

## 5.0 REGISTRATION REQUIREMENTS

Because of the anticipated duration of planning for proposed Route 113 improvements, the reconnaissance survey has included all properties visually identified as having construction dates prior to 1963. In assessing National Register eligibility for properties less than 50 years of age, Criterion Consideration G must be applied. This consideration requires that properties achieving significance within the past 50 years must be of *exceptional importance* to be eligible for the National Register. Because without exception, all of the surveyed properties dating from the 1956-1963 period are common types or designs, none is expected to meet the requirements of Criterion Consideration G.

### *National Register Criteria*

In evaluating the National Register eligibility of buildings, the architectural historian usually starts with Criterion C, eligibility as embodying the distinctive characteristics of a type, period of method of construction, or representing the work of a master. This criterion provides the eligibility for many American architectural landmarks notable as excellent representatives of an architectural style or key works of notable architects, as well as for well-preserved examples of more humble, but important building types or styles. However, Criterion C is but one of four National Register criteria and a property may be eligible for significance under any one or more of the criteria.

Criterion A recognizes significance attributable to association with events that have made significant contributions to the broad patterns of our history. To evaluate significance under Criterion A, it is necessary to identify important events in social, political, economic, agricultural, transportation, cultural and other facets of history within a study area and vicinity. The most obvious historic event associated with the study area is the construction of the highway and its relationship to the economic growth of Sussex and Kent County. However, many other facets of history are represented by properties in the corridor. For example, houses may be representative of periods of residential development in southern Delaware. Restaurants, bowling alleys and a racetrack may be representative of recreational gathering places in the area. The units of Redden State Forest are representative of the evolution of the state forest system in Delaware. Other contextual areas and representative resources may be identified in consultation with local historians and interested residents.

Criterion B recognizes significance associated with the productive life of an individual significant in our past. The consideration of Criterion B requires identification of individuals associated with a particular property and an analysis of the role of these individuals in local or regional history. Clearly, the individual most closely associated with the DuPont Highway is the industrialist, public servant and philanthropist T. Coleman du Pont. The entirety of the highway should be evaluated for significance under Criterion B for its association with du Pont.

Other properties may be significant for association with less prominent but still locally significant individuals. For example, a farm might be eligible under Criterion B for its association with a farmer who instituted important agricultural improvements or who played an important role in local agricultural organizations, while a building containing a historic business may be significant if the owner played an important role of the economic life of the community.

Criterion D recognizes significance in properties that have yielded or are likely to yield information important to history or prehistory. Criterion D is most generally applied to archeological sites, but it has a broader applicability. For example, seemingly humble vernacular buildings may have the potential to yield information about construction practices. Further discussion of the application of National Register criteria is contained in the appendix to this report.

#### Commercial Roadside Architecture

The Historic Context for Evaluation of Commercial Roadside Architecture (LBA 1992) cites general eligibility characteristics for commercial roadside architecture, and these characteristics are applicable to the present study. The properties should illustrate commercial activity that occurred in direct response to automobile use and travel. Qualifying properties should feature site layouts that facilitate service to customers arriving by automobile such as drive courts or parking lots.

Specific guidance for each of the National Register criteria is also included in the LBA report:

Under Criterion A, eligible properties should be associated with patterns of settlement and development that occurred in response to the automobile. This includes the development of secondary commercial districts along newly constructed state highways, and eating and lodging facilities for tourists in areas not commonly associated with colonial or railroad area travel.

Under Criterion B, eligible properties should be associated with a particular individual who was significantly involved with the development of roadside architecture.

Under Criterion C, eligible properties should embody the architecture of the automobile era. This includes early, traditional designs for service stations, tourist cabins and motels, as well as later, streamlined designs, or buildings that exhibit identifiable traits of specific companies that developed or flourished during the automobile era. Properties that exhibit the use of modern construction techniques and materials such as enameled porcelain, stainless steel, aluminum, and glass blocks [from the 1940-1955 period], would also qualify under this Criterion.

