconnaissance of the study corridor.

#### 3.1.1 Automobile Facilities

The LeeDecker et al. study included three types of older auto support facilities: service stations and auto parts stores, auto showrooms, and bus stations. Of these, service stations are the only pre-1963 property type located in the current study area. An additional property type, the independent garage, is also found in the study area.

##### *Independent Garages*

During the early decades of the automotive era, motorists relied upon the filling station to provide gas and oil. When their auto required repairs, car owners generally turned either to the repair facilities being built by major automotive companies such as Packard for service on the cars they produced or to a host of blacksmith shops and independent garages. By the 1920s, the combined filling station and garage began to be widespread although independent repair garages remained and continued to be built (Liebs 1985:102).

Most independent garages were simple buildings, rectangular in plan, built on a concrete slab with recesses for hydraulic lifts. For fire safety, most garages were constructed of concrete block. An office and parts room generally occupied one side of the building, while the remainder contained service bays. Vehicular access to the service bays was provided by roll-down doors in the front wall.

Once a common property type along U.S. 113, examples are becoming rarer as automotive service has changed to an extent from independent garages to chain auto parts and repair stores and discount store-associated garages.

*Registration Requirements:* Independent garages may be eligible for the National Register under Criterion A for historic themes related to the automotive era. For eligibility under Criterion B, the garage should be associated with a particular individual who was significantly involved with development of roadside architecture or commerce. A garage may also be eligible under Criterion C as a derivative to service stations. In order to be considered eligible, a service station must exhibit four or more of the following aspects of integrity: location, design, feeling, association, workmanship, materials, and setting. Garages may possibly be, though rarely are, eligible for the National Register under Criterion D for information potential if their physical fabric has the potential to yield significant information about construction practices. Repair garages were located in both rural and more urbanized areas. Some are located far from service stations, and others adjacent to small service stations. To retain integrity of design, a garage should retain most or all of its original massing and fenestration. At least a portion of the components that convey the property's historic purpose, including roll-down bay doors, hydraulic vehicle lifts, and a small, generally corner, office need to be present. Some of these elements may have been replaced, but to retain integrity, the replacements must be similar in character and location to the original. If a service bay addition has been made to the garage, this addition should either be clearly subsidiary to the main block or must meet the 50-year age consideration of the National Register. If a garage has been significantly altered, it still may be eligible if it has remained in continuous use as a repair facility for at least 50 years.

### *Service Stations*

In the commercial roadside architecture context, the LeeDecker et al. study defines the prototypical service stations as a small brick building with a paved yard and four gas pumps on a city lot. Prefabricated and standardized gas station designs soon became more common. While oil companies often promoted the use of distinguished signage and color schemes, the form of the property type was essentially a “decorated shed” notable for the lack of ornamentation. Early service stations were often small, hipped roof, brick or wood-framed buildings with a front porte-cochere that sheltered the pump island. A detailed typology and history of the service station in the United States is contained in Jakle and Sculle's *The Gas Station in America* (1994).

As-built plans of the highway between Selbyville and North Georgetown, drafted in 1930, show 11 service stations along the corridor, most located at intersections. As-builts of the portion of the corridor between Georgetown and Ellendale, prepared in 1946, show seven filling stations.

*Registration Requirements:* Service stations may be eligible for the National Register under Criterion A for historic themes related to manufacturing, retailing, automobile transportation, and the development of commercial landscapes. For eligibility under Criterion B, the service station should be associated with a particular individual who was significantly involved with development of roadside architecture or commerce. Service stations may also be eligible under Criterion C for their connection with the evolution of the service station. In order to be considered eligible, a service station must exhibit integrity of location, design, feeling, association, workmanship, materials and setting. Service stations may possibly be, though rarely are, eligible for the National Register under Criterion D for information potential if their physical fabric has the potential to yield significant information about construction practices.

A service station's sight lines, property boundaries, curb cuts, traffic circulation patterns and accessibility from the roadway all influence its integrity of setting. To retain integrity of design, a filling station should retain its original massing and fenestration. Pump islands may have been removed to improve functional design as long as the remaining components are sufficient to convey the property's historic purpose. The service station must convey strong associations with its period of construction and should be representative of an identified type of station construction included in a standard source on service station architecture (e.g., Jakle and Sculle 1994). If a service bay addition has been made to the station, this addition must meet the 50-year age consideration of the National Register or be clearly subsidiary to the main block of the station. To be eligible, a service station must be a well-preserved example of its type. Significance is heightened if the building is an example of an early type or the property also includes surviving early signage.

### **3.1.2 Lodging**

The Lee Decker et al. study included the following lodging property types: tourist camps, tourist cabins and cabin courts, and motels. Only motels are found in the study areas.

#### ***Motels***

The motel evolved when lodging providers began to erect a single U-shaped building instead of the earlier individual cabins. This method allowed construction of more units at reduced cost and construction time. Motels generally offered the same accommodations and amenities as cabin courts and often included an on-premises restaurant and/or filling station. The largest boom in motel construction occurred following World War II. In 1939, there were about 13,000 motels nationwide. By 1948, that number had doubled, and the number of motels reached 41,000 by 1952 (LeeDecker et al. 1992:299).

Heather Lynn Yost includes an evolutionary typology of motels or motor courts in her study of motels on U.S. 40 in New Castle County, Delaware and Cecil County, Maryland. The immediate forerunners of the motel were downtown hotels of cities and small towns which flourished during the late nineteenth and early twentieth centuries; auto camps and tourist homes, which became popular during the 1910s and 1920s; cabin camps which flourished during the 1920s to 1940s; and cottage courts, popular during the period from the 1930s to the late 1940s. By the 1950s, the motor inn emerged, primarily in metropolitan areas. This new lodging form was substantially larger and more luxurious than the motor court or motel. It has been largely superseded by the highway hotel, a multistory box with interior corridors and public spaces concentrated on the first floor (Yost 2003:34-48).

In his study of motels, Michael Karl Witzel describes the characteristics of a "motor court" or first generation motel:

These were long, low, one-story buildings that shared a common air-conditioning plant, plumbing system, and foundation (slashing the total construction costs). The individual garages of the old cottage days were dropped in this design, since the square footage they added resulted in extra costs in material and construction. In the long run, it was much cheaper to pave a large parking lot and direct visitors to park in front of their rooms.

To give overnighters the illusion they were still renting out an individual room and not just a tiny chamber in a rabbit warren, architects added new styling

details. One of the most widely used visual tricks was the addition of an overhead portico at each entry door. A miniature recreation of a pitched roof, it highlighted each room as being separate, conjuring up a homey feel. Later, this feature was simplified even further when the pitched roof aspect was dropped. Designers created the same effect by attaching a small, flat overhang above the door [Witzel 2000:85, 87].

A typical motor court was arranged in a U-shaped plan with the office and owner's apartment at one end, a courtyard in the interior of the U and parking spaces at the rear of each unit (Jakle et al. 1996:46). The courtyards functioned as informal outdoor lobbies and were often the location of an in-ground swimming pool (Yost 2003:44). Other motor courts were arranged with linear or L-shaped room arrangements. Rooms became increasingly standardized with furnishings purchased from supply houses specializing in hotel and motel outfitters (Jakle et al. 1996:47).

*Registration Requirements:* Roadside motels may be eligible for the National Register under Criterion A for historic themes related to the automobile traveler if they represent surviving remnants of early roadside lodging in a particular area. These properties may be eligible under Criterion B for association with an individual significantly involved in the development of roadside architecture or commerce. Roadside motels may be eligible under Criterion C for their connection with the evolution of the roadside accommodations, and lodging for travelers. Motels were derivatives of and basically served the same purpose as cabins with facility arrangements that allowed for more privacy. Motels may possibly be eligible for the National Register under Criterion D for information potential if their physical fabric has the potential to yield significant information about construction practices.

In order to be considered eligible, a roadside motel must exhibit at least four of the aspects of integrity: location, design, feeling, association, workmanship, materials and setting. Accessibility from the roadway, layout of the individual buildings, parking location, and nearby restaurants or service stations all influence the resource's setting. Integrity of design relates to the construction size, form and amenities of the individual buildings. If significant exterior additions and/or alterations have been made to the motel, the changes must have occurred during the period of significance of the property. The property's historic purpose needs to be appropriately conveyed. To be eligible under Criterion C, a motel must be a little-altered representative of an identified type found within numerous publications on roadside motels.

### **3.1.3 Other**

The LeeDecker et al. study included the following other property types: roadside stands, miniature golf courses, and drive-in movie theaters. None of these are found in the current Georgetown study area, but there are several general commercial buildings, including a small strip shopping center.

#### ***General Commercial Buildings***

A variety of older commercial buildings are scattered along U.S. 113 and along streets within and leading to downtown areas of adjacent communities. Although these properties vary considerably depending upon date of construction and type of use, some elements are commonly found.

Although some buildings are constructed of wood frame, the predominant construction material is concrete block. A majority of buildings are constructed of plain concrete block, although rusticated concrete block is also present. Most buildings are rectangular in footprint with a shorter

side forming the façade. Some of the examples, mostly those with a gabled roof block, feature a wood-framed, brick, or concrete stepped parapet, false front façade. Later examples frequently employ a front roof pent.

Those buildings designed for retail commercial use often feature a central commercial glass door on its façade flanked by single or multiple-light display windows. Display windows are often also employed on at least the front portions of the site walls. Numerous examples have either garage doors or loading docks providing access to rear storage areas. Roof types include gables, sheds, and flat roofs.

Usages of buildings within the study area include retail, including general merchandise, furniture, and liquor stores; take-out food provision; and warehouses, among others.

*Registration Requirements:* In general, commercial buildings located within the study area are functional buildings of little evident architectural character or elaboration. Few, if any, are expected to be eligible for listing in the National Register.

To be eligible under Criterion A, a commercial building must have a substantiated tie to an event significant in the history of the local area or region. For example, a building which represented the first commercial building in a particular road or corridor might be eligible as the predecessor of later highway-commercial development. To be eligible under National Register Criterion B, a property must be directly associated with the productive life of a business person, merchant or other individual significant in the history of the local area.

To be eligible under Criterion C, a commercial building must rise to the level of a notable example of a type or style of production. For example, an exceedingly well-preserved early twentieth-century commercial building may possess significance as a representative of pre-World War I commercial architecture. As indicated, most of the commercial buildings in the project area are of concrete block construction, an extremely common twentieth-century construction technique. This construction is expected to yield no new information about twentieth-century building technology, and, therefore, no building is expected to be eligible under Criterion D.

To be eligible for the National Register, a commercial building must retain at least four of the seven aspects of integrity. Eligible commercial buildings will generally possess integrity of design, materials, workmanship, and association. To be eligible, a building must retain a preponderance of its historic fabric, particularly commercial glass doors, display windows, and loading docks or loading doors, if present.

### **3.2 INSTITUTIONAL, GOVERNMENTAL, AND CORPORATE PROPERTIES**

In the pre-automobile era, institutional, governmental, and industrial property location was governed by several factors: accessibility to roads, accessibility to power, and accessibility to points of shipment. For example, grist mills were generally located adjacent to rivers and streams that could be dammed to provide power for operation. Proximity to a roadway was also important to facilitate transportation of the flour and meal to consumption or sales points. Governmental facilities were placed in a central location in the jurisdiction, often at a major crossroads to facilitate travel to them. The desire for a centrally located county seat led to the establishment of Georgetown and the relocation of the Sussex county seat from Lewes. Church and schools were placed along roads in a position centrally located to the community they served. With the development of water transportation, factories were often located along navigable waterways, both to provide steam for machinery and an adjacent corridor for shipment.

In more recent years institutional and governmental buildings have been constructed along major highways to permit ease of access and alternatively to promote growth and development. Institutional, governmental, and corporate property types represented along portions of the length of the highway include governmental buildings, a school, and a light manufacturing building. No historic-period churches or cemeteries are located in the current study area.

### **3.2.1. Governmental Properties**

Governmental facilities located within the Georgetown study area include a district office for the Department, a State Police barracks, and a prison. The prison—also the only major institutional property found within the Georgetown study area—is the Sussex Correctional Institution (S-00210). It is a maximum, medium, and minimum security prison for men with associated boot camp, and was established in Georgetown in 1931. For much of its history, it was one of two farms in the Delaware correctional system with a total of 250 acres in agricultural use.

Among the products of the farm were truck crops, grain, milk, and pork products. Some original or historic exterior fabric is visible from U.S. 113. Its present appearance largely reflects a major expansion undertaken between April 1997 and April 2000 that raised prison capacity to 1,206 (Delaware Department of Correction 2004; State Board of Corrections 1963:43-44). The prison contains components that pre-date 1963.

*Registration Requirements:* The Sussex Correctional Institution was previously included in a historic building survey but was not officially evaluated for National Register eligibility. The National Register eligibility of the Sussex Correctional Institution is dependent on the amount and condition of surviving pre-1963 fabric. An initial reconnaissance revealed that at least some agricultural buildings survive from this period, but these buildings appear to be substantially overshadowed by recent construction to house the facility’s growing inmate population. The facility would be National Register-eligible only if sufficient early building fabric remains to convey close associations to its period of construction. In this case, these early buildings may be eligible under Criterion A for significance in the penal history of the state. Eligibility under Criterion B would require association with a particular individual who was significantly involved with the development of penal institutions in Delaware. Eligibility under Criterion C would require that its earlier buildings be representative of correctional architecture of their period. Eligibility under Criterion D would require that the physical fabric of one or more buildings have the potential to yield significant information about construction practices.

