

**VESTIGES OF THE CULTURAL LANDSCAPE: THE FATE OF  
DELAWARE'S THREATENED RESOURCES**

by

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fulfillment of the requirements for a Master of Arts in Urban Affairs and Public Policy

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**VESTIGES OF THE CULTURAL LANDSCAPE: THE STATUS OF  
DELAWARE'S THREATENED HISTORIC RESOURCES**

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## ABSTRACT

At the beginning of the twenty-first century Delaware stands at a junction. Its historic resources have survived the many alterations made to the landscape over time, yet without statewide planning and local concern for these resources, external and internal pressures threaten to consume what remains of Delaware's historic environment.

In 1989 the Center for Historic Architecture and Design (CHAD) received matching grants from the Delaware State Historic Preservation Office to create a program known as the Threatened Building Survey (TBS). Created in 1989 and continuing into 2003, the program serves to combat the loss of the state's irreplaceable architectural heritage by documenting its historic resources.<sup>1</sup> Through its TBS program, CHAD has documented 127 endangered resources over a period of 15 years. These 127 resources were revisited in 2003 to determine their current status, collect information on their characteristics, and identify what factors (if any) endanger their survival.

This thesis revisits the 127 TBS threatened resources to accomplish three goals: first, to create a context for understanding the historic landscape and therefore the significance of the TBS resources. Second, to generate an understanding of the

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<sup>1</sup> Lanier, Gabrielle M, et.al, *Threatened Building Survey 1989-1990*, (Newark, DE: Center for Historic Architecture and Engineering, 1990) 1.

current demographic and development of Delaware's three counties; third, to identify trends in the ways external factors such as a resources location, condition, and threat as well as the current preservation protections in an area influence the current status of the TBS resources within each county. Combined, these goals create a context for understanding the individual concerns within each county, in regards to their threatened historic resources, and can be used to plan for future documentation and protection of threatened resources.

## Chapter 1

### INTRODUCTION

The dramatic transformations that have taken place on Delaware's urban and rural landscapes since 1980 have exacted a tremendous toll on the built environment. Abandonment, demolition, development pressures, and uninformed renovations have contributed to an irreversible loss of historic resources throughout the state. A historic resource is defined by the National Historic Preservation Act as "any prehistoric or historic district, site, building, structure, or object included on, or eligible for inclusion on the National Register."<sup>2</sup> For the purpose of this thesis, this definition includes any building, structure, object, district, area, or site, at least 50 years of age that is significant to the history or culture of Delaware.

The Center for Historic Architecture and Design (CHAD) at the University of Delaware began recording the state's threatened historic resources in 1989 in order to document a collection of resources that would otherwise be lost to the historic record. Known as the Threatened Building Survey (TBS), the program sought to document only significant historic buildings that were threatened and lacked an independent means to fund their documentation. This thesis examines the survival rates of 127 TBS resources documented from 1989 through 2002 in order to identify what trends (if any) affect their survival in each of Delaware's counties. Identification of these trends not only helps predict which resources face the greatest risk for their survival but also provides valuable information for threatened resources not yet documented. This information can be used to prioritize threatened resources and

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<sup>2</sup> National Historic Preservation Act, Title III, section 301 (16 U.S.C 470w – Definitions), definition (5).

identify need immediate funding, documentation, or preservation. While the trends refer specifically to the TBS resources, the findings can be applied to similarly threatened resources throughout the state.

The status of the TBS resources in 2003 (one year after the TBS reports concluded) demonstrates a correlation between a resource's location (high or low growth area), documented conditions (good or poor, vacant or occupied), documented threat (active, passive, or combined threat), and survival. This thesis explores the ways in which the specific evolution of Delaware's three counties has created different environments for its historic resources each with a unique set of threats and established preservation measures. New Castle County, for example, currently has the strongest preservation protections in the state, but they remain limited and development and abandonment/neglect continue to threaten many of its significant historic resources. Sussex County has the fewest preservation regulations, yet the region experiences the greatest population and housing increases statewide.

Overall, the TBS resources provide an accurate reflection of the conditions endangering historic resources throughout Delaware. In each case, a resource's documented condition, location, and threat play a critical role in determining the status of the resource. This thesis demonstrates the overwhelming influence of abandonment/neglect and its vulnerability to development and/or demolition. In cases where resources still stand, this thesis found the resources endangered by less damaging threats (such as renovation, which alters the interior), standing in the same if not worse condition (instances of demolition by neglect), or true success stories. These success stories relied on third party intervention (in the form of public support, nonprofit assistance, or established preservation measures) for their survival.



## **Landscape and Historic Resources**

Historic resources provide a backdrop for unfolding the human story; buildings, in their construction and design, provide windows into earlier periods. Each building provides a glimpse into the past; the ideologies, needs, and adaptations of different generations. In this way they become physical demonstrations of a country expressing itself through its architecture. A building's placement on the land, the method of its construction, and the materials used in its creation, are clues that help unravel historic thought processes regarding how past generations viewed their environment and adapted it to serve their needs. Historic resources reflect not only the ideologies of the wealthy elite, but also reveal the rarer, less documented, views of society's less privileged; homes of the state's agricultural laborers, tenant farmers, slaves, and industrial workers. Historic structures are not static buildings frozen in time, but demonstrate the beliefs of subsequent generations; within their walls remain the stories of families, communities, and towns adjusting to the changing world around them.

Historic resources lie within a landscape that is not stagnant, but pulsing with change. The historic landscape therefore, is a cultural landscape shaped by nature and human activities; one that can be deconstructed and read by scholars. In the words of geographer Pierce Lewis, "all human landscapes have cultural meaning and that

meaning might be accessed by reading the landscape as if it were a book.”<sup>3</sup> Lewis goes on to say that “our human landscape is our unwitting biography reflecting our tastes, our values, our aspirations, and even our fears, in tangible, visible form.” The landscape therefore, creates and reinforces certain values, structures, and self-images. Geographer Donald Meinig describes landscapes as “texts, which are transformations of ideologies into a concrete form.”<sup>4</sup>

Historic resources are not independent of their landscapes, but part of a greater social context. Buildings do not exist as separate objects placed on the land, but as structures tied to the social, economic, and historical makeup of the time. A houses’ placement on the land, its construction, and ordering of its interior and exterior spaces, provide clues to unraveling the ideology and past needs of its occupants. One can begin to interpret these socially constructed decisions by considering the conscious choices made by owners and builders in the arrangement of the landscape; the type of building materials employed, and the functions these buildings served. Understanding historic resources, therefore, requires an understanding of the historical context in which they arose. As defined in Merriam-Webster's Dictionary, context comprises the

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<sup>3</sup> Pierce Lewis, “Axioms for Reading the Landscape,” in Donald W. Meinig, eds., *The Interpretation of Ordinary Landscapes: Geographical Essays* (New York, New York: Oxford University Press, 1979), 12.

<sup>4</sup> James S. Duncan and Nancy Duncan, *(Re)reading the landscape. Environment and Planning D: Society and Space* 6 (1988), 117 (<http://www.envplan.com/abstract.cgi?id=d060117>).

"interrelated conditions in which something exists or occurs."<sup>5</sup> According to the National Register of Historic Places, historic contexts provide information about

The period, the place, and the events that created, influenced, or formed the backdrop to historic resources. They provide a framework for organizing and understanding the events, geographic factors, people and institutions that shaped and created the physical environment of prehistory and history.<sup>6</sup>

These contexts therefore, involve understanding the social, political, economic, artistic, physical, and architectural environments that led to the construction of a historic resource.

### **Sources**

This thesis relies heavily on secondary sources (in the form of historic contexts like those on agricultural tenancy, dairy farming, the broiler industry, the house-and-garden building form, sweet potato houses, and the canning industry) to establish significance for the TBS resources. These individual contexts were subsequently related to each other, the region, the chronological period, and the TBS buildings themselves. It is through these sources that the TBS resources gain significance as examples of practices occurring throughout the county during their time of

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<sup>5</sup> Merriam-Webster Dictionary online, <http://www.merriam-webster.com/dictionary/context>

<sup>6</sup> National Register Bulletin: *Guidelines for Evaluating and Nominating Properties that Have Achieved Significance in the Last Fifty Years*,  
[http://www.cr.nps.gov/nr/publications/bulletins/nrb22/nrb22\\_II.htm](http://www.cr.nps.gov/nr/publications/bulletins/nrb22/nrb22_II.htm)

construction.<sup>7</sup> In addition to secondary sources, this thesis uses the TBS reports (published yearly from 1989 to 2002) to provide background on the 127 threatened resources. These reports provide photographs, architectural drawings, and demographic/deed information on the resources. Finally, regional comprehensive plans, U.S Census reports, and land-use studies from the University of Delaware describe the physical development of New Castle, Kent, and Sussex County. The 1990 and 2000 U.S Census provides population statistics and information on economic development, and growth patterns for the counties. The 2000 U.S. Census maps presents invaluable information on household size, overall state growth, number of historic resources, and number of housing units. These maps give insight into changing settlement patterns, county trends, and future projections.

Books that discuss national architectural styles, recount Delaware's history, and offer guidance on regional preservation guidelines, support the chronological development of each county section.<sup>8</sup> Other books such as Pierce Lewis' American

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<sup>7</sup> These sources include: *Delaware Comprehensive Historic Preservation Plan* and its companion volume *Historic Context Master Reference and Summary*, *Suburbanization in the Vicinity of Wilmington Delaware, 1880-1950 +/-*, *Dwellings of the Rural Elite in Central Delaware, 1770-1830 +/-*, *The House and Garden in Central Delaware, 1780-1930 +/-*, *The Canning Industry in Delaware, 1860 to 1940 +/-*, *Agricultural Tenancy in Central Delaware*, *Agriculture in New Castle County Delaware, 1850-1880*, *The Survivors: Islanded Farmhouses on the Suburban Landscape*.

<sup>8</sup> These sources include: National Register Preservation Bulletins - *Guidelines for Evaluating and Nominating Properties that have Achieved Significance in the Last Fifty Years*, and *How to Complete the National Register Registration Form*, *How to Apply the National Register Criteria for Evaluation*, Economic Aspects of Suburban Development: Their Influences on Infilling, Edge City: Life on the New Frontier, Three Centuries of Delaware Agriculture, Natural Lives Modern Times: People and Places of the Delaware River, History of Delaware, Delaware Two Hundred Years Ago: 1780-1800, History of Delaware 1609-1888, History of Sussex County, Delaware, and Twentieth Century Agriculture in Delaware: a History of the First State.

Landscape Tastes, Gwendolyn Wright's Building the Dream – A Social History of Housing in America, and Susan Chase's dissertation, Process of Suburbanization and the Use of Restrictive Deed Covenants as Private Zoning, capture the ideology of the home and its place in society during the twentieth century.

The secondary sources listed above contain the contextual framework for understanding Delaware's historic resources, while the TBS resources form the objects of study. Beginning in 1989, CHAD (then known as CHAE, Center for Historic Architecture and Engineering) received matching grants from the Delaware State Historic Preservation Office for the creation of a program known as the TBS. Running from 1989 to 2003, this program served to combat the loss of the state's irreplaceable architectural heritage through the documentation of its historic resources.<sup>9</sup> Over a period of 15 years CHAD documented 127 endangered resources. This thesis revisits these resources to determine their current status, collect information on their general characteristics, and identify what factors endanger their survival. Analysis of this information identified trends that threaten historic resources within all three counties of Delaware.

The TBS reports not only explain the many ways in which individuals constructed, altered, and adapted buildings to serve their varying needs, but they also

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<sup>9</sup> Gabrielle M. Lanier, et.al., *Threatened Building Survey 1989-1990* (Newark, Delaware: Center for Historic Architecture and Engineering, 1990), 1.

serve as a record of what has been lost. The built environment holds clues to the past, but it is a fragile, irreplaceable record. Once lost, so too is the information that exists outside of the written record. These are the ideologies, values, and needs of a population at a particular time as demonstrated through their architecture and ordered environment. The annually-funded TBS helped ensure the survival of threatened historic resources through documentation in photographs, architectural drawings, and/or written accounts.

The TBS resources represent a specific segment of the state's historic resources. In order to be eligible for TBS documentation, a resource must be listed on the National Register of Historic Places, be potentially eligible for this listing, or deemed likely to yield significant information (e.g. architectural sites). Government officials, local agencies, concerned individuals, and/or property owners bring potential resources to the attention of CHAD researchers.<sup>10</sup> However, to be eligible, a resource must not have a private source to fund their documentation and the resources must face conditions that would compromise or destroy their historic integrity. As defined, historic integrity is

The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period. Historic integrity is the composite of seven qualities: location, design, setting, materials, workmanship,

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<sup>10</sup> Gabrielle M. Lanier, et.al., *Threatened Building Survey 1989-1990* (Newark, Delaware: Center for Historic Architecture and Engineering, 1990), 2-3.

feelings and association. Historic integrity enables a property to illustrate significant aspects of its past.<sup>11</sup>

Once identified, properties listed on the Threatened Building Survey undergo different levels of documentation based on their significance, amount of available funding, and time constraints affecting the property. A resource's significance depends upon its level of architectural integrity and history. Architectural integrity takes into account any alterations to the building and how they impact original interiors. These alterations include modification to a building's historic floor plan, original finishes, and changes in building materials.

The amount of funding available for TBS documentation depends upon the matching funds granted yearly by the Delaware State Historic Preservation Office (SHPO). Documentation is often costly and time-consuming, without the SHPO funds, many of the state's important resources (including significant vacant and neglected properties) would perish without recordation. In 2001-2002, SHPO's matching funding became a casualty of cuts in the Federal Allocations Program. The Delaware SHPO could no longer pass money directly to CHAD for survey purposes. In 2003, a sub-grant allowed for the documentation of resources in New Castle County, but funds were not available for resources in Kent or Sussex counties. Today,

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<sup>11</sup> National Register Bulletin 16a, *How to Complete the National Register Registration Form*. U.S. Department of the Interior, National Park Service, [http://www.cr.nps.gov/nr/publications/bulletins/nrb16a/nrb16a\\_II.htm](http://www.cr.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_II.htm)

historic resources receive documentation at the local level under CHAD's Mid-Atlantic Historic Building and Landscape Survey.

External time constraints also affect the level of documentation a historic resource receives. Resources facing immediate demolition, or demolition due to severe neglect, may only have a short period before demolition. The amount of time available for recording a resource determines whether it receives a complete study (with architectural drawings and narrative) or a basic survey (photographs only).

The Threatened Building Survey maintains three levels of documentation for its resources: Intensive Documentation, Partial Intensive Documentation, and Basic Documentation. CHAD based these levels on documentation guidelines developed by state and local preservation professionals, as well as national programs such as the Historic American Buildings Survey (HABS), and the Historic American Engineering Record (HAER). Intensive documentation (the highest level of recordation) is reserved for historic resources with a high level of architectural integrity and significance. Intensive documentation includes a full set of measured drawings (floor plans, elevations, and details), black and white photographs (exterior and interior), and a written narrative report.<sup>12</sup> The report contains a detailed architectural description of the resource and an account of its history (names and dates associated with the buildings).

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<sup>12</sup> Gabrielle M. Lanier, et.al., *Threatened Building Survey 1989-1990* (Newark, Delaware: Center for Historic Architecture and Engineering, 1990), 4.



Extensively altered resources that have lost most of their original fabric receive partial intensive documentation. This level of documentation includes exterior and interior photographs, a narrative report, and a series of detailed field notes. These field notes replace the set of measured drawings recorded in intensive documentation.

Historic resources that do not have a high level of architectural integrity, or those facing time or money constraints, receive basic documentation. This level includes measured sketches of the resource and site, as well as exterior and interior photographs. Basic documentation does not include a narrative report or measured drawings.<sup>13</sup>

TBS reports collect certain information on all historic resources regardless of their documentation level. This information includes a property's name, location, date of construction, and construction materials. They also note the condition of the resource and its significance. Each TBS report includes a description of the threat(s) affecting and the reason(s) for its documentation. Published annually, these reports were rarely revisited and the current status of the buildings unknown until research for this thesis began in 2003.

By definition, TBS resources do not embody a random sampling of the state's historic properties. Instead they represent the status of a specific group of significant,

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<sup>13</sup>Gabrielle M. Lanier, et.al., *Threatened Building Survey 1989-1990* (Newark, Delaware: Center for Historic Architecture and Engineering, 1990), 3-7.

but threatened, buildings lacking a source of funding for their documentation. One might think this categorization creates a natural bias towards a lower rate of survival of these resources as compared to a more diversified sampling. The range of Delaware's threatened historic resources however, extends beyond those identified in the TBS. As each chapter of this thesis demonstrates, the external pressures facing the TBS resources express ideas and threats encountered across geographic regions. Issues of abandonment, neglect, and development universally impact historic properties county, state, and nationwide. The survival (or loss) of a TBS resource provides clues into existing trends, which can be applied to a larger pool of historic properties facing similar conditions.

In this way, TBS resources serve as the symbolic canary in the coal mine. Just as the canary operates as an early indicator of problems within the mine; the already threatened TBS resources shed light on the dangerous trends affecting those historic resources not documented. Their fates enable us to identify many of the root problems facing historic resources even if they currently are occupied and in good condition. It is the role of this thesis to identify the cause and trends of these threats and expose the conditions within these figurative coal mines.

The TBS resources represent a sampling of resources facing similar threats despite their variety of construction materials, dates of construction, localities, and uses. They represent approximately 60 vicinities in Delaware in both rural and urban centers, recently reinvented "bedroom" communities, tourist centers, and

municipalities. They are also located in areas with a high concentration of historic resources. In this way, the TBS resources represent a sampling of buildings located in fragile areas affected by threats of demolition, development, and/or neglect.

### **Methodology**

This thesis revisits the TBS resources to accomplish three goals: first, to create a context for understanding the historic landscape and how the TBS resources fit within this context; second, to generate an understanding of each county's present development (in terms of demographic and census information); and third, identify trends that endanger the durability of a historic resource. Each chapter includes three sections; a general introduction, which provides a brief overview of the county and its TBS resources; a context section that explains the chronological development of the county as divided by the *Delaware Comprehensive Historic Preservation Plan* and its companion volume, *Historic Context Master Reference and Summary*; and a section that looks at the county's TBS resources, their trends, and the current state of the county in the twenty-first century.

Follow-up visits to the TBS resources gathered critical information on their current status, condition, and surrounding landscape. This information, when compiled with information recorded at the time of initial documentation (date of construction, initial condition, threat, and significance), provides a thorough picture of the resource. A spreadsheet comparing different variables allowed for comparable

statistical information and cross-tabulations. In each case the location of each resource was recorded for GIS mapping and a current photograph taken.<sup>14</sup>

One tool used in the identification of trends affecting TBS resources was Geographic Information System (GIS). GIS is a system of hardware and software used for storage, retrieval, mapping, and analysis of geographic data. Embedded in this mapping system lies the ability to answer a broad range of research questions based on analysis of visual information. GIS relies on the overlapping of different compatible data layers to create one database, which incorporates information from included data sets. This makes GIS an effective tool that allows one to evaluate different pieces of spatial information. The GIS map for this thesis incorporates several layers including a geographic map of Delaware and an overlay map of the TBS resources. These layers allow for comparisons between resource location, current status, and proximity to certain land-use patterns. Each historic resource corresponds to a symbol, which represents their current status - “*Standing*,” “*Not Standing*,” “*Moved*” or “*Unknown*.”<sup>15</sup>

The trends highlighted in the GIS map translate to a compiled database containing information on variables shared by the resources. These variables include a resource’s current status, function, condition, and surrounding landscape. The coding for each break down to the following: The variable **Status** contains the sub-variables

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<sup>14</sup> For each figure, all photographs taken by author unless otherwise noted.

<sup>15</sup> A resource obtained an “*unknown*” status in instances where the resource could not be found or its exact location could not be determined.

*“Standing,” “Not Standing,” “Moved,” or “Unknown.”* The category *“Unknown”* refers to properties where it was not possible to ascertain their current status.

**Function** contained the sub-variables *“Commercial,” “Residential,” “Outbuilding,” “Industrial,” “Educational,” “Recreational,”* and *“Worship.”* The **Documented** and **Current Condition** of historic resources fell under the categories *“Vacant,” “Occupied,” “Status Unknown,” “Unknown,” “Not Recorded,”* or *“Not Applicable.”* The condition of a property often made it apparent if it was *“Vacant”* or *“Occupied.”* Properties whose current status was unknown, and therefore their current condition unknown, fell under the sub-variable *“Status Unknown.”* If a resource had a known status, but its current condition was unknown, it received an *“Unknown”* current condition. Documentation of some TBS resources did not include their condition at the time of documentation; in that case they received the sub-variable, *“Not Recorded.”* Properties no longer standing did not receive a current condition and were termed *“Not Applicable.”* Based on the appearance of the historic resource and its overall condition (e.g. was it structurally sound, protected from the elements) the resource received a condition of *“Good,” “Fair,”* or *“Poor.”*

The fourth variable considers a historic resource’s **Surrounding Environment**. This variable contained 12 sub-variables, the most common including: *“Agricultural Lands,” “Residential Development,” “Industrial,” “Historic Development,” “Commercial Development,” “Other,”* and *“Unknown.”* *“Other”* was reserved for the three properties that did not fall into any of the 12 options, while

“*Unknown*” meant the surrounding landscape could not be ascertained (as in the case where a resource location could not be identified). The category *Residential Development* included “*New Development (1991 to 2003)*,” “*Middle (1950 to 1990)*,” “*Historic (resources built before 1953)*,” and “*Mixed Residential Development*.” The category “*Commercial Development*” encompasses the subcategories of “*Commercial Development from 1991-2002*,” and “*Mixed Commercial*.”

Six additional variables include; “*date of construction*,” “*construction materials*,” “*historic function*,” “*active documented threat*,” and “*passive documented threat*.” **Date of Construction** includes “*Eighteenth Century*,” “*Nineteenth Century*,” “*Twentieth Century*,” “*Other*,” and “*Unknown*.”<sup>16</sup> Five resources did not have specific construction dates, but were recorded by century or outside the framework of the variable (these included, eighteenth century, nineteenth century, pre-1800, pre-1775, 1685-1710) collectively they received the sub-variable “*Other*.” “*Unknown*” was reserved for historic resources with an unknown or unrecorded date of construction. The category **Construction Materials** includes “*Log*,” “*Frame*,” “*Brick*,” “*Stone*,” “*Block*,” “*Mixed Materials*,” “*Other*,” and “*Unknown*.”

Threats fell into two categories, **Active Threats** and **Passive Threats**. Active threats include the sub-variables, “*Demolition*,” “*Development*,” “*Event Damages*,”

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<sup>16</sup> The century categories were further divided into fifty year segments so that more detailed analysis of comparisons within centuries could be made. These segments include: “*1701-1725*,” “*1726-1750*,” “*1751-1775*,” and “*1776-1800*,” “*1801-1825*,” “*1826-1850*,” “*1851-1875*,” and “*1876-1900*,” “*1901-1925*” and “*1926-1950*.”

and “*Road Changes*,” while **Passive Threats** include “*Renovations*,” and “*Abandonment/Neglect*.” “*Demolition*” refers to the permanent removal and destruction of a historic resource. “*Development*” includes factors encouraging development of an area. “*Event damage*” incorporates elements beyond human control such as fire and natural disasters. “*Road Changes*” are threats brought about by construction of a new road or the widening of an existing road. The passive threat “*Renovation*” refers to the modification of a historic building, or portions of the building. While the threat “*Abandonment/Neglect*” includes properties no longer inhabited or standing in poor repair. The subcategory “*Unknown*” refers to two properties without documented primary and secondary threats. In two instances, CHAD documented the threat, but it did not fall under the standard categories. In this instance the property received a threat classification of “*Other*.”

Active threats directly lead to the removal of a historic resource. These threats include demolition pressures, road changes, and development pressures. By comparison, passive threats indirectly lead to the loss of a historic resource. These threats include neglect, abandonment, and deferred maintenance.

Analysis of the TBS resources distinguish several trends in regards to active and passive threats. By definition, passive threats may not immediately lead to the demolition of a resource, but with time and lack of maintenance, high restoration costs could make its preservation unlikely. Once a resource has deteriorated beyond the point of cost-effective restoration, it is rare that its construction date or historic

significance will impact its preservation without the intervention of an outside party.

Active threats influence a resource's location, condition, and/or (re)use potential.

A historic resource facing both an active and a passive threat face greater risks for demolition than resources with a single threat. In these instances, the active threat often comes in response to a long-standing passive threat. A vacant resource document in poor condition (passive threat) threatened by demolition (active threat), for example, has a lower rate of survival than a historic resource that is simply not maintained (passive threat). Specific examples from the TBS record highlight this dichotomy and are included in their county chapters.

The last variable, **No Longer Standing Replaced with (NLTRW)**, records the replacement landscape for TBS resources no longer standing. It contains the sub-variables "*Vacant Lots*," "*Commercial Development*," "*Residential Development*," "*Worship Development*," "*Unknown*," "*Other*," and "*Not Applicable*." "*Not Applicable*" refers to properties still standing.

The resulting thesis is a work arranged in five chapters with an introduction, three chapters dedicated to Delaware's counties, and a conclusion. Each chapter describes a county's geographical and chronological development before analyzing its TBS resources, current preservation programs, GIS findings, and identifiable trends. Intermingled case studies demonstrate the variety of TBS resources, their status, and how their construction relates to larger chronological themes.



## Chapter 2

### NEW CASTLE COUNTY: THE EFFECTS OF DEVELOPMENT AND SUBURBANIZATION ON HISTORIC RESOURCES

New Castle County comprises the smallest land area of Delaware, yet it contains the largest population and highest population density per square mile of all three counties.<sup>17</sup> Recent changes in population and settlement patterns have produced a landscape restricted by the pressures of development.<sup>18</sup> The land's greatest value no longer lies in its agricultural yield, but in its potential for development and its ability to meet the demands of a growing population. These changes have created an environment where the pressures of development and demolition endanger the county's historic resources. Changes in settlement patterns, specifically the expansion of towns to "bedroom" communities, and the extensive development of the county below the C&D Canal have left New Castle County's historic properties vulnerable to demolition.

Analysis of New Castle County's Threatened Building Survey (TBS) resources finds development and abandonment/neglect endangered the most resources. Especially in regions south of the C&D Canal in areas threatened by the rapid

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<sup>17</sup> New Castle County's land area comprises 426 square miles compared to 590 square miles in Kent County and 938 square miles in Sussex County. These numbers were obtained from regional data of Delaware's counties – New Castle County, Delaware Economic Profile..

<sup>18</sup> A look at the 2000 Census' *total housing units* showed that 26 percent of New Castle County's buildings were constructed from 1940 to 1950, followed by new development (houses constructed between 1995 and 2000) with 16 percent.

conversion of agricultural lands into residential developments. In addition to threat, a resource's condition and occupancy play a large role in its status. This thesis found occupied resources remain standing longer than vacant, and resources in good condition have higher success rates than those in poor condition. These factors are tied to the vulnerability of abandoned resources in instances of demolition by neglect where their condition leads to the loss of the property. New Castle County, compared to Kent and Sussex counties, has the strongest preservation regulations to protect its historic resources, however many of these protections are limited in areas experiencing the most development and demolition pressures. This thesis found that in cases where TBS resources stand, third party intervention (in the form of regulations, incentives, and involvement from the public) led to their survival despite conditions of threat, occupancy, and location.

Historic resources remain physical representations of Delaware's past; in their construction and design they represent the ways in which mankind shaped (and continues to reshape) his surroundings. Together, these resources stand witness to changes in the county's physical landscape and tell of individuals who shaped its development. The built environment holds clues to the past, but it is a fragile record that once removed, is irreplaceable. Once lost, so too is the information that exists outside of the written record; the ideologies, values, and needs of a population at a particular time, as demonstrated through their architecture and ordered environment. William Higgins in, *Memory Theater: Observations on the Meaning of Building Fabric*, described the totality of historic buildings stating,

Buildings are armatures that shelter and order unlimited amounts of experience. They're tablets on which time and activity are continually written, partly erased, and newly rewritten. They're stages for an

infinite variety of scenes that are played out over years and generations, in the lives of individuals and of societies.<sup>19</sup>

In this way, historic buildings provide a continuum to the American experience, gaining importance not only for their age, but as physical representations of place.

Between 1989 and 2003, CHAD gathered information on 127 threatened resources, 72 of which came from New Castle County (57 percent). Reexamination of the resources in 2003 found 50 percent no longer standing, 44 percent standing, and the status of six percent unknown.<sup>20</sup> While the number of resources still standing appears high (suggesting a high survival rate for threatened historic resources), a more detailed look reveals that 31 percent of the resources still standing reflect demolition by neglect cases where resources remain in the same if not worse condition than initially documented. Another 28 percent of the resources still standing faced less destructive threats of event damage and/or renovation and therefore, could be expected to stand. In these instances the threat to the resource was loss of original material, not demolition of the building. Of the 32 resources still standing in 2003, 35 percent can be considered true success stories, 11 resources standing despite threats of demolition, development, and abandonment/neglect. This chapter will analyze New Castle County's TBS resources in order to identify the specific factors that endanger their survival. These conclusions speak not only to the TBS resources, but identify threats endangering similar historic resources throughout the county.

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<sup>19</sup> William J. Higgins, "The Memory Theater: Observations on the Meaning of Building Fabric" in Beth Sullebarger ed., *Historic Preservation: Forging A Discipline* (Hoboken, New Jersey: Millinger Printing Company, 1989), 53.

<sup>20</sup> The category "*unknown*" includes four resources that could not be reexamined as a result of limited access to the sites or uncertainty in their location. These resources include the *T.J Houston Farm-Granary* (TBS 1991-1992), *J.M Gross Bank Barn* (TBS 1992-1993), *J. Moore Farm Corncrib* (TBS 1989-1990), and the *Chase Pump House* (TBS 2001-2002).

Before one can discuss the TBS findings, one must construct a chronological context in order to understand how the threatened resources fit within the development of New Castle County. This context builds significance for the TBS resources by demonstrating how they reflect the ideologies, construction methods, and industries of the time. The *Delaware Comprehensive Historic Preservation Plan* and its companion volume, *Historic Context Master Reference and Summary*, categorize the chronological development of New Castle County's northern and southern landscapes into six periods; 1630-1730 +/- *Exploration and Frontier Settlement*; 1730-1770 +/- *Intensified and Durable Occupation*; 1770-1830 +/- *Early Industrialization*; 1830-1880 +/- *Industrialization and Early Urbanization*; 1880-1940 +/- *Urbanization and Early Suburbanization*; and 1940-1960 +/- *Suburbanization and Early Ex-urbanization*.

New Castle County historically developed two distinct cultures as a result of natural and manmade features. According to the *Historic Context Master Reference and Summary*, New Castle County consists of four geographic zones: the Piedmont, the Upper Peninsula, Urban, and the Coastal (Figure 2.1).<sup>21</sup> All four zones are fertile and well suited for agriculture, but their natural diversity begins to explain developmental changes in the north and south. Northern New Castle County's powerful waterways and its proximity to the fall line fostered its emergence as an industrial center.<sup>22</sup> By comparison, a lack of powerful waterways and fertility of southern New Castle County encouraged an economy reliant on agriculture.

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<sup>21</sup> Bernard Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), viii.

<sup>22</sup> A fall line marks the area where an upland region and a coastal plain meet.

The Piedmont Zone includes Mill Creek, Christiana, Brandywine, and White Clay Creek hundreds and encompasses the northern and western parts of the county (Figure 2.2). The landscape in this region ranges from nearly level in the east to fairly hilly in the west. The northwestern portion contains a mixture of strong clay and loose rock, soil well-suited for agriculture. The zone's eastern portion contains flatter, rocky soil not well-drained. Major and minor streams divide the Piedmont Zone, which flow into the Christiana River and eventually run east. Early settlers depended on these streams to transport their goods to local and distant markets. The streams also provide waterpower critical to the subsequent development of industries. In addition to waterpower, northern New Castle County contains large deposits of iron ore, which created to a prominent iron ore industry during the nineteenth century.<sup>23</sup> The Piedmont Zone contains 26 TBS resources from New Castle County.

The Upper Peninsula Zone comprises the largest landmass in Delaware extending beyond the fall line in New Castle County into Kent County. The region includes New Castle, Pencader, Red Lion, St. Georges, Appoquinimink, and Blackbird hundreds. The landscape of this zone ranges from level ground to gently rolling (or sloping), hills. Its soil varies from medium-textured to moderately coarse with areas that are poorly and well drained. Like the Piedmont Zone, the Upper Peninsula Zone includes many large creeks and rivers critical to New Castle County's developing agricultural economy bringing source of transportation and power to the region. It also contains some of the most productive farmland in the state in an area referred to as the

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<sup>23</sup> Bernard Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 12.

“Levels.” In its entirety, the Upper Peninsula Zone contains 31 of New Castle County’s TBS resources.

The Coastal Zone remains the third and smallest geographic zone in New Castle County. This zone runs along Delaware’s coastline and extends into the Delaware River with the state line.<sup>24</sup> This zone primarily consists of Delaware’s eastern edge, but its size constantly fluctuates as a result of environmental changes like erosion. Unlike the Piedmont or Upper Peninsula zones, the Coastal Zone is comprised almost entirely of tidal marshes.<sup>25</sup> The intricacies of this marsh environment created a distinct economy revolving around the rivers, bays, and marshes. Its wetlands also provide a habitat for a wide variety of wildlife and muskrat and turtles, which became an important component of the coastal economy in both diet and commerce. The TBS contained 15 resources from the Coastal Zone.

Early settlement of New Castle County centered along waterborne transportation routes around the northern regions of the Upper Piedmont and Urban zones. The presence of powerful waterways created ideal conditions for manufacturing in these regions. Various saw and gristmill industries developed out of the Upper Piedmont’s waterpower, while the southern regions of the county relied on earthen dams to create usable water flows.

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<sup>24</sup> Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 65.

<sup>25</sup> *Ibid.*, 65.

**Exploration and Frontier Settlement, Intensified and Durable Occupation, 1630-1770 +/-**

The Dutch attempted the first colonization of what is now New Castle County in 1631. Seven years later the Swedes successfully established a colony on the Christiana River east of Wilmington. Swedish rule continued for 13 years before the Dutch took possession of the area and built Fort Casimir in 1651. Control of the territory switched back to the Swedes in 1653 and then to the English in 1664, who renamed the area New Castle. Finally, in 1682 the Duke of York granted the Delaware counties to William Penn, and the three “lower counties” entered a period of stability.

William Penn’s acquisition of Delaware in 1682 proved to be a turning point in the development of New Castle County. Prior to 1680, settlers used the Piedmont Zone primarily for hunting, fishing, and fur trapping.<sup>26</sup> Initially scattered, early settlements positioned themselves on the coastline, near major rivers, or along transportation routes. Early settlers established small communities near present-day New Castle and began altering their surrounding landscape. Initially settled by Dutch, Swedish, and Finnish colonists, after 1680 a large number of English, Welsh, and Quaker colonists immigrated to the county. Settlers constructed the village of Christinaham in 1654 behind the old Dutch fort. They cleared land, established farms, and constructed the first roads. Three years later the area contained 100 houses and served as the seat of government for the territory below Christiana. William Penn encouraged immigration to the area and by 1682, permanent settlements were occurring further inland.

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<sup>26</sup> Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 2.

Building construction during this period consisted of impermanent structures built in close proximity to waterborne transportation routes (particularly the Christina and Brandywine rivers). Until 1740, these homes consisted of quickly constructed buildings made of wood with posts set directly into the ground (a method of construction referred to as post-and-beam construction).<sup>27</sup> The majority of settlement in 1682 occurred in the northern half of the county.

Agriculture formed the economic basis for both northern and southern New Castle County from 1630 to 1770. Initially heavily forested, the landscape required extensive labor to transform the wooded environment into plowable fields and meadows. On average, a man working alone converted ten acres of woodland in one year. The typical New Castle County farm contained 150 to 200 acres, thus requiring fifteen to twenty years before clearing the majority of the land.<sup>28</sup>

The rural economy during the eighteenth century focused primarily on crops of wheat and corn. Settlers ground wheat into flour by a system of local mills before trading them to distant Caribbean, European, and Atlantic coast markets.<sup>29</sup> The importance of wheat as a market crop continued into the mid-nineteenth century. Corn by comparison, emerged as a suitable winter feed for livestock, and as a market crop shipped to the New England colonies. Farmers harvested and planted crops largely by hand and used ox teams to plow the land. A typical New Castle County farmer raised

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<sup>27</sup> Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 4.

<sup>28</sup> Louis Berger & Associates, Inc, *Architectural Resource Survey, Centerville Road (SR 273) SR 259 TO SR 80, New Castle County, Delaware* (East Orange, New Jersey: Delaware Department of Transportation, 1996), 3.

<sup>29</sup> Joanne O. Passmore, Charles Maske, and Daniel E. Harris, *Three Centuries of Delaware Agriculture* (Delaware State Grange, Delaware American Revolution Bicentennial Committee, 1978), 25.



cattle (for milk and butter), sheep (for wool), and occasionally beef or swine for a variety of products.<sup>30</sup>

Industry in New Castle County during the late-seventeenth and early-eighteenth remained limited to its major waterways. Saw and gristmills dotted the landscape of northern and southern New Castle County; powerful rivers, such as the Brandywine and Christiana, provided the waterpower essential to their development. New Castle County's southern regions lacked the waterpower of the north, but millers used earthen dams to raise water levels and create usable water flows.<sup>31</sup>

Transportation developments between 1730 and 1770 brought great changes to New Castle County's economic development, which in turn altered settlement patterns. Transportation initially depended upon the waterways. As a result, early settlements were located almost exclusively near rivers. Construction of the first road, the King's Highway, in 1680, however changed this dependency. The mid-to-late eighteenth century saw the development of a detailed road network that served as an alternate means to bring local goods to market.<sup>32</sup> Small towns appeared along these routes to fulfill the needs of the traveler. Simultaneously, the borough of Wilmington began growing into an important local market as well as a link to the centers of Philadelphia, Baltimore, and the transatlantic market.

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<sup>30</sup> Joanne O. Passmore, Charles Maske, and Daniel E. Harris, *Three Centuries of Delaware Agriculture* (Delaware State Grange, Delaware American Revolution Bicentennial Committee, 1978), 52.

<sup>31</sup> Bernard Herman, *Architecture and Rural Life in Central Delaware 1700-1900* (Knoxville, Tennessee: University of Tennessee Printing, 1990), 75.

<sup>32</sup> Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 3.

The TBS resources from the period 1630 to 1770 reflect broad trends developed in the historical context. Four of the TBS resources (six percent) date to this period of early development in New Castle County.<sup>33</sup> These resources represent changes in technology as construction techniques began moving away from the impermanent post-and-beam construction (prominent until 1740 +/-) to more permanent forms. Early settlement patterns relied on waterways and early road networks. This is illustrated by the four TBS resources. The bustling port village of Christiana holds the Thomas Montgomery House (TBS 1996-1997), while the Hales-Byrnes House (TBS 1990-1991) was constructed near the banks of White Clay Creek along an early road network. The surviving TBS resources from this period reflect architectural designs constructed by the wealthy and are not the typical vernacular frame buildings of the general population. Three of the four documented resources exhibit brick construction with one frame resource reflecting a typical outbuilding from the period. The Thomas Montgomery house, Hales-Byrnes house, and the Huguenot House (TBS 1993-1994) reveal durable building practices of plantation homes for New Castle County's early gentry. Unlike the high end architecture of New Castle County's merchants and landowners, the Philips Bank Barn (TBS 1992-1993) demonstrates a vernacular form of construction typical of barns constructed before ideologies of the agricultural reform movement took hold. As a result, the barn contains five-bays with two wagon entrances instead of the prominent three-bay form exhibited in barns from the nineteenth century.

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<sup>33</sup> The four resources dating to this period of development include: *Thomas Montgomery House* (TBS 1996-1997), *Philips Bank Barn* (TBS 1992-1993), *Hales-Byrnes House* (TBS 1990-1991), and *Huguenot House* (TBS 1993-1994).

### **Early Industrialization, 1770-1830 +/-**

Between 1770 and 1830 +/-, new construction laid the foundation for industrialization in northern New Castle County while the agricultural reform movement took hold in the south. By the beginning of the nineteenth century, New Castle County's landscape shifted from a heavily wooded landscape to one of plowed fields and early manufacturing centers. The built and natural landscape of this period developed a distinct character later described by a Scottish doctor traveling from Virginia to Rhode Island in 1775:

The country still is pretty open and well cultivated fine, large, level fields of wheat are here and there divided with skirts of woods, tall, stout timber...the houses are of a more inferior sort, much more numerous. The stock and everything else [is] in good order, and the people themselves look well and hearty.<sup>34</sup>

Agriculture continued to steer the economy into the 1770s, but by the end of the century farmers realized their fields were no longer as productive as before.<sup>35</sup> Between 1798 and 1820, average farm size decreased by more than 30 percent as second and third generation inheritance divided land holdings. Farm size declined while the amount of improved farmland rose by 10 percent as farmers tried to maximize the productivity of their land.<sup>36</sup> In the interest of increasing efficiency, farmers searched for methods to restore soil fertility and intensify land use.

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<sup>34</sup> Rober Honyman, *Colonial Panorama, 1775: Dr. Robert Honyman's Journal for March and April*, Philip Padelford, ed (San Marino, California: Huntington Library, 1939), 10.

<sup>35</sup> Bernard Herman, *Architecture and Rural Life in Central Delaware 1700-1900* (Knoxville, Tennessee: University of Tennessee Printing, 1990), 116.

<sup>36</sup> Bernard L. Herman and Rebecca Siders, et. al, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 9.

The weakened state of New Castle County's agriculture led to the agricultural reform movement by the end of the eighteenth century. This movement reordered both the natural and the constructed landscape, while introducing a lasting social and economic impact on the region. According to Bernard Herman, "the agricultural reform movement brought cohesion, direction, substance, and even a guiding philosophy to rural living."<sup>37</sup> Reformers observed the poor state of the county's agriculture in the growing number of failed crops. Agricultural reformers saw poor husbandry, overuse, and pervasive mismanagement as three causes for agricultural failure. In 1819 Samuel Henry Black, a progressive farmer from Pencader Hundred, suggested that to remedy these agricultural ills farmers needed to realize the "intrinsic value of the land."<sup>38</sup> Black defined success as the ability to maximize yields so that the smallest amount of land fed the greatest number of people. Agricultural societies responded to Black's theories by discussing and promoting methods of efficiency.

As the reform movement gained momentum, farmers employed tools such as fertilizers, crop rotation, and new machinery, to maximize the land's efficiency. The more expensive, but more efficient, horse began to take over as the preferred plowing animal.<sup>39</sup> The horse cost more to buy and feed than an ox and required permanent shelter, but it could do the work of an ox in half the time. By the end 1830s

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<sup>37</sup> Bernard Herman, *Architecture and Rural Life in Central Delaware 1700-1900* (Knoxville, Tennessee: University of Tennessee Printing, 1990), 112.

<sup>38</sup> Samuel Henry Black, "An Essay on the Intrinsic Value of Arable Land," in John S. Skinner, ed., *American Farmer* (Baltimore, Maryland: John D. Toy, 1827), 9-11.

<sup>39</sup> Bernard Herman, *Architecture and Rural Life in Central Delaware 1700-1900* (Knoxville, Tennessee: University of Tennessee Printing, 1990), 115.

only poorer farmers used oxen. The difference between the horse and ox is evident in the following excerpt from historian John Michel:

....With some exaggeration, but not much, it might be said that the divide between the world of the peasant and that of the modern is the divide between the horse and the ox...the ox is stronger and more durable. With him the peasant could till even the poorest soils. For heavy work, he was unmatched. He thrived on pasture grass. But the horse was faster. On averages he could cover two acres in the time it took to plow one with an ox. In 1850, in Delaware, an ox might be had for as little as \$12. Horses cost at least \$20, and a good plow horse might run the farmer \$50 or more. A horse needed oats if he was to survive in good working health. He was more fragile and required more care...in the cultivation of wheat and in the mowing of hay the horse possessed every advantage but cost over the ox.<sup>40</sup>

The use of fertilizer as a way to enrich depleted soil became another tool of the agricultural reform movement. In 1836, the Delaware General Assembly hired James C. Booth of the Franklin Institute to undertake a complete geological survey of the state.<sup>41</sup> Booth recommended the use of marl (a soil deposit rich in lime) as a fertilizer. Farmers soon discovered that if they applied layers of marl to their fields their yields increased four to tenfold.<sup>42</sup> Slaked (burned) lime came from northern New Castle County and guano (solidified bat droppings) came from South America. Farmers could also choose manure fertilizer as another option or commercial lime after the Civil War.

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<sup>40</sup> John H. Michel Jr., “*A Typology of Delaware Farms, 1850.*” Paper delivered at the Organization of American Historians Annual Meeting, April 1984, 19, 22.

<sup>41</sup> Joanne O. Passmore,, Charles Maske, and Daniel E. Harris, *Three Centuries of Delaware Agriculture* (Delaware State Grange, Delaware American Revolution Bicentennial Committee, 1978), 16.

<sup>42</sup> *Ibid*, 17-18.

According to Bernard Herman, “coupled with their dependence on the speed of the horse and a growing reliance on farm machinery, the reform minded farmer further distinguished himself.”<sup>43</sup> Farmers bought more machinery to boost farm production and often shared costs with their neighbors to increase profits. Increased productivity and shared costs gave farmers new income, which developed what historian John Michel defines as the state’s first “rural middle class.”<sup>44</sup>

A new understanding of the landscape emerged out of the agricultural reform movement, which drastically altered the natural and built environment. Farmers in southern New Castle County began to view their environment as a chaotic system requiring order and control. They sought to “maximize the value of the land through good government and a consciously formulated sense of order.”<sup>45</sup> Every building and every object had a separate place and everything must be in its place. This ideology impacted building construction by requiring every function of the farm to have a proper, distinct, location. Farmers constructed different outbuildings to fill a specific agricultural purpose. Between 1760 and 1820, farm buildings in southern New Castle County outnumbered farmhouses an average of six to one.<sup>46</sup>

Mount Jones, a two-story, four-bay brick dwelling documented by the TBS in 1996-1997, demonstrates the ideals of the agricultural reform movement. Built in 1760, the property is an example of the late Georgian/Federal styles popular

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<sup>43</sup> Bernard Herman, *Architecture and Rural Life in Central Delaware 1700-1900* (Knoxville, Tennessee: University of Tennessee Printing, 1990), 115.

<sup>44</sup> Ibid., 42.

<sup>45</sup> Ibid., 74.

<sup>46</sup> Ibid., 61.

among Delaware's rural elite. The importance of building placement and diversification of outbuildings (as discussed by Bernard Herman) is evident in its construction. Built prominently on a dramatic rise in the landscape, the property stands out against scarred earth churned in preparation for development. Constructed by John Jones and inherited by his son, Cantwell Jones, the house consists of a four-room plan (Figure 2.3). In 1806 the farm contained a "brick dwelling house in tolerable repair, a kitchen, a log meat house, a granary, a carriage house, two stables, two corn cribs and an orchard."<sup>47</sup> These various outbuildings demonstrate the ideologies of the agricultural reform movement, specifically notions of diversified space. At the time of initial documentation the outbuildings (once essential to production of the farm) were no longer standing. The significance of Mount Jones as a historic resource stems from its physical representation of ideologies established by the agricultural reform movement.<sup>48</sup> Threatened by abandonment/neglect at the time of initial documentation, the resources stands in 2003 in worse condition than initially documented.

The agricultural reform movement showed farmers how to maximize the potential of their land and obtain its greatest income. This realization led to increased land investments, larger farms, and a need for workers. Agricultural tenancy grew out of this ideology and gained importance as large landowners bought up failing farms and acquired tenants to cultivate the land. By the mid-nineteenth century, tenancy

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<sup>47</sup> New Castle County Orphans Court annual valuation – New Castle Recorder of Deeds, City/County Building, Wilmington, Delaware.

<sup>48</sup> Rebecca J. Siders, et.al, *Threatened Building Survey 1996-1997* (Newark, Delaware: Center for Historic Architecture and Design, 1997), 108.

occurred in 85 percent of the farms along the Delaware River.<sup>49</sup> Agricultural tenancy played a major role in shaping the nineteenth century rural landscape as well as in the revival of its agricultural economy. Tenancy proved one of several solutions to restore depleted soils and fill the need for farm labor. Tenancy benefited both the landowner and the tenant. The landlord gained extra hands to run his large agricultural landscape and provided a solution to the shortage of seasonal labor. The tenant gained access to larger, more productive farms, and acquired the chance to own more livestock and farming equipment.<sup>50</sup> Landlords frequently required tenants to make land improvements through lease stipulations. These improvements included fertilizing (with lime or guano) and reclamation projects such as crop rotation, ditching, or draining.<sup>51</sup>

While ideas of the agricultural reform movement slowly shaped New Castle County's southern landscape, industry and manufacturing plants carved its northern landscape. Wilmington quickly became one of the key industrial centers in northern New Castle County. Originally known as Willingtown, English merchant Thomas Willing founded the community in 1731. By 1739 it included 33 houses; three years later it became an incorporated borough known as Wilmington.<sup>52</sup>

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<sup>49</sup> Bruce Stutz, *Natural Lives Modern Times: People and Places of the Delaware River* (New York: Crown Publishers, Inc, 1992), 73.

<sup>50</sup> Rebecca J. Siders and Bernard L. Herman, *Agricultural Tenancy in Central Delaware* (Newark, Delaware: University of Delaware Press, 1991), 3.

<sup>51</sup> *Ibid.*, vii.

<sup>52</sup> John A. Munroe, *History of Delaware* (Newark, Delaware: University of Delaware Press, 1993), 57.



Development of mills on the creeks of Red Clay, White Clay, Mill Creek, and the Brandywine improved Wilmington's prosperity. Located on the Brandywine River, Wilmington's flourmills quickly became the largest in the state and the nation by the 1790s.<sup>53</sup> Their prosperity directly led to the success of county farms, specifically the reliance on wheat and corn as staple crops. Flour and meal from the mills brought wealth to the region as trading focused on foreign markets in Europe, the Atlantic coast, and the West Indies. Important northern industries included powder and snuff mills (Eleuthere Irenee du Pont opened the first black powder mill on the Brandywine River in 1802), tanneries, textile mills, limekilns, and gristmills.<sup>54</sup> Industries also developed in the county's southern regions, but its mills and tanneries began to decline in the early 1800s as the raw materials (particularly hides and the bark from Spanish oaks) became more expensive.<sup>55</sup>

The John England Mill (TBS 1990-1991) stands as an example of an early grist mill dating to the third-quarter of the eighteenth century in New Castle County. The mill lies on part of a 600-acre tract of land purchased in 1726 by John England.<sup>56</sup> Located in the Ogletown vicinity, records indicate construction of the current mill occurred between 1776 and 1800 on the site of an earlier mill built by England. Henry Clay Concord in his 1907 History of the State of Delaware, briefly mentions the mill stating, "the John England mill on White Clay creek [sic] came into the hands of

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<sup>53</sup> John A. Munroe, *History of Delaware* (Newark, Delaware: University of Delaware Press, 1993), 58.

<sup>54</sup> *Ibid.*, 59.

<sup>55</sup> Bernard L. Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 76.

<sup>56</sup> Federal Writer's Project, *Delaware: A Guide to the First State* (New York, New York: Viking Press, 1938) 454.

Thomas W. Jones and in 1887 he refitted it with rollers (a system to grind wheat into flour). Now forty barrels of flour are made daily.”<sup>57</sup> The surviving eighteenth century timber frame contains a high degree of finish, which makes the mill a rare example of eighteenth century framing in New Castle County (Figure 2.4). Threatened by abandonment/neglect at the time of documentation, in 2003, the resource still stands in the same condition as when documented.

Transportation and communication during the late-eighteenth and early-nineteenth centuries focused on road networks and rivers. Extensive land clearing led to erosion, which began to silt previously navigable rivers. Many of these rivers became so narrow and shallow that inland towns could not depend upon them as a way to bring goods to market. The region’s extensive water networks made road construction difficult, but improvements occurred on roads running east-west, while the King’s Highway continued as the only north-south road. Mathew Carey’s 1814 “map of Delaware from the best authorities” shows the King’s Highway and roads extending into and out of Wilmington (Figure 2.5). The east-west road network provided a way for inland towns to bring goods to market.

The introduction of the Chesapeake and Delaware (C&D) Canal in 1829 shaped economic trends, settlement patterns, and architectural development in New Castle County north and south of the canal. The Chesapeake & Delaware Canal Company began constructing the canal in 1804 as a way to connect the Chesapeake Bay and the Delaware River. The 14-mile canal linked Delaware to the urban markets of Baltimore and Philadelphia and provided new markets for towns with access to the

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<sup>57</sup> Henry Clay Concord, *History of the State of Delaware: From the Earliest Settlement to the Year 1907*, vol.2 (Wilmington, Delaware: Henry Clay Concord, 1908), 485.

waterway. The canal divided New Castle County at the towns of St. Georges and Summit. The combination of new roads and the canal allowed a greater number of farmers to bring crops to distant port towns. The majority of New Castle County's TBS resources, 61 percent (44 resources), are located above the canal.

Changes in settlement patterns, transportation, and economic trends altered the landscape, as did new architectural developments. Wooden houses continued to dominate the bulk of the architectural landscape, as demonstrated through tax lists for 1804 and 1816. These lists record few brick buildings and even fewer earthfast houses. Earthfast houses largely vanished by the early-nineteenth century except for those owned by the poor.<sup>58</sup> From the time of earliest settlement through the mid-nineteenth century, log dwellings proliferated on the Delaware landscape. According to Orphans Court Records, log houses significantly outnumbered both frame and brick by almost two to one between 1780 and 1830. New Castle County tax assessments demonstrate that in 1822, log represented the dominant building material in White Clay Creek Hundred with 34 percent of dwellings constructed of log compared to 23 percent frame and 21 percent brick or stone.<sup>59</sup> The prevalence of frame and log construction at this time corresponds to the widespread supply of timber, the use of traditional building practices, and the relatively high expense of brick. Log remained the dominant building material in New Castle County until the mid-nineteenth century when ideas of the agricultural reform movement caused

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<sup>58</sup> Bernard Herman, *Architecture and Rural Life in Central Delaware 1700-1900* (Knoxville, Tennessee: University of Tennessee Printing, 1990), 116.

<sup>59</sup> New Castle County Tax Assessments, White Clay Creek Hundred, 1822.

farmers to reconsider their farms by erecting new buildings, outbuildings, planting new crops, and implementing “scientific” farming methods.”<sup>60</sup>

The TBS documented property known as the Fields’ Heirs House (TBS 1993-1994) provides a rare example of early-nineteenth century log construction typical in New Castle County (Figure 2.6). Dating to circa 1820, the resource represents a building tradition characteristic of lower and middle economic dwellings that went out of style after the period of rebuilding. Brick and frame construction began to overtake log as the dominant building materials for dwellings after 1820. The Period I portion of the Fields’ Heirs House demonstrates a two-room V-notched log structure that was later expanded to include a two-and-a-half-story frame addition and an enclosed porch. The original portion of the house exhibits interior decoration in the form of beaded ceiling joists and whitewash on rafters. In 1843, the property contained 385 acres including cultivated fields, woodlands, orchards, and marsh. Typical outbuildings include a carriage and smokehouse, barn, corn crib, and granary. As stated in the TBS report, changes in agricultural practices increased efficiency and prosperity on the farms, which allowed many area farmers to rebuild existing dwellings. The prosperity of the Fields farm is evident by mention of three small tenements on the property at the time of an Orphans Court recording in 1843. The addition of a central-passage block to the front of the house and the conversion of the original log section into a service ell are typical of this rebuilding tradition.”<sup>61</sup>

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<sup>60</sup> Andrzejewski, Anna and Rebecca J. Siders. "Log Dwellings in Delaware, 1780-1860 + /-." Multiple Property Documentation Form (Newark, Delaware: Center for Historic Architecture and Design, 1996) Section E 7.

<sup>61</sup> Sherri M. Marsh, et.al, *Threatened Building Survey 1993-1994* (Newark, Delaware: Center for Historic Architecture and Engineering, 1994), 40.

Threatened by development and abandonment/neglect at the time of documentation, the resource no longer stands in 2003 and has been replaced with new residential development.

The Johnson Home Farm (TBS 1997-1998) when compared to the Fields' Heirs House demonstrates the variations in log construction that occurred in the late-eighteenth and early-nineteenth century (in regards to methods of construction, size, and level of finish). Constructed approximately 30 years earlier than the Fields' Heirs House; the Johnson Home Farm represents a post-and-plank dwelling typical of central Delaware's rural elite class that appeared between 1780 and 1820.<sup>62</sup> The Johnson Home Farm contains a large center-passage-plan building much larger than typical log buildings of the time. Instead of a standard whitewash interior, the William Johnson house exhibits an elaborately finished interior of lath and plaster. These differences show a distinction in status and wealth. Dr. William Johnson was a member of a self-described class of agriculturalists less engaged in the physical practice of farming and more heavily involved in the administration and management of agricultural estates. The two-story house contained over 2000 square feet making it one of the largest houses constructed in central Delaware during the federal period.<sup>63</sup> It exhibits the agricultural reform movement's attention to function and design with each room serving a specific purpose. The building's post-and-plank method of log construction also varies from the V-notch sawn construction of the Fields' Heirs House. Post-and-plank refers to the practice of using hand sawn logs mortise and

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<sup>62</sup> Jeroen van den Hurk, et al., *Threatened Building Survey 1997-1998* (Newark, Delaware: Center for Historic Architecture and Design, 1998), 87.

<sup>63</sup> *Ibid.*, 91.

tenoned into vertical corner posts to create the sides of a building; a construction method typically found in houses of the highest quality due to the sophistication of the joinery (Figure 2.7).<sup>64</sup> Far from the simple interior of the Fields' Heirs House, the parlor of the Johnson Home Farm displays a high level of finish to include a baseboard, chair rail, cornice, and a fireplace with a wooden surround. Together these buildings exhibit the range of log construction methods practiced by different social classes. In 2003, the building was no longer standing a result of demolition brought about by extensive insect damage.

Between 1770 and 1830 (+/-), the built landscape moved away from impermanent buildings and focused on the distinct relationship between social class and architecture. Names became crucial elements used in maintaining order and many farmers started identifying their properties. The more affluent the farm, the more elaborate the designation. Names such as La Grange, Cornucopia, Wheatland, Eden, and Peach Blossom called to mind a world of agrarian prosperity. This architectural reshaping of the landscape "reflected the transformation of social and economic interaction of communities and their relationship to the land itself."<sup>65</sup>

The TBS record documents several examples of farms depicting their agricultural prosperity through their name designation. Both Choptank-Upon-The-Hill (TBS 1994-1995) and Locust Grove (TBS 1989-1990) bear names that hint at the affluence of the properties and their close ties to the landscape. Named after the

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<sup>64</sup> Andrzejewski, Anna and Rebecca J. Siders. "Log Dwellings in Delaware, 1780-1860 + /-." Multiple Property Documentation Form (Newark, Delaware: Center for Historic Architecture and Design, 1996) Section E15.

<sup>65</sup> Bernard Herman, *Architecture and Rural Life in Central Delaware 1700-1900* (Knoxville, Tennessee: University of Tennessee Printing, 1990), 123.

Choptank River and the building's location, Choptank-Upon-The-Hill stands in the Clayton's Corner vicinity in Saint Georges Hundred (Figure 2.8). In the 1840s, under the ownership of Colonel Joshua Clayton, the farm doubled in size and value, with the farm producing more diverse crops such as Indian corn, wheat, sweet potatoes, and orchard products. This increase prompted the expansion of the property in the 1860s (an earlier 1820s ell remained attached to the building).<sup>66</sup> One critical feature to the Clayton renovation was the construction of the main block on the natural rise of the land with the building reoriented to face Choptank Road (Figure 2.9). The prominence of the property at its new location, combined with the farm's name, made evident Clayton's ability to order the landscape. Similarly, Locust Grove in the Mount Pleasant vicinity is an excellent example late-eighteenth century domestic architecture built by New Castle County's rural elite whose name reflects the grandeur of the farm (Figure 2.10). The placement of these properties and their orientation towards road systems (in order to press upon passersby a statement of their wealth) provide insight into ideologies of the time. At the time of documentation, Choptank-Upon-the-Hill stood threatened by development with the land surrounding the property subdivided with the developer's plan for the house unclear. In 2003 it stands. Development also threatened Locust Grove at the time of documentation, but unlike Choptank, it was demolished for a new development.

The importance of order continued beyond the farm into New Castle County's towns and villages as they transformed themselves into planned communities. David Stewart incorporated a grid system into his settlement of Port

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<sup>66</sup> Kirk E. Ranzetta, et.al. *Threatened Building Survey 1994-1995* (Newark, Delaware: Center for Historic Architecture and Engineering, 1995), 97.

Penn in 1760 that mimicked the style of Philadelphia's streets. His plan required the conversion of marshland into solid ground through the draining and filling of the marsh. He ran an advertisement in Philadelphia's Pennsylvania Gazette in 1764 that stressed his desire to solidify his town as a future center of trade,

As the erection of towns in every county capable of them is justly esteemed as a public utility, it is hoped this scheme will be met with proper encouragement....this town is extremely pleasant and convenient for trade....the navigation is scarce ever interrupted by ice; the area around it is very fertile, and abounds with such commodities as especially suited for the West-India market.<sup>67</sup>

The town reached its height of prosperity in 1800 and suffered losses with the construction of the railroad in 1850. The railroad's construction bypassed Port Penn and took business away from the port city as the railroad became the preferred outlet for farmers transporting grain. Port Penn's period of incubation, growth, and decline is an example of the development stages occurring in New Castle County's towns.

The TBS resource known as the Robinson-Jackson House (TBS 1994-1995) is an example of an early attempt to facilitate an urban atmosphere in the small port town of Port Penn. Constructed in 1790, the building stands as one of the few remaining examples of late-eighteenth century Federal townhouses in the town (Figure 2.11). The Robinson-Jackson House is a two-and-a-half story, three-bay townhouse covered with weatherboard and asbestos shingling (added in the twenty-first century). The interior is arranged around a hall-and-parlor plan that depicts a hierarchy of finish on the first floor. The use of the townhouse changed in the early-nineteenth century and it was converted to serve commercial purposes. In 1994, fire threatened the

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<sup>67</sup> Bruce Stutz, *Natural Lives Modern Times: People and Places of the Delaware River* (New York, New York: Crown Publishers, Inc, 1992), 10-11.



building and damaged the second floor of the dwelling. A revisit to the property in 2003 reveals it still stands after rehabilitation.

Several towns established themselves as important ports whose success lay in their proximity to water. Approximately five miles southwest of Wilmington, the town of New Castle became a commercial and governmental center in New Castle County.<sup>68</sup> New Castle was the location of Delaware's first courthouse in 1689 and contained all jurisdictions of the state's courts until 1881, when the county seat moved to Wilmington. Christiana's prominent position on the Christina River made it a port city prized for its location. Odessa developed as a major port town whose name reflects the town's flourishing transatlantic economy.<sup>69</sup> By 1825 Odessa had grown into a major river town, shipping grain and farm produce from the surrounding area to ports along the Delaware River and beyond.

The TBS documented the greatest number of resources dating to New Castle County's period of early industrialization with 38 percent (27 resources) constructed between 1770 and 1830. During this period changes in settlement patterns, transportation and economic trends altered the landscape as did new architectural developments. Wooden houses continued to dominate the architectural landscape. Ideologies of the agricultural reform movement lead to improvements in farm productivity, which in turn increased land investments and created a need for laborers. Agricultural tenancy arose to fill this void. Wilmington continued to prosper as industry, and manufacturing plants carved New Castle County's northern landscape.

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<sup>68</sup> John A. Munroe, *History of Delaware* (Newark, Delaware: University of Delaware Press, 1993), 13.

<sup>69</sup> U.S.A Cities Online, *Odessa Delaware*,  
<http://www.usacitiesonline.com/decountyodessa.htm#history>.

The trends identified by the historic context and summarized above are supported by the corresponding TBS resources. The John England Mill (TBS 1990-1991) and the J. Walker Farm (TBS 1995-1996) provide examples of early mills, while the early commercial buildings the Yarnall-Levy Store (TBS 1996-1997) and the Diamond Chemical Buildings (TBS 1998-1999) reflect Wilmington's prosperity as a central business district. Mt. Jones (TBS 1996-1997), Bartsch Farm (TBS 1992-1993), and the Johnson Home Farm House (TBS 1997-1998) reflect values and changes brought by the agricultural reform movement. This movement also brought a period of rebuilding to existing resources. The Fields' Heirs House (TBS 1993-1994), Choptank-Upon-the-Hill (TBS 1994-1995), and Locust Grove (TBS 1989-1990) underwent extensive rebuilding as a result. While wooden houses continued to dominate the bulk of the architectural landscape from this period, the TBS documented ten resources of brick construction (representing durable building practices of the rural elite),<sup>70</sup> six frame buildings,<sup>71</sup> three log,<sup>72</sup> and six stone.<sup>73</sup>

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<sup>70</sup> *Crossan House* (TBS 1989-1990), *Bennett Downs House* (TBS 1990-1991), *Mount Jones* (TBS 1996-1997), *Choptank-Upon-The-Hill* (TBS 1994-1995), *Locust Grove* (TBS 1989-1990), *Boothurst* (TBS 1996-1997), *Robinson-Jackson House* (TBS 1994-1995), *Clearfield Farm and Smoke house* (TBS 1993-1994), *Diamond Chemical Buildings* (TBS 1998-1999), and *Yarnell-Levy Store* (TBS 1996-1997).

<sup>71</sup> *Cann Farm* (TBS 2001-2002), *York Seat* (TBS 1989-1990), *John England Mill* (TBS 1989-1990), *McCrone House* (TBS 1995-1996), *Canary-Naudine House* (TBS 1992-1993), and *Eakin-Zacheus House* (TBS 1992-1993).

<sup>72</sup> *Dawklins-Marim House* (TBS 1998-1999), *Field Heirs House* (TBS 1993-1994), and *Johnson Home Farm* (TBS 1997-1998).

<sup>73</sup> *Mitchell Bank Barn* (TBS 1992-1993), *Henry Whiteman House* (TBS 1998-1999), *Hall Farm Barn* (TBS 1990-1991), *J. Walker Farm* (TBS 1995-1996), *Thomas Higgins Vassant House* (TBS 1990-1991), and *Bartsch Farm* (TBS 1992-1993).

### **Industrialization and Early Urbanization, 1830-1880 +/-**

The fourth period of chronological development, Industrialization and Early Urbanization, deepened Wilmington and northern New Castle County's shift towards industrialization. The introduction of the railroad during the mid-to-late nineteenth century fostered the growth of Wilmington's manufacturing enterprises. Four railroad lines by the mid-nineteenth century linked Wilmington to the markets of Baltimore and Philadelphia. These included the Philadelphia, Wilmington & Baltimore line (opened 1831), the Wilmington & Northern line (1869), the Wilmington & Western line (1872), and the Baltimore & Ohio line (1886).<sup>74</sup> The railroad provided a faster, easier way to move goods to market while bringing a new selection of raw materials for processing.

During the mid-to-late nineteenth century Wilmington's industries experienced intensified growth and expansion as evident in comparisons of city investments from 1860 and 1900. Wilmington received an investment of \$5.5 million in manufacturing enterprises during the 1860s. By 1900 this capital had grown to \$41 million.<sup>75</sup> Flour, carriages, and textiles became Wilmington's primary products by mid-century, but their relative importance eventually decreased. Above all, diversity defined Wilmington's manufacturing industry. The leather and tanning industry gained profitability along with gunpowder and vulcanized fiber.