Under Criterion D, building plans and data on construction technology are commonly available for twentieth century buildings and [few] properties will qualify [under this criterion] (LBA 1992).

The LBA report also addresses the issues of integrity of roadside architecture. Specifically, to be eligible for the NR, property types should maintain an association, location and setting consistent with historic use:

The association with the automobile as seen in a property's location and setting are intrinsically important to roadside architecture. The property should be located with direct access to an improved road in a setting that incorporates the automobile as evidenced by a drive court and/or on-premises parking. Since later twentieth-century, development often encroached on early examples of roadside

architecture, a setting originally rural or exurban in character may now be the center of a suburb or commercial strip. While this does reflect a change in the property's setting, it does not have a negative impact on the integrity of the property and perhaps even enhances it. Similarly, road alignments often were, and continue to be, altered over time. A property that was once sited on a principal thoroughfare may now be located a distance from the main flow of traffic or may have been moved to accommodate the road expansion.

The original design of a property should be visible in the plan and form of the building(s) and the property's original materials should be intact. This includes framing, exterior wall sheathing and the rhythm and size of openings, as well as the details and quality of workmanship that went into the original construction. Similarly, building interiors should retain original elements, including fixtures, tilework, and woodwork, and the original plan should be unaltered. The removal of original details and the application of new materials weaken the property's integrity of materials and workmanship. If the original elements remain intact below the new materials, the damage to the property's integrity is less severe. Likewise, structural additions and removals weaken a property's integrity of design. Only if alterations were made prior to 1940 can they be considered historic. Alterations to interior plans are acceptable if the changes are reversible and if the original lay out of the building can still be understood. The property's original function (restaurant, service station, auto show room, motel) should be identifiable, as should the company if the property belonged to an architecturally standardized chain (such as a Texaco or Gulf gas station or a Howard Johnson restaurant).

The historic feeling of a property is extremely subjective to characterize and more accurately reflects an amalgamation of the aforementioned characteristics in varying degrees. While a still functioning, 1940 service station may retain its setting and plan, it may have been significantly remodeled and expanded so that its original appearance (including the design, materials, and workmanship) is no longer discernible. On the other hand, the exterior sheathing of a court of tourist cabins may have been replaced, either to update the property's appearance or to transform the individual units into a "single building" of connected motel units....

A property's association with an important person or event would typically be derived from the overall building or site plan as well as any architectural details that are particularly unique to that individual or occurrence (LBA 1992:26).

This context, though originally prepared to address pre-1942 roadside architecture within a designated portion of the Route 113 corridor, remains largely applicable to the present investigation. This present investigation evaluates more recently constructed roadside architecture in two larger study areas.

Several changes to this context statement would make it more applicable to the present investigation. First, alterations made prior to 1963 can now be considered in evaluating the historic character of a building. Secondly, the stated "direct access to an improved road" includes access to any public thoroughfare, not necessarily Route 113. This access should be situated so that the property still "reads" as roadside architecture. It is also recognized that reconfiguration

and enlargement of parking areas is a typical element of the evolution of commercial properties. Unless this enlargement has resulted in modification to a pre-1963 building it would not lessen the property's integrity.

## **5.1 AUTOMOBILE FACILITIES**

### *5.1.1 INDEPENDENT GARAGES*

Independent garages may be eligible for the National Register of Historic Places (NR) 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 integrity of 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 or their property has documented archeological potential. 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 must retain its original massing and fenestration. Components that convey the property's historic purpose, including rolldown bay doors, hydraulic vehicle lifts, and a small, generally corner, office would need to be present. If a service bay addition has been made to the garage, this addition must meet the 50-year age consideration of the National Register. The garage must convey strong associations with its period of construction.

Because of the number of independent garages constructed throughout the United States in the first half of the twentieth century, individual examples are rarely eligible for the National Register. To be eligible, the garage must retain of much of its original or early fabric. Its significance is enhanced if the building remains in automotive use.

### *5.1.2 SERVICE STATIONS*

Service stations may be eligible for the NR 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 or their property has documented archeological potential.