As indicated in National Register Criterion Consideration D, “a cemetery is eligible if it derives primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.” No cemeteries within the study area appear to meet the requirements of Criterion Consideration D.

### **3.2.2 Schools**

There is just one pre-1962 school in the Georgetown study area, and it is a product of the school consolidation that occurred during the first half of the twentieth century, as small, rural single room and multiple room schools were replaced by larger schools, typically built in villages or towns.

Although no school context has been developed for the state of Delaware, existing contextual documents prepared for Michigan and Georgia contain information applicable to the present

study. The Michigan study characterizes building components of schools erected in the 1900 to 1945 time period:

School plans and forms became more uniform in the early 20<sup>th</sup> century as educators and architects agreed on standard layouts for school buildings. Classrooms were usually located on either side of a corridor, known as a double-loaded corridor. As schools became more integrated for community use, auditoriums and gymnasiums became more common in the plans...Other new functional spaces during this time period included lunchrooms and manual and other vocation training rooms [Michigan State Historic Preservation Office 2003:18].

The most frequently used plans of urban and in-town schools were the “alphabet plans” in which the footprint took the form of an H, I, T or C, usually encompassed in a two-or-three story building with a central lateral corridor connected to the front entrance by a short hall. Among the designs employed in these buildings were the Beaux-Arts, Collegiate Gothic, Georgian Revival, Art Modern, and Art Deco.

*Registration Requirements:* In their context for historic public schools of Georgia, Ray & Associates cite registration requirements for the consolidated public school:

Location. To be eligible the school must be in its original location. New infill should not encroach too closely to the building. The original amount of land around the school should be used as a guide.

Design. The consolidated public school should retain its massing, form and patterns of openings to qualify. Non-historic additions can severely change the appearance and proportions of this type and are not acceptable for a nomination. If the addition is part of the public school expansion it is significant to show progress of the school system and is acceptable. Patterns of fenestration is just as important as the actual window.

Interior Integrity. Corridors are a character-defining element of this type of school and should be retained in full length and width. The classroom unit should be kept intact. Subdividing should be possible as long as it is reversible. Other key spaces, such as auditoriums and gymnasiums, should retain their historic character.

A school has the potential of being eligible under any of the four eligibility criteria. Under Criterion A, it may be eligible for association with an important event or events in the history of education, such as the process of school desegregation or the development of a significant new curriculum. Under Criterion B, it may be eligible for association with an educator, a teacher or administrator, who had an important role in the history of education in the area or state. Under Criterion C, it may be eligible for its architecture, as a notable example of a particular style of architecture, such as Colonial Revival, Classical Revival, Beaux Arts, Gothic Revival, or Art Deco. Eligibility under Criterion D is less likely. This eligibility is dependent upon the fabric of the building having the potential to yield important historical insights concerning either building construction or educational processes.

### 3.3 RECREATION

There is one major pre-1963 recreational properties in the Georgetown study area: the Seacoast Speedway (S-11019), located behind a board fence on the east side of U.S. 113 south of Woods Branch Road. It currently consists of one-half- and one-quarter-mile semi-banked clay ovals. Originally known as Georgetown Speedway, it has been the site of both stockcar races and drag races. The original one-half-mile dirt oval was opened in March 1950. Built by Melvin Joseph Construction, it was originally designed to become part of the NASCAR circuit. When that idea fell through, it was used as a track for local racers. The one-quarter-mile dirt oval was added in 1971. A one-quarter-mile paved dragstrip was used in 1956 and 1957 when the facility was known as Delaware Speedway, and a one-eighth-mile paved dragstrip was used in 1962 and 1963 when the facility was known as Stockley Speedway (New Jersey Dirt Racing 2004).

*Registration Requirements:* As noted, the Seacoast Speedway was initially built in the early 1950s. To assess the integrity of the property, it will be necessary to determine how much of the original fabric of the course remains. Documentary research to date points to several major alterations, and these alterations may preclude eligibility. In addition, the Speedway must possess significance. Since it is doubtful whether the small track played an important role in the history of automobile racing in Delaware, eligibility could rest on its place as a surviving post-World War II small automotive racing track. In order to determine this, other tracks in the state would have to be dated and inventoried, and Seacoast Speedway would have to be evaluated against similar tracks to assess its integrity and its rarity.

### 3.4 INDUSTRY

Because of dependence on motor freight transportation, many industrial facilities choose to locate on or in proximity to major highways. Several types of industrial facilities were historically located within the study area. The only pre-1962 industry represented by a standing building, however, is the Arrow Safety Device Company building constructed in 1953.

*Registration Requirements:* An industrial building has the greatest potential to be considered eligible under Criteria A, C, or D. Under Criterion A, research would have to indicate that the industry played a major role in the development of the local economy through the products it produced or the types or numbers of people it employed. The building itself would have to be the facility most closely associated with the core industrial process, as opposed to a support building or satellite operation. Under Criterion C, the building would have to be an outstanding example of an industrial facility from a particular period. Eligibility would be enhanced if the property was part of a complex that reflected different stages of an industrial process. Under Criterion D, a facility might be considered for eligibility if had the potential to illuminate some aspect of the industrial process that was not well understood through other means. Of particular importance under Criterion D would be preservation of interior spatial divisions and, ideally, original equipment.

### 3.5 ROADWAYS

A heavily traveled highway is an almost continual work in progress (Marriott 1998). This has been a fact seen and felt with almost all of the United States' highways. Widening and repaving occur, new intersections are created and existing intersections removed, and bypasses are built.

The property types representative of the DuPont Highway itself include road surfaces, signs, culverts and bridges, and waysides, rest areas, and landscaping.

### **3.5.1 Road Surfaces**

As an evolving transportation route whose earliest sections were laid nearly 90 years ago, the DuPont Highway (present Routes 13 and 113) is expected to have few, if any, portions of original road surfaces. Those sections that may exist are presumably bypassed portions of the road. As-built drawings and other primary source documents including highway contracts provide information concerning original specifications for assistance in identifying any remaining early road sections.

As indicated in the historic overview, the highway underwent a series of large-scale widening and dualization prior to 1963. Remaining highway fabric from these improvements may possess significance as representative of the historic evolution of the road. Again, these sections may be able to be identified by reference to as-builts and construction contracts.

### **3.5.2 Signs**

Due to changing highway sign standards, no early road signs are expected to remain along the former DuPont Highway. Signs from the highway may exist in public and private collections. Because of their removal from their historic locations, it is doubtful whether such signs would contribute to the National Register eligibility of any portion of the road.

Older signs that may exist are most likely associated with older commercial establishments in the corridors. These signs are more appropriately considered under the roadside commercial context.

### **3.5.3 Bridges and Culverts**

Because of the many rivers, streams, ponds, and swampy areas crossed by the highway and the poor drainage of portions of the road, the original road included many bridges and culverts. Most of the bridges in the study area are concrete girder or slab spans used to pass over streams and brooks. A culvert, a structure smaller than a bridge and generally in the form of a concrete or steel tube or pipe, allows water (often water drained from the road) to safely pass beneath the road surface. Few, if any, original structures are expected to remain. Remaining pre-1963 bridges and culverts are expected to exist primarily on bypassed portions of the highway where traffic volumes are lighter. The initial source for identification of bridges should be the Delaware historic bridge survey conducted by A.G. Lichtenstein and Company for the Department and DelSHPO (Lichtenstein Consulting Engineers, Inc. 2000). This study did not include culverts.<sup>2</sup> Pre-1963 culverts should be identified using as-builts and in consultation with the engineering staff of the Department.

### **3.5.4 Street Trees**

Within the study area are few if any examples of trees planted intentionally to form allées defining the highway. The State Highway Department undertook an intentional highway “beautification” program in the years between 1920 and 1930. In 1929 alone, it was reported that the Department planted 5,000 trees and that “practically all” the highways where planting was

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<sup>2</sup> According to the 2004 National Bridge Inventory for Delaware, of the 896 structures indicated as bridges, 202 are culverts.

practicable were completed (Delaware State Highway Department v.d. [1929]:35). A year later it was noted that tree planting, along with roses and shrubbery, had been ongoing for a decade, but was not seriously considered until “the principal highways were hard-surfaced” (Delaware State Highway Department v.d. [1930]:39). The landscaping efforts of the State Highway Department at this time were part of a larger national trend at highway beautification, a movement endorsed by the American Association of State Highway Officials in 1930 (Delaware State Highway Department v.d. [1930]:39).

As-built plans of the highway prepared in the 1930s and 1940s depict several tree allées lining U.S. 113 within the study area. Portion of lines of sycamores planted to create such allées remain along portions of Route 13 in New Castle County and also along Route 9 in Sussex County, east of Georgetown. Other plantings may also survive elsewhere in the state.

*Registration Requirements:* As documented in the historic overview, the DuPont Highway played an important role in the twentieth-century transportation history of Delaware. The highway itself should be evaluated as a potential historic district. A historic district is defined in National Register guidelines as a “significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (U.S. Department of the Interior 1991:15). Most roadways listed in or eligible for the National Register are considered a district with contributing resources including not only the road and associated structures but abutting properties dating from its period(s) of significance. It has the greatest potential to be eligible for the National Register under Criterion A for its critical role in the development of the Delaware road network. It also may be eligible under Criterion B for its association with the productive life of philanthropist and industrialist T. Coleman du Pont. To be eligible under Criterion C, the road must possess significance in design or technology. In assessing Criterion C eligibility, investigation should be conducted to determine whether the road, as it was originally built or later altered, incorporated any technical innovations of importance to the development of highway construction or if it represented a notable designed landscape. To be eligible under Criterion D, the portions of the present highway must have the potential to yield information about road construction technology.

Few historic roads exist unchanged and unaltered since they were first conceived and constructed. Many historic roads have experienced nearly continual evolution and change that resents the modern observer with an array of layers, alignments, materials, alterations, accommodations, and losses. The key to assessing the integrity of the road rests on assessing the effects of these changes on the historic character of the highway.<sup>3</sup>

For example, realignment of the road may be as simple as shifting travel lanes to eliminate a sharp curve or as destructive as constructing several miles of new road on a new alignment. Replacement of road and roadside features can substantially alter the context and integrity of a historic road. To assess the integrity of the DuPont Highway, several questions must be asked: 1) What portion of the current roadway retains its original or historic alignment? It is recognized that the highway underwent dualization along a portion of its length. Since the initial dualization projects occurred greater than 50 years ago, dualized sections may possess integrity. 2) Is the highway, or portions of it, still discernable as a discrete transportation corridor? 3) Does the highway retain any historic features such as road surfaces, signs, bridges and culverts, waysides and rest areas, and street trees? 4) Does the highway possess a greater or lesser amount of historic character than do other historically important transportation routes in Delaware? 5) Was any

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<sup>3</sup> The discussion of integrity is informed by text on the Historic Roads (n.d.) website and by Marriott (1998).

aspect of its construction innovative or was any portion of the highway notable as a designed landscape?

In assessing National Register eligibility of the highway, comparison should be made with other road corridors that have either been rendered eligible or ineligible for the National Register of Historic Places. Among possible sources of information are regional state historic preservation offices and departments of transportation, the Federal Highway Administration, and the Historic Roads (n.d.) website.

### **3.6 RESIDENCES**

Soon after the completion of the highway, portions of largely agricultural properties adjoining the highway in southern Kent and Sussex counties began to be subdivided into residential lots. Houses were erected on these lots and faced the highway. Generally, this development first occurred in the vicinity of existing towns, especially Milford and Georgetown. Later, string residential development extended west from existing downtowns along major thoroughfares leading from downtown to the DuPont Highway. These residences reflect common architectural styles and plans of the twentieth-century United States.

Styles and plans of houses reflect the lifestyles and economic levels of the residents, as well as the influence of the media including architectural and general interest periodicals and plan books. Other influences include the predilections of local builders and the availability of prefabricated houses manufactured by companies such as Sears Roebuck and Aladdin.

Post-World War II residential construction in the study area, as elsewhere, reflected the influence of widespread economic and cultural trends. Economic trends that resulted in housing construction included public and private financial assistance; increased mobility due to improved roads and increased ownership of automobiles; general post-war economic prosperity; relocation of jobs away from city and town cores; and economic transition away from agriculture and toward manufacturing and service jobs. By the same token, the increased availability of affordable housing just beyond the town centers created new real estate markets that spurred additional growth.

Cultural trends that resulted in residential development included an increased desire to own land; increased dissemination of a suburban ideal of independent ownership of a single-family home; changing living patterns; availability of new materials for home construction; and economic and racial segregation.

Several trends characterize the adaptations of post-World War II housing in Delaware. High style residences are not as common as simpler, small versions. Among the reasons for this trend are economic conditions resulting in the need for rapidly built affordable housing. Within the study area, traditional suburban developments appear later than in the more urbanized areas of Dover and north. This may be due to the prevailing rural character of Sussex County and due to the erection of houses along linear corridors and narrow, subdivided portions of farm tracts.