Several TBS resources demonstrate the presence of industry and manufacturing in northern New Castle County. The Samuel J. Carriage Works and Cigar Factory in Wilmington (TBS 1994-1995), the Philip Reading Tannery in

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<sup>74</sup> John A. Munroe, *History of Delaware* (Newark, Delaware: University of Delaware Press, 1993), 128.

<sup>75</sup> *Ibid.*, 156.

Middletown (TBS 1990-1991), and the Deemer Steel Factory in New Castle (TBS 1993-1994) are three examples, which highlight the developing manufacturing, tanning, and steel industry of the area.

The TBS resource known as the Samuel J. Carriage Works/P. Lorillard Cigar Factory (TBS 1994-1995) exemplifies Wilmington's emergence as an important manufacturing center (Figure 2.12). Samuel J. White anticipated moving his already existing carriage-making factory into Wilmington's developing financial center. He purchased land for the building in 1880 and began running advertisements for the factory shortly after. An advertisement from 1891 showing the original appearance of the Carriage Works' primary elevation states, "I have on hand this year, the finest assortment of carriages that was ever offered in Wilmington, consisting of all the very latest styles of vehicles suitable for the driving public in general (Figure 2.13)."<sup>76</sup> Completed in 1889, the property operated as a carriage works until 1934 when P. Lorillard purchased it for his cigar factory.<sup>77</sup> As a carriage works, the building stood three-and-a-half stories set in a tightly arranged L-shaped plan and located in downtown Wilmington. The building's unique structural system created vast areas of open space. The third floor contained a paint shop, the second a saddlery, the first area for storage, and the basement a wood working shop. A glue and store room stood in the rear. Vacant at the time of initial documentation, the building retained much of its original fabric (to include its pressed tin ceilings and boxed cornices) and evidence of various manufacturing processes (Figure 2.14). The Delaware Technical and

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<sup>76</sup> Advertisement from the 1891 Wilmington City Directory.

<sup>77</sup> Kirk E. Ranzetta, et.al., *Threatened Building Survey 1994-1995* (Newark, Delaware: Center for Historic Architecture and Engineering, 1995), 139.

Community College demolished the building after TBS documentation to construct a new parking lot (Figure 2.15).

When documented by TBS in 1991, Middletown's Philip Reading Tannery (TBS 1990-1991) stood as the last surviving eighteenth century tannery in Delaware (Figure 2.16).<sup>78</sup> Tanneries were a to the pre-1820 rural economy with at least four in operation in the latter half of the eighteenth century in central Delaware. The Philip Reading Tannery was a brick structure over a hundred feet long constructed on the easternmost edge of Middletown. John Scharf in his History of Delaware, mentions the significance of the tannery stating, "the earliest industry in Middletown of which there is any record was the old Peterson tannery."<sup>79</sup> In 1761 David Witherspoon purchased the property from the heirs of Adam Peterson. Later the tannery passed to Phillip Reading, a son of the last missionary sent by the Society for the Propagation of the Gospel in Foreign Parts to St. Anne's Church.<sup>80</sup> Reading, like many tanners, also operated a currying shop for dressing the leather used in shoes, harnesses, and other goods. Finished hides and leather were transported to nearby landings on the tributaries of the Chesapeake Bay and Delaware River, or sent north to Wilmington or New Castle.<sup>81</sup> Subsequent owners converted the tannery into a barn in the mid-nineteenth century. At the time of documentation, the building functioned

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<sup>78</sup> Gabrielle M. Lanier, et al., *Threatened Building Survey 1990-1991* (Newark, Delaware: Center for Historic Architecture and Engineering, 1991), 11.

<sup>79</sup> John Thomas Scharf, *History of Delaware: 1609-1888* vol. 2 (Philadelphia, Pennsylvania: L. J Richards & Co., 1888), 998-999.

<sup>80</sup> *Ibid.*, ii.

<sup>81</sup> Bernard Herman, *Architecture and Rural Life in Central Delaware 1700-1900* (Knoxville, Tennessee: University of Tennessee Printing, 1990), 78.

primarily as a place to house farm animals and general storage, but recent deterioration compromised the structural integrity of the building. CHAD hoped documentation would encourage the owners to rehabilitate the structure. Unfortunately, its significance did not motivate preservation and it burned as a result of arson activity. In 2003, a commercial development replaced the agricultural complex.

The building now referred to as the Deemer Steel Factory in New Castle (TBS 1993-1994) originally functioned as a textile mill in 1861. Constructed by James G. Shaw and deemed the Triton Cotton Mill, the property employed over 150 individuals in the total milling operation. By 1885, the factory contained machinery for “picking, carding, spinning, twisting, and spooling” in the one-story sections of the structure with looms placed on the upper level of the two-story sections (Figure 2.17).<sup>82</sup> In 1910, the Deemer Steel Company took over operations and began producing steel castings for various industries including the automotive and marine engineering fields. The Deemer Steel Company made few changes to the original cotton mill building (using the existing nineteenth century factory as the core for the Deemer Foundry) and therefore, much of the integrity of the original cotton mill remained.<sup>83</sup> The company ceased operations in 1987, and in 1993 documentation came in response to its vacant and deteriorating condition (Figure 2.18). In 2003, the building no longer stands and remains a vacant lot.

The burgeoning railroad produced a surge in the peach industry below the C&D canal. An 1874 map of Delaware by Asher & Adams shows the various rail lines

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<sup>82</sup> Sherri M. Marsh, et.al, *Threatened Building Survey 1993-1994* (Newark, Delaware: Center for Historic Architecture and Engineering, 1994), 54.

<sup>83</sup> Ibid., 53.

extending down the state and from Wilmington to towns further north and west (Figure 2.19). In the wake of a decreased demand for grain (due in part to the domination of Midwestern wheat after the opening of the Erie Canal), farmers began to take advantage of new opportunities presented by the railroad. As early as 1835 farmers realized the cash potential of peach orchards, but in the 1830s and 1840s only farmers with ready access to water transportation could profit from the produce.<sup>84</sup> These early farms depended on their proximity to natural waterways or the C&D Canal to bring their products to market. The introduction of the Delaware Railroad in 1856 however, opened the peach industry to inland farmers.<sup>85</sup> The speed of the railroads ensured the arrival of peaches in urban markets before spoiling. Their station locations made them more accessible to a larger population than the canal. Together the rise of the railroad and the decline of the wheat industry expanded peach production in the 1860s.<sup>86</sup> Within twenty years after the Civil War, Delaware produced nearly all the country's peaches.<sup>87</sup> This increase is evident in a comparison of the 1850 and 1870 agricultural census. The 1850 census reveals only marginal profits from orchard products (seven to nine dollars profit), while the 1870 census lists orchard crops profiting an average value of \$2,225 per acre. Artist Howard Pyle described the peach scene in 1879 saying,

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<sup>84</sup> Julie Darsie, *Suburbanization and the Integrity of Historic Agricultural Landscapes, Middletown Vicinity, New Castle County, Delaware* (Newark, Delaware: University of Delaware, Center for Historic Architecture and Design, 1997), 42.

<sup>85</sup> John A. Munroe, *History of Delaware* (Newark, Delaware: University of Delaware Press, 1993) 129.

<sup>86</sup> *Ibid.*, 129.

<sup>87</sup> Bruce Stutz, *Natural Lives Modern Times: People and Places of the Delaware River* (New York, New York: Crown Publishers, Inc, 1992), 78.

Peaches, peaches everywhere...in baskets, in crates, in boxes, in wagons...along the roads in all directions rumble the peach wagons. Each in a little cloud of dust, like a miniature thunder-storm, each wending its way and converging to a center represented by the nearest railway station.<sup>88</sup>

The dominance of peach cultivation in lower New Castle County continued until peach blight (known as the “yellows”) damaged the industry in the late 1880s.

The Nowland House (TBS 2001-2002) is an example of a TBS resource from the late nineteenth century that represented the growing prosperity of a New Castle County farming life.<sup>89</sup> In addition to sharing ideas of the agricultural reform movement, the farm represents the tradition of moving and modifying older houses rather than constructing entirely new homes (Figure 2.20). Constructed in the second-quarter of the nineteenth century and located two miles north of Smyrna, the Nowland family owned the farmstead from the mid-nineteenth century through the early-1930s.<sup>90</sup> By 1880, the agricultural census valued the farm at \$1,000. It included 50 tilled acres, ten acres of permanent meadows, nine acres of woodland, and ten acres of orchard lands with 1,000 peach trees bearing ten bushels.<sup>91</sup> The frame dwelling currently on the site was likely moved to the farm in the early 1890s and later renovated.<sup>92</sup> The farm in its entirety represents ideas of the agricultural reform

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<sup>88</sup> Bruce Stutz, *Natural Lives Modern Times: People and Places of the Delaware River* (New York, New York: Crown Publishers, Inc, 1992), 78.

<sup>89</sup> Rebecca J. Siders, et.al, *Threatened Building Survey 2001-2002* (Newark, Delaware: Center for Historic Architecture and Design, 2002), 115.

<sup>90</sup> Ibid., 116.

<sup>91</sup> 1880 Census of the United States, Bureau of the Census, National Archives - Agricultural Schedules, Delaware.

<sup>92</sup> Rebecca J. Siders, et.al, *Threatened Building Survey 2001-2002* (Newark, Delaware: Center for Historic Architecture and Design, 2002), 118.



movement and the peach industry on the scale of a traditional family-owned farm. Initially documented in vacant but fair condition, in 2003 the building was no longer standing, demolished for a new subdivision.

The rise of the commercial dairy industry in the late-nineteenth and early-twentieth century provided an additional opportunity for income to farmers. According to the 1850 agricultural census, the threshold for commercial dairying in Delaware required a herd of six milk cows. Farms with six to ten milk cows were considered medium-sized operations and any farm with more than ten milk cows a big dairy farm. By the 1850s, farmers began raising dairy cattle on a larger scale in response to the rapid growth of urban populations and the corresponding rise in demand for fluid milk. The largest farms in Delaware contained between 60 and 70 cows, which produced between 1,800 to 2,100 pounds of milk and butter.<sup>93</sup> At its peak, this amount of butter – more than 50 times what a family of four could consume in a year – was worth more than \$500, roughly half the purchase price of an entire farm in southern Delaware.<sup>94</sup> As a supplement to the wheat crop, farmers found a ready regional market for milk and butter in the urban centers of Philadelphia, Wilmington, and Baltimore.<sup>95</sup>

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<sup>93</sup> Jack Michel, *Regional Organization of Delaware Agriculture, 1849*. Manuscript in possession of University of Delaware Center for Archaeological Research, Newark, 1985.

<sup>94</sup> David J. Grettler, *Milking History for All It's Worth: The Archaeology of Nineteenth and Early Twentieth Dairy Farms in Delaware* (Newark, Delaware: University of Delaware Center for Archaeological Research, 1992), 4.

<sup>95</sup> Bernard L. Herman, et al., *Rebuilding of St. Georges Hundred, New Castle County, 1850-1880* (Newark, Delaware: Center for Historic Architecture and Engineering, 1985).

Transportation improvements, advancements in refrigeration, and development of the glass milk bottle in 1878, lead to the mass marketing of dairy products. Transportation improvements, in the form of the Delaware Railroad opened new markets, especially urban markets where dairy goods commanded top dollar. The railroad not only provided a method to rapidly move milk to urban centers, but it opened the market to farmers as far as seventy-five miles away from a city.<sup>96</sup> New Castle County farmers dominated Delaware's dairy industry from the late-nineteenth century until 1945. In 1870, New Castle County's cows were producing more than 750,000 gallons of milk compared to less than 6,000 gallons in Kent and Sussex counties combined. By the turn of the century, dairy farms in New Castle County produced more than 6.3 million gallons.<sup>97</sup>

As farmers increased their herds to meet rising demands for milk, they imposed new designs on the agricultural landscape. Larger herds required greater areas for milking, feeding, and storage. New barns incorporated the latest advances in efficiency with extra attention placed on sanitation. Drainage systems, metal stanchions for milking, and new building materials (such as concrete, cement block, and tile) were incorporated in barn design to guarantee floors were clean of manure and contaminants. Arrangement of the barns revolved around creating spaces that quickly brought the livestock into the milking area while providing each cow with

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<sup>96</sup> Rebecca Jean Sheppard, *Making the Farm Pay: Persistence and Adaptation in the Evolution of Delaware's Agricultural Landscape, 1780-2005* (Newark, DE: University of Delaware Press, 2009), 233-280.

<sup>97</sup> United States Agricultural Census, Delaware 1870-1890

food and water.<sup>98</sup> The success of the dairy industry in New Castle County slowed in the 1860s and 1870s as the peach industry rose in popularity, but it would become central to the region again after the peach blight decimated the market in the late-1880s.<sup>99</sup>

Documented by the TBS in 2001, the late-nineteenth century farm known as the Moore Farm (TBS 2001-2002) exemplifies a typical small-scale truck and dairy farming complex (Figure 2.21).<sup>100</sup> The property served as a dairy farm in as early as 1876. In 1879, the dairy produced 5,000 gallons of milk, 3,300 pounds of butter and manufactured ice cream in the summer. The 1880 Agricultural Census lists 40 milking cows on the property in addition to an assortment of horses, mules, calves, oxen, swine, and poultry.<sup>101</sup> Thomas F. Dilworth owned a total of 450 improved acres and under his direction the farm's dairy operation flourished. At the time of documentation, the dairy barn had already been demolished. In 2003, the status of the property remains unknown.

The Moore Farm is just one of many TBS resources documented with evidence of commercialized dairying. Their milk houses, silos, and specialized barns reflect construction practices considering the latest trends in sanitation and feeding.

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<sup>98</sup> Rebecca Jean Sheppard, *Making the Farm Pay: Persistence and Adaptation in the Evolution of Delaware's Agricultural Landscape, 1780-2005* (Newark, DE: University of Delaware Press, 2009), 298.

<sup>99</sup> Bernard Herman, *Architecture and Rural Life in Central Delaware 1700-1900* (Knoxville, Tennessee: University of Tennessee Printing, 1990), 126.

<sup>100</sup> Rebecca J. Siders, et.al, *Threatened Building Survey 2001-2002* (Newark, Delaware: Center for Historic Architecture and Design, 2002), 105.

<sup>101</sup> Ibid., 108.

These resources include the late-nineteenth century John T. Simmons Farm (TBS 1999-2000), the mid-nineteenth century Congress Hall (TBS 2001-2002), the early-nineteenth century Cann Farm (TBS 2001-2002), and the mid-nineteenth century Vandegrift-Deputy Farm (TBS 1997-1998).

While dairying and agricultural advancements occurred in southern New Castle County, its coastal economy relied heavily on the development of fishing and oyster industries. Known as “white gold,” the search for oysters brought Delaware ships to the Chesapeake Bay as they sought to capitalize on the discovery. Eventually over-harvesting led to state protections that officially leased oyster beds to specific oyster harvesters. Muskrat and turtle trapping were two other successful economies tied to the Coastal Zone.<sup>102</sup>

Bernard Herman describes the period from 1820 to 1870 as a time of great architectural renewal and rebuilding. Between 1830 and 1860, the integration of new farming methods gave new prosperity to groups of landowners. In response to these profits, they invested a significant percentage of their farm income in new housing and outbuildings. New Castle County residents possessed the economic resources to reorder their architectural landscape and this renewal occurred in three phases. According to Herman, the first phase occurred in the 1820s and focused on dwellings located along the eastern coastal fringe. The second phase took place in the 1830s and concentrated inland, especially around the wheat belt (St. Georges Hundred).<sup>103</sup> The third phase began in the 1860s and centered on the architectural renewal of towns.

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<sup>102</sup> Rebecca J. Siders, et.al, *Threatened Building Survey 2001-2002* (Newark, Delaware: Center for Historic Architecture and Design, 2002), 108.

<sup>103</sup> Bernard Herman, *Architecture and Rural Life in Central Delaware 1700-1900* (Knoxville, Tennessee: University of Tennessee Printing, 1990), 114.

Many towns abandoned their existing buildings, demolished them for materials, or temporarily converted them to different use. This rebuilding period saw an increase in national styles drawn from pattern books and the reorganization of farm buildings for increased efficiency.<sup>104</sup>

Ideas of the agricultural reform movement influenced not only the fields and crops but began to shape theories on architected design. Farmhouses built after 1820 typically stood two-stories in height and displayed three or more bays (unlike earlier log dwellings). Many also reflected the agricultural reform movement's significance of order and place with interior spaces arranged to facilitate a specific purpose.<sup>105</sup> Built in the latest styles, these new dwellings expressed farmers' increased economic and social status as a result of the agricultural reform movement. By 1860, frame and brick buildings outnumbered log construction with many of the log buildings removed, retrofitted, or modified to become outbuildings, or incorporated into new buildings.<sup>106</sup>

The Moody-Clayton House (TBS 1994-1995) stands as an excellent example of the rebuilding strategy described above, as evident in St. Georges Hundred. As stated in the TBS report, the "Moody-Clayton House illustrates the tension between old and new methods of house construction in the mid-nineteenth century."<sup>107</sup> The

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<sup>104</sup> Bernard Herman, *Architecture and Rural Life in Central Delaware 1700-1900* (Knoxville, Tennessee: University of Tennessee Printing, 1990), 146.

<sup>105</sup> Andrzejewski, Anna and Rebecca J. Siders. "Log Dwellings in Delaware, 1780-1860 + /-." Multiple Property Documentation Form (Newark, Delaware: Center for Historic Architecture and Design, 1996) Section E 7.

<sup>106</sup> Ibid., Section E 8.

<sup>107</sup> Kirk E. Ranzetta, et.al. *Threatened Building Survey 1994-1995* (Newark, Delaware: Center for Historic Architecture and Engineering, 1995), 73.

property's accretional plan displays a typical rebuilding strategy by constructing a new section that reoriented the dwelling's primary elevation to face the road (Figure 2.22). The Moody-Clayton House depicts two distinct periods of construction, Period I constructed in the mid-nineteenth century (located in the rear of the current dwelling) and Period II beginning in the third or fourth quarter of the nineteenth century (Figure 2.23). The Period II portion of the building includes a two-story, three-bay, one-room plan addition facing Old Schoolhouse Road near Clayton's Corner. As stated in the TBS report, reorientation of the façade represents a common strategy often seen in the rebuilding process that occurred in Saint Georges Hundred (Figure 2.24).<sup>108</sup> Initially documented in vacant and poor condition, abandonment/neglect threatened the building. It no longer stands in 2003.

Overall, New Castle County's TBS resources constructed during the period of industrialization and early urbanization reflect broad trends identified in the historic context to include; the impact of new transportation methods (such as the railroad and the C&D Canal) on architectural styles and settlement patterns. The TBS resources also exhibit changing ideologies of the agricultural reform movement as a time of architectural renewal and rebuilding. Increased efficiency brought a need for agricultural tenancy, which is reflected in the TBS record. Twenty-eight percent of New Castle County's TBS resources (20 resources) date between 1830 and 1880.<sup>109</sup>

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<sup>108</sup> Kirk E. Ranzetta, et.al. *Threatened Building Survey 1994-1995* (Newark, Delaware: Center for Historic Architecture and Engineering, 1995), 74.

<sup>109</sup> The TBS resources from this period include: *Starl House* (TBS 1991-1992), *Waters House* (TBS 2001-2002), *Moody-Clayton House* (TBS 1994-1995), *Merchant-Clark Commercial Block* (TBS 2001-2002), *Joseph Crawford House* (TBS 1999-2000), *Mansion Farm Tenement* (TBS 1999-2000), *Congress Hall Corncrib* (TBS 2001-2002), *Vandegrift-Deputy Farm* (TBS 1997-1998), *Greenlawn Farm Manager's House* (TBS 1990-1991), *Middlesix* (TBS 1989-1990), *W.H Reynolds House* (TBS 1991-1992), *Morrison House* (TBS 1996-1997), *Deemer Steel Company* (TBS 1993-1994), *114-146 East 2<sup>nd</sup> St* (TBS 1997-1998), *J. Moore Farm* (TBS 1989-1990), *Nowland House* (TBS 2001-2002),

The Chase Pump House represents one of many prominent mills that developed in Wilmington as a result of its location and powerful waterways. The Merchant-Clark commercial building in Delaware City speaks of shifting settlement patterns in response to the development of the C&D Canal. Nowland House, Moody Clayton, Clayton Farm, and the Morrison House reflect periods of architectural renewal and rebuilding. TBS resources with earlier construction dates, but underwent periods of architectural rebuilding include the Bennett House, Eakin-Zacheus, and Hale-Byrnes. Three TBS resources evolved as properties for tenant laborers, they include the Mansion Farm, Middlesix, and the Greenlawn Farm Manager's House. These examples demonstrate the way in which the TBS resources provide physical examples to support trends identified by the historic context.

### **Urbanization and Early Suburbanization, 1880-1940 +/-**

The modification of New Castle County's landscape continued with the spread of new construction along the edges of Wilmington. Suburbanization in New Castle County between 1880 and 1940 (+/-) initially emerged along the outer fringes of Wilmington, to its north and west. Improved roads, trolley lines, and mass transit, combined with a growing professional middle class, contributed to suburbanization outside city limits.<sup>110</sup> Suburbanization strained the county's rural landscape as sweeping development extended beyond Wilmington's borders.<sup>111</sup>

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*Clayton Farm Complex* (TBS 1992-1993), *Chase Pump House* (TBS 2001-2002), *Joshua Pyle Wagon House* (TBS 1991-1992), and *West Presbyterian Church* (TBS 1994-1995).

<sup>110</sup> Julie Darsie, *Suburbanization and the Integrity of Historic Agricultural Landscapes: Middletown Vicinity, New Castle County, DE* (Newark, Delaware: University of Delaware Masters Thesis, 1997), 43.

<sup>111</sup> Bruce Stutz, *Natural Lives Modern Times: People and Places of the Delaware River* (New York, New York: Crown Publishers, Inc, 1992), 77.

Construction of large-scale suburban residential developments transformed the economy of northern and southern New Castle County as agriculture declined. The county's agricultural community waned during the 1880s as the Midwest's dominance of wheat markets made wheat cultivation unprofitable in New Castle County. The peach blight added to this period of economic difficulty in southern New Castle County. Declining grain and peach markets created a depression and the value of farms rapidly plummeted to 1850 market values. Farms that had been worth \$10,000 in 1870 dropped to \$5,000 ten years later.<sup>112</sup> Between 1870 and 1880, the mean value of land dropped from \$116 to \$69 per acre in St. Georges Hundred and from \$59 to \$32 in Appoquinimink Hundred.<sup>113</sup> In northern New Castle County, farm sizes decreased as a result of inheritance divisions and limited agriculture. Land continued to lose its fertility, but farmers continued to cultivate the land efficiently using the ideas of the agricultural reform movement.

After the peach blight destroyed the orchard industry as a marketable cash crop in the 1880s, farmers turned again to dairying as an additional means to support tenanted farms. Agricultural tenancy rose during the late-1800s as landowners left their farms to work in urban industries. Tenants and their landlords divided crop profits, but tenants raised dairy herds independent of the landlord (since tenants did not have to share with their landlords any money earned from their dairy cattle) and

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<sup>112</sup> Bruce Stutz, *Natural Lives Modern Times: People and Places of the Delaware River* (New York, New York: Crown Publishers, Inc, 1992), 77.

<sup>113</sup> Anne E. Mayer, *Agriculture in New Castle County, Delaware, 1850-1880, A Geographic Comparison* (Newark, Delaware: University of Delaware, 1975), 67.



this led to an increase in the industry.<sup>114</sup> Tenants began selling their products to local creameries. By 1901, at least fifteen creameries were making butter commercially in the state.

A second revolution in the dairy industry occurred in 1924 with the completion of Route 13, one of the first dual lane highways in the country. Route 13 ran the entire length of the state paralleling the Delaware Railroad. Even more so than the railroad, motorized transportation opened new markets for Delaware farmers. As David Grettler states in his report, *Milking History for All It's Worth: the Archaeology of Nineteenth and Early Twentieth Century Dairy Farms in Delaware*,

By 1924, transportation costs finally dropped to a point where fluid milk could be shipped from even the most remote farms. Larger dairies also began to deliver milk and butter directly to consumers and the precursors of the huge dairy mini markets were born. Lower prices increased demand and spurred the industry through the 1950s.<sup>115</sup>

Dairying required the construction of outbuildings to support the industry. Large barns and the silos appeared to house the increasing number of livestock and store corn and hay for feed. Dairying began dictating the layout of the farm based on the needs of its livestock. David Grettler identifies two trends in farmstead layout related to dairying. First, dairy outbuildings were usually located near a water supply (usually a well or cistern) to appease the natural thirst of the cows (dairy cows drink nearly twice the amount of water than other livestock) as well as to keep the facility

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<sup>114</sup> Joanne O. Passmore, Charles Maske, and Daniel E. Harris, *Three Centuries of Delaware Agriculture* (Delaware State Grange, Delaware American Revolution Bicentennial Committee, 1978), 42.

<sup>115</sup> David J. Grettler, *Milking History for All It's Worth: The Archaeology of Nineteenth and Early Twentieth Dairy Farms in Delaware* (Newark, Delaware: Center for Archaeological Research, 1992), 4.

clean. Second, dairy barns and related activities tended to be located well away from other buildings, especially stables and hog pens, for sanitary reasons.<sup>116</sup>

The TBS recorded several farms that reflect the New Castle County's late-nineteenth century, early-twentieth century dairy industry. The Cann Farm (TBS 2001-2002) is an example located in Pencader Hundred. The farm complex contains the main dwelling plus 13 outbuildings associated with agricultural production in the late-nineteenth and early-twentieth centuries. The outbuildings include: a cow barn, dairy barn, machine sheds, milk house, storage building, chicken house, smokehouse, privy, and carriage house. The Agricultural Census for Pencader Hundred indicates that James Cann in 1850 was farming, producing grain, butter, vegetables, wool, and various livestock on his land.<sup>117</sup> Many of the agricultural buildings currently on the farm (to include the various buildings associated with the dairy industry) date to the period of ownership of Richard and Thomas Cann, roughly between 1880 and 1930 (Figure 2.25). In the 1920s and 1930s, the Canns began producing milk for market and modified the original nineteenth century barn into a dairy barn and constructed an adjoining dairy barn for milk production (Figure 2.26). The concrete floor of the milk house contained a drainage system and built-in stanchions, design elements that reveal early-to-mid-century beliefs in efficiency and sanitation (Figure 2.27). These outbuildings and their modifications demonstrate the expansion of the dairy industry and evolution in sanitary conditions. In 2003, the farm and its associated outbuildings have been replaced with commercial development.

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<sup>116</sup> David J. Grettler, *Milking History for All It's Worth: The Archaeology of Nineteenth and Early Twentieth Dairy Farms in Delaware* (Newark, Delaware: Center for Archaeological Research, 1992), 9.

<sup>117</sup> 1850 and 1880 U.S Census information, Bureau of the Census, National Archives - James Cann, Pencader Hundred, Manuscript Agricultural Schedules.

Architecturally, construction was marked by periods of stagnation followed by interludes of rapid growth. The frequent renewal and rebuilding projects of the 1820s and 1860s came to an abrupt halt in the 1880s with drops in farm values. The economic drive supporting these alterations ceased and construction slowed. This lull continued until the 1940s when the baby boom and World War II provided new incentives for development in southern New Castle County.

Suburbs evolved in the late-nineteenth century as an alternative to city life. The historic context, *Suburbanization in the Vicinity of Wilmington Delaware, 1880-1950 +/-*, defines a subdivision as “a residential community located near a core city, distant from the urban center but linked to it by employment ties.”<sup>118</sup> The streetcar came to Wilmington in 1897 and it quickly redefined settlement patterns as workers could live further than walking distance from their jobs. This independence peaked with the introduction and widespread ownership, of the automobile. In the Piedmont Zone, suburban development occurred along major transportation routes like the Philadelphia Pike (Route 13), Concord Pike (Route 202), Kirkwood Highway (Route 2), and Lancaster Pike.<sup>119</sup> Later suburbs filled in between primary roads and important secondary thoroughfares.

The housing market highlighted suburbs as ideal communities. Unlike the crime, pollution, and high density of the unhealthy city, suburbs created feelings of openness (often incorporating park-like settings into the plan for their residents). These early suburbs incorporated wider streets and paths, generous parks, and

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<sup>118</sup> Susan Mulchahey Chase, David L. Ames, and Rebecca J. Siders, *Suburbanization in the Vicinity of Wilmington Delaware, 1880-1950 +/-: A Historic Context* (Newark, Delaware: Center for Historic Architecture and Engineering, 1992), 16.

<sup>119</sup> *Ibid.*, 9.

carefully articulated instructions for its buildings. These elements created “refined domestic life, secluded, but not far removed from the life of the community.”<sup>120</sup> Builders constructed houses in the middle of lots, initiated setback requirements, and instituted side-yard regulations to ensure open landscapes.<sup>121</sup> Developers achieved ideas of openness and park-like settings by taking advantage of available vistas and placing their suburbs on elevated landscapes. These initial nineteenth century suburban communities became “select places” designed and intended for the wealthy.<sup>122</sup>

As suburban development became more affordable to the middle class their landscape design changed. From the turn of the century until the 1920s, virtually all of Wilmington’s subdivisions followed the national preference of straight roads.<sup>123</sup> By the 1940s, straight roads made up only 40 percent of roads in subdivisions. The increased use of curves provided a more scenic appearance for the subdivisions and ensured a slower pace for automobile traffic.

Privacy and community were two important components of suburban planning. By limiting access to the subdivision and surrounding it with a land buffer,

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<sup>120</sup> Olmsted, Vaux & Co, *Preliminary Report Upon the Proposed Suburban Village at Riverside*, reprinted in S.B Sutton’s *Civilizing American Cities* (Cambridge: M.I.T. Press, 1868, 1971) 16-17.

<sup>121</sup> Susan Mulchahey Chase, David L. Ames, and Rebecca J. Siders, *Suburbanization in the Vicinity of Wilmington Delaware, 1880-1950 +/-: A Historic Context* ( Newark, Delaware: Center for Historic Architecture and Engineering, 1992), 26.

<sup>122</sup> Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge, Massachusetts: MIT Press, 1981), 98.

<sup>123</sup> Susan Mulchahey Chase, David L. Ames, and Rebecca J. Siders, *Suburbanization in the Vicinity of Wilmington Delaware, 1880-1950 +/-: A Historic Context* ( Newark, Delaware: Center for Historic Architecture and Engineering, 1992), 27.

developers ensured privacy. Developers created a sense of community by constructing an intricate road network that connected each resident to every house in the division.<sup>124</sup> Low-density suburbs became the ideal as they provided independence and offered settings in contrast to the city.

In summary, the period of urbanization and early suburbanization saw the continued modification of New Castle County's landscape with the spread of new construction along the outer fringes of Wilmington. Improved roads, trolley lines, and mass transit combined with a growing professional middle class contributed to suburbanization outside the city. After the peach blight destroyed the orchard industry as a marketable cash crop in the 1880s, farmers turned again to dairying as an additional means to support tenanted farms. A second revolution in this industry occurred in the early-twentieth century with the completion of Route 13. The late-nineteenth century Moore Farm (TBS 2001-2002) reflects a small scale farm dedicated to truck farming, a typical shift that occurred with the evolution of larger road networks throughout the state. Dairying required the construction of associated outbuildings to support industry on the farm and new building forms in the shape of large barns, and silos cropped up to support the need. These building forms are reflected in several of the TBS resources from this period to include the Moore Farm and the John T. Simmons Farm (TBS 1999-2000).<sup>125</sup> Drop in farm values in the 1880s quieted the renewal and rebuilding projects of the 1820s and 1860s, however new advancements in building construction (in the form of balloon-framing as

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<sup>124</sup> Susan Chase, *The Process of Suburbanization and the Use of Restrictive Deed Covenants as Private Zoning* (Newark, Delaware: University of Delaware Press, 1995), 1.

<sup>125</sup> Two earlier farms, *Congress Hall* and *Cann Farm* exhibit outbuildings associated with the dairying industry.

documented in the Henry House) made homes more affordable to the general public. The popularity of the automobile led to Wilmington's decline as a population center, but it also began to change longstanding industries within town. The TBS resource the Samuel J. Carriage Works once served the needs of the city's thriving carriage industry, but faced bankruptcy in the early-twentieth century with the rise of the automobile. In all, 19 percent of New Castle County's TBS resources (14 resources) support the general trends established by the historic context from this period.<sup>126</sup>

### **Suburbanization and Early Ex-Urbanization, 1940-1960 +/-**

During the period of Suburbanization and Early Ex-Urbanization, the population of New Castle County increased by 127,884 people (the greatest spike occurring between 1950 and 1960). This period saw two shifts in settlement patterns: relocation from the farm to the city in the 1940s, and shift from the cities to the suburbs in the 1950s and 1960s.

Rapid suburbanization and a phenomenon known as "white flight" arose as a result of the suburban boom/central city bust cycle." White flight describes the departure of the white, middle class from city neighborhoods into the suburbs; a demographic movement that left cities without a stable residential tax base and prompted a central city financial crisis.<sup>127</sup> Rising land prices fueled by residential

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<sup>126</sup>The resources from this period include: *Moore Farm* (TBS 2001-2002), *Briscoe House* (TBS 2001-2002), *Corbit-Passmore Tenant House* (TBS 1997-1998), *Johnson Home Farm Tenant Complex* (TBS 1993-1994), *Mother Union African Methodist Episcopal Church* (TBS 1995-1996), *Samuel J. White Carriage Works* (TBS 1994-1995), *Walnut St YMCA* (TBS 1995-1996), *Floating Cabin* (TBS 1990-1991), *J. M. Gross Bank Barn* (TBS 1992-1993), *Wilson Commercial Bldgs* (TBS 1997-1998), *Brylgon Steel Casting Company* (TBS 1994-1995), *Henry House* (TBS 1996-1997), *John T. Simmons Farm* (TBS 1999-2000), and *Christiana School 111-C* (TBS 1996-1997).

<sup>127</sup> Susan Chase, *The Process of Suburbanization and the Use of Restrictive Deed Covenants as Private Zoning* (Newark, Delaware: University of Delaware Press, 1995), 11.

demand created opportunities for many farmers to sell their acreage. In turn, the sale of farms opened more land for development; land prices rose in response, and the cycle perpetuated itself.<sup>128</sup> Rapid suburbanization required changes in an already weakened agricultural landscape. Prior to World War II, small-scale dairy farming (with herds of twenty-five cows or less) provided subsistence-level living to many families in the northern part of New Castle County. After World War II, these small farms were no longer able to support a family due to the increasingly competitive dairy market.<sup>129</sup> Rising land values fueled by encroaching suburbanization, enabled farmers to sell their farms for a profit if they chose not to expand their operation. As a result, the number of farms in New Castle County declined. Those that endured did so by increasing their size and participating in more types of farming.<sup>130</sup>

Farmers realized that to be successful they need to be competitive. They did this by becoming less specialized, increasing the size of their farm, and encompassing processes that had previously been outsourced. The use of state-of-the-art farm equipment and additional storage facilities required a change in the traditional makeup of the farm. From 1954 to 1969, the number of farms in New Castle County decreased from 1,130 to 516, while the average acreage per farm increased from 149 to 219 acres.<sup>131</sup>

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<sup>128</sup> Cynthia Brooks Gamble, *The Survivors: Islanded Farmhouses on the Suburban Landscape* (Newark, Delaware: Center of Historic Architecture and Design, 2000), 11.

<sup>129</sup> Susan Chase, *The Process of Suburbanization and the Use of Restrictive Deed Covenants as Private Zoning* (Newark, Delaware: University of Delaware Press, 1995), 110.

<sup>130</sup> Charles Moore, *Some Economic Aspects of Suburban Development: Their Influences on Infilling* (Newark, Delaware: University of Delaware Press, 1970), 24.

<sup>131</sup> *Ibid.*, 24.

Higher land values encouraged farmers to sell their land instead of purchasing additional acreage. From 1954 to 1969, the average price per acre rose from \$275 to \$1,014. The farmer himself was also changing. The average age of a farmer in New Castle County increased from 51.2 years to 53.7.<sup>132</sup> Simultaneously, the number of young farmers decreased. In 1959, 103 farmers under the age of 25 lived in New Castle County; by 1969 this number had fallen to only 37. Maintaining a productive farm became more difficult and costly, and the younger generation moved on.

The postwar period of the 1950s and 1960s saw the greatest development in New Castle County as individuals began abandoning large cities for the suburbs. This shift occurred as a result of the automobile's popularity, increased income, a decline in city housing stock, and a population increase.<sup>133</sup> City residents fled Wilmington after World War II to escape the city's crime, pollution, and overcrowding. Wilmington dropped from a population of 112,054 in 1940 (the largest population in its history) to 95,827 people in 1960 and 80,386 in 1970.<sup>134</sup>

Suburban development shifted west of Wilmington and north to Pike Creek Valley in the late 1950s and 1960s. Transportation networks such as Kirkwood Highway and Lancaster Pike permitted suburban residents to travel into the city easily. The land between these two transportation arteries faced rapid development as each

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<sup>132</sup> U.S Department of Commerce, *Census of Agriculture, 1969*. Washington, D.C.: U.S Government Printing Office, 1972. Table 13.

<sup>133</sup> Susan Mulchahey Chase, David L. Ames, and Rebecca J. Siders, *Suburbanization in the Vicinity of Wilmington Delaware, 1880-1950 +/-: A Historic Context*. (Newark, Delaware: Center for Historic Architecture and Engineering, 1992), 83.

<sup>134</sup> John A. Munroe, *History of Delaware* (Newark, Delaware: University of Delaware Press, 1993), Appendix E 269.



new suburban development encouraged the expansion of supporting commercial, recreation, infrastructure, and retail services.<sup>135</sup>

Gradually, the automobile replaced the railroads, and railroad lines began abandoning passenger service. The Delaware Railroad and the Baltimore & Ohio Railroad stopped passenger service by 1965. Postwar prosperity allowed the public to travel in private motor cars. Mass transit companies found it increasingly difficult to make a profit.<sup>136</sup> The resulting landscape put importance on independence and progress. Construction of new road networks, shopping malls, residences, and industries expanded further away from Wilmington's core. Industry began migrating with the population and the city's earlier industries of textiles, shipbuilding, and railroad building shrank or disappeared.

The automobile and suburbanization continued to carve Wilmington's historic landscape with the construction of Interstate Highway 95. Often referred to as the "East Coast's Main Street," Interstate 95 connects the entire Northeast Megalopolis and serves the southeastern cities of Richmond, Virginia, Fayetteville, NC, and Miami, Florida, to name a few. In 1955, the Federal Bureau of Public Roads (BPR) proposed two routes through Wilmington.<sup>137</sup> One route, created to serve local traffic in the city, became I-95.<sup>138</sup> Around the completion of the Delaware Turnpike in 1963,

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<sup>135</sup> Cynthia Brooks Gamble, *The Survivors: Islanded Farmhouses on the Suburban Landscape* (Newark, Delaware: Center of Historic Architecture and Design, 2000), 26.

<sup>136</sup> Susan Mulchahey Chase, David L. Ames, and Rebecca J. Siders, *Suburbanization in the Vicinity of Wilmington Delaware, 1880-1950 +/-: A Historic Context* (Newark, Delaware: Center for Historic Architecture and Engineering, 1992), 89.

<sup>137</sup> *Ibid.*, 89.

<sup>138</sup> Philly Roads, *Wilmington Expressway, a Historic Overview*, [http://www.phillyroads.com/roads/I-95\\_DE/](http://www.phillyroads.com/roads/I-95_DE/)

construction crews began extending I-95 north through Wilmington toward the Delaware-Pennsylvania border. The construction of I-95 (also known as the "Wilmington Expressway" and the "Adams-Jackson Freeway") connected local traffic, but it bisected the city, cutting through established neighborhoods and removing four historic churches.<sup>139</sup> This division permanently deleted blocks of historic resources and removed established communities, further segregating the city.

Wilmington continued to lose significant historic buildings with the urban renewal program of the 1960s and 1970s. Largely defined, urban renewal is the rehabilitation of impoverished urban neighborhoods by large-scale renovation or reconstruction of housing and public works.<sup>140</sup> It refers to a movement in urban planning that reached its peak in the United States from the late 1940s through the early 1970s. Envisioned as a way to redevelop residential slums and blighted commercial areas in cities, it often resulted in the demolition of vast areas replaced with freeways, expressways, housing projects, and vacant lots - some of which still remain vacant at the beginning of the twenty-first century. Urban renewal revitalized many cities, but at a high cost to existing communities. In the process of redevelopment it demolished many of the urban landscape's historic resources and destroyed established neighborhoods.

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<sup>139</sup> Philly Roads, *Wilmington Expressway, a Historic Overview*, [http://www.phillyroads.com/roads/I-95\\_DE/](http://www.phillyroads.com/roads/I-95_DE/)

<sup>140</sup> *Urban Renewal*, <http://www.answers.com/topic/urban-renewal>

## **New Castle County in the Twenty-First Century: Historic Resources and Their Evolving Landscape**

The landscape of New Castle County today looks very different from the historic backdrop of the seventeenth, eighteenth, and nineteenth centuries. Economic trends, population patterns, and cultural ideologies have produced a new landscape controlled by the pressures of development. The land's greatest value no longer lies in its agricultural yield, but in its potential for development and its ability to meet the demands of a growing population. As remnants of farmland give way to large suburban developments, "McMansions," and commercial centers, the historic landscape faces new threats that challenge its existence. What is lost in these instances is the continuity of place, our expressed cultural heritage that connects successive generations to each other and the American experience. Once these physical representations are lost, so too is the material record of past industries, commercial buildings, residences, and agricultural buildings - vernacular accounts on how the county evolved as depicted through its architectural landscape.

This chapter intends to prove that while, in the last ten years, new development in New Castle County has slowed (shifting to the state's lower counties), development and abandonment/neglect remain the dominant threats affecting New Castle County's threatened historic resources. While population increases remain steady, it is clear that population spikes are now occurring in nontraditional growth centers as settlement extends to southern New Castle County. The county retains some of the most stringent preservation measures in the state, but analysis of the TBS

resources proves significant historic resources continue to be threatened and lost despite these measures. **This chapter will establish that, in New Castle County:**

- 1) The survival of a historic resource is less dependent upon their construction materials and date of construction; its present status is directly affected by its condition (vacant or occupied, in good or poor condition), threat (active or passive), and location (high or low growth area).
- 2) Passive threats, by definition do not introduce an immediate threat to a resource; however, they increase its vulnerability and can lead to the introduction of an active threat.
- 3) Historic resources below the C&D Canal remain threatened by rapid conversion of agricultural lands into residential developments, while above the canal historic resources remain threatened by limited application of adaptive reuse.
- 4) In all cases, third party intervention (in the form of regulations, incentives, and active involvement of the public) saved threatened resources despite their condition, threat, and location.

The TBS recorded 72 resources from New Castle County. These historic resources represent only a sample of the total historic resource population in Delaware (and in New Castle County), but their fate reflects larger trends affecting the region and the pressures put on many of the county's historic resources. The resources correspond to themes established in the *Delaware Comprehensive Historic Preservation Plan* and its companion volume, *Historic Context Master Reference and*

*Summary.* Overall, New Castle County's TBS include buildings from the eighteenth, nineteenth, and twentieth century, with nineteenth century resources the most represented. Individually, they provide examples of farm complexes, tenant properties, outbuildings, worship centers, tanneries, schools, and commercial buildings (Figure 2.28). Together, they represent themes of agricultural tenancy, the agricultural reform movement, industrial development, and evolving agricultural practices such as orchard cultivation, wheat production, and dairying. Farms with multiple outbuildings display notions of the agricultural reform movement, specifically the desire to increase farm efficiency through the specialization of building construction. TBS outbuildings include bank barns, corncribs, smokehouses, and dairy barns.

Industrial buildings documented in the TBS reflect northern New Castle County's historical importance as a commercial and manufacturing center. The TBS resources include a carriage works & cigar factory, three commercial buildings, two factories, and a mill in northern New Castle County. While these buildings comprise only a small number of New Castle County's TBS resources, they make up 78 percent of the total industrial and commercial TBS buildings documented statewide.<sup>141</sup> The TBS resources also highlight the industries evolving in the county's southern regions. Tanneries and manufacturing centers, while not as numerous as northern New Castle County, did exist in the southern portion of the county as expressed by the Philip Reading Tannery (TBS 1990-1991) in Middletown.

New Castle County's TBS buildings also include properties related to community with buildings reflecting places of worship, education, and recreation. The TBS recorded four buildings associated with worship: the West Presbyterian Church,

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<sup>141</sup> These numbers do not include properties listed as having mixed residential and commercial use.

Mother Union African Methodist Episcopal Church, Greenhill Presbyterian Church house (all in Wilmington), and the Ebenezer Church located in Corner Ketch. These spiritual centers represent the variety of religious groups that settled in the area (three in particular relating to African American settlement). School 111-C, located in Christiana, is an example of a DuPont school established specifically for the African American community. Today, these schools constructed with a specific design and ideologies are becoming increasingly rare.

A breakdown of TBS construction dates and materials finds nineteenth century resources the most represented with 57 percent of the total resources.<sup>142</sup> Eighteenth century resources followed with 24 percent, and buildings from the twentieth century, eight percent. The remaining 11 percent include properties with unknown or other construction dates (Figure 2.29).<sup>143</sup> Many of the nineteenth century buildings are representative of New Castle County's period of rebuilding, which occurred as a result of the agricultural reform movement. As stated in the historic context of this chapter, between 1820 and 1870 farmers abandoned, demolished, or temporarily converted older buildings to fulfill their needs.

Construction materials for the TBS resources include log, frame, brick, and stone. Unlike Kent and Sussex Counties, resources from New Castle County include a substantial number of stone properties, which reflect natural building

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<sup>142</sup>Nineteenth century properties include the *W.W. Stewart* house whose construction date was listed as nineteenth century in the TBS report, the generality of this date made it listed as "other" in the appendix of this thesis.

<sup>143</sup> The *Philip Reading Tannery* (pre-1800), *W.W. Stewart House* (nineteenth century) and the *Hales-Byrnes House* (pre-1775) fell under the variable "other" because their specific period of construction was generalized. The *Ebenezer Church* (TBS 1996-1997), *S.H Rothwell Farm Barn* (TBS 1991-1992), *T.J Houston Farm* (TBS 1991-1992), *Walker-Reynolds Stable* (TBS 1998-1999), and *Greenhill Presbyterian Church* (TBS 1989-1990) had "unknown" construction dates.

practices and traditions based on the availability of materials. Gabrielle Lanier and Bernard Herman discuss stone as a building material in Everyday Architecture of the Mid-Atlantic stating,

Generally speaking, stone construction appears more frequently in the northern and western portions of the region, where locally quarried stone was readily available. By early in the nineteenth century, stone had become the preferred construction material in the county.....further south, in Delaware, southern New Jersey, and on the Eastern Shore of Virginia, stone construction was always much less common than log and timber frame and was typically limited to foundations.<sup>144</sup>

Stone TBS resources reflect this popularity of the material in the early nineteenth century as 56 percent of New Castle Counties resources dating between 1801 and 1825 are constructed of stone (five of nine resources).

Frame represented the most common building material in the TBS record with 40 percent (compared to 33 percent brick, 13 percent stone, and six percent log, Figure 2.30).<sup>145</sup> The TBS documented four resources exhibiting log construction (*W.W. Stewart House* TBS 1992-1993, *Walker-Reynolds Stable* TBS 1998-1999, *Johnson Home Farm* TBS 1997-1998, and the *Fields' Heirs House* TBS 1993-1994). Three other resources contained a mix of log and frame (*John T. Simmons Farm* TBS 1999-2000, *Dawkins-Marim House* TBS 1998-1999, and the *Joseph Crawford House* TBS 1999-2000). These resources reflect the early dominance of log construction throughout New Castle County as well as later adaptations that occurred as new construction incorporated earlier log buildings into their design (mixed frame and log

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<sup>144</sup> Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes (Creating the North American Landscape)* (Baltimore, Maryland: Johns Hopkins University Press, 1997), 97.

<sup>145</sup> Seven percent of the resources had *mixed materials* (log & frame, frame & stone, brick & stone) and one percent *other* (a construction material other than log, frame, or stone).

buildings). Only one log resource, *the Dawkins-Marim House*, survives in 2003. The rapid disappearance of log houses after 1850 (as a result of rebuilding brought about by the agricultural reform movement), imparts additional significance to those that do survive. The large prevalence of frame resources in the TBS mirrors the overall dominance of this building material due to its natural abundance and relatively low cost.

New Castle County's rural elite in the early-eighteenth century began experimenting with construction materials to reflect their wealth and social standing. At the time of New Castle County's 1816 tax assessment, the majority of dwellings were listed as log or frame with few brick buildings. However, of the 29 individuals owning brick buildings in the tax assessment, 97 percent owned land (on average more than a hundred acres) with 93 percent of the individuals among the richest 20 percent of the population.<sup>146</sup> The prevalence of brick as the preferred construction material for affluent householders continued into the mid-to-late nineteenth century. Half of the brick resources from the TBS pre-date 1800 and represent this early association of brick buildings to wealthy landowners. The remaining brick resources were constructed for commercial, recreational, or worship purposes.<sup>147</sup>

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<sup>146</sup> Bernard Herman, *Architecture and Rural Life in Central Delaware, 1700-1900* (Knoxville, Tennessee: University of Tennessee Printing, 1990), 112-113.

<sup>147</sup> Brick resources include – in order of their period of construction: *Thomas Montgomery House* (TBS 1996-1997), *Hales-Byrnes House* (TBS 1990-1991), *Crossan House* (TBS 1989-1990), *Bennett Downs House* (TBS 1990-1991), *Mount Jones* (TBS 1996-1997), *Choptank-Upon-The-Hill* (TBS 1994-1995), *Locust Grove* (TBS 1989-1990), *Boothhurst* (TBS 1996-1997), *Robinson-Jackson* (TBS 1994-1995), *Clearfield Farm & Smoke House* (TBS 1993-1994), *Diamond Chemical Buildings* (TBS 1998-1999), *Yarnell-Levy Store* (TBS 1996-1997), *Starl House* (TBS 1991-1992), *Mansion Farm Tenement* (TBS 1999-2000), *Middlesix* (TBS 1989-1990), *W. H Reynolds* (TBS 1991-1992), *West Presbyterian Church* (TBS 1994-1995), *Peter Williams House* (TBS 1995-1996), *Mother Union African Methodist Episcopal Church* (TBS 1995-1996), *Samuel J. White Carriage Works* (TBS 1994-1995), *Walnut Street YMCA* (TBS 1995-1996), and *Wilson Commercial Buildings* (TBS 1997-1998).



By the late-nineteenth century brick production changed. Instead of making bricks locally in brickyard kilns, brick manufacturing took place in permanent, commercial brickyards thus increasing the number produced and reducing their cost. This change in manufacturing made bricks readily available to all classes.<sup>148</sup> Bernard Herman expands upon the ready adaptation of brick in the mid-nineteenth century stating,

By the mid-nineteenth century brick buildings inspired by nationally popular pattern books became increasingly widespread. Federal brick buildings were erected in urban areas as well as in many smaller towns. Also, while wood has always been a common building material in the area, many frame and log buildings incorporated some brick elements, such as chimneys and foundations.<sup>149</sup>

Four of the brick TBS resources (17 percent) were constructed between 1876 and 1950 and reflect the general availability of the building material. All of the post 1876 brick resources were constructed for either commercial or community purposes.<sup>150</sup>

**Analysis of the TBS resources and their status in 2003 proves that a building's construction material and date of construction indirectly affects its survival.** While one might expect a correlation between the age of the resource and its survival rate (for example the older and more “rare” the resource the greater its preservation), analysis shows this is not necessarily the case. Fifty-three percent of

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<sup>148</sup> Harley J. McKee, “Brick and Stone: Handicraft to Machine,” in Charles Peterson eds., *Building Early America: Contributions Toward the History of Great Industry* (Randor, Pennsylvania: Chilton Book Co, 1976), 82-84.

<sup>149</sup> Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes (Creating the North American Landscape)* (Baltimore, Maryland: Johns Hopkins University Press, 1997), 97.

<sup>150</sup> The four resources include the *Wilson Commercial Buildings* (TBS 1997-1998), *Mother Union African Methodist Episcopal Church* (TBS 1995-1996), *Samuel J. White Carriage Works* (TBS 1994-1995), and the *Walnut Street YMCA* (TBS 1995-1996).

New Castle County's eighteenth century resources no longer stand and 47 percent stand (Figure 2.31). Overall, factors of construction material and age do not come into play unless the threatened resource receives press and media attention. In these instances, rarity and age may prompt additional public support. Construction materials do not directly correlate to the survival of a resource. All of the log resources no longer stand and an equal number of frame resources are standing/not standing. The number of brick and stone resources standing is also too similar to those not standing to draw specific conclusions (11 brick resources standing verse 13 percent not standing; three stone resources standing verse five no longer standing – Figure 2.32). In instances of abandonment/neglect and demolition by neglect, construction materials may affect the survival of a resource as brick and/or stone may be able to withstand the elements better than frame.

Bernard Herman in Architecture and Rural Life in Central Delaware attests to the survival of brick resources stating “approximately half of the brick dwellings listed in 1816 still stand, as compared to less than a tenth of the wood dwellings.”<sup>151</sup> A building's date of construction may prompt preservation based on its significance; however, these factors do not directly contribute to the loss (or preservation) of a historic resource. Factors of location (is a resource located in a high or low growth area) and threat level (active or passive) have the greatest impact.

In 2003, a windshield survey of New Castle County's TBS resources confirmed 50 percent were no longer standing, 44 percent still stand, and the status of

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<sup>151</sup>Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes (Creating the North American Landscape)* (Baltimore, Maryland: Johns Hopkins University Press, 1997), 112-113.

six percent unknown (Figure 2.33). The relatively high percent of resources still standing corresponds to their documented threat as well as the efforts of third party intervention. Twenty-eight percent of the resources still standing faced less destructive threats of event damage and/or renovation and therefore could be expected to stand. The threat of renovation, by definition, endangers resources differently than development or demolition as it deals with the loss of interior historic fabric (as a result of unsympathetic alterations) not the overall loss of the building. All of the resources threatened by renovation stand as a result, these threats skew the percent of resources still standing. Generally, renovation affected occupied resources with property owners directly invested in the status of the building. Occupied resources in the TBS fared far better than vacant resources with 69 percent of occupied resources still standing compared to 40 percent of vacant resources.

Overall, 32 TBS resources from New Castle County stand in 2003, 31 percent of them in the same if not worse condition than initially documented. Far from being success stories, these resources remain threatened by demolition by neglect and are vulnerable to development pressures. Thirty-five percent of the resources standing do so despite threats of development, demolition, and abandonment/neglect. These 11 resources, stand as true success stories of the TBS record (Figure 2.34).<sup>152</sup> Some of their stories will be analyzed throughout this chapter in order to understand what factors allowed them to defy typical trends of threat, condition, and location.

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<sup>152</sup> Six percent of the standing resources (two resources) had threats not recorded at the time of documentation and fell into the category “other.” The 11 resources considered success stories are: *Thomas Montgomery House* (TBS 1996-1997), *Henry Whiteman House* (TBS 1998-1999), *Joseph Crawford House* (TBS 1999-2000), *Vandegrift-Deputy Farm* (TBS 1997-1998), *Choptank-Upon-The-Hill* (TBS 1994-1995), *Wilson Commercial Buildings* (TBS 1997-1998), *Henry House* (TBS 1996-1997), *Huguenot House* (TBS 1993-1994), *Walnut Street YMCA* (TBS 1995-1996), *Yarnell-Levy Store* (TBS 1996-1997), and the *Peter Williams House* (TBS 1995-1996).

In order to evaluate the impact individual threats had on the TBS resources, this thesis classified all documented threats as either active or passive based on their characteristics. Not every property possessed an active and a passive threat, but each had at least one threat or a combination of the two. By definition, active threats pose an immediate danger to a resource. Active threats prompt documentation as a result of impending demolition, development pressures, road changes, or events of nature (such as a fire, tornado, flood, etc). Active threats include the individual threats of demolition, development, road changes, and event damage. Sixty-three percent of resources threatened by an active threat no longer stand.

Looking at all of the threats documented by the TBS (active plus passive threats) one finds abandonment/neglect and development endangering the most resources (41 and 28 percent - Figure 2.35). Development comprised 52 percent of the total *active* threats, which suggests that most developmental threats occurred independently of a second threat such as its condition (Figure 2.36). In New Castle County, development threatened a TBS resource because of the desire to expand the site for a new use rather than due to its deteriorating condition (although there are some examples of this in the TBS record).

**Passive threats, by comparison, do not introduce an immediate danger to a resource; however, they increase the vulnerability of historic resources, making them susceptible to active threats.** Passive threats accompany resources documented as a result of their condition or potential loss of historic material. Passive threats include abandonment/neglect and renovation.<sup>153</sup> In the case

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<sup>153</sup> All resources had at least one threat but they could have more than one; this accounts for the active and passive percentages not equaling 100 (45 percent active threats, 95 percent passive threats).

of abandonment/neglect, the passive threat is a threat yet activated. Vacant resources may not face immediate demolition, but without maintenance they fall into disrepair and with time, become cases of demolition by neglect (instances where an owner intentionally allows a building to fail) and public safety hazards. If their conditions are not improved, the cost of restoration and the personal liability associated with these buildings often become deterrents in refurbishing the properties. Obtaining public support in cases where the resource is structurally unsound is far more difficult than demolition for buildings in good condition. Early intervention, therefore, is critical to the successful preservation and retention of these resources. The threat of abandonment/neglect comprised 41 percent of the total threats; 46 percent were no longer standing in 2003 (41 percent still stand, and the survival of 13 percent remains unknown - Figure 2.37).<sup>154</sup> In 2003, 35 percent of the resources still standing continue to suffer from abandonment/neglect (and thus demolition by neglect) with half of these resources documented in the same condition and half in worse condition than when initially documented.<sup>155</sup>

The destructive nature of passive threats becomes evident when one examines the resources threatened by both an active and a passive threat. Passive threats do not put a resource in immediate danger; however, long-standing passive threats make a property more susceptible to active threats. In the case of abandonment/neglect, lack of an invested property owner, financial concerns, and

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<sup>154</sup> This percent includes all threats, active, passive, and resources threatened by an active & a passive threat.

<sup>155</sup> Resources in the same condition are the *John England Mill* (TBS 1990-1991), *Philips Bank Barn* (TBS 1992-1993), and the *McCrone House* (TBS 1995-1996). The resources in worse condition are *Mount Jones* (TBS 1996-1997), *Clearfield Farm & Smokehouse* (TBS 1993-1994), and the *Johnson Home Farm Tenant Complex* (TBS 1993-1994).

liability leaves a resource vulnerable to threats of demolition or development; especially in instances where neglect diminishes the structural integrity of the resource. In New Castle County, active threats affected 38 percent of the resources, passive threats 29 percent, and active & passive threats 32 percent (Figure 2.38). The large number of resources with active & passive threats demonstrates instances where a long-standing passive threat (abandonment/neglect) brought about a more immediate active threat (demolition or development). As expected, resources with only passive threats had a higher retention rate than those facing only an active, or an active and a passive threat (Figure 2.39).

**Comparison of TBS data proves that in addition to a resources' documented threat, its survival depended on its occupation, condition, and reuse potential.** The TBS recorded 58 vacant resources at the time of initial documentation (81 percent) compared to 13 occupied resources (18 percent). The large number of vacant resources hints at the vulnerability abandonment brings to a historic resource. Compared to occupied resources, vacant resource had a much lower survival rate with 40 percent of vacant resources no longer standing compared to only 23 percent of occupied resources (Figure 2.40). In addition to considering occupancy, a resources condition greatly affects the expected outcome. Resources threatened by abandonment/neglect had an increased chance of survival if initially documented in good condition. Of the 37 resources listing abandonment/neglect as either the only threat or one of two threats, the majority (50 percent) were documented in poor condition (compared to 25 percent documented in good condition, and 25 percent in

bad condition).<sup>156</sup> The correlation to condition and a resource's survival is evident as 71 percent of the resources documented in good condition stand; only 29 percent of the abandoned resources documented in poor condition stand (Figure 2.41). The remaining five resources standing despite their poor documented condition are either examples of demolition by neglect or have been saved by third party intervention.<sup>157</sup>

According to the research compiled by the TBS and its 2003 update, most of the historic resources no longer standing have been replaced with either vacant lots (33 percent), or residential developments (28 percent - Figure 2.42).<sup>158</sup> These numbers emphasize the threat new development and deterioration pose to historic resources. The fact that vacant lots replaced the greatest percent of resources no longer standing corresponds to the poor condition of these resources and their potential liability. This finding is supported by comparisons of documented condition to the resources replaced with vacant lots; 75 percent of resources torn down and replaced with nothing were listed in poor condition at the time of documentation).<sup>159</sup> In these instances, the land holds more value as a vacant lot (likely more attractive to potential buyers) than

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<sup>156</sup> These percents do not include one resource whose condition was not recorded at the time of documentation. 18 resources were listed in poor condition, nine listed in good condition and nine in fair condition.

<sup>157</sup> The three resources facing demolition by neglect include: *John T. Simmons Farm* (TBS 1999-2000), *Dennison Bank Barn* (TBS 1992-1993), and *Philips Bank Barn* (TBS 1992-1993). The two success stories are the *Vandegrift-Deputy Farm* (TBS 1997-1998) and the *Wilson Commercial Buildings* (TBS 1997-1998).

<sup>158</sup> Unfortunately, many of the recorded properties did not have numbered addresses; identification of these resources therefore was dependent upon photographs and the accuracy of location in the TBS. This did not pose a problem for the majority of the historic resources; however, in some instances it became difficult to determine a resource's current status. These factors explain the percentage of "unknown" properties (17 percent).

<sup>159</sup> One resource was listed in fair condition and two in good condition.

as a potential public health hazard. As expected, resources demolished for residential developments did not retain a set condition (resources were demolished that had been in good, fair, and poor condition), but their loss reflects the desirability of their location to the developer.

Threats do not endanger resources randomly, but correspond to regional pressures tied to the evolution of the county. For this reason, location is a critical factor in determining current status. New Castle County in the twenty-first century represents a diverse economy with two distinct cultures north and south of the C&D Canal. Each geographic region developed differently (as discussed in the historic context) and brings a unique set of threats to their historic resources. Northern New Castle County's abundant waterways created an environment suitable for developing industry while Wilmington emerged as a commercial center tied to northern markets. By comparison, southern New Castle County fostered a rich agricultural heritage spurred by the fertile lands of the Upper Peninsula Zone. As a result, the areas in the north, particularly those around Wilmington acquired the densest settlement.

Shifts in settlement patterns over the last 20 to 30 years have spurred new development into New Castle County's southern agricultural regions. This agricultural landscape provides developers with the open space necessary for new construction. Developers prefer rural landscapes to urban as these areas include large tracts of land that do not require extensive demolition of existing structures. As author Michael Pezzini writes:

The availability of more land at cheaper prices entices manufacturing and service industries to relocate to these areas bringing jobs and other businesses. Because of transportation improvements, more urban dwellers are looking at rural areas as a safer and more natural



environment in which to live, and some rural areas are capitalizing on the tourism industry to increase their vitality.<sup>160</sup>

Thematic maps compiled for the 2000 U.S. Census show southern New Castle County currently experiencing the most new development. The 2000 U.S Census map, *Percent of Housing Units Built 1995 to March 2000*, highlights the area south of Bear extending into Kent County as containing the largest percent of new construction (27 to 32 percent, Figure 2.43). This region also contains one of the largest percentages of historic housing, 11 to 15 percent (U.S Census Map *Percent of Housing Units Before 1940*, Figure 2.44). These two facts create a precarious situation where ,without regulation and preservation protections, historic resources become vulnerable to development and demolition.

**While the most recent development is occurring in southern New Castle County, development pressures of varying degrees exist throughout the county.** Collectively, development represented 29 percent of the total threats (second only to abandonment/neglect at 41 percent) with 50 percent no longer standing in 2003 (Figure 2.45).<sup>161</sup> Ten resources threatened by development still stand. These resources are either examples of ongoing demolition by neglect (three resources) or have been successfully saved by third party intervention (seven resources).<sup>162</sup> The fact

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<sup>160</sup> M. Pezzini, "Rural Policy Lessons from OECD Countries" *Economic Review*, (Kansas City, Missouri: Federal Reserve Bank, 2000), 47-57.

<sup>161</sup> Total threats include active, passive, and active & passive threats. 39 percent of the resources threatened by development were still standing and the status of 12 percent unknown.

<sup>162</sup> The resources threatened by development that remain demolition by neglect cases are the *John T. Simmons Farm* (TBS 1999-2000), the *Mitchell Bank Barn* (TBS 1992-1993), and the *S.H Rothwell Farm Barn* (TBS 1991-1992). The resources still standing that have been saved despite their threat of development are *Thomas Montgomery House* (TBS 1996-1997), *Henry Whiteman House* (TBS 1998-1999), *Joseph Crawford House* (TBS 1999-2000), *Vandegrift-Deputy Farm* (TBS 1997-1998), *Choptank-Upon -the-Hill* (TBS 1994-1995), *Wilson Commercial Buildings* (TBS 1997-1998) and *Walnut Street YMCA* (TBS 1995-1996).

is that this threat endangers the entire county (not just areas with the largest percent of new construction) is evident upon review of a map showing the location of the TBS resources (color-coded based on their threat) and a map of New Castle County. This spatial relationship shows an almost equal representation of resources within the county's northern and southern regions (37 resources in the region identified as containing the largest percent of housing units constructed from 1995 to 2000, and 35 resources above this area). In the southern portions of the county identified as containing the highest percent of new construction (U.S Census map *Percent of Housing Units Built 1995 to March 2000*), TBS resources experienced the largest percentage of resources no longer standing (56 percent). Analysis of resources in northern New Castle County shows that the City of Wilmington remains one of the most threatened areas despite its representing only two to three percent of new construction in the county. Lack of space for new developments in these areas requires most new construction in the city to alter a historic resource; unfortunately, this alteration often leads to demolition rather than its adaptive reuse.

New Castle County's TBS resources above the canal were frequently threatened by development (40 percent) and abandonment/neglect (21 percent). Development threatened the greatest number of resources no longer standing at 45 percent with demolition following at 20 percent. Abandonment/neglect affected 21 percent of the total resources acting as the only threat or part of a combined active & passive threat.<sup>163</sup> The majority of the TBS resources however, were threatened by

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<sup>163</sup> Threat breakdown for the 11 resources includes; two resources threatened by only demolition, two resources threatened by demolition and abandonment/neglect, one resources threatened by only development, four resources threatened by development and abandonment/neglect, one resources threatened by only abandonment/neglect, and one resources threatened by road changes and abandonment/neglect.

both an active and a passive threat (eight of the 11 resources); in every instance the threat of development or demolition came in response to a longstanding passive threat of abandonment/neglect. In all but one case, these resources were listed as vacant and in poor condition when initially documented.<sup>164</sup> This information shows the power of abandonment/neglect as not only a passive threat, but one that triggers an active threat.

**A comparison of TBS status and their surrounding landscapes shows a correlation between a resource's immediate neighborhood and its survival.**

New residential development or agricultural lands often surrounded resources no longer standing. Conversely, historic development (in the form of historic districts, main streets, or historic properties), rarely accompanied these resources (Figure 2.46).<sup>165</sup> While the category historic development was barely represented in resources no longer standing, it became the most represented surrounding landscapes for resources still standing (Figure 2.47). Resources still standing also had a large number of “new residential development” surrounding landscapes. These surrounding landscapes speak to instances where preservation protections have required developers to retain historic resource as a condition of the new development.