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 must 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. 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.

## **5.2 RESTAURANTS**

### *5.2.1 DINERS*

Diners may be eligible for the NR under Criterion A for historic themes related to urban context and roadside development. Diners initially serviced factory workers and motorists and later served a more varied clientele of local residents and travelers. For eligibility under Criterion B, the diner should be associated with a particular individual who was significantly involved with development of roadside architecture or commerce. In order to be considered eligible under Criterion C, a diner must be a well-preserved and recognizable example of a diner type of its period of construction. Diners 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 or if their property has documented archeological potential.

To be NR eligible a diner must exhibit integrity of location, design, feeling, association, workmanship, materials and setting. Because diners as a property type have typically undergone a sequence of transformations over time, they should be evaluated by the presence or absence of date-specific features, such as metal cladding, streamlined detailing, signage, original roofline and original fenestration (Edwards et al. 2004:3-7). A diner'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, the original diner core must be visible from the roadway and still act as the major component of the facility. Attached additions are common to the design. If they postdate the diner's period of significance, they are considered noncontributing components.

### *5.2.2 FAST FOOD RESTAURANTS*

None predating 1963 in the study areas.

### *5.2.3 BARS AND TAVERNS*

None predating 1963 in the study areas. One tavern, Teddy's Tavern, which is listed in the National Register, is located within the Ellendale corridor preservation area not included in this study.

The lack of older bars and taverns along Route 113 may reflect a locational pattern for these resources. Generally older examples are located in cities and towns where they are within walking distance for some of their patrons.

## 5.3 LODGING

### 5.3.1 *TOURIST CABINS AND CABIN COURTS*

Tourist Cabins and Cabin Courts may be eligible for the NR under Criterion A for historic themes related to the automobile traveler. These properties may be eligible under Criterion B for association with an individual significantly involved in the development of roadside architecture or commerce. These cabin sites may be eligible under Criterion C for their connection with the evolution of the roadside accommodations. Tourist cabins and cabin courts 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 or if their property has documented archeological potential.

In order to be considered eligible, a tourist cabin or cabin court complex must exhibit integrity of location, design, feeling, association, workmanship, materials and setting. A surviving contemporary office, manager's quarters, nearby restaurant, or service station, if present, would strengthen the resource's integrity of setting. All original components need to be extant to sufficiently convey the property's historic purpose. Alterations such as window and door replacement do not preclude integrity. Visible major additions do preclude integrity. The tourist cabins or cabin courts must be able to convey strong associations with its period of construction.

### 5.3.2 *MOTELS*

Roadside motels may be eligible for the NR under Criterion A for historic themes related to the automobile traveler. 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 or if their property has documented archeological potential.

In order to be considered eligible, a roadside motel must exhibit integrity of 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 would all influence the resources setting. Integrity of design would include the construction size, form and amenities of the individual buildings. If significant exterior additions and/or alterations have been made, the changes must have occurred during the period of significance of the property. The property's historic purpose would need to be appropriately conveyed. Period of construction should be representative with an identified type found within numerous publications on roadside motels.

## 5.4 OTHER

### 5.4.1 *ROADSIDE STANDS*

Most pre-1963 roadside stands are small buildings of simple, straightforward construction, often built by the stand's owner. Few, if any, possess architectural distinction. Although a roadside

stand may be eligible under any of the four National Register criteria, the highest probability is eligibility under Criterion A. A stand may be eligible under Criterion A if it possesses significance in local history as one of the earliest fruit and vegetable stands in a particular area or, possibly, as a well-known stopping point for travelers. A stand may be eligible under Criterion C as a contributing resource of an associated farm complex. Eligibility under Criterion B or Criterion D is less likely. Eligibility under Criterion B is dependent on association with a particular individual significantly involved in the development of roadside architecture or commerce. Eligibility under Criterion D would require the physical fabric of the building to have the potential to yield significant information about construction practices or if the property has documented archeological potential.

