

## 5.0 SUMMARY AND RECOMMENDATIONS

The historic architectural investigation evaluated the National Register eligibility of properties located within the APE of proposed I-95 improvements in New Castle County, Delaware. The APE extends to either side of I-95 and includes two separate project areas. The first, associated with replacement of the existing toll plaza, extends from the Maryland-Delaware border on the west to the SR 896 interchange on the east. The second extends from the SR 1 interchange on the west to the SR 1 interchange on the east.

Two properties within the APE, the Welsh Tract Baptist Church and Parsonage and the Delaware-Maryland Boundary Marker No. 81, were previously listed in the National Register. The historic architectural investigation included the survey of 27 properties, including the resurvey of 13 previously surveyed properties. Of the newly surveyed properties, the Henry L. Churchman House and 180 Welsh Tract Road are recommended eligible for the National Register. The remaining properties lack either the significance or the integrity necessary for National Register eligibility, or do not meet the 50-year age consideration.

The DE SHPO issued an eligibility opinion on the Stafford Farm (N-6783) in August of 1992. Since that time, most of the farm buildings and structures were demolished. The last remaining building on the property is the former silo. A DE SHPO Survey Update Form was prepared for the current report. However, due to an extreme loss of integrity the property is now recommended not eligible for the National Register.

In preparing the research design for the project, JMA anticipated the presence of three property types within the APEs: agricultural properties; limited access highways, commemorative monuments and toll plazas; and suburban dwellings. Fieldwork resulted in several observations concerning these property types. First, due to the changing economy and development pressures in New Castle County, true agricultural complexes are rare, and none exists within the revised APEs. Instead, former farmhouses are now divorced from their agricultural settings due to demolition of associated agricultural outbuildings and subdivision of agricultural land for development. A particular example of this trend is the Henry Churchman House. The Churchman farm contained hundreds of acres in the nineteenth century but now the property associated with the house has been reduced to about one acre bounded by busy Churchmans Road.

Due to these observations, the I-house was added as an additional property type for evaluation. The second major observation is that, though the APEs contain numerous examples of largely post-World War II suburban house types, these house types are not sited in typical residential subdivisions, as are houses of the period elsewhere in New Castle County. This is probably due to the character of development of the area where typically individual lots were sold off for residential development. The closest to a subdivision pattern is found on Stanton-Christiania Road where lots on the east side of the road were all developed around the same time. Nowhere, however, was there a unified subdivision with its own street network.

Three historic contexts were developed to aid in the evaluation of properties within the APE: Agriculture of Northern Delaware, Suburban Residential Development in New Castle County, Delaware, and Interstate Highway System in Delaware. Fieldwork and property-specific research indicated that surveyed properties were also representative of other historic trends. Earlier houses, though initially built as farmhouses, now lack any connection with agricultural land or buildings. A second trend witnessed in the study area is the subdivision of formerly larger, once rural, land tracts to provide house sites for family members, generally children.

Prior to preparation of the research design, a vehicular field reconnaissance of a much larger study area was conducted. For this reason, the research design generally addresses the variety of historic property types present. The few modifications made to the research design and property types resulted from intensive survey and analysis of properties located within the APE.

Based upon the information gathered in preparation of the research design and associated historic contexts, JMA recommends that additional contextual documentation be prepared to permit better evaluation of suburban house types located outside residential subdivisions, particularly those on subdivided former agricultural properties and in linear lot patterns. Such contextual research could prove valuable in permitting the assessment of recent resources throughout the state and in supplementing Chase, Ames, and Siders's *Suburbanization in the Vicinity of Wilmington, Delaware* (1992) and the recent National Register bulletin on suburban residential development.

Field notes, field maps, field drawings, and copies of secondary source historical materials are on deposit in the files of John Milner Associates, Inc., 1216 Arch Street, Fifth Floor, Philadelphia, Pennsylvania. Upon completion of the investigation, survey forms and photographs will be deposited with the DE SHPO.