The TBS resources represent 30 communities throughout New Castle County; their threat and current status correspond to development trends occurring north and south of the C&D Canal. A spatial map of the 72 TBS resources notes 40 percent of the total resources lie below the canal and 60 percent above (Figure 2.48).

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<sup>164</sup> These resources are: *Bartsch Farm* (TBS 1992-1993), *Boothhurst* (TBS 1996-1997), *Vandegrift-Deputy Farm* (TBS 1997-1998), *Waters House* (TBS 2001-2002), *John T. Simmons Farmstead* (TBS 1999-2000), and the *J. Walker Farm* (TBS 1995-1996). The *J. Walker Farm* was vacant but in good condition.

<sup>165</sup> Historic is defined resources constructed before 1953 per National Register Guidelines.

While fewer resources were located below the canal, they represented a higher percentage of loss than those above the canal; 54 percent of the resources below the C&D Canal no longer stand compared to 38 percent of the resources above the canal no longer standing.<sup>166</sup> A little less than half of the TBS resources lay in the region classified by the 2000 U.S Census as containing the greatest *Percent of Housing Units Built 1995 to March 2000*. Fifty-eight percent of them no longer stand. A spatial map of the resources color coded to their threat shows the active threat development and the passive threat abandonment/neglect endangered the majority of the resources in this region (Figure 2.49).

Studies performed by the College of Agriculture and Natural Resources at the University of Delaware clearly reveal the steady development of New Castle County as it occurred from 1984 to 1992. In the study, authors John Mackenzie and Kevin McCullough highlight New Castle County's loss of agricultural lands above and below the canal.<sup>167</sup> Above the C&D Canal, there was a 19 percent change in the conversion of agricultural land to residential. Below the canal, this percent of change spiked to greater than 221 percent (Figure 2.50 and 2.51). From 1984 to 1992 New Castle County in its entirety experienced the largest loss of agricultural land to residential development in all of Delaware (16 percent).<sup>168</sup> While this pressure has

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<sup>166</sup> Two resources, *Clearfield Farm* (TBS 1993-1994) in Smyrna DE, and *York Seat* (TBS 1989-1990) in Little Creek are counted in New Castle County despite the fact that they are located in Kent County. For consistency sake as well as to minimize confusion, the 2003 revisit maintained the locations of these resources as originally reported in the TBS. 29 resources were located above the canal, 43 below. 23 resources were no longer standing below the canal and 11 resources no longer standing above the canal. The percentages only include resources with known statuses.

<sup>167</sup> John Mackenzie and Kevin McCullough, Delaware Land-Use/Land Cover Transitions, 1984-1992 (Newark, Delaware: University of Delaware, 1994) [www.udel.edu/FREC/spatlab/lulc](http://www.udel.edu/FREC/spatlab/lulc) Clearfield Farm IS in NCC, barely.

<sup>168</sup> Ibid.

since shifted to Sussex County, New Castle County's southern regions still comprise the highest percent of new development in New Castle County.

A comparison of 1990 and 2000 U.S Census information demonstrates that while New Castle County's total population only increased 13 percent, (matching the national average, but below the 18 percent state average), this increase remained the smallest percent of population change in Delaware (14 percent increase in Kent County and 38 percent increase in Sussex County, Figure 2.52).<sup>169</sup> Closer inspection however, identifies extremely high population increases occurring in nontraditional growth centers as development extends south. In these areas, lands formerly designated as agricultural and/or open space are being developed and annexed into towns.

Located below the C&D Canal, the town of Middletown provides an example of the population shift described above. In the last ten years, Middletown experienced a 61 percent population increase (more than three times the state and almost five times the national average for population change).<sup>170</sup> The town has one of the highest percentages of housing units constructed from 1990 to March 2000 (40 percent).<sup>171</sup> Middletown has seen rapid expansion in the twentieth and twenty-first centuries as a result of several factors that entice development in the region. The town's location makes it a prime "bedroom community" to employment in northern New Castle County and Cecil County, Maryland. The 2000 U.S Census map, *Mean*

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<sup>169</sup> Information obtained in the 2000 U.S Census and 1990 U.S Censuses.

<sup>170</sup> According to U.S Census information, the national average population increase is 13 percent, the state average 18 percent.

<sup>171</sup> 2000 U.S Census information Summary File 3: Structural and Facility Characteristics of All Housing Units: 2000.

*Travel Time to Work*, supports this statement by containing the longest commute times in the county (essentially making the entire southern portion of the state a twenty-first century suburb to Wilmington - Figure 2.53). Middletown also provides favorable conditions for expansion such as a \$14 million sewage treatment plant near Odessa constructed in 1995. These conditions continued in 1997 when New Castle County Council adopted a Unified Development Code. This code set stricter land-use and environmental standards in particular regions. These rigid standards hoped to control development; however it inadvertently led to increased development in towns with less restrictive codes, (such as Middletown). The regions with less restrictive standards often coincided with areas less prepared for intense development pressures (as evident in their comprehensive plans). In the late 1990s, Middletown's town council began approving several land annexations a year to keep up with new development. These alterations provided limited protections for historic resources and created a dangerous environment for those resources already threatened by abandonment/neglect.

Middletown retained one of the largest concentrations of TBS resources (five resources). These historic resources include a rare example of log construction, a nineteenth century example of tenant housing, the last surviving eighteenth century tannery in Delaware, a typical hall-and-parlor style dwelling, and an example of a mid-nineteenth century farm manager's house.<sup>172</sup> Despite their significance, none of these resources stand in 2003. Development and abandonment/neglect threatened two of the resources, event damage threatened two resources, and abandonment/neglect independently threatened the remaining resource. Residential development replaced

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<sup>172</sup> In order of their descriptions, *Fields Heirs House* (TBS 1993-1994), *Greenlawn Farm Manager's House* (TBS 1990-1991), *Philip Reading Tannery* (TBS 1990-1991), *W.H Reynolds House* (TBS 1991-1992), and *Middlesix* (TBS 1989-1990).

two of the resources, commercial development one resource, and vacant lots two resources.<sup>173</sup> At the time of documentation all of the resources were vacant and the majority in poor condition.<sup>174</sup>

**While the rapid conversion of agricultural lands into residential developments defines the current environment below the C&D Canal, above the canal, limited application of adaptive reuse threatens historic buildings.** In regions where space for new construction projects is limited, historic resources are often demolished instead of adapted for reuse. This is particularly evident in the City of Wilmington where expansion of the financial industry, represented by MBNA, has required the removal of several TBS resources. Collectively, Wilmington contained the largest representation of TBS resources above the canal.

The Financial Center Development Act of 1981 eliminated usury laws that restricted interest charges in Delaware. As a result, large out-of-state banks moved their credit-card operations to Delaware.<sup>175</sup> These changes produced a shift in the traditional hierarchy of Wilmington as MBNA and other large financial institutions replaced the prominent DuPont family, (which had previously controlled development in the city during the late-twentieth century). These institutions purchased many of Wilmington's blocks, tore down its buildings, and constructed new offices in their place.

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<sup>173</sup> Residential development replaced *Greenlawn Farm Manager's House*, and *Field Heirs House*; commercial development replaced *Philip Reading Tannery*, and vacant lots replaced *W.H Reynolds House* and *Middlesix*.

<sup>174</sup> Three of the five resources were listed in poor condition, two in fair (*Greenlawn Farm Manager's House* and the *Philip Reading Tannery*).

<sup>175</sup> John A. Munroe, *History of Delaware* (Newark, Delaware: University of Delaware Press, 1993), 258.

The expansion of Wilmington's financial institutions directly led to the demolition of Mother Union African Methodist Episcopal Church (TBS 1995-1996). Built in 1882, the church formed a congregation based on the African-American branch of the Methodist Episcopal Church (Figure 2.54). As stated in the TBS, the Mother UAME Church is a "significant resource associated with the African-American population and its history in both Wilmington and Delaware."<sup>176</sup> In 1996, MBNA purchased the property and demolished it to make way for new development. Today, commercial development sits on the site of this once significant building.

Wilmington's TBS resources reflect the difficulty of new construction within the bounds of a historic city. Ten TBS resources list Wilmington as their location with seven located downtown; two stand as products of city revitalization efforts and adaptive reuse.<sup>177</sup> The majority of Wilmington's resources were threatened by development (one additional resource was threatened by abandonment/neglect, and two by event damage -Figure 2.55). Historic resources rely on the city's desire to incorporate historic buildings and/or stringent preservation measures. Wilmington has eleven city historic districts (CHD) with regulatory power to review external changes on buildings within district boundaries.<sup>178</sup> All of the TBS resources were located

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<sup>176</sup> Deidre C. McCarthy, et al., *Threatened Resources Documented in Delaware, 1995-1996* (Newark, Delaware: Center for Historic Architecture and Engineering, 1996), 138.

<sup>177</sup> The ten resources are *Bartsch Farm* (TBS 1992-1993), *Chase Pump House* (TBS 2001-2002), *Diamond Chemical Buildings* (TBS 1998-1999), *Greenhill Presbyterian Church House* (TBS 1989-1990), *Joshua Pyle Wagon House* (TBS 1991-1992), *Mother Union African Methodist Episcopal Church* (TBS 1995-1996), *Samuel J. White Carriage Works* (TBS 194-1995), *Walnut Street YMCA* (TBS 1995-1996), *West Presbyterian Church* (TBS 1994-1995), and the *Yarnell-Levy Store* (TBS 1996-1997).

<sup>178</sup> These 11 districts include: Baynard Boulevard, Kentmere Parkway, Rockford Park, Cool Spring/Tilton Park, the tri-part district of Old Swedes–St. Mary's–Eastside, Quaker Hill, Delaware Avenue, Trinity Vicinity, and Upper & Lower Market Street (a combined commercial and residential district).



outside these boundaries. This demonstrates the limits of historic districts in protecting significant historic resources outside their jurisdictions. It also gives witness to the need for these regulatory agencies.

The Yarnell-Levy store in Wilmington is an example of a property threatened by development, but survives as a result of external factors, specifically its location (in an area slated for revitalization). The Yarnell-Levy Store reflects the changing commercial trends in Wilmington. Throughout the building's history, it has housed a personal residence, confectioner's shop, wallpaper business, shoe dealer, dry goods store, and stove company.<sup>179</sup> CHAD documented this c1783 brick commercial building in 1996. At the time of documentation, the building stood vacant in poor condition and threatened by neglect and demolition (Figure 2.56). The combination of these three factors normally would place the building at great risk for demolition. The location of the property in a central part of Wilmington made it a great area for revitalization in the six-block Ship's Tavern District. The Yarnell-Levy building became one of several buildings part of an extensive revitalization project in Wilmington focused on bringing residents back to the city and to enhance its downtown. This project called for the construction of 90 one-and-two-bedroom units above 30,000 square feet of street-level retail space.<sup>180</sup> Large-scale revitalization projects like the Ships Tavern District are examples of the give-and-take that occurs between projects of this scope and historic buildings. On one hand, occupation and investment ensured the preservation of the building, but adaptive reuse also required

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<sup>179</sup> Rebecca J. Siders, et. al, *Threatened Building Survey 1998-1999* (Newark, Delaware: Center for Historic Architecture and Design, 1999), 131.

<sup>180</sup> U.S Department of Housing and Urban Development, *U.S Housing Market Conditions Regional Activity: Mid-Atlantic*, [http://www.huduser.org/periodicals/ushmc/winter99/mid\\_atl.html](http://www.huduser.org/periodicals/ushmc/winter99/mid_atl.html)

the removal of its historic interior. A 2003 update found the TBS resources standing and successfully rehabilitated.

**Demolition and development threaten Wilmington’s historic resources, while sprawl threatens historic resources on the outskirts of the city into northern New Castle County.** Increased population and re-adjustments in settlement patterns historically shifted population away from the city and into the suburbs. While there is no universally accepted definition for sprawl, the Vermont Forum on Sprawl concisely defines it as “dispersed development outside of compact urban and village centers along highways and in rural country-sides.”<sup>181</sup> These landscapes share characteristics of unlimited outward extension, leapfrog development, and low-density residential & commercial settlements. Sprawled suburban landscapes are characterized by the dominance of transportation by private vehicles and the incorporation of strip commercial development.<sup>182</sup>

The c1850 Mansion Farm Tenement (TBS 1999-2000) is an example of a TBS resource in northern New Castle County demolished as a result of sprawl. At the time of initial documentation, the property stood as a rare survivor of an unusual building type, the double agricultural tenement.<sup>183</sup> The resource was also the last remaining historic building associated with the Mansion Farm complex; a 200-acre

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<sup>181</sup> The Planners Web, *Vermont Forum on Sprawl*, <http://www.plannersweb.com/sprawl/place-vt.html>

<sup>182</sup> Anthony Downs from a transcript from his presentation at Transportation Research Conference, May 98.

<sup>183</sup> Emily Paulus, Rebecca J. Sheppard, and Kelli W. Dobbs, *Threatened Buildings Documented in Delaware, 1999-2000* (Newark, Delaware: Center for Historic Architecture and Design, 2000), 117.

farm once owned by David Foard from 1849 until his death in 1877.<sup>184</sup> Despite its vacant and good condition, the property's key location in Glasgow on the east side of Route 896 prompted its demolition (Figure 2.57). Glasgow in recent years has experienced intensive development with the population increasing by 23 percent each year since 2000. The U.S Census recorded the number of new housing units in 2000, listing 26 percent of Glasgow's housing units dating from 1999 to 2005. By comparison, from 1980 to 1989, 29 percent of the housing units were new construction (these numbers appear close, but the 1999 to 2005 figure has three less years than the 1980 to 1989 comparison). Threatened by development, demolition of the Mansion Farm Tenement occurred shortly after TBS documentation. In 2003, it was replaced with new residential construction.

Two thematic maps from the 2000 U.S Census, *Total Housing Units*, and *Percent of Housing Units Built 1995 to March 2000*, show that while southern New Castle County retains the highest percentage of new construction, northern New Castle County maintains the most total housing units (particularly in its coastal regions, the City of Wilmington, and Wilmington's suburbs).<sup>185</sup> Combined, they explain the current status of TBS resources in these regions. While Wilmington lies in a low growth area (and therefore one would expect a higher survival rate of its resources), it also contains one of the densest housing areas (Figure 2.58). This allows for limited expansion and puts pressure on existing buildings for new development. By comparison, the most north-western portion of New Castle County (including the

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<sup>184</sup> Rea and Price, *Atlas of New Castle County, Delaware, 1849*; Pomeroy and Beers, *Atlas of Delaware, 1868*; Hopkins, *Atlas of New Castle County, Delaware, 1881*.

<sup>185</sup> 2000 U.S Census information, thematic map, *Percent of Housing Units built 1995-2000*.

towns of Hockessin, Montchanin, and Centerville) experienced a low number of total housing units as well as a relatively low percent of new housing units (seven to nine percent). In 2003, all of the resources in this region stand despite their vacant, poor condition and the threat of development and demolition.<sup>186</sup> If these resources had been located in high growth areas, factors of occupancy, condition, and threat, would be strong enough to ensure demolition or development. In an area not experiencing the same immediacy of threat, they have been able to remain (although without maintenance, they will not stand much longer).

As stated earlier, 44 percent of New Castle County's resources still stand in 2003. **The preservation of 11 saved resources demonstrates the influence of third party intervention and the impact of the county's established preservation measures.** Seven of the surviving resources stand despite threats of development (Thomas Montgomery House, Henry Whiteman House, Joseph Crawford House, Vandegrift-Deputy Farm, Wilson Commercial Building, Choptank-Upon-the-Hill, and the Walnut Street YMCA), two with abandonment/neglect as the only threat (Huguenot House and the Yarnell-Levy Store) one with demolition (Peter Williams House), and one due to road changes (Henry House).<sup>187</sup> Several of the cases will be discussed below.

The Huguenot House (TBS 1993-1994) survives as an example of a building heavily damaged by abandonment/neglect, yet preserved and restored to its

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<sup>186</sup> This region contained four resources: *Mitchell Bank Barn* (TBS 1992-1993), *Dennison Bank Barn* (TBS 1992-1993), *Philips Bank Barn* (TBS 1992-1993), and *Hall Farm Barn* (TBS 1990-1991).

<sup>187</sup> In three cases, the threat of development was accompanied by abandonment/neglect – these resources, *Joseph Crawford*, *Vandegrift-Deputy Farm*, and *Wilson Commercial Buildings*, however have been listed with the threat development.

original grandeur due to the dedication, perseverance, and vision of committed individuals. The Huguenot House in Taylor's Bridge stands as an extraordinary example of an early-to-mid eighteenth century Delaware plantation house. Originally constructed by Elias Naudain, the property remained in the Naudain family until 1816 when William Corbit (a wealthy Quaker tanner and farmer) purchased the house and land<sup>188</sup> In 1827 the estate included "a large two-story brick dwelling house and kitchen barn and other outbuildings and also a frame dwelling house and kitchen corn crib etc thereon erected."<sup>189</sup> Photographers for the Historic American Building Survey (HABS) documented the building in the 1930s in their survey of significant properties (Figure 2.59). At the time of CHAD's initial documentation in 1993, the house contained exceptionally well-preserved late-eighteenth century interior finishes (including paneled fireplace walls in the principal rooms and a turned baluster stair - Figure 2.60).

Despite the age and significance of the property it stood vacant, deteriorating, and threatened by abandonment/neglect when documented by TBS (Figure 2.61). While many interested parties considered buying the property, in each case the extent of its neglect and the overall cost of renovations deterred potential buyers. Without a prospective buyer, the property continued to deteriorate, making it increasingly vulnerable to demolition. It was not until the Elias family came upon the property in 1995 that its future was secured. Despite piles of garbage, animal infestation, and extensive maintenance issues, they purchased the building and

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<sup>188</sup> Sherri M. Marsh, et.al, *Threatened Building Survey 1993-1994* (Newark, Delaware: Center for Historic Architecture and Engineering, 1994), 20.

<sup>189</sup> Ibid.

painstakingly began restoring it to its eighteenth century period of significance.<sup>190</sup> In 2003, the property stands occupied and in good condition on land protected by the Farmland Protection Act.<sup>191</sup>

State and county programs, as well as the work of nonprofit groups and/or private individuals, work to reduce the impact of county expansion on historic properties. In New Castle County, these programs include the development and installation of a Historic Review Board (HRB), officially adopted zoning ordinances, and the efforts of nonprofit groups such as Preservation Delaware.

New Castle County is the only county in Delaware with a review board that maintains regulatory power over demolition, development, and any alterations to designated historic resources. The efforts of New Castle's HRB explain, in part, the survival of many TBS resources from New Castle County. Formed in 1975, the HRB is a nine-member board appointed by the County Executive with the advice and consent of County Council. County Council requires the board contain at least one architect and one member from the field of historic preservation. The remaining individuals are dedicated members of the community.

The purpose of the HRB is to "identify resources and provide for their long-term maintenance and preservation in a form that is as close to their historic use and character as is consistent with the economic realities of the neighborhoods and

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<sup>190</sup> Barbara Garrison, "Huguenot House: Reconstruction Requires Work, Time, and Dedication," University of Delaware Update 16:37 (July 1997).

<sup>191</sup> A stipulation of the Farmland Protection Act does not allow anyone to buy less than ten acres. As the property sits on 12 acres, future development is prevented.

county.”<sup>192</sup> The Unified Development Code goes on to say that this will be accomplished through the

Review of development plans and current conditions of a historic property to determine feasibility of preservation and to ensure that the historic character, architecture, and site conditions are respected and enhanced in the development plan.

New Castle County’s HRB mitigates the demolition of historic resources in the face of development. The Board achieves this by reviewing subdivision plans, site/parking plans, rezoning plans, and demolition permits within its jurisdiction. The HRB retains jurisdiction over unincorporated areas of New Castle County (most of the county's land area), but does not include incorporated cities or towns such as Wilmington, Middletown, Delaware City, etc (this partly explains the loss of historic resources from these areas). The board publicly reviews all applications at its semi-monthly meetings and makes informed recommendations with the best interests of the community, historic resources, and the county in mind. New Castle County’s HRB often deals with many of these same threats affect the TBS resources.

Four of the 11 TBS properties still stand today as a direct result of efforts by the HRB; the Henry Whiteman House (TBS 1998-1999 previously discussed), Henry House (TBS 1996-1997), Joseph Crawford House (TBS 1999-2000), and the Vandegrift-Deputy Farm (TBS 1997-1998). The Henry Whiteman House in Corner Ketch, DE possesses significance as a typical representation of an early-nineteenth century house once familiar to the landscape of Mill Creek hundred.<sup>193</sup> At the time of

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<sup>192</sup> New Castle County Unified Development Code Chapter 40, Section 15.000.

<sup>193</sup> Rebecca J. Siders, et. al, *Threatened Building Survey 1998-1999* (Newark, Delaware: Center for Historic Architecture and Design, 1999), 41.

documentation the property was slated for demolition to make way for a single family housing development (Figure 2.62). Negotiations between Preservation Delaware Inc, the New Castle County HRB, and developers arrived at compromise to move the house. While moving a historic resource is not encouraged, as it eliminates the resource's contextual integrity, in this case it ensured retention of the building.

Like the Henry Whiteman House, preservation of the circa 1878 Henry House also became dependent upon moving the property. The Henry Whiteman House is significant as an example of a house-and-garden tenement property as well as a resource reflecting changing agricultural practices of central Delaware in the nineteenth century.<sup>194</sup> At the time of initial documentation, the building stood on the east side of U.S Route 13 at Pine Tree Corners in Appoquinimink Hundred (Figure 2.63). Construction of State Route 1 threatened the resource in 1996 when the resource was initially documented in vacant but fair condition. Recognizing the importance of the building, the HRB put demolition of the building on hold. In the meantime they worked with the Delaware Agricultural Museum to obtain the necessary funds to move the building to the museum's property in Dover. The Henry House currently houses part of the Agricultural Museum's interpretive program.

The c1855 Joseph Crawford House is an unusual survivor as a log and frame dwelling that retains a high degree of its architectural integrity (Figure 2.64). The Period I log section remains entirely intact and features a hall-chamber plan with the interior walls exposed on both the first and second floors.<sup>195</sup> The TBS

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<sup>194</sup> Rebecca J. Siders, et. al, *Threatened Building Survey 1998-1999* (Newark, Delaware: Center for Historic Architecture and Design, 1999), 158.

<sup>195</sup> Emily Paulus, Rebecca J. Sheppard, and Kelli W. Dobbs, *Threatened Buildings Documented in Delaware, 1999-2000* (Newark, Delaware: Center for Historic Architecture and Design, 2000), 129.



documented the vacant property in 1999 listing it in fair condition. At the time of documentation the property suffered from neglect and deterioration and was threatened by encroaching development along Route 40. In 2003, the property owner applied to New Castle County's Historic Planner for a demolition permit. Realizing the significance of the property the planner put a legal hold on the permit until it could be officially reviewed by the HRB. The HRB agreed with the city planner and supported the hold while they sought a way to retain the property. Discussion of the resource at HRB hearings found a sympathetic buyer who purchased the property before the legal hold on the demolition permit expired. The property has since been rehabilitated and occupied. In this example, the demolition permit became a critical tool in preserving the resource.

The c1860 Vandegrift-Deputy House stands as a second example of a TBS resource saved as a result of a demolition permit and HRB efforts. Located east of Route 71, just south of Kirkwood in Red Lion Hundred, the Vandegrift-Deputy farm contains a frame mid-nineteenth century farm house and several late-nineteenth and early-twentieth century outbuildings (Figure 2.65).<sup>196</sup> The property is significant as an example of a typical mid-nineteenth century 200-acre farm and is associated with themes of tenant farming as well as twentieth-century dairying. When CHAD documented the resource in 1997, the property stood vacant in poor condition threatened by development. The dwelling and farm buildings stood on land presently being developed for residential use. In 199, the owner applied to the New Castle County's Preservation Planner for a demolition permit. Through negotiations with the

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<sup>196</sup> Jeroen van den Hurk, et al., *Threatened Building Survey 1997-1998* (Newark, Delaware: Center for Historic Architecture and Design, 1998), 36.

developer, the HRB placed deed restrictions on the property prohibiting its demolition and regulating design review. The property was rehabilitated and additions constructed. Unfortunately, while the resource has been saved, much of its original interior historic fabric has been lost.

The Peter Williams House (TBS 1995-1996) survives as a result of interest by the New Castle County Planning Office and collaboration with the Catholic Diocese of Wilmington. The Peter Williams House represents one of the last remaining early-nineteenth century brick dwellings in northern New Castle County. Its location at the intersection of Routes 71 and 72 places it as one of the few surviving elements of the nineteenth century rural landscape in an area presently overwhelmed by suburban development.<sup>197</sup> Owned at the time of initial documentation by the Catholic Diocese of Wilmington, the building stood empty and deteriorating in 1995 (Figure 2.66). At that time demolition threatened the resource, but the Diocese agreed to hold off demolition and pursue alternative uses for the building as a result in the interest shown by the New Castle County Planning Office. A revisit in 2003 found the building vacant, but in good condition surrounded by mixed commercial and residential development.

Despite its challenges, New Castle County has incorporated several programs to encourage preservation of its historic resources. In addition to the HRB, New Castle County has adopted a Tax Exemption Program to help preserve its significant historic resources through the private sector. Administered through the New Castle County Department of Land Use, the program is available to owners of

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<sup>197</sup> Deidre C. McCarthy, et al., *Threatened Resources Documented in Delaware, 1995-1996* (Newark, Delaware: Center for Historic Architecture and Engineering, 1996), 103.

historic resources. The historic resource must be listed on the National Register of Historic Places, located in a National Register Historic District, or located within New Castle County Historic Zoning Overlay District to qualify. Property owners must invest a minimum of \$5,000 in rehabilitating their historic house to apply. Once approved, they receive a 100 percent tax exemption on New Castle County property taxes for the first \$150,000 of assessed value for five years.<sup>198</sup> The program protects historic resources by encouraging their preservation, restoration, and/or rehabilitation as well as promoting the National Register of Historic Places and Historic Zoning Overlay District.

A Historic Zoning Overlay District is another preservation tool, used nationwide, to require additional review of properties within its boundaries. This type of zoning requires that development meet certain historic standards. New Castle County's Unified Development Code defines these requirements under section 40.02.244. This section legitimizes the creation of Historic Overlay District Zoning by stating

The preservation of these historic resources promotes the health, prosperity and welfare of all citizens of the County and enhances the quality of life for all.

It goes on to say that

The regulations of this Article provide the mechanism to identify resources and provide for their long-term maintenance and preservation in a form that is as close to their historic use and character as is consistent with the economic gains of the community.

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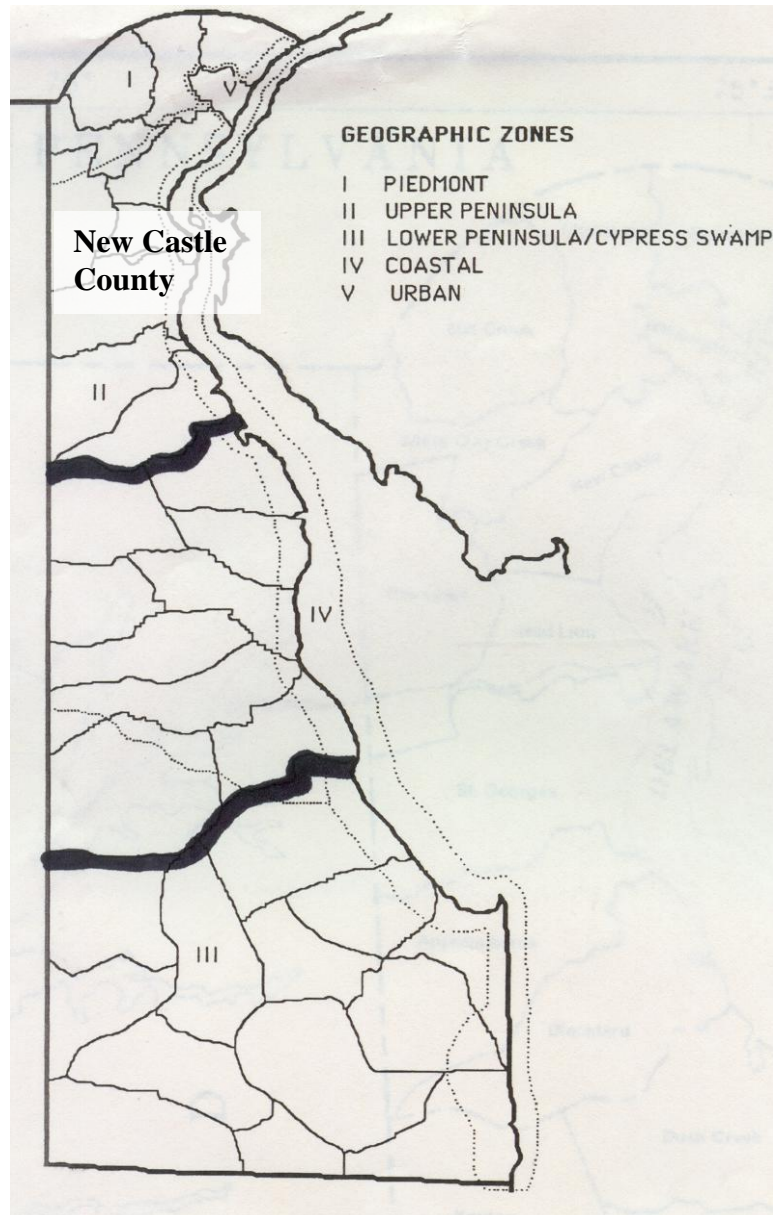
<sup>198</sup> New Castle County Government, *New Castle County Tax Exemption Program*, <http://www.co.new-castle.de.us/landuse/home/fileuploads/images/compplanpage/section%20ivc.pdf>

New Castle County currently has 26 Historic Overlay Districts located throughout the county. These districts include approximately 75 individual tax parcels and even more historic resources (Figure 2.67).

In the twenty-first century, the largest threats to New Castle County's historic resources lie in development pressures spurred by the conversion of traditional agricultural landscapes into residential/urban areas. Linked to this threat are issues of condition and occupancy that encourage the demolition of a resource. New Castle County currently has a variety of preservation measures in place to ensure the survival of its historic resources; however, many of these protections do not include areas experiencing the most pressure from development and demolition. The town of Middletown is not part of a historic district and outside the purview of the review board, but it is part of a National Register district.<sup>199</sup> The extensive developmental pressures in these regions combined with an overall lack of protections makes its resources some of the most threatened in the county. The TBS resources highlight only a select number of threatened resources, but they represent a small number of similar resources state and county wide.

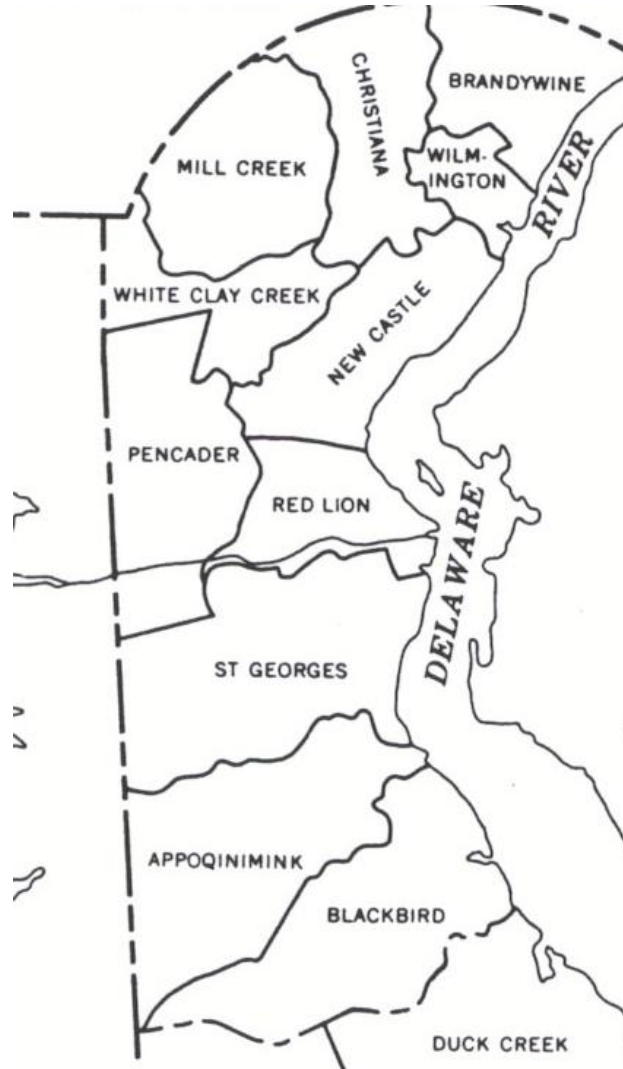
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<sup>199</sup> A National Register District is part of the National Register of Historic Places. The National Register of Historic Places is the list of individual buildings, sites, structures, objects, and districts, deemed important in American history, culture, architecture, or archeology. It is a federal designation, however it provides limited protection. If there is no state or federal involvement in a project and no pertinent local or regional regulations, then listing in the district does not in any way limit an owner's handling of the property. Information from the booklet produced for the Massachusetts Historic Commission – *There's a Difference! Local Historic District and National Register District*.



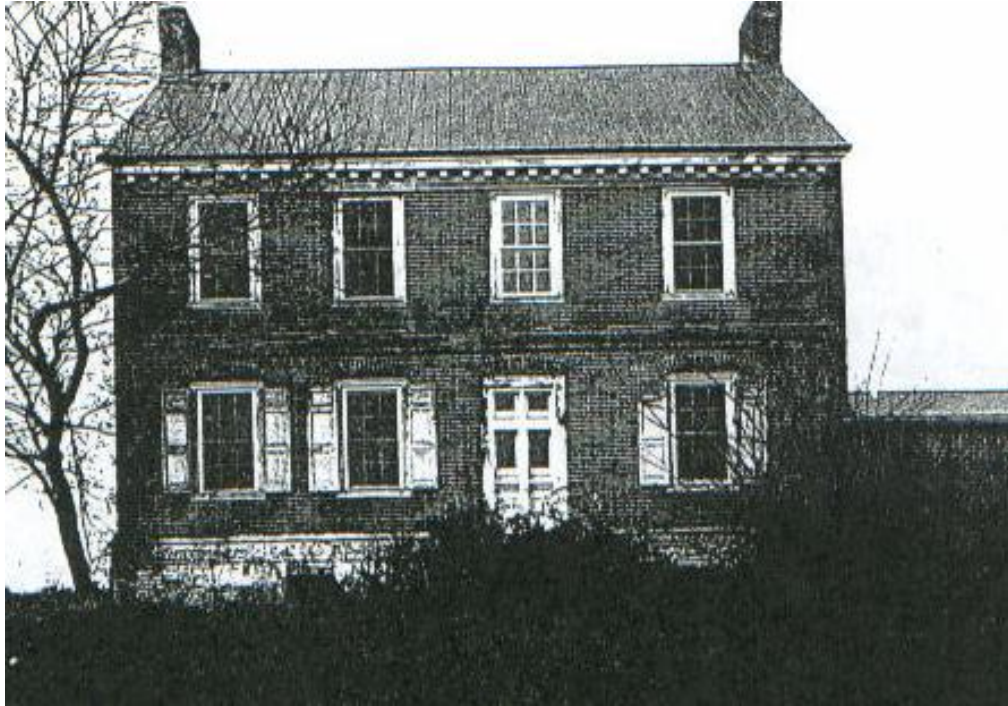
*Figure 2.1*

New Castle County encompasses four geographic zones; the Piedmont, the Upper Peninsula, Urban, and the Coastal zone. The natural characteristic of these zones contributed to two distinct cultures in southern and northern New Castle County. Figure courtesy of CHAD.

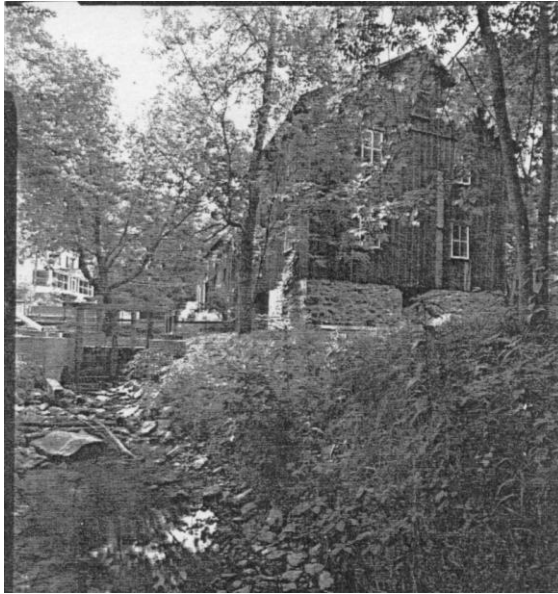


*Figure 2.2*

The hundreds of New Castle County. The Piedmont Zone includes the hundreds of Mill Creek, Christiana, Brandywine, and White Clay Creek. The Upper Peninsula Zone includes the hundreds of New Castle, Pencader, Red Lion, St. Georges, Appoquinimink, and Blackbird.



*Figure 2.3*  
Mount Jones House, McDonough, DE. Photograph courtesy CHAD archives  
1996-1997 and in 2003.



*Figure 2.4*  
John England Mill, Newark, DE.  
Photograph courtesy CHAD archives 1990-  
1991 and in 2003.



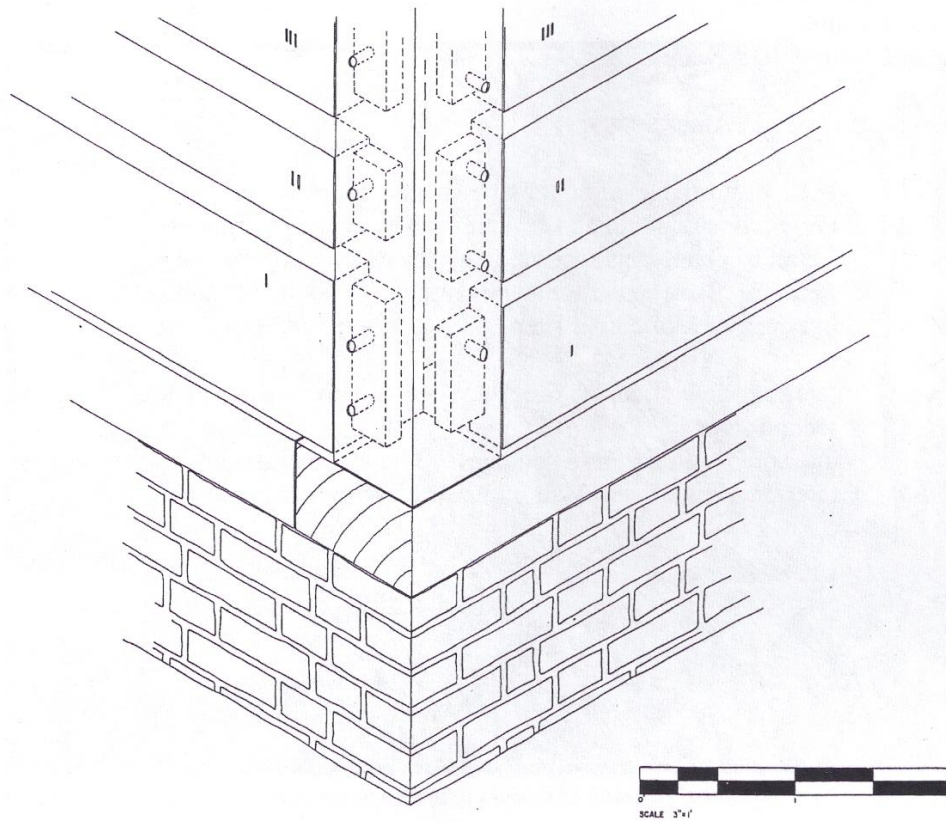


*Figure 2.5*

The critical transportation route north and south of the state, known as the King's Highway, is depicted in Mathew Carey's 1814 map of Delaware "from the Best Authorities." Published in Carey's *General Atlas, Improved and Enlarged; Being a Collection of Maps of the World and Quarters, Their Principal Empires, Kingdoms, & c.* Published in Philadelphia by T.S Manning, 1814



*Figure 2.6*  
Fields' Heirs House, Middletown, DE. Photograph courtesy CHAD archives  
1993-1994.



*Figure 2.7*  
Johnson House, detail of post-and-plank construction at northwest corner.  
Courtesy of CHAD archives.



*Figure 2.8*

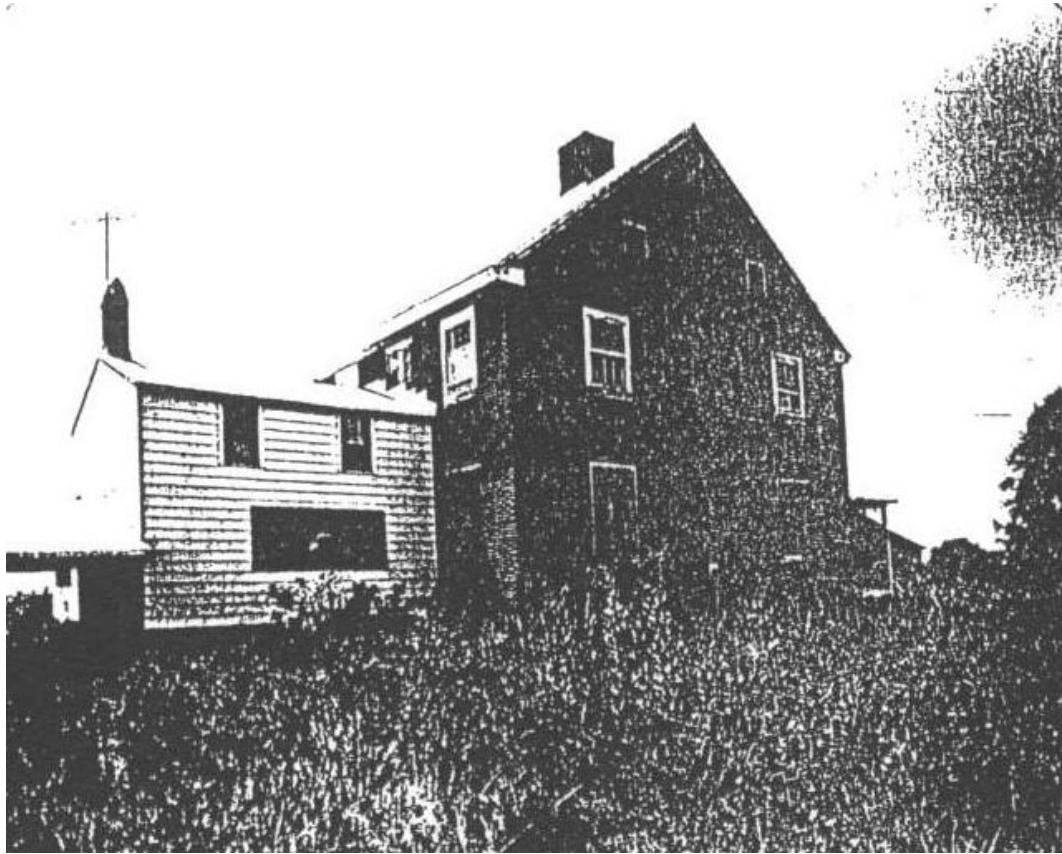
Choptank-Upon-The-Hill in name and construction reflects the wealth of New Castle County's rural elite. The building's placement on the land (prominently location on a natural rise in the landscape) reflects ways in which the landscape played into architectural design. Photograph courtesy CHAD archives 1994-1995.





*Figure 2.9*

The current configuration of the property reflects the wealth of owner Colonel Joshua Clayton, who doubled the size of the farm and renovated the main block of the building in the 1840s. Photograph courtesy CHAD archives 1994-1995, after photograph courtesy Christine Quinn.



*Figure 2.10*  
Locust Grove, Mt. Pleasant, DE. Photograph courtesy CHAD archives 1989-1990.



*Figure 2.11*

Robinson-Jackson House, Port Penn, DE. Photograph courtesy CHAD archives 1995-1995. CHAD documented the building after a fire heavily damaged it in 1994. A revisit of the property in 2003 shows that it still stands and has undergone renovations, which have removed non-original asbestos shingling. Bottom photograph depicts the renovated building in 2003.



*Figure 2.12*

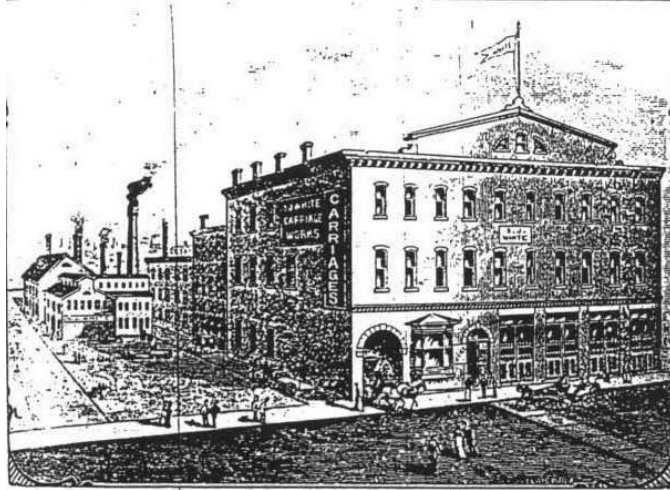
Samuel J. Carriage Works/P. Lorillard Cigar Factory, Wilmington, DE.  
Photograph courtesy CHAD archives 1994-1995.



# SAMUEL J. WHITE,

MANUFACTURER OF ALL STYLES OF

# CARRIAGES,



Second and Orange Streets,  
WILMINGTON, DEL.

I HAVE on hand this year, the finest assortment of Carriages that was ever offered in Wilmington, consisting of all the very latest styles of vehicles suitable for the driving public in general. I can accommodate the buyer wanting a good medium price carriage, also the most fastidious desiring an elaborate turn out. I will take great pleasure in having you call and inspect my stock. My great motto is "Quick sales and small profits."

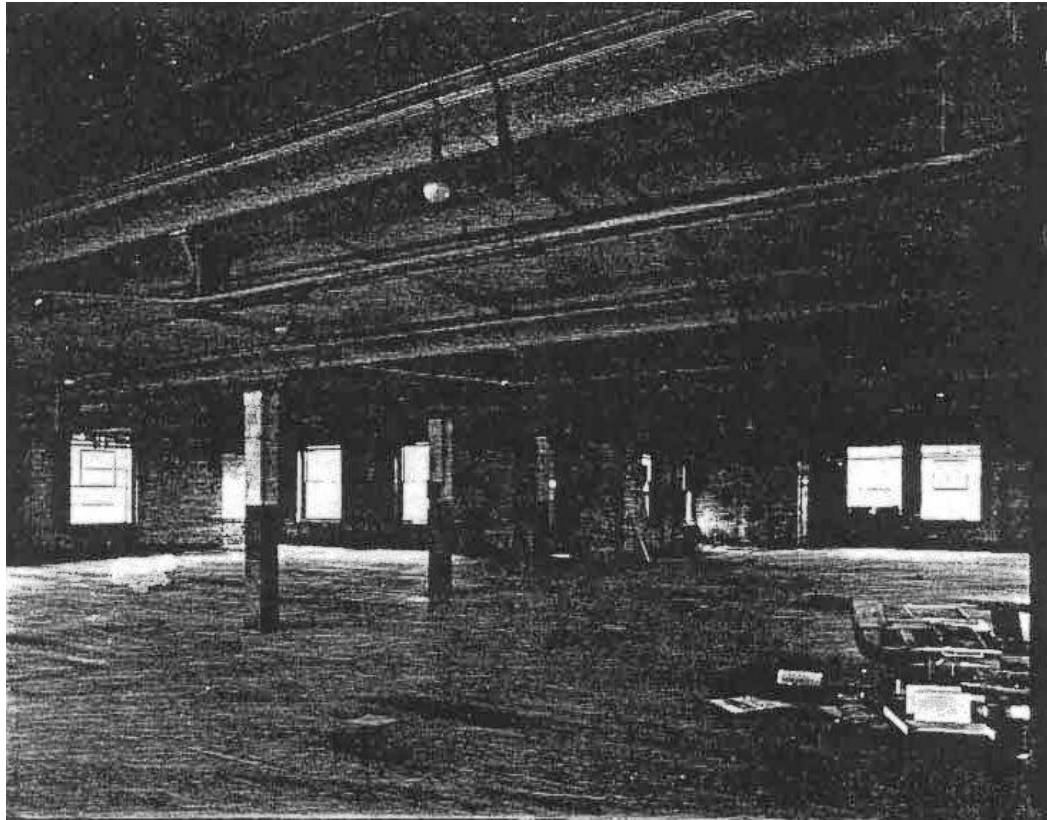
Very truly,

SAMUEL J. WHITE.

1143

*Figure 2.13*

An early advertisement for the late-nineteenth century building shows the original appearance of the Carriage Works. 1891 Wilmington City Directory.



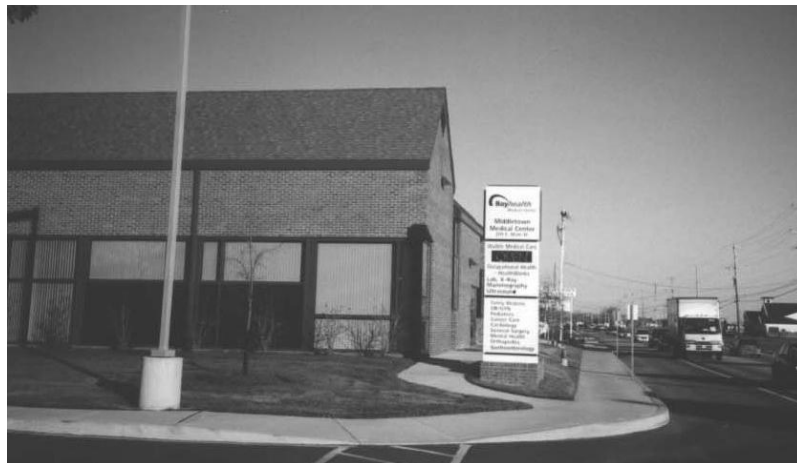
*Figure 2.14*

The building retained much of its original interior fabric at the time of documentation including a pressed tin ceiling and several boxed cornices. Its open floor plan created great potential for creative adaptive reuse. Photograph courtesy CHAD archives 1994-1995.



*Figure 2.15*

In 2003, a parking garage for the Delaware Technical and Community College stands in place of the highly significant Carriage Works.



*Figure 2.16*

Philip Reading Tannery, Middletown, DE. Photograph courtesy CHAD archives 1990-1991. Despite hopes that TBS documentation would lead to preservation of the significant resources, in 2003 an office complex replaced the building. New construction mimicked elements of the tannery in its basic design (bottom photograph 2003).

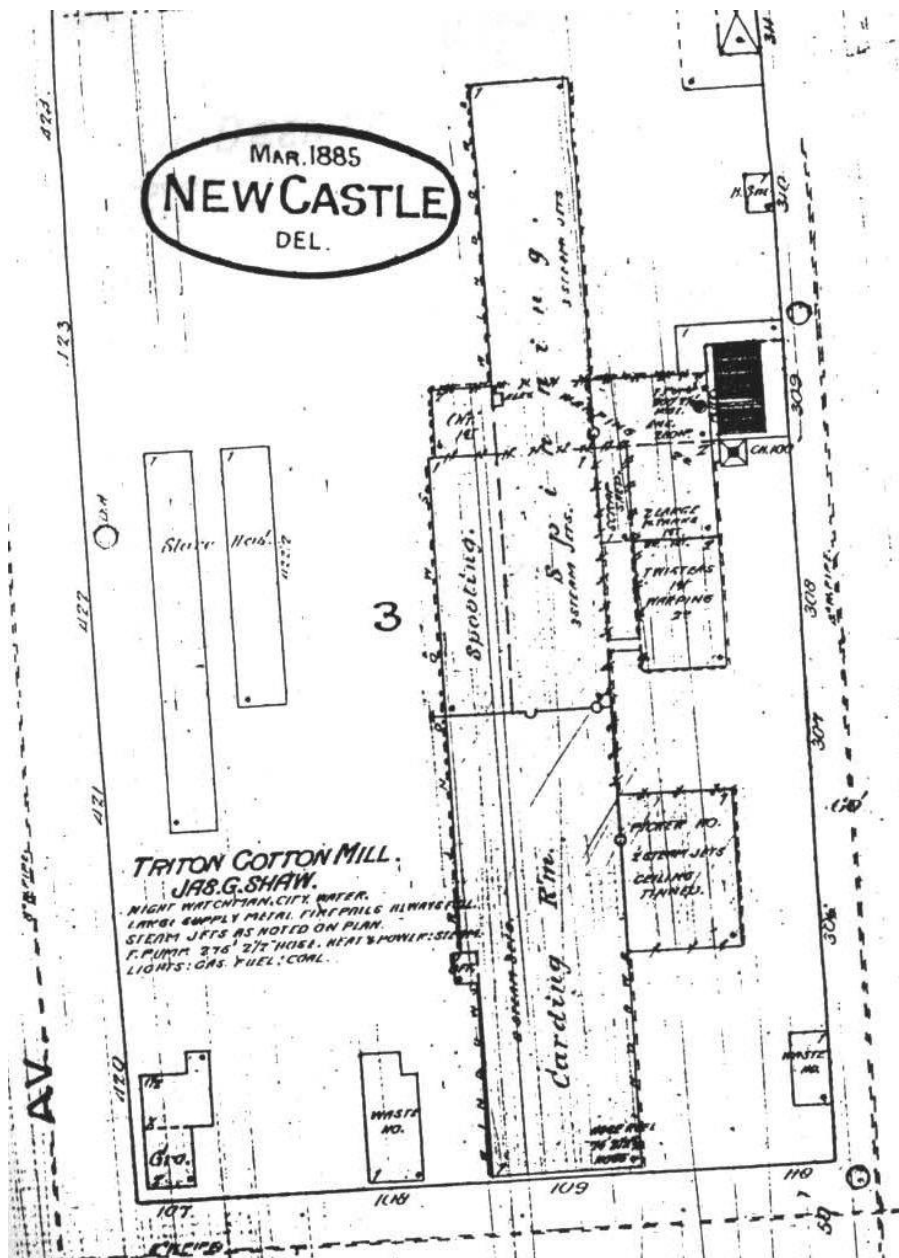


Figure 2.17

An 1885 Sanborn Fire Insurance map depicts the original footprint and floor plan of the Deemer Steel Factory as the Triton Cotton Mill. Note the various subsidiary buildings.



*Figure 2.18*

In 1910, the Deemer Steel Company took over operation of the Triton Cotton mill, but much of the original mill survived as the core of the steel foundry. At the time of TBS documentation the building stood threatened by abandonment/neglect. In 2003, the building no longer stands, and the site remains vacant (bottom photograph). Photograph courtesy CHAD archives 1995-1996.



*Figure 2.19*

Introduction of the railroad dramatically altered settlement patterns throughout the state and opened up new markets for products. This 1874 map of Delaware by Asher & Adams shows the various rail lines extending down the state as well as north-west from Wilmington. Published in New York by Asher & Adams, 1874.



*Figure 2.20*  
Nowland House, Smyrna, DE. Photograph courtesy CHAD archives 2001-2002.

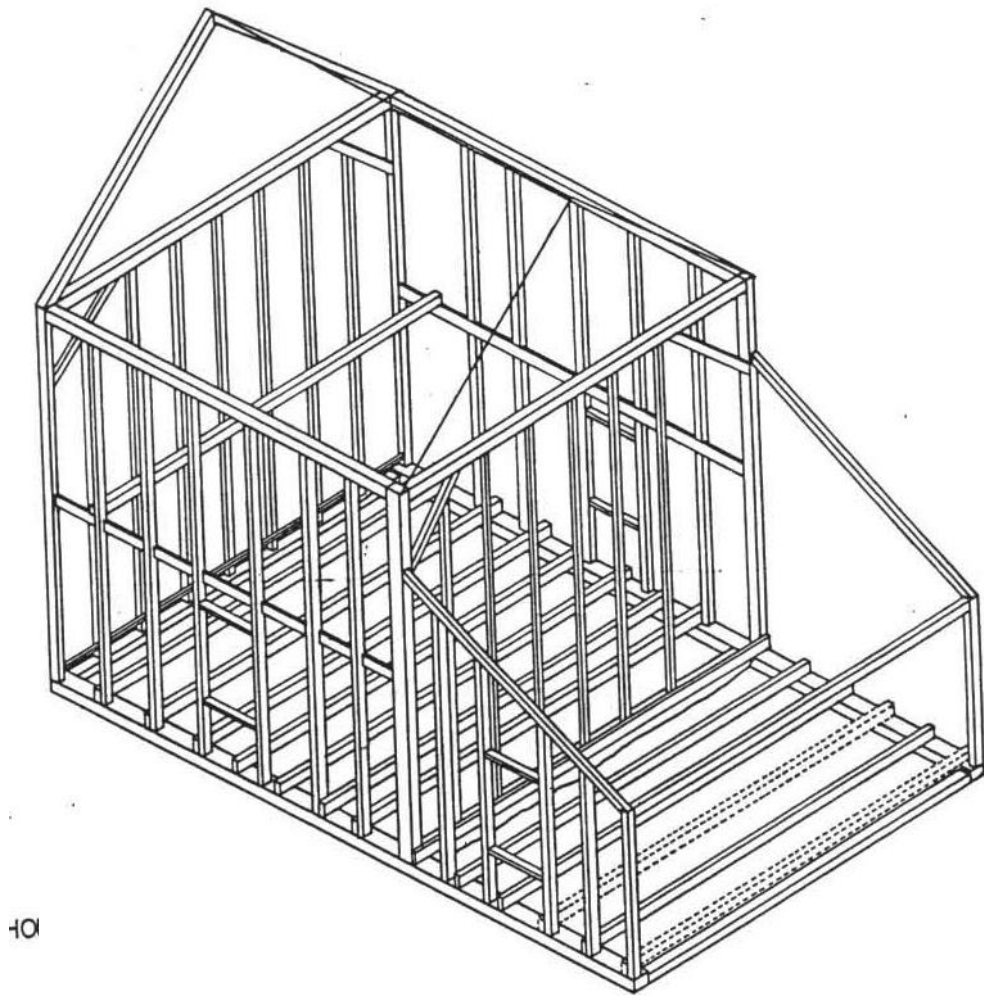




*Figure 2.21*  
Moore Farm, Port Penn, DE. Photograph courtesy CHAD archives 2001-2002.



*Figure 2.22*  
Moody-Clayton House, Clayton Corners, DE. Photograph courtesy CHAD  
archives 1994-1995.



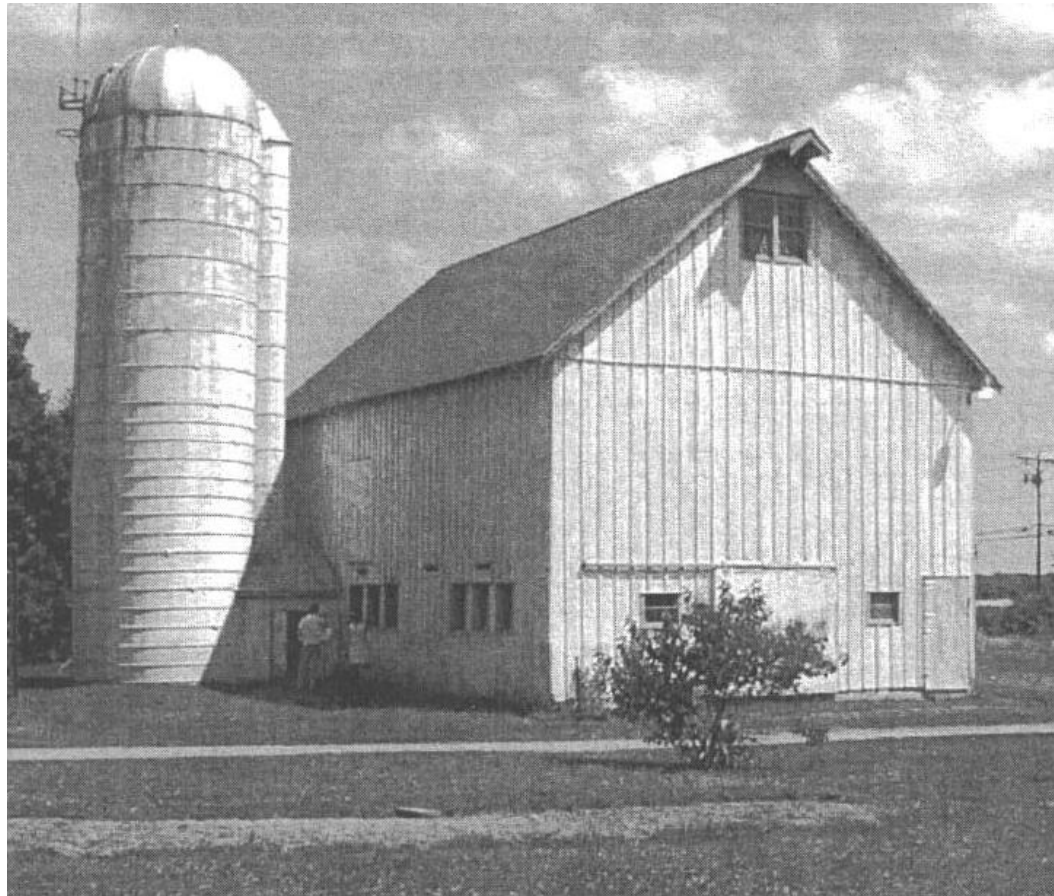
*Figure 2.23*

The Moody-Clayton House illustrates the tension occurring between old and new methods of house construction in the mid-nineteenth century. The rendering of the framing from the Period 1 section shows both traditional and new framing. The newer balloon framing (studs that extend from the sill to the plate) is supported by braces on the second floor and large hewn pegged corner and intermediate posts, sills, plates, and girts. Drawing by Deidre C. McCarthy courtesy of CHAD.

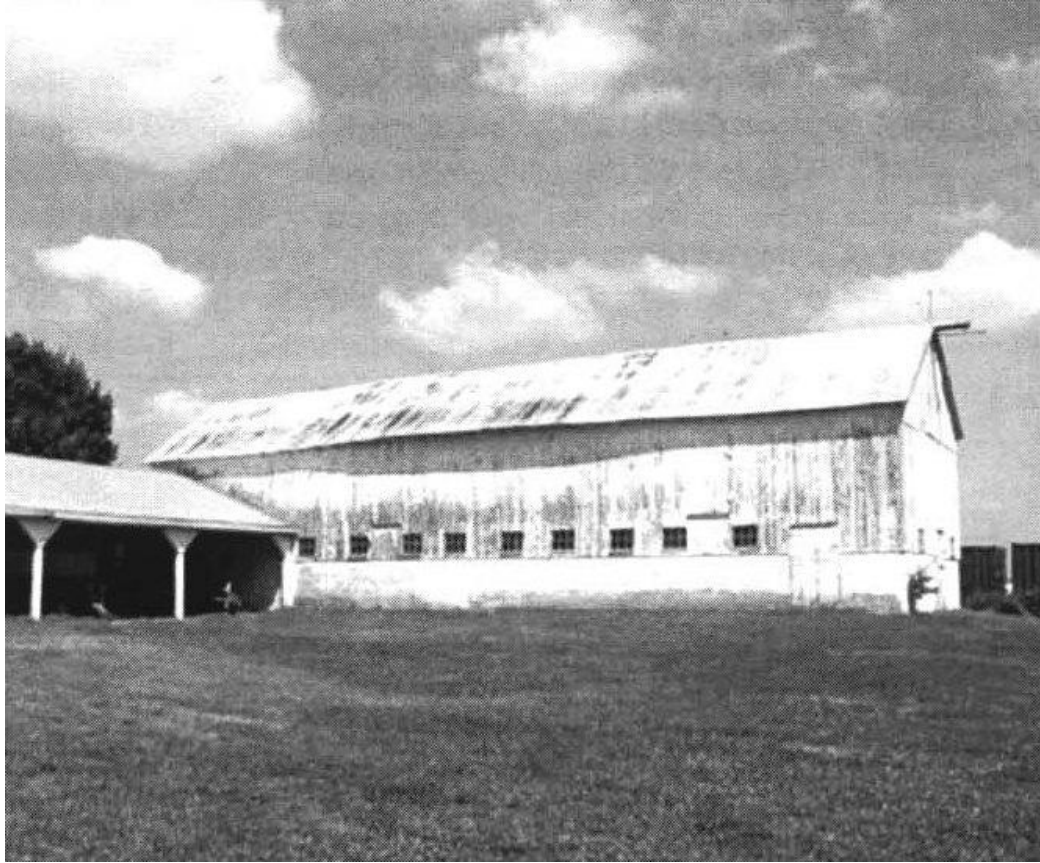


*Figure 2.24*

This side elevation of the Moody-Clayton House clearly depicts two periods of construction, Period I located in the rear of the current dwelling (constructed in the mid-nineteenth century), and Period II (constructed in the third or fourth quarter of the nineteenth century). Photograph courtesy CHAD archives, 1994-1995.



*Figure 2.25*  
Cann Farm, Glasgow, DE. Photograph courtesy CHAD archives 2001-2002.



*Figure 2.26*

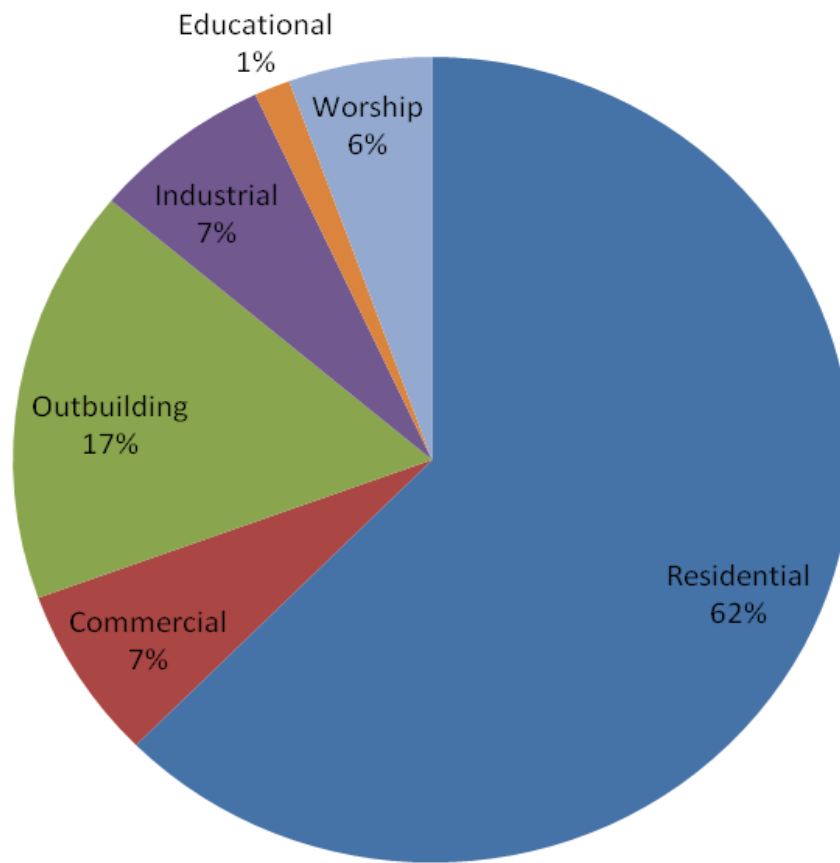
Characteristic of the dairy barn is its exaggerated length, which allowed for housing of livestock. In the 1920s and 1930s the Cann family began producing milk for market and modified the original nineteenth century barn into a dairy barn (depicted above). Photograph courtesy CHAD archives 2001-2002.