Residences built along the DuPont Highway and intersecting thoroughfares represent many of the common house types chronicled in architectural guidebooks and in specialized guides such as Jakle et al.'s *Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley* (1989).

Among the house types and forms present in the study area are bungalows, Colonial Revival residences, foursquare plan houses, Cape Cod cottages, English cottages (Tudor), World War II era cottages, standard ranch houses, minimal ranch houses, and split-levels. These designed houses were generally erected using existing plans disseminated through periodicals, plan books, as well as plans obtained by builders and, in some cases, distributed through lumber yards or financial institutions. These designs received regional or national distribution. Thus, some of these house designs were as frequently seen in Alabama and Oregon, for example, as in Delaware.

All of the house styles/types and forms in the study corridor represent common nineteenth- and twentieth-century designs. For this reason, most examples, even those that retain a high degree of integrity, do not possess the requisite level of significance to be eligible for their architecture. The following registration requirements define characteristics that must be present to convey significance.

Because of the number and pervasiveness of recent house styles, such as the ranch, minimal ranch, or split-level, only those examples unchanged from their original design are considered to retain integrity. For older residences, some degree of alteration is to be expected. In these house types, integrity is dependent on the presence of diagnostic features and the conveying of strong associations with the original period of construction.

### **3.6.1 Bungalows (1910s-1930s)**

According to architectural historian Anthony King, the bungalow is America's first "distinctively national type" of house. It was one of the first common house ideas in the United States to break regional boundaries and gain acceptance almost everywhere. Based upon Arts and Crafts ideas, it enabled an inexpensive house to be built with open flowing spaces that appealed to Americans of modest means.

The bungalow grew in popularity as a result of prefabricated houses and the national media. The prefabricated houses, offered by Sears, Roebuck and Company, departed substantially from Arts and Crafts ideas. While William Morris and Gustav Stickley and others encouraged hand craftsmanship, the bungalow became the epitome of machine-made housing. The national media, including such magazines as *The American Architect*, *Good Housekeeping*, *Architectural Record*, *Country Life*, and *Ladies Home Journal* provided both photographs and floor plans of bungalow designs (Jakle et al. 1989: 172-173). While bungalows are not as common along the corridor as they are in some suburban neighborhoods, the scattered examples indicate that rural homeowners were also comfortable with this style.

Bungalows began to be built in the United States at about the turn of the twentieth century, became popular during the 1910s, and remained popular through the 1930s (Noble 1984:146-147). Characterized by low silhouettes and low pitched overhanging roofs with inset front porches, bungalows were constructed both in the suburbs of the northern portion of the state and in more rural areas of Kent and Sussex counties. Single bungalows are common throughout the state. Bungalows were viewed as economic dwellings with easily built designs that appealed to both urban and rural residents. It was not uncommon for some if not all the building materials to come from local mills (Mulchahey et al. 1990).

Bungalows in Delaware are typically three-bay, one- or one-and-one-half story houses of wood-framed, brick, stone, or concrete block construction or a combination of these materials. Wood-framed bungalows are often shingled, although clapboards are also frequently used as exterior

cladding. A common feature of the bungalow is its low-pitched shallow roof with deep overhanging eaves supported by substantial brackets. The roof may be oriented with its ridge line either parallel or perpendicular to the street. Exposed structural members, such as rafter ends, are also typical. A deep porch with flared base nearly always extends across the façade and is supported by corner pillars. Pillars are often battered and may be constructed either of the same material as the dwelling or of a contrasting material, such as stucco or concrete. The porch roof may be cross-gabled or pyramidal but is most typically shed (Lanier and Herman 1997:179-180).

Bungalow plans often included fireplaces with rustic hearths. Plans also frequently included such built-in furniture as cupboards, buffets, bookcases, and window seats. Mulchahey et al., in their study of Delaware bungalows, reported that a sampling of house plans published between 1910 and 1924 indicated that the average bungalow had five or six rooms including living room, dining room, kitchen, two or three bedrooms plus bath. Half had built-in buffets, while about a third had built-in window seats or bookcases (Mulchahey et al. 1990:8-8).

Most bungalows constructed in rural settings were designed to appear part of a suburb. They were constructed on small lots along the roadway, often with sidewalks leading to the front doors and hedges marking property boundaries. Builders often treated rural roads as if they were streets and constructed an architectural form that followed a suburban, rather than a rural, pattern in size, orientation, and use of space. There was a clear contrast with neighboring farm houses which were generally set back further from the road and surrounded by domestic and agricultural outbuildings (Mulchahey et al. 1990).

*Registration Requirements:* To possess significance under Criterion A, the bungalow must be representative of an important historical trend. A development of bungalows that represents the first suburban neighborhood in an area or region may be eligible. Individual eligibility requires innovative building technology present on the exterior or interior, or important achievements of architecture/ engineering. Eligibility under Criterion B requires association with the productive life of a historically significant individual. To be eligible under National Register Criterion C, a house must be a notable example of the architecture of its time, often an architect-designed example of this house type, possessing diagnostic elements of the Craftsman style such as squat, often battered porch posts, contrasting materials, exposed rafter ends, eaves brackets, and multi-light-over-one windows. Ideally, the bungalow interior should contain original elements such as built-in bookcases, cabinetry or inglenooks and/or decorative woodwork, if these were part of the original design. Since interiors were rarely, if ever, accessed for this study, however, their integrity was not considered as part of the eligibility assessment. Eligibility under Criterion D requires that the property possess information potential in the existing building fabric.

A bungalow must be a one- or one-and-one-half story house with a shallow-pitched roof, overhanging eaves, and a wide porch extending across the façade. The significance of the dwelling is enhanced if the eaves are supported by brackets and if its design includes a bay window. Covering of original siding materials with historic replacement siding, such as clapboards or cement-asbestos shingles, may be acceptable if the building maintains its original design, materials, workmanship, and massing. Open or enclosed front and rear porches are integral components of a bungalow. To be eligible, a bungalow should retain its original porch(es). Replacement windows may have been installed. However, the original fenestration pattern should remain. Bungalows should retain the original door placement if not the door(s) itself/themselves. The interior plan of a bungalow is characterized by a compact, informal arrangement of adjacent rooms with spaces that flow together (Lanier and Herman 1992:48). Bungalows often included fireplaces with rustic hearths, as well as built-in furniture such as cupboards, buffets, bookcases and window seats (Mulchahey et al. 1990:8-8). The interior plan

and interior furnishings of an eligible bungalow will be basically unchanged. Changes in use do not automatically disqualify a bungalow from eligibility. However, to be eligible, a bungalow must still retain integrity and distinctive exterior stylistic elements.

### **3.6.2 Foursquares (1900-1920s)**

The foursquare, also known as the American Foursquare, emerged as comfortable, space-efficient housing for middle class families. During the Victorian era, it was fashionable to build complex, highly ornamented dwellings with complicated floor plans with many small rooms, hallways, and stairways. By the turn of the century, many homebuilders were seeking easier to erect, more economical forms for America's middle class.

The foursquare dominated suburban neighborhoods through the first decades of the twentieth century. The square form made the houses especially practical for narrow city and suburban lots. The plan, generally consisting of four square rooms above three square rooms and an entrance hall eliminated the need for long hallways and made efficient use of interior space. In addition, the simple symmetrical foursquare was less costly to build than complicated Victorians. Mail order companies also favored foursquares for pre-cut "kit" homes (Pollock n.d., Craven 2004).

Along with the bungalow, the foursquare is the most common early twentieth-century house type in Delaware and much of the remainder of the eastern United States. Foursquare dwellings are generally two stories in height, constructed in a cubic shape, and crowned by a hipped or pyramidal hipped roof. Some foursquares have four dormer windows, one projecting from each roof slope, while others feature a single dormer projecting from the front roof slope. Dormers are typically hipped in shape. Other common exterior features include a single-story porch with substantial columns or posts extending the width of the front elevation, a window designed to provide light for the stairway located midway between the first and second floors on an exterior side wall, and side bay windows (Lanier and Herman 1997:182). Some foursquares lack exterior ornamentation, while others may be stylistically associated with the Colonial Revival, Craftsman, or Prairie styles (Wyatt n.d.:30). Foursquares are most commonly built using wood-framed construction, but are also built of brick and sheathed in stucco. Sears Roebuck & Company sold a cement block making machine that could manufacture blocks on site for its foursquare designs.

*Registration Requirements:* A foursquare house must be a two- or two-and-one-half story, hipped-roof house of a simple square or nearly-square both in plan and elevation. It should be a plain, substantial building with a porch across the front. Its eligibility is strengthened if it has dormers as an additional feature (Chase et al. 1992:62).

To possess significance under Criterion A, the foursquare must exemplify an important historic trend or event. The historic associations must be convincingly conveyed by the appearance of the present building. Eligibility under Criterion B requires association with the productive life of an individual important in the history of a community or area. Eligibility under Criterion C requires architectural distinction. An eligible foursquare will be more elaborate and better preserved than the average foursquare in a particular area. Stylistic elements that contribute to significance under Criterion C are derived from the Prairie, Craftsman, or Colonial Revival styles. Elements typical of the Prairie style include elaborate main entries, geometrically patterned window glazing, and paneled square porch posts. Elements typical of the Craftsman style include battered porch posts, multi-light-over-one windows, and exposed rafter ends. Elements typical of the Colonial Revival style include elaborate pedimented door surrounds, often with fanlights, single or paired classical column porch posts, and occasionally, pedimented dormers. Eligibility under Criterion D requires

that the property possess information potential in the existing building fabric. Few, if any, of the foursquares in the study area are expected to meet any of these eligibility criteria.

To be eligible for the National Register, a foursquare must possess at least four criteria of integrity. All diagnostic elements, such as multi-light windows, battered porch posts, and brackets must be present and visible. Window or door replacements, if present, must retain the character of the original windows and doors. Resheathing in modern materials is acceptable only if the resheathing occurred more than 50 years ago.

### **3.6.3 Colonial Revival (1890s-1940)**

The genesis of the Colonial Revival style in the United States has been traced back to Philadelphia's Centennial Exposition. Shortly after the exposition awakened interest in Colonial architecture, prominent architects traveled around New England to study buildings of the Colonial era. The result was grand mansions for the wealthy, not historically correct copies, but free interpretations with details inspired by colonial precedents.

During the first decades of the twentieth century, the Colonial Revival became a more common style for middle class houses as publications such as the *White Pine Series of Architectural Monographs* and local studies such as George Fletcher Bennett's *Early Architecture of Delaware*. Later examples of Colonial Revival houses, such as those in the study area, are generally simpler than earlier examples, incorporating design influences rather than copying architectural elements of Colonial prototypes (McAlester and McAlester 1997:326). In some areas, Colonial Revival dwellings became the predominant middle class house design following the eclipse of the bungalow.

Two types of Colonial Revival residences are present in the study areas. The first is the Dutch Colonial. This house style, introduced in the United States between 1895 and 1915 as front-gabled dwellings, was built during the 1920s and 1930s with the gables to the sides. In the side-gable form, the one-and-one-half story dwelling is generally defined by a long gambrel roof with a continuous shed dormer across the entire width of the dwelling. Fenestration is usually symmetrical with the centrally-placed entry door sheltered by a hood roof over the stoop. In its most typical version, the building is wood-framed with clapboards painted white (Chase et al. 1992:46, 48). Often enclosed porches project from one or both gable ends.

The second, less common form is a side-gabled, typically three- or five-bay dwelling, often with a one-story porch or wing on one or both gable ends. This form often has dormers projecting from the front roof slope. Two or two-and-one-half stories in height, the house is constructed of wood-frame, brick, stucco, or stone or of a combination of materials. Fenestration is nearly always symmetrical with the front door often emphasized by a decorative pediment and pilasters or by an entry-door porch whose flat or gabled roof is supported by classical pillars. The door may be further ornamented with a fanlight and/or sidelights (Chase et al. 1992:46).

*Registration Requirements:* A Colonial Revival house should present a symmetrical organization. It should be a two or two-and-one-half story, three, five or seven bay, side-gabled dwelling generally with symmetrical fenestration. Although materials may vary, a Colonial Revival dwelling's significance will be enhanced if it includes decorative details such as a pilastered entry with sidelights and fanlight or transom and windows ornamented with shutters. A dentilled cornice is sometimes present on more elaborate examples.

To possess significance under Criterion A, the house must exemplify an important historic trend or event. The historic associations must be convincingly conveyed by the appearance of the present building. Eligibility under Criterion B requires association with the productive life of an individual important in the history of a community or area. Eligibility under Criterion C requires architectural distinction. An eligible Colonial Revival house will be more elaborately detailed and better preserved than the average Colonial Revival house in a particular area. Stylistic elements present in an eligible Colonial Revival house may include elaborate door surrounds, often with transom, fanlights or sidelights, original windows, often multi-light-over-one, original open end porches, boxes cornices ornamented with dentils or modillion blocks, and pedimented gabled dormers. Eligibility under Criterion D requires that the property possess information potential in the existing building fabric.

Eligible Colonial Revival houses should retain at least four measures of integrity and should not have significant unsympathetic additions to any elevation that obscure the original form and function of the dwelling. Porches may be screened in, but infilled porches that were originally open generally preclude eligibility. Dwellings should retain their original window and door location and window sash arrangements even if they do not retain their original windows or doors.