To retain integrity, a roadside stand must be identifiable as a product of its time of construction with only minor later alterations. Although it may no longer be used for roadside commerce, its former role as a roadside stand must be clear from its present appearance. The building must also sit on or close to its original site.

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

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 either documented archeological potential or that the physical fabric of one or more buildings have the potential to yield significant information about construction practices.

Another major governmental institution in the study areas is the Stockley Center. An initial reconnaissance reveals that substantial pre-1963 fabric remains. In addition, a row of possibly associated residences line a short stretch of the east side of US 113 in Stockley. The center's important role in caring for the state's individuals with developmental disabilities has been well documented. The property may be eligible for the National Register under Criterion A for significance in the area of Health and Medicine. Additionally, the Stockley Center may also be typical of residential treatment centers of its period and may be eligible under Criterion C for its architectural significance. Eligibility under Criterion B for association with an individual important in the development of facilities for the developmentally disabled appears unlikely as does eligibility under Criterion D for information potential of the building fabric or associated archeological sites. Assessment of eligibility will be dependent upon the extent of surviving original or historic fabric. The extent of this survival can probably be assessed by review of records of the Center on file at the Delaware Public Archives.

No pre-1963 churches are located within the Route 113 study area. Several cemeteries are located in the study areas. As indicated in National Register Criteria 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.” An initial reconnaissance of these cemeteries indicates that it is unlikely that any of these graveyards will meet any aspect of Criterion Consideration D.

### 5.4.3 RECREATION

As noted, there are three major pre-1963 recreational properties in the study area: the Milford Lanes bowling alley, the Seacoast Speedway, and the Ellendale State Forest.

Assessment of the eligibility of a bowling alley requires an evaluation of its historic fabric, an assessment of its historic role in the community, and a consideration of its significance. Because so many bowling alleys were built in the post-World War II era, they remain a common property type. To retain the necessary integrity for possible National Register eligibility, the building must convey the exterior appearance of its time of construction. To possess significance under Criterion A, a bowling alley must have played a notable role in the history of the sport or have played an important local role as a gathering place and recreational center. Eligibility under Criterion B is dependent on association with a particular individual significantly involved in the development of bowling in Delaware. Eligibility under Criterion C is for its architecture is largely dependent on retention of a substantial portion of the original interior equipment and furnishings, as well as retention of its original exterior signage. Eligibility under Criterion D, viewed as unlikely, would require either archeological potential or presence of building fabric with the potential of yielding information about construction technology. An eligible bowling alley will be a rare, well-preserved survivor of the period of its construction. Most bowling alleys of the 1960s are not individually eligible for the National Register.

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.

A component of the Redden State Forest, Ellendale Tract, the CCC picnic area, is listed in the NR for its association with the Depression-era public works program. The eligibility of the remaining portion of this tract or the nearby Appenzellar Tract has not been assessed. To be eligible for the NR, the forest must possess both integrity and significance.

The integrity of a managed forest revolves around how well the tract retains its original character or continues to reflect its historic evolution. For example, though vegetative succession is expected, the tracts must retain a similar selection and placement of trees. Paths and roads recently cut through the tracts must retain the character of the historic roads and paths. As noted earlier, both tracts have grown substantially since the time of original purchase. Is the original core of either tract still identifiable? Have forestry management practices changed over time and, if so, have these practices resulted in substantial change to the appearance of either tract? Techniques for evaluating the significance and integrity of rural historic landscapes such as state forests are outlined in National Register Bulletin 30, *Guidelines for Evaluating and Documenting Rural Historic Landscapes* (McClelland et al.n.d.)



To assess significance, research must be conducted into the history of Delaware state forests. Was the establishment of the Ellendale and Appenzellar tracts a significant event in the history of the Forestry Bureau and, if so, why? Was any prominent individual associated with the establishment or operation of the tracts? Are other physical components of the forest significant for their architecture or their association with the CCC in addition to the picnic area? Does the forest possess potential information concerning the history of forestry practices or does the land possess documented archeological potential? If any of these questions can be answered affirmatively, the forest may be eligible for the NR.