*Figure 2.27*

South elevation of the Cann milk house (left) and storage building (right). The concrete floor of the milk house contained a drainage system and built-in stanchions to provide a sanitary environment for milk production. Photograph courtesy CHAD archives 2001-2002.

## New Castle County TBS Resources

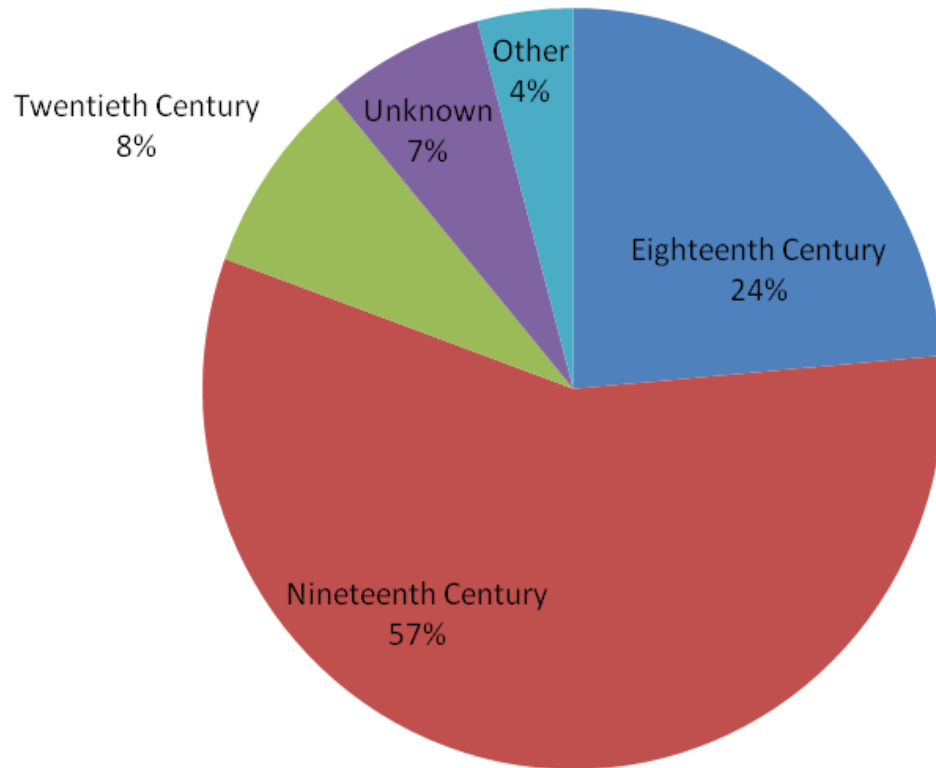


*Figure 2.28*

This pie chart depicts the type of buildings documented by the TBS in New Castle County. New Castle County of the counties represented the greatest variety of building functions. This variety speaks to the ability of the TBS to record resources representing many of the contextual themes identified in the chronological portion of this thesis.

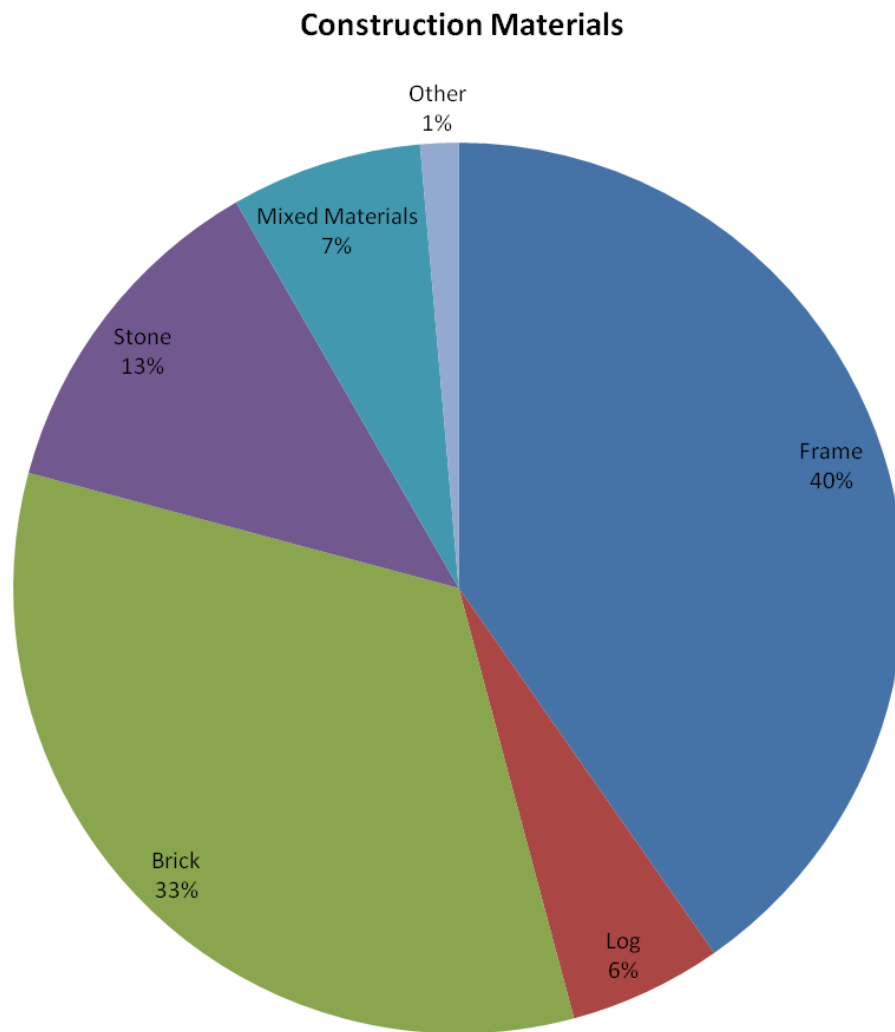


## Date of Construction



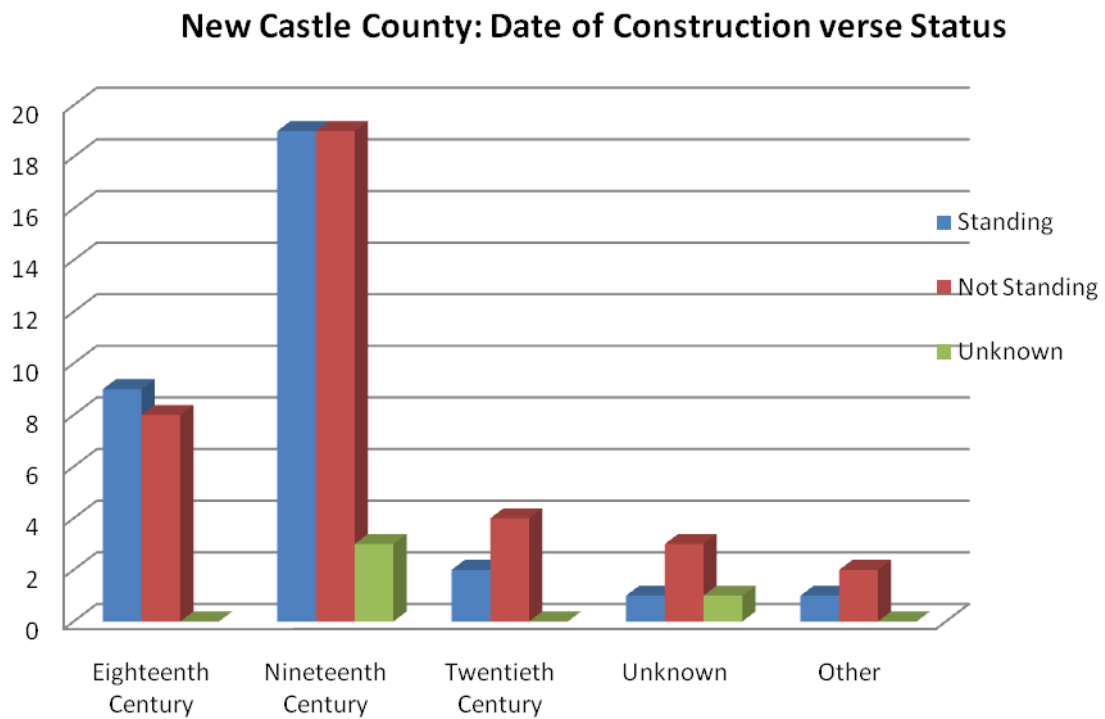
*Figure 2.29*

Nineteenth century resources were the most represented group in New Castle County's TBS report followed by eighteenth century.



*Figure 2.30*

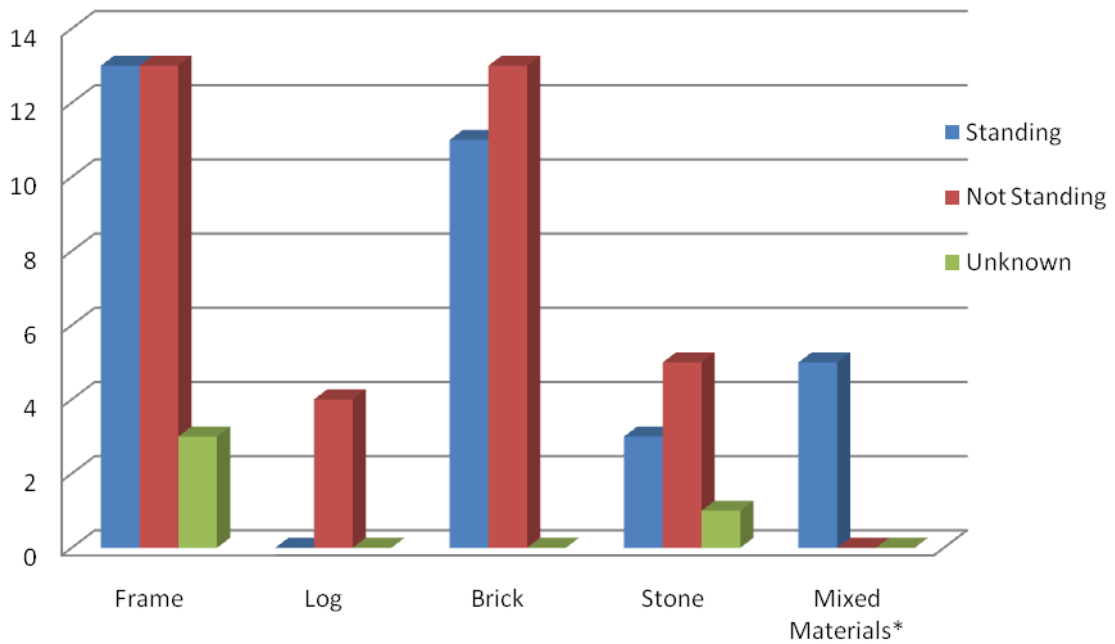
New Castle County's TBS resources retained a larger percentage of brick resources than Kent or Sussex County. Stone is another significant building material that has a large representation in New Castle, but is virtually nonexistent in Delaware's lower counties (as recorded in the TBS).



*Figure 2.31*

Date of construction did not directly affect the status of a TBS resource. This graph shows similar numbers for the categories standing and not standing in each century.

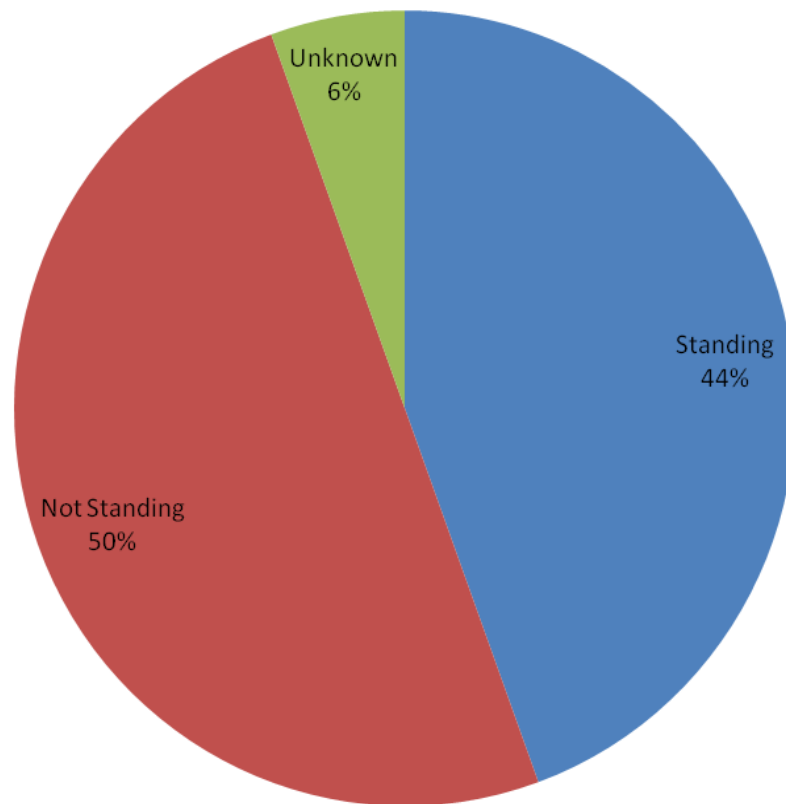
**New Castle County: Construction Materials verse Status**



*Figure 2.32*

The variable construction materials did not directly affect the status of the TBS resources; in many cases their rate of survival was similar to the rate of loss. Construction materials may impact third party intervention to save a resource if it is a rare example (such as log) or they may help the resources withstand the elements better in cases of demolition by neglect.

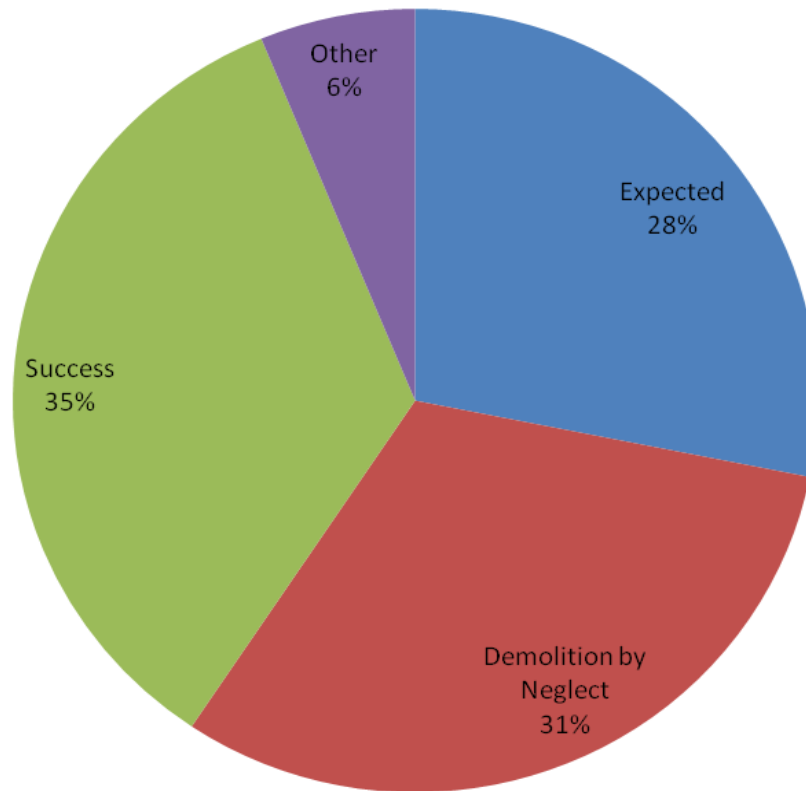
### Status of Resources



*Figure 2.33*

The large percentage of resources still standing is skewed by the large number of renovated structures as well as the percent of resources standing but facing demolition by neglect.

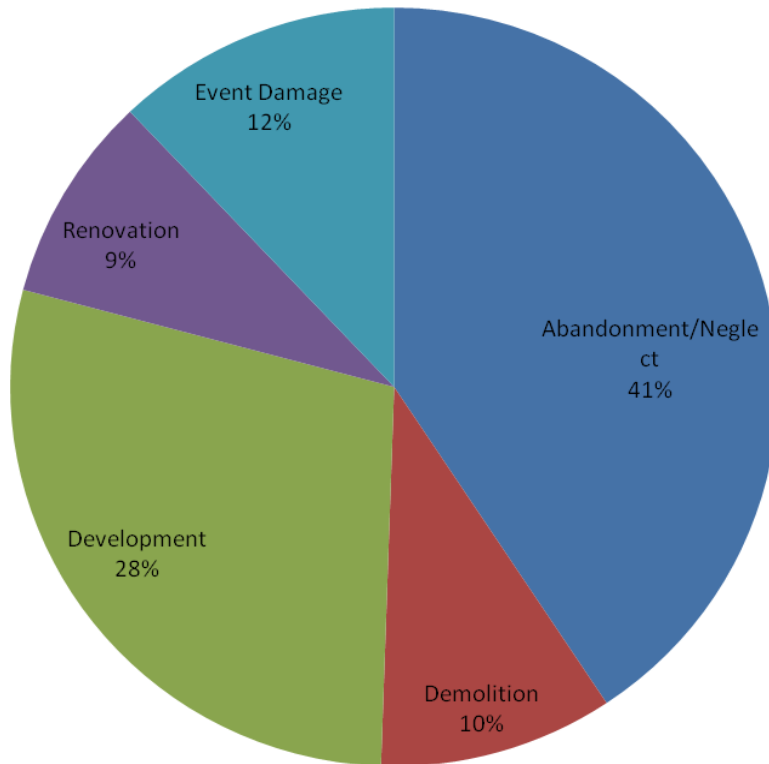
### Resources Still Standing



*Figure 2.34*

A breakdown of the resources still standing gives a better idea of the true status of the TBS resources. A large percent of the standing resources continue to be threatened as cases of demolition by neglect. The resources in the category *expected* reflect those threatened by renovation. 11 resources can be considered true success stories of the TBS record.

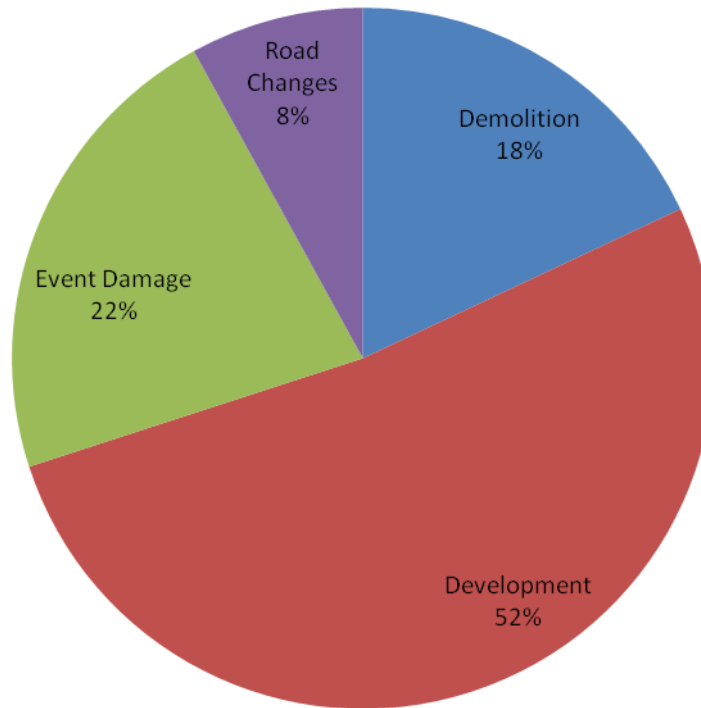
### Overall Threats New Castle County



*Figure 2.35*

Abandonment/neglect made up the greatest percentage of overall threat to historic resources followed by development.

## Total Active Threats

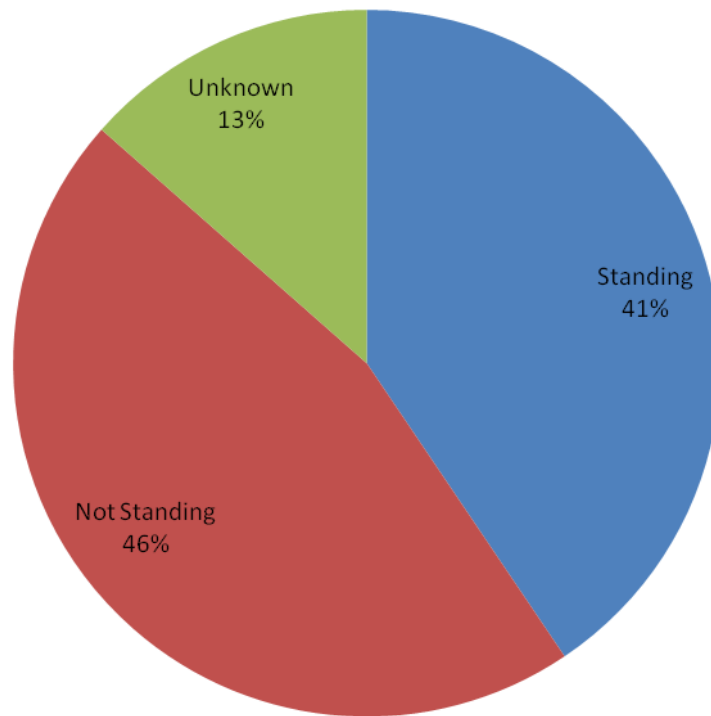


*Figure 2.36*

As this pie chart depicts, development remained the most common active threat in New Castle County, which speaks to the development pressures associated with increased settlement.



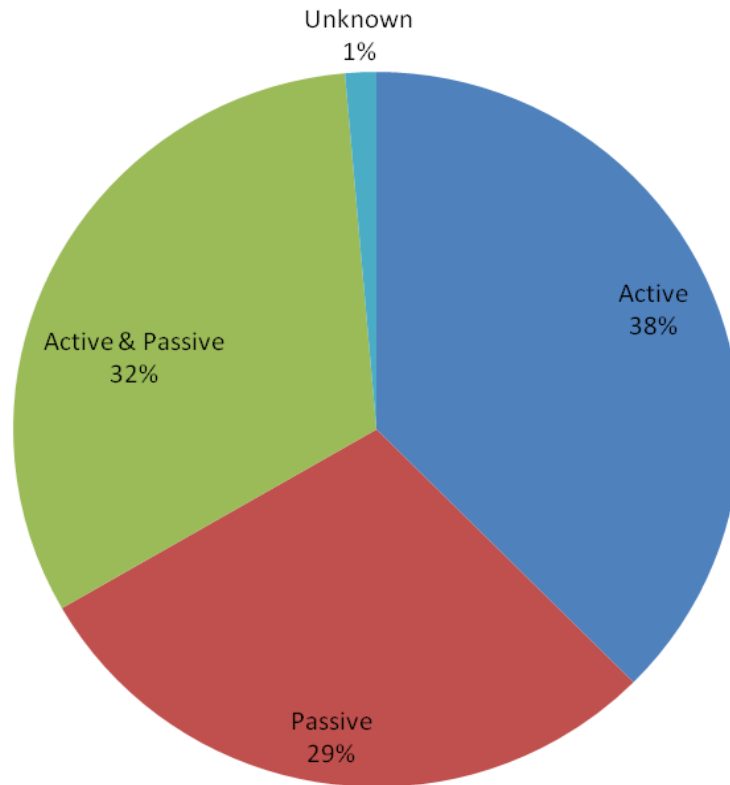
### TBS Resources Threatened by Abandonment/Neglect



*Figure 2.37*

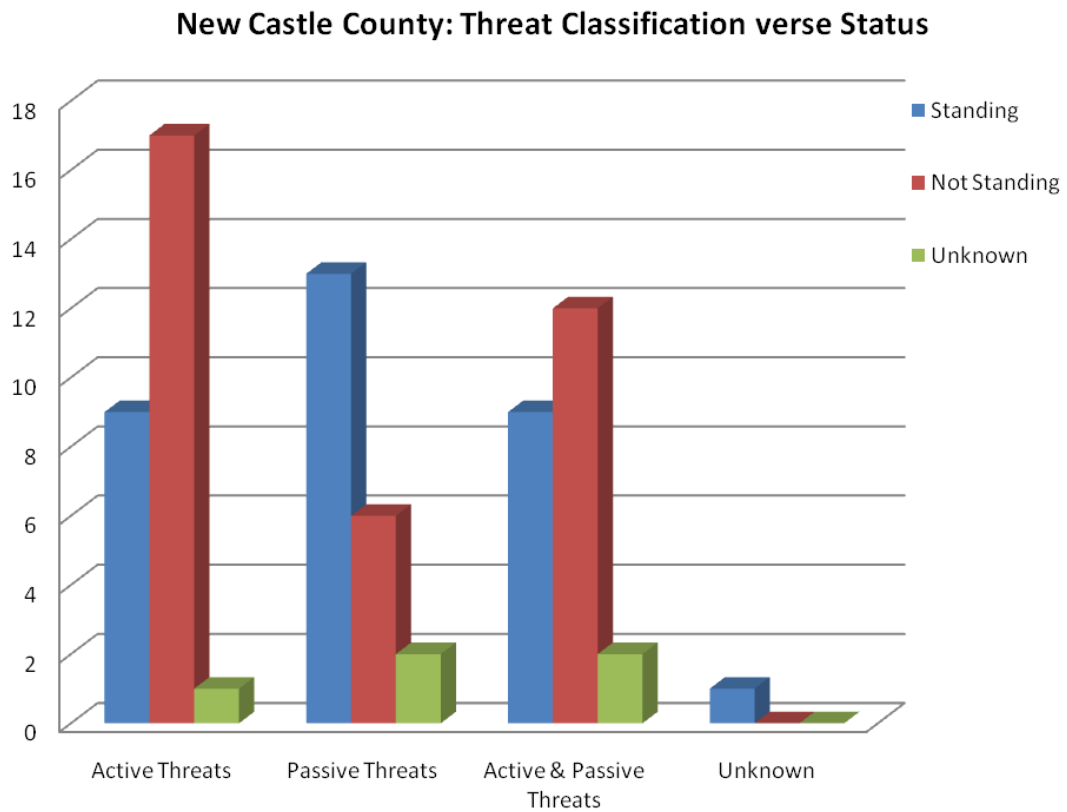
Abandonment/neglect affected the TBS resources as either the only threat, or combined with an active threat. Particularly in cases where the condition of the property brought about an active threat (such as development), the odds of survival decreased. The percent of resources standing includes in the same, if not worse, condition then when initially documented.

### New Castle County Threat Classification



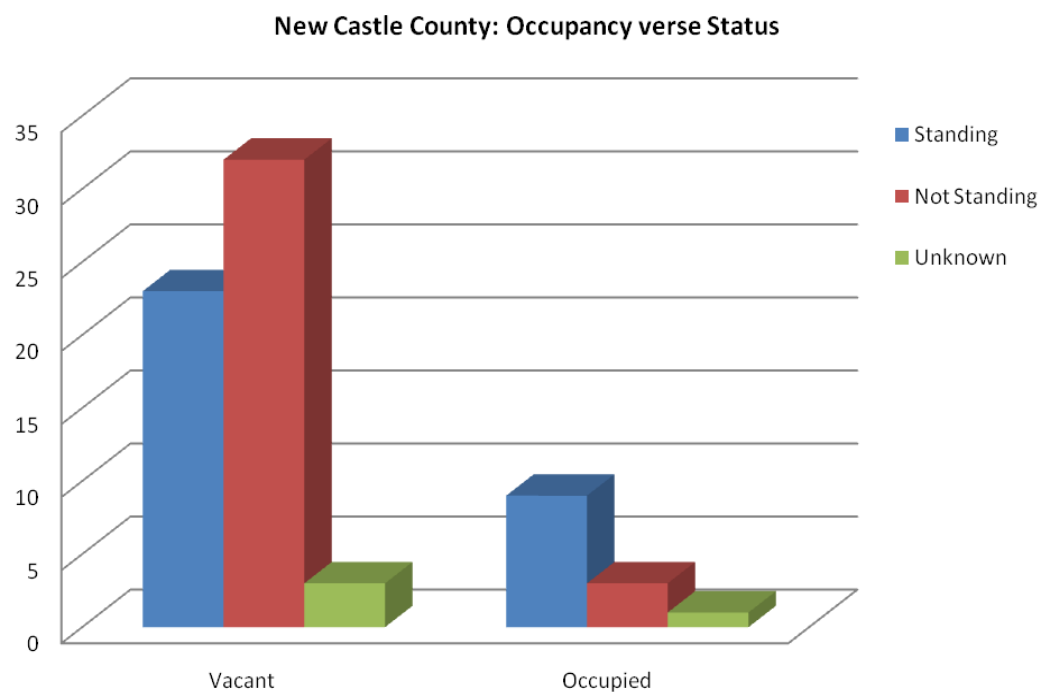
*Figure 2.38*

This breakdown of threats shows New Castle County's TBS resources do not have one overwhelming type of threat endangering their survival. They were threatened individually by active threats such as development, as a result of their condition (such as the passive threat abandonment/neglect), or as a result of a long standing passive threat (resources threatened by development after they have become demolition by neglect cases).



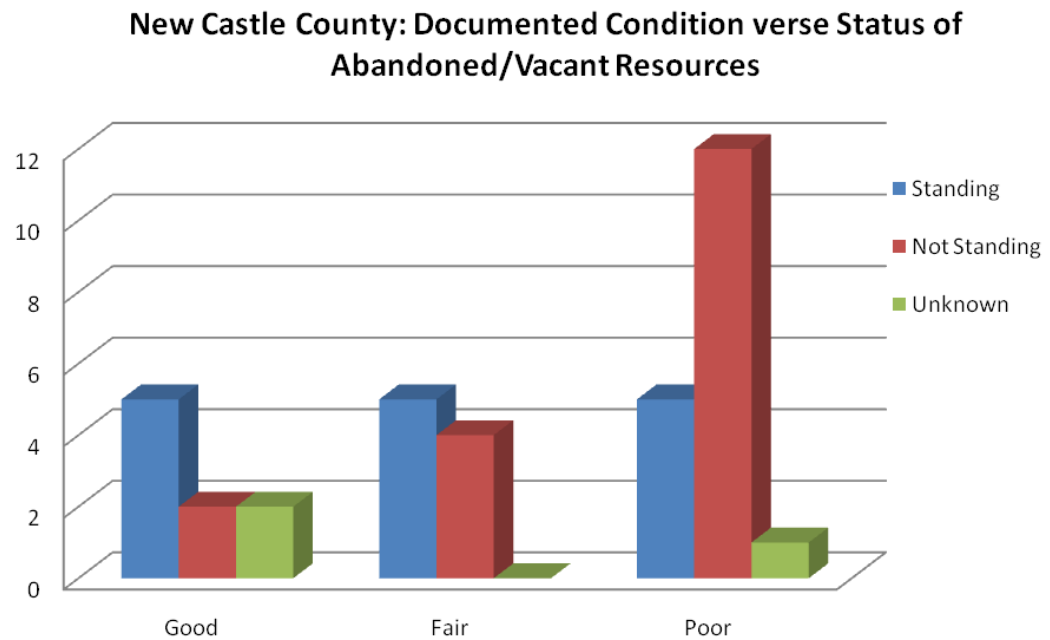
*Figure 2.39*

The current status of a TBS resource is directly tied to its type of threat. This thesis classified threats based on their characteristic with active threats being more immediately destructive than passive threats. A bar graph reflecting threat classification and status proves the dramatic loss of resources due to active threats and the less immediate threat posed by passive threats. Resources with both an active and a passive threat had the highest loss of resources.



*Figure 2.40*

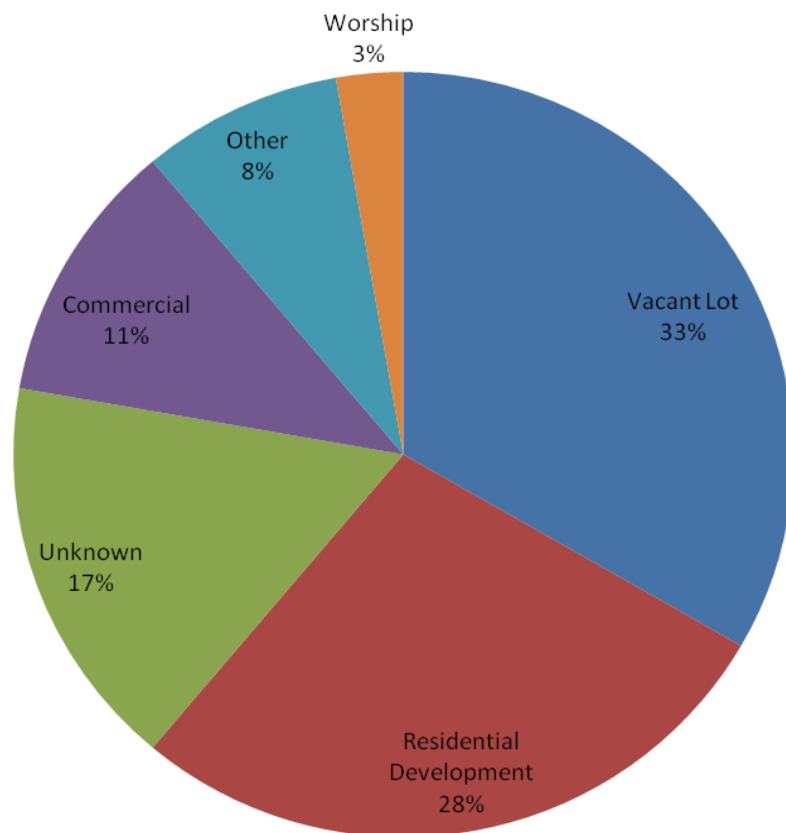
A TBS resource's current status can be tied to its level of occupancy at the time of initial documentation. Vacant resources were less likely to still stand in 2003 compared to occupied resources. The TBS record also recorded many more vacant resources than occupied. Occupied resources were more often tied to the less destructive (in the terms of physical loss of the building) renovation.



*Figure 2.41*

This graph only looks at resources initially documented as vacant by the TBS. One finds that in this case the condition of the resource greatly affected its survival with a larger number of poor resources no longer standing. By comparison if a resource was listed in good condition, it was much more likely to survive in 2003.

### Resources No Longer Standing Replacement Landscapes



*Figure 2.42*

Analysis of the current landscape for those resources no longer standing finds the majority replaced with vacant lots followed by residential development. The large presence of vacant lots can partially be explained by the poor condition of the resources and the liability associated with them. New Castle County had the largest percent of residential development replacing TBS resources.

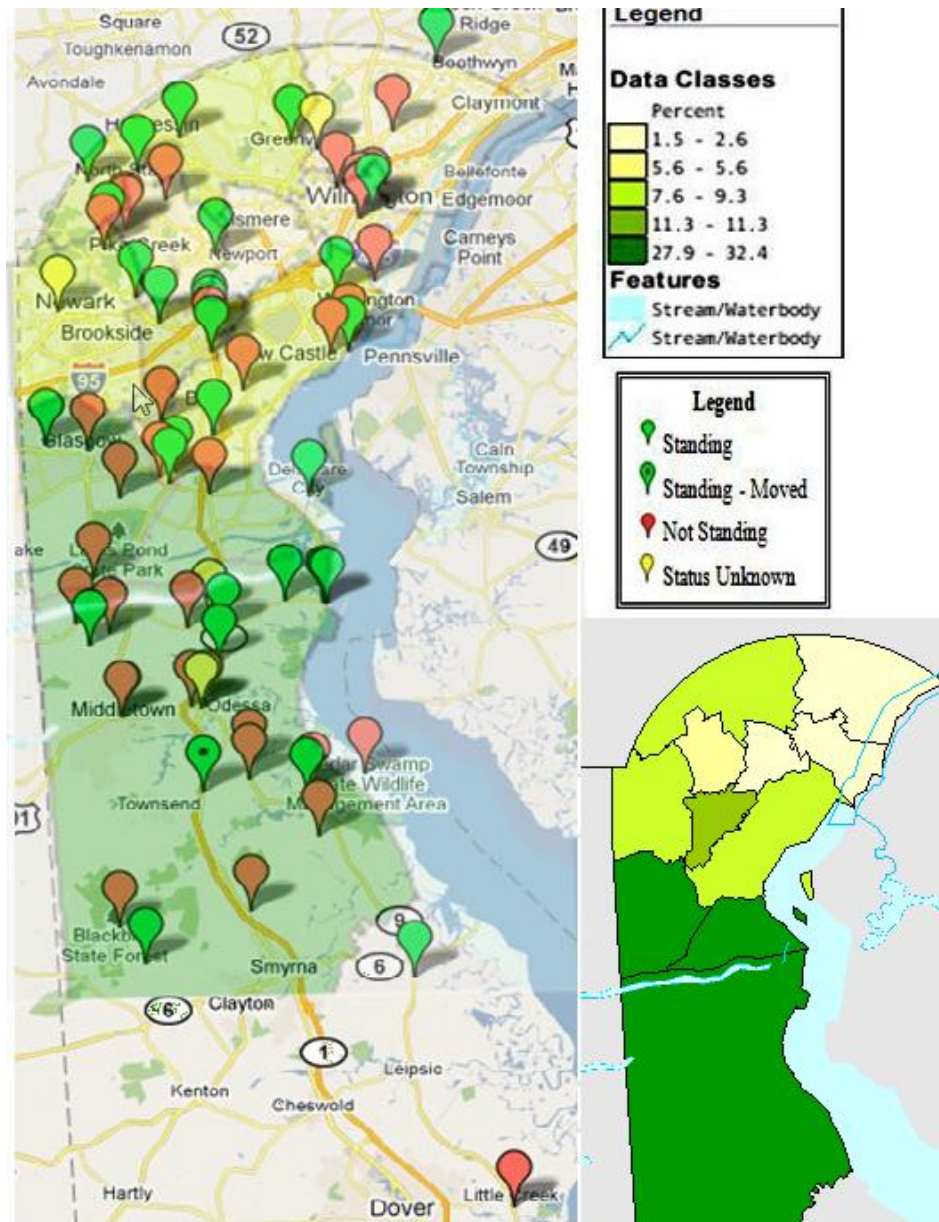


Figure 2.43

The 2000 U.S Census thematic map, *Percent of Housing Units Built 1995 to March 2000*, shows the highest percent of new construction occurring in southern New Castle County above and below the canal. An overlay of the TBS resources and their status shows a higher percent of resources threatened in this area.

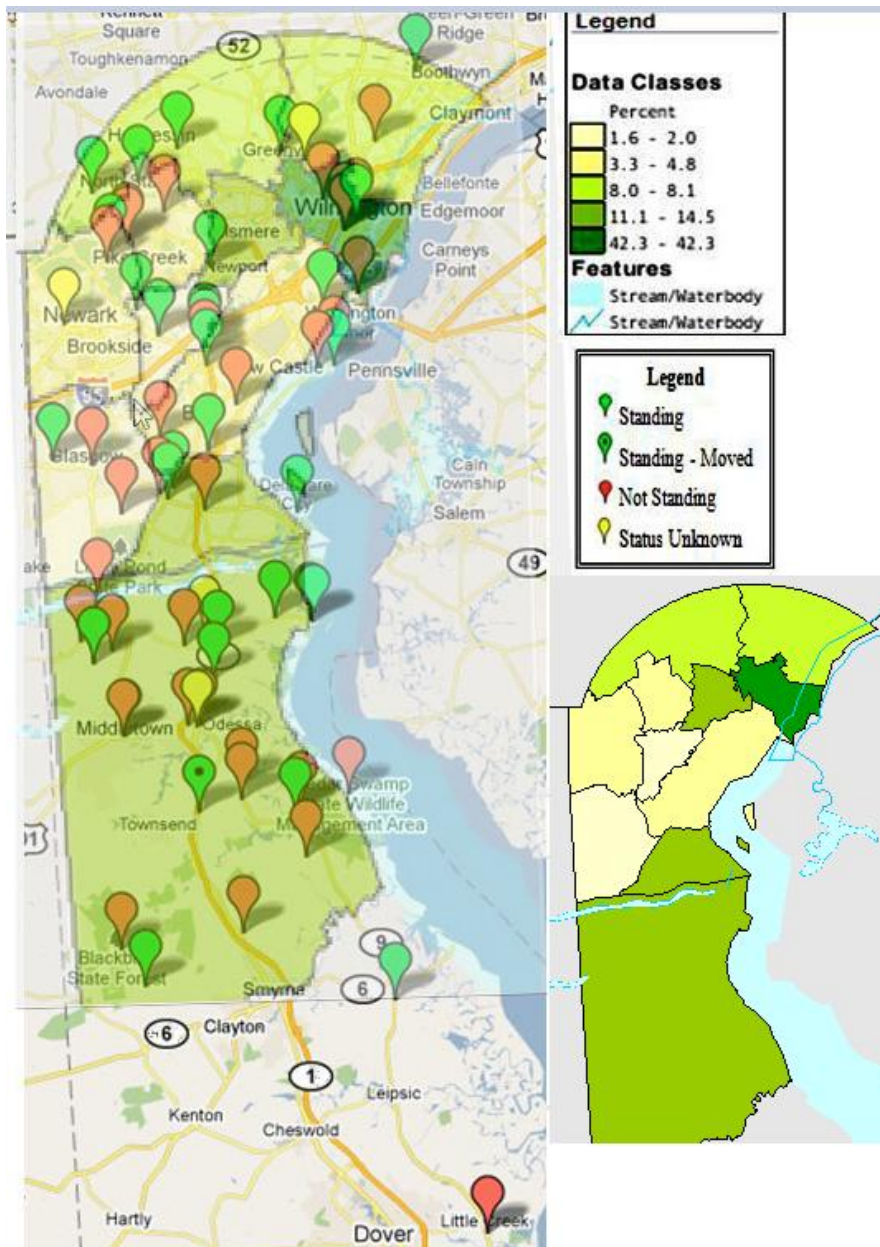
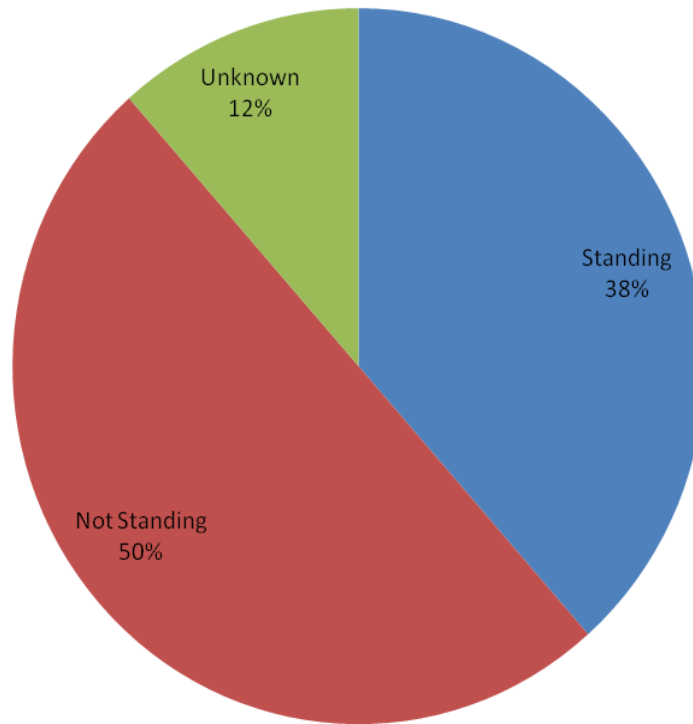


Figure 2.44

The 2000 U.S Census thematic map, *Percent of Housing Units Built before 1940*, shows the area around Wilmington retaining the largest percent of historic housing stock. A large percent also remains in the area experiencing the most new construction (as depicted in the percent of land in southern New Castle County with the second highest percent).

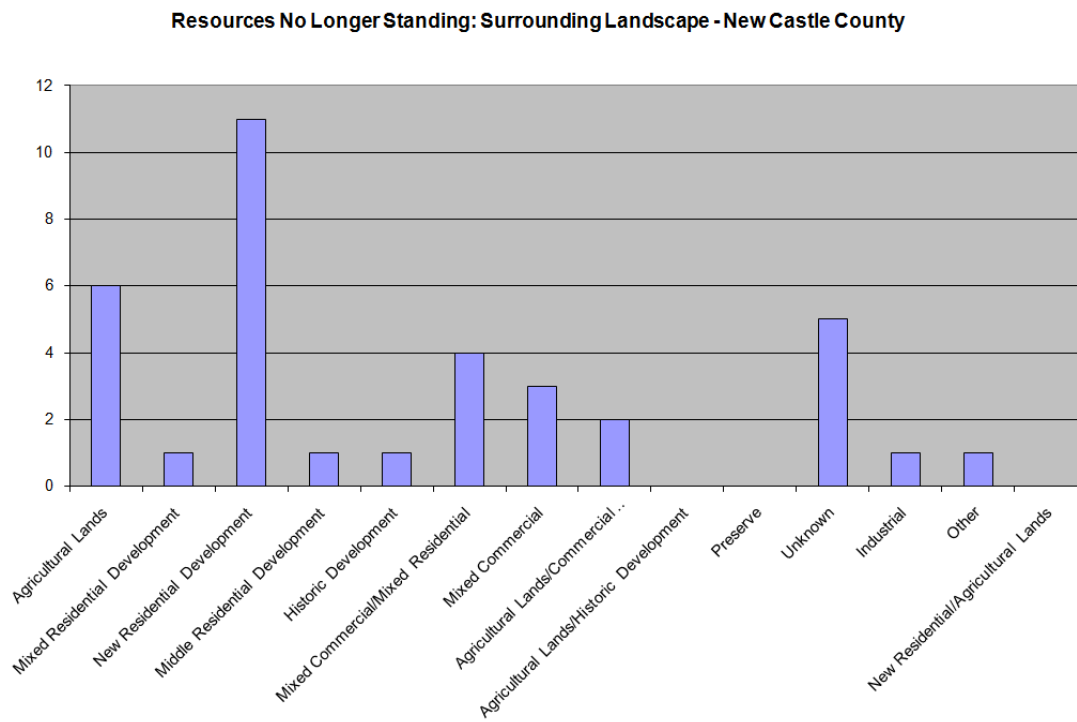


### Status of TBS Resources Threatened by Development



*Figure 2.45*

The extent that the threat of development is a problem for TBS resources is expressed in the fact that 50 percent endangered by the active threat no longer stand. Those resources still standing did so as a result of third party intervention.



*Figure 2.46*

If one compares the current surrounding landscapes for all of the TBS resources, a trend emerges where agricultural lands or new residential development frequently surrounds resources no longer standing. Historic development in these instances has little representation.

Resources Standing: Surrounding Landscape - New Castle County

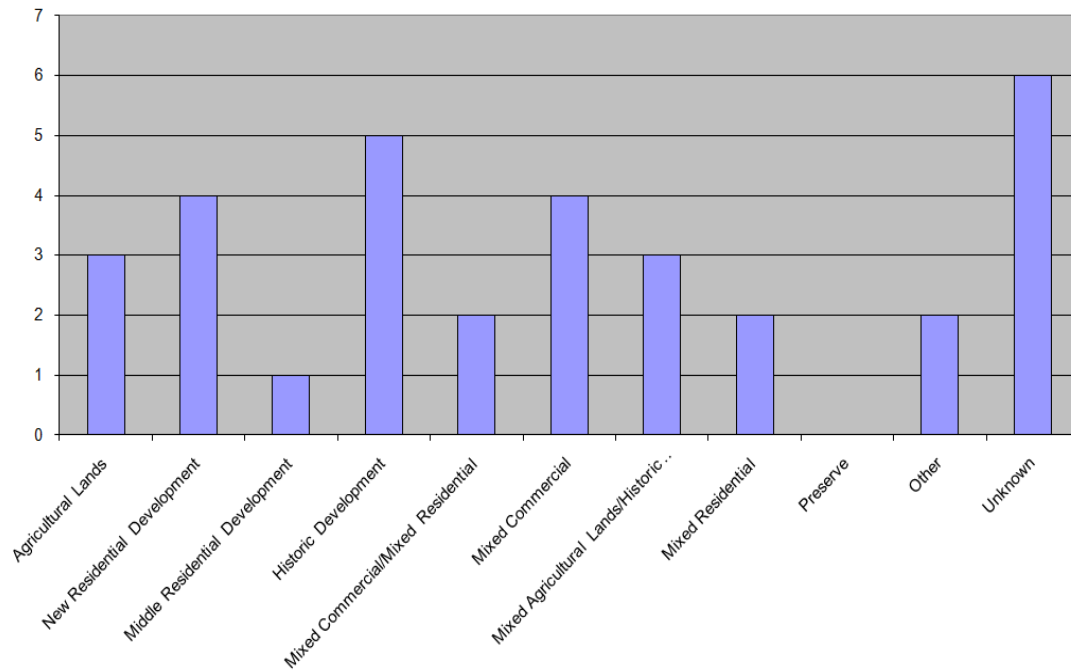
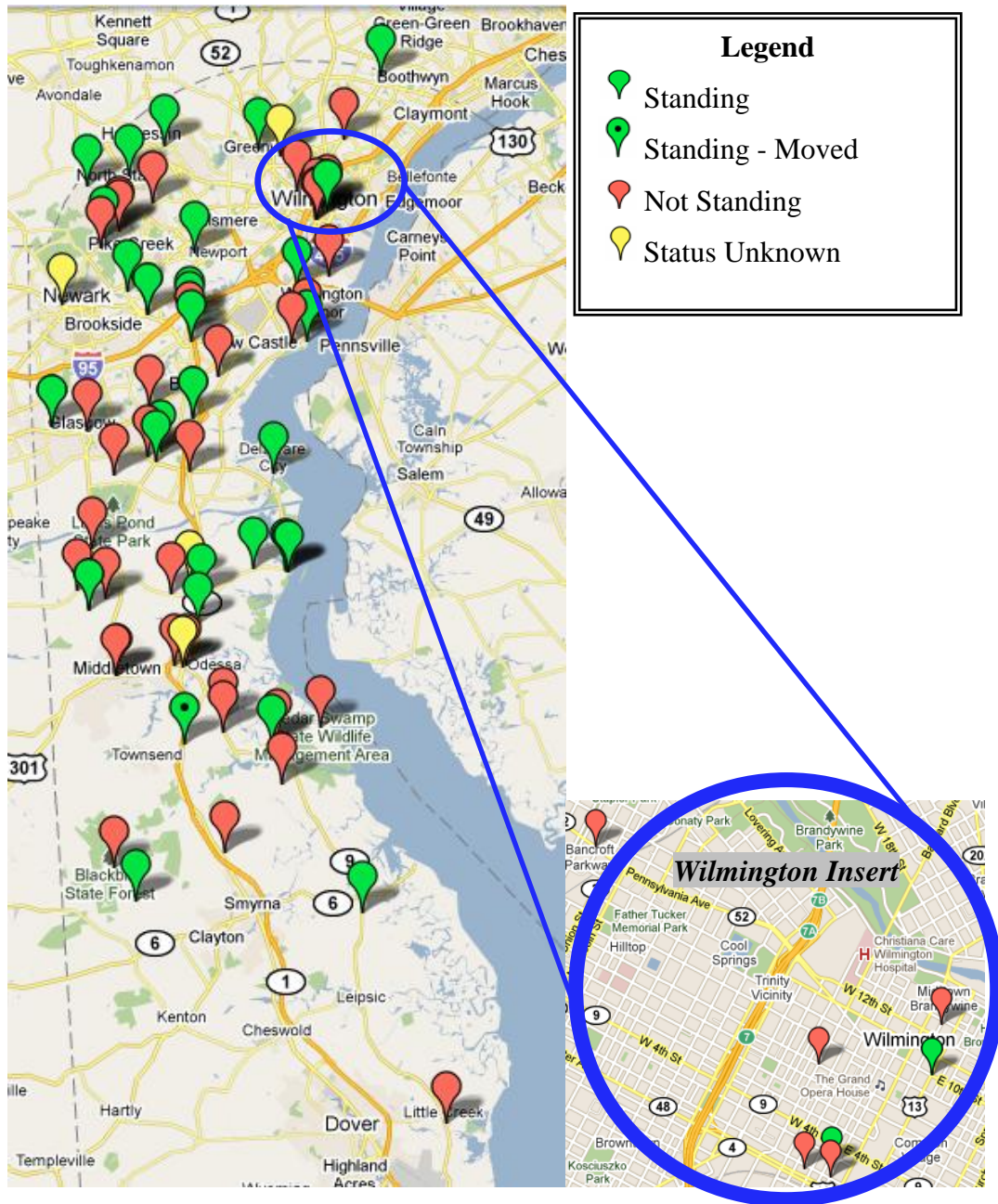


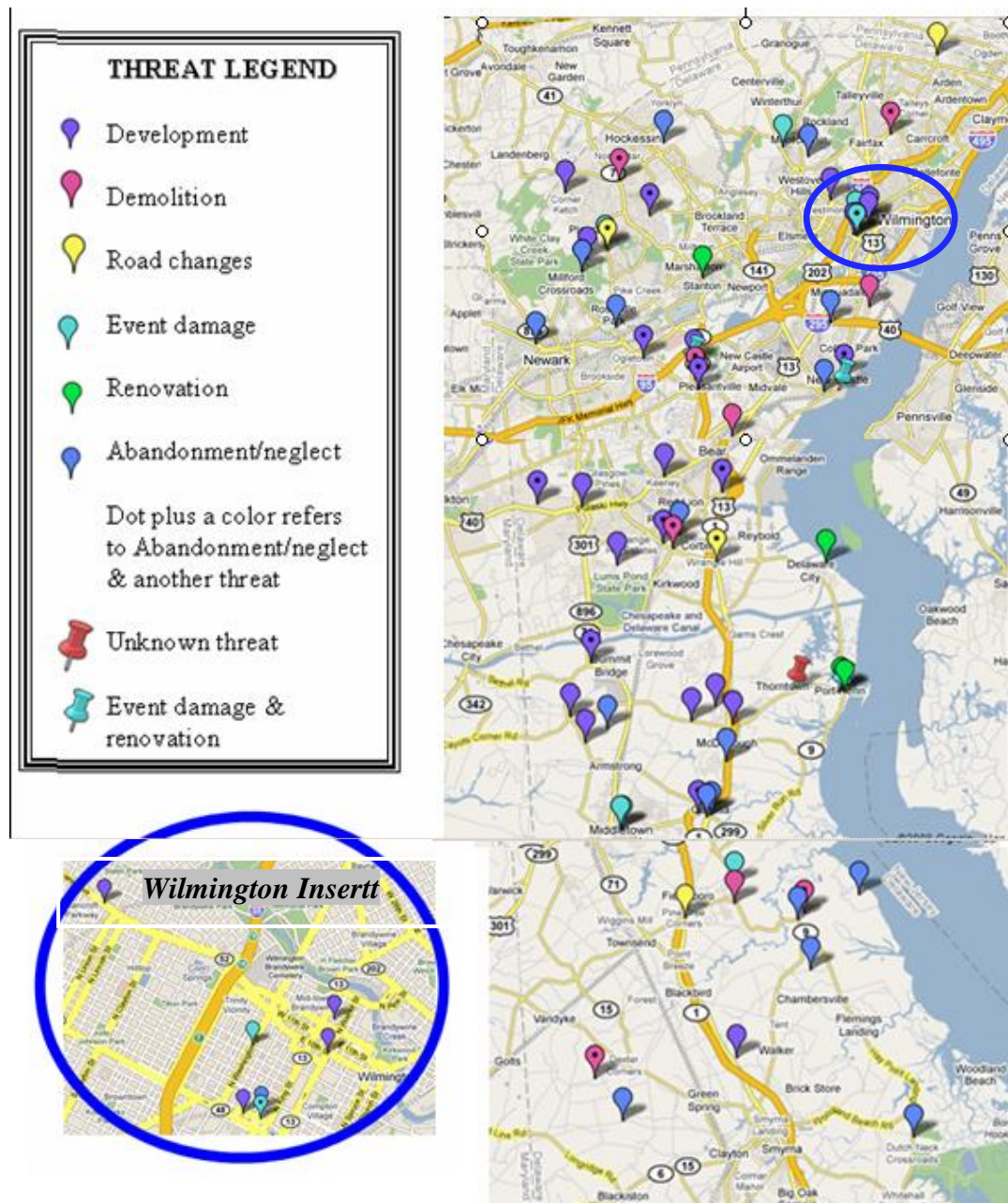
Figure 2.47

Resources still standing have a strong presence of agricultural lands, new residential development, and historic development as surrounding landscapes. The presence of new residential development speaks to developers incorporating historic buildings into their new designs as a result of preservation protections. Agricultural lands hint at the traditional landscape of the historic resource. Historic development hints at the preservation protections in these areas to prevent demolition of significant properties.



*Figure 2.48*

In order to analyze the impact of location on the current status of New Castle County's historic resources, the 72 TBS properties were plotted and color coded based on their current status.



*Figure 2.49*

A second spatial map compared the location of the TBS resources with their documented threat. This relationship shows a large number of resources threatened by development and abandonment/neglect in southern New Castle County in areas identified as containing the most new construction (1995 to 2000).

<b>Land Use</b>	<b>1984</b>	<b>1992</b>	<b>Change</b>
	Acres Percent	Acres Percent	Acres Percent
Residential/Urban	38,999 73%	46,361 4%	7,362 19%
Commercial/Industrial	20,468 13%	31,866 21%	11,398 56%
Agricultural	35,403 23%	19,881 13%	-15,522 -44%
Forest	34,483 22%	33,686 22%	-797 -2%
Water	1,551 1%	3,508 2%	1,957 126%
Wetlands	4,906 32%	2,517 2%	-2,389 -49%

Estimates of acres and percentage has been rounded

*Figure 2.50*

Land-use conversions *above* the C&D Canal - from 1984 to 1992. Note the drop in land allocated for agriculture (-44 percent compared to -2 percent below the canal). Land-use information obtained from the 1984 to 1992 Study by John Mackenzie and Kevin McCullough for the College of Agricultural and Natural Resources at the University of Delaware.

<b>Land Use</b>	<b>1984</b>		<b>1992</b>		<b>Change</b>
	Acres Percent		Acres Percent		Acres Percent
Residential/Urban	2,847	2 %	9,146	8 %	6,300 221%
Commercial/Industrial	596	1%	1,847	2 %	1,251 210%
Agricultural	70,409	58%	68,737	56%	-1,671 -2%
Forest	27,684	23 %	23,274	19%	-4,410 -16%
Water	980	1 %	4,027	3 %	3,047 311%
Wetlands	17,069	14%	12,535	10%	-4,535 -27%

Estimates of acres and percentage has been rounded

*Figure 2.51*

Land-use conversions *below* the C&D Canal - from 1984 to 1992. Note the high percent of change for residential/urban development (221 percent increase below the canal compared to 19 percent above). Land-use information obtained from the 1984 to 1992 Study by John Mackenzie and Kevin McCullough for the College of Agricultural and Natural Resources at the University of Delaware.



*Kent County, DE*  
Population by Decades

Date	Population	Pop. Change	Annual % Change
1900	32,762	-	-
1910	32,721	-41	0.0
1920	31,023	-1,698	-0.5
1930	31,841	818	0.3
1940	34,441	2,600	0.8
1950	37,870	3,429	1.0
1960	65,651	27,781	5.7
1970	81,892	16,241	2.2
1980	98,219	16,327	1.8
1990	110,993	12,774	1.2
2000	126,697	15,704	1.3

*Sussex County, DE*  
Population by Decades

Date	Population	Pop. Change	Annual % Change
1900	42,276	-	-
1910	46,413	4,137	0.9
1920	43,741	-2,672	-0.6
1930	45,507	1,766	0.4
1940	52,502	6,995	1.4
1950	61,336	8,834	1.6
1960	73,195	11,859	1.8
1970	80,356	7,161	0.9
1980	98,004	17,648	2.0
1990	113,229	15,225	1.5
2000	156,638	43,409	3.3

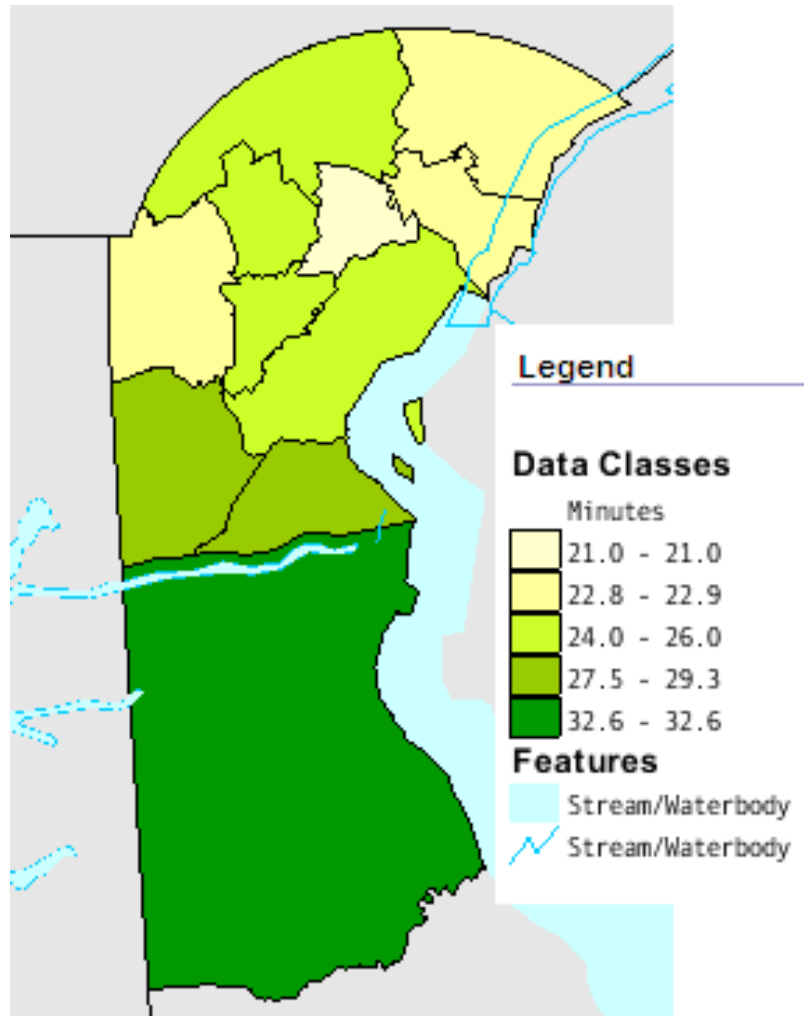
*New Castle County, DE*  
Population by Decades

Date	Population	Pop. Change	Annual % Change
1900	109,697	-	-
1910	123,188	13,491	1.2
1920	148,239	25,051	1.9
1930	161,032	12,793	0.8
1940	179,562	18,530	1.1
1950	218,879	39,317	2.0
1960	307,446	88,567	3.5
1970	385,856	78,410	2.3
1980	398,115	12,259	0.3
1990	441,946	43,831	1.0
2000	500,265	58,319	1.2

*Figure 2.52*

Charts of New Castle, Kent, and Sussex County's population by decade as taken from the U.S Census. New Castle County's population from 1990 to 2000 remained equivalent to Kent County, but far below Sussex County's three percent annual change. This proves that while population increases continue to affect New Castle County in specific areas (as discussed with Middletown), the greatest population shift is occurring in Sussex County.





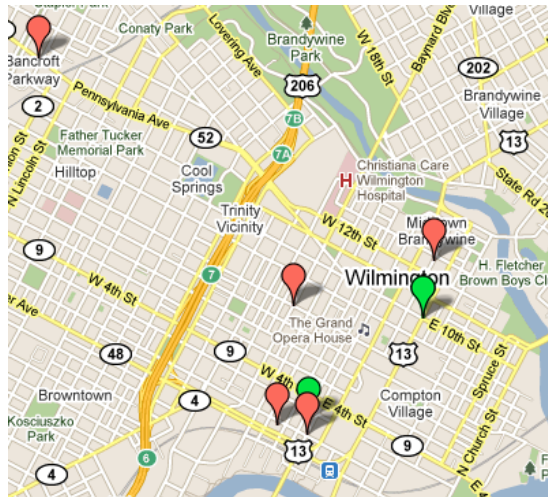
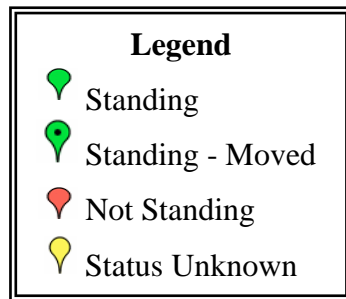
*Figure 2.53*

The 2000 U.S Census thematic map, *Mean Travel Time to Work*, corresponds to the area experiencing the most recent growth (southern New Castle County). Communities below the canal averages a 32 minute commute time, which reflects how these settlements have become “bedroom communities” to employment in Wilmington. Reduced housing costs and increased residential construction in these areas has enticed new settlement in these areas.



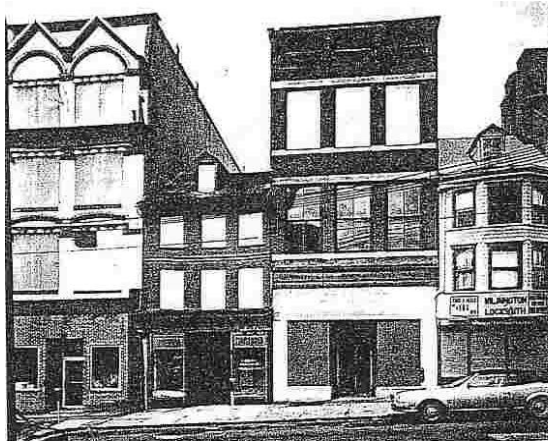
*Figure 2.54*

Mother Union African Methodist Episcopal Church, Wilmington, DE. Photograph courtesy CHAD archives 1995-1996. The site of the Mother Union African Methodist Episcopal Church as it stood in 2003 with new construction of MBNA bank offices. Note the change in character of the streetscape from a community/residential area to one void of pedestrian scale (bottom photograph 2003).



*Figure 2.55*

A close-up of the TBS resources located in downtown Wilmington shows a breakdown of location, current status, and documented threat. Only two resources, the Yarnell-Levy Store and the Walnut Street YMCA, still stand. The extent that development endangers Wilmington's resources is clear as it experienced this as the most active threat for the area.