#### **3.6.4 Cape Cod (1930-1950s)**

In basic form, the Cape Cod is a simple, side-gabled cottage with diagnostic attic dormers. It represented a more affordable version of Colonial Revival architecture than did the Dutch Colonial or side-gable Colonial Revival house. In this way, it represented a successor of the bungalow and appealed to the same demographic group, providing a small, economical, yet old-fashioned house. The Cape Cod received national publicity through books such as *Houses for Homemakers* by Boston architect Royal Barry Wills (1945).

The Cape Cod house came to its greatest popularity in the 1940s and 1950s as GIs returning home sought to buy houses for their families. Plans for Cape Cod homes by Wills and other architects were circulated nationally through the “House of the Month” scheme, which distributed plans and models to banks and savings and loans all over the country. In addition, planned developments such as Levittown, New York, featured Cape Cod houses (National Association of Realtors n.d.)

This one-and-one-half story dwelling is typically three bays wide with a steep side-gabled roof. A distinctive feature is the presence of two or sometimes three, gabled dormers that pierce the front roof slope. The Cape Cod is most frequently of wood-framed construction with a clapboard exterior, although brick and stucco is also used. The dwelling is usually symmetrical with a central entry flanked by a pair of windows on either side. The entry is frequently ornamented with a pediment and pilasters and occasionally transom and sidelights (Chase et al. 1992:50). In less elaborate examples, the main entry is sheltered by a gabled hood. Another Colonial Revival detail present on some examples is a dentilled cornice.

*Registration Requirements* A Cape Cod must be characterized by a side-gable orientation with a steeply pitched roof pierced by two or three gabled dormers. The eligibility of a house of an example of this style under Criterion C is strengthened if the dwelling is symmetrical in design, has traditional classical decoration around the door, and has ornamental shutters at the windows (Chase et al. 1992:63).

To possess significance under Criterion A, the house must exemplify an important historic trend or event. The historic associations must be convincingly conveyed by the appearance of the present building. Eligibility under Criterion B requires association with the productive life of an individual important in the history of a community or area. Eligibility under Criterion C requires architectural distinction. An eligible Cape Cod will be better preserved than the average Cape Cod in a particular area and will exhibit the diagnostic elements of its building type. These elements include elaborated entrances, often with pilasters and a patterned transom, symmetrical fenestration with multi-light, double hung sash windows, ornamental shutters, and symmetrical, often pedimented, front dormers. Eligibility under Criterion D requires that the property possess information potential in the existing building fabric.

To be eligible for the National Register, a Cape Code must possess at least four measures of integrity. All of the original diagnostic elements of the type must be present and unaltered including ornamental shutters. Re-siding generally precludes eligibility unless the new sheathing maintains the character of the original sheathing. Additions, if present, must not have been made to the primary elevations of the house. Any addition must be substantially smaller in scale than the main house block.

### **3.6.5 English Cottage (Tudor) (c. 1925-1940)**

The English Cottage traces its lineage back to architect-designed Tudor landmarks of the late nineteenth century. These earlier houses are often termed “Jacobethan” by architectural historians as they incorporate detailing from English Elizabethan and Jacobean precedents. In the early twentieth century, these landmarks were joined by less pretentious examples featuring superimposed steep and half-timbering on otherwise symmetrical façades. Still relatively uncommon before World War I, the style greatly increased in popularity in the 1920s and 1930s as masonry veneering techniques allowed even the most modest examples to mimic the brick and stone exterior of English prototypes (McAlester and McAlester 1997:358).

More commonly a suburban than a rural house type, examples in the U.S. 113 corridor may have been built using published house plans for middle or upper middle class homeowners.

The English Cottage, a small twentieth-century house type, features a steeply pitched roof and is usually side gabled (and less frequently front gabled) with a façade dominated by one or more prominent cross gables. Windows are often tall and narrow, usually in multiple groups with multi-pane glazing. Overlapping gables with eave lines of varying heights are common. Doorways are frequently placed in round-arch surrounds (McAlester and McAlester 1997:360, 368).

*Registration Requirements:* To be eligible for its architecture an English cottage should be irregularly massed and one, one-and-one-half or two-stories in elevation. Side-gabled in orientation, the style has a substantial cross-gable with a steeply-pitched roof that extends from the central block of the building. The entry door should be located in the cross gable; the exterior chimney for the dwelling’s fireplace is frequently placed next to the cross-gable. The house itself should have a steep roof, often pierced by dormers (Chase et al. 1992:63).

To possess significance under Criterion A, the house must exemplify an important historic trend or event. The historic associations must be convincingly conveyed by the appearance of the present building. Eligibility under Criterion B requires association with the productive life of an individual important in the history of a community or area. Eligibility under Criterion C requires architectural distinction. An eligible English cottage will be more finely detailed and better

preserved than the average house of this style in a particular area. Exterior ornamentation contributing to architectural significance includes decorative chimney pots, decorative half-timbering, use of contrasting materials such as brick and stone, simple round-arched doorways, and patterned window glazing. Eligibility under Criterion D requires that the property possess information potential in the existing building fabric. Few, if any, of the English cottages in the study area are expected to meet any of these eligibility criteria.

The house must retain all or almost all of its historic exterior materials. Particularly important are retention of those materials, such as sheathing, diagnostic of the style. If door or window replacements have been made, these replacements must be similar or identical in character to the originals. Additions, if present, must not be larger in scale than the original block and must not be visible from the front of the house.

### **3.6.6 World War II Era Cottages (1940-1950)**

This house type, defined by Cory Jensen of the Utah State Historic Preservation Office, represents a small c. 1940-1950 house found throughout much of the United States. Jensen notes that, primarily due to war-time economics and housing demand, the narrow deep house form of the bungalow and period cottage were transformed in these cottages to a square, boxy plan with small rooms situated around a core. These houses, small in scale, and inexpensive in cost, were affordable to many first-time homebuyers. Returning GIs often purchased these houses as the first step in climbing the ladder of the middle class.

Characteristics of this type include typically square or slightly rectangular footprint, although porch or front window area may project slightly; hipped or side-gabled roofs; gabled projections over the front entrance and larger windows; often side (driveway) entrances; often attached garages; windows that are either wood or metal double hung, wood or metal casements, or large front picture windows with multiple panes sometimes in horizontal bands; exterior stairwell access to basements; exterior sheathing including brick, asbestos or Masonite shingles, and wood or aluminum siding (Jensen 2004:18).

*Registration Requirements:* Hundreds of thousands of World War II-era cottages were constructed throughout the United States between 1940 and 1950. Many were built in large developments such as the Levittowns of Pennsylvania, New Jersey and New York. Others, such as those within the study area, are isolated examples or short rows built along major thoroughfares, while still others were erected on subdivided farmland.

To possess significance under Criterion A, the residence must be representative of an important historical trend. A development of houses that represents the first suburban neighborhood in an area or region may be eligible. Eligibility as a district under Criterion A requires that most or all house be basically unchanged from their original appearance. Individual eligibility requires innovative building technology present on the exterior and/ or interior, or important achievements of architecture/ engineering. Eligibility under Criterion B requires association with a historically significant individual. To be eligible under National Register Criterion C, a house must be a notable example of the architecture of its time, often an elaborate, architect-designed example of this house type. However, the nature of this resource, as a simple, rapidly built, inexpensive dwelling, precludes this. Eligibility under Criterion D requires that the building fabric possesses information potential. Because of the number of remaining properties of this type, individual examples are generally not eligible for the National Register.

To possess the requisite integrity to be National Register-eligible, most or all original exterior details must be present. If windows have been replaced, the original fenestration and sash patterns must have been maintained. If doors have been replaced, the replacement must retain the original character. Concrete-asbestos or aluminum siding may represent original sheathing materials, while vinyl siding does not. Re-siding generally precludes eligibility unless the new sheathing maintains the character of the original sheathing. Because of the commonness of this house type, recent additions to any portion of the house would preclude eligibility.

### **3.6.7 Standard Ranch House (1950-present)**

The ranch house supplanted popular pre-World War II house designs such as the Cape Cod, Colonial Revival or Tudor Revival. With its often integral garage and single floor plan, it was designed for efficiency, lacking the stairs of earlier popular styles. As noted by McAlester and McAlester, ranch houses were made possible by the country's increasing dependence on the automobile. As the automobile replaced streetcars and buses as the principal means of personal transportation, relatively compact house forms on small lots were replaced by sprawling house designs on much larger lots. The rambling form of the ranch house emphasizes these larger lots by maximizing façade width (McAlester and McAlester 1997:479). The standard ranch house became a popular design for members of the middle class able to afford land costs and construction costs greater than those of the minimal ranch or World War II cottage.

The standard ranch house is a box-like, one story building with a very shallow pitched gabled, cross-gabled, or hipped roof (Edwards et al. 2004:3-6). Its perimeter outline is a strict rectangle. A garage is usually attached or integrated as part of the overall plan. Set off the street by a wide lawn and broad driveway, the standard ranch clearly presents a "suburban" image (Jakle et al. 1989:186).

In his recently published typology of post-World War II houses, Cory Jensen divides ranch houses into two types, the early ranch, viewed as an enlarged version of the World War II era cottage, and the ranch. Details that Jensen indicates define the early ranch include a slightly more elongated form than the World War II era cottage; the frequent inclusion of attached garages; windows, siding, and architectural details similar to those of World War II era cottages; projecting cross gables often allow for additional interior space; and siding materials including striated brick, asbestos shingles, and aluminum siding (Jensen 2004:19).

Details characteristic of the ranch include long and low single level basic mass with gabled, hipped or, less commonly, flat roofs; attached carports or garages; frequent rear patios; and smaller windows in the front and larger ones at the rear as emphasis is placed on the backyard, although large picture windows are common in the living room (Jensen 2004:20).

*Registration Requirements:* The construction of ranch-style houses began in the mid-twentieth century. The ranch house is a product of colonial Spanish Mission architecture in early California. This house type portrayed an informal, indoor-outdoor, rustic lifestyle. The style dominated American domestic building through the 1960s and is still popular and commonly featured throughout the United States today. Such houses were and are often erected on subdivisions of former farmland.

To possess significance under Criterion A, the residence must be representative of an important historical trend. A development of houses that represents the first suburban neighborhood in an area or region may be eligible. Eligibility under Criterion B requires association with a historically significant individual. To be eligible under National Register Criterion C, a house

must be a notable example of the architecture of its time, often an elaborate, architect-designed example of this house type. Individual eligibility requires innovative building technology present on the exterior and/ or interior, or important achievements of architecture/ engineering. However, the nature of the ranch house, as a simple, rapidly built, inexpensive dwelling, generally precludes this. Eligibility under Criterion D requires that the building fabric possesses information potential. Because of the number of remaining properties of this type, individual examples are generally not eligible for the National Register.

To possess the requisite integrity to be National Register-eligible, all original exterior details must be present. The one-story house must have a low-pitched roof. This style lacked extensive exterior decoration. Sometimes, however, detailing is featured around the windows and porch areas (i.e., wrought iron, or wood). The front and rear façades of the dwelling should appear to be maximized, stretching across the land. If windows have been replaced, the original fenestration and sash patterns must have been maintained. Large picture windows and ribbon windows are the most common. If doors have been replaced, the replacements must retain the original character. The placement of the house, set back from the roadside, is an important landscape element that placed emphasis on the yard space. Courtyards and patios across the front and rear of the houses are common. To retain integrity, no additions may have been made to the house.

### **3.6.8 Minimal Ranch House (1950-present)**

The minimal ranch was brought to popularity by post-war developers such as William Levitt, who sought to build good, low-cost housing for the millions of people who sought their own first house in the postwar economic boom period. The minimal ranch is a stripped down version of the bungalow and other vernacular cottage houses. Wide overhanging eaves were scaled back, and the houses were given an eaves-front orientation to look bigger. The attic was reduced to little more than a crawl space. The big front porch was reduced to a small stoop. A big picture window was added to show off newly purchased furniture, but the size of other windows was reduced to preserve the illusion of privacy. In many areas, these nondescript “ranchettes” followed one another in an endless stretch of nearly identical houses (Split Level.net 2004).

Like the standard ranch, the minimal ranch is a simple, single story, rectangular house. Unlike the standard ranch, garages are not attached or integrated, but are self-standing structures when they exist. A small dwelling of five rooms or less, the minimal ranch resembles an elongated double pile cottage. Window treatment, especially the use of picture windows or horizontal bands of double-hung windows, conveys the ranch allusion. The minimal ranch has a side-gabled roof and little or no overhanging eave (McAlester and McAlester 1997:478; Jakle et al. 1989:187).

*Registration Requirements:* The World War II-era cottages became outsized and obsolete as marriages and the size of families increased. The economic depression of the 1930s compromised the size and style of domestic living. Construction of this period became more eclectic, with little to no decorative detailing to the exteriors of the homes. These dwellings would become known as the early ranch. Such houses were often erected on subdivisions of former farmland.

To possess significance under Criterion A, the residence must be representative of an important historical trend. A development of houses that represents the first suburban neighborhood in an area or region may be eligible. Individual eligibility requires innovative building technology present on the exterior and/ or interior, or important achievements of architecture/ engineering. Eligibility under Criterion B requires association with a historically significant individual. To be eligible under National Register Criterion C, a house must be a notable example of the architecture of its time, often an elaborate, architect-designed example of this house type.

