

## 7.0 CONCLUSIONS AND RECOMMENDATIONS

### 7.1 Summary

The evaluation of National Register eligibility for architectural properties in the Georgetown study area/U.S. 113 included the intensive-level survey of a total of 115 individual extant properties and 2 potential districts that could be directly or indirectly affected by the retained alternatives. Based upon reference to the previously developed historic contexts for U.S. 113 and application of the criteria of the National Register to each of the surveyed properties and districts, the following resources are recommended eligible for the National Register:

- S-03216. Sharp-Wilson House. This house is recommended eligible under Criterion C as a rare example of a modest nineteenth-century I-house “modernized” in the mid twentieth century.
- S-03217. Carey-Wilson Property. The secondary dwelling on this property is recommended eligible under Criterion C as an uncommon local example of a nineteenth-century folk housing type, the hall plan with loft house.
- S-04517. Prettyman-Carey Farm. The house on this property is recommended eligible for the National Register because of local significance under Criterion C for its architecture.
- S-10763. Daisey-Timmons Property. The c. 1930s house retains all aspects of integrity and is a locally significant example of a Colonial Revival dwelling. It is recommended eligible for the National Register under Criterion C.
- S-10903. Daisey Dairy Farm. This early twentieth-century complex with its bungalow-style dwelling and six period outbuildings has been recommended eligible under Criterion C both as an agricultural complex and for its well-preserved dwelling.
- S-11032. Lowe House. This c. 1935 bungalow represents an uncommon design with its hipped roof and wraparound porch with cross-gabled entry bays. Retaining most of its original elements, it is recommended eligible for its architecture under Criterion C.
- S-11217. Domestic Complex. This property contains a small bungalow, garage, and chicken house. It is recommended eligible under Criterion C as the least altered and most carefully detailed bungalow in the Georgetown study area and therefore a locally significant example of a type or period of construction.
- S-11218. Blakeley’s Service Station. This service station and garage is recommended eligible under Criterion A for its role in the transportation history of the DuPont Highway corridor, as an early service station that has grown and changed to meet the increasing and changing needs of motorists. It is also recommended eligible under Criterion C as a well-preserved example of an early twentieth-century service station with associated later service garage.
- S-11239. Brittingham Commercial Strip. This property is recommended eligible under Criterion A as an intact example of a small commercial strip, possibly the earliest one of its kind in the Georgetown area.
- Melvin Joseph Historic District. This district is recommended eligible under Criterion B and C both for its association with Melvin Joseph, a prominent Georgetown businessman and contractor, and as an architectural expression of his expanding operation.

The remaining architectural properties and districts are recommended not eligible for the National Register due to lack of significance and/or integrity.

## **7.2 Additional Properties**

A number of properties that were initially included within the Georgetown study area were later removed from consideration as the roadway alternatives were refined and the APE was reduced. During earlier stages of the study, additional off-alignment alternatives were under consideration, and the Georgetown study area was substantially larger. Architectural properties within the larger study area were surveyed, and CRS forms were prepared and have been submitted to DelSHPO for curation. Many of the properties were also evaluated for National Register eligibility before the alternatives were removed from consideration, but not all of the evaluations have been reviewed by the agencies or concurred upon. An inventory of these properties, their review status, and copies of the evaluations with preliminary eligibility recommendations are on file at the Department.

## **7.3 Recommendations**

As noted, of 115 architectural properties and 2 districts included in this study, 106 properties and 1 district are recommended not eligible for the National Register. An additional 15 properties were found to have been demolished. For these properties, no further investigation or evaluation is required.

Under the provisions of Section 106 of the National Historic Preservation Act and associated implementing regulations, the effect of a federally permitted or funded undertaking on properties listed in or eligible for the National Register must be addressed using the Criteria of Adverse Effects. The evaluation of effects of the proposed road construction on listed or recommended eligible properties and districts will be included in a separate document.

### **7.3.1 Georgetown Historic District**

The densely settled core of the town of Georgetown is outside the current study area, but it clearly constitutes one or more historic districts. According to DelSHPO records, this district has never been formally evaluated, and there is no DOE on file. JMA drafted a preliminary boundary recommendation that was included in an earlier draft report and is on file at the Department. JMA recommends that the entire district be formally researched, surveyed, recorded, and evaluated, and that a DOE be prepared and filed with DelSHPO if the district is determined eligible for the National Register.

### **7.3.2 Delaware State Forests and the Civilian Conservation Corps**

The Delaware State Forest system encompasses three forests, one in each of its counties. Within each of these forests are management units referred to as tracts, each with its own history of acquisition and use. The Blackbird State Forest in New Castle County has 9 tracts, the Taber State Forest in Kent County has just 1 tract, and the Redden State Forest—by far the largest of Delaware’s forests—has 16 tracts. In an earlier eligibility report for the Ellendale study area (McVarish et al. 2009), JMA recommended that the history of each state forest and each tract be

taken into account to determine the best approach to evaluating the historically distinct units of each forest within the broader context of the Delaware State Forest system.