*Figure 2.56*

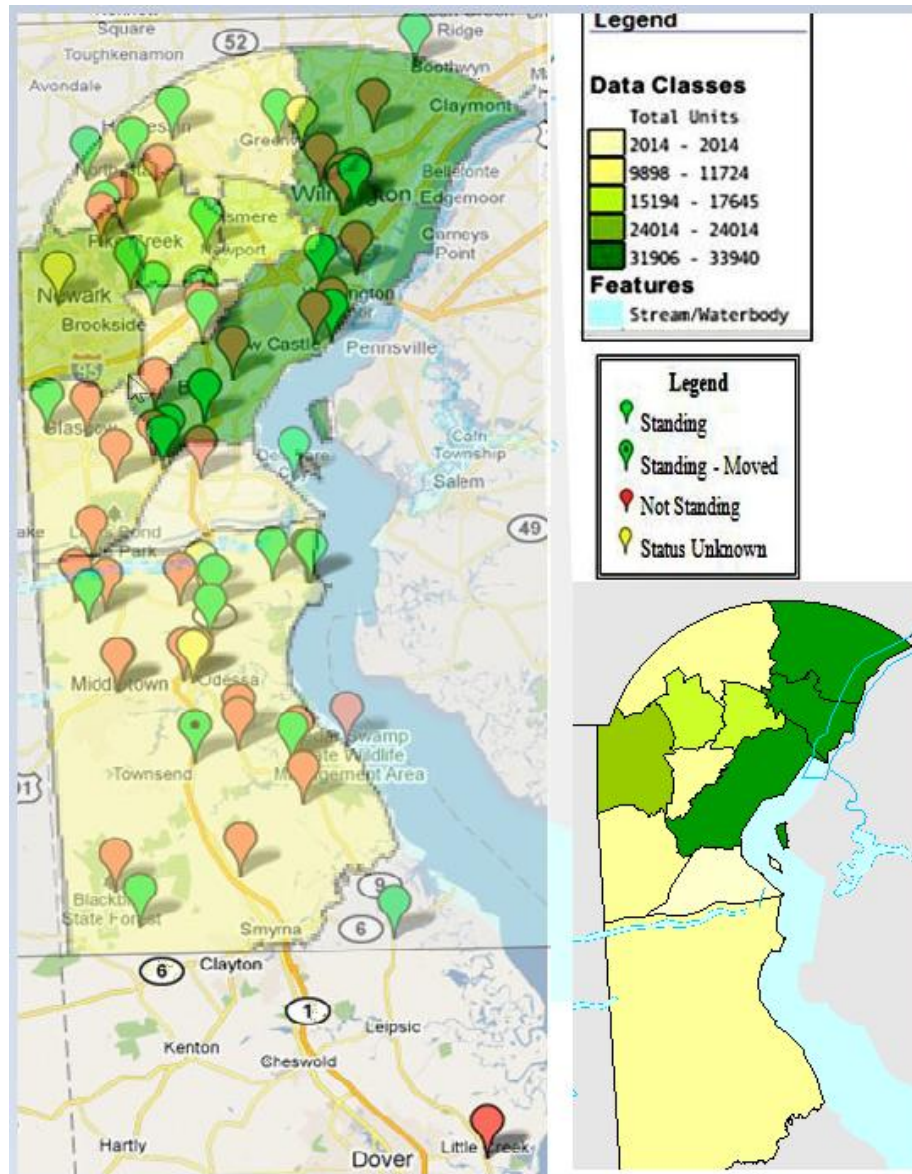
Yarnell-Levy Store, Wilmington, DE. Photograph courtesy CHAD archives 1996-1997. The Yarnell-Levy Store in 2003 stands rehabilitated and revitalized waiting for its future use. While much of the interior has been gutted to allow for the alteration of the Ships Tavern District, its occupation ensures the survival of the resource (even if just in its exterior elevation – bottom photograph 2003).



*Figure 2.57*

Mansion Farm Complex, Glasgow, DE. Photograph courtesy CHAD archives 1999-2000. In 2003, the property was demolished for residential housing, another example of the toll sprawl and new construction takes on historic buildings if no protective measures are in place (bottom photograph 2003).



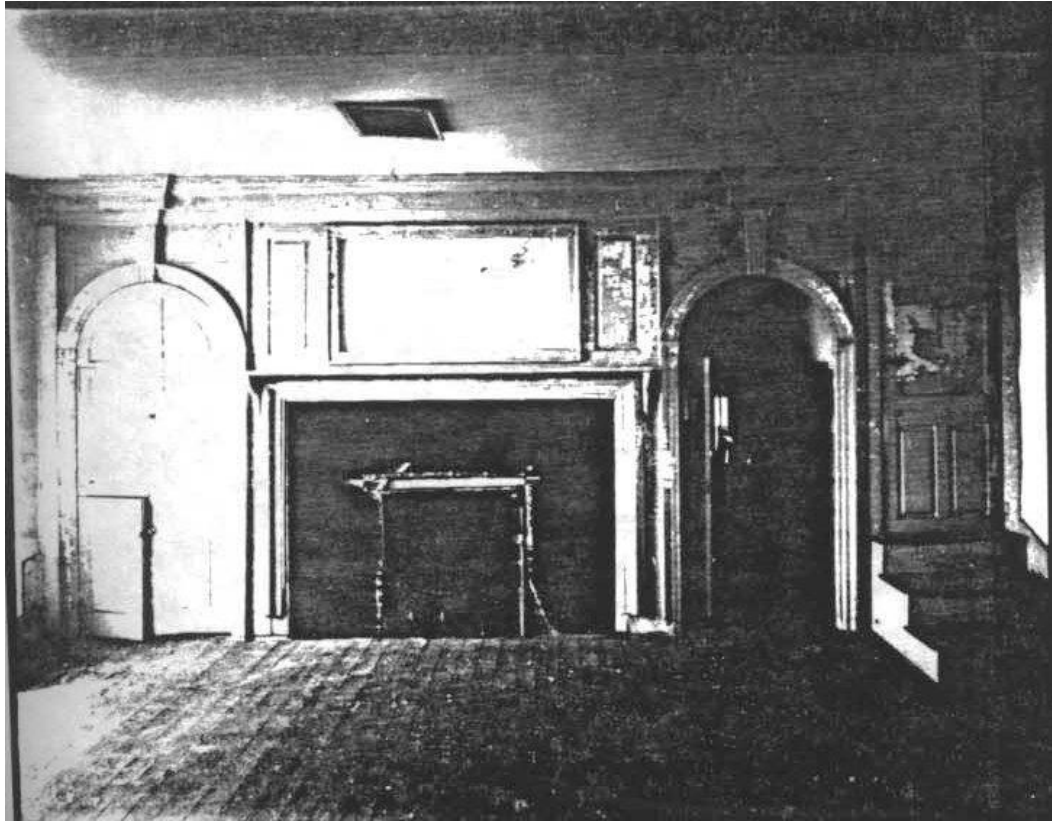


*Figure 2.58*

The 2000 U.S. Census thematic map, *Total Housing Units*, shows north eastern portion of New Castle County in the areas surrounding Wilmington containing the most housing units. This area, however, is experiencing some of the least new construction in the county. This demonstrates shifts in settlement patterns as new development heads south to traditionally agricultural areas (as depicted in their least percent of total housing units).



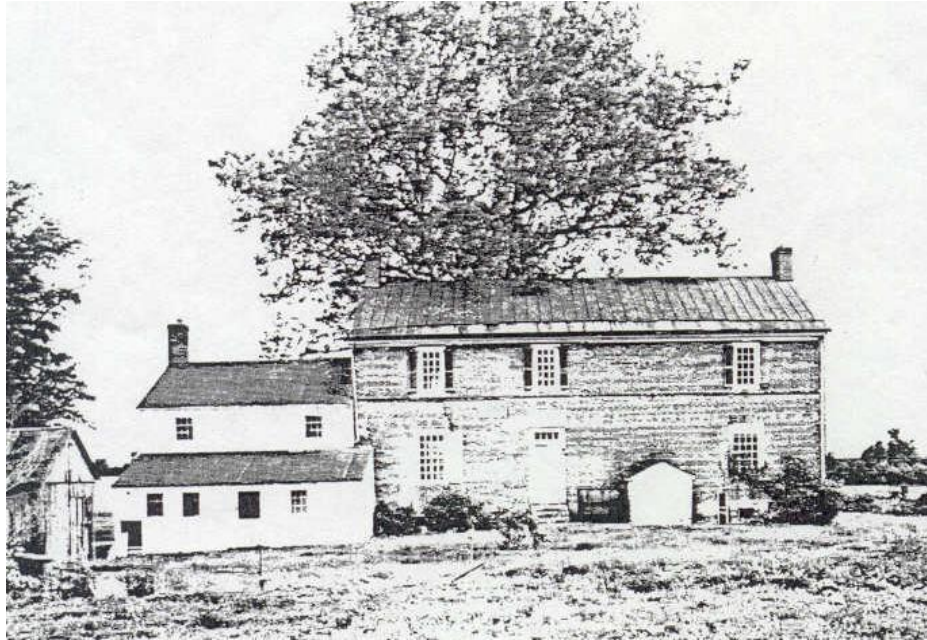
*Figure 2.59*  
Huguenot House, Taylor's Bridge, DE-, Historic American Building Survey, HABS #-DEL77.



*Figure 2.60*

The large significance of the Huguenot House is a result of its early construction date, rare architectural style, and well-preserved interior. This first floor view of the center room shows intricate paneling on the west wall, intricate cabinets, and a large walk-in fireplace. Photograph courtesy CHAD archives 1993-1994.





*Figure 2.61*

When first documented by CHAD the property stood vacant, but in fair condition, Photograph courtesy CHAD archives 1993-1994. In the case of this TBS resource, new owners put their own personal comforts on hold (in one instance sleeping the entire winter in a sleeping bag to keep the property occupied as required to keep insurance) in order to bring the building back to its past grandeur. In 2003, the building is well on its way to being protected for future generations.



*Figure 2.62*

Henry Whiteman House, Corner Ketch, DE. Photograph courtesy CHAD archives 1998-1999. The property in 2003 as it stands on its original location (bottom photograph 2003).



*Figure 2.63*  
Henry House, Pine Tree Corners, DE. Photograph courtesy CHAD archives  
1996-1997.



*Figure 2.64*

Joseph Crawford House, Glasgow, DE. Photograph courtesy CHAD archives 1999-2000, after photograph courtesy Christine Quinn.





*Figure 2.65*  
Vandegrift-Deputy House, Kirkwood, DE. Photograph courtesy CHAD archives 1997-1998, after photograph courtesy Christine Quinn.



*Figure 2.66*

Peter Williams House, Wrangle Hill, DE. Photograph courtesy CHAD archives 1995-1996. In 2003, the Peter Williams House stands after undergoing restoration efforts thanks to Double S. Companies (bottom photograph 2003).



### **Chapter 3**

#### **KENT COUNTY: THE EFFECTS OF DEVELOPMENT AND DEMOLITION ON HISTORIC RESOURCES**

Kent County contains the fewest housing units and has the smallest population of Delaware's three counties (50, 481 units and 126,697 residents); however, this area currently faces "rediscovery" as development in New Castle County extends south.<sup>200</sup> As New Castle County enacts stringent development restrictions and limits the amount of land available for new construction, Kent County's farmland becomes prime real estate for expansion. Today, Kent County retains a strong agricultural economy; however, this agricultural landscape no longer remains the product of small, individually owned farms, but rather the result of large farming complexes consisting of thousands of acres. This transformation creates tension between the historic housing stock and the new agricultural complexes as traditional farms merge (by sale) into this new system. The historic farmstead and its associated outbuildings become unnecessary byproducts in the sale and often face demolition by neglect or intentional removal as a result.

Much of Kent County's new development revolves around either redefined "bedroom communities" that are quickly becoming new population hubs (Smyrna), large cities that are expanding beyond their municipal boundaries (Dover), or agricultural lands sold for development (southwestern region of the county).

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<sup>200</sup> U.S Census Bureau, Census 2000 Housing information. By comparison New Castle County in 2000 contained 199,521 housing units and Sussex County 93, 070 units.



Smyrna alone experienced a population increase in 2000 that exceeded the county average by 18 percent (Smyrna saw a 38 percent jump in population as compared to a 20 percent increase countywide and a ten percent increase statewide)<sup>201</sup>. Analysis of Kent County's 33 Threatened Building Survey (TBS) resources finds that development and abandonment/neglect pose the greatest threat; particularly in regions identified by the 2000 U.S Census as containing the most new construction (1995 to 2000).

Between 1989 and 2003, CHAD gathered information on 127 threatened resources through its TBS; resources from Kent County represent 26 percent of the total resources. Reexamination of these buildings in 2003, determined that 52 percent still standing, 39 percent are no longer standing, and the status of nine percent remains unknown.<sup>202</sup> While the number of resources still standing appears high, a closer look reveals that only eight resources can be considered true success stories.<sup>203</sup> Eighteen percent of the resources (three resources) continue to stand in the same, if not worse, condition than initially documented becoming cases of demolition by neglect. The remaining (24 percent (four resources) were originally recorded with less detrimental threats of event damage and renovation and thus expected to remain standing.<sup>204</sup> Resources that survive despite their threats do so as a result of deliberate efforts from

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<sup>201</sup> U.S Census Bureau, Census 2000 information

<sup>202</sup> 13 resources were still standing in 2003, 17 no longer standing, and the status of three unknown. The category "*standing*" includes one moved resources.

<sup>203</sup> The eight resources still standing include: *Hunn/Jenkins House* (TBS 1996-1997), *Capitol Theater* (TBS 1997-1998), *Hanson House* (TBS 2001-2002), *Howe House* (TBS 1995-1996), *Richardson Hall & Carriage House* (TBS 1995-1996), *Little Creek Friends Meeting House* (TBS 1994-1995), *Reynolds House* (TBS 1998-1999), and the *Charles I du Pont Farm* (TBS 1999-2000).

<sup>204</sup> This percent includes two resources threatened by event damage and renovation, and two resources threatened only by event damage.

concerned citizens, nonprofit organizations, and property owners. Overall, this resource found that the survival of a TBS resource depended on its location (high or low growth areas), documented condition (vacant or occupied, in poor or good condition), and potential for (re)use (does it have the financial backing of the community or a sensitive new buyer).

In order to understand Kent County's historic resources and their current environment, one must first build a geographic and historical context of the region. Geographically, Kent County lies within two zones defined by the *Delaware Comprehensive Historic Preservation Plan*; the Upper Peninsula Zone and the Coastal Zone (Figure 3.1). The Upper Peninsula Zone, the largest geographic zone in Delaware, extends from southern New Castle County throughout Kent County including the hundreds: Duck Creek, Little Creek, Kenton, East Dover, West Dover, North Murderkill, South Murderkill, and Milford. The landscape ranges from level ground to gently rolling, or sloping, hills; the soils from medium-textured to moderately coarse. The presence of waterways creates a fertile environment supporting a strong agricultural economy with the land undergoing heavy cultivation since the period of initial settlement. Seventy percent of Kent County's TBS resources belong to the Upper Peninsula Zone.

The Coastal Zone encompasses Delaware's coastline and extends from the state line to the head of navigation on the inland side.<sup>205</sup> The soil in this region ranges from moderately-well drained with medium texture to tidal marsh.<sup>206</sup> The zone

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<sup>205</sup> Bernard L. Herman and Rebecca J. Siders, et al., *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 65.

<sup>206</sup> Ibid., 65.

includes wetlands, salt marshes, and narrow sandy beaches. While the natural landscape of the Upper Peninsula Zone supported an agriculturally based economy, inhabitants of the Coastal Zone developed a distinct market based on working the rivers, bays, and marshes.<sup>207</sup> As settlement increased, the zone underwent various reclamation efforts in order to transform the marshlands into fertile grazing grounds. The Coastal Zone contains 30 percent of Kent County's TBS resources.

By the eighteenth century, settlement moved inland to the Upper Peninsula Zone. Transportation improvements like the railroad, opened new markets for perishable crops and provided alternative networks for inland settlements. New towns formed along the rails and settlement dispersed throughout the county. The speed of the railroad promoted the sale of perishable goods, and the county's orchard industry emerged as a new cash crop. Architectural forms such as "peach mansions" and the "house and garden" became products of this new environment. Introduction of the automobile in the twentieth century expanded earlier settlement patterns creating new thoroughfares for development. Agricultural advancements and the ideas of the agricultural reform movement (in conjunction with marsh reclamation projects along the coast) increased the amount of fertile land, and farmers turned to tenant laborers.

The *Delaware Comprehensive Historic Preservation Plan* and its companion volume, *Historic Context Master Reference and Summary* illustrate the transformation of Kent County's physical landscape through six developmental periods: 1630-1730 +/- *Exploration and Frontier Settlement*; 1730-1770 +/- *Intensified and Durable Occupation*; 1770-1830 +/- *Early Industrialization*; 1830-1880 +/-

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<sup>207</sup> Caroline C. Fisher, *Marshland Resources in the Delaware Estuary, 1830 to 1950 +/-: An Historic Context* (Newark, Delaware: Center for Historic Architecture and Engineering, 1993).

*Industrialization and Early Urbanization; 1880-1940+/- Urbanization and Early Suburbanization; and 1940-1960 +/- Suburbanization and Early Ex-urbanization* (the plus and minus notations indicate slight period overlap). Together, these periods create a context for understanding Kent County's threatened historic resources and mark the evolution of the county's development.

**Exploration and Frontier Settlement, Intensified and Durable Occupation, 1630-1770+/-**

The periods encompassing 1630 to 1730 +/- and 1730 to 1770 +/- describe the early exploration, initial settlement, and durable occupation of Kent County's landscape. Little development occurred in the county until after 1680, when the efforts of William Penn promoted settlement beyond New Castle County. Continuous boundary disputes between Lord Baltimore and William Penn limited settlement in the state's southern regions. It was not until 1769 (when their disputes were finalized) that pioneers trusted their land claims and moved south.<sup>208</sup>

Impermanent, post-and-beam structures characterizes the architecture from this period. Post-and-beam construction describes a traditional system of wood-frame construction where posts are placed directly in the ground thus eliminating a need for a foundation.<sup>209</sup> With time and increased settlement, residents turned to more durable forms of architecture. Financial gains, fueled by the region's fertile soil and abundant

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<sup>208</sup> John A. Munroe, *History of Delaware* (Newark, Delaware: University of Delaware Press, 1993), 53.

<sup>209</sup> Bernard L. Herman and Rebecca J. Siders, et al., *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 22.

waterways, sparked new building projects, and the number of buildings per farmstead increased.<sup>210</sup>

Agriculture became the focus of Kent County's economy with cereals and livestock the farm's primary products after 1680. Crop farming cleared large portions of land removing woodlots and pastures. As productivity on the farm increased, many families harvested excess produce for transportation to urban markets like Wilmington and Philadelphia. Kent County, like New Castle County, began exporting wheat, flour, and leather through its towns to serve the already established Atlantic trade routes.<sup>211</sup>

Amidst the development of the county, the City of Dover emerged as a planned landscape designed by the Delaware General Assembly. William Penn ordered the construction of the city's first commercial area, "The Green," in 1722.<sup>212</sup> In 1777, the state government moved from New Castle (in New Castle County) to a more centralized location in Dover. The settlement shift that followed brought prosperity to the county, and "the Green" became the center of life for the state and its supporting merchants. Development of a reliable road network, connecting Dover to the rest of the state, accelerated development in the county.<sup>213</sup>

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<sup>210</sup> Bernard L. Herman and Rebecca J. Siders, et al., *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 22.

<sup>211</sup> Ibid., 25.

<sup>212</sup> William Darrach Halsey and Emanuel Friedman, Collier's Encyclopedia: With Bibliography and Index (New York, New York: Macmillan Educational Co, 1984), 368.

<sup>213</sup> Ibid., 368.

While settlement of Kent County progressed inland, water-oriented fishing and trapping communities began to develop along the coast. A busy coastal transportation network soon emerged to support these new communities. New landings and ports improved transportation while connecting Delaware's growing interior settlements with distant ports. Kent County's landings in Smyrna, Leipsic, and Barkers Landing became economic centers focused on shipbuilding and other related industries.

Two of Kent County's TBS resources trace their period of construction to this time of exploration and early settlement. The Jehu Reed House in Little Heaven (TBS 1999-2000) and the Hanson House in Dover (TBS 2001-2002) date to the early-to-mid eighteenth century. The Hanson House in particular speaks to changes in settlement patterns as the City of Dover emerged as a planned city in 1717 and eventually the center of state government. Constructed in approximately 1730, the Hanson House sits on land close to the heart of the city's legislative center. Construction of the Jehu Reed house in Little Heaven stresses the importance of location in early settlement. While the property eventually flourished as a result of railroad transportation its initial construction (near a busy coastal transportation network) ensured the family an outlet for exchanging goods. In addition to its proximity to coastal communities, the Reed house relied on an early road network that passed in front of the house and continued south to Dover. Together the Hanson House and the Jehu Reed House, depict the trends identified from their period of construction, particularly the importance of established transportation routes in determining settlement patterns.

### **Early Industrialization, 1770-1830 +/-**

Kent County mimicked southern New Castle County's agricultural development by adopting ideals of the agricultural reform movement. Farmers, frustrated with their land's decreased fertility (due to intensified cultivation), began experimenting with new technologies. Followers of the agricultural reform movement incorporated fertilizers, crop rotation, and new machinery to increase agricultural yields.

The agricultural reform movement produced a new class of farmers who pursued scientific agriculture, used contractual labor agreements, and sought to systematize production activity on their farms. Known as the rural elite, these individuals remained the wealthiest twenty percent of the taxable population and viewed their land as investments.<sup>214</sup> Local tax lists from the late-eighteenth and early-nineteenth centuries indicate that rural elite land holdings remained above average. In St. George's Hundred for example, the average rural elite landholder in 1816 owned 235 acres at a time when architectural ownership was generally limited to the top 30 percent of the taxable population.<sup>215</sup> Often owning more than one farm, rural elite landholders focused on the administration and overall management of their agricultural lands. The rural elite committed themselves to the agricultural reform movement, regulation of the rural economy, and capitalizing on farming. They accomplished this by controlling labor (relying on agricultural tenancy to manage multiple farms) and by inventing new agricultural machinery.

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<sup>214</sup> Bernard Herman, Gabrielle M. Lanier, and Rebecca J. Siders, *National Register of Historic Places: Dwellings of the Rural Elite in Central Delaware, 1770-1830 +/-* (Newark, Delaware: University of Delaware Press, 1989), 2.

<sup>215</sup> Ibid., E13 & E8.

The emerging landholding gentry established specific rules for ordering the natural landscape and their built environment.<sup>216</sup> They viewed their fields, crops, and farm buildings as representation of their prosperity, with the house being the most important symbol of order. The estate encompassed the “visual and symbolic center of the gentry’s neatly ordered universe.”<sup>217</sup> As a result, their dwellings tended to be large, ornately finished, and carefully placed on the landscape. The elite farmer selected a location for his home within community view (usually along a public road) in a visibly powerful location (such as a rise in the landscape). The ideas of the reform movement transformed the built environment as prosperous farmers began constructing new houses with these ideals in mind, while investing larger portions of their income to additional outbuildings. These landowners constructed new buildings while they abandoned (or extensively remodeled) those that were outdated.

The Charles du Pont Farm (TBS 1999-2000) provides an example of a mid-to-late eighteenth century rural dwelling built by a member of Kent County’s rural elite. Initially constructed in 1780, the two-and-a-half story brick dwelling served the needs of its wealthy landowner. According to the research compiled for the TBS, the prosperity of the farm rose and fell several times over the nineteenth century depending upon the amount of money and time invested by the owner and tenant. It is not until Charles and Ann Ridgely du Pont purchased the property in 1847 that practices of the agricultural reform movement dictated farm management. Charles I.

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<sup>216</sup> Bernard L. Herman and Rebecca Siders, et al., *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 26.

<sup>217</sup> Bernard Herman, Gabrielle M. Lanier, and Rebecca J. Siders, *National Register of Historic Places: Dwellings of the Rural Elite in Central Delaware, 1770-1830 +/-* (Newark, Delaware: University of Delaware, 1989), E3.



du Pont (an operator of woolen mills on the Brandywine in New Castle County) managed the property as a tenant farm, but immediately began repairing existing buildings as well as investing in new. Under his leadership, scientific methods of the agricultural reform movement - specifically the theory of crop rotation, the use of fertilizers, and the practice of soil conservation, lead to a revitalization of the farm. In its entirety, the farm complex “provides an excellent example of the use of agricultural tenancy and agricultural reform as a strategy for generating income.”<sup>218</sup> TBS listed the property in 1999 as threatened by development, vacant, but in good condition (Figure 3.2). A revisit of the property in 2003 demonstrated that it still stands, but is surrounded by a residential subdivision.

Elite landowners frequently used building materials as a means to demonstrate their importance and wealth. Between 1770 and 1830, log or frame dwellings made up the majority of homes in the county.<sup>219</sup> Log dwellings varied significantly in construction details (including treatment of the logs, attachment of the logs at the corners, and the materials used for fill between the logs), size (some consisted of a single room on a single floor while others rose two-stories in height), and level of finish (from whitewash to lath and plastered interiors). Thus, while persons of different social and economic status shared a common experience of living in log dwellings, the actual conditions under which they lived varied significantly.<sup>220</sup>

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<sup>218</sup> Emily Paulus, et al., *Threatened Building Survey 1999-2000* (Newark, Delaware: Center for Historic Architecture and Design, 2000), 18.

<sup>219</sup> Bernard Herman, Gabrielle M. Lanier, and Rebecca J. Siders, *National Register of Historic Places: Dwellings of the Rural Elite in Central Delaware, 1770-1830 +/-* (Newark, Delaware: University of Delaware, 1989), 12.

<sup>220</sup> Andrzejewski, Anna and Rebecca J. Siders. "Log Dwellings in Delaware, 1780-1860 +/-." Multiple Property Documentation Form (Newark, Delaware: Center for Historic Architecture and Design, 1996) Section E 16.

Analysis of Orphan's Court valuations between 1770 and 1830 show that in parts of Kent County log buildings accounted for 45 percent of all dwellings described.<sup>221</sup> Log construction continued to dominate the architectural landscape until the mid-nineteenth century when the rebuilding cycles of the agricultural reform movement turned to larger homes of frame or brick.

Brick construction during the late-eighteenth and early-nineteenth century required the knowledge of expert craftsmen skilled in making bricks from local clay and kilns. Bricks therefore, were more limited, costly, and therefore demonstrated wealth and prosperity. Analysis of assessment records from this period supports this theory as 90 percent of the brick farmsteads retained over 100 acres of land. The records also found that brick farmsteads, in general, included one to three more outbuildings than the average frame farmhouse.

Increased prosperity on the farm created a need for laborers to work the land. Agricultural tenancy played a major role in shaping the eighteenth century rural landscape as well as in reviving the agricultural economy in the nineteenth century. Tenancy offered certain advantages to both landlord and tenant and provided a solution to a seasonal labor shortage. The landlord profited from the contractual improvement of exhausted agricultural lands and gained year-round farm labor. The tenant acquired access to larger, more productive farms, as well as the opportunity to acquire additional livestock and farming equipment.<sup>222</sup> Tenants contracted themselves for varying lengths of time, regardless of their age or social status.

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<sup>221</sup> Kent County Orphan's Court, 1780-1830. Delaware Orphan's Court Database, CHAE, 1985.

<sup>222</sup> Rebecca J. Siders and Bernard L. Herman, *Agricultural Tenancy in Central Delaware* (Newark, Delaware: University of Delaware Press, 1991), 3.

Overwhelmingly male and white, the majority of tenants fell within the middle range of the population in terms of wealth. In many cases, tenancy offered an opportunity for farmers to occupy larger, more substantial, and finely furnished dwellings than they could afford. Their obligations included clearing and cultivating land, as well as making necessary building and enclosure improvements. In return they received either a fixed rent or a share in the harvest.<sup>223</sup> The 1886 encyclopedia of reference, Home Library of Useful Knowledge, discusses the contract between property owner and tenant saying,

There are a great many special features of the law of landlord and tenant in relation to agricultural tenancy, which the reader will do well to read carefully. A tenant whose estate has terminated by an uncertain event which he could neither foresee (nor control) is entitled to the annual crop which he sowed while his estate continued, by the law of emblements. What a tenant has added he may remove when he leaves, if he can do so without injury to the premises, unless he has actually built it in so as to make it an integral part of what was there originally.  
224

By the nineteenth century, one out of every two farms along the Delaware River had been involved in tenancy at some point in its history.

The Brecknock Tenant House (TBS 1994-1995) demonstrates agricultural tenancy in Kent County. The building stands as a two-and-a-half-story, late-nineteenth century, frame dwelling embodying a common late-nineteenth century strategy for housing agricultural laborers (Figure 3.3). The primary elevation of the property faces an eighteenth century mansion house, the Brecknock Farm Dwelling, while the back of

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<sup>223</sup> Rebecca J. Siders and Bernard L. Herman, *Agricultural Tenancy in Central Delaware* (Newark, Delaware: University of Delaware Press, 1991), 3.

<sup>224</sup> R.S Peale, *Home Library of Useful Knowledge: A Reference Encyclopedia* (Washington, Dc: Home Library Association, 1890), 471-472.

the property looked out to a nearby mill (now an archeological site). As stated in the TBS report, the tenant house likely served as a farm manager's home or housed the family of the miller.<sup>225</sup> Placement of the building, close to the creek and the mill site, suggests its connection to the working of the mill. Demolition threatened the resource, and in 1994 CHAD documented it in vacant but fair condition. In 2003, residential development replaced the property.

Evolving out of the agricultural tenancy movement, the architectural form known as the "house and garden" emerged as contractual employment increased. Landowners soon found they needed to provide lodging for married agricultural laborers tending their land. Prevalent from 1780 to 1930, these portable dwellings usually contained one finished room with a rough kitchen shed (Figure 3.4).<sup>226</sup> In its earliest incarnation (1780-1820), the house and garden model served a wide range of individuals in the rural population of central Delaware. In this period, the house and garden dwelling possessed no particular form, but rather represented an accepted practice for housing certain constituents of the population.<sup>227</sup> Generally, these buildings were located on the edge of agricultural properties (almost always within sight of the main farm) and placed on small plots suitable for a garden and a few animals. The agricultural reform movement offered guidance on the appropriate style

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<sup>225</sup> Kirk E. Ranzetta, et.al. *Threatened Building Survey 1994-1995* (Newark, Delaware: Center for Historic Architecture and Engineering, 1995), 2.

<sup>226</sup> Rebecca J. Sheppard, *National Register Nomination: The House and Garden in Central Delaware, 1780-1930+/-* (Newark, Delaware: University of Delaware Press, 2001), 1.

<sup>227</sup> *Ibid.*, 2.

for laborer buildings, saying they ought to be “dry and healthy with construction that rendered the cottage warm, cheerful, and comfortable.”<sup>228</sup>

The basic form of the house and garden changed with each century to respond to the needs of both tenants and farmers. According to the historic context, *The House and Garden in Central Delaware, 1780-1930+/-*, the first form of the house and garden positioned the tenant building within the boundaries of the main farm property. By 1800, a second form emerged that constructed the tenant building outside the boundaries of the main farm on less than five acres. This style remained prevalent until 1880. After 1860, farmers began to partition the dwellings with small lots that they either sold or gave to the laborers. This trend produced a third style of the building form where ownership of the property resided with the laborer. Although they now owned their homes, they continued to maintain labor relationships with the farmers.<sup>229</sup>

Agricultural tenancy redefined the built landscape of the Upper Peninsula Zone, while reclamation projects restructured the Coastal Zone. In the early-nineteenth century, an intensive marsh recovery project altered Kent County’s coast. Unlike earlier projects, at this time the Delaware General Assembly adapted a more formal process of marshland reclamation where individuals, or groups, applied to the General Assembly for permission to ditch and bank certain coastal areas. The goal of these projects was to generate new agricultural land from the marshes’ fertile soil. Legislature granted permission for these alterations (often levying the marsh

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<sup>228</sup> Rebecca J. Sheppard, *National Register Nomination: The House and Garden in Central Delaware, 1780-1930+/-* (Newark, Delaware: University of Delaware Press, 2001), 14.

<sup>229</sup> Ibid., E3.

company's taxes if the individuals or groups could prove it would improve the land) in order to promote land enhancement. These efforts created new landholdings along the river.

Marshland farmers sought ways to efficiently use their land in order to generate sufficient market crops. While large-scale reclamation resulted in the cultivation of traditional crops such as corn and wheat, marsh farmers began looking for more creative uses of their land. Farmers began harvesting naturally occurring salt hay for its byproduct, rope. This system of manipulating marshland for agricultural purposes continued until the late-nineteenth century when the hurricanes of the 1870s and 1880s caused serious damage to the dyke and ditch system.

The Captain Kenny Wright-Mary S. Reed House (TBS 1995-1996) in Leipsic represents a property closely tied to the redevelopment of Kent County's marshland. Located on the banks of Little Duck Creek, the house occupies a lot overlooking a small wharf (Figure 3.5). John Scharf's in his History of Delaware describes Leipsic as it stood in 1836, stating its significance as one of the "most important towns on the peninsula" with its wharves, the "hives of industry," and its boat-yards "employing large numbers of men to ship its lumber, grain, and oysters to all parts of the world."<sup>230</sup> In 1853, the Smyrna, Leipsic, and the Philadelphia Steamboat Company promoted the domestic trade of shipping marsh hay, grain and oysters.<sup>231</sup> Out of this intricate town history, the Wright-Reed house is significant for its association with the "development of a small river town, specifically with the

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<sup>230</sup> John Thomas Scharf, *History of Delaware: 1609-1888* vol. I (Philadelphia, Pennsylvania: J.L. Richards and Company, 1888), 1121.

<sup>231</sup> Ibid., 1121.

maritime activities that fueled the economy of the marshland in the late-nineteenth and early-twentieth centuries.”<sup>232</sup> Constructed in 1820 as a small frame dwelling for an unknown owner, by the mid-1840s, the property fell under the ownership of prominent landholder John Reed. By 1868, the property passed to John’s wife, Mary, and their two daughters, Angelica and Elizabeth.<sup>233</sup> Mary rented the house to tenants involved in maritime-related activities. Captain Kenny Wright, a Delaware River pilot and waterman, purchased the property in 1951 from the Reed family. Threatened by abandonment and/or neglect in 1995, at the time the property stood vacant and in fair condition. In 2003, it stands but remains vacant and in fair condition.

Towns along Kent County’s Coastal Zone continued to use the Atlantic trade routes as a means for exporting goods during the period of early industrialization. Communities associated with this international trade route often chose names for their towns to hint at their relationship with foreign ports. Residents of Duck Creek Cross Roads changed the name of their town in 1806 to reflect its export economy with Russia, renaming it Smyrna.<sup>234</sup> These developing international and internal markets continued into the mid-nineteenth century.

The TBS documented eight resources from Kent County dating to the period 1770 to 1830 +/- . These resources support trends identified in the historic context (some discussed in the examples above) by reflecting tendencies in building

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<sup>232</sup> Deidre C. McCarthy, et al., *Threatened Resources Documented in Delaware, 1995-1996* (Newark, Delaware: Center for Historic Architecture and Engineering, 1996), 1.

<sup>233</sup> Ibid., 3.

<sup>234</sup> U.S.A Cities Online, *History of Smyrna*, <http://www.usacitiesonline.com/decountysmyrna.htm>

construction and ideologies of the time.<sup>235</sup> As stated earlier, between 1770 and 1830 log and/or frame dwellings comprised the majority of homes in the county; 64 percent of the TBS resources (21 resources) exhibit either frame or log building materials. Brick construction required the knowledge of expert craftsmen, and generally was reserved for the wealthiest percent of landowners. All of the brick TBS resources from this period belong to either wealthy landowners or serve community function (as in the case of the early-nineteenth century St. Paul's A.M.E Church, and the early-nineteenth century Little Creek Friends Meeting House). Agricultural tenancy redefined the built landscape brought about by ideas of the agricultural reform movement. Two examples of TBS resources constructed as investments rented to tenants include the 115 W. Water Street (TBS 1999-2000) and the Charles I. du Pont farm. Finally, the Wright-Reed House (TBS 1995-1996) in Leipsic demonstrates the maritime activities and reclamation projects occurring along the shoreline.

### **Industrialization and Early Urbanization, 1830-1880 +/-**

Transportation improvements and the emergence of the peach and canning industries mark Kent County's fourth chronological period, a time of industrialization and early urbanization. Transportation improvements in the form of the Chesapeake & Delaware Canal (C&D), the Delaware Railroad, and an expanded county road system provided new ways in which inland farmers brought goods to market.

Commenced in 1829, the Chesapeake & Delaware Canal (C&D Canal) divided New Castle County at the towns of St. Georges and Summit and linked the

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<sup>235</sup> These resources include: *John Barber House* (TBS 1999-2000), *115 West Water St* (TBS 1999-2000), *Wright-Reed House* (TBS 1995-1996), *Little Creek Friends Meeting House* (TBS 1994-1995), *Reynolds House* (TBS 1998-1999), *Sharp House* (TBS 1989-1990), *Wilmer House* (TBS 1996-1997), *Charles I DuPont Farm* (TBS 1999-2000).



Delaware River to the Chesapeake Bay. The canal connected previously inland areas to urban markets in Baltimore and Philadelphia. It sparked economic development beyond New Castle County into the farms of northern Kent County.

The construction of the C&D canal and the development of Dover as the state capitol rapidly improved the county's transportation system. When the state government moved from northern New Castle County to a more centralized location in Dover, they needed a road network that would ensure ready access to residents throughout the state and beyond. A map by Henry S. Tanner in his 1836 Universal Atlas shows Kent County's three principle nineteenth century roads; the first, a central route crossing from New Castle County into Kent and Sussex counties, the second, an eastern route extending along the shoreline into Sussex County, and the third, a western route from Dover to points in Maryland (Figure 3.6).<sup>236</sup> By comparison, an early roadmap shows in 1797 only one primary road running north and south with little development in the county's western regions (Figure 3.7).

Extension of the Delaware Railroad's north-south line during the 1850s spread the advantages of rail transportation to Kent County. Groups of farmers and businessmen began lobbying for a north-south railroad in the state during the 1830s, but construction of the line did not begin until the Delaware General Assembly approved a funding strategy in 1852.<sup>237</sup> With a route designed to avoid the coastal marshes, the railroad kept inland, and by its course, opened a sparsely settled part of

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<sup>236</sup> Henry S. Tanner, 1836 "New Map of Delaware with their canals and roads" in *Tanner's Universal Atlas* (Philadelphia, Pennsylvania: H.S Tanner, 1836).

<sup>237</sup> Rebecca Jean Sheppard, *Making the Farm Pay: Persistence and Adaptation in the Evolution of Delaware's Agricultural Landscape, 1780-2005* (Newark, DE: University of Delaware Press, 2009), 233.

the state. This expansion (built southward from Wilmington and New Castle through Dover and Seaford into Maryland) connected Kent County to Wilmington and Philadelphia's distant markets.

The railroad itself became an economic spark that connected previously isolated farmers to larger markets fostering the development of towns such as Clayton, Townsend, Felton, and Harrington. As stated by John Munroe in The History of Delaware, "everywhere the railroad brought increased access to market new vigor came to agricultural life."<sup>238</sup> Farmers cleared backwoods and introduced new crops specifically designed to bring special value in city markets (the chief of these being peaches). Southward expansion of the Delaware Railroad into Kent and Sussex County made it possible for new perishable market crops, like peaches, to reach city markets more quickly by rail than by steamboat from Delaware City. An 1874 map of Delaware by Asher & Adams shows two rail lines cutting through the county; one heading south through Dover intersecting with the Junction & Breakwater Railroad, the second moving west into Maryland (Figure 3.8).

Agriculturally, Kent County farmers exploited the rails bringing the peach industry to the forefront. Nationally, Delaware became one of the first states to develop a peach culture on a large scale. The state's superiority prompted authors Liberty Bailey and Wilhelm Miller to write in 1901, "the quality, appearance and size [of Delaware's peaches], when grown under favorable conditions, have never been excelled (if equaled) by any other section of [peach production] in the United

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<sup>238</sup> John A. Munroe, *History of Delaware* (Newark, Delaware: University of Delaware Press, 1993), 129.

States”<sup>239</sup> Before the railroad, early peach production was limited to farms within close proximity of the canal. The wide-reaching arms of the railroad redefined these production areas and opened new markets in fertile lands south of the canal. The town of Middletown in New Castle County remained the center of the peach industry in the 1860s, but by the 1870s and 1880s, Smyrna and Wyoming in Kent County took the lead.<sup>240</sup> Southward expansion of the peach belt also responded to invasion of peach blight (“the yellows”) from New Castle County to Kent and Sussex counties. Peach cultivation remained a dominant industry in Kent County until the 1880s.<sup>241</sup> The Cyclopedia of American Horticulture described the standard picking and packaging processes of the industry in 1901,

In some of the smaller orchards, fruit is packed in crates or baskets right under the trees, and then hauled in open wagons, often without springs, to the railroad station. In others, some of the old farm buildings are used as packing houses. With prompt railroad service and good refrigerator cars, fruit is now allowed to come to full maturity on the tree, and is picked just before it begins to soften. The railroads keep at all times in-season refrigerator cars at each station in the peach district into which any number of shippers may load; more often there will be number of such cars loading at the same time, so that a shipper may have a choice as to which market he will consign his fruit.<sup>242</sup>

The Jehu Reed House (TBS 1999-2000) provides an example of a TBS property directly tied to the dominance of the peach industry in Kent County. The

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<sup>239</sup> Liberty Hyde Bailey and Wilhelm Miller, *Cyclopedia of American Horticulture* (New York, New York: Macmillan Company, 1901), 1241.

<sup>240</sup> *Ibid.*, 1241.

<sup>241</sup> Jack Michel, Regional Organization of Delaware Agriculture, 1849. Manuscript in possession of University of Delaware Center for Archaeological Research, Newark, 1985).

<sup>242</sup> Liberty Hyde Bailey and Wilhelm Miller, *Cyclopedia of American Horticulture* (New York, New York: Macmillan Company, 1901), 1234.

Reed farm in Little Heaven, DE (a town originally constructed as a small group of cabins housing orchard workers) reflects the prosperity of Jehu Reed, and his son Jehu M. Reed, as successful peach farmers. History credits Reed as the first person to introduce the peach culture to Kent County, raising the crop for profit in 1830.<sup>243</sup> John Scharf describes Mr. Reed as an “enterprising merchant, agriculturalist, and horticulturist of Kent County” and a “man of considerable force of character.”<sup>244</sup> By the 1830s, his orchards included over 10,000 peach trees. The farmstead’s proximity to Murderkill Creek provided easy shipping of the produce into cities like Philadelphia via the Delaware River. According to Scharf, Mr. Reed received his pay in gold for “such an amount that it astonished some of the citizens of those days.”<sup>245</sup>

Jehu M. Reed purchased the property from his father in 1858 and continued to hone his father’s peach cultivating techniques. The Jehu M. Reed farm consistently fared better than average in economic success. In 1860, the farm produced 1,200 bushels of Indian corn (compared to an 1850 average of 415 in Murderkill Hundred), churned over 400 pounds of butter (compared to a hundred average of 62.3 pounds in 1850), and included over 250 acres (compared to the typical 183 acres on an average farm from the period). A mid-nineteenth century rendering of the Reed Farm shows the numerous outbuildings associated with the property and a tenant house (Figure 3.9).

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<sup>243</sup> Thomas J. Scharf, *History of Delaware: 1609-1888* vol. II . (Philadelphia, Pennsylvania: J.L Richards and Company, 1888), 1150-1151.

<sup>244</sup> Ibid., 1151.

<sup>245</sup> Ibid., 1151-1152.

Subsequent additions and renovations to the Jehu Reed house reveals the family's success over the years. The prominent placement of the dwelling (along a major thoroughfare) afforded Reed the opportunity to display his newfound wealth to the community.<sup>246</sup> Mid-nineteenth century additions more than doubled the size of the original 1771 building. This 1868 expansion sought to accommodate and express the lifestyle of Jehu M. Reed by reflecting the region's most up-to-date architectural design, the Italianate style; the roof was raised and a third story addition added (a date stone reading "J.M.R. 1868" remains on the third story). At the time of TBS documentation, the property stood threatened by abandonment and neglect in fair condition.

An abundance of peaches and changes in the American diet created the county's main manufacturing industry, canning. Between 1830 and 1940, canneries cropped up in all of Delaware's geographic zones; the majority located south of the C&D Canal in Kent and Sussex counties. Canning required specialization of certain crops, the invention of harvesting implements, and a migrant labor force to transform the agricultural landscape into an environment suited for industrial development.<sup>247</sup>

Evolution of the canning industry spans two periods based on the method of production; early, small-scale canning operations typical from 1830 to 1880 and large-scale factory production common from 1880 to 1940. Early canning operations used peaches (until the blight of 1860) and relied on handmade cans and open kettles in their manufacturing centers. Kent County's earliest canneries developed near major

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<sup>246</sup> Emily Paulus, Rebecca J. Sheppard, and Kelli W. Dobbs, *Threatened Buildings Documented in Delaware, 1999-2000* (Newark, Delaware: Center for Historic Architecture and Design, 2000), 7.

<sup>247</sup> Dean A. Doerrfeld, *The Canning Industry in Delaware, 1860 to 1940+/-: A Historic Context* (Newark, Delaware: University of Delaware Press, 1993), 1.

peach production areas such as Smyrna, Dover, and Camden. The 1901 Cyclopedia of American Horticulture describes the standard practice of using peaches in Delaware's canning factories,

A large portion of the smaller fruit is used by canning factories of which there are one or two in every town. A factory in Seaford uses about 3,000 baskets per day when running its full capacity. Women peel the peaches, and the factories employ several thousand hands. Numerous factories have converted large forests of gum and pine trees into carriers and baskets.<sup>248</sup>

By the 1870s, the peach blight reduced the number of peaches in the county; as a result, canneries turned to preserving more abundant crops like tomatoes, peas, sweet corn, lima beans, and sweet potatoes.

The overwhelming success of the canning industry spurred a need for larger factories and a partly migrant industrial labor force. Between 1860 and 1940 canning operations increased from only three factories to more than 70 throughout the state.<sup>249</sup> New technological advances like the rotary (a pressure cooker that eliminated the concern of exploding cans), increased efficiency and the number of cans processed.

Financial success among farmers led to advancements in architecture and a period of rebuilding occurred between 1830 and 1880. The circa 1855 Thomas Lamb House (TBS 1993-1994) reflects the period of rebuilding that took place in Kenton Hundred during the mid-nineteenth century. As expressed in the TBS report, rebuilding did not always involve new construction, but at the very least caused

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<sup>248</sup> Liberty Hyde Bailey and Wilhelm Miller, *Cyclopedia of American Horticulture* (New York, New York: Macmillan Company, 1901), 1241.

<sup>249</sup> Ibid., 15.

substantial remodeling of existing structures.<sup>250</sup> Thomas Lamb constructed “My Home” as a mansion house in keeping with his improved economic status as a wealthy blacksmith. The building replaced a structure no longer acceptable under the new architectural standards. Before the construction of the building, 1850 insurance records list the farm as containing a one-and-a-half-story log and frame dwelling with a one-story kitchen. Five years later, Mr. Lamb completed the current two-story, three-bay house (Figure 3.10). Elegant architectural detailing on the property represent mid-nineteenth century fashion typical of the Greek Revival period as reflected in the three-light transom front door display (Figure 3.11). Threatened by demolition and abandonment/neglect at the time of documentation, the property no longer stands in 2003.

According to the U.S Census, in 1860 Kent County contained 29 percent of the farms in the state (45 percent in New Castle County and 26 percent in Sussex County). Kent County’s average farm size of 159 acres remained close to the state average, but more than doubled the average farm in New Castle County (79 acres). This difference can be tied to the prevalence of the peach and canning industry in Kent County, which required large fields for orchards and canning crops. Farm values remained higher than the state average in Kent County, yet by 1860 only 60 percent of the county’s land was improved (compared to 81 percent in New Castle County).

The Jones-Stevens House (TBS 1997-1998) provides an example of a successful farm in Kent County owned by both tenants and a member of the region’s wealthy elite. Located between Clayton and Blackiston Crossroads in Kenton

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<sup>250</sup> Sherri M. Marsh, et.al, *Threatened Building Survey 1993-1994* (Newark, Delaware: Center for Historic Architecture and Engineering, 1994), 2.

Hundred, the dwelling lies at the end of a lane surrounded by cultivated fields (Figure 3.12). James H. Jones inherited a 222-acre farm valued at \$1,776 from his father in 1845. James continued to live in Illinois and acquired tenants to run the property. Tenant William Howell occupied the residence by 1849, which included a new two-story frame dwelling with an attached one-and-a-half-story kitchen.<sup>251</sup> Tax assessments from 1852 list a carriage house, smokehouse, stable, granary, and cow shed with attached log stable on the property. These outbuildings show the prosperity of the farm and reflect periods of rebuilding. James eventually sold the 230-acre property (well above the county average of 159 acres) to William Stevens, one of the county's wealthy elite. His total taxable wealth amounted to \$11,548 in 1860, placing him among the wealthiest twenty percent of the taxable population.<sup>252</sup> Under Steven's ownership the resource underwent a period of rebuilding in which he added third-floor frieze windows and decorative bracketing around the cornice. At the time of TBS documentation, none of the outbuildings survived. In 1997 CHAD listed the property as vacant and in poor condition threatened by abandonment/neglect. Revisit in 2003, could not confirm the current status of the resource.

By 1860, log dwellings represented only a fraction of those constructed between 1780 and 1860. Advancements in the agricultural reform movement propelled frame and brick construction as dominant building materials. Log construction remained reserved for the poorest members of the community who could not afford to rebuild. Increased consolidation of land and rising tenancy rates saw an

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<sup>251</sup> Jeroen van den Hurk, et al., *Threatened Building Survey 1997-1998* (Newark, Delaware: Center for Historic Architecture and Design, 1998), 26.

<sup>252</sup> Ibid., 28.



increase in brick construction as property owners began viewing these buildings as capital investments.<sup>253</sup> At the same time, advancements in building methods, especially balloon-framing decreased labor and building costs making elaborate dwellings more readily available to the general public.

Eight TBS resources date to the period of industrialization, 1830 to 1880+/.<sup>254</sup> Together they support trends identified in the historic context, specifically the impact of transportation improvements on settlement patterns, and the effects of rebuilding. All eight resources originate in towns within proximity to major waterways including: Blackiston, Camden, Little Heaven, Smyrna, and Milford. The Blackiston Tenant Farm (TBS 2001-2002) and the Hayes Campbell Tenant House (TBS 1999-2000) reflect typical housing of agricultural laborers. The period of rebuilding and expansion is reflected in the alteration of two properties owned by the rural elite, the Thomas Lamb House (TBS 1993-1994) and the Hunn Jenkins House (TBS 1996-1997). The Hayes Campbell House, constructed in both braced framing and balloon construction, exhibits the ways in which these construction techniques made properties more affordable to the general public.

### **Urbanization and Early Suburbanization, 1880-1940 +/-**

A decline in land values caused many farmers to sell their land and divide their farms during the period of urbanization and early suburbanization (1880 –

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<sup>253</sup> Rebecca Jean Sheppard, *Making the Farm Pay: Persistence and Adaptation in the Evolution of Delaware's Agricultural Landscape, 1780-2005* (Newark, DE: University of Delaware Press, 2009), 173.

<sup>254</sup> The eight resources from this period include: *Blackiston Tenant Farm* (TBS 2001-2002), *Jones-Stevens House* (TBS 1997-1998), *Thomas Lamb House* (TBS 1993-1994), *Hayes Campbell Tenant House* (TBS 1999-2000), *Hunn Jenkins House* (TBS 1996-1997), *E. Start House* (TBS 1991-1992), *St. Paul's A.M.E Church* (TBS 1998-1999), and *Bell-Beck Commercial Block* (TBS 2001-2002).

1940+/-). In the 1880s, devastation of the peach industry and an economic depression cut agricultural land values to 1850 levels. This reduction forced many farmers to sell their land and reduce the size of their farms.<sup>255</sup> Diversification of land ownership and reallocation of property continued during the depression of the 1890s and again in the 1930s. As rates fell and private farms grew smaller, the agricultural economy moved towards greater commercialization and the development of large canning companies. The success of the canning industry allowed large-scale canning companies to purchase extensive tracts of land for their crops. The extensive acreage and increased productivity of the companies with their up-to-date machinery made it difficult for small, independent farmer to compete. Many of these small farmers joined up with larger canneries to ensure income, selling their product for a small profit.

The emerging agricultural system saw farmers raising crops destined for the canning factories.<sup>256</sup> In order guarantee product, canning companies contacted farmers months before harvest. This provided stability for farmers and gave them the assurance that they would receive the best market price for their crop. Invention of the large-scale pressure cooker (known as a rotary) eliminated the problem of exploding cans by balancing the internal and external pressure when sealing cans. An automated production line and mechanization for harvesting the canning crop furthered the industry's profit.<sup>257</sup> The majority of Delaware's canneries lie in areas south of the C&D Canal during the late-nineteenth century and by 1927 only 16

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<sup>255</sup> Bernard L. Herman and Rebecca Siders, et al., *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 34.

<sup>256</sup> Dean A. Doerrfeld, *The Canning Industry in Delaware, 1860 to 1940+/-: A Historic Context* (Newark, Delaware: University of Delaware Press, 1993).

<sup>257</sup> *Ibid.*, 24.

percent of the canneries in the state were in New Castle County. Multiple processing operations often clustered around railroad depots in southern towns like Milton, Milford, and Harrington.<sup>258</sup>

The TBS documented one example of a late-nineteenth century canning factory, the Hoffeecker Cannery/Rothwell Granary (TBS 1994-1995). In 1867, Joseph V. Hoffeecker opened a canning establishment, the Hoffeecker Brothers Fruit Cannery, on Main Street in Smyrna. The following year his brother, John joined the business and helped construct a three-story frame building on the site of the present factory. In 1875, a fire destroyed the original building and the following year he erected the current TBS resource. At the time of initial documentation, the complex included a two-and-a-half story building with a brick storefront, a concrete block and frame warehouse, a large brick furnace flue, and several outbuildings (Figure 3.13). Smyrna's location in northern Kent County provided an additional advantage by close in proximity to the railroad.

John took over sole ownership of the cannery by 1877, employing over 125 individuals during the canning season and producing an average of over 500,000 cans.<sup>259</sup> By 1908, the factory's success required construction of an ironclad warehouse, receiving shed, fruit storage shed, and evaporator to meet growing demands. Several new additions to the factory housed a boiling and peeling room, a processing room, a can storage area, and a packing room. By 1930, the name of the

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<sup>258</sup> Rebecca Jean Sheppard, *Making the Farm Pay: Persistence and Adaptation in the Evolution of Delaware's Agricultural Landscape, 1780-2005* (Newark, DE: University of Delaware Press, 2009), 250.

<sup>259</sup> Thomas J. Scharf, *History of Delaware: 1609-1888* vol. II . (Philadelphia, Pennsylvania: J.L Richards and Company, 1888), 1107.

business changed to the Hoffeecker Canning Company and the company reached its peak as a canning facility. A testament to the decline of the canning industry, the Hoffeecker family sold property in 1942 and new owners modified the complex to accommodate a grain elevator and mill.

At the time of TBS documentation, the resource retained many of its early manufacturing devices, including a grain bagging machine (Figure 3.14), grain chutes (Figure 3.15), and a grain sorter (Figure 3.16). Today, it is significant as a rare example of a manufacturing industry critical to the county's development. Threatened by a pending sale when initially documented; in 2003, the building no longer stands and has been replaced with a vacant lot (Figure 3.17).

Architecturally, the Bungalow, American Foursquare, and Suburban Tract Housing characterize the period of urbanization and early suburbanization.<sup>260</sup> The bungalow refers to a specific architectural design constructed throughout the United States between 1905 and 1930. General style characteristics include a distinct, low-pitched, gabled roof with wide, overhanging roof rafters (Figure 3.18).<sup>261</sup> The American Foursquare refers to an architectural type characterized by a large, central dormer, a low-hipped roof with a deep overhand, and a standard box shape (Figure 3.19). The simple, square design of the Foursquare provided roomy interiors for homes situated on small city lots. Its popularity increased with mail-order kits, which allowed residents to purchase a home and construct it on site.<sup>262</sup>

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<sup>260</sup> David Ames, et al., *Delaware Comprehensive Historic Preservation Plan* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 37.

<sup>261</sup> Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York, New York: Alfred A. Knopf Inc, 1990), 453.

<sup>262</sup> *Ibid.*, 239.

A third architectural style, suburban tract housing, developed in response to the popularity of the automobile and the move away from the cities into the suburbs. The style includes numerous houses of “similar or complementary design” situated on a single tract of land (Figure 3.20).<sup>263</sup> In Kent County, suburban tract housing gained popularity in the 1940s, 50s, and 60s and centered primarily along the transportation corridors of Route 113 and Route 13. Suburbs near Milford, Dover, Smyrna, and Middletown expanded as car and road improvements, which allowed individuals to live further from their jobs.

Completion of the DuPont Highway (U.S Route 13) in 1924 expanded the state’s transportation network. In 1908, T. Coleman DuPont offered to construct a superhighway through the state that would be free to the public. His plan required organizing a state-chartered corporation that would acquire a 200-foot right-of-way for electric trolley, automobile, truck, foot, and horse traffic. As proposed, the corridor bypassed individual Main Streets, but connected these towns indirectly with spurs.<sup>264</sup> Political opposition and litigation over condemnation proceedings removed the electric trolley from the plans and reduced the corridor to a 100-foot right-of-way. The DuPont highway, as completed, officially linked Delaware’s northern and southern counties (Figure 3.21).

Just as introduction of the railroad sparked construction of new towns along its rails, completion of Route 13 spurred construction near the road. The highway presented new opportunities for commercial development as suburban tract

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<sup>263</sup> Houghton Mifflin Company, *The American Heritage® Dictionary of the English Language, Fourth Edition* (New York, New York: Houghton Mifflin Company, 2000).

<sup>264</sup> Charles H. LeeDecker, et al., *Cultural Resource Survey of U.S Route 113, Milford-Georgetown Sussex County, Delaware* (New Jersey: Cultural Resource Group, 1992), 23.

housing, gas stations, roadside produce stands, and convenience stores sprung up along its route.<sup>265</sup> Competition of the new road system closed existing roads and altered pre-established routes. Many traditional Main Street communities felt the economic impacts of the new road system as residents and visitors bypassed their towns following the new thoroughfare.

Statewide transportation improvements reduced the importance of the railroad as a means of bringing goods to market. Truck farming emerged as a new standard for transportation. As defined, truck farming is the cultivation crops on a relatively large scale for carrying to distant markets.<sup>266</sup> Generally, truck farms grew fewer types of seasonal crops with truck farmers producing crops like tomatoes, apples, and potatoes in response to demands in distant markets of New York and Baltimore.

The majority of Kent County's TBS resources (36 percent or 12 resources) date to the period of urbanization and early suburbanization.<sup>267</sup> Overall, one finds extensive agricultural shifts as the economic depression brought land values to 1850 levels. As rates fell and private farms grew smaller, nontraditional farming methods took over as farmers experimented in canning, dairying, and the chicken industry. The early-twentieth century Cherbourg Round Barn (TBS 1999-2000) and Fibelkorn Farm

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<sup>265</sup> Charles H. LeeDecker, et al., *Cultural Resource Survey of U.S Route 113, Milford-Georgetown Sussex County, Delaware* (New Jersey: Cultural Resource Group, 1992), 24.

<sup>266</sup> Ibid., 27.

<sup>267</sup> These include: *Woodland Beach Schoolhouse* (TBS 1999-2000), *Capital Theater* (TBS 1997-1998), *Dover Ice Plant Warehouse* (1997-1998), *Howe House* (TBS 1995-1996), *Hunn House* (TBS 1995-1996), *Johnson Wheelwright* (TBS 2001-2002), *Richardson Hall & Carriage House* (TBS 1995-1996), *Cherbourg Round Barn* (TBS 1999-2000), *10 Northwest Front Street* (TBS 1992-1993), *Potter Tenant House* (TBS 1994-1995), *Hoffecker Cannery/Rothwell* (TBS 1994-1995), and *Fibelkorn Farm* (TBS 2001-2002)

(TBS 2001-2002) show advancements in dairy operations in the 1930s and 1950s. The Dover Ice Plant (TBS 1997-1998) and Hoffeecker Cannery (TBS 1994-1995), provide examples of the large canning companies that took advantage of expanding transportation networks.

### **Suburbanization and Early Ex-Urbanization, 1940-1960 +/-**

Kent County's greatest period of expansion occurred in the years following World War II, particularly around the City of Dover. Between 1950 and 1960, Kent County's population received the largest rise in population with an increase of 27,781 people (a 5.7 annual percent of change, compared to a one percent of change from 1940 to 1950 – Figure 3.22).<sup>268</sup> As the region's dependency on farming decreased, population patterns shifted. Postwar prosperity, completion of the DuPont Highway, and the introduction of new employment opportunities (such as the Dover Air Force Base and the General Foods Corporation) pushed suburban development further south. Dover's suburbs experienced some of the most rapid growth and conversion of agricultural land into tract housing, with its suburbs more than doubling the city's population.

As the number of farms decreased, the size of prevailing farms increased as a result of new agricultural machinery. This machinery allowed for more efficient operation of the farm and allowed farmers to successfully managed larger tracts of land. In the 1960s and 1970s, irrigation methods permitted further expansion of farms.

The influence of the automobile and extension of road networks continued to define settlement patterns around Route 13 and its companion road Route 113 from

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<sup>268</sup> John A. Munroe, *History of Delaware* (Newark, Delaware: University of Delaware Press, 1993), Appendix E 269.

the 1940s through the 1960s. In 1943, the U.S. Army Corps of Engineers completed the St. Georges Bridge over the C&D Canal. This provided another avenue for visitors and residents to access interior portions of the state. In 1952, the completion of the Route 13 Dover Bypass increased the expansion of suburban developments. Constructed without any limits on surrounding construction, the four-lane divided highway spurred development of businesses, homes, and housing subdivisions along its path. With time, this stretch developed into a congested commercial strip of fast-food restaurants, gas stations and other businesses.<sup>269</sup>

A 1958 study by Deleuw, Cather and Brill sought to determine the best route for a new limited-access highway south of Dover into Frederica. These recommendations resulted in construction of the Frederica Bypass on Route 113. Years later, the Dover Area State Planning Study in 1964 concluded that the area west and south of Dover should expect new growth. The study recommended constructing a 19.5 mile limited-access bypass west of Dover. Farmers objected to the project, but the Delaware State Highway Department approved the location of the highway (although construction of the project never began). In 1967, a study on the economic and social effects of the proposed bypass, conceived a new western bypass. The study concluded that “the loss of farms to urban development is a natural free-market trend” not to be avoided.<sup>270</sup> These early studies summarize the widespread effects new transportation networks have on their surrounding landscape and nearby communities.

Architecturally, styles of the 1940s, 1950s, and 1960s reflect a reliance on the automobile. According to Virginia and Lee M<sup>c</sup>Alester, the Ranch style dominated

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<sup>269</sup> *History of Delaware Routes 1 and 13*, [http://www.pennways.com/DE-1\\_KWVM\\_Hwy.html](http://www.pennways.com/DE-1_KWVM_Hwy.html)

<sup>270</sup> *Ibid.*



American domestic buildings through the 1960s.<sup>271</sup> Virginia and Lee M<sup>c</sup>Alester state that “as the automobile replaced streetcars and buses as the principal means of personal transportation in the decades following World War II, compact houses could be replaced with sprawling designs on much larger lots.”<sup>272</sup> Ranch houses are defined by their low-pitched roofs, rambling facades, and built-in garages (Figure 3.23). Finally, the Split-Level style with its low-pitched roofs and overhanging eaves rose to popularity during the 1950s until approximately 1975 (Figure 3.24).

### **Kent County in the Twenty-First Century: Historic Resources and Their Evolving Landscape**

Historic resources from Kent County represent 26 percent of the total historic resources documented by the TBS. As a whole, they connect with many of the themes established in the historic context; to include agricultural tenancy, the agricultural reform movement, the peach industry, and the canning industry. The resources represent the cultural, architectural, and social transformations occurring at their time of construction as well as speak to the historical development of their individual towns. The TBS resources consist of residential, commercial, educational, worship, and industrial buildings, as well as provide examples of outbuildings constructed for specific purposes (barns, corn cribs, carriage houses, etc – Figure 3.25). Together, they span the eighteenth, nineteenth, and twentieth centuries, and demonstrate a variety of construction methods (ranging from traditional brace-framing to balloon framing and masonry construction).

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<sup>271</sup> Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York, New York: Alfred A. Knopf Inc, 1990), 479.

<sup>272</sup> Ibid., 479.

Kent County's TBS resources include one of the county's last remaining one-room schoolhouses, an early twentieth century theater, Delaware's second oldest Quaker Friends Meeting House, and Dover's only surviving example of an eighteenth century frame dwelling in the area surrounding Legislative Hall.<sup>273</sup> Collectively, they remain physical representations of the past, elements of material culture that express early construction methods, reflect the ideologies of preceding generations, and portray the developmental history of towns.

Analysis of the resources in 2003 identified several critical trends affecting Kent County's TBS resources. **This chapter will demonstrate that, in Kent County:**

- 1) A resource's construction materials and date of construction do not independently affect the survival of a threatened historic resource,
- 2) A resource's documented condition, occupancy, and reuse potential play a critical role in determining its present status,
- 3) Documented threat remains the greatest determinant in predicting a resources survival (with active threats demonstrating lower survival rates than passive threats),

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<sup>273</sup> These buildings are the *Woodland Beach Schoolhouse* (TBS 1999-2000), *Capital Theater* (TBS 1997-1998), the *Hanson House* (TBS 2001-2002), and the *Little Creek Friends Meeting House* (1994-1995).

- 4) Development and abandonment/neglect pose the greatest threat in regions identified by the 2000 U.S Census as containing the most new construction units (constructed between 1995 and 2000).
- 5) The only resources to survive threats of development, demolition, and/or abandonment/neglect were those recognized as significant by the public with help from nonprofit organizations and/or local regulations.

The *Delaware Comprehensive Historic Preservation Plan* and its companion volume, *Historic Context Master Reference and Summary*, qualify a historic resource as “threatened” if it faces conditions that compromise or destroy its historic integrity.<sup>274</sup> The National Register defines historic integrity as

The authenticity of a property's historic identity, evidenced by the survival of physical characteristics.....to include its: location, design, setting, materials, workmanship, feelings and association.<sup>275</sup>

Over a fifteen year period CHAD recorded 33 resources deemed threatened by a variety of external and internal pressures in Kent County.

A revisit of the TBS resources in 2003 found 39 percent no longer standing, 52 percent still standing and the status of nine percent unknown (Figure 3.26). The percentage of resources still standing, while high, does not necessarily reflect the number of saved resources. Closer examination of the 17 resources standing demonstrate that 18 percent of them continue to be threatened by

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<sup>274</sup> Gabrielle M. Lanier, et al., *Threatened Building Survey 1989-1990* (Newark, Delaware: Center for Historic Architecture and Engineering, 1990), 2.

<sup>275</sup> National Register Bulletin 16a, *How to Complete the National Register Registration Form*. The U.S. Department of the Interior, National Park Service, [http://www.cr.nps.gov/nr/publications/bulletins/nrb16a/nrb16a\\_II.htm](http://www.cr.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_II.htm)

abandonment/neglect with the resources standing in the same, if not worse, condition as initially documented (Figure 3.27).<sup>276</sup> The type of threats affecting standing resources also skews the data towards a high survival rate. Less destructive threats, such as renovation and event damage, threatened 23 percent of the standing resources.<sup>277</sup> By definition, renovation speaks to the loss of interior details and unlike the threat of demolition or development, does not call for the physical destruction of the building. Similarly, resources threatened by event damage also face the potential loss of original material as a result of damage and consequent renovation of the property. In both cases, the properties maintain an owner directly invested in the building. Eight resources, 47 percent of the total TBS resources, stand despite their documented threats; true success stories that in all instances stand as a result of intervention from public or through the assistance of local government designations.<sup>278</sup>

A breakdown of construction dates and materials for the TBS resources list nineteenth century, frame resources as the most represented group. Nineteenth century resources represent 61 percent of the total resources followed by eighteenth

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<sup>276</sup> Resources standing but continuing to deteriorate include the *Dover Ice Plant* (TBS 1997-1998), the *Jehu-Reed House* (TBS 1999-2000), the *Wright-Reed House* (TBS 1995-1996), and the *Hanson House* (TBS 2001-2002).

<sup>277</sup> Resources still standing and threatened by renovation and/or event damage include the *Bell-Beck Commercial Block* (TBS 2001-2002), the *Cabon- Griffin House* (TBS 1994-1995), the *Johnson Wheelwright* (TBS 2001-2002), and *Cherbourg Round Barn* (TBS 1999-2000).