However, the nature of this resource, as a simple, rapidly built, inexpensive dwelling, precludes this. Eligibility under Criterion D requires that the building fabric possesses information potential. Because of the number of remaining properties of this type, individual examples are generally not eligible for the National Register under any of the four criteria.

To possess the requisite integrity to be National Register-eligible, all original exterior details must be present. The form of the house is typically rectangular, slightly more elongated than the World War II-era cottage. The one-story houses can have hipped or side-gabled roofs. The windows should be similar to those of the previous style. Original fenestration and sash patterns of all bay openings must be maintained and retain their original character. To retain integrity, no additions may have been made to the house.

### **3.6.9 Split-Level Houses (1950s-1960s)**

For many families whose first house was a ranch house or minimal ranch house, the split level of the 1950s and 1960s was a natural next step up the housing ladder. While the little ranch house had been a good “starter home,” it lacked specialized spaces, the den, the playroom, and the TV room, as well as the additional bedrooms needed to accommodate the growing family.

Developers and builders answered these needs with the original split-level or three-level home. The ranch house was split close to the middle. One half of the house, garage and bedrooms above was raised a bit. The other half, entry, living room, kitchen, and dining room was dropped a bit. In many cases, the living room/kitchen had a basement underneath, making a design with four levels.

Typically, the entry area with its large living room, kitchen and dining room attached was the wife’s domain. A few steps up led to bedrooms and bath, a few down led to the family den and garage, typically the father’s zone. The kid’s zone was often the playroom in the basement beneath the living room. The basic design was the mainstay of the mid-level housing market through much of the 1950s and the 1960s, the childhood home of millions of baby boomers (Split Level.net 2004).

Split-levels were typically built in one of two basic designs. In one design, the lower block and the raised block are both oriented with eaves facing the street. In the other design, the lower block has an eaves-front orientation, while the second block has a gable-front orientation. The greatest number of such houses are of wood-framed construction sheathed with clapboards. Lesser numbers are of masonry or masonry veneer construction. In some houses, the garage is oriented toward the street in the lower front wall of the raised block, while in other houses, especially those with an eaves front raised block, the garage is placed in the gable end wall of the raised block.

*Registration Requirements:* The split level house is primarily found in suburban subdivisions of the 1950s and 1960s, although, as in the study area, isolated examples are found in less-populated areas. As noted, this house represented the enlargement of the ranch house with its levels designating separate activity areas. After the 1960s, the bi-level and raised ranch eclipsed the split level as the midlevel choice for new construction.

To possess significance under Criterion A, the split-level must be representative of an important historical trend. A development of houses that represents the first suburban neighborhood in an area or region may be eligible. Individual eligibility requires innovative building technology present on the exterior and/ or interior, or important achievements of architecture/ engineering.

Eligibility under Criterion B requires association with a historically significant individual. To be eligible under National Register Criterion C, a house must be a notable example of the architecture of its time, often an elaborate, architect-designed example of this house type. However, the nature of the split-level house, as a simple, common, tract house generally precludes this. Eligibility under Criterion D requires that the building fabric possesses information potential. Because of the number of remaining properties of this type, individual examples are generally not eligible for the National Register.

To possess architectural integrity, the split-level must have no noticeable exterior alterations. Original doors, including garage doors, and windows must be in place. Ideally, the house must also retain its original exposed siding materials. Replacement siding materials do not necessarily preclude integrity should the original siding materials be intact beneath the newer sheathing.

### **3.6.10 Hall and Parlor Houses (mid-19<sup>th</sup>-early 20<sup>th</sup> centuries)**

Other houses located within the study area are more appropriately characterized by form or plan rather than architectural style. These include: hall and parlor houses, I-houses, double pile cottages, double pile cottages with front extensions, gable-front double pile cottages, gable-front double pile houses, L-shaped cottages and houses, and cross plan cottages and houses. Such house plans are of two types. The first type is the “vernacular” house, such as the hall and parlor and I-house, a form whose ultimate origin may have been European and was adapted to local conditions, economics and household needs. The second type, including the L-plan and cross plan cottage or house, may have originally been developed as a “folk” or “vernacular” house type, but by the time they reached the peak of popularity were generally built by builders using existing standard plans or plan books.

The hall and parlor house is a rural vernacular house type related to the I-house and the single story hall and parlor cottage. In early examples, unequal room sizes, indicated by the asymmetrical façades, reflect Old World origins. With the advent of balloon framing and standardized materials and building components, the house plan remained popular in rural areas until the end of the nineteenth century. By the end of this period, symmetry was introduced with equal sized rooms and balanced window treatment. The typical occupants of a hall and parlor house was a middle class farm family, sufficiently prosperous to be able to afford a two-story dwelling but lacking the means to afford the larger I-house.

The hall and parlor house, a side-gabled dwelling two full stories in height, features two rooms side by side without a separating central hallway. L and T rear appendages are common as with other single-pile dwelling types. Early hall and parlor houses feature asymmetrical façades reflecting unequal room sizes, while later examples feature symmetrical façades often two or three bays wide (Jakle et al. 1989:114).

*Registration Requirements:* The traditional definition of a hall-and-parlor house is a single-story folk dwelling with two unequal sized rooms and often a central chimney. Such houses were among the earliest forms constructed in many areas of European settlement in North America. No such houses have been identified in the study area. Instead, the hall-and-parlor house in the study area is a two-story dwelling form as defined in Jakle et al. (1989). It is a side-gabled dwelling, two full stories in height, featuring two rooms side-by-side without a separating central hallway. “L” and “T” rear appendages are common as with other single-pile dwelling types. Early hall-and-parlor houses feature asymmetrical façades reflecting unequal room sizes, while later examples feature symmetrical facades often two or three bays wide (Jakle et al. 1989:114).

To possess significance under Criterion A, the residence must exemplify an important historic trend or event. The historic association must be convincingly conveyed by the present building appearance. Eligibility under Criterion B requires association with the productive life of a historically significant individual. Eligibility under Criterion C requires that the house be a notable example of a type or period of construction. Elements contributing to significance under Criterion C include retention of original, often end, chimneys and retention of original exterior fabric. Elaborate interior woodwork would also contribute to eligibility, but since interiors were rarely, if ever, accessed for this study, they were not considered as part of the eligibility assessment. Eligibility under Criterion D requires that the building fabric possesses information potential.

To possess integrity as a hall-and-parlor house, the house must retain its original configuration of facade openings diagnostic of this house form. Integrity is also dependent upon retention of a preponderance of the original or historic exterior fabric such as siding, fenestration, roof profile and structure, chimney(s), and porches, if any.

### **3.6.11 I-House (early 19<sup>th</sup>-early 20<sup>th</sup> centuries)**

As Jakle et al. (1989) indicate, during the nineteenth century the I-house symbolized affluence born of the land. The strength of the form as a status symbol was maximized when the façade faced the public road and projected an impressive front elevation. This association of the house with prosperity and respectability was common among farmers and businessmen and professionals in villages and towns. Much of the rural affluence could be attributed to the rise of commercial agriculture associated with the development of regional railroad networks and regional markets (Jakle et al. 1989:121).

The central hall I-house is one of the more noticeable traditional house forms in the rural eastern United States (McAlester and McAlester 1997:96; Noble 1984:52-55). In form, it is essentially a hall and parlor house with an added central hallway serving a centrally positioned front door. The form is one room deep with single rooms on either side of the hall. It is two full stories high with a gable roof. Fenestration is characteristically symmetrical with three-, four-, and five-bay patterns common. Many I-houses have additional space in a perpendicular, two-story rear ell (Jakle et al. 1989:120-121; Wyatt n.d.:33). In some cases, including in the study area, the façade is elaborated with a central cross gable. This design is commonly found in c. 1900 vernacular houses of the Milford-Lincoln areas.

*Registration Requirements:* The I-house must be two stories in height and with three or five front façade bays. The main core of the dwelling typically measures two rooms wide by one-room deep. The roof should be of average pitch and the lineation hipped or side-gabled. Porches across the front and ells to the rear are not uncommon. The entry door should be centralized leading to a central passage and chimneys generally placed on either or both gable end wall(s).

The construction date of the house is important in assessing its eligibility. Due to rarity, an eighteenth- or early nineteenth-century I-house may be eligible under Criterion A as exemplifying the early settlement history of the area or an early example of this house form in the area. In general, to possess significance under Criterion A, the residence must exemplify an important historic trend or event. The historic association must be conveyed by the present building's appearance. Eligibility under Criterion B requires association with the productive life of a historically significant individual. Eligibility under Criterion C requires that the house be a notable example of a type or period of construction possessing its original diagnostic façade arrangement and interior plan and retaining a large proportion of original or historic exterior

fabric. Eligibility under Criterion D requires that the building fabric possesses information potential. Few of the houses of this form in the study area are expected to meet any of these eligibility criteria.

To possess integrity, the house must retain a preponderance of original or historic fabric including siding, windows and doors, roof profile and structure, chimney(s), and porch components. Re-siding in aluminum or vinyl generally precludes eligibility unless the new sheathing maintains the character of the original sheathing. Additions, especially to the rear of the dwelling, may not compromise the integrity, providing these additions are in keeping with the massing of the original block. Eligible I-houses may or may not have exterior front or side porches and/or rear or side ell additions, depending on their original form and function and evolving usage. Screened-in porches do not compromise integrity, but infilled porches that date from after the period of significance usually render the property ineligible.

#### **3.6.12 Double Pile Cottage (early to mid-20<sup>th</sup> century)**

The double pile cottage is among the simplest and least expensive housing forms. It was marketed in builders' catalogs between 1915 and 1925 (Edwards et al. 2004:3-4). Due to small size and simplicity of construction, these dwellings were affordable to people of modest means. Often such houses are found in the vicinity of farms and factories providing housing for farm and factory workers rather than owners and managers.

The double pile cottage is a one or one-and-one-half story dwelling with either gable or hipped roof, the ridge line running parallel to the façade. The roof is usually of average pitch, and the façade is generally three bays wide. While most gabled roof examples have traditional gabled roofs, several examples in the study area have clipped or jerkinhead gables. In twentieth-century examples there is often no hall, and the front door opens directly into the front room. Cottages with steeply pitched roofs resemble a Cape Cod without its characteristic gabled dormers.

Interior plans of these houses vary. In some examples, the center hall remains, a remnant of early folk housing types, while other examples reduce or eliminate the center hall and frequently employ a front door that opens into the living room (Jakle et al. 1989:213).

*Registration Requirements:* A double-pile cottage must be one- or one-and-one-half stories in height and with two or three façade bays. It should be oriented with its roofline perpendicular to the street and the gable forming the front elevation of the building. The roof should be of average pitch and may be pierced with a modest cross-gable dormer. The entry door should be sheltered by a gabled shed, or hipped roofed front porch.

To possess significance under Criterion A, the residence must exemplify an important historic trend or event. The historic association must be convincingly conveyed by the present building appearance. Eligibility under Criterion B requires association with the productive life of a historically significant individual. Eligibility under Criterion C requires that the house be a notable example of a type or period of construction. As a common house design, found in great numbers throughout the United States, double-pile cottages usually lack the architectural elaboration and distinction necessary for eligibility under Criterion C. A particularly early example that conveys an unusual amount of architectural elaboration may be eligible under Criterion C. Eligibility under Criterion D requires that the building fabric possesses information potential. Generally dwellings of standardized construction, these houses typically do not illustrate historically notable building construction techniques.

Integrity of these houses are dependent upon survival of a preponderance of original or historic exterior architectural fabric including siding, windows and doors, roof profile and structure, chimney(s), if any, and porch or stoop.

### **3.6.13 Double Pile Cottage with Front Extension (early to mid-20<sup>th</sup> century)**

The double pile cottage with front extension represents a small step up from the double pile cottage. Jakle, et al. attribute the popularity of this form to builder proclivities to “excite and serve a modest-priced market for middle class housing.” Although only slightly larger than the double pile cottage, this house probably appealed to buyers who wanted a dwelling that conveyed a slightly more impressive appearance than the humble double pile cottage (Jakle et al. 1989:136).

This double pile cottage has a gabled roof with ridge parallel to the façade. A perpendicular extension extends off the front wall either to the left or to the right and is covered by a small gable that intersects the main roof at or below the ridge line. The extension contains, in most instances, an enlarged living room and sometimes contains the front door (Jakle et al. 1989:136).

*Registration Requirements:* In this twentieth-century house form, the main block is oriented with its roof line parallel to the street and is one or one-and-one-half stories in height. A front extension, consisting of a front gabled block, is placed to one side of the façade. The main entry is often located at the junction of the main block and the front extension.

To possess significance under Criterion A, the residence must exemplify an important historic trend or event. The historic association must be convincingly conveyed by the present building appearance. Eligibility under Criterion B requires association with the productive life of a historically significant individual. Eligibility under Criterion C requires that the house be a notable example of a type or period of construction. As a common house design found in large numbers throughout much of the United States, double-pile cottages with front extensions rarely meet eligibility requirements of Criterion C. An eligible example might be a particularly early example that also displays architectural elaboration not found on the typical example of this building form. Eligibility under Criterion D requires that the building fabric possesses information potential. Because these houses usually embody standard twentieth-century house construction practices, they are not expected to be eligible under Criterion D for their construction. Few, if any of the houses of this form in the study areas are expected to meet any of these eligibility criteria.