#### *5.4.4 RESIDENTIAL-COMMERCIAL CONVERSION*

Within the study areas, residential-commercial conversion appears to be primarily a recent development. Most or all of the conversions have occurred less than 50 years ago. To be eligible for the National Register under Criterion Consideration G, such properties must be demonstrated to be of exceptional importance. It is very unlikely that any such property can be demonstrated to be of such exceptional importance in local history, architectural design, or building fabric or archeological potential.

#### *5.4.5 INDUSTRY*

As noted, among the prominent industries of Sussex and southern Kent counties were lumbering, canning, and holly wreath making. The preliminary reconnaissance of the study areas failed to identify any extant buildings or structures historically associated with these industries. At the time of the intensive field survey, inquiries should be made to knowledgeable residents to identify any buildings associated with these once important sectors of the economy of southern Delaware.

#### *5.4.6 ROADWAYS*

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” (National Park Service 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 NR 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 or contain an area of documented archeological potential.

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>7</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 du Pont 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 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 website ([www.historicroads.org](http://www.historicroads.org)).

## **5.5 RESIDENCES**

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 or minimal ranch, 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.

### **5.5.1 BUNGALOW**

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

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<sup>7</sup> The discussion of integrity is informed by text on the Historic Roads website ([www.historicroads.org](http://www.historicroads.org).) and by Marriott (1998).

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. The bungalow interior must contain original elements such as built-in bookcases, cabinetry or inglenooks and/or decorative woodwork, if these were part of the original design. Eligibility under Criterion D requires that the property possess information potential either in the existing building fabric or in associated archeological deposits. Few, if any, of the bungalows in the study area are expected to meet any of these eligibility criteria.

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 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. Because of the commonness of the bungalow type throughout much of the United States, NR eligibility requires more than retention of integrity.

#### 5.5.2 *FOUR-SQUARES*

A four-square 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 four-square 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 four-square will be more elaborate and better preserved than the average four-square 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 either in the existing building fabric or in associated archeological deposits. Few, if any, of the four-squares in the study area are expected to meet any of these eligibility criteria.

To be eligible for the National Register, a four-square must possess integrity of location, design, etting, materials, workmanship, and association. 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.

### 5.5.3 *COLONIAL REVIVAL*

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 either in the existing building fabric or in associated archeological deposits. Few, if any, of the houses of this style in the study area are expected to meet any of these eligibility criteria.

Eligible Colonial Revival houses should retain integrity of location, design, feeling, association, materials and workmanship 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.

### 5.5.4 *CAPE COD*

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 either in the existing building fabric or in associated archeological deposits. Few, if any, of the Cape Cods in the study area are expected to meet any of these eligibility criteria.

To be eligible for the NR, a Cape Code must possess integrity of location, design, materials, workmanship, and association. All of the original diagnostic elements of the type must be present and unaltered including ornamental shutters. The house must not have been re-sheathed. 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.

#### *5.5.5 ENGLISH COTTAGE (TUDOR)*

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 (explain) 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 either in the existing building fabric or in associated archeological deposits. 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. Because of the number of surviving examples of this house type, the possession of integrity is not sufficient for National Register eligibility.

#### *5.5.6 WORLD WAR II-ERA COTTAGE*

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 areas, 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 either the building fabric possesses information potential or that the property possesses archeological 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.

#### *5.5.7 MINIMAL RANCH HOUSE*

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 either the building fabric possesses information potential or that the property possesses archeological 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.

### 5.5.8 *STANDARD RANCH HOUSE*

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 either the building fabric possesses information potential or that the property possesses archeological 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. However, sometimes detailing is featured around the windows and porch areas (i.e., wrought iron, or wood). The front and rear facades 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, setback 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.

### 5.5.9 *SPLIT- LEVEL HOUSES*

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 either the building fabric possesses information potential or that the property possesses archeological 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.