<sup>278</sup> *Hunn/Jenkins House* (TBS 1996-1997), *Capitol Theater* (TBS 1997-1998), *Hanson House* (TBS 2001-2002), *Howe House* (TBS 1995-1996), *Richardson Hall & Carriage House* (TBS 1995-1996), *Little Creek Friends Meeting House* (TBS 1994-1995), *Reynolds House* (TBS 1998-1999), and the *Charles I du Pont Farm* (TBS 1999-2000).

century resources (18 percent), and twentieth century resources (15 percent).<sup>279</sup> The remaining six percent have “*unknown*” construction dates, or dates not recorded in the TBS at the time of initial documentation (Figure 3.28). Frame construction accounts for 58 percent of the total building materials with brick construction following with 27 percent (Figure 3.29).<sup>280</sup> The frequency of frame construction reflects the historical abundance of timber and its relatively low expense.<sup>281</sup> Brick resources reveal properties associated with Kent County’s rural elite as well as buildings serving community functions. A majority of the brick buildings, 67 percent, belonged to members of Kent County’s wealthy elite (six resources), while 22 percent were utilized as places of worship (two resources) and one an early-twentieth century theater.<sup>282</sup>

At the time of initial documentation CHAD recorded information on a TBS resource’s threat, date of construction, documented condition, occupancy, and location. This thesis turned to these factors to determine the role each played in the overall survival of the resources. Findings show that usually a resource’s construction material and date of construction did not independently affect its survival (with numbers of resources standing and not standing too similar to glean significant

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<sup>279</sup> Another six percent of the resources fell into the category of “*unknown*” where the date of construction was not recorded at the time of initial documentation.

<sup>280</sup> The twentieth century *Cherbourg Round Barn* (TBS 1999-2000) was the one “block” resource.

<sup>281</sup> Bernard L. Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 51.

<sup>282</sup> Brick as a demonstration of wealth is exhibited in the *Howe House* (TBS 1995-1996), *Richardson Hall & Carriage House* (TBS 1995-1996), the *Jehu Reed House* (TBS 1999-2000), the *E. Start House* (TBS 1991-1992), and the *Wilmer House* (TBS 1996-1997).

information – Figure 3.30); these factors however, can influence third party intervention. Date of construction, for example, can prompt public outcry if the building is one of the last remaining eighteenth century resources or an example of a rare building type. Construction materials may affect the current condition of a resource, which may increase its odds for survival (in instances of abandonment/neglect for example, a stone resource may survive the elements better than frame; the greater the condition of the resource, the higher its odds for intervention and preservation – Figure 3.31).

**While a resource’s construction date and building material place a resource in its historical context, analysis of the TBS resources found that a resource’s survival is less dependent upon date of construction and more reliant on factors of documented condition, occupancy, threat, and location.** At the time of initial documentation, TBS resources received a listing of “good,” “fair”, or “poor” condition based on their level of deterioration. Resources in good condition required little maintenance and showed no signs of deterioration. Resources listed in fair condition show early signs of wear or deterioration, while those in poor condition were structurally unsound. Documented condition can help determine the degree of natural deterioration, which in turn affects the reuse potential of the resource. Structurally unsound resources listed in bad condition require extensive financial investment to rehabilitate compared to resources already in good condition. If deterioration continues to the point where the structure needs intensive repairs, it is less likely that intervention will secure the building. These resources quickly become safety hazards and their condition often forces communities to call for their demolition in order to protect the public.

The TBS resources reflect a range of conditions, with the majority listed in good and fair condition (36 percent good condition, 39 percent fair condition). Only 24 percent of the resources were listed in poor condition (Figure 3.32). Cross analysis of documented condition and threat shows that the resources in poor and fair condition correspond to vacant resources threatened by abandonment/neglect, while those in good condition correspond to occupied resources and those threatened by development (Figure 3.33).<sup>283</sup> The fact that development targeted resources in good condition suggests that development came in response to a planned new use rather than the result of demolition by neglect.

Tied to a resource's condition is its level of occupancy. According to TBS analysis, occupied resources have a higher survival rate than vacant resources. This is largely due to the fact that occupied resources retain an owner who remains directly invested in the care and longevity of the building. In total, vacant resources represented 76 percent of Kent County's TBS resources and occupied 24 percent (Figure 3.34). Only one occupied resources was demolished in 2003 compared to 44 percent of the vacant resources (12 resources - Figure 3.35).<sup>284</sup> The number of standing resources reflects buildings suffering from demolition by neglect (two resources), threatened by renovation (and thus expected to stand, two resources), and those saved by third party intervention (seven resources).<sup>285</sup> Without the public's interference, 64 percent of the vacant resources still standing would be demolished.

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<sup>283</sup> Half of the resources initially documented in poor condition were threatened by abandonment/neglect, 47 percent of resources in fair condition were threatened by abandonment/neglect, and half of the resources in good condition were threatened by development.

<sup>284</sup> Development threatened the one occupied resources no longer standing.

<sup>285</sup> Demolition by neglect resources: *Dover Ice Plant* (TBS 1997-1998) and the *Wright-Reed House* (TBS 1995-1996). Renovation resources: *Cahoon-Griffin House* (TBS 1994-1995) and the *Bell-Beck*

**Together a resource's condition and occupancy increase or decrease its chances for survival; however, documented threat remains the strongest determinant in current status (with active threats demonstrating lower survival rates than passive threats).** In order to accurately study the effects of documented threat on a TBS resource, this thesis classified all threats as either active or passive based on certain characteristics. All resources retained at least one threat and some a combination of an active and a passive threat (Figure 3.36).<sup>286</sup> By definition, active threats introduce an element of immediate danger to a resource. Active threats prompt documentation as a result of imminent demolition, impending development, or events of nature (fires, tornados, floods, etc - Figure 3.37). Passive threats do not pose an immediate risk to a resource; however, their impact can be as damaging. They include the individual threats renovation and abandonment/neglect (Figure 3.38). The destructive nature of passive threats is particularly evident in instances of abandonment/neglect where longstanding deterioration prompts an active threat like demolition or development. The TBS record reflects this cause and effect relationship of passive and active threats documenting 34 percent of the resources with combined threats. Abandonment/neglect accompanied 81 percent of the cases where a resource received two threats (Figure 3.39).<sup>287</sup> Collectively, active threats endangered 27

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*Commercial Block* (TBS 2001-2002). Saved resources: *Capitol Theater* (TBS 1997-1998), *Hanson House* (TBS 2001-2002), *Howe House* (TBS 1995-1996), *Richardson Hall* (TBS 1995-1996), *Little Creek Friends Meeting House* (TBS 1994-1995), and the *Reynolds House* (TBS 1998-1999).

<sup>286</sup> One resource, *the Fibelkorn Farm* (TBS 2001-2002) had an unknown threat, in that the threat was not recorded at the time of initial documentation. Two resources, *Hoffecker Cannery* (TBS 1994-1995) and the *Woodland Beach Schoolhouse* (TBS 1999-2000) did not have threats that fit the established categories and therefore received the threat "other."

<sup>287</sup> Event damage & renovation threatened 18 percent of the resources.



percent of the TBS resources, half of which did not stand in 2003. Passive threats endangered 30 percent of the TBS resources; 20 percent no longer standing in 2003 (Figure 3.40).<sup>288</sup> Resources threatened by an active & passive threat were least likely to stand in 2003, quickly followed by those facing only an active threat (Figure 3.41). Again, this demonstrates the overarching effect of abandonment/neglect.

Collectively, Abandonment/neglect threatened the greatest number of TBS resources in Kent County representing 39 percent of the total resources listing it as either their primary or secondary threat (Figure 3.42). Vacant resources may not face immediate demolition (depending on their condition), but without maintenance, they fall into disrepair and, with time, become cases of demolition by neglect. Demolition by neglect describes a situation in which a property owner intentionally allows a property to deteriorate, potentially beyond the point of repair.<sup>289</sup> Once this cycle begins, the resource becomes a source of personal liability, a potential public safety hazards, and a financial burden. Under Delaware law, a property owner maintains responsibility for any injuries that occur from trespassing; this places additional incentive for a property owner to remove a deteriorating resource. Once abandonment/neglect threatens a building, the odds for its survive (and long term preservation) decrease. Neglected resources often need costly repairs and frequently become tied to negative public perceptions. This reduces their reuse/resale potential and makes them vulnerable to demolition or redevelopment. The effect of demolition

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<sup>288</sup> This includes resources that had both an active and a passive threat. It does not include resources whose documented condition were *unknown* or those that had *other* threats.

<sup>289</sup> National Trust for Historic Preservation, Preservation Law Reporter, Educational Materials, 1999, 1.

by neglect on the TBS record is evident in the fact that in all but two cases, abandonment/neglect accompanied the threat of demolition.<sup>290</sup>

Analysis of the TBS record shows that 47 percent of the resources facing threats of abandonment/neglect survive compared to 41 percent not standing (Figure 3.43).<sup>291</sup> This number does not diminish the threat or minimize the impact of demolition by neglect. Breaking down the documented condition of these resources one finds buildings listed in good, fair, and poor condition. Resources in poor condition were less likely to stand compared to those in good and fair condition (Figure 3.44). Surviving resources reflect either success stories or resources still threatened. In the case of the Wright-Reed House (TBS 1995-1996) and the Jehu Reed House (TBS 1999-2000), the resources remain in the same, if not worse, condition than initially documented. Without outside intervention, occupation, and/or long-term plans for the properties, they face demolition by man or nature.

The Jehu Reed house (discussed earlier for its connection to the peach industry) stood occupied but in poor condition at the time of initial documentation. Its location created conditions that limited third party intervention and promoted demolition by neglect. Its location plays a large role in the property's reuse/resale potential as it stands at the intersection of two busy thoroughfares in Little Heaven, DE. After documentation, a road widening project removed much of the property's front yard bringing it closer to Route 113 and less desirable to prospective buyers. As a result, the building remains vacant and continues to suffer from a lack of

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<sup>290</sup> The *Brecknock Tenant House* (TBS 1994-1995) and *115 West Water Street* (TBS 1999-2000) did not have abandonment/neglect as an accompanying threat.

<sup>291</sup> The status of 12 percent of the resources was unknown.

maintenance. Since documentation, the property has rapidly deteriorated (Figure 3.45). Although still standing, without a source of funding or an interested party, the property will likely become a case of demolition by neglect.

**As settlement patterns change and Kent County becomes a critical area for new development, the location of a resource greatly affects its survival.**

Kent County's local economy in the twenty-first century relies on nationally known companies (like Bank of America, Discover Card, and Perdue Farms) as well as federal, state, and local government agencies. Agriculture remains important, accounting for spin-off employment in the supporting businesses of farm machinery, fertilizers, and grain elevators.<sup>292</sup> In the last fifteen years, however, the county has grown excrementally as population migrates from New Castle County.

Analysis of U.S Census information demonstrates Kent County's extent of growth compared to national and statewide trends. Kent County experienced a 20 percent increase in the *total number of housing units* from 1900 to 2000. This increase was two percent higher than the state average and seven percent higher than the national average.<sup>293</sup> This rise exceeded New Castle County, but remained lower than Sussex County.<sup>294</sup> The county also experienced a 14 percent *population increase* surpassing the national average by one percent, but remained four percent smaller than the statewide averages (Figure 3.46).<sup>295</sup> Together these percentages demonstrate rapid

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<sup>292</sup> Central Delaware Economic Development Council, [http://www.cdcdc.org/industry/major\\_employers.html](http://www.cdcdc.org/industry/major_employers.html)

<sup>293</sup> 2000 U.S Census information

<sup>294</sup> New Castle County experienced a 14 percent rate of change and Sussex County 25 percent.

<sup>295</sup> 2000 U.S Census information

residential development not necessarily supported by the county's population increase. These pressures play out in the status of the county's historic resources. Development increases land values, which encourages the sale of historic resources located in high growth areas. The TBS record reflects this fact as 56 percent of the resources threatened by development no longer stand (Figure 3.47).<sup>296</sup>

Much of Kent County's new development revolves around redefined "bedroom communities" (like Smyrna), the expansion of municipal boundaries in large cities (like Dover), and the redevelopment of agricultural lands (particularly in southwestern portions of the county). As land values continue to rise in New Castle County, homeowners have turned to northern Kent County to fill their housing needs. These areas become "bedroom communities" for residents employed in New Castle County, Wilmington, and Cecil County, MD. The 2000 U.S Census map, *Mean Travel Time to Work*, visually supports this trend, showing Kent County's northern population commuting an average of 28 minutes to their place of employment (Figure 3.48).

The TBS resources represent historic resources in 12 communities located throughout Kent County. In order to understand how their threat and current status correspond to development trends identified in the 2000 U.S Census, the resources were plotted against a map of the county. In general, areas identified by the census as high growth regions contained the most number of threatened resources; with 33 percent of the resources lying directly on the major transportation routes of Route 1, 13, 113, 6, and 8 (Figure 3.49). The 2000 U.S Census map, *Percent of Total Growth*,

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<sup>296</sup> The status of 11 percent was not known. The resources standing did so as a result of third party intervention.

indicates that Kent County is currently experiencing the most expansion in its central and western portions (Figure 3.50). Together these regions contain 16 to 22 percent of the county's overall growth (partly due to the presence of Route 13 and its route from Dover to Smyrna and Wilmington).<sup>297</sup>

The U.S Census table, *Percent of Housing Units Built 1995 to March 2000*, identifies the areas around Dover, Smyrna, and Milford containing the highest number of *new housing units* in the county (Figure 3.51). Collectively these towns contain 58 percent of the threatened TBS resources. Development or demolition threatened 61 percent of these resources. In 2003, 47 percent of them did not stand. Eighty-eight percent of the resources no longer standing (all except one resource) were threatened by demolition or development. These percentages show a direct correlation to the increased development pressures in high growth regions and the consequent loss of historic resources.

Collectively, the area in and around Dover contains the highest number of *total housing units* in the county (2,932 to 4,905 housing units) and from 1990 to 2000 experienced a two percent higher than average population increase.<sup>298</sup> The City of Dover is also one of ten municipalities in Kent County with a historic district. Established in 1977, the district extends from Governors Avenue to North Street bordered by South Street, and East Street (Figure 3.52).<sup>299</sup> A corresponding preservation commission reviews and regulates all changes within the district. The

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<sup>297</sup> This area experienced a 16 to 22 percent growth from 1990 to 2000.

<sup>298</sup> U.S Census Bureau, 2000 Census Summary Table 1

<sup>299</sup> National Register of Historic Places, *National Register Districts*, <http://www.nationalregisterofhistoricplaces.com/de/Kent/state.html>

historic district only protects resource within its boundaries; however these boundaries do not include all the significant historic resources within the municipality. Historic district boundaries can be limited by political considerations (opinions of local elected officials, property owners, and citizens), surveyed lines (legal boundary lines, property lines, etc), and/or physical dividers (such as railroads, highways, or natural features).<sup>300</sup> Dover contains 33 percent of the TBS resources (the largest city represented in the TBS), 37 percent no longer stand in 2003 (Figure 3.53).<sup>301</sup> All of the demolished resources were threatened by development or demolition. All of Dover's threatened resources lie within the city, but just outside the purview of the historic district. This reinforces not only the necessity of these districts, but shows that even in areas where preservation takes center stage, demolition of significant resources still occurs. The Historic District Council in their web publication, *Expanding Historic District Boundaries*, discusses the effects of non-designated resources (such as those documented in the TBS) stating,

Far from freezing a neighborhood, (historic district) designation spurs development outside as well as inside the district....because of the appeal of the historic districts; developers want to build new buildings just over the protected boundaries. New development may destroy buildings that are often worthy of designation.<sup>302</sup>

In 1995 and 1996, TBS recorded three significant resources in response to development pressures immediately outside Dover's historic district. Construction of a new assisted living and retirement facility endangered the mid-to-late nineteenth

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<sup>300</sup> Pratt Cassity, *Maintaining Community Character: How to Establish a Local Historic District* (Washington, DC: National Trust for Historic Preservation, 1992).

<sup>301</sup> 50 percent were still standing.

<sup>302</sup> Advocate for New York City's Historic Neighborhoods, *Expanding Historic District Boundaries*, <http://www.hdc.org/boundarieswhite.htm>

century resources known as Richardson Hall & Carriage House, Howe House, and Hunn House. All three resources are significant as resources contributing to the Victorian streetscape of North State Street.

In 1865, Minister Thomas B. Bradford laid out a plan for “North Bradford City,” a group of house lots to be located on the north side of Dover. Samuel Hargadine purchased one of these lots and, in 1871, constructed the three-story, brick dwelling referred to as the Howe House for his wife and family. At the time of documentation, the house stood vacant but in good condition (Figure 3.54).<sup>303</sup> Four years later, in 1869, William Hazel constructed the elaborately detailed frame building, the Hunn House, on the same block. Like the Howe House, the property exhibits highly detailed Victorian architecture complete with a mansard roof, wrap-around porch, and a Queen Anne styled turret (Figure 3.55).<sup>304</sup> At the time of documentation, the building retained its nineteenth century carriage house, a rare example of a once frequent outbuilding. Prominent Delaware Chief Justice, James Pennewell, resided in the home in the 1870s before the Hunn family purchased the property.<sup>305</sup> Characteristic of the Queen Anne style, the brick, two-and-a-half-story, Richardson Hall is ornamented with a pediment door, eyebrow dormer, wraparound porch, and an oval turret “rising from the southern bay to the third floor (Figure 3.56).<sup>306</sup> At the

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<sup>303</sup> Deidre C. McCarthy, et al., *Threatened Resources Documented in Delaware, 1995-1996* (Newark, Delaware: Center for Historic Architecture and Engineering, 1996), 13.

<sup>304</sup> Ibid., 27.

<sup>305</sup> Tom Eldred, “Housing Facility Tries to Blend In,” *Delaware State News*, December 6, 1998.

<sup>306</sup> Deidre C. McCarthy, et al., *Threatened Resources Documented in Delaware, 1995-1996* (Newark, Delaware: Center for Historic Architecture and Engineering, 1996), 49.

time of documentation, the building retained its rare nineteenth century outbuildings, a carriage house and stable.

In March of 1995, Dover's Planning Commission approved a proposed 75-unit assisted living facility for North State Street on the site of the three historic properties. While only one commission member voted against the project, public opposition drew hundreds of signatures from residents calling for the retention of the historically significant properties. Final plans for the assisted living facility called for the rehabilitation of Richardson Hall and the Howe House, but required demolition of the Hunn House as well as the Hunn carriage house and the Richardson Hall carriage house (Figure 3.57). Osprey Investment Co. deemed the Hunn House "structurally unsound and historically insignificant" stating the removal of the property was necessary and "saving it would be too expensive."<sup>307</sup> To combat the plans, one Dover resident applied for a million dollar loan in order to restore all three buildings. The resident asked the planning commission for a chance to come up with an alternative to the proposed assisted living facility stating the project was "out of place, unnecessary, and doesn't fit." At the time Dover's City Planner was "not impressed with the idea of renovating the properties" and the development project received approval (Figure 3.58).<sup>308</sup> The current status of Richardson Hall, the Hunn House, and the Howe House illustrates the advantages and limits of Dover's historic district.

Studies on long-standing historic districts confirm the economic benefits of historic communities. In the late 1990s, the Independent Budget Office in New York performed a study on the economic effects of historic designation on brownstone

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<sup>307</sup> Tom Russo, "Planning Board OKs State St Facility," *Delaware State News*, March 18, 1997.

<sup>308</sup> *Ibid.*



neighborhoods in Brooklyn, NY. The study confirmed preservationists' long-held view that in economic prosperity and decline, designated neighborhoods retain their value better than similar undesignated neighborhoods. The study proves these regions are "magnets for development and investment," successful stimulants for economic growth and community re-investment.<sup>309</sup> While one can argue that the success of Dover's historic district spurred construction of the assisted living facility (and therefore lead to the demolition of historic resources), the new building's proximity to the district spurred sensitive design. When the Dover Development Corporation asked the Osprey Investment Co. why they chose North State Street as the location for their facility, they replied that they specifically wanted a location

Close to a central hub, including availability of transportation, close to churches and museums, and close to the amenities that a downtown offers. We want to be located in an area central to the population not on the fringes of town.<sup>310</sup>

Lack of protections for significant buildings outside district boundaries permitted the loss of the historically significant Hunn House as well as two rare examples of nineteenth century carriage houses. An aerial view of the assisted living facility shows the two surviving properties and how they relate to the new structure (Figure 3.59).

Like Dover, the U.S Census identifies Smyrna as a town experiencing a high percent of recent growth. Between 1990 and 2000, the population increased nine percent. Since 2000, its rate of population change has more than tripled to 38 percent.<sup>311</sup> In 2003 Smyrna approved annexation of 2,500 housing units to its

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<sup>309</sup> Advocate for New York City's Historic Neighborhoods, *Expanding Historic District Boundaries*, <http://www.hdc.org/boundarieswhite.htm>

<sup>310</sup> Meeting minutes, Downtown Dover Development Corporation

<sup>311</sup> Best Places, <http://www.bestplaces.net/city/Smyrna-Delaware.aspx>

southwest and issued 305 housing permits. In the Smyrna School District alone the town accepted approximately 2,900 new homes scheduled for construction.<sup>312</sup>

Smyrna's recent housing boom coincides with the completion of Route 1 south of the Chesapeake & Delaware Canal to Dover. Finishing Route 1 reduced the commute from Wilmington to Dover, which made the area a "bedroom community" to northern New Castle County. The 2000 U.S Census map, *Mean Travel Time to Work 2000* (discussed earlier), supports this point showing Smyrna lying in the area with the longest average commute time. Smyrna contained 15 percent of the TBS resources; only one stands in 2003 (Figure 3.60).

**The power of third party intervention in saving historic resources is a consistent trend illustrated throughout the TBS record.** In every case, the only time resources survived despite their threat, location, and condition was as a result of intervention from the public or with the help of established preservation measures. This demonstrates the power public outcry in overcoming trends of threat, condition, and location.

The Little Friends Meeting House (TBS 1994-1995) in Little Creek, DE suffered from abandonment/neglect when documented by the TBS, but survives in 2003 thanks to the individual efforts of its current owners. Threatened by neglect at the time of documentation the property was vacant and in fair condition, used as a shed for storing farm implements (Figure 3.61). Its location and condition limited the number of interested parties; however the property retained its significance as the second oldest (and second largest) nineteenth century Friends Meeting House in

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<sup>312</sup> Melissa Tyrrell, "Smyrna is Growing Fast; Kent-New Castle County Town Taking Over from Middletown Area as the Place to Live," *News Journal*, 2004, [http://www.npg.org/states/statenews/de\\_listserv.html#smyrna](http://www.npg.org/states/statenews/de_listserv.html#smyrna)

Delaware. Completed in 1802, the meeting house served as an active gathering location for Quakers from the beginning of the nineteenth century until 1885.<sup>313</sup> Surrounded by cultivated fields, the one-and-a-half story brick building imposed a striking image upon the agricultural landscape. For years, the property remained vacant and deteriorating, but retained much of its original interior fabric. A sympathetic property owner purchased the property and began renovations in 2000 that converted it to a personal residence. Alteration of the meetinghouse ensured its survival, however the loss of original fabric demonstrates the vulnerability of renovation without guided preservation review.

This thesis finds a resource's condition, location, and reuse potential can increase its desirability and spur third party intervention. The survival of Dover's Capitol Theater (TBS 1997-1998) and the Hanson House (TBS 2001-2002) provide two examples of this trend. Situated prominently on the corner of North and State Streets the early-twentieth century Capitol Theater (TBS 1997-1998) survives as an example of successful adaptive reuse. The resource's location, condition, and overall reuse potential increased its chances for survival. At the time of documentation, the property remained vacant, but in good condition (Figure 3.62). No active threats endangered the building, only the passive threat abandonment/neglect. The building's prominent location (in the heart of Dover just outside the historic district) and its large size increased the opportunity for adaptive reuse. The Capitol Theater stood vacant for almost two decades before Dover community leaders decided it would be "far more beneficial to Dover to restore and expand the theater into a home for the performing

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<sup>313</sup> Kirk E. Ranzetta, et.al. *Threatened Building Survey 1994-1995* (Newark, Delaware: Center for Historic Architecture and Engineering, 1995), 14.

arts than to tear it down.”<sup>314</sup> Today, as the Schwartz Center for the Performing Arts, the building embodies successful effort to revitalize downtown Dover by bringing concerts, theatrical presentations, and other entertainment.<sup>315</sup>

Retention of the Hanson House (TBS 2001-2002), another resource threatened by abandonment/neglect, shows that despite its poor condition, its significance and location prompted community support. The Hanson House is the only surviving example of an eighteenth century frame dwelling in the area surrounding Legislative Hall in Dover. Documentary evidence from the early-eighteenth century does not support construction of the property at its current location. It is believed John Banning (saddler and storekeeper) either moved or constructed the c1730 three-bay, two-story frame dwelling. Orphans Court records list the condition of Banning’s property after his death in 1794 describing a “house in Dover, lowest down...with a garden.”<sup>316</sup> In 1840, the property was sold to Samuel Kimmey, the public printer for the town of Dover from 1937 to 1852. A fire insurance policy on the building in 1847 describes the residence as

One-story, hip-roof dwelling house in Dover Delaware...has a cellar under it which is used as a kitchen [,] has two rooms down stairs & two up stairs all well plastered[,] fireplace in cellar, one on first story & up stairs.<sup>317</sup>

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<sup>314</sup> Delaware Division of the Arts, *Value of Arts in the Life of Delaware*, [http://www.state.de.us/sos/ddoa\\_forms/worddocs/econimpactweb.doc](http://www.state.de.us/sos/ddoa_forms/worddocs/econimpactweb.doc)

<sup>315</sup> Friends of the Capitol Theater, <http://www.volunteermatch.org/orgs/org15292.html>

<sup>316</sup> Kent County Orphans’ Court Docket, Book G, Volume 1, p. 15, John A. Banning, 1805, Delaware Public Archives, Dover, Delaware.

<sup>317</sup> Policy #[illegible], Samuel Kimmey, 1847, Kent County Mutual Insurance Company Loose Manuscripts.

The insurance policy also lists several outbuildings associated with the property to include a smokehouse, corncrib, frame milk house, water pump, and a one-and-a-half-story frame building that served as the stable, granary, carriage house, and cow house. After Kimmey's ownership the property served as a rental property until 1897 when James H. and his brother William M. Hazel used it as storage for their newly constructed creamery. In 1984, the current owner sold the property to the City of Dover and the Delaware League of Local Governments used the property for its offices until 1996.

Despite its intricate history and significance the property fell into disuse. Vacant for over a decade and suffering from demolition by neglect, the City of Dover sold the property to a realtor association that planned to raze the building for offices (Figure 3.63).<sup>318</sup> Demolition plans fell through however, thanks to the protest of concerned citizens and the advocacy of key preservation organizations.<sup>319</sup> When documented by the TBS in 2001, the Hanson House had been purchased by Preservation Delaware Inc who planned to restore the property to offices with funding assistance from the City of Dover, the National Trust for Historic Preservation, and the Delaware Department of Transportation. In 2003, restoration has yet to begin and the resource remains vacant in poor condition.

The Capitol Theater and the Hanson House demonstrate the extent neglect and abandonment increase the vulnerability of a historic resource, but also how certain conditions can affect third party intervention. In regard to the Capitol Theater, its location (downtown Dover) and condition (vacant but in good condition) were

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<sup>318</sup> Friends of the Capitol Theater, <http://www.volunteermatch.org/orgs/org15292.html>

<sup>319</sup> National Trust Website, [http://www.nationaltrust.org/state\\_and\\_local/activities/2001/delaware.html](http://www.nationaltrust.org/state_and_local/activities/2001/delaware.html)

conducive to its restoration; however, its reuse potential had the greatest impact on its survival. By comparison, the location and significance of the Hanson House (the last of its kind) and its construction date (early-eighteenth century) contributed to its ability to generate community support. Its poor condition and small size however, limited its reuse potential and made it vulnerable to demolition.

Two unique examples of TBS resources standing despite threats of development are the Hunn-Jenkins House (TBS 1996-1997) and the Charles I. du Pont Farm (TBS 1999-2000). The preservation of both resources comes in response to community efforts. Occupied and listed in good condition when first documented, the Hunn-Jenkins House stands as a well-preserved mid-nineteenth century “rural Delaware interpretation of fashionable high-style architecture (Figure 3.64).”<sup>320</sup> Built between 1850 and 1851, the large Greek Revival dwelling was built by prominent local farmer and merchant, Hunn Jenkins. The 1852 tax assessment for the property lists “88 acres of land improved 20 acres in timber with a large three-story frame dwelling new and in good repair, with buildings, barn, stables, carriage house & etc.”<sup>321</sup> Shortly after documentation, the owners put the property up for sale and began considering offers from developers that would call for its demolition. The resource stands in 2003 thanks to community members who vocally opposed demolition of the property. Opposition swayed the owners’ opinion in finding a sympathetic buyer.

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<sup>320</sup> Rebecca J. Siders, et.al, *Threatened Building Survey 1996-1997* (Newark, Delaware: Center for Historic Architecture and Design, 1997), 21.

<sup>321</sup> Kent County Tax Assessments, North Murderkill Hundred; 1852; Delaware State Archives.

The Charles I. du Pont Farm located in the town of Wyoming stands as an example of a finely detailed, mid-to-late eighteenth century rural dwelling. Although architectural evidence suggests that a member of Kent County's rural elite built the dwelling, the farm served as a tenant property from an early date. The farm complex provides an excellent example of the use of agricultural tenancy and its connection with the dairy industry.<sup>322</sup> CHAD documented the property in 1999 as vacant but in good condition. At the time of documentation the property was threatened by the construction of a residential subdivision. The building stands as a result of discussions between the community and the developer, which persuaded the developer to incorporate the building into final subdivision plans (Figure 3.65).

Historic preservation measures currently exist at the local, state, and federal level in Kent County. These protections include: the Delaware Historic Preservation Tax Credit Program, the federal historic preservation tax program, the National Register, and local ordinances. Together these measures attempt to create an environment supportive of significant historic resources. Delaware's Historic Preservation Tax Credit Program assists in preserving and rehabilitating historic buildings throughout the state. Enacted in 2001, this program provides up to \$3 million in tax credits for suitable projects each year (with \$30 million in total available for ten years). Since its inception, the program spurred the rehabilitation of 95 historic buildings, nine located in Kent County.<sup>323</sup> Historic district designation and National

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<sup>322</sup> Emily Paulus, Rebecca J. Sheppard, and Kelli W. Dobbs, *Threatened Buildings Documented in Delaware, 1999-2000* (Newark, Delaware: Center for Historic Architecture and Design, 2000), 18.

<sup>323</sup> New Castle County had 83 buildings rehabbed with tax credit funding (88 percent of which are owner-occupied residences) and three from Sussex County (none of which are owner-occupied residence). State of Delaware, Saving Delaware History: Historic Preservation Tax Credit Program Statistics

Register nomination provide additional identification of historic resources; although designation itself does not necessarily protect the resource. Instead, nomination of a building for the Register designates eligible for tax credit projects. National Register resources are also subject to an extra level of review in cases where they are affected by state or federally funded projects.

Local preservation measures (in the form of Demolition by Neglect Ordinances, Historic District Commissions, or city/county preservation planners) provide the strongest protections for historic resources. While Kent County currently does not have a county commission to review historic properties, they do have demolition permits and demolition by neglect ordinances. These protections are critical, although their range remains limited.

This thesis discussed several examples where resources survived despite their threats; however these instances are outliers in the TBS record. Without strong, overarching preservation protections and an understanding of the current status of the county's threatened historic resources, continued preservation of the county's significant resources cannot occur. While this thesis only considered a specific group of historic resources, their revisit offers a glimpse at the environment for threatened resources countywide. The conclusions drawn and trends identified can be used in evaluating similar resources throughout the region.

The Hoffecker Cannery (TBS 1994-1995), located in downtown Smyrna, demonstrates the need for preservation measures. The Hoffecker Cannery represents one of the last remaining examples in Kent County of an industry once crucial to the region (Figure 3.66). The building also retained a rare collection of canning and grain machinery in their original context. Its prominent location (South Main Street) and



open floor plan made the building a prime candidate for creative reuse; however the building required a specific buyer with a unique vision. Similar resources throughout the country have found new life revived as artist lofts, condominiums and unique retail spaces. These plans take risk and considerable investment. Demolition of the building occurred when a sympathetic buyer could not be found. Stringent preservation measures could have required adaptive reuse and prohibited demolition of the building.

The TBS recorded 33 resources in Kent County; however they represent only a fraction of the endangered resources countywide. Their survival illustrates the pressures threatening comparable resources throughout the county. While at first glance a seemingly high percentage still stand, further analysis demonstrates these resources remain exceptions to the norm.

Kent County's historic preservation office discussed the current state of historic resources in the region stating,

The once primarily rural landscape of Kent County is changing to a mix of urban and rural space. The changes to the landscape due to a shift in economic focus, growth, and development have threatened many of our historical resources.<sup>324</sup>

The office goes on to define methods for preserving these resources through preservation awareness, incentives and ordinances encouraging incorporation of historic structures into modern development, and preserving these resources through documentation. The county's current protections are a start; however, at this time, the

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<sup>324</sup> Kent County Division of Historic Preservation,  
<http://www.co.kent.de.us/Departments/Planning/HistoricPresv/>

county does not have the manpower (or the regulations in place) to successfully bring about this goal.

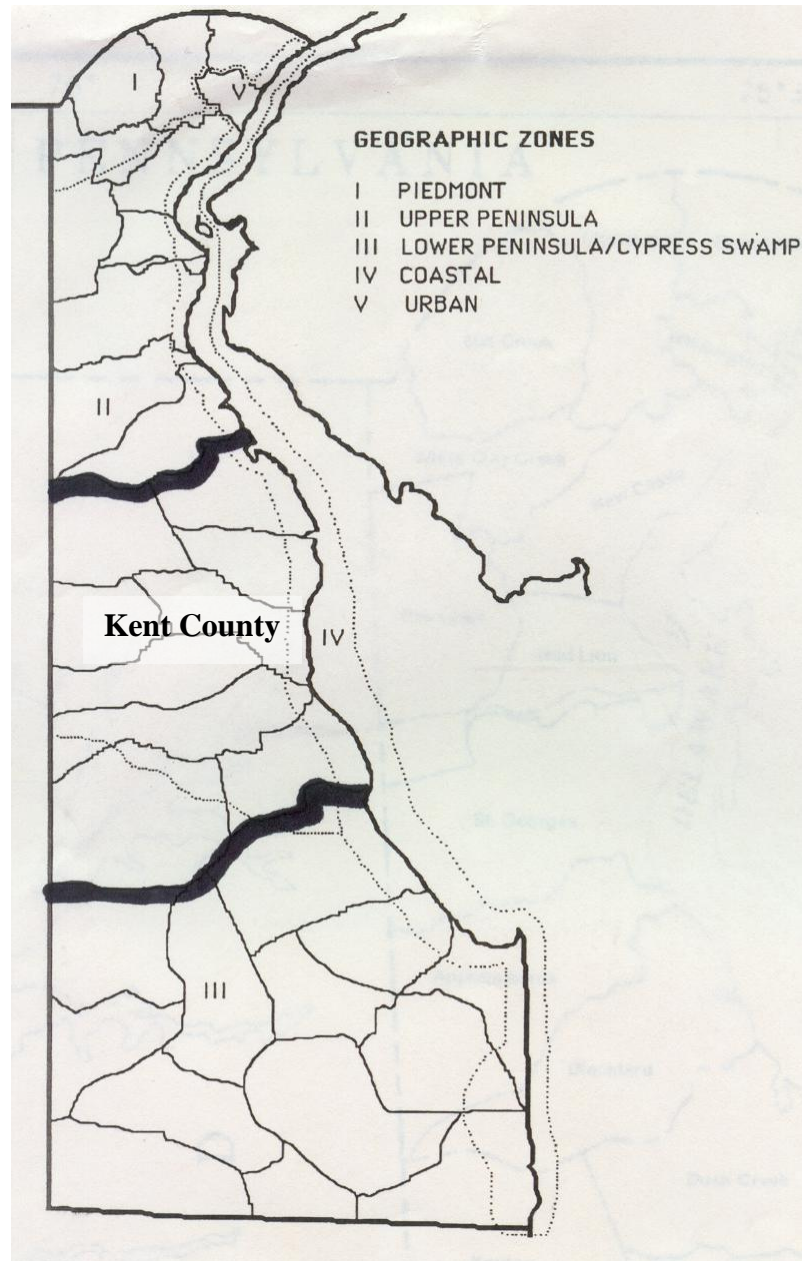
James Deetz in his book, In Small Things Forgotten: The Archaeology of Early American Life, expresses the importance of retaining historic resources stating,

Material culture may be the most objective source of information we have concerning America's past. When we stand in the chamber of a seventeenth century house that has not been restored, we are placing ourselves in the same architectural environment occupied by those who lived there before. The written document has its proper and important place, but there is also a time when we should set aside our perusal of diaries, court records, and inventories, and listen to another voice. Don't read what we have written; look at what we have done.<sup>325</sup>

Preserving these structures maintains a link to the past shaped by subsequent generations. Together, they preserve the continuity of American experience.

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<sup>325</sup> James Deetz, *In Small Things Forgotten: The Archaeology of Early American Life* (New York, New York: Anchor Books, 1977), 160-161.



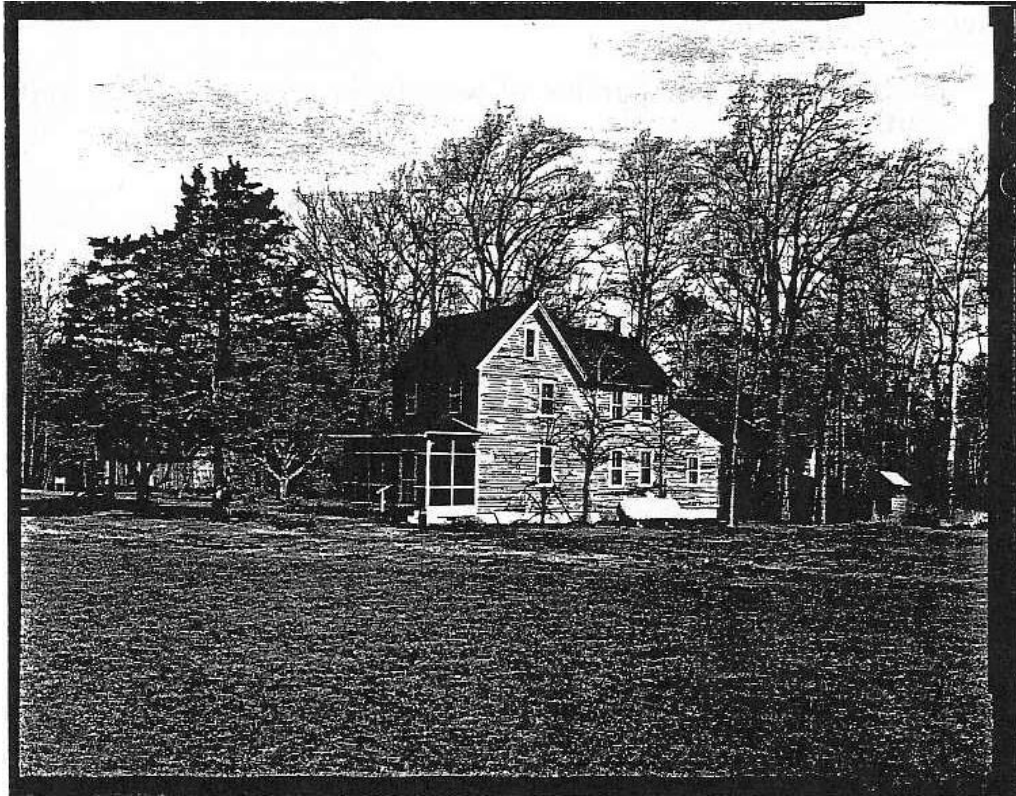
*Figure 3.1*

This map shows the division of Kent County's geographic zones. The Upper Peninsula Zone defines the interior, while land along the shore and beyond the coast falls within the Coastal Zone. Figure courtesy of CHAD.



*Figure 3.2*

Charles I. du Pont Tenant Farm, Wyoming, DE. Photograph courtesy CHAD archives 1999-2000.



*Figure 3.3*  
Brecknock Tenant House, Dover, DE. Photograph courtesy CHAD archives  
1994-1995



*Figure 3.4*

The mid-nineteenth century Ridgely Tenant House demonstrates a typical house and garden property in Kent County. Characteristically, the architectural form of the house and garden included its original two-bay, one-and-a-half story hall-chamber plan (still visible despite later additions), evidence of a winder stair in the gable end of the main room, and a plain level of decorative finish. The property lies at the “end of a row of small one-story early-twentieth century dwellings that may relate historically to the establishment of a community of agricultural laborers around the intersection of White Oak Swamp and Long Point Neck roads.” Photograph courtesy CHAD archives 1995.



*Figure 3.5*

Wright-Reed House, Leipsic, DE. Photograph courtesy CHAD archives 1995-1996. In 2003, the Wright-Reed house stands, but remains vacant and in fair condition (bottom photograph).





*Figure 3.6*

Henry S. Tanner's 1836 map of Delaware in his Universal Atlas shows Kent County's three principle nineteenth century roads, (1) a central route crossing from New Castle County into Kent and Sussex counties, (2) an eastern route extending along the shoreline into Sussex County, and (3) a western route from Dover to points west in Maryland.





*Figure 3.7*

A 1796 map of Kent County by Matthew Carey in Cary's American Pocket Atlas shows one main road (the Kings Highway) leading from New Castle County into Kent and Sussex Counties.



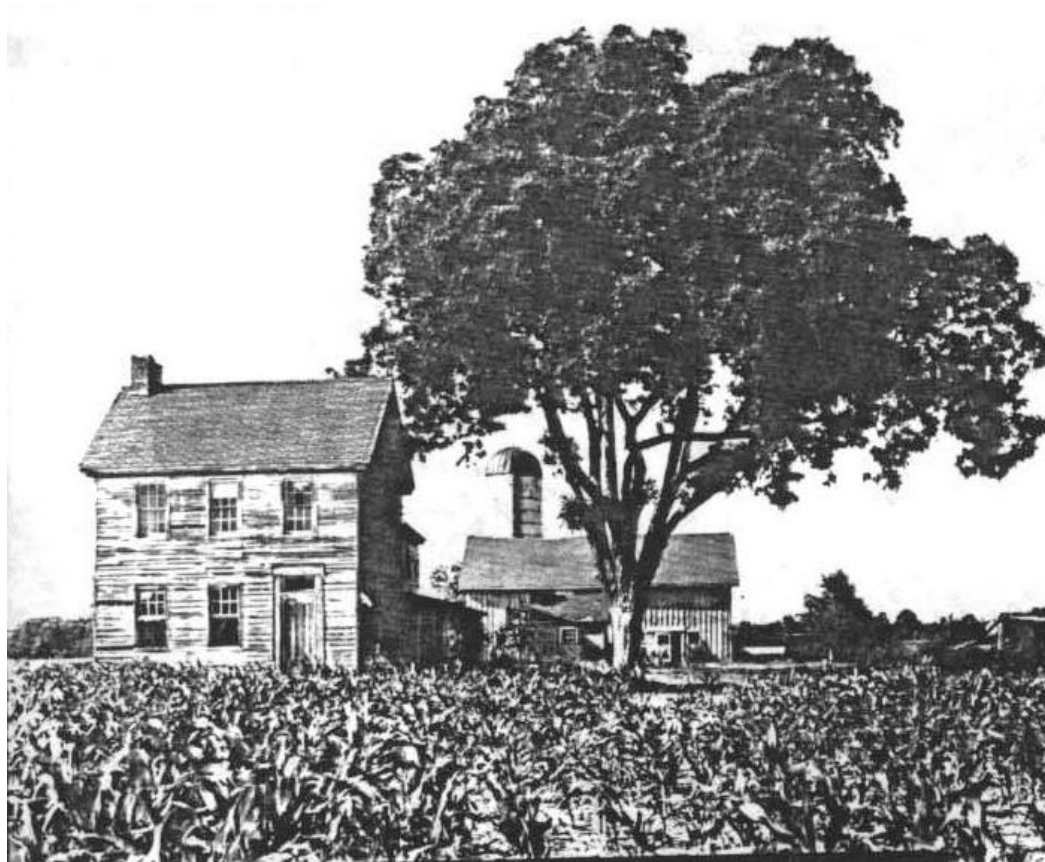
*Figure 3.8*

This 1874 map of Kent County by Asher & Adams for their new Commercial Topographical, and Statistical Atlas and Gazetteer of the United States, shows advances in transportation and the influence of the railroad on settlement patterns. Towns like Kenton, Wyoming, Milford and Felton developed around the stations on both the Delaware Railroad and the Junction Railroad lines.



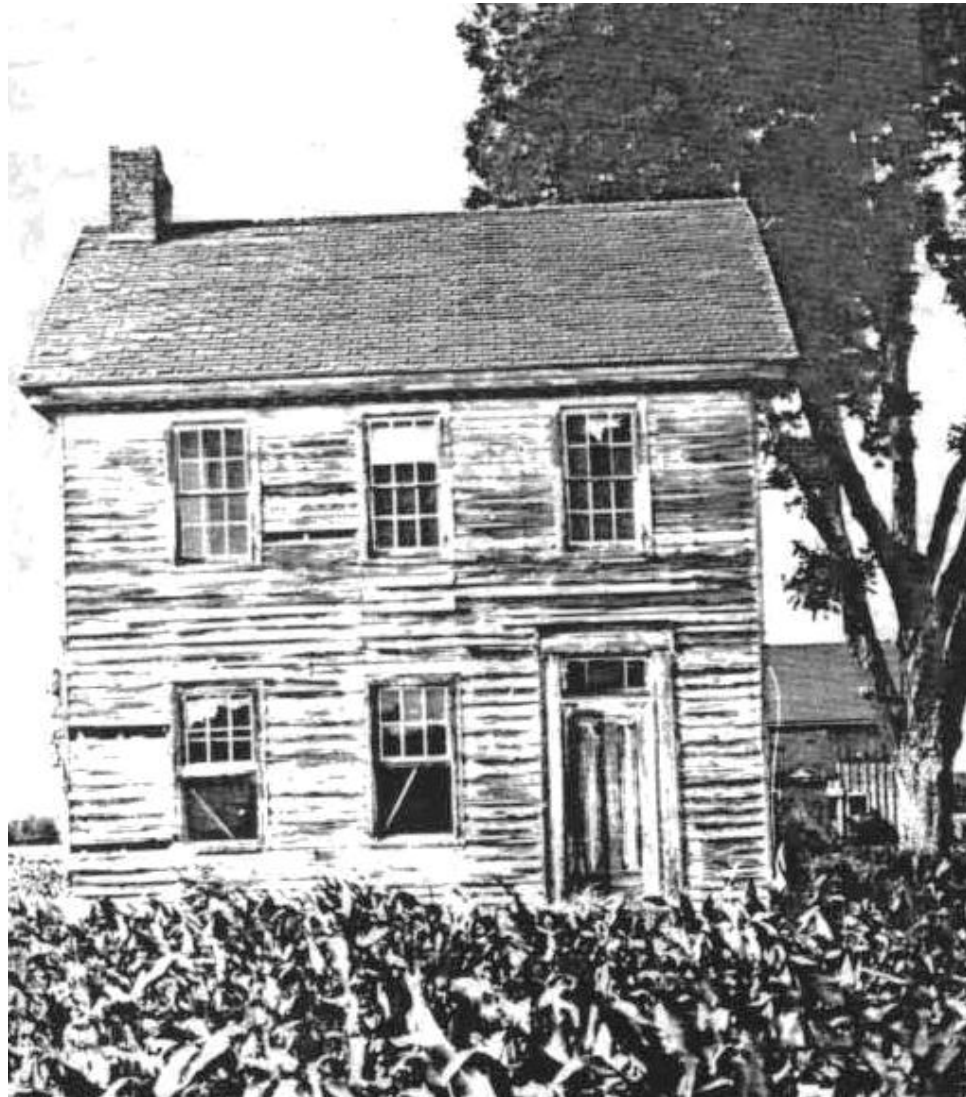
*Figure 3.9*

An early engraving of the Jehu Reed House in Little Heaven, DE shows the historical landscape of the property as well as its original outbuildings.



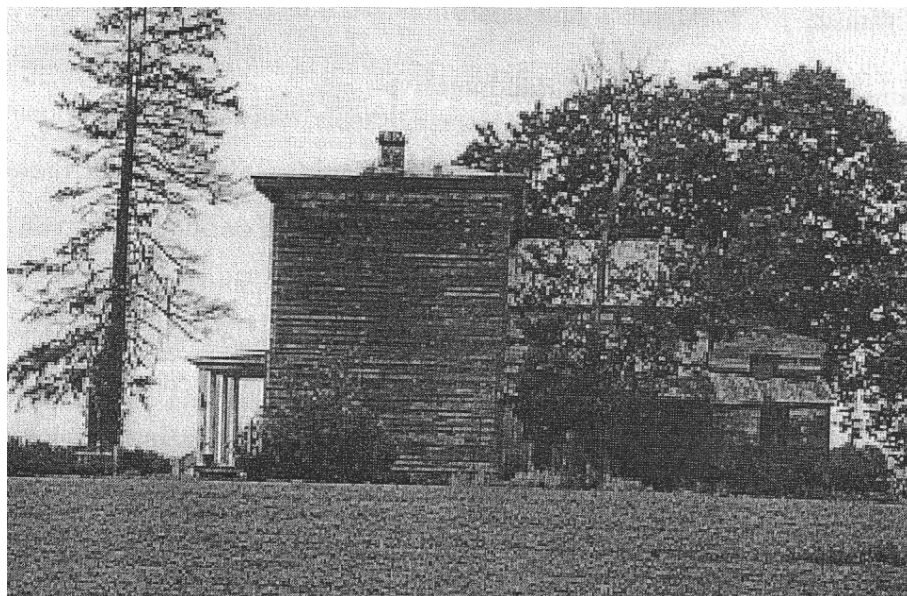
*Figure 3.10*

Thomas Lamb House, Blackiston, DE. Photograph courtesy CHAD archives 1993-1994.

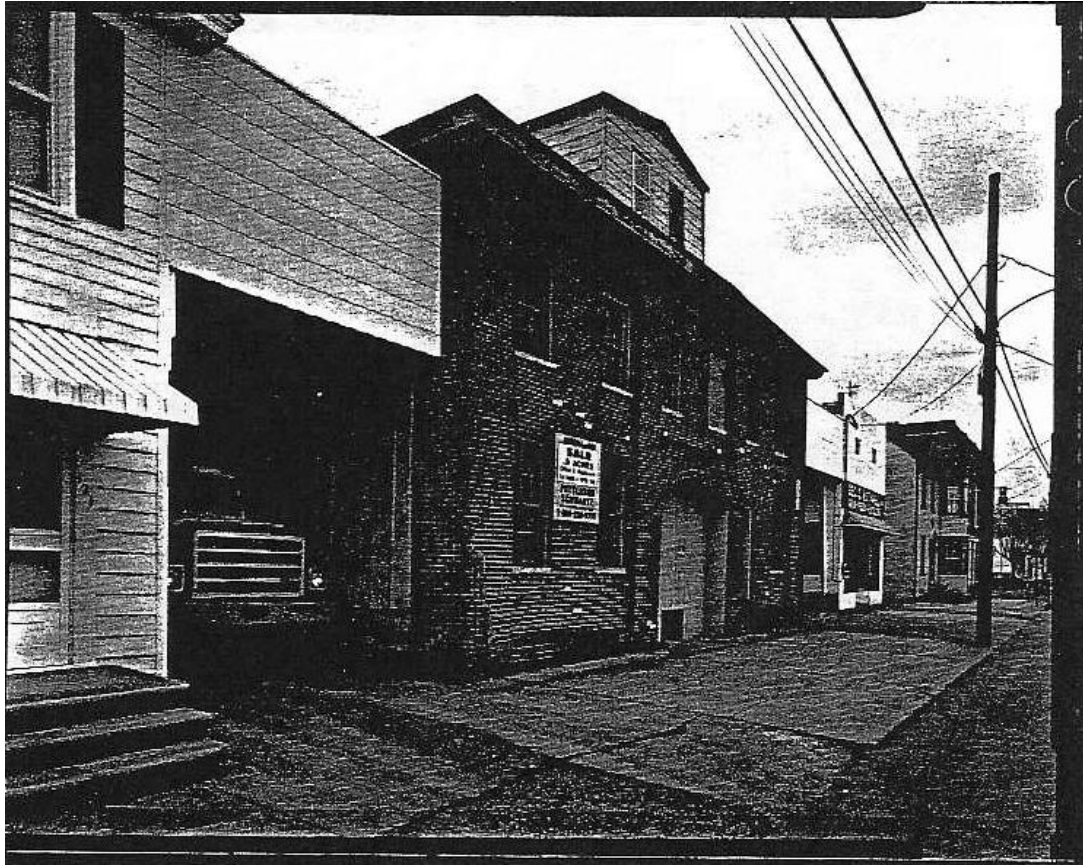


*Figure 3.11*

Architecturally, the Thomas Lamb House incorporates architectural detailing of the Greek Revival period as is evident in the three light transom above the door. Photograph courtesy CHAD archives 1993-1994.

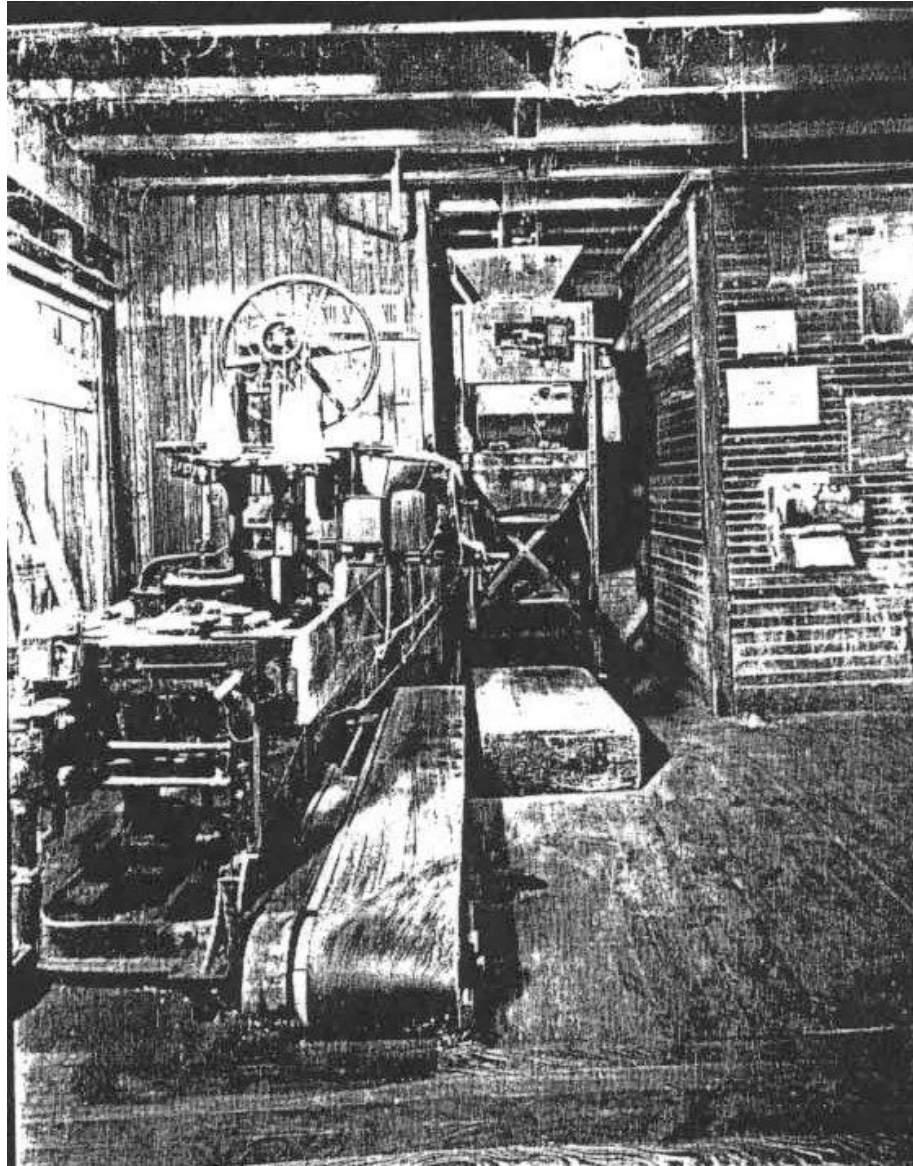


*Figure 3.12*  
Jones-Stevens House, Kenton Hundred, DE. View of north elevation looking south and view of west elevation looking east (bottom photograph). Photographs courtesy CHAD archives 1997-1998.



*Figure 3.13*  
Hoffercker Cannery-Rothwell Granary, Smyrna, DE. Photograph courtesy  
CHAD archives 1994-1995.





*Figure 3.14*

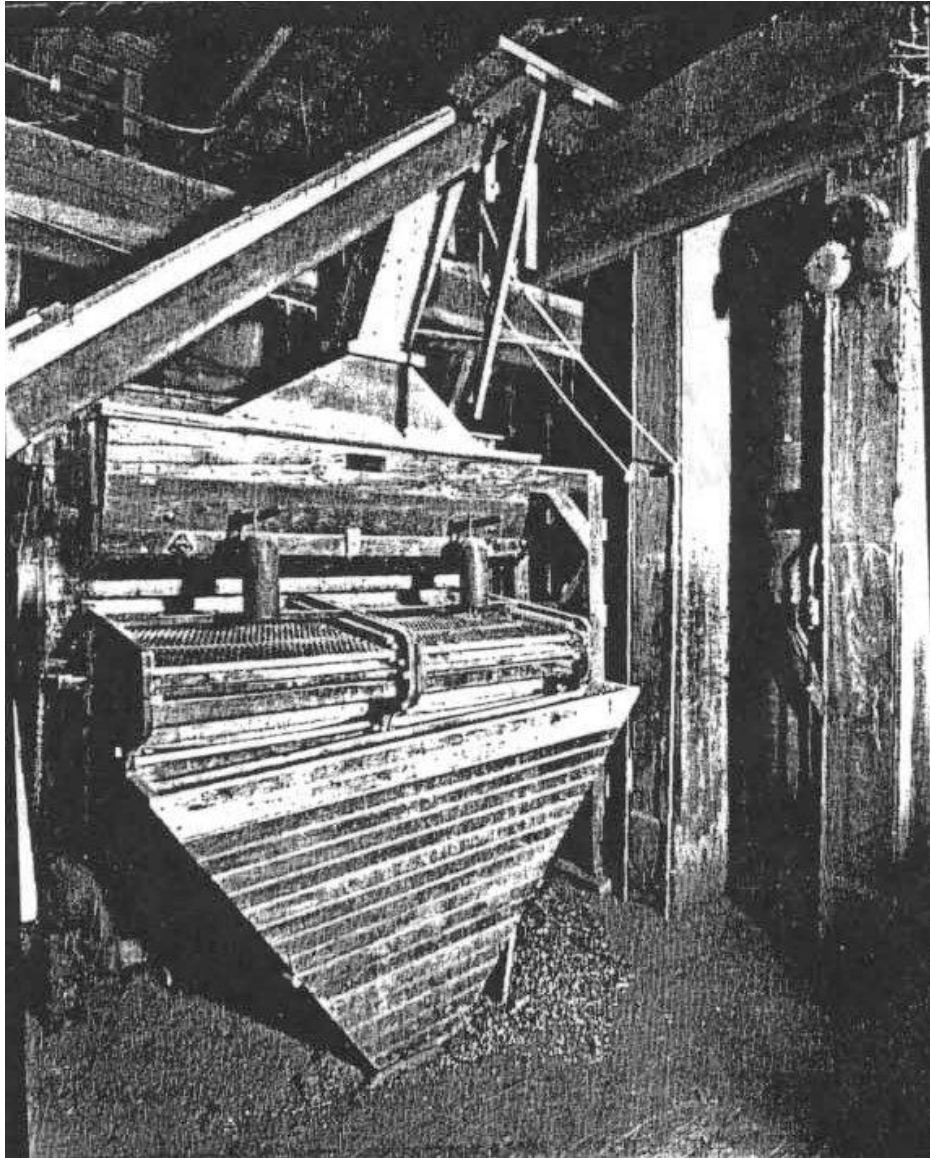
At the time of documentation, the Hoffecker Canary-Rothwell Granary retained many of its early manufacturing devices including the grain bagging machine depicted above. Photograph courtesy CHAD 1994-1995.





*Figure 3.15*

Another example of a device required for the operation of the granary, the grain chutes depicted above would carry the grain to an area for sorting. Photograph courtesy CHAD archives 1994-1995.



*Figure 3.16*

A third example of an early device associated with the building during the time it served as the Rothwell Granary, the grain sorter separated the grain from the seed. Photograph courtesy CHAD archives 1994-1995.



*Figure 3.17*

Threatened by development as a result of a pending sale, the Hoffecker Cannery-Rothwell Granary no longer stood at the time of this photograph in 2003.



*Figure 3.18*

Referred to as a bungalow, this architectural style gained popularity in the United States between 1905 and 1930. Its gabled roof with wide over-hanging rafters characterizes the style.



*Figure 3.19*

The American Foursquare is an architectural style characterized by a central dormer, low-hipped roof with deep overhang, and a standard box shape.



*Figure 3.20*

This 1950s picture of Levittown in PA, provides an example of the type of suburban tract housing popular in the 1940s, 50s, and 60s. The design of the property type came in response to the popularity of the automobile and expansion of housing beyond city boundaries.



*Figure 3.21*

T. Coleman DuPont endorsed a north-south highway, later known as U.S Route 13, in 1911 when the states registered motor vehicles reached 1,380 automobiles.

*Kent County, DE*  
Population by Decades

Date	Population	Pop. Change	Annual % Change
1900	32,762	-	-
1910	32,721	-41	0.0
1920	31,023	-1,698	-0.5
1930	31,841	818	0.3
1940	34,441	2,600	0.8
1950	37,870	3,429	1.0
1960	65,651	27,781	5.7
1970	81,892	16,241	2.2
1980	98,219	16,327	1.8
1990	110,993	12,774	1.2
2000	126,697	15,704	1.3

*Figure 3.22*

This figure depicts population change for Kent County from 1900 to 2000. The greatest percent of change took place between 1950 and 1960, which is tied to suburban expansion as a result of the automobile.





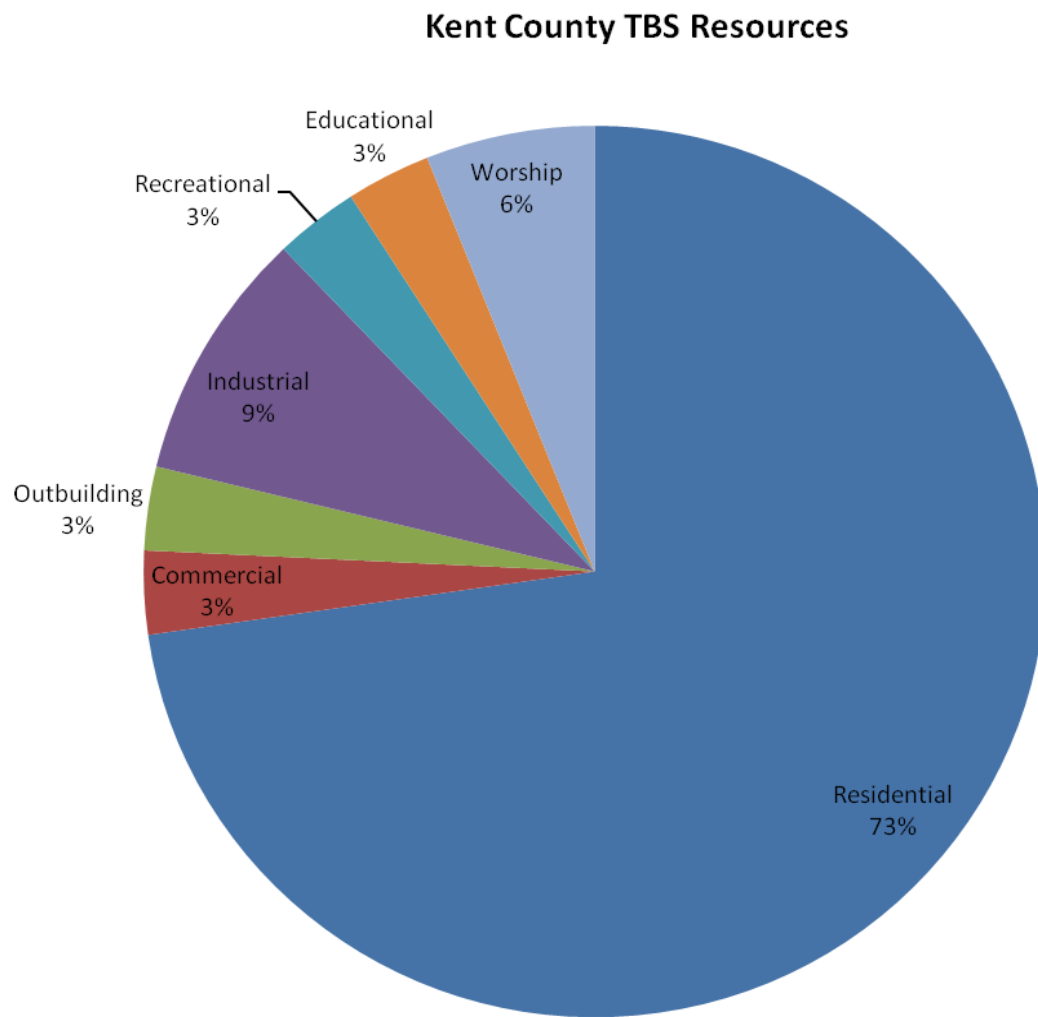
*Figure 3.23*

The architectural style known as Ranch dominated domestic buildings in the 1960s and 70s. The style is characterized by a low-pitched roof and an elongated, one-story plan with an attached garage.



*Figure 3.24*

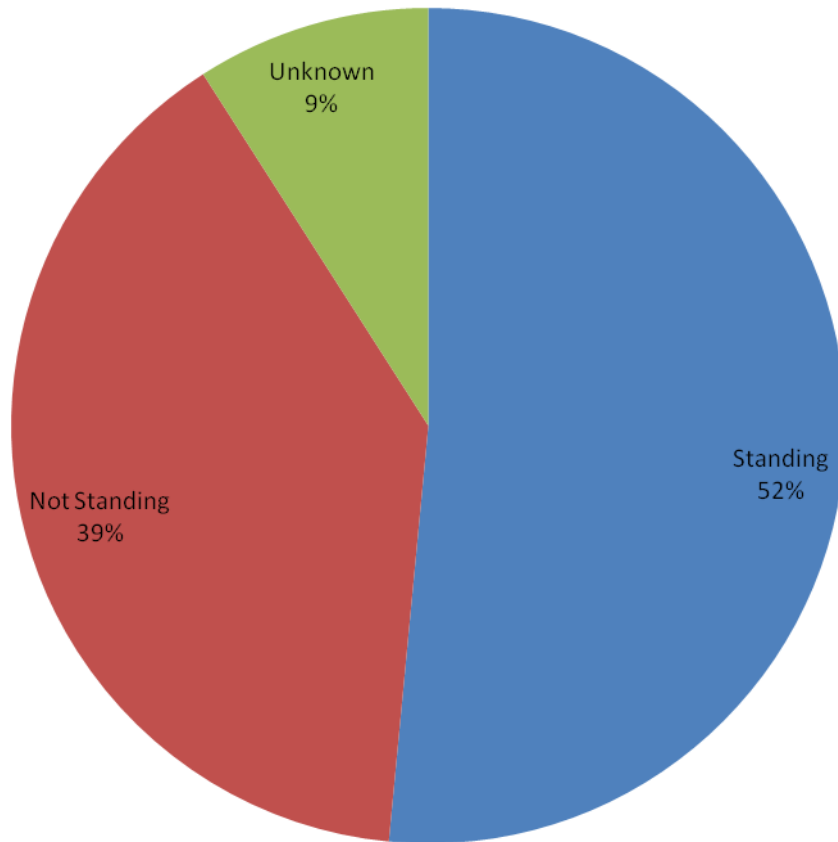
The Split-Level house is characterized by a low-pitched roof and a two-story unit “intercepted at mid-height.”