Integrity of these houses are dependent upon survival of a preponderance of original or historic exterior architectural fabric including siding, windows and doors, roof profile and structure, chimney(s), if any, and porch or stoop.

### **3.6.14 Gable-Front Double Pile Cottages (early 20<sup>th</sup> century)**

The gable-front, double pile cottage is closely associated with the bungalow. In some suburban communities, such houses are interspersed with the side-gabled bungalow and represent a smaller and less expensive variation. Many such houses incorporate bungalow-craftsman decorative elements such as eaves brackets; three over one, double hung sash windows; and full width front porches with battered posts. It is probable that many of these houses originated as scaled-down imitations of bungalows affordable to those of relatively modest means.

In this house type, the gable faces forward and contains the front entrance, the axis of the dwelling being perpendicular to the street. These one and one-and-one-half story dwellings are two rooms wide and two or more rooms deep. Most are three bays wide, often with a central entry bay. Most also have full-width porches, generally hipped or shed-roofed in form (Jakle et al. 1989:141). While most have traditional gables, some, including several in the study area, have jerkinhead or clipped gables.

*Registration Requirements:* To possess significance under Criterion A, the residence must exemplify an important historic trend or event. The historic association must be convincingly conveyed by the present building appearance. Eligibility under Criterion B requires association with the productive life of a historically significant individual. Eligibility under Criterion C requires that the house be a notable example of a type or period of construction. As a frequently constructed modern house plan, gable-front, double-pile cottages rarely meet eligibility requirements of Criterion C. Eligibility under Criterion D would generally require that the dwelling be a particularly early example of the plan and that it possess architectural elaboration not found on the typical example of the form. Eligibility under Criterion D requires that the building fabric possesses information potential. Few, if any of the houses of this form in the study areas are expected to meet any of these eligibility criteria.

To possess integrity, the gable front, double pile cottage must adhere to standards of simplicity similar to the side-gable cottage. It must be one- or one-and-one-half stories in height and constructed with two or three bays. It should be oriented so that the roofline is perpendicular to the street and the gable forms the façade of the building. The roof must have an average pitch and may be broken with a modest cross-gable dormer. The entry door should be sheltered by a front porch (Chase et al. 1992:63).

### **3.6.15 Gable-Front Double Pile Houses (late 19<sup>th</sup> and early 20<sup>th</sup> centuries)**

Late nineteenth- and early twentieth-century gable-front houses are commonly seen in cities where they were particularly well-suited for the narrow lots of the urban northeast. This house form is less commonly found in small towns and rural areas. By the early twentieth century, the gable-front house was widely available as both a stock builder form and a prefabricated catalog house. While typical urban houses have a narrow, tall façade, the few examples in the study area are wider than these urban examples, allowing more interior space (McAlester and McAlester 1997:90). Because of the larger size than most other house types of the period, these houses were probably erected for relatively prosperous early twentieth-century Delawareans.

In this house type, the gable faces the street and the building rises to a height of two- or two-and-one-half stories. It is two rooms wide and two or more rooms deep. Nineteenth-century versions of this form usually feature a side hall serving a front door set to one side of the gable. Gable front twentieth-century houses have irregular bungalow-like room arrangements (Jakle et al. 1989:143).

*Registration Requirements:* To possess significance under Criterion A, the residence must exemplify an important historic trend or event. The historic association must be convincingly conveyed by the present building appearance. Eligibility under Criterion B requires association with the productive life of a historically significant individual. Eligibility under Criterion C requires that the house be a notable example of a type or period of construction. Particularly early examples of this house form may possess significance provided that much of the original historic or exterior fabric remains. Significance may be enhanced by possession of period architectural elaboration such as Victorian era decorative turned columns, balusters, brackets, or bargeboards.

Eligibility under Criterion D requires that the building fabric possesses information potential. To assess the eligibility of such a house under Criterion D both access to the building framing and knowledge of framing techniques of the period must be present. Generally, eligibility under Criterion D will require the building to embody innovative construction techniques for its original period of construction. Few, if any of the houses of this form in the study areas are expected to meet any of these eligibility criteria.

It must be two- or two-and-one-half stories in height and constructed with two or three bays. It should be oriented so that the roofline is perpendicular to the street and the gable forms the façade of the building. The roof must have an average pitch and is rarely broken with a cross-gable dormer. The entry door should be sheltered by a front porch, either of the full-width, shed or hipped type or a gabled or shed-roofed stoop.

#### **3.6.16 L-Shaped Cottages and Houses (early to mid 20<sup>th</sup> century)**

L-shaped cottages and houses were promoted in house catalogs of the early twentieth century. Often built as housing for working and lower middle class individuals and families, their popularity reflected the predilections of individual builders who widely replicated selected plan types in their communities.

In the L-shaped cottage and house, a single, multiple-gable roof covers the entire dwelling. Unlike the similar folk house, the gable front or upright and wing, the L-shaped cottage or house lacks multiple roof levels. Ranging from one to two stories in height, the L-shaped dwelling often has a hipped or shed-roof porch extending from the side wall of the gabled front block across the entirety of the eaves front portion of the façade. In floor plan, the L-shaped dwelling comprises a single, integrated whole (Jakle et al. 1989:161-3).

*Registration Requirements:* The L-shaped cottage or house is a one-to-two story dwelling with a main block whose roof ridge is parallel to the street and a cross-gabled front block projecting from the side of the façade wall with a roof ridge that extends from the main roof ridge. This house type often features a porch that extends the width of the exposed façade wall, and the entry is often placed at the junction of the two blocks.

To possess significance under Criterion A, the residence must exemplify an important historic trend or event. The historic association must be convincingly conveyed by the present building appearance. Eligibility under Criterion B requires association with the productive life of a historically significant individual. Eligibility under Criterion C requires that the house be a notable example of a type or period of construction. As a modern vernacular house type, L-shaped cottages and houses rarely meet eligibility requirements of Criterion C. A particularly early example that conveys an unusual amount of architectural elaboration may be eligible under Criterion C. Eligibility under Criterion D requires that the building fabric possesses information potential.

Integrity of these houses are dependent upon survival of a preponderance of original or historic exterior architectural fabric including siding, windows and doors, roof profile and structure, chimney(s), if any, and porch or stoop.

#### **3.6.17 Cross Plan Cottages and Houses (early to mid 20<sup>th</sup> century)**

Cross plan houses are well-represented in the plan books and house catalogs of the late nineteenth and early twentieth centuries. As with the gable-front house, this plan is more common in cities

and towns as builders attempted to fit irregular massing on the narrow urban lots typical of most towns and cities. The few found in the study area may possibly represent versions of published house plans built for middle class residents.

In a cross plan dwelling, the principal axis of the building is perpendicular to the street with one or two cross gables midway back from the street. Frequently a hipped or shed-roofed front porch extends the width of the front gable wall. The positioning of the front door varies. In many cross plan dwellings, it is located in one of the cross gables and is approached along a side porch. In other dwellings, it is located in the façade wall (Jakle et al. 1989:163-4).

*Registration Requirements:* These dwellings, one-to-two stories in height, consist of a side-gabled central block with front gabled blocks projecting from the center of the front and rear walls of the middle block. The roof ridge of the cross-gabled blocks is usually equal in height to that of the middle block. L-shaped and shed porches often project from the front wall(s) of these houses.

To possess significance under Criterion A, the residence must exemplify an important historic trend or event. The historic association must be convincingly conveyed by the present building appearance. Eligibility under Criterion B requires association with the productive life of a historically significant individual. Eligibility under Criterion C requires that the house be a notable example of a type or period of construction. As a modern vernacular house type, cross plan cottages and houses rarely meet eligibility requirements of Criterion C. A particularly early example that conveys an unusual amount of architectural elaboration may be eligible under Criterion C. Eligibility under Criterion D requires that the building fabric possesses information potential. Few, if any of the houses of this form in the study area are expected to meet any of these eligibility criteria.

Integrity of these houses is dependent upon survival of a preponderance of original or historic exterior architectural fabric including siding, windows and doors, roof profile and structure, chimney(s), if any, and porch or stoop.

### **3.6.18 Prefabricated and Standard Design Houses (initial examples: early 20<sup>th</sup> century; later examples: mid-20<sup>th</sup> century-present)**

The earliest use of standard design homes dates back to nineteenth-century architectural pattern books (Smeins 1999). By the early twentieth century, prefabricated houses, made by companies such as Sears Roebuck and Aladdin and shipped in pieces to the site, became popular in some areas of the country. No examples of early standard design homes or prefabricated homes have been identified within the study area. Prefabricated and standard design homes regained popularity due to the increased demand for housing in the mid-twentieth century. Research undertaken in issues of local papers from the 1950s and 1960s including the *Delmarva News* and the *Milford Chronicle* revealed that several suppliers of prefabricated homes offered their products to Sussex and Kent County residents. From the mid-1950s to at least the early 1960s, the *Delmarva News* of Selbyville included regular ads from the Houston-White Company of Millsboro. The Houston-White Company was originally founded in the late nineteenth century as a lumber milling operation and was, for many years, the largest business in the town. The company pictured a series of houses with designs from the Small House Planning Bureau and advertised “Order a Home by Telephone? It is Almost That Easy!” Houston-White offered house plans including rectangular cottages, rectangular and L-shaped ranches, and split-levels and could construct these houses, as well.

Other suppliers that advertised in local papers included Nelson T. Swain of Georgetown, a Main Line Homes dealer, who offered, in 1962, a three bedroom ranch style house with full basement for \$8,420 or \$62.24 per month (Swain 1962). Dover’s Institute for Essential Housing offered its “Low-Cost Homes for the Working Man”: “Cranapple Crest,” “Blueberry Hill,” and “Plum Hill” (Institute for Essential Housing 1962). Each was a ranch design.

*Registration Requirements:* As noted, in style or form, these dwellings are representative of popular house designs of the 1950s and 1960s. An unsystematic review of local newspaper advertisements revealed that ranch houses and minimal ranch houses tended to be the predominant designs offered by local prefabricated home suppliers.

If a house can be conclusively documented as an example of 1950s or early 1960s prefabricated or standard design house, its significance should be evaluated under Criterion A. Such documentation may be obtained through comparison of the house to published plans and/or interviews with homeowners. Does it represent an early or unusual example of a prefabricated or standard design house in the local area? Is it part of an early development of similar or identical standard design or prefabricated houses? If so, the house may be locally significant under Criterion A. For eligibility under Criterion B, a house or group of houses should be conclusively associated with the productive life of an individual, a builder or house designer, who had an important role in the postwar residential development of the area. The eligibility assessment of these houses under National Register Criterion C for their architecture should involve consideration using the criteria of the particular design or form. Eligibility under Criterion D requires that the building fabric possesses information potential.

To possess integrity, a prefabricated or standard design house should exhibit no additions or renovations.

### **3.7 AGRICULTURAL DWELLINGS AND SUPPORTING OPERATIONS**

Agricultural properties located within the study area include farmsteads, termed “agricultural complexes” by DeCunzo and Garcia (1993), and housing associated with the poultry industry.

#### **3.7.1 Agricultural Complexes**

The term “agricultural complex” is derived from the historic context developed to aid in the examination of the archeology of agricultural properties in Sussex County (DeCunzo and Garcia 1993). Although the report specifically contains a typology of archeological sites, some identified types are applicable to standing structures, as well. The agricultural complex is one such applicable type.

De Cunzo and Garcia define the type as consisting of

standing buildings—dwelling(s) and domestic and agricultural outbuildings—and/or archaeological evidence associated with them....The dwelling(s) may have housed the farm’s owners, tenant farmers, farm managers, other relatives, and/or farm hands. Quarters, kitchens, smokehouses, milk houses, spring houses, wood sheds, ice houses, and other food and supply storage buildings number among the expected domestic outbuildings; agricultural outbuildings would include barns of different types, stables, cart sheds, granaries, hay barracks, hog houses, sheep houses, chicken/broiler houses, and potato/root houses. In addition,

the Complex encompasses the utilitarian and nonutilitarian spaces and features directly associated with these buildings—landscaped lawns, yards, and gardens; kitchen gardens; work yards; animal pens; wells and other water sources; drives, lanes and paths; and trash and other waste disposal areas and features [De Cunzo and Garcia 1993:250].

Agricultural fields, woodlots, marshes, ditches, streams, and orchards are important natural features of agricultural complexes that contribute to the setting and feeling of the property (DeCunzo and Garcia 1993:235).

*Registration Requirements:* To achieve significance under National Register Criterion A, an agricultural complex must have the ability to convey information or exhibit trends concerning Delaware’s agricultural development. Most agricultural complexes within the study corridor should be evaluated for significance in relation to the broiler chicken industry and/or the canning industry. The complex needs to convey significant information to the historic context of agricultural development in Kent or Sussex County or the State of Delaware or nationally. To achieve significance under Criterion C for architecture, the original fenestration and massing of the farmhouse must remain, the positioning of agricultural buildings and structures in relation to the farmhouse should be intact, and the surrounding land should suggest an intact agricultural setting (i.e., open fields, either cultivated or fallow). The farmstead should be compared with others of the same period in the area and should represent an outstanding example of its type. Agricultural complexes are less frequently eligible under Criteria B or D. Eligibility under Criterion B requires a demonstrated association with the productive life of an individual important to the agricultural history of southern Delaware or the state, while eligibility under Criterion D requires that the buildings have the potential for yielding information significant in building technology or the development of agriculture in the area.