#### 5.5.10 HALL-AND-PARLOR HOUSE

The traditional definition of a hall-and-parlor house is a single-story folk dwelling with two unequal sized first floor 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 is a two-story dwelling form as defined in Jakle, et al., *Common Houses in America's Small Towns*, and described in Section 4.6.10.

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, retention of original exterior fabric, and elaborate interior woodwork. Eligibility under Criterion D requires that either the building fabric possesses information potential or that the property possesses archeological 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 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 original or historic exterior fabric including siding, fenestration, roof profile and structure, chimney(s), and porches, if any. Because of the commonness of this historic house type, National Register eligibility requires more than retention of integrity.

#### 5.5.11 I-HOUSE

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 either the building fabric possesses information potential or that the property possesses archeological 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 siding precludes eligibility. 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.

#### *5.5.12 DOUBLE-PILE COTTAGE*

A side-gabled 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 or shed-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 modern vernacular house type, double-pile cottages rarely meet eligibility requirements of Criterion C. Eligibility under Criterion D requires that either the building fabric possesses information potential or that the property possesses archeological potential. 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.

#### *5.5.13 DOUBLE PILE COTTAGE WITH FRONT EXTENSION*

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 modern vernacular house type, double-pile cottages rarely meet eligibility requirements of Criterion C. Eligibility under Criterion D requires that either the building fabric possesses information potential or that the property

possesses archeological potential. 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.

#### *5.5.14 GABLE-FRONT DOUBLE PILE COTTAGE*

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, gable-front, double-pile cottages rarely meet eligibility requirements of Criterion C. Eligibility under Criterion D requires that either the building fabric possesses information potential or that the property possesses archeological 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).

#### *5.5.15 L-SHAPED COTTAGES AND HOUSES*

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. Eligibility under Criterion D requires that either the building fabric possesses information potential or that the property possesses archeological potential. 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.

#### *5.5.16 CROSS PLAN COTTAGES AND HOUSES*

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. Eligibility under Criterion D requires that either the building fabric possesses information potential or that the property possesses archeological potential. 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.

#### *5.5.17 PREFABRICATED AND STANDARD DESIGN HOUSES*

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. 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 either that the building fabric possesses information potential or that the property possesses archeological potential. It is anticipated that few prefabricated and standard design houses were built in the area prior to 1960 and, of these, few are expected to meet any National Register eligibility criteria.

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

#### *5.5.18 MOBILE OR MANUFACTURED HOME PARKS*

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 areas possess the requisite exceptional importance.

## **5.6 AGRICULTURAL DWELLINGS AND SUPPORTING OPERATIONS**

### *5.6.1 AGRICULTURAL COMPLEXES*

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, the surrounding land should continue to be used for cultivation. 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 either the buildings have the potential for yielding information significance in building technology or that documented archeological deposits have the potential of yielding important information concerning 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 (MTA 2004:22-23).

To retain integrity, the principal historic components of the complex, the dwelling(s), domestic outbuildings, agricultural outbuildings, and utilitarian and non-utilitarian landscapes must convey strong associations with the farm’s period of significance. 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 (MTA 2004:23).

### *5.6.2 POULTRY INDUSTRY FACILITIES*

As mentioned above, within the study areas 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 either have to have the potential to yield significant information about broiler house construction practice or its site would have to possess documented archeological potential.

Initial reconnaissance indicates 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 either have to have the potential to yield significant information about poultry house construction practice or its site would have to possess documented archeological potential.

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.

As noted, a single poultry feed mill is located within the study areas, the Mountaire Farms facility in Frankford. Built by Townsends, Inc., the mill may be eligible under National Register Criterion A for its important role in the history of chicken production in Sussex County. Eligibility under Criterion B is deemed unlikely, because it probably does not represent the property most closely associated with the productive life of any member of the Townsend family. Assessment of eligibility under Criterion C would require comparison to other area feed mills. Does it represent

a good, well-preserved example of its property type. Eligibility under Criterion D for information potential is unlikely. The feed mill's eligibility is dependent upon two factors: age and integrity. Further research should be conducted to determine the age of the major components of the mill. Should most or all of the major components date from before 1956, the property meets the age consideration of the National Register. Study of the various components and comparison with construction drawings or older photographs will facilitate an assessment of integrity. The property retains integrity of setting and location. Integrity of workmanship, materials, design, feeling and association remains to be evaluated.