*Figure 3.25*

A breakdown of the function for the Kent County's TBS resources shows the majority are residential properties.

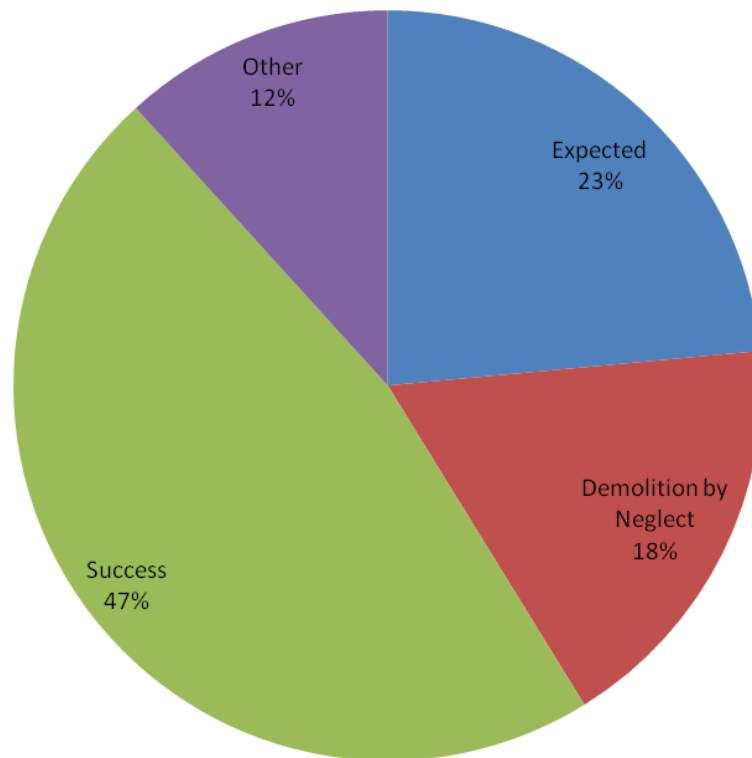
### Status of Resources



*Figure 3.26*

A revisit of the TBS resources in 2003 found approximately half of the resources standing. This can be explained by their threat and third party intervention.

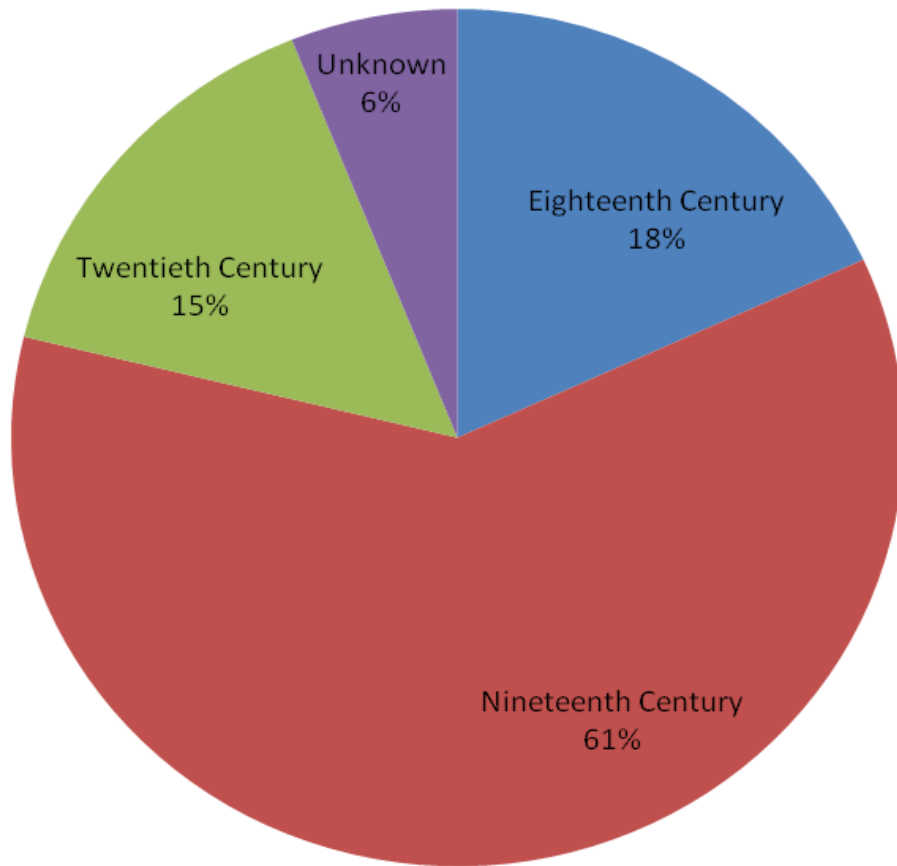
### Resources Still Standing



*Figure 3.27*

The number of resources still standing may be surprising until one considers these resources include a large number of resources still threatened and deteriorating, as well as resources documented with threats not anticipating demolition (such as renovation). The category “other” refers to resources that did not have a documented threat.

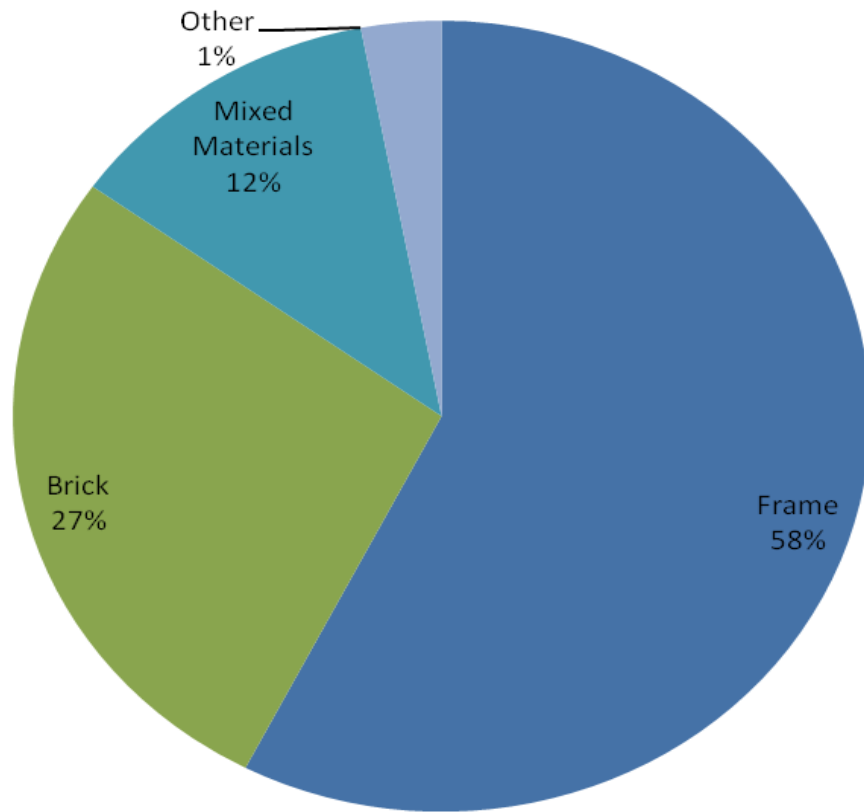
### Date of Construction



*Figure 3.28*

Resources from the nineteenth century were the most represented group in the TBS.

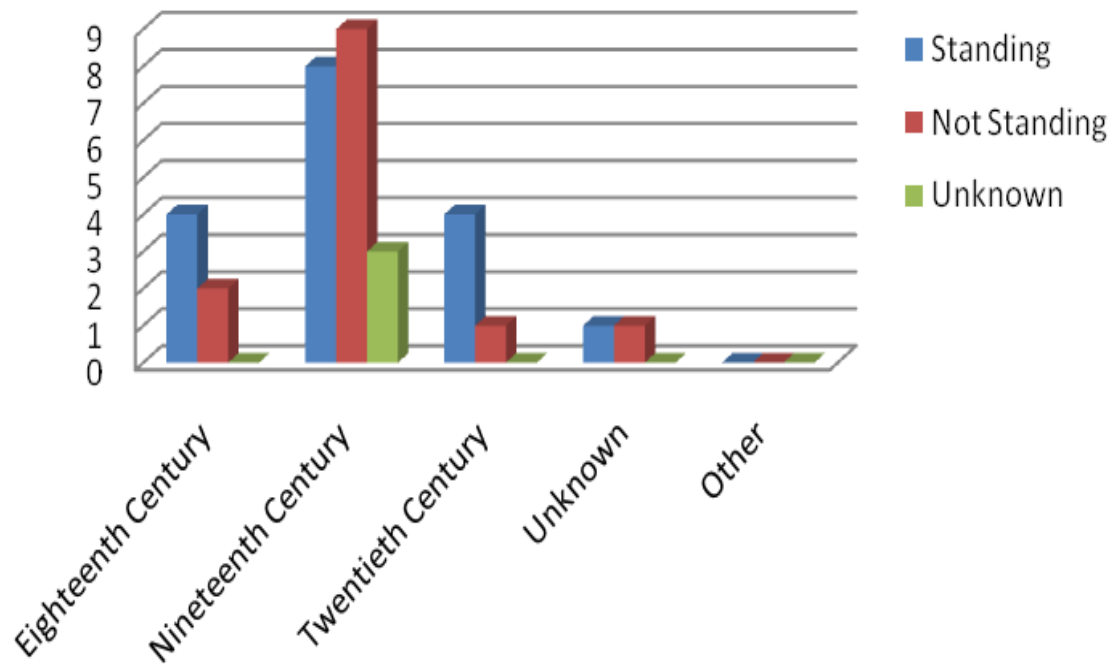
### Kent County Construction Materials



*Figure 3.29*

The prevalence of frame construction in the TBS resources relates to the relatively low expense and predominance of the natural resource in the county. The percentage of brick resources represents dwellings of the rural elite or buildings of community service (such as a church or an early theater).

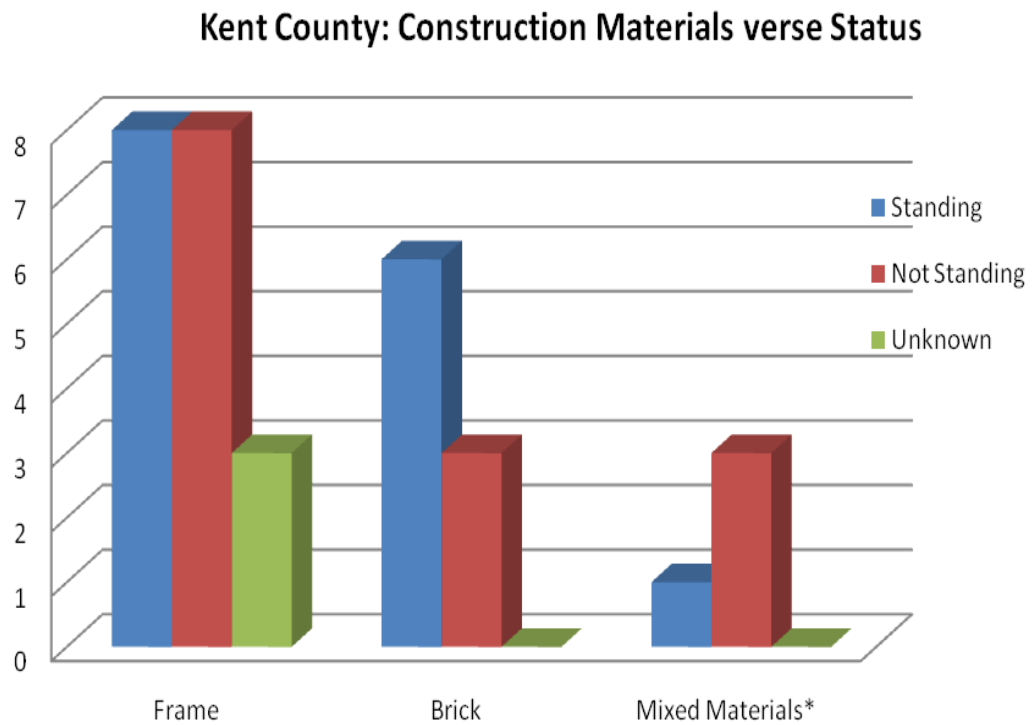
## Kent County: Date of Construction verse Status



*Figure 3.30*

This graph depicting the dates of construction verse current status, shows that nineteenth century resources lost the greatest number of historic resources. The differences in the numbers standing verse those not standing is less dependent upon construction date and more dependent on an individual resources location, threat, and documented condition.

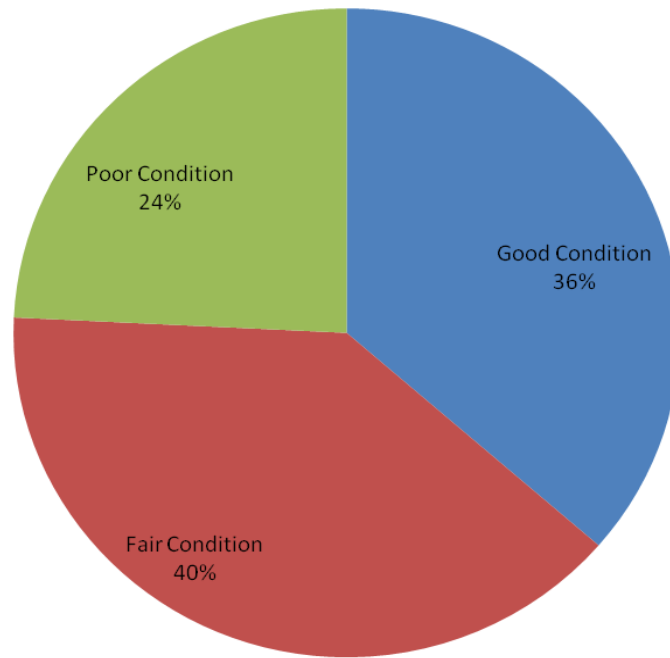




*Figure 3.31*

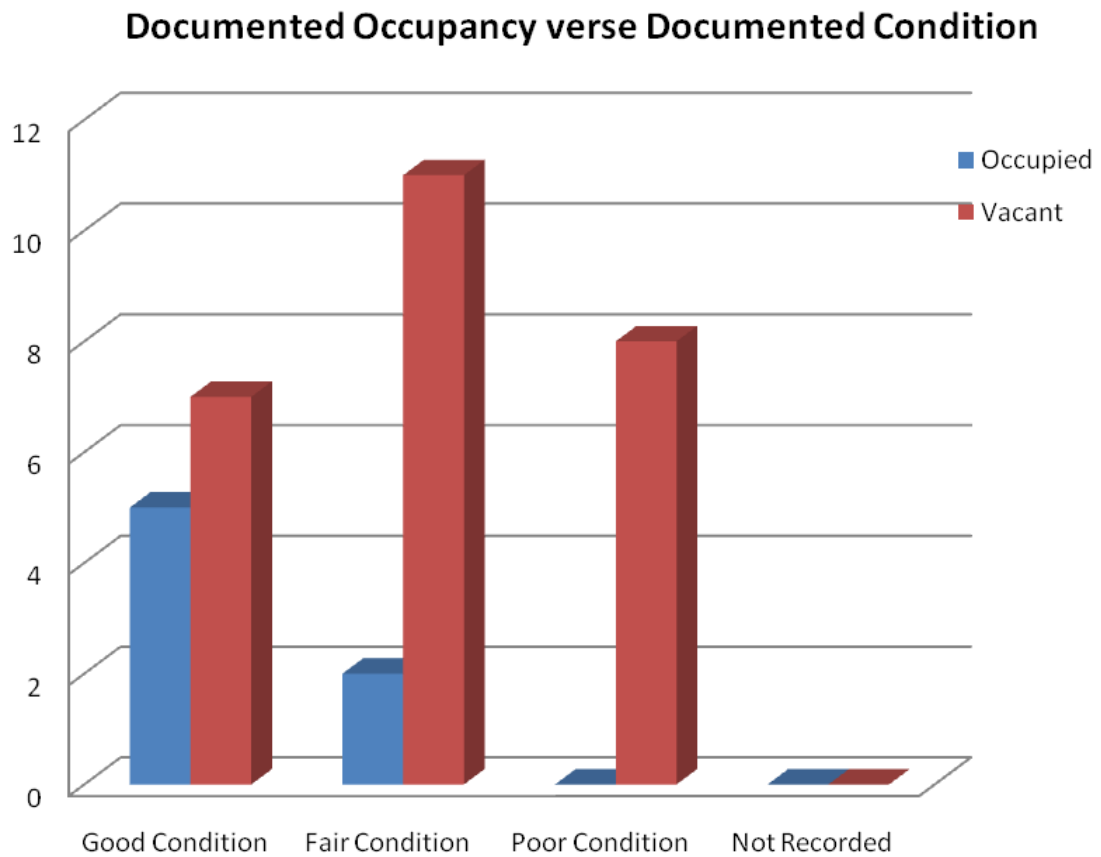
Construction materials did not directly affect the current status of TBS resources. Construction materials may affect the status of a resource in cases of demolition by neglect, but this thesis found a resources' threat, location, and documented condition played a larger role in determining current status.

### Documented Condition of TBS Resources



*Figure 3.32*

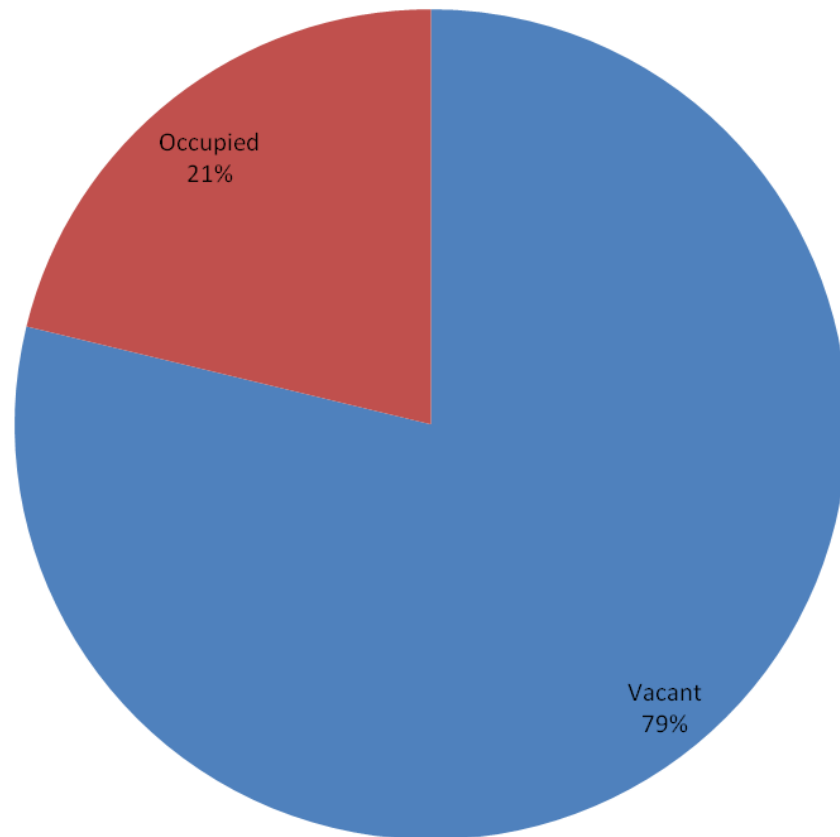
The majority of Kent County's TBS resources were initially documented in either fair or good condition. This increases the probability of intervention, particularly in cases of abandonment/neglect where obtaining a sympathetic buyer is critical in the resource's preservation.



*Figure 3.33*

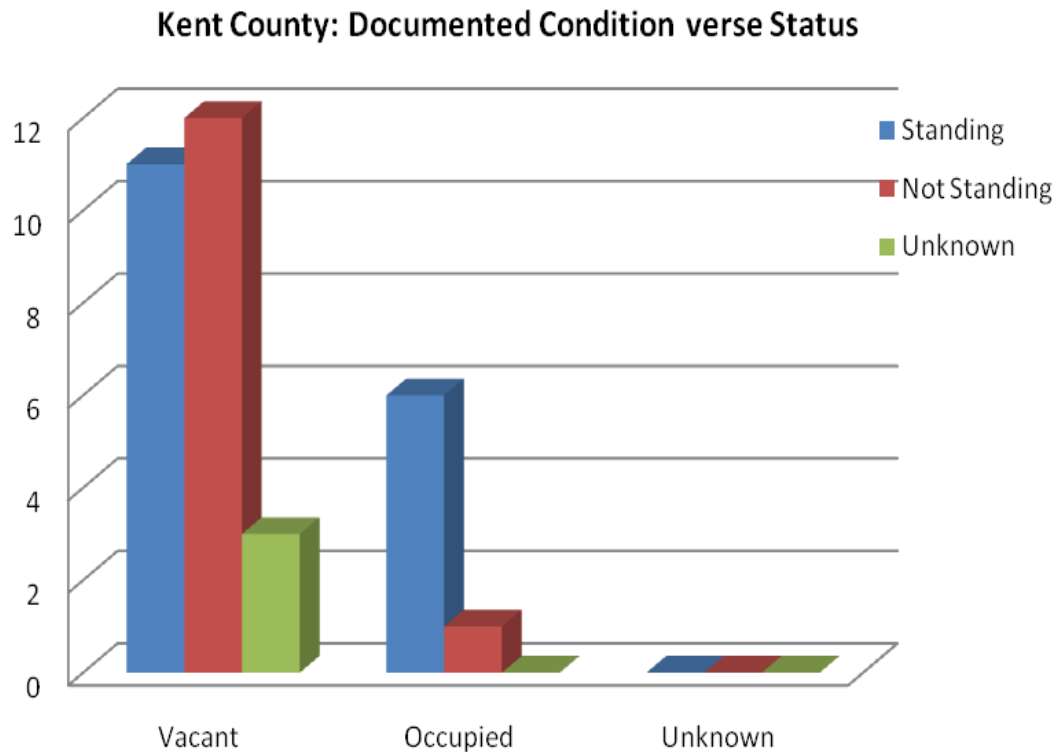
The vulnerability of abandoned resources is demonstrated in this graph which shows a large number of vacant resources falling under the category of poor condition. All of the occupied resources were recorded in either good or fair condition, which speaks to the presence of an individual actively involved in their preservation.

### Kent County: Documented Occupancy



*Figure 3.34*

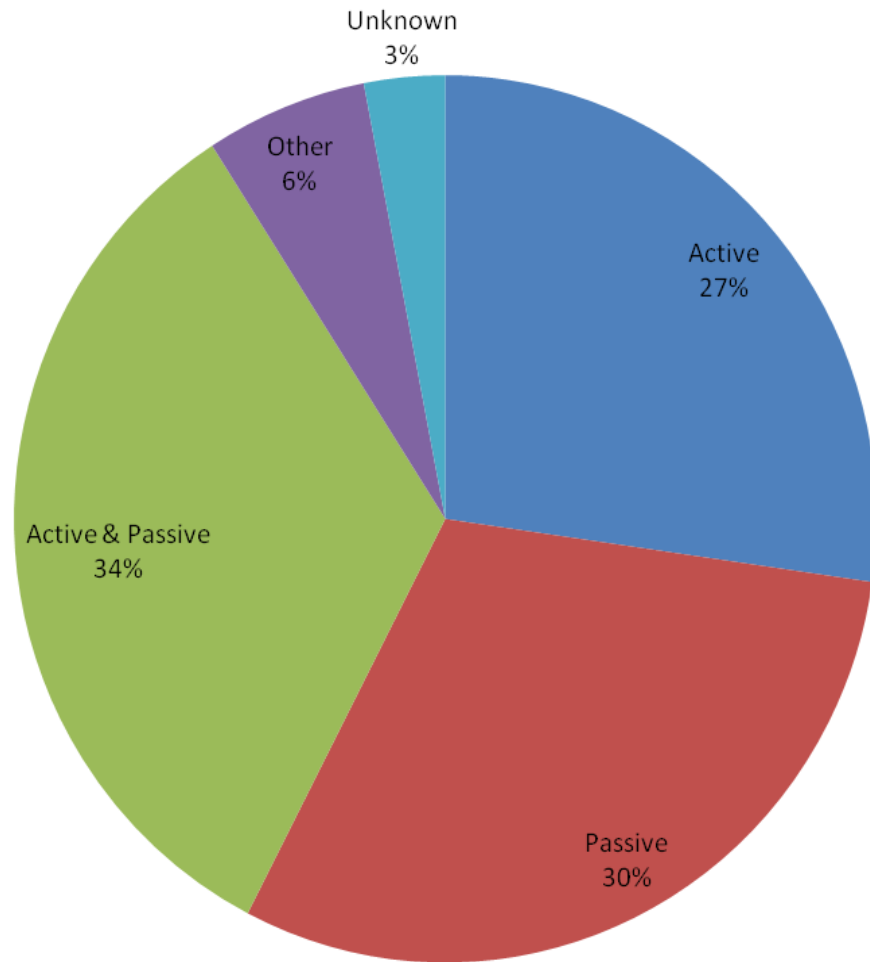
The low percentage of occupied resources corresponds to the trend that occupied resources are generally less threatened properties than those vacant as they have an individual directly invested in their outcome.



*Figure 3.35*

In addition to a resource's documented condition, its occupancy affected its current status. In general, occupied resources faced less destructive passive threats, such as renovation, and as a result, had a higher rate of survival. Vacant resources faced immediate threats of demolition, development, and as a result many did not survive. Many of the vacant resources still standing remain vacant and deteriorating.

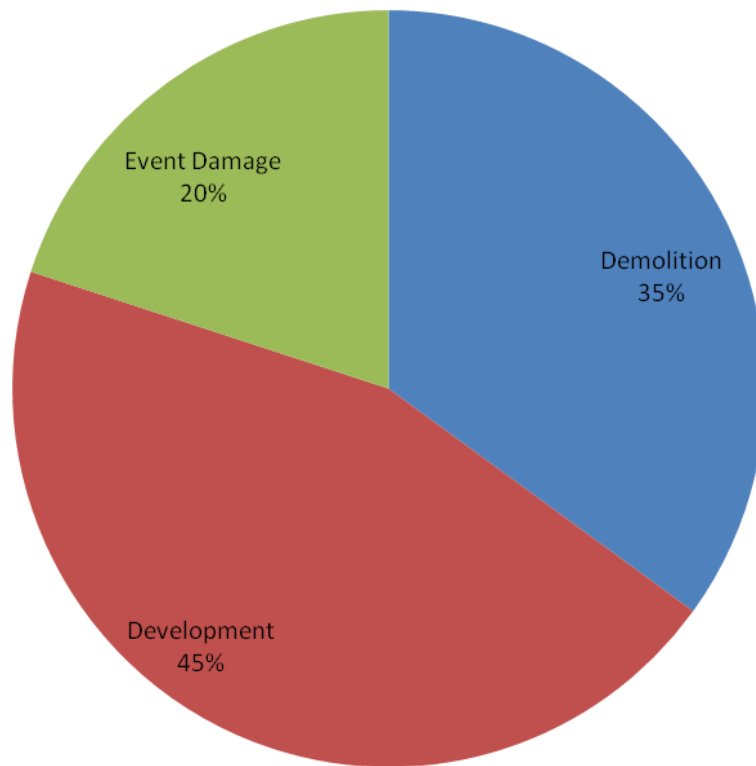
### Kent County Threat Classification



*Figure 3.36*

Active threats include those pressures that immediately threaten a resource and include demolition, development, and event damage. Passive threats, by comparison, are less pressing, but can induce an active threat. They include abandonment/neglect and renovation. Some resources were threatened by an active threat and a passive threat; in these instances, the active threat frequently being a caused by the passive threat.

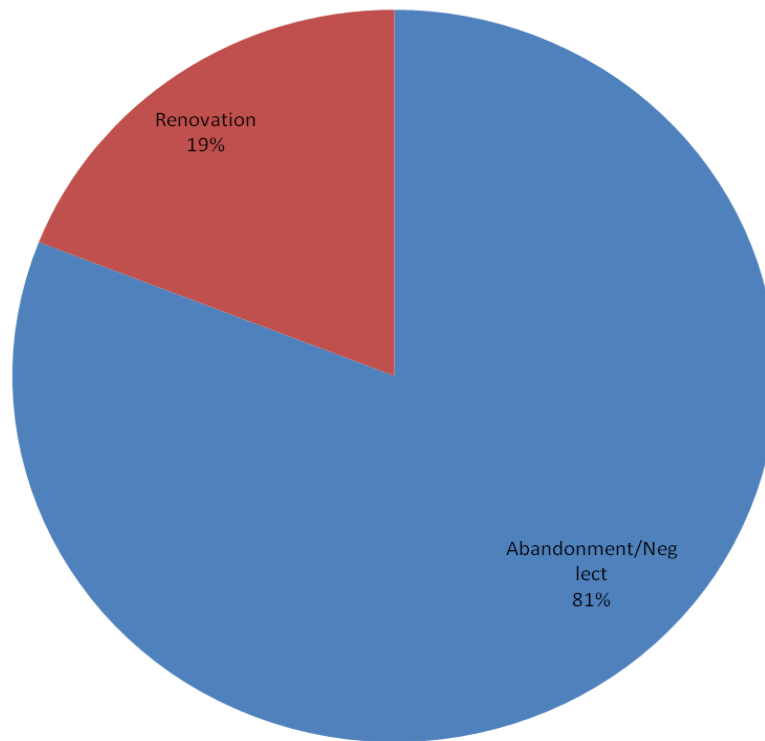
### Total Active Threats



*Figure 3.37*

Analysis of all active threats shows development having the largest presence in the TBS documentation.

### Total Passive Threats

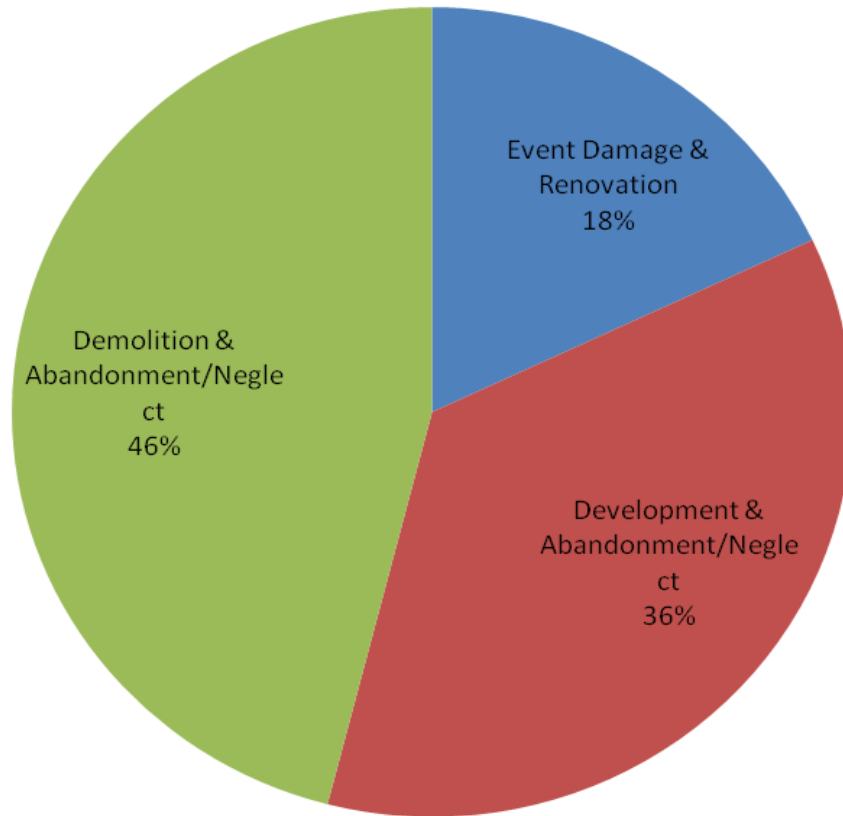


*Figure 3.38*

A breakdown in types of passive threats shows an overwhelming majority threatened by abandonment/neglect.

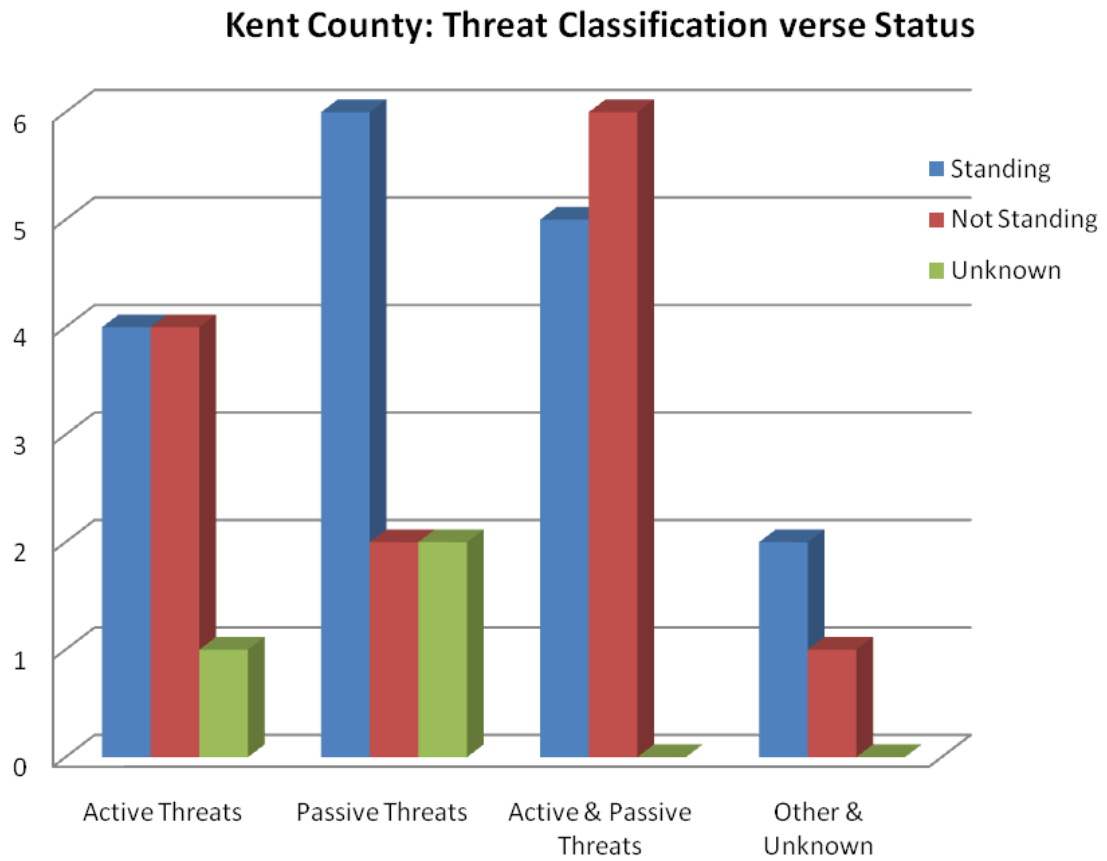


### Combination Active & Passive Threats



*Figure 3.39*

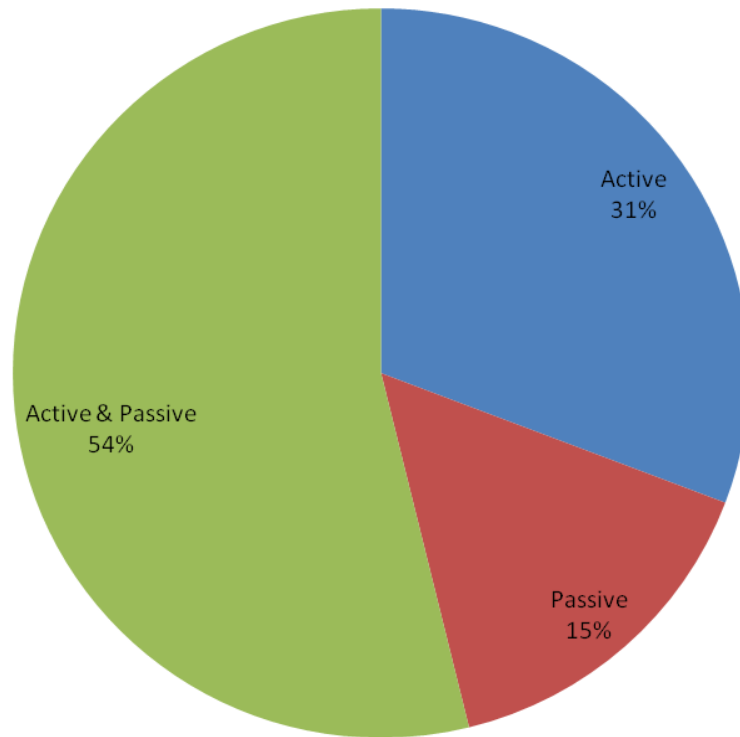
In total Abandonment/neglect influenced 82 percent of the resources with an active and passive threat. This demonstrates that while passive, this threat often prompts additional threats such as financial and personal liability concerns, as well as instances of demolition by neglect, to take over.



*Figure 3.40*

Resources with active and passive threats face immediate threats often as a result of long-time passive threats coming to fruition. The nature of passive threats explains the large number still standing, although these resources are far from saved (often continuing to deteriorate in the same, if not worse, condition as initially documented).

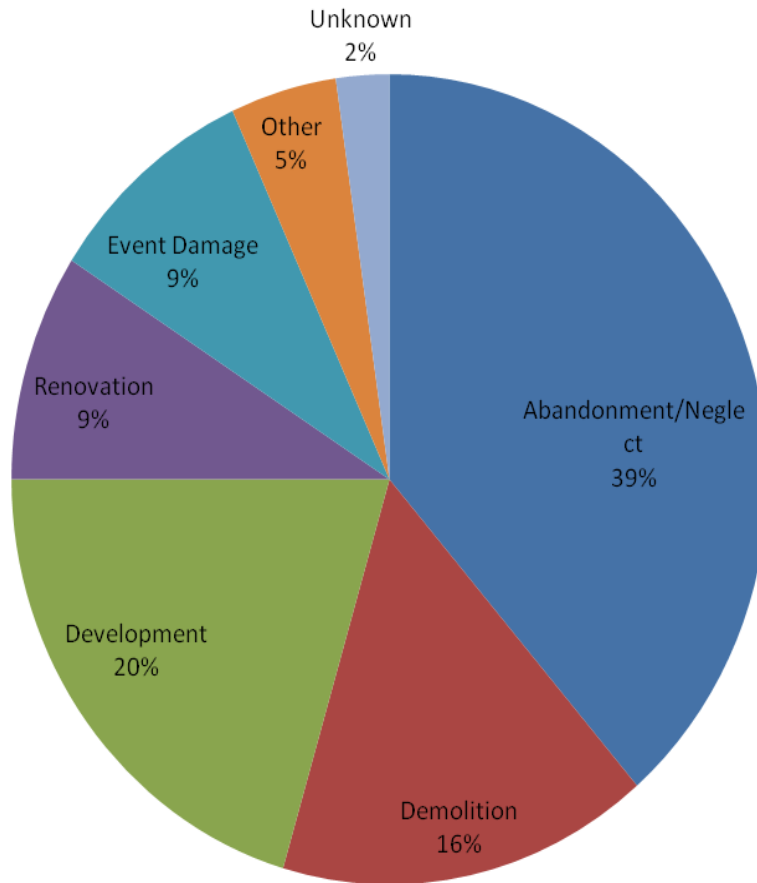
### Threat Breakdown Resources No Longer Standing



*Figure 3.41*

Passive threats affecting resources no longer standing refer to abandonment/neglect while the large percentage of active & passive threats shows once a resource is threatened with abandonment, it becomes vulnerable to destructive threats like development and demolition.

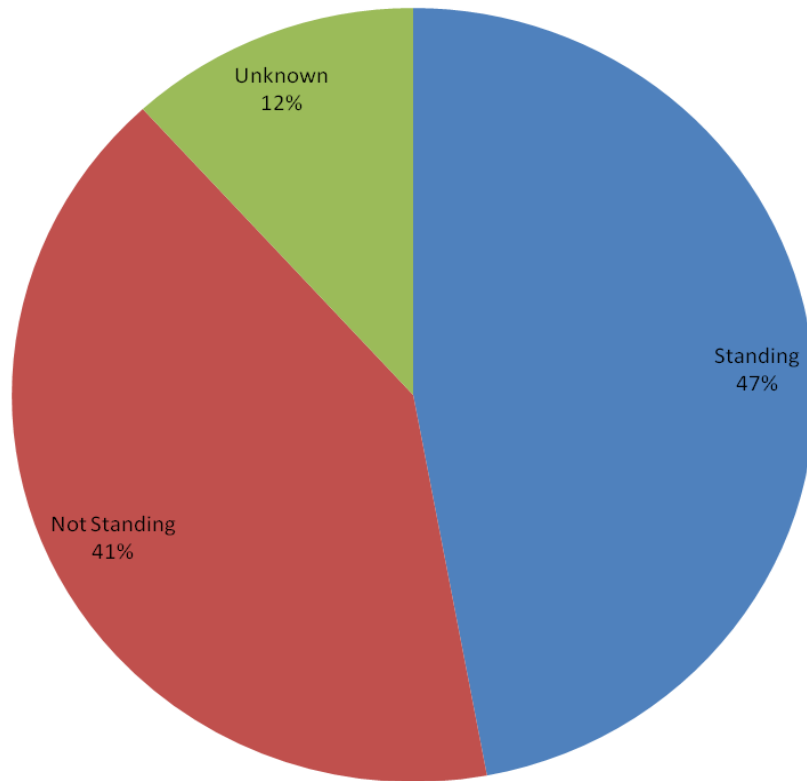
### Overall Threats Kent County



*Figure 3.42*

Overall threats include the percentage all threats affected the TBS resources. In cases of an active and a passive threat (for example, demolition & abandonment/neglect) each threat was counted once for each category.

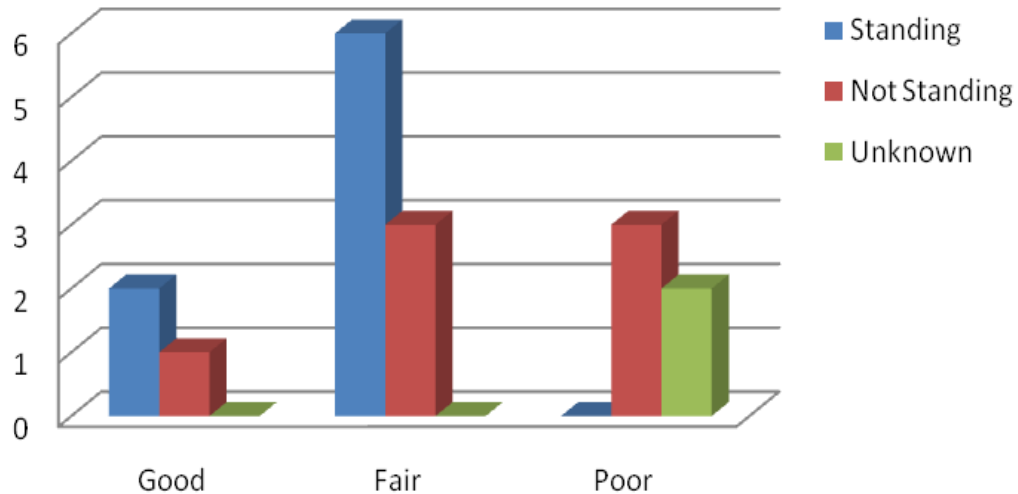
### TBS Resources Threatened by Abandonment/Neglect



*Figure 3.43*

The high number of resource threatened by abandonment/neglect still standing does not diminish the overall threat to these resources. Two of the resources still standing continue to deteriorate, and the remaining five resources were saved as a result of third party intervention.

### Kent County: Documented Condition verse Status of Abandoned/Vacant Resources



*Figure 3.44*

Not surprisingly, resources initially documented in fair or good condition had a higher retention rate than those initially documented in poor condition. This speaks to the greater desirability of abandoned resources that are structurally sound for adaptive reuse projects. Poor resources often became cases of demolition by neglect that were removed for the public's safety.



*Figure 3.45*  
Jehu Reed House, Little Heaven, DE, 2003.

*Kent County, DE*  
Population by Decades

Date	Population	Pop. Change	Annual % Change
1900	32,762	-	-
1910	32,721	-41	0.0
1920	31,023	-1,698	-0.5
1930	31,841	818	0.3
1940	34,441	2,600	0.8
1950	37,870	3,429	1.0
1960	65,651	27,781	5.7
1970	81,892	16,241	2.2
1980	98,219	16,327	1.8
1990	110,993	12,774	1.2
2000	126,697	15,704	1.3

*Sussex County, DE*  
Population by Decades

Date	Population	Pop. Change	Annual % Change
1900	42,276	-	-
1910	46,413	4,137	0.9
1920	43,741	-2,672	-0.6
1930	45,507	1,766	0.4
1940	52,502	6,995	1.4
1950	61,336	8,834	1.6
1960	73,195	11,859	1.8
1970	80,356	7,161	0.9
1980	98,004	17,648	2.0
1990	113,229	15,225	1.5
2000	156,638	43,409	3.3

*New Castle County, DE*  
Population by Decades

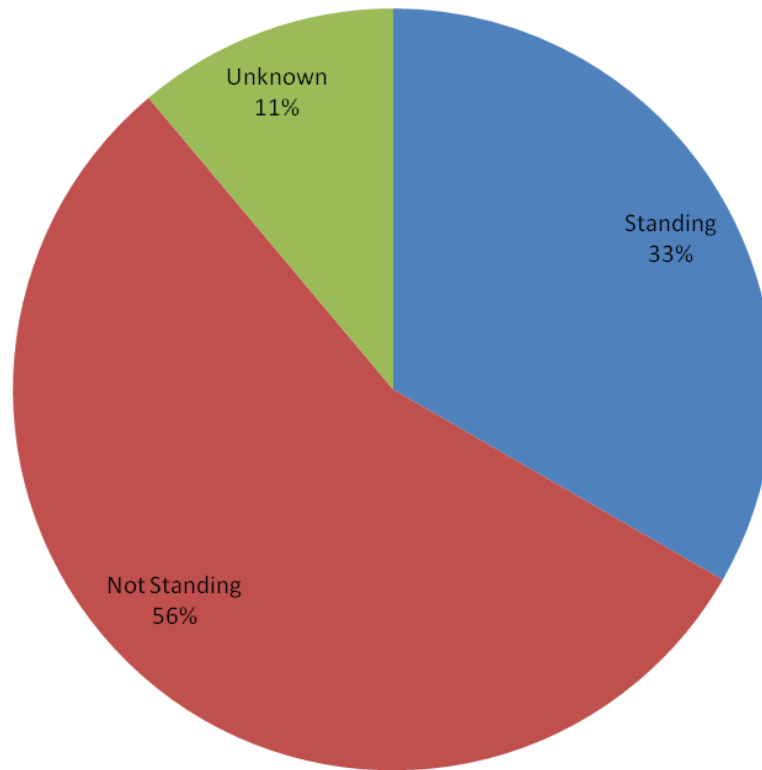
Date	Population	Pop. Change	Annual % Change
1900	109,697	-	-
1910	123,188	13,491	1.2
1920	148,239	25,051	1.9
1930	161,032	12,793	0.8
1940	179,562	18,530	1.1
1950	218,879	39,317	2.0
1960	307,446	88,567	3.5
1970	385,856	78,410	2.3
1980	398,115	12,259	0.3
1990	441,946	43,831	1.0
2000	500,265	58,319	1.2

*Figure 3.46*

Charts of Kent, Sussex, and New Castle county's population by decade as taken from the U.S Census. Kent County's population from 1990 to 2000 exceeded New Castle County's but not Sussex County.

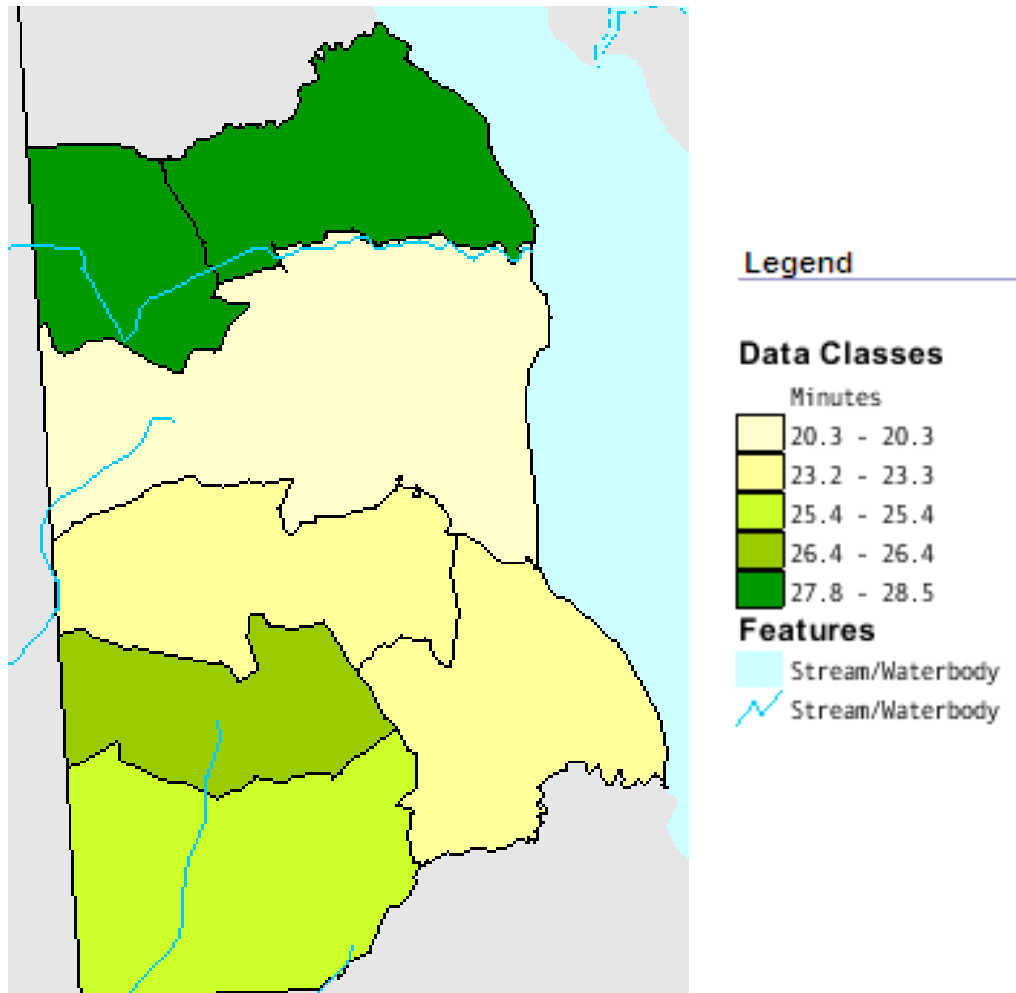


### TBS Resources Threatened by Development



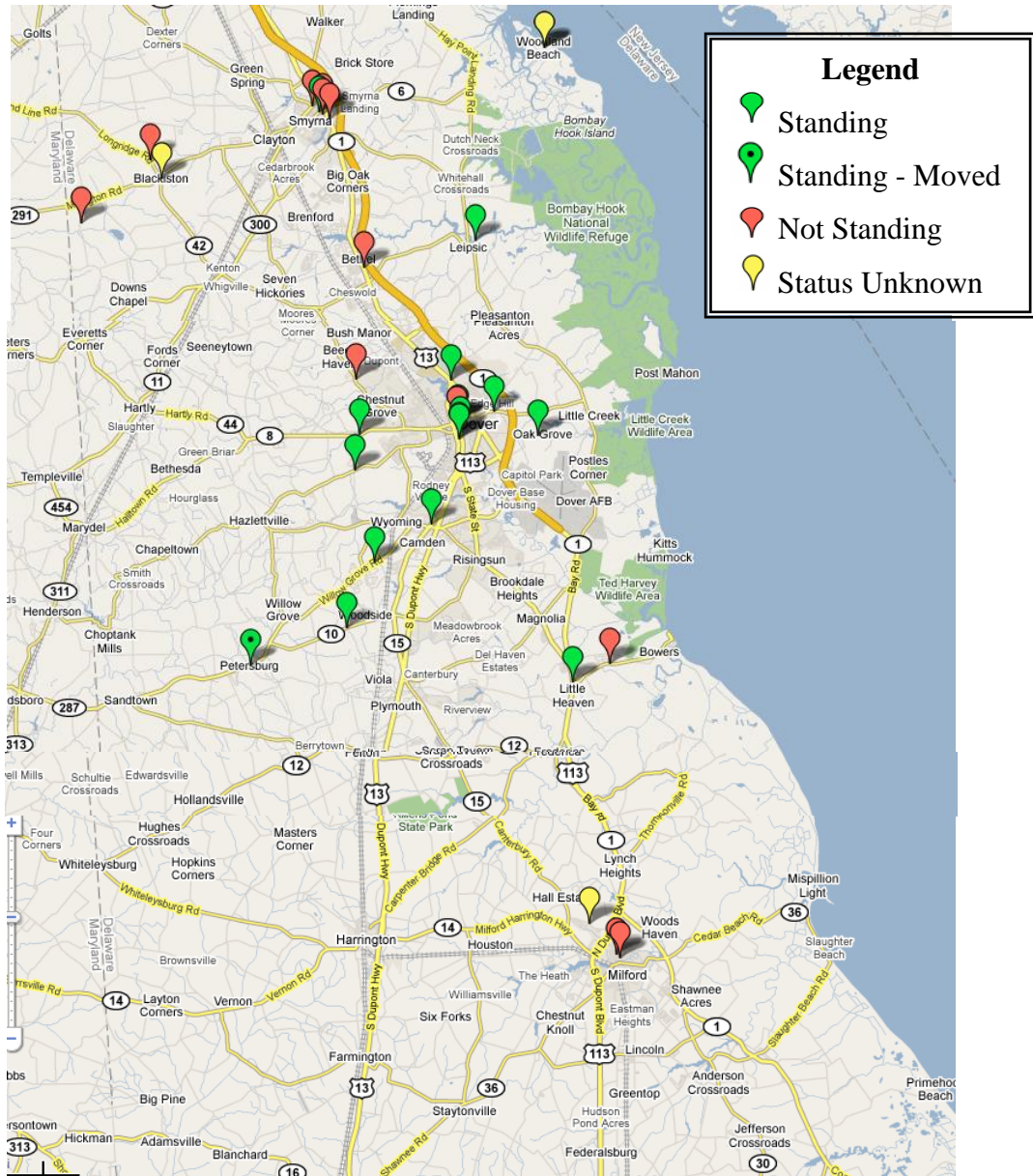
*Figure 3.47*

The percentage of resources threatened by development but still standing is a result of community efforts and resources saved as a result of third party intervention.



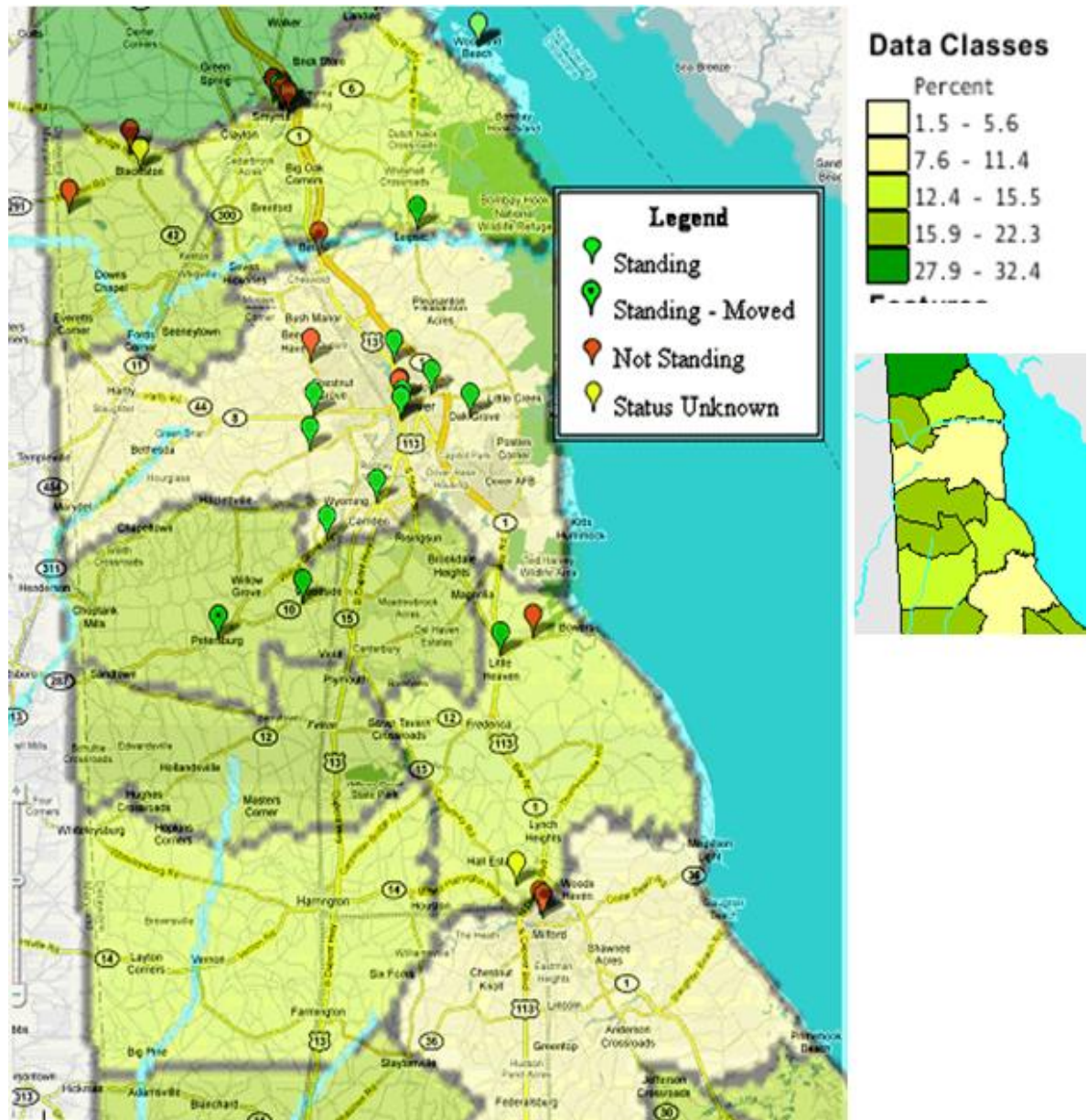
*Figure 3.48*

A map from the 2000 U.S Census depicting the *Mean Travel Time to Work, 2000* demonstrates how Kent County's northern reaches have become bedroom communities for employment in New Castle County.



*Figure 3.49*

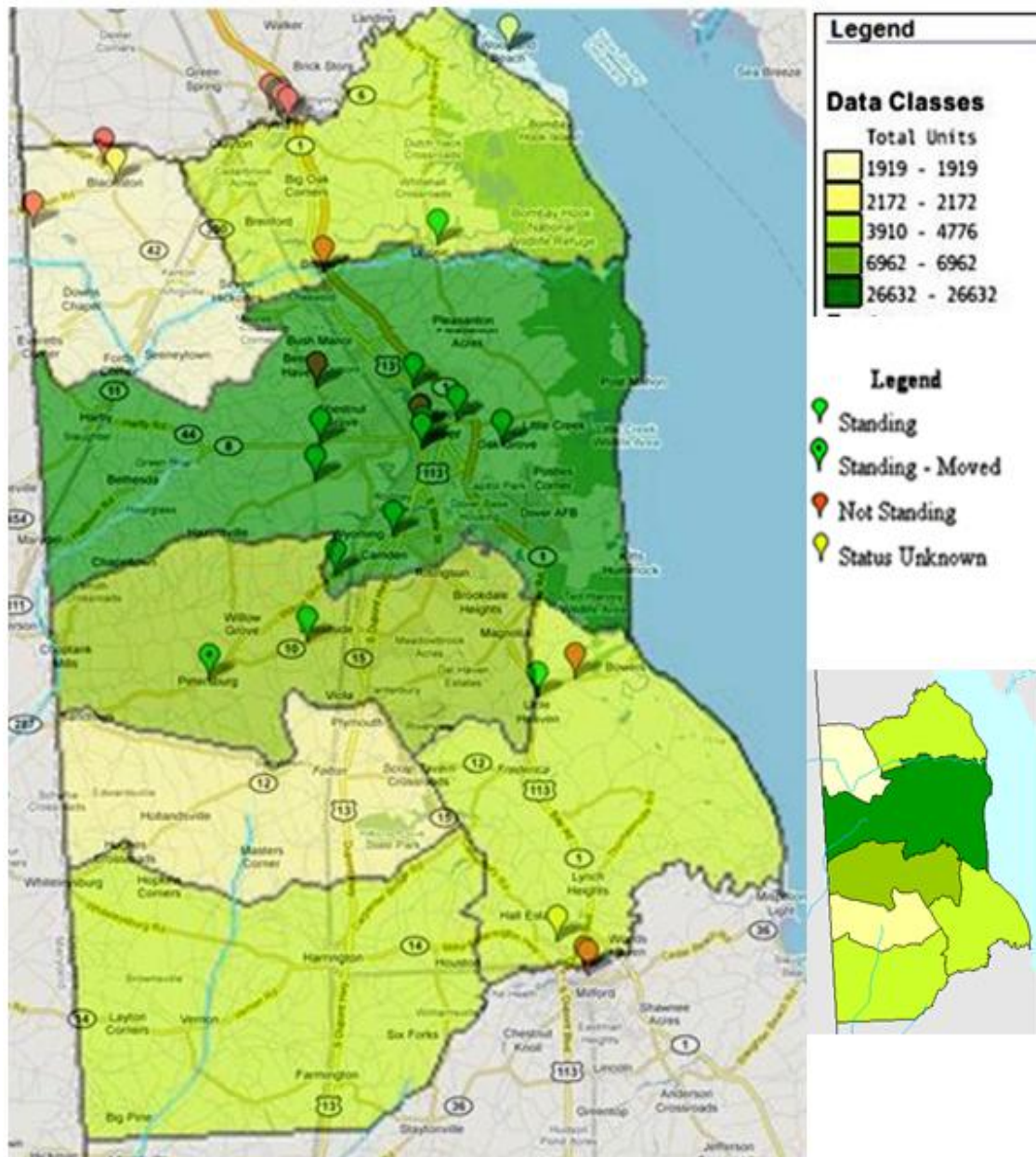
A map plotting TBS resources against their geographic location with their current status shows a great number lining within municipal boundaries along main transportation corridors. This caption is unclear.



*Figure 3.50*

A map depicting *percent of total growth* in Kent County (2000 U.S. Census data) when laid over a map of the TBS resources shows a high number of threatened resources within areas experiencing the most total growth.

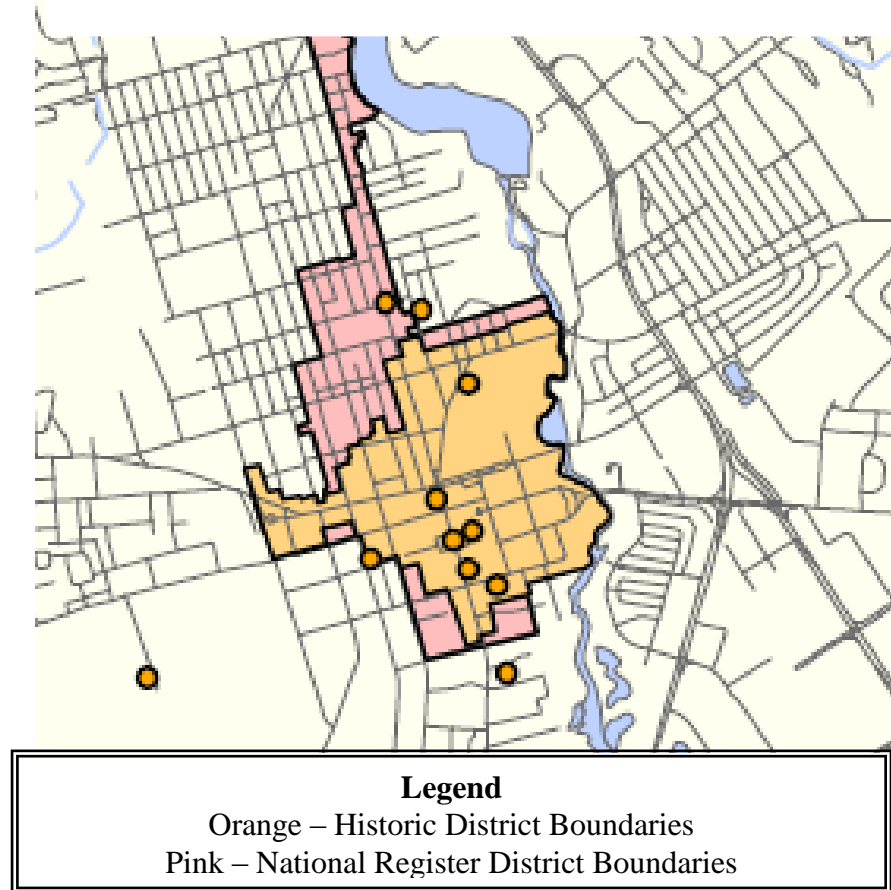




*Figure 3.51*

The 2000 U.S Census Map, *Percent of Housing Units Constructed from 1995 to March 2000*, demonstrates most recent development occurring in the middle band of the county including Dover.