Agricultural complexes are primarily defined from the function and activities that took place or continue to take place there; the style of integrity of the dwellings and supporting domestic and agricultural outbuildings play a lesser role in assessing the eligibility of an agricultural complex. If an agricultural complex is a rare surviving example of its type, a greater degree of alterations is acceptable provided enough of the property survives for it to be a significant resource. Associative characteristics such as primary source historical documentation are needed to substantiate the significance of an agricultural complex (McCormick Taylor Associates 2004:22-23).

Changes to active farms are expected and will not preclude National Register eligibility. However, the major buildings, including dwelling(s) and barn(s) should retain much or all of their historic exterior fabric. In addition, to remain eligible, new construction must not dominate the old. Specifically, the buildings of an agricultural complex should retain integrity of materials, design, feeling and workmanship and should display their original building form, despite modern additions or alterations. In instances where the integrity of the agricultural complex has been compromised due to demolition, infill or development, individual components of the complex, such as the main farm house, may be eligible for individual listing in the National Register of Historic Places under Criterion C if the building embodies distinctive characteristics of a type, period or method of construction (McCormick Taylor Associates 2004:23).

### **3.7.2 Poultry Industry Facilities**

The poultry industry, a major income and employment source in Sussex County, is represented by numerous building and structure types including hen houses, broiler houses, grain elevators,

hatcheries, and processing plants. Of these property types, hen houses and broiler houses are found within the study area.

### ***Hen Houses and Broiler Houses***

As noted, chicken houses are diagnostic of Sussex County poultry-related agricultural complexes. The earliest such houses were used for egg production, while the more recent ones were used to house chickens for the region's dominant broiler industry.

In his book on poultry production, Ralston Hanna cited primary needs in houses for laying chickens (Hanna 1923). The birds must have sufficient room, at least four square feet of floor space per bird. The house must have ample ventilation and must be dry at all times. Ventilation is generally provided by having sufficient openings in the front wall of the house, some containing windows, and others kept open nearly all the time and closed, when necessary, with muslin curtains.

Hanna included plans for a laying house of the type recommended by the New Jersey Agricultural Experiment Station and suitable for use in other states with similar conditions. The wood-framed house had a shed roof and measured 20 feet square. It was designed to form an expandable unit, each unit to accommodate 100 birds. The height of the house was 8 feet in front and 5 feet in the rear with a concrete floor and concrete foundation. Fresh air was provided by two large openings, each 4 feet by 5 feet, and two glass windows, each 2.5 feet by 5.5 feet. Additional ventilation could be provided by having a hinged top board on the rear elevation (Hanna 1923:27-29).

Other roof types for laying houses indicated by Hanna included the two-thirds span (gable with catslide), the even span (gable), the gable roof with center monitor, the half monitor, and the gambrel roof (Hanna 1923:33).

Later laying houses were generally larger than those described by Hanna. In a 1951 publication on poultry husbandry, Morley Jull recommended a house depth of 24 to 36 feet and indicated that lengths of up to 200 feet were common. He pictured an open-front, 30- by 180-foot laying house in southern Delaware with a 20-foot feed section at one end (Jull 1951:229, 234).

Broiler chicken houses underwent rapid evolution as the Sussex County broiler industry boomed. The earliest such houses, typified by Mrs. Wilmer Steele's houses,<sup>4</sup> were small, square, wood-framed buildings, measuring 14 to 16 feet on a side, with single pitch, shed roofs. A coal stove provided heat. Because many early broiler growers had previously operated commercial egg farms, their new broiler houses resembled those built to accommodate young layers. To increase capacity, a grower simply erected new houses. When young broilers reached six weeks or so in age, they might be removed to a larger but now abandoned egg-laying house, formerly used for mature layers.

The first long houses were erected in 1928. These early long broiler houses were generally 16 to 18 feet wide and varied according to the size of the operation. By 1940, most Delmarva broilers were raised in shed-roofed, wood-framed buildings as much as 1,000 feet long but more commonly half that length. These buildings typically had dirt floors covered by a litter of sawdust, wood shavings, or ground corncobs. These later broiler houses were generally 20 or 24

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<sup>4</sup> One of Mrs. Steele's broiler houses is currently used as an exhibit at the Delaware Agricultural Museum in Dover.

feet wide and averaged 320 feet long. These houses were often divided into ten rooms, each 30 feet by 20 feet with a 20-foot square feed room in the center. Each room had two stoves. Figuring 500 chickens per stove, the average house had a capacity of 10,000 broilers. Due in large part to increase in house size, the average grower increased his annual production from about 2,000 broilers in 1927 to about 8,000 in 1935, and approximately 17,000 in 1943 (Williams 1998:21; Hoffman and Johnson 1946:42; Tomhave 1951:133).

A shed-roofed house was deemed easiest and most economical to build and easiest to ventilate. A combination roof or “two-thirds span” had also been a popular broiler house type. In this configuration, the rear span is usually twice as long as the front span (Hoffman and Johnson 1946:46).

Early long houses were heated by hot water, piped from a central heater. This system was soon dropped in favor of separate brooder stoves designed to provide uniform heat the length of the house. During the late 1940s, improved central heating units were introduced with excellent results (Tomhave 1951:133).

In his book on poultry husbandry, Morley Jull described the typical broiler house built in 1950:

Most of the commercial-broiler houses are of simple design. The shed-roof and gable-roof types of house predominate. Most of them are about 20 feet deep and their length depends on the number of chickens to be brooded under one roof. Where continuous brooding is practiced, the homes are up to 50 ft. deep. Many houses are about 80 to 400 feet long and are divided into pens, each 20 by 20 ft., or 20 by 30 ft., a brooder being used in each pen. In other houses, there are no partitions, although a few partitions are advisable to break drafts and avoid chicks piling up in corners.

Dirt floors predominate, although concrete floors are much more sanitary and are used to some extent.

The fronts of the houses are relatively open, windows or burlap being used to cover the openings in cold weather or in the case of driving rain. Most of the houses have windows in the rear to provide for adequate ventilation in warm weather [Jull 1951:214-216].

In an article in the 1950 *Delaware Poultry Handbook*, W.A. Calvert described a new look in poultry houses. These newly constructed houses were 44 to 48 feet wide and 200 to 400 feet long with a lower silhouette than earlier houses. Studs were covered with asbestos-cement board or exterior fiberboard. The foundation consisted of footings extended a minimum of 24 inches below ground level. The houses were roofed in sheet metal. Because of the increased width of these new houses, windows were not adequate for ventilation and had to be supplemented or supplanted by manual or automatic commercial ventilators. The earlier heating stoves were replaced by hot water or hot air heat, and efficiency was increased through use of automatic feeders (Calvert 1950:26-28).

By the end of World War II, mechanical improvements had been made to broiler houses to improve feed-handling efficiency. Most growers had installed feed carriers mounted with rollers on tracks attached to the ceilings. A grower or hired hand would load feed onto the carrier in the storeroom and then push the carrier along the track down the length of the chicken house. Feed was taken from the carrier in scoops or buckets and poured into the troughs. By the late 1950s,

automatic feeding systems began to be introduced. At the same time, improvements were made in water delivery systems. Much of the equipment used in these improved delivery systems was fabricated by Mumford Sheet Metal works of Selbyville (Williams 1998:85-89).

The primary type of broiler house construction in the 1950s was the pole-type house. According to author Byron Bondurant, pole-type houses cost from \$.75 to \$1.50 per square foot, less than the cost of other construction. In pole-type houses, the poles are of sufficient strength to support the roof and sidewalls and are inbedded four to five feet in the ground. Framing is attached to the poles and braces to support loads due to snow, wind, and weight of materials without aid of roofing or siding (Bondurant 1954:26)

Chicken house design in the Delmarva Peninsula underwent dramatic change as a result of the effects of Hurricane Hazel in 1954. Since many of the early chicken houses were not designed as permanent structures and were built of lesser quality materials, the wind and rain of the storm destroyed many of them. Author William E. Larson attributed much of the damage to the lack of proper anchoring. He advocated construction with a foundation footing 8 inches thick and 16 inches wide constructed of poured concrete or concrete blocks. Sills should be constructed of two 2x6s. If platform type construction is used, metal straps should be used to tie rafters to studs (Larson 1955:8). Many farmers decided to modernize poultry operations and to use new chicken house plans sent by local extension agents and the University of Delaware's Agricultural Experiment Station. One such plan was the clear span broiler house, a gabled roof design with the roof supported by trusses without intervening columns.

Other articles published during the 1950s discussed the issue of poultry house ventilation. Ventilation of the houses had two major functions, to remove moisture and to remove heat. Two general techniques were used: gravity or fans. In gravity ventilation, openings were placed near the roof to expel warm air. Fans, generally deemed more satisfactory, were used to move air through the building (Larson 1956:36-38).

By the late 1950s, longer poultry houses were being built than the 44 by 400 foot houses common earlier in the decade. Ray Lloyd indicated that Elwood Workman and Son built a shed-roofed house near Georgetown that measured 24 feet wide by 1,230 feet long. Partitions were placed every 60 feet and a feed track extended down the center of the house. Four doors were placed in back and three doors in front of each 60-foot section. Ventilation was provided by sliding front windows of glass substitute and drop boards on the rear wall (Lloyd 1958:82).

Articles in the *Delaware Poultry Handbook* in the 1960s defined contemporary thinking concerning appropriate characteristics of broiler houses. In an article concerning the best length, width, and depth of poultry houses, author T.R.C. Rokeby advocated a 40-foot width, a length of 400 feet long, and a sidewall height of 6 to 7 feet. He indicated that a 40-foot width is better adapted to the use of continuous chain-type automatic feeders than narrower houses. Small houses resulted in an unnecessary duplication of equipment, while longer than 400 feet requires a second service area (Rokeby 1963:44-49). In another article in the same edition, A.D. Longhouse examined the need for windows in a broiler house and concluded that windows cost more to build per square foot than wall, windows cost more to maintain than walls, and windows are poor insulators, and concluded that the windowless house was preferable (Longhouse 1963:78-80).

By 1980, poultry houses generally were built with one of the following structural frames: 1) open web rigid steel frames; 2) wood trusses on wood poles with no interior supports; 3) pole framed structures with interior posts; 4) steel trusses on steel posts; and 5) open web steel rafters on wood

posts. The most common house type was probably the pole-framed house with two interior rows of posts (Driggers 1980:544-545).

According to a 1981 article in *Poultry Digest*, the basic broiler house was stronger and tighter than previously, largely due to improvements in trusses and the recognition of the desirability of insulation. Evidence indicated that the most popular truss in modern broiler houses was the arched unit that provided clear span and allowed a laminated material to be attached over which insulation was installed. Most houses are curtain type. Summer cooling was done with different configurations of fans and air inlets. Heating, formerly supplied by wood-burning or coal-fired brooders had generally been replaced by gas-fired brooders (*Poultry Digest* 1981:467-468).

In 1991, 161 new chicken houses were completed in Delmarva, 62 others were started, and financial approval was granted for the building of 13 additional houses. The average capacity of these houses was 26,500 birds and the average cost was \$100,000 (Williams 1998:91). Among the improvements in these modern houses was large fans placed at one end of the house to pull air through its entire length (Williams 1998:93). Replacement of earlier, less efficient broiler houses has been encouraged by the offering of “new-house” contracts by poultry grow-out companies to growers who construct new broiler houses according to company specifications (Palmer 1994:1).

Most of the houses built in the 1990s were 40 to 42 feet wide and 400 to 500 feet long. Construction generally incorporates truss rafters, eliminating the need for support posts inside the house. The typical sidewall is 6 feet high with an insulated knee wall and a plastic curtain above. The curtain may be adjusted up or down with a winch (Palmer 1994:3). Ventilation is provided by fans controlled by time clocks and overriding thermostats to control minimum air movement and additional fans to cool birds under summer conditions. Fans are usually located only on one side of the house. In recent years, gas space heaters have been increasingly used for house heating (Palmer 1994:4, 6).

*Registration Requirements:* As mentioned above, within the study area the most common property type representative of the poultry industry is the broiler house. Although broilers were first raised during the 1920s and the first broiler houses (as opposed to converted laying houses) were erected at that time, very few or any of these early houses remain in Sussex County. Most have succumbed to age, weather, or were replaced to facilitate efficiency or to increase flock size.

Examples of the subsequent generation of broiler houses also rarely survive due to time, changing agricultural practices, and weather. A surviving early, wood-framed, long house or a surviving apartment-type broiler house would be eligible for the National Register under Criterion A as exemplifying a phase of broiler production and under C as representative of a type of construction. Eligibility would be dependent upon retention of most or all of its original exterior architectural fabric. Any other pre-1963 broiler house that retains architectural integrity may be expected to be National Register eligible under the same two criteria. Eligibility under Criteria B or D is less likely. To be eligible under Criterion B, the broiler house would have to have been associated with the productive life of an individual who played an important role in the development of the broiler chicken industry in Delaware. To be eligible under Criterion D, the house would have to have the potential to yield significant information about broiler house construction practice.