For the Redden State Forest, JMA recommended that five separate units be evaluated for National Register eligibility: 1) the original nursery at Hudson Pond; 2) the Appenzellar Tract; 3) the Owens Tract; 4) the Ellendale State Forest (now the Ellendale Tract); and 5) the tracts of the Redden State Forest established before the consolidation in 1995, including, at minimum, Jester, Headquarters, and Bailey.

As detailed in the Ellendale study area eligibility report, the Appenzellar Tract (S-12177) and the Ellendale State Forest (S-12178) were recommended not eligible for the National Register (McVarish et al. 2009). The northern end of the Georgetown on-alignment alternative passes by a portion of the Jester Tract. Although technically within the Georgetown study area for architectural resources, the tract will not be directly affected by the project, and the individual parcels in question were not incorporated into the forest until after 1958. For these reasons, the Jester Tract was not evaluated as part of this study.

R. Brian Page, then preservation planner for Sussex County, partially addressed the Redden State Forest in his 2000 National Register nomination of Civilian Conservation Corps Camp S-53 (Page 2000). Page recommended the resource eligible under Criterion A for its association with “the conservation of natural resources in Delaware, and the popular New Deal program the Civilian Conservation Corps,” with a period of significance of 1929-1939. He recommended that all of the original land acquired for the Jester Tract (1,133 acres in 1934) and the Headquarters Tract (744 acres in 1936) be included in the listing, and he identified nine contributing elements. At forest headquarters, on the Headquarters Tract, he included the buildings and structures recorded as CRS #S-00824 by DelSHPO, a resource already listed on the National Register (on 25 November 1980).<sup>7</sup> Page included the forester’s house (.001), stable (.002), and forester’s lodge (.003) built before the land became a state forest, as well as a workshop (.005, demolished in 2005) and a latrine (.006) that had been moved from the ECW Camp S-53 site to headquarters. He did not include the nursery house (.004) that had been moved onto the property from the Hudson Pond nursery. On the Jester Tract, Page included as contributors the buildings at the CCC-built picnic area on Gravelly Branch: two pavilions, a bathroom, and a stone oven. In drawing the National Register boundary around the entirety of the original forest tracts, he argued that “the considerable area of open space and managed forest are integral to understanding the camp area and understanding the development of forestry in Delaware.” The document is in draft form, and the property is not currently listed on the National Register.

Page did not address the other Redden State Forest tracts in his nomination, largely because his thematic approach precluded anything added to the forest after 1939, when the CCC program at Redden State Forest was discontinued.

None of the resources identified by Page as contributors will be affected by the current undertaking. Should project plans be altered such that additional portions of the Redden State Forest fall within the direct impact area, however, JMA recommends the following:

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<sup>7</sup> In both the 1980 National Register nomination and in Page’s 2000 nomination, the resource is referenced as CRS #S-00825.

- evaluation of the National Register significance of the affected tract(s);
- reconsideration of Page’s nomination to possibly include a discussion of the remainder of the tracts that were part of the Redden State Forest before it was consolidated with other forest tracts in 1995;
- development of a state-wide context for CCC work to identify, among other things, in what government sectors and geographical areas it made the greatest impact, the types and distribution of buildings and structures constructed, and the locations of extant facilities (moved or in their original locations).

### **7.3.3 Future Research**

Prior to the commencement of intensive-level field survey, an initial historic context was developed for the portion of the DuPont Highway between Milford and the Maryland state line. This context included only property types located within the highway corridor itself and served as the basis for the research design of the first section of the study, the Milford study area. Unfortunately, by limiting the discussion of property types to the corridor itself, some property types found in the larger study area were not included.

During the review process and subsequent review period, JMA acted to rectify this omission by developing additional property types and registration requirements based upon historic properties identified in the field, but additional work remains to be done.

Particularly in the evaluation of “recent past” properties, cultural resources surveyors are often “flying blind.” The evaluation process for the numerous mid-twentieth-century dwellings in the study area would benefit from the dissemination of a more comprehensive, state-wide context. Research should also be conducted on modernist architecture in Sussex County to better assess the significance of buildings such as the Brittingham Commerical Strip (S-11239).

A second area of concern raised by the current survey is the lack of survey information on several locally important property types. Because most current survey is compliance-driven and additional survey is community-specific, usually aimed at defining boundaries for historic districts, certain property types are surveyed by happenstance rather than systematically. Locally important property types that should be further developed include:

- Domestic complexes
- Roadside stands
- Churches
- General stores
- Feed stores
- Feed mills
- Broiler houses, particular the extent of survival of earlier types of broiler houses
- Hatcheries
- Elevated water tanks

Further, JMA recommends the following changes to historic contexts and planning goals:

- Revision of Delaware historic contexts to include twentieth-century residential and commercial development patterns.
- Revision of Delaware historic contexts to include consideration of significant trends in twentieth-century agriculture and resources representative of these trends.

- Revisiting of the roadside commercial context previously developed for U.S. 113 to include resource types not included in the existing documents.
- Development of a Delaware historic context for WPA-era building in Delaware, including community and civic organizations such as the Kiwanis Club, the American Legion, and the International Organization of Oddfellows.
- Development of a Delaware historic context for evaluating resources associated with the CCC.
- Analysis of eligible properties throughout the U.S. 113 North/South corridor to determine if multiple property thematic nominations may be appropriate.