### *5.6.3 SEASONAL WORKER OR TENANT HOUSING*

Seasonal worker or tenant housing was generally erected on, or in proximity to, the farm on which the inhabitants worked. As mentioned earlier, early seasonal worker housing often consisted of gabled roof, wood-framed, single-room cabins. Few such individual cabins remain. More widespread are examples of row housing, attached single-story, wood-framed housing units comprising a long row somewhat similar to an early motel.

In general, worker or tenant housing is most appropriately considered as a component of a larger facility, either an agricultural complex or an industrial plant. To possess eligibility, the larger farm or industrial facility must be evaluated using the appropriate integrity and significance considerations.

To possess significance under Criterion A, the housing must be associated with events important in the history of southern Delaware agriculture or agricultural industry. For example, was a particular group of seasonal worker housing among the first housing of its type erected in the area? Was it the first temporary residence erected for workers of a particular ethnic group or geographic location? Eligibility under Criterion B would require association the productive life of with an individual significant in local history. Such an association is not to be expected. Eligibility under Criterion C requires that the housing be a good representative of a type of construction. Especially well-preserved seasonal workers houses may be eligible under this Criterion. Eligibility under Criterion D requires the buildings to yield important information concerning building technology or for the property have documented potential to yield significant archeological deposits related to the property's use. Few, if any such properties are expected to be eligible under Criterion D.

To be eligible for the National Register, isolated seasonal work or tenant housing must retain its original architectural character. Windows, doors, and siding must not have been changed, and any additions made must not obscure the original block.

## **5.7 PROPERTY LAYOUT CONFIGURATIONS**

### *5.7.1 MOBILE OR MANUFACTURED HOME PARKS*

As indicated, few groups of early mobile homes survive. Most manufactured homes are also less than 50 years of age. It is very unlikely that a park less than 50 years of age will possess the "exceptional importance" required under National Register Criterion Consideration G.

To possess significance under Criterion A, the park must have played a significant role in the history of the local area. For example, was the park the earliest one in a particular geographic area

and served as a model for later parks or communities? Was the park erected to house a particular population group whose arrival represented a significant historic event in the community? Because eligibility under Criterion B requires association with the productive life of an individual significant in local history, eligibility under this criterion is considered unlikely. Eligibility under Criterion C requires a resource to embody the distinctive characteristics of a type or period or represent a significant and distinguishable entity. To evaluate eligibility under this criterion, mobile home park construction practices of its time must be considered. Does this park represent a good, surviving example of a type of mobile home park of its period? Eligibility under Criterion D is unlikely. Few, if any, mobile home parks are expected to yield significant information concerning building construction practices or yield significant associated archeological deposits.

To be eligible for the National Register, an early mobile home park must possess integrity. To have integrity, most of the homes in the park must be from the pre-1963 period and must be clearly identifiable as products of that period. Additions to mobile homes such as lean-to porches or carports are common and do not preclude eligibility. Additions that encapsulate the mobile home and hide its original character would preclude eligibility. In addition to the integrity of individual mobile homes, the park itself must retain integrity. The original lot layout of the park must be discernable. If the park originally contained an office (often a converted single family dwelling), this building must be extant and must retain architectural integrity.

#### *5.7.2 STRIP DEVELOPMENT OR MINOR SUBDIVISIONS*

As noted, strip development, especially strip residential development, is frequently found along the portions of Route 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.

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 have helped shaped the landscape of the study area, but examples of them are neither historically or architectural significant. The significance of component properties should be more appropriately addressed by consideration of each individual property.

#### *5.7.3 FARMLAND SUBDIVISION*

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.

## **5.8 TRADITIONAL CULTURAL PROPERTIES**

None in the study areas.