The field survey indicated that a greater number of egg-laying houses survive due to their smaller size, continued or long-term use, and, in some cases, conversion to other uses. Egg-laying houses are generally an element of agricultural complexes and should be evaluated as a component of the larger agricultural complex. Individual eligibility under Criterion A would require the building to

be convincingly connected to an important event or trend in the history of poultry production in the state. Eligibility under Criterion B would require the house to be associated with the productive life of an individual important in the development of the poultry industry in Delaware. Eligibility under Criterion C would require the house to be a little-altered and well-preserved example of a historic poultry house type as outlined above. To be eligible under Criterion D, the house would have to have the potential to yield significant information about poultry house construction practice.

An eligible broiler or egg-laying house should be free of later additions and exterior alterations, should be of wood-framed construction, generally with a dirt floor, and ideally should still be used for some form of its intended agricultural use.

### **3.8 DOMESTIC COMPLEXES**

A domestic complex may be defined as a dwelling, associated historic outbuildings, and associated physical space including the yard, driveway, and domestic or ornamental garden. The associated outbuildings may be related to historic food preparation and storage, transportation and craftwork, or hygiene. In addition, outbuildings may be used for general storage or lawn or garden storage.

Outbuildings related to food preparation and storage include kitchens, smokehouses, milkhouses and springhouses, icehouses, and/or root cellars. Outbuildings related to transportation and craftwork include stables, carriage houses, and garages, as well as shops for craftsmen such as blacksmiths, coopers, weavers, wagon makers, and joiners. Outbuildings and structures related to hygiene include privies and wells. Storage buildings, most of twentieth-century vintage, include sheds and garden sheds. Less common twentieth-century outbuildings include generator sheds and dynamo sheds, both associated with the spread of electric power into rural areas of southern Delaware. In addition, some domestic properties include an additional residence or residences, either a tenant cottage or a residence for a member of the extended family. Typically, rural properties include more outbuildings than village house lots.

The earliest domestic complexes may date from the initial settlement of southern Delaware. In general, older domestic complexes contained greater numbers of outbuildings than those of recent construction. A house and associated garage does not constitute a domestic complex. A complex must include at least two more associated domestic outbuildings.

*Registration Requirements:* Domestic complexes may be eligible under any of the four National Register criteria. Under Criterion A, a complex may be eligible if it was historically associated with an important historical event or historic trend.

Under Criterion B, a complex may be eligible if it is the property most closely associated with the productive life of an individual important to the history of a community or era. To possess eligibility under this criterion, the property must be the location most closely associated with the individual's productive life and must retain the integrity necessary to convey associations with this period of significance.

Under Criterion C, a complex may be eligible if it embodies the distinctive characteristics of a type, period or method of construction. In addition, elements of a domestic complex may possess individual eligibility, particularly an outbuilding should it represent an early or particularly well-preserved example of a building type. If the house possesses sufficient architectural distinction to

be eligible under Criterion C, it is likely that associated pre-1957 outbuildings would also be eligible.

### **3.9 PROPERTY LAYOUT CONFIGURATIONS**

#### **3.9.1 Mobile or Manufactured Home Parks**

The house trailer first became widely popular in the 1930s. Two main lines in the future development of the house trailer had emerged. The first, then dominant, line of development viewed the trailer as an automobile accessory, an alternative to motels, hotels, or tents when a family embarked on a motoring vacation. The second line of development viewed the trailer as an alternative form of year-round dwelling.

During the Depression and World War II, it was primarily single men, construction workers, defense laborers, or military personnel who converted tiny travel trailers to permanent homes. The popular image of the time was of a rough, male-dominated space, and was often close to the mark (Hurley 2001:226).

By 1936 an article suggested that trailers could be made more acceptable to local officials if they were made “more homelike and less streamlined” and placed in “attractive settings in permanent villages” (Wallis 1989:29). In his study of the mobile home, Wallis cited the type of people initially attracted to trailer living:

For itinerant construction workers who would normally leave their families at home, the trailer provided a way to keep the household together. Other itinerants, including unskilled laborers, salesmen, and traveling evangelists, also found the trailer a convenient and economical alternative to boardinghouses, hotels, and motels (Wallis 1989:31).

In his study of house trailers in the United States, David Thornburg characterized early mobile home parks:

The pioneer models that survived the war, the little 1930s leatherette and plywood boxes, were gathered onto small, decrepit parks during the late forties and turned low-dollar rentals....These were the sad little parks of everyone’s memory, poorly lighted, poorly drained, never paved and seldom grassy, full of solitary elderly folk...brave, lonely souls without family or friends....Here too were the abandoned families.... [Thornburg 1991:166].

The primary function of the house trailer shifted because of housing shortages in the World War II years. Before the war 75 to 90 percent of all commercially manufactured trailers had been used for vacations. Ninety percent of the trailers manufactured during the war and throughout the early 1950s were used for year-round housing. A majority of residents were military or construction families (Wallis 1989:34-35).

By the mid-1950s, the housing crisis had passed and a demographic shift had begun to appear among trailer buyers. At the time of the 1960 census, the average trailer household was younger, less educated, and less affluent than the general population. These households did not view the trailer as a dwelling to accommodate a transient lifestyle but as a means to enter the conventional housing market (Wallis 1989:37).

At the same time a less “mobile” market emerged, wider mobile homes, 10-foot wide models, were introduced. The added width allowed for a floor plan in which a corridor was able to reach the rear bedroom without passing through the middle bedroom and bathroom. By 1960, 90 percent of all trailers manufactured were 10 feet wide (Wallis 1989:37). Thornburg described the evolution of the mobile home parks:

Parks remodeled, widening and deepening their lots to accommodate the new models, and raising their rents accordingly. Ten-wides, twelve-wides, then double-wides (two eights joined together to make a sixteen) each became, successively, the norm [Thornburg 1991:174].

In addition, most trailers had concrete patios on the side that could be enclosed with walls and covered with an aluminum awning, thus converting it to an extra room (Hurley 2001:234).

The majority of these mobile homes were placed in unincorporated areas. Beginning in the 1940s, the Mobile Home Manufacturers Association tried to promote the development of high quality parks. A typical park was oriented with units at right-angles to the street. Later parks introduced curvilinear streets, setback variations, and playgrounds. Municipalities typically tried to confine parks to nonresidential areas, frequently zoning them into commercial or industrial strips along highways and railroad tracks (Wallis 1989:38). Many of these newer parks enticed prospective tenants with idyllic names such as Tall Pines, Pine Oak, Oak Grove, Shady Grove, Shady Acres, Green Acres, Green Meadow, and Meadow Lark (Hurley 2001:243).

In his study of trailer parks, Andrew Hurley noted the social hierarchies that typically developed among their largely blue-collar residents. Not only were parks divided into family and pet sections, but sections for large and small trailers, as well. Hurley notes, “Social credit accrued to families who traded in their dilapidated coaches for larger models and relocated to the ‘neighborhoods’ reserved for supersize trailers.” In 1971 a magazine article characterized the average trailer dweller as “a notch below the widely publicized ‘Middle American’” (Hurley 2001:170-171).

In 1970 Kent County contained over 4,100 mobile homes, 18 percent of all dwelling units in the county. Of these, 1,721 were in mobile home parks, while 2,398 were on individual sites. A total of 167 mobile homes were located in the Milford planning district. Of these, 16 were in parks, and the remainder on individual sites (Kent County Regional Planning Commission 1971:54-55). Similar data are not readily available for Sussex County.

*Registration Requirements:* Because of the generally short life span of mobile homes and the recent introduction of manufactured homes (double-wides and modular homes), few isolated examples are expected to predate 1963, nor are parks expected to contain substantial numbers of pre-1963 mobile homes. Therefore, most individual and grouped mobile homes must meet National Register Criterion Consideration G to be National Register-eligible. Under this consideration, a property must possess “exceptional importance.”

In assessing the significance of these parks, consideration should be given to the purpose of the park as envisioned by the development company, developer, planner, government agency or community. Does the vision for the park represent an important chapter in the social, economic, or planning history of the community or area? Due to standardization of mobile home designs and similarities of mobile home park layouts, it is extremely unlikely that any such properties in the study area possess the requisite exceptional importance.

### 3.9.2 Minor Subdivisions or Strip Development

Beginning within a few years of completion of the DuPont Highway, land along the highway corridor became attractive for both residential and commercial use. A majority of this land in Sussex County was used as either agricultural or timber land prior to construction of the road. Some of this land was a portion of the initial 200-foot right-of-way acquired by the Coleman DuPont Road, Inc.

As noted, the highway bypassed all of the towns along its route. Because the highway showed promise of rapidly becoming inland southern Delaware's main north-south highway, land on streets between the downtowns and the highway was rapidly subdivided into small, generally residential lots, and a "string" type development occurred along these roads. Generally the older buildings are located closer to downtown, while the newer buildings are located closer to the highway. By the 1920s, land along the highway began to be subdivided and the first generation of houses erected along highway portions in proximity to existing communities. An early example of such development is seen near Milford where bungalows were erected on the east side of present U.S. 113. The chronology of both residential and commercial strip development can be roughly determined by the component styles and forms of buildings.

A less frequent, though observable, development pattern in the U.S. 113 corridor is the minor subdivision. In form, these minor subdivisions typically consist of a road perpendicular to U.S. 113 and often terminate in a cul-de-sac. Land on either side of this road is divided into a series of lots, and often all of these lots are developed in quick succession. Several such post-World War II developments are found in the study area.

*Registration Requirements:* As noted, strip development, especially strip residential development, is frequently found along the portions of U.S. 113 in proximity to towns, part of the evolution of land use in a community. In a typical evolutionary pattern, initial residential development occurs within the town core. As the town grows, development moves outward, often along major arteries. With the construction of the DuPont Highway, subdivision and development occurred between the downtowns and the highways and soon spread to either side of the highway itself.

This land development pattern is not unique to the DuPont Highway corridor in southern Delaware. It is frequently found elsewhere in Delaware, as well as elsewhere in much of the remainder of the United States. It is, however, an important facet of the physical evolution of one of southern Delaware's major highways.

The second, related, trend is minor subdivision. Plots of land adjacent to the roadway have been divided into a small series of lots often accessed by a cul-de-sac off the highway. Of insufficient scale to be termed "suburban development," these minor subdivisions often contain a group of houses of identical or similar design. Again, this development pattern is one frequently seen in rural and small town areas of Delaware and elsewhere.

Both development processes result in groups of dwellings that may be eligible under one or more of the National Register criteria. Under Criterion A, a minor subdivision or strip development may be eligible for historic significance if it represents a landmark in land development of the community or if it represents the initial residential development of a particular portion of a historic highway corridor. For instance, a minor subdivision that comprises the initial residential development of a community outside its core may arguably be historically significant. In the same way, a group of houses, constructed as a group that represents the first residential

development of a particular section of U.S. 113 may also be historically significant if they comprise a cohesive ensemble and possess architectural integrity.

Under Criterion B a minor or strip subdivision may be eligible if it is the property most closely associated with an individual 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.

Under Criterion C, a subdivision may possess architectural significance if it exemplifies a cohesive group of house each of which clearly exemplifies a style or form of construction. For example, a row of 1920s era bungalows may be eligible for the National Register if each house in the row possesses the diagnostic elements of the bungalow/craftsman style. Integrity of the subdivision is dependent on the retention of at least four aspects of integrity, usually, at a minimum, setting, design, materials and workmanship. This property type is expected to be only rarely, if ever, eligible under Criterion D, because component dwellings generally represent common twentieth-century design and construction techniques.

### **3.9.3 Farmland Subdivision**

A typical land development pattern in predominantly agricultural landscapes involves the subdivision of small parcels of land of a substantially larger farm along public perimeter roads. Some of this subdivision may be attributable to the desire of the farmer to provide land upon which family members can erect houses. This familial subdivision is often discernable by the presence of newer residences close to the road in proximity to a dwelling that appears to be the original farmhouse.

A second pattern of development involves the sale of lots fronting the road to individuals unrelated to the farmer. This type of development could be attributable to a downturn in the agricultural economy in which the land sale was used to provide funds to balance a losing agricultural year.

Clues as to the reason for subdivision may be discernible by researching the chain of titles for the properties, but identification of a definitive reason may require interview of property owners. Typically, the dwellings erected use designs popular during the period of land sale. Older farm subdivisions may include bungalows or foursquares, while more recent subdivisions may include Colonial revival, Cape Cod, minimal traditional, and ranch style dwellings, among others.

*Registration Requirements:* Farmland subdivision is a major land-use trend in many agricultural areas of the eastern United States, a trend driven in part by family considerations and in part by agricultural economics. It is clearly seen on the landscape in a farm featuring its original nineteenth- or twentieth-century farmhouse with adjoining later dwellings on smaller lots. At times, these dwellings can be dated by stylistic evolution.

This development pattern is frequently found in present and former agricultural areas. Individual examples of this pattern generally lack the significance for National Register eligibility under Criterion A. Eligibility under Criterion C may result from evaluation of the agricultural complex and associated farmland subdivision as a district. Such properties will probably not be eligible under Criterion B for association with the productive life of a prominent individual or under Criterion D for information potential.