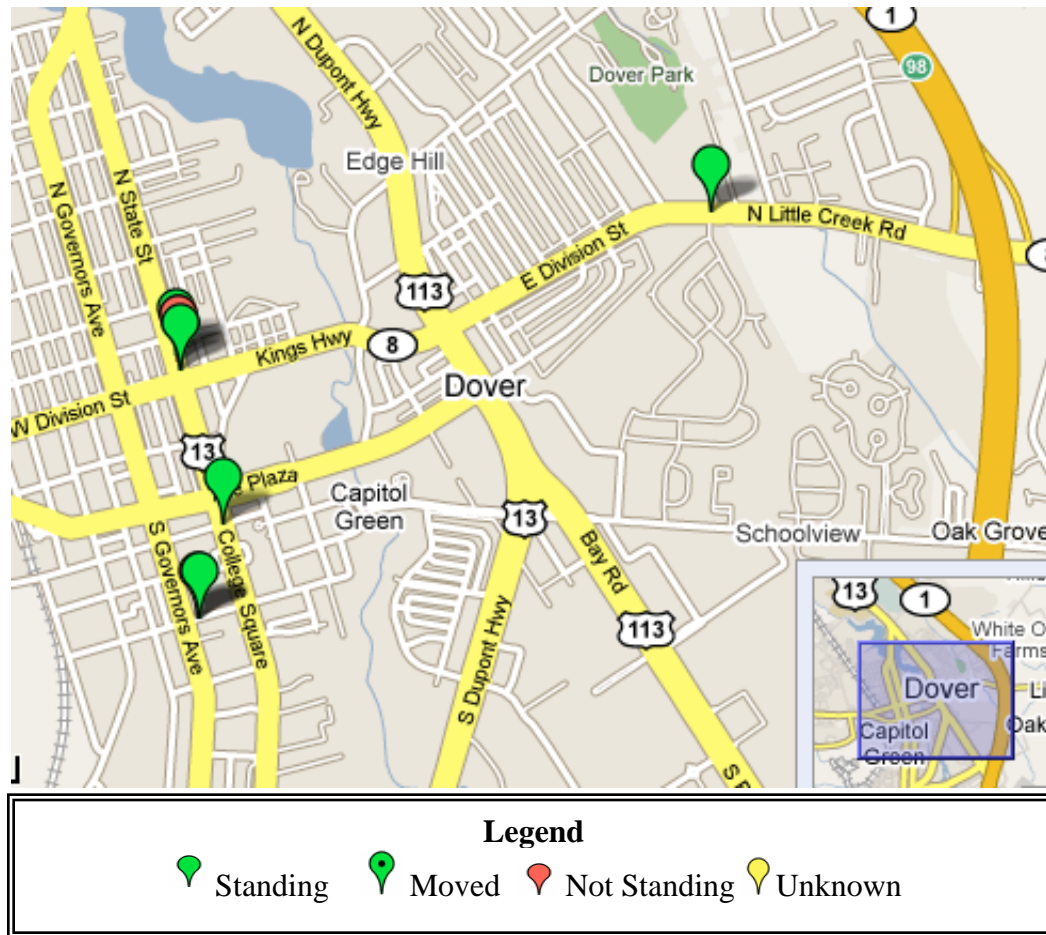
## Dover District Boundaries



*Figure 3.52*

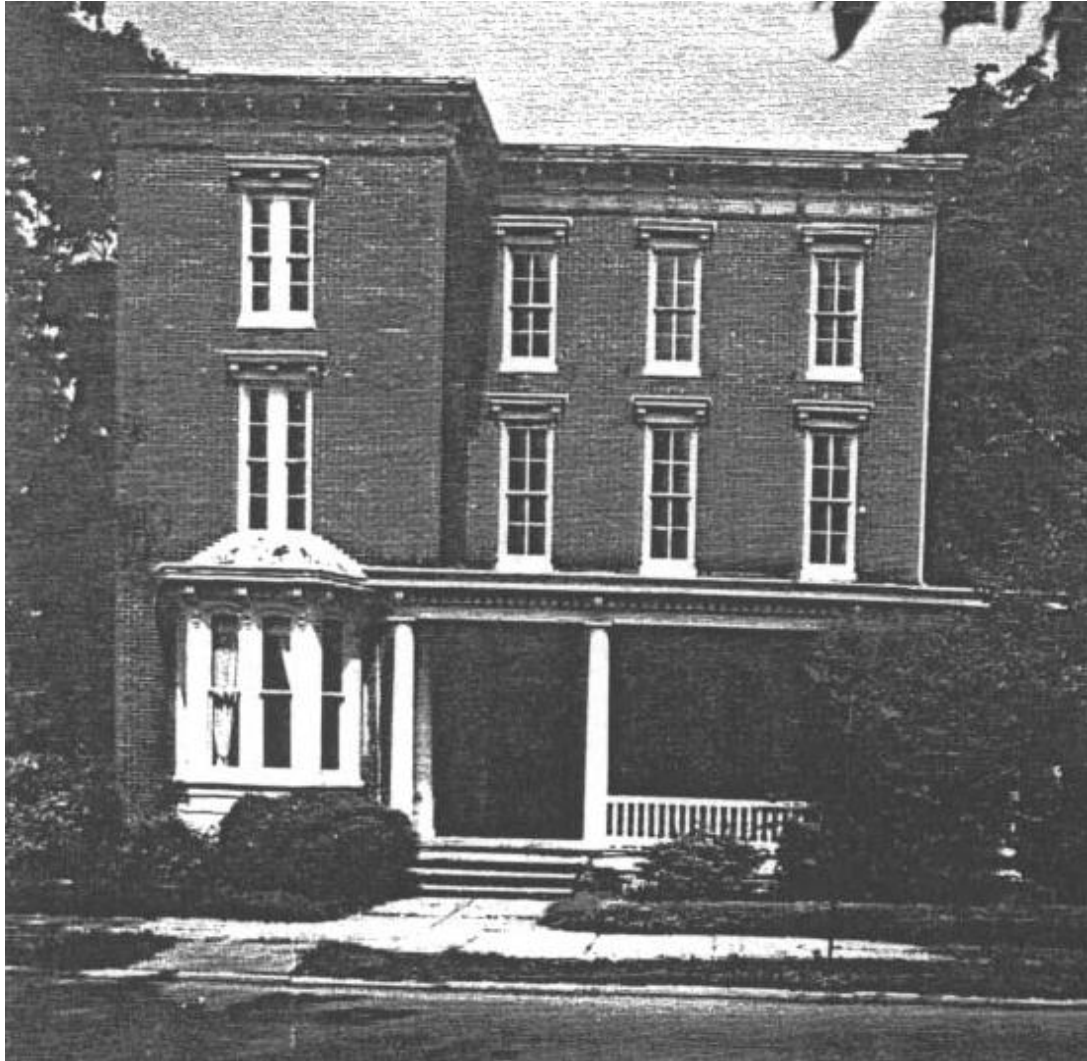
A close-up of Dover's TBS resources and a comparison of the City of Dover's historic district boundaries shows only one of the resources within the City's historic district. This demonstrates the need for historic districts and illustrates the level of threat facing resources just outside these boundaries.

## Dover Close-Up



*Figure 3.53*

A close-up of Dover's TBS resources and a comparison of the City of Dover's historic district boundaries shows only one of the resources within the City's historic district. This demonstrates the need for historic districts and illustrates the level of threat facing resources just outside these boundaries.



*Figure 3.54*  
Howe House, Dover, DE. Photograph courtesy CHAD archives 1995-1996.





*Figure 3.55*  
Hunn House, Dover, DE. Photograph courtesy CHAD archives 1995-1996.



*Figure 3.56*  
Richardson Hall, Smyrna, DE. Photograph courtesy CHAD archives 1995-1996.



*Figure 3.57*

Two rare outbuildings, the carriage houses of the Hunn House and Richardson Hall were demolished to make room for the parking lot of the assisted living center. Above, west and south perspective of Hunn Carriage House. Below, photograph of Richardson Hall Carriage House. Photographs courtesy CHAD archives 1995-1996.



*Figure 3.58*

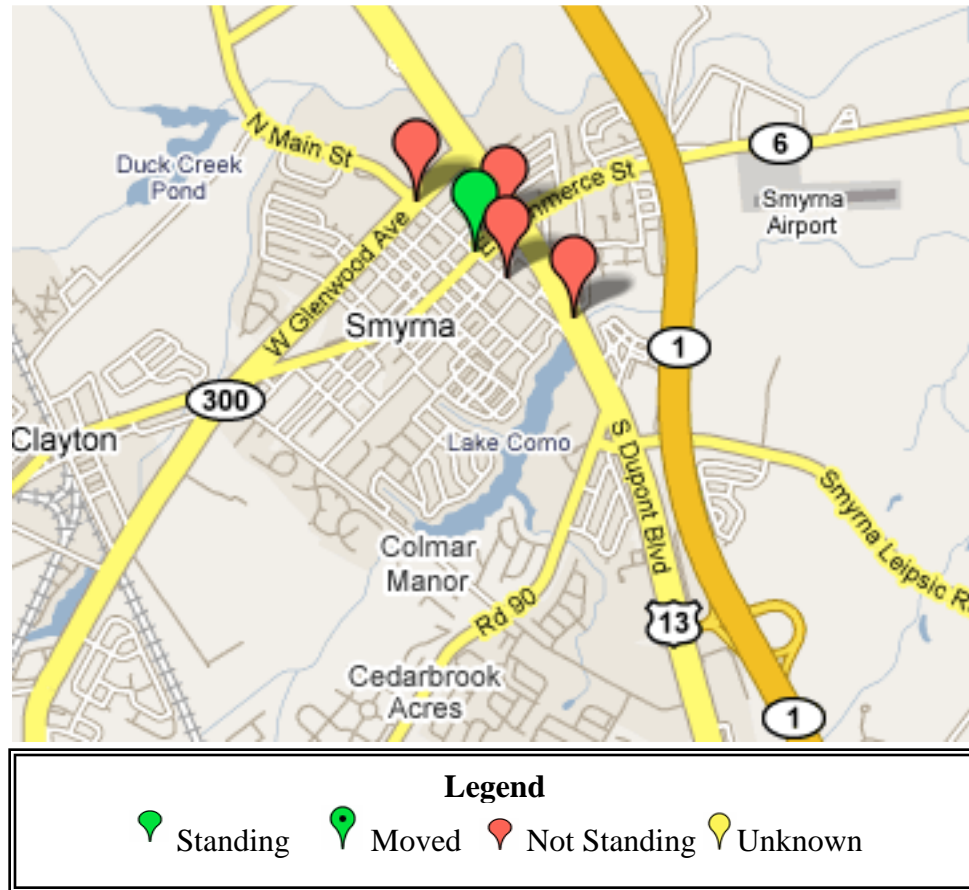
New construction of the assisted living center on North State Street brought about demolition of the Hunn House, partial demolition of Richardson Hall.



*Figure 3.59*

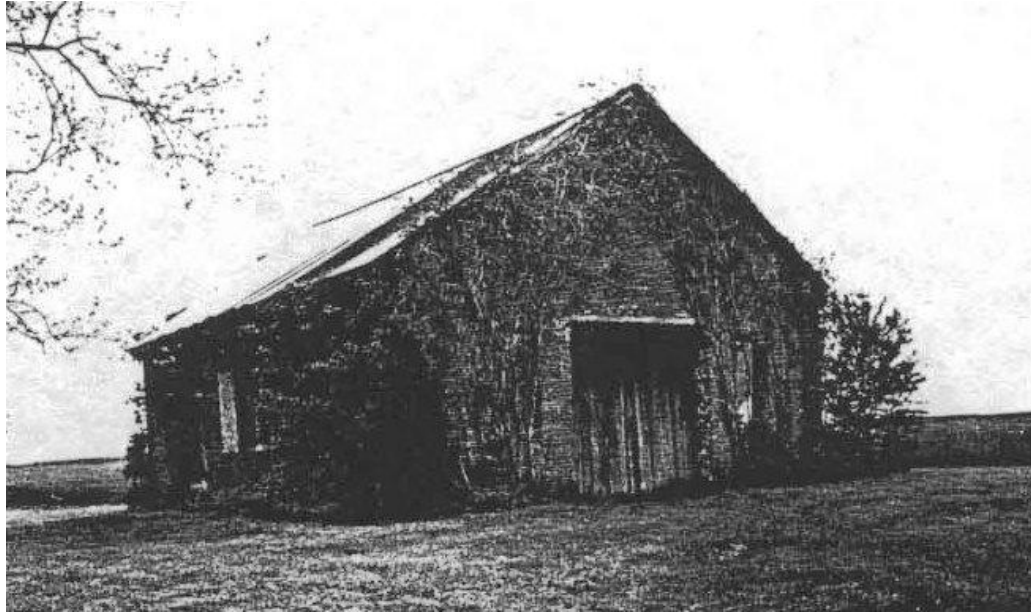
An aerial view of the block of North State Street shows the new assisted living center flanked by Richardson Hall and the Howe House. Note the extension of the parking lot and drive-up, which required the demolition of a later addition on Richardson Hall and the removal of the two carriage houses. The arrow points to the new facility.

### Smyrna Close-up



*Figure 3.60*

A close-up of the TBS resources located in Smyrna shows they all lie within the town's municipal boundaries only one of the resources stand in 2003.



*Figure 3.61*

Little Creek Friends Meeting House, Little Creek, DE. Photograph courtesy CHAD archives 1994-1995. In 2003, the property has been saved from demolition, but underwent extensive alterations for use as a personal residence.





*Figure 3.62*

Capitol Theater, Dover, DE. Photograph courtesy CHAD archives 1997-1998. The Capitol Theater stood vacant for almost two decades before the building became part of Dover's downtown revitalization as the Schwartz Center for the Performing Arts. Bottom photograph taken in 2003



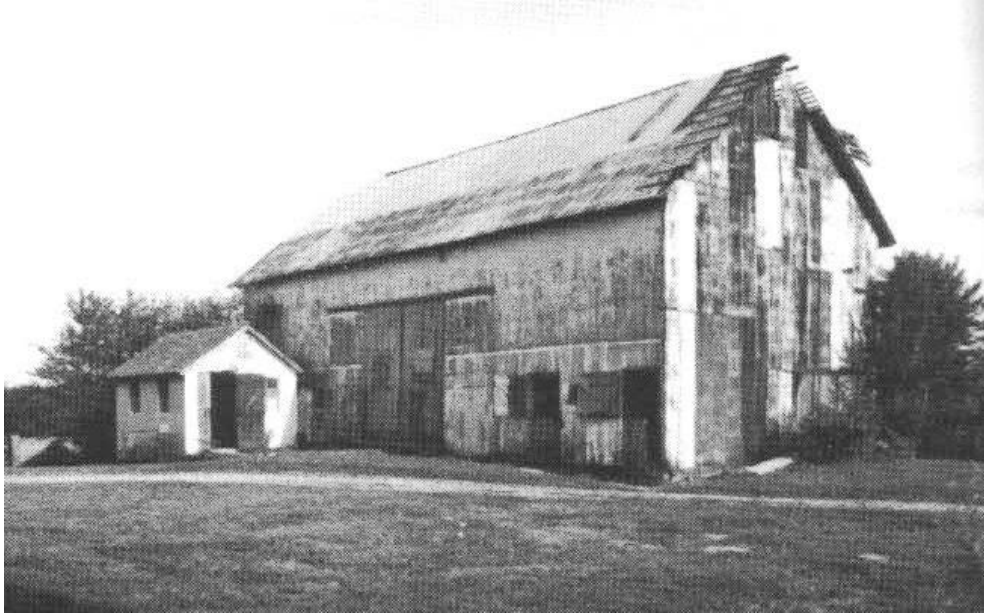


*Figure 3.63*

Hanson House, Dover, DE. Photograph courtesy CHAD archives 2001-2002. In 2003, the property remains the only surviving example of an eighteenth century frame dwelling in the area around Dover's Legislative Hall. Bottom photograph taken 2003.

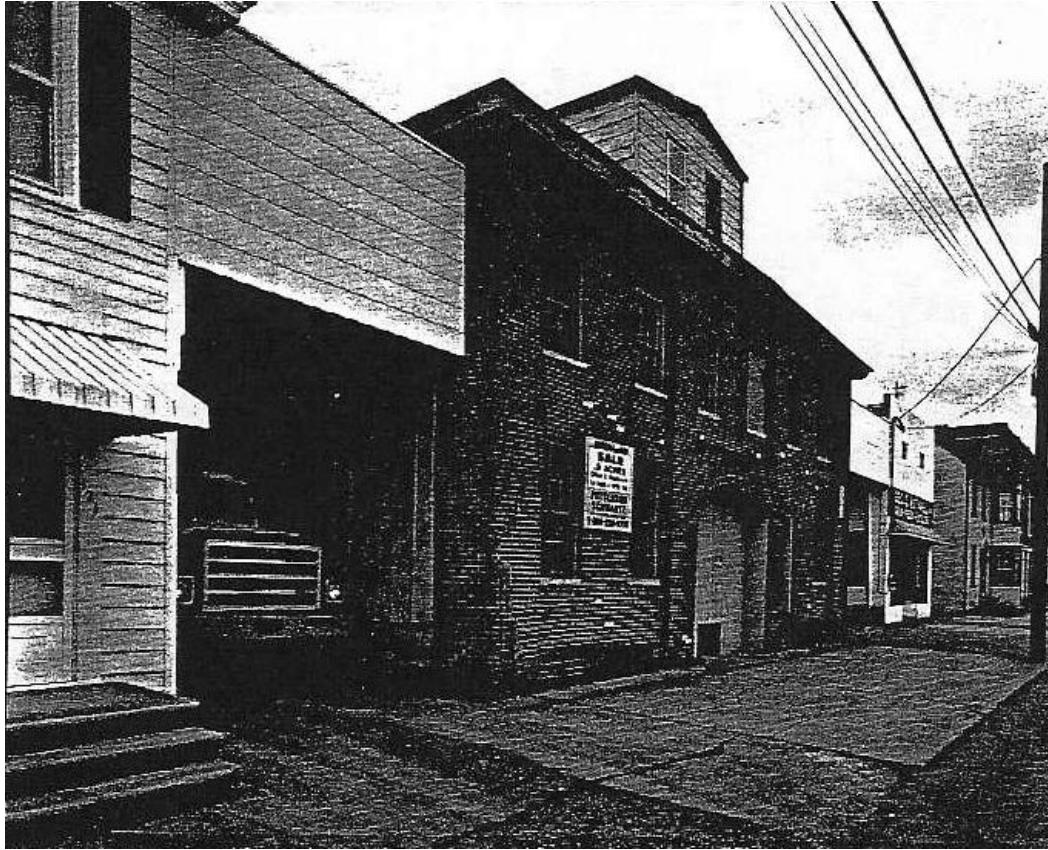


*Figure 3.64*  
Hunn-Jenkins House, Camden, DE. Photograph courtesy CHAD archives 1996-1997. In 2003, the property remains occupied with a sympathetic new owner.



*Figure 3.65*

Charles I. du Pont Tenant Farm, Wyoming, DE. Photograph courtesy CHAD archives 1999-2000



*Figure 3.66*  
Hoffercker Canary-Rothwell Granary, Smyrna, DE. Photograph courtesy CHAD archives 1994-1995.

## Chapter 4

### SUSSEX COUNTY: THE EFFECTS OF ABANDONMENT AND “DEMOLITION BY NEGLECT” ON THE COUNTY’S TBS RESOURCES

Unlike the extensive growth of New Castle County and the steady settlement of Kent County, Sussex County historically experienced slow population change. This gradual increase put less pressure on the land and, as a result, helped preserved many of its historic resources. As stated in Delaware’s *Historic Context Master Reference and Summary*, “controlled population growth reinforces old settlement patterns, new developments are integrated with old, and a historic landscape of incremental change is created.”<sup>326</sup> Expansion within the last 20 years, however, has challenged this notion and created areas of concentrated development in cities unaccustomed to expansion. This trend combined with the county’s limited preservation measures, puts many of its significant historic resources vulnerable to demolition.

Sussex County’s expansion within the past two decades comes in response to a dramatic increase in population. Records show that from 1940 to 1980, the county increased an average of 12,145 individuals per decade. By comparison, from 1980 to 2000 the population spiked by more than three times this rate to an average of 43,409 persons per decade.<sup>327</sup> This population change created new settlement patterns within

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<sup>326</sup> Bernard L. Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 36

<sup>327</sup> U.S Census Bureau, Comparison of information from 1990 and 2000.

a relatively short period of time, which put additional strain on the county's historic resources. A resource's survival, therefore, depends upon the strength of established county protections (for example demolition by neglect ordinances, historic preservation commissions, and preservation incentives), and individual factors like a resource's condition, location, significance, and potential for reuse.

Between 1989 and 2003, CHAD gathered information on 127 threatened resources throughout Delaware through its TBS program. Historic resources from Sussex County represent 17 percent of the total resources documented (22 resources). They include Delaware's only surviving example of a slave quarter, one of the last remaining early-twentieth century canneries in Delaware, as well as a rare seventeenth-century building tied to the period of initial settlement in the county.<sup>328</sup> While Sussex County's TBS resources make up the smallest percent of documented resources, it cannot be concluded that the county has the smallest number of threatened resources. This percentage reflects the limited funds of the TBS program.

Reexamination of Sussex County's TBS resources in 2003 found 50 percent no longer standing, 41 percent standing and the status of nine percent unknown.<sup>329</sup> While this number appears high (and suggests a higher survival rate for threatened resources), closer examination reveals the resources still standing do not represent the typical TBS resource. Instead they represent resources that were either documented in good condition, faced with less destructive threats (such as event damage and renovation), or standing as a result of third party intervention. All but

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<sup>328</sup> These buildings are (in order) the *Ross Mansion Quarter* (TBS 1998-1999), *Isaacs Cannery* (TBS 1993-1994), and the *Ryves-Holt House* (TBS 1997-1998).

<sup>329</sup> Nine resources were still standing in 2003, 11 not standing, and the status of two unknown. The category "*standing*" includes three moved resources.

three resources faced threats classified as renovation and/or event damage. The resources that stand despite threats of demolition and demolition by neglect did so as a result the public or property owners interfering to save the resource. Resources still standing, therefore, do not reflect the typical outcome of the more representative TBS resource documented by threats of development, demolition, or abandonment/neglect.

According to analysis of Sussex County's TBS resources, demolition by neglect and abandonment/neglect pose the greatest threats to the county's historic resources. Eighty-two percent of the demolished resources were initially documented as cases of abandonment/neglect threatened by impending demolition. Their poor condition combined with renewed growth and increased population makes the resources sources of limitation and litigation rather than potential assets to the community. Increasing land values and limited preservation measures create a vulnerable environment for historic resources, as reflected in the status of the TBS resources.

In order to understand the current economic and demographic environment of Sussex County, one must first understand the chronological development of the region and the historic context through which the TBS resources gain their significance. Geographically, Sussex County encompasses two zones: the Coastal Zone and the Lower Peninsula/Cypress Swamp Zone (Figure 4.1). The Coastal Zone extends from the Delaware state line into the Atlantic Ocean, consisting primarily of Delaware's eastern coastline.<sup>330</sup> The zone's southern region contains a barrier beach/inland bay system including the Rehoboth Bay and Cape Henlopen. Initial

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<sup>330</sup> Bernard L. Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 65.



settlement of Sussex County occurred primarily in this zone along nearby water transportation routes. By the end of the nineteenth century, the introduction of the railroad promoted the development of beach communities that emerged as early resorts. Thirty-two percent of the TBS resources (seven resources) have historic contexts tied to the development of the Coastal Zone.

The Lower Peninsula/Cypress Swamp Zone comprises the majority of Sussex County's inland topography. This zone contains moderately-well to poorly-drained soil with a subsoil of sandy clay or loam.<sup>331</sup> A large presence of small streams and ponds characterize the fertile region. Settlement of the zone occurred slowly, but by the mid-eighteenth century, cleared timber made way for arable lands, and inland settlement increased. The zone's abundance of timber and its proximity to the coast produced a distinct economy reliant on shipbuilding and lumbering industries. A stronger agricultural community emerged by the end of the nineteenth century with much of the early timber cleared. Sixty-eight percent of the TBS resources (fifteen resources) reflect expansion of the Lower Peninsula/Cypress Swamp Zone.

The *Delaware Comprehensive Historic Preservation Plan* and its companion volume, *Historic Context Master Reference and Summary*, divide development of Sussex County's central and eastern landscapes into six chronological periods. Together, these periods create a context for understanding Sussex County's threatened resources. The six periods are: 1630-1730 +/- *Exploration and Frontier Settlement*; 1730-1770 +/- *Intensified and Durable Occupation*; 1770-1830 +/- *Early Industrialization*; 1830-1880 +/- *Industrialization and Early Urbanization*; 1880-1940

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<sup>331</sup> Bernard L. Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 1.



+/- *Urbanization and Early Suburbanization*; and 1940-1960 +/- *Suburbanization and Early Ex-urbanization*.

**Exploration and Frontier Settlement, Intensified and Durable Occupation, 1630-1770 +/-**

The first and second developmental periods, 1630 to 1730 +/- and 1730 to 1770+/, describe the exploration, initial settlement, and durable occupation of Sussex County. Sussex County's early settlement stems from land disputes between Lord Baltimore of Maryland and William Penn of Pennsylvania over land titles and tax obligations. In 1732, Lord Baltimore and William Penn agreed to survey the county's boundaries, but the process did not begin until 1750. By 1751, as a result of the new boundaries Delaware gained a considerable amount of land to its west and south. Known as New Sussex, Sussex County's landmass expanded to nearly the size of New Castle and Kent counties combined.<sup>332</sup>

Early settlement in Sussex County focused on water transportation routes and along the coast in the towns of Lewes, Milton, Milford, and Seaford. Lewes, established in 1659 by the Dutch, functioned as a small fort (known as Whorekill) near the mouth of the Delaware Bay.<sup>333</sup> Milton and Milford, prominently located at the heads of the Broadkill and Mispillion rivers, established themselves as strong shipbuilding communities serving the lumbering needs of England during the late-eighteenth century.<sup>334</sup> Seaford used the nearby Nanticoke River to transport goods and

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<sup>332</sup> Bernard L. Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 53.

<sup>333</sup> John A. Munroe, *History of Delaware* (Newark, Delaware: University of Delaware Press, 1993), 28.

<sup>334</sup> Sussex County Online, *Milford, Delaware*, <http://www.sussexcountyonline.com/towns/milford.html>

surfaced as an agricultural center. Despite the development of communities along the county's Coastal Zone, settlement of the county's interior remained restricted to trappers and foresters due to its limited access. Small, impermanent, frame buildings characterize the built environment of this period. By 1700, Sussex County's population included less than one thousand residents.<sup>335</sup>

The TBS resource known as the Ryves-Holt House (TBS 1997-1998) speaks to this period of initial settlement in Sussex County (Figure 4.2). At the time of its construction (1685 to 1710), settlement remained located primarily along the coast and near waterborne transportation routes, a point reflected in the building's location in Lewes. As settlement increased and long-term residency took hold, building construction shifted away from post-and-beam construction to more permanent forms. The Ryves-Holt house exemplifies this "rising commitment to durable buildings and lasting residency" expressed in buildings constructed by the late-seventeenth and early-eighteenth century.<sup>336</sup> The original portion of the frame building includes a one-and-a-half story main block with a one-story rear lean-to. Subsequent alterations in the 1750s, 1780s, 1800s, and early-1900s expanded the building but retained its Period I architectural components. The building's interior remains one of the most remarkable architectural examples in the lower Delaware Valley. Its pattern of timber framing illustrates a type consistent with architectural detailing of early Dutch

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<sup>335</sup> Alan D. Tabachnick and Amy B. Keller, *Historic Resources Survey: Sussex East West Corridor Study, Sussex County Delaware* (Delaware Department of Transportation Archeological and Historical Series No. 97, 1992), 8.

<sup>336</sup> Jeroen van den Hurk, et al., *Threatened Building Survey 1997-1998* (Newark, Delaware: Center for Historic Architecture and Design, 1998), 115.

settlements known as H-bent construction (Figure 4.3).<sup>337</sup> Bernard Herman and Gabrielle Lanier discuss this construction method in their book, Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes, stating,

In H-bent construction, individual H-bents, rather than walls, were preassembled on the ground and raised one by one. As each bent was raised into position it was temporarily braced. Once all of the bents were placed, plates were dropped over the tops of the posts to secure the entire frame.<sup>338</sup>

The Dutch influence in construction of the Ryves-Holt House reinforces the building's significance as an exceptional example of early domestic architecture in the lower Delaware Valley.

Pioneers began to actively develop Sussex County's interior between 1730 and 1770 +/- . Settlers began clearing timber to make way for new arable lands and agricultural farms increased to an average of 300 to 400 acres. One contemporary observer described the county during the 1750s in the following way:

The inhabitants here live scattered, generally at ½ a mile or miles distance from each other, except in Lewes where 58 families settled together. The business or employment of the county planters is almost the same with that of an English farmer; they commonly raise wheat, rye, Indian corn, and tobacco that they send to Philadelphia. They have a store of horses, cows, and hogs. The people here have generally the reputation of being more industrious then some of the neighboring counties...<sup>339</sup>

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<sup>337</sup>Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes (Creating the North American Landscape)* (Baltimore, Maryland: Johns Hopkins University Press, 1997), 84.

<sup>338</sup> Ibid, 84.

<sup>339</sup> Harold B. Hancock, "Descriptions and Travel Accounts of Delaware: 1700-1740" in *Delaware History* vol. 10 (Wilmington, Delaware: Historical Society of Delaware, 1962), 139.

In 1728, the Reverend William Beckett reported 1,750 individuals living in Sussex County.<sup>340</sup> Twenty years later, the county remained relatively unchanged with 1,800 to 2,000 inhabitants. By 1775, this number jumped to 14,000 inhabitants, a factor largely attributed to the Delaware Assembly officially drawing county and hundred boundaries.<sup>341</sup> Many of these new settlers migrated from Maryland's Eastern Shore as well as from Great Britain.<sup>342</sup> Lewes continued to be the major town, but several small hamlets sprang up near stream and river crossing points. The King's Highway, officially established in 1752 by an Act of the General Assembly, created additional markets between Lewes and Wilmington with the road running north from Lewes to Cedar Creek, Dover, and Wilmington.<sup>343</sup>

Industrially, land reclamation efforts, the establishment of shipbuilding centers, and the development of iron companies defined Sussex County in the eighteenth century. Large iron forges required timber and a variety of sawmills and blacksmiths emerged to fill this need. Reclamation efforts recovered swampland and cleared extensive tracts of forest.<sup>344</sup> Shipbuilding remained a significant industry, especially along the Indian and Broadkin rivers.

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<sup>340</sup> James M. Tunnell, "The Manufacture of Iron in Sussex County," in *Delaware History*, vol. 4 (Wilmington, Delaware: Historical Society of Delaware, 1954), 13.

<sup>341</sup> Bernard L. Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 40.

<sup>342</sup> Harold B. Hancock, *History of Sussex County, Delaware* (Georgetown, Delaware, Sussex County Bicentennial Commission, 1976), 26.

<sup>343</sup> Alan D. Tabachnick and Amy B. Keller, *Historic Resources Survey: Sussex East West Corridor Study, Sussex County Delaware* (Delaware Department of Transportation Archeological and Historical Series No. 97, 1992), 12.

<sup>344</sup> Edward F. Heite, "The Delmarva Bog Iron Industry," *Northeast Historical Archeology*, Fall 1974, 18-34.

Architecturally, larger, more durable dwellings characterized the built environment with frame construction the most prevalent. The agricultural economy introduced outbuildings such as barns, granaries, and corncribs to the landscape.<sup>345</sup>

### **Early Industrialization, 1770-1830 +/-**

The period 1770 to 1830 +/- solidified the development of Sussex County's interior as the county seat moved from Lewes to Georgetown in 1791. Between 1770 and 1830, 40 percent of the state's total population settled in the Lower Peninsula/Cypress Swamp Zone.<sup>346</sup> The towns of Bethel, Selbyville, Georgetown, Ellendale, and Frankford emerged with each town highlighting a different industry. Bethel, founded in the late 1700s, established itself as a prominent shipbuilding community with many of its early buildings constructed by (or for) ship captains. Selbyville's industry centered on lumbering, with a gristmill and sawmill opening around the time of its founding in 1778.<sup>347</sup> In 1791, the town of Georgetown rose out of the need to move the county seat inland to a more centralized location. Ellendale and Frankford began in the early 1800s and prospered in the mid-1800s as a result of the railroad.

Agriculture intensified as farmers cleared more arable land, which increased the value of wood. Timber values soared, but with intense cultivation, came

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<sup>345</sup> Bernard L. Herman, *The Stolen House*. (Charlottesville, Virginia: University Press of Virginia, 1992).

<sup>346</sup> Judith Quinn and Bernard L. Herman, *National Register Eligibility Evaluation: Indian River Hundred, Sussex County, DE* (Newark, Delaware: Center for Historic Architecture and Engineering, 1988), 12.

<sup>347</sup> Sussex County Online, *Selbyville, Delaware*, <http://www.sussexcountyonline.com/towns/selbyville.html>

the understanding that the forest was a finite resource in need of regulation. Swamp draining and marsh reclamation efforts sought to increase settlement in previously uninhabitable areas. Principal crops included corn, oats, tobacco, cotton, and a limited cultivation of wheat. Raising livestock for profit increased as hog and cattle found new markets in New Castle County.<sup>348</sup>

Sussex County's population represented 39 and 43 percent of the state's total population from the period 1770 to 1830 +/-.<sup>349</sup> Boundary changes created five new hundreds and increased population spurred additional development. The 1782 census depicts a younger median age in Sussex County than both New Castle and/or Kent counties suggesting a growing population. By 1800, the population numbered 19,358<sup>350</sup> Breakdown of settlement shows the highest concentration in Delaware's northern counties, especially around Wilmington in New Castle County and in land immediately south of the C&D Canal in Kent County. The map shows the greatest settlement in Sussex County along the coast and north western boundaries with little settlement in the county's southern regions (partly due to the presence of the Cypress Swamp -Figure 4.4).

Increased settlement and more permanent forms of architecture necessitated improved transportation networks. The establishment of Georgetown as the county seat facilitated internal settlement by organizing a series of overland

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<sup>348</sup> William Macintyre, *The Inveteracy of Custom: Corn Agriculture in Sussex County, 1788-1852*, (Newark, Delaware: University of Delaware Center for Archeological Research, 1986).

<sup>349</sup> Table 2, *Population of the State, Counties, and Wilmington 1790 to 1900*, State of Delaware official website, Wilson-Stack Agricultural Works Complex report: Regional and Local Culture History [http://www.deldot.gov/archaeology/wilson\\_slack/19th\\_20th\\_centuries.shtml](http://www.deldot.gov/archaeology/wilson_slack/19th_20th_centuries.shtml)

<sup>350</sup> Harold B. Hancock, "Descriptions and Travel Accounts of Delaware: 1700-1740" in *Delaware History* vol. 10 (Wilmington, Delaware: Historical Society of Delaware, 1962), 25.

transportation networks. A 1796 map by Mathew Carey shows Sussex County's early road system before Georgetown became the county seat (Figure 4.5). Once Georgetown became the county seat, its central location required new roads to link towns in the east to those in the west. In 1796, new roads ran south from Georgetown to Laurel and north to Milton and the Broadkill area.<sup>351</sup> A map drawn by Carey in 1814 depicts this extended road network (Figure 4.6).<sup>352</sup> Together, the new roads promoted the growth of small towns at central locations such as around crossroads and local mills. Further expansion of the road network is evident in an 1814 map of the region, showing a continuation of roads to Georgetown from the southwestern portion of the county.

The natural environment of the Lower Peninsula/Cypress Swamp Zone necessitated development of a distinct form of architecture. The natural abundance of wood and the limited financial means of the county's residents led them to construct mostly log or frame dwellings with few brick buildings. The TBS record reflects this trend with only one brick resource from this period, the Causey Mansion (TBS 1998-1999), recorded. On average, farmsteads were smaller in this zone than elsewhere in the state.<sup>353</sup> Farmsteads typically included a house, a service structure (such as a smokehouse), and one or two small farm buildings (such as a corn house, barn, or stable). Most of Sussex County's earliest dwellings date to this period.

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<sup>351</sup> Delaware State Archives Sussex County Road Paper, 1792-1863. Record Group 4200, Delaware State Archives.

<sup>352</sup> Mathew Carey, "Delaware from the Best Authorities." in Matthew Carey's *Improved and Enlarged; Being a Collection of Maps of the World and Quarters, Their Principal Empires, Kingdoms,* (Philadelphia, Pennsylvania: T.S Manning, 1814).

<sup>353</sup> Bernard L. Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 51.

The Flood house (TBS 1990-1991) is an example of late-eighteenth century durable building practices in southeastern Delaware. Located in the Selbyville vicinity, the building sits on a foundation of brick piers constructed with hand-hewn and sawn timber (Figure 4.7). The mid-nineteenth century expansion of the house from one to two rooms is consistent with local practice, as one-room-plan dwellings were expanded to meet the needs of families.<sup>354</sup> In form, design, and materials, the Flood house demonstrates a historically documented building plan typical of the Cypress Swamp district from this period.

Log dwellings represent a common housing experience for diverse segments of the rural population in nineteenth-century Delaware. Log houses in the state significantly outnumbered both frame and brick by almost two to one between 1780 and 1830. However, in Sussex County, log dwellings, while still quite common, were frequently rivaled or outnumbered by their timber-framed counterparts. In Broadkill Hundred, for example, 34 percent of the houses were frame and another 34 percent were log. The difference between the northern two-thirds of Delaware and the southern third likely relates to the influence of the Chesapeake framing tradition in lower parts of the state.<sup>355</sup> Log dwellings that do survive illustrate the ways in which they vary in construction detail, size, and level of finish, while maintaining several common characteristics. All log dwellings consist of timbers laid horizontally and attached at the corners. Differentiating factors include treatment of the logs (left

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<sup>354</sup> Gabrielle M. Lanier, et al., *Threatened Building Survey 1990-1991* (Newark, Delaware: Center for Historic Architecture and Engineering, 1991), 85.

<sup>355</sup> Andrzejewski, Anna and Rebecca J. Siders. "Log Dwellings in Delaware, 1780-1860 + /-." Multiple Property Documentation Form (Newark, Delaware: Center for Historic Architecture and Design, 1996) Section E 5.



barked and in the round, hewn on two or more faces, or sawn into planks), attachment of logs at the corners (V-notched, dovetailed, or mortised into a vertical post), and the materials used for fill (rubble stone, brick, wood scraps, or a combination of materials in a mortar).<sup>356</sup> The scale of the dwellings also ranges considerably with some consisting of a single room and others a full two stories in height.

Architecturally, the period of early industrialization utilized the one-room-plan and later the hall-and-parlor plan. The earliest and simplest floor plan consisted of a single room, usually called a hall, which served as a combination living room, dining room, kitchen, and workroom (Figure 4.8). These open-plan dwellings represented the dominant house type in the periods preceding 1830-1880 +/- . As financial stability increased, many rural farmers enlarged their one-room houses by adding a second room at ground level, the parlor. The hall-and-parlor plan refers to a building one-room deep and two-rooms wide with the hall being the larger of the two rooms and the center of household activity (Figure 4.9). The hall was accessible from the outside and remained the reception, entertaining, and cooking space. The parlor remained private, reserved for sleeping and less public family functions.<sup>357</sup> A massive chimney served both rooms.

The Waples Tenant House (TBS 1995-1996) is an example of a TBS property that dates to the 1770 to 1830+/- period and depicts the one-room plan. Located in the Millsboro vicinity of Indian River Hundred, the Waples Tenant House represents a scale of housing shared by approximately 90 percent of the local

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<sup>356</sup> Andrzejewski, Anna and Rebecca J. Siders. "Log Dwellings in Delaware, 1780-1860 + /-." Multiple Property Documentation Form (Newark, Delaware: Center for Historic Architecture and Design, 1996) Section E 5.

<sup>357</sup> Gerald L. Foster, *American Houses: A Field Guide to the Architecture of the Home* (New York, New York: Houghton Mifflin Harcourt, 2004) 92.

population between 1770 and 1830 +/-.<sup>358</sup> Originally constructed in the late-eighteenth century as a one-story, one-room dwelling, the building provides a rare example of an early form of durable architecture (Figure 4.10). The high level of finish and superior construction techniques in its Period I section (the original one-room plan), depicts a level of detail used in early dwellings. As the Waples Tenant House illustrates, such houses were of durable construction and often well-finished with exposed beaded ceiling joists and raised panel doors. A one-room Period II addition (made shortly after the building's initial construction) not only enlarged the dwelling, but created differentiated spaces within the house. Additional early-twentieth century alterations lowered the roof and moved the building to its present location behind a new two-story frame tenant house (making the property a kitchen wing to the new building). Despite these changes, the Waples Tenant house retains a significant level of integrity reflecting its first and second construction periods.

### **Industrialization and Early Urbanization, 1830-1880 +/-**

Sussex County during the period of industrialization and early urbanization focused on transportation improvements, which fostered the development of a new agricultural yield, the perishable market crop. The railroad dramatically shaped the agricultural and cultural landscapes of Sussex County by opening new markets for perishable crops, providing transportation networks for inland settlements, and renewing growth in existing towns. Two railroad lines ran through Sussex County by 1868, the Delaware Railroad (primarily connecting the county's northern and southern regions running from Harrington through Farmington, Greenwood,

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<sup>358</sup>Diedre McCarthy, et al., *Threatened Building Survey 1995-1996* (Newark, Delaware: Center for Historic Architecture and Engineering, 1996), 149.

Bridgeville and Seaford) and the Junction & Breakwater Railroad (linking regions to the east and west, connecting the towns of Harrington, Houston Station, Milford, Lincoln, Georgetown and Lewes). Overall, the two lines opened Sussex County to markets in Delaware's northern counties as well as the urban markets of Philadelphia, Baltimore, and New York. New rail lines created additional transportation networks independent of existing roadways. Existing towns experienced renewed growth as they became stops along the line, and towns developed along its path. The spread of new construction styles and patterns influenced the region's architectural styles. A map of Delaware from 1874 shows the spatial relationship of the Delaware's two railroads (the Delaware Railroad and the Junction & Breakwater Railroad) and its impact on settlement patterns (Figure 4.12).

Construction of the railroad led to the viability of perishable crops by bringing products to market faster. Spoilable cash crops, such as peaches and strawberries, increased in popularity and the fruit industry became Sussex County's market crop. By the end of nineteenth century, peach production in Sussex County surpassed both Kent and New Castle counties.<sup>359</sup> The founding of canneries, by the mid-1870s, continued to increase the profitability of these crops.<sup>360</sup>

Spread of the agricultural reform movement brought innovative insights in crop cultivation, farm machinery, and land efficiency.<sup>361</sup> A new understanding of the

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<sup>359</sup> Alan D. Tabachnick and Amy B. Keller, *Historic Resources Survey: Sussex East West Corridor Study, Sussex County Delaware* (Delaware Department of Transportation Archeological and Historical Series No. 97, 1992), 20.

<sup>360</sup> John Thomas Scharf, *History of Delaware: 1609-1888*. vol.I and II (Philadelphia, Pennsylvania: J.L Richards and Company, 1888), 1241.

<sup>361</sup> Bernard L. Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 54.

landscape emerged out of this movement that required every building and object to have its separate place. This ideology impacted building construction as each function of the farm required a proper, distinct, location. The construction of various outbuildings with a specific agricultural purpose promoted this idea of distinction. The Anderson Farm Complex (TBS 1994-1995) stands as a typical example of a middle- to late-nineteenth-century farmstead reflecting ideas of the agricultural reform movement (Figure 4.13). At the time of initial documentation, the farm complex included an 1874 farmhouse, small barn, corn crib, smokehouse, well, storage shed, and summer kitchen. Together, these buildings display the tensions between old and new conceptions of space.<sup>362</sup> Construction of the barn itself reflects tensions between old and new building methods as it exhibits both the traditional use of braces and pegging and the more conventional toenailing practices (driving a nail at an angle through the end of a board to anchor it – Figure 4.14).

The agricultural reform movement increased production and efficiency and as a result, many farmers turned to agricultural tenancy as a way to labor their additional acreage. As stated in Rebecca Siders' and Bernard Herman's historic context on tenancy, "tenancy provided one of several solutions to the restoration of depleted and exhausted soils of the early nineteenth century and farm labor shortages."<sup>363</sup> Tenants contracted themselves for varying lengths of time for a specified rent by means of a verbal or written agreement.<sup>364</sup> Agricultural tenancy

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<sup>362</sup> Kirk E. Ranzetta, et.al. *Threatened Building Survey 1994-1995* (Newark, Delaware: Center for Historic Architecture and Engineering, 1995), 171.

<sup>363</sup> Rebecca J. Siders and Bernard L. Herman, *Agricultural Tenancy in Central Delaware* (Newark, Delaware: University of Delaware Press, 1991), 1.

<sup>364</sup> Ibid., 87.

presented a solution to the shortage of seasonal farm labor. The landlord profited from the contractual improvements made to his land, while the tenant gained access to larger, more productive farms, acquiring more livestock and farming equipment through his labor.

The Paynter Tenant House (TBS 1996-1997) in the Milton vicinity of Broadkin Hundred is an example of a standard mid-nineteenth century tenant house constructed for resident laborers (Figure 4.15). Sallie A. Paynter acquired the property in 1853 as part of the widow's dower upon the death of her husband, Samuel Rowland Paynter. Orphan Court records show that Jackson Palmer, John P. Robbins, and others served as tenants on the property. Several buildings are noted, including a store, a new mansion house, an old mansion house, one two-story tenant house, and three one-story tenant houses. Typically, tenant properties were smaller and less fashionable than those constructed for farm managers.<sup>365</sup> Threatened by vandalism and demolition by neglect, the property stood vacant when documented in 1997. A revisit in 2003 confirms that it no longer stands.

Architecture from the period of industrialization and early urbanization illustrates a period of rebuilding in Sussex County. As stated by Bernard Herman in Architecture and Rural Life in Central Delaware, "by the time of the 1816 tax assessment, the first steps had been taken toward physically enlarging the house to incorporate a number of domestic functions under one roof."<sup>366</sup> It became common practice to enlarge or replace existing structures to reflect changing architectural styles

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<sup>365</sup> Bernard L. Herman, *Architecture and Rural Life in Central Delaware* (Knoxville, Tennessee: University of Tennessee Press, 1987), 148.

<sup>366</sup> Ibid., 162.

and population needs. Instead of constructing separate buildings for traditional functions (such as an office, summer kitchen, and/or servant residence), builders incorporated these services into the home through additions, service wings, or alterations to the existing floor plan.

By the 1830s, buildings not retrofitted into the new architectural ideology experienced a complete rebuilding. Bernard Herman discusses this early- to mid-nineteenth-century process stating that

The advent of new building by the 1830s emphasizes the perceived non-utility of existing architecture in an area where a substantial, durable dwelling stock already existed. Scores of new houses were begun and completed, and the houses they replaced were abandoned, demolished for materials, or temporarily converted to other uses, only to be vacated in favor of more sophisticated and utilitarian structures. Some of the earlier buildings were undoubtedly recycled as tenant houses, but by the 1840s, even that housing was being rapidly improved through a process of total replacement.<sup>367</sup>

This rebuilding process is evident in many of the TBS resources from this period including the Cannon-Plummer House (TBS 1997-1998) and the Anderson Farm Complex (TBS 1994-1995, discussed previously).

The arrival of the agricultural reform movement, and the rebuilding cycles that followed, reduced the number of log dwellings in the county. Affluent farmers demolished log structures in their entirety, replacing them with new frame or brick homes. Other log dwellings served new functions incorporated as outbuildings or service ells. By 1860, log dwellings constituted only a small fraction of houses in Delaware with many builders turning to other construction materials and methods

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<sup>367</sup> Bernard L. Herman, *Architecture and Rural Life in Central Delaware* (Knoxville, Tennessee: University of Tennessee Press, 1987), 160.

(such as balloon framing, timber framing, or brick construction).<sup>368</sup> The rapid disappearance of log houses from the landscape lends significance to those that survive today. Only one Sussex County TBS resource depicts log construction, the mid-nineteenth century Ross Mansion Quarter (TBS 1991-1992). After the 1850s, new log construction became almost entirely restricted to outbuildings (such as barns and smokehouses), or dwellings located in the poorest areas of the state.<sup>369</sup>

Architecturally, ideas of agricultural reform and the rebuilding process transformed the predominant one-room, open plan dwellings, into larger buildings with specialized rooms. By 1860, few one-room plan dwellings survived in the county, with many of them enlarged or entirely replaced with new two-story, hall-parlor, or center-passage dwellings.<sup>370</sup> The early-nineteenth century J. Layton House (TBS 1989-1990) embodies the hall-parlor-plan building type associated with rural buildings throughout the late-eighteenth and early-nineteenth-centuries. Originally constructed as a frame, one-and-a-half-story, plantation house, the dwelling incorporates two rooms with a centrally placed doorway dividing the main block (Figure 4.16). Occupied but in poor condition when documented in 1990, the building was condemned and later demolished in 2003.<sup>371</sup>

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<sup>368</sup> Andrzejewski, Anna and Rebecca J. Siders. "Log Dwellings in Delaware, 1780-1860 + /-." Multiple Property Documentation Form (Newark, Delaware: Center for Historic Architecture and Design, 1996) Section E 4.

<sup>369</sup> Ibid.

<sup>370</sup> Bernard L. Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 57.

<sup>371</sup> Gabrielle M. Lanier, et al., *Threatened Building Survey 1989-1990* (Newark, Delaware: Center for Historic Architecture and Engineering, 1990).

Sussex County's landscape between 1830 and 1880 saw fewer manufacturing industries than New Castle County. Sussex County's grist and saw mills operated to satisfy local needs, unlike northern New Castle County's manufacturing that revolved around its rate of return. According to the U.S Census of Manufacturers, Sussex County contained only 141 manufacturers in 1860, which included 37 gristmills, 56 lumber mills, 15 blacksmith shops, and six shipyards.<sup>372</sup> By comparison, New Castle County maintained 380 manufacturers that collectively produced a total of 53 different products (Figure 4.11). In general, Sussex County's manufactures existed with small capital investments showing only fractional returns (producing only 1/10 of the annual product statewide).<sup>373</sup> Instead of developing a strong manufacturing industry, Sussex County relied on its agricultural production in the form of new market crops (such as peaches and strawberries) and the success of its canneries to increase capital. The introduction of the Delaware Railroad in 1856 established new incentives for production, but the county remained inferior to the manufacturing production of New Castle County. In 1880, Sussex County produced goods valued at one-tenth of New Castle County's production.<sup>374</sup>

In summary, the period of industrialization and early urbanization focused on transportation improvements that spurred the success of perishable market crops. The railroad dramatically shaped the agricultural and cultural landscapes by opening

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<sup>372</sup> U.S Census of Manufacturers. *Manufacturers of the United States in 1860*, (Washington, D.C: Government Printing Office, 1865) 54.

<sup>373</sup> Harold B. Hancock, "Descriptions and Travel Accounts of Delaware: 1700-1740" in *Delaware History* vol. 10 (Wilmington, Delaware: Historical Society of Delaware, 1962), 425.

<sup>374</sup> Delaware Department of Transportation Archaeology report on the *Wilson-Slack Agricultural Works Compiled: Regional and Local Cultural History*, [http://www.deldot.gov/archaeology/wilson\\_slack/19th\\_20th\\_centuries.shtml](http://www.deldot.gov/archaeology/wilson_slack/19th_20th_centuries.shtml)



the county to new markets, providing alternative transportation networks for inland settlements, and renewing growth in existing towns. The spread of the agricultural reform movement brought new innovations in crop cultivation, farm machinery, and land efficiency, while agricultural tenancy became a natural byproduct of increased production. Four TBS resources date between 1830 and 1880.<sup>375</sup> The Ross Mansion (TBS 1991-1992) remains a resource documented by the TBS that is an example of the burgeoning fruit industry and the rebuilding period. The Paynter Tenant House (TBS 1996-1997) and the Anderson Farm Complex (TBS 1994-1995) provide examples of agricultural tenancy as well as ideologies of the agricultural reform movement. The Cannon-Plummer House (TBS 1997-1998) is a nineteenth-century farm building reflecting the period of architectural rebuilding that occurred with advances in the agricultural reform movement.

### **Urbanization and Early Suburbanization, 1880-1940 +/-**

Introduction of the railroads in the late-nineteenth century and the widespread adoption of the automobile in the early-twentieth century, redefined Sussex County's landscape between 1880 and 1940 +/- . The expansion of existing rail lines during the late-1800s revived the county's tourism industry. Prior to the nineteenth century, Delaware's beaches remained relatively undeveloped because of poor roads and difficult access to coastal regions. The expansion of rail lines to local beach and coastal areas attracted the urban population and produced a tourism boom. The railroad provided easier access to places like Dewey Beach, Bethany Beach and Fenwick Island, and Rehoboth Beach.

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<sup>375</sup> These resources include: *Anderson Farm Complex* (TBS 1994-1995), *Paynter Tenant House* (TBS 1996-1997), *Cannon-Plummer House* (TBS 1997-1998), and *Ross Mansion Quarter* (TBS 1991-1992).

Founded in 1872, the Rehoboth Beach Camp Meeting Association “provided an opportunity for families to blend relaxation and religion at the beach.”<sup>376</sup> The establishment of annual camp meeting grounds one mile from the beach encouraged the erection of cottages and summer hotels. Historian Thomas Scharf in 1888 noted, “the surroundings and natural advantages of Rehoboth Beach as a summer resort were recognized many years ago, but the difficulty of reaching the locality prevents extensive improvements, until within a recent period.”<sup>377</sup> Advancements of the rail line in 1878 and again in 1884 enabled many day trippers to visit the beach with the erection of a centrally localized town depot. Resort hotels (such as the 75-room Hotel Henlopen and the 80-room Bright House) sprang up in direct competition to Rehoboth’s camp meeting. These vacation regions surged in the twentieth century with the freedom of the automobile.

Just as the railroad altered Sussex County’s physical landscape; the automobile reordered the built environment by opening new transportation corridors. The automobile required construction of an expansive, uniform road system throughout the county. This new thoroughfare changed residential patterns, allowing suburban neighborhoods to be constructed away from the workplace. The automobile accelerated growth of urban centers as new commercial and residential buildings sprang up along its established routes.

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<sup>376</sup> John Thomas Scharf, *History of Delaware: 1609-1888*. vol..II (Philadelphia, Pennsylvania: J.L Richards and Company, 1888), 1219.

<sup>377</sup> Ibid., 1219.

Between 1900 and 1940, automobile ownership in Delaware increased from 30 vehicles to over seventy-two thousand.<sup>378</sup> When the state reached 1,380 registered motor vehicles in 1911, the state legislature endorsed T. Coleman DuPont's plan to build a motor highway from Wilmington to the southern border of the state. This north-south highway, later known as U.S Route 13, would become one of the most expansive road networks affecting economic development of Sussex County. Begun in 1917 and completed in 1924, the road connected Wilmington and New Castle County to the southern boundary of Sussex County, below Selbyville (Figure 4.17). Historian John Munroe stated that this new highway system was "the most important factor in the economic development of rural southern Delaware since construction of the Delaware railroad."<sup>379</sup>

As with the railroad, this road network accelerated the growth of towns as they became more readily accessible to the public. New settlement spread along its route, specifically around the towns of Georgetown, Bridgeville, Lewes, and Rehoboth.<sup>380</sup> The General Assembly authorized du Pont's Boulevard Commission to exercise the power of eminent domain in order to obtain necessary land and rights of way for the road's construction. Governor John G. Townsend, at the highway's opening, voiced the change of heart expressed by skeptic Sussex County residents by

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<sup>378</sup> Susan Mulchahey Chase, David L. Ames, and Rebecca J. Siders, *Suburbanization in the Vicinity of Wilmington Delaware, 1880-1950 +/-: A Historic Context* (Newark, Delaware: Center for Historic Architecture and Engineering, 1992), 4.

<sup>379</sup> John A. Munroe, *History of Delaware* (Newark, Delaware: University of Delaware Press, 1993), 203.

<sup>380</sup> Alan D. Tabachnick and Amy B. Keller, *Historic Resources Survey: Sussex East West Corridor Study, Sussex County Delaware* (Delaware Department of Transportation Archeological and Historical Series No. 97, 1992), 29.

declaring that "it is no idle boast that Sussex County has the greatest road in the United States."<sup>381</sup> The road quickly became a secondary thoroughfare connecting Sussex County to its northern and southern neighbors while introducing a new way to bring goods to market; truck farming.

Devastation of the county's fruit industry, as a result of the peach blight, gave rise to new agricultural crops. By the late-1880s, two outbreaks of peach blight struck Delaware's northern peach orchards. Also referred to as the "yellows," peach blight became readily recognized by its red spots on the surface of fruits and their premature ripening.<sup>382</sup> By 1900, Sussex County contained 65 percent of the state's peach trees, while less than two percent remained in New Castle County.<sup>383</sup> Farmers in Sussex County began experimenting with fruits and vegetables capable of maximizing available land, but not requiring the long-term investment of acreage dedicated to orchards. New perishable market crops like strawberries, tomatoes, peas, and lima beans gained favor as did raising specific vegetables for canning to support new agricultural industries like the broiler industry.

Sussex County, by 1900, grew over seven million quarts of strawberries per year, making it the leading producer of the crop in the nation.<sup>384</sup> Between 1910

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<sup>381</sup> Highway Statistics Summary to 1975, 48.

<sup>382</sup> E.F Smith, Additional Evidence on the Communicability of Peach Yellows and Peach Rosette: United States. Department of Agriculture. Vegetable Pathology Division. Bulletin No.1 (Washington, DC: Government Printing Office, 1889), 393-398.

<sup>383</sup> Rebecca Jean Sheppard, *Making the Farm Pay: Persistence and Adaption in the Evolution of Delaware's Agricultural Landscape, 1780-2005* (Newark, De: University of Delaware Press, 2009), 245.

<sup>384</sup> Harold B. Hancock, "Descriptions and Travel Accounts of Delaware: 1700-1740" in *Delaware History* vol. 10 (Wilmington, Delaware: Historical Society of Delaware, 1962), 89.

and 1930, Sussex County contained roughly 89 percent of Delaware's yearly strawberry output yielding close to 10 million quarts per year.<sup>385</sup> The success of the strawberry as a marketable cash crop continued until a fungal disease in the late-1920s ravaged the harvest. Failing crops and consequent labor shortage caused farmers to plant fewer strawberries (farmers dedicated only 600 acres to the crop in 1945 compared to over 5,000 acres from the early 1900). Consequently, many of the architectural buildings that housed migrant workers fell into disuse or were removed.

The TBS resource known as the Toomey Strawberry house (TBS 1997-1998) stands as one of only five strawberry houses left in the county. The building typifies a common building form tied to the dominance of the strawberry as a market crop in the twentieth century (Figure 4.18). Constructed by Walter Rodgers in the 1920s, the "picker's house" accommodated migrant strawberry pickers arriving in the spring to harvest fruit. Because of the short picking season (three weeks), many farmers hired workers and provided them with accommodations on the farm near the strawberry fields. Farmers dragged these portable dwellings to new fields each year to maximize the length of the picking day.<sup>386</sup> The Toomey Strawberry House survives with little alteration to its original one-room, one-and-a-half-story plan. Threatened by abandonment and neglect, the status of the building remains unknown in 2003.

The sweet potato is another instance of a market crop that gained significance during the early twentieth century. The Delaware State Directory in 1868

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<sup>385</sup> Jeroen van den Hurk, et al., *Threatened Building Survey 1997-1998* (Newark, Delaware: Center for Historic Architecture and Design, 1998), 153.

<sup>386</sup> Rebecca Jean Sheppard, *Making the Farm Pay: Persistence and Adaption in the Evolution of Delaware's Agricultural Landscape, 1780-2005* (Newark, De: University of Dealware Press, 2009), 261.

acknowledged the favorability of Sussex County's soil to producing sweet potatoes, stating,

The sweet potatoes of Southern Delaware have a richness and sweetness of flavor which we do not find in the California potato nor even those grown on the rich fresh fields of Texas. This excellence is due doubtless, to the peculiar character of the soil and the mildness and uniformity of the climate. Delaware ought to raise one hundred bushels of sweet potatoes where it now does one; and the farmers of Sussex County, instead of growing a few bushels for their own use, ought to supply in a great measure the markets of Philadelphia and New York.<sup>387</sup>

While sweet potatoes were cultivated in Sussex County before the twentieth century, between 1901 and 1920 farmers quadrupled the average number of bushels grown per annum to 440,000.<sup>388</sup> Sweet potatoes remained a primary crop until the 1930s when black rot, a highly destructive root disease, and rising labor costs decreased its profitability.

The emergence of the sweet potato in Sussex County created a need for a new farm building, the potato house. Sweet potato houses share distinguishing characteristics; they are all tall, narrowly proportioned frame buildings with minimal fenestration, exhibit double and triple siding, and an interior chimney.<sup>389</sup> Typically constructed as a two-story balloon-frame structure, their design facilitates successful storage and curing of sweet potatoes (Figure 4.19). The prevalence of the sweet potato

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<sup>387</sup> Harold B. Hancock, *History of Sussex County, Delaware* (Georgetown, Delaware, Sussex County Bicentennial Commission, 1976), 130.

<sup>388</sup> Bernard L. Herman and Judith Quinn, *Sweet Potato Houses of Sussex County, Delaware National Register Nomination* (Newark, Delaware: University of Delaware Press, 1988), Section E3.

<sup>389</sup> Judith Quinn and Bernard L. Herman, *National Register Eligibility Evaluation: Indian River Hundred, Sussex County, Delaware* (Newark, Delaware: Center for Historic Architecture and Engineering, 1988), 4.

made the potato house a common architectural feature seen on the early twentieth-century landscape. As stated by Judith Quinn and Bernard Herman in the National Register Nomination of sweet potatoes houses in Sussex County,

The potato house is a direct reflection of prevalent agricultural trends in southwestern Delaware during the first half of the twentieth century including the emergence of truck farming, the growth of perishable produce crops, and the development of agricultural marketing.<sup>390</sup>

After the black rot the need for sweet potato houses declined with many farmers removing the buildings or reusing them for storage. Today, these recognizable buildings can still be seen on the agricultural landscape.

Complimenting the cash crops of Sussex County's agricultural industry the canning and broiler industries emerged between the mid-twentieth and early-twenty-first century. Between 1860 and 1930, more than 350 different canneries operated in Delaware.<sup>391</sup> The majority of these canneries were located south of the Chesapeake and Delaware Canal, the bulk situated in Kent and Sussex Counties.<sup>392</sup> During the first four decades of the twentieth century, peak employment in Kent and Sussex county canneries averaged 4,767 people, over 6 percent of the counties' total population. In 1910 (the year with the highest seasonal cannery employment), 6,413 people worked in the state's canneries—the equivalent of 25 percent of the state's total

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<sup>390</sup> Judith Quinn and Bernard L. Herman, *National Register Eligibility Evaluation: Indian River Hundred, Sussex County, Delaware* (Newark, Delaware: Center for Historic Architecture and Engineering,, 1988), 4.

<sup>391</sup> Bernard L. Herman and Judith Quinn, *Sweet Potato Houses of Sussex County, Delaware National Register Nomination* (Newark, Delaware: University of Delaware Press, 1988), 110.

<sup>392</sup> Rebecca J. Siders, Dean A. Doerrfeld, and David L. Ames, *The Canning Industry in Delaware* (Newark, Delaware: University of Delaware Press, 1993), 9.

work force.<sup>393</sup> Tomatoes, lima beans, green peas, asparagus, sweet potatoes, and sweet corn supported the canning industry.

Isaacs Cannery (TBS 1993-1994) represents a family-managed canning complex reflecting the evolution of the canning industry in Sussex County. When CHAD documented the building in 1993, it remained the only surviving example of an industry once ranked second in the number of manufacturing establishments in Delaware (Figure 4.20).<sup>394</sup> At the time of initial documentation, the canning complex included a cannery, two warehouses, and several subsidiary buildings. The building's brick and frame construction is typical of canneries from the early-twentieth century. Isaacs Cannery operated from 1908 until 1950, canning only peas, asparagus, and lima beans (as its peak processing over 180 acres of peas per year). The various canning devices inside the building illustrate the progression of technological advancements in the industry from 1900 to 1950. The canning retort, alternately referred to as the pressure cooker, eliminated the problem of exploding cans in the 1870s by heating cans under pressure (thus equalizing internal and external pressures). Unlike traditional open kettles, retorts used pressurized steam to cook the canned foods. Documentation of Isaacs Cannery discovered several retorts as well as early canning conveyor belts and processing machinery (Figure 4.21).<sup>395</sup> The cannery exhibits an unusually high level of integrity due to the survival of these devices, and it provides a

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<sup>393</sup> David Ames et al, *Delaware Comprehensive Historic Preservation Plan* (Newark, DE: University of Delaware, College of Urban Affairs and Public Policy, Center for Historic Architecture and Engineering, 1989),39.

<sup>394</sup> Ibid., 39.

<sup>395</sup> Rebecca J. Siders, Dean A. Doerrfeld, and David L. Ames, *The Canning Industry in Delaware* (Newark, Delaware: University of Delaware Press, 1993), 32.



rare example of a typical early-twentieth century cannery. In 1994, the building stood vacant, seriously deteriorated, and slated for demolition. A visit in 2003 confirmed its demolition; at the time, the building was replaced by a vacant lot.

The overwhelming success of Sussex County's broiler industry arose as farmers looked for secondary income to combat unfavorable growing conditions. As Grace Cosenza explains in her thesis, "*A Chicken in Every Pot: A Transformation of Chicken Houses in Sussex County, DE 1923-Present*," traditionally many local farmers supplemented their income working as part-time truck farmers, egg producers, and waterman.<sup>396</sup> These customary methods of obtaining a second income shifted during the 1920s when a fungal disease devastated the truck crop industry destroying many important income-producing crops (such as strawberries and tomatoes). Commercial egg farms experienced lowered profits with an outbreak of range paralysis (a disease affecting the nervous system of young chickens).<sup>397</sup> A drop in salinity levels in the Indian River Bay reduced the income of waterman by preventing certain fish from entering the bay eventually killing most of the bay's shellfish. Out of this changing climate farmers looked for a new source to supplement their income; they found a practical and profitable solution in the broiler industry.

History credits Cecile Long Steele of Ocean View Delaware as the accidental founder of the broiler industry. In 1923, Mrs. Steele ordered fifty new chicks to replace those lost in her laying flock. By mistake she received 500. Eighteen weeks later she sold the 387 surviving chickens to a local buyer who shipped them

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<sup>396</sup> Grace Catherine Cosenza, "*A Chicken in Every Pot: A Transformation of Chicken Houses in Sussex County, DE 1923-Present*" (Newark, DE: University of Delaware Press, 2006), 3-4.

<sup>397</sup> Richard Austic and Malden Nesheim, *Poultry Production*. (Philadelphia: Lea & Febiger, 1990), 238.

north to urban markets. Steele made such a substantial profit from this endeavor that she began raising broilers (young birds weighing less than two and one-half pounds).<sup>398</sup> The following year she ordered 1,000 chicks; by 1926, the Steele's were raising approximately 10,000 young broilers and by 1928, 25,000 chickens. Her initial success prompted other farmers to mimic her efforts especially when they discovered that range paralysis did not affect broilers.<sup>399</sup> Farmers with prior experience raising hens had few problems raising broiler chickens, and production quickly spread across Sussex County into Kent and New Castle counties. The number of broilers in Delaware grew from seven million in 1934 to 54 million, over one quarter of the entire commercial broiler production in the country, by 1942.<sup>400</sup>

Farmers began modifying their traditional chicken houses to account for the expansion of the boiler industry. Before long, entirely new building forms (like food processing centers, hatcheries, and distribution centers) arose to meet the needs of this industry. Commercialization of the business dramatically altered the simple architecture of early chicken houses. Farmers moved away from adapting already existing layer houses, broad coops or colony houses (a small frame building approximately 16 feet square with a shed or three-quarter-gable roof), to constructing buildings specifically designed to house great numbers of chickens in order to meet the national demand for the product.<sup>401</sup> Success of the poultry industry transformed the

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<sup>398</sup> William H. Williams, *Delmarva's Chicken Industry: 75 Years of Progress* (Delmarva Poultry Industry, Georgetown, 1998), 13.

<sup>399</sup> *Ibid.*, 9.

<sup>400</sup> John A. Munroe, *Colonial Delaware* (Millwood, New York: KTO Press, 1984), 214-215.

<sup>401</sup> Grace Catherine Cosenza, "A Chicken in Every Pot:" *A Transformation of Chicken Houses in Sussex County, DE 1923-Present* (Newark, DE: University of Delaware Press, 2006), 17.

agricultural landscape with construction of larger (more mechanized) chicken houses and large centralized grain elevators. Farmers experimented with new housing designs that sheltered the greatest amount of flock on one farm, often under one roof.

Sussex County's TBS resources show 23 percent of the documented resources (five resources) date from the period 1880 to 1940+/- . The resources reflect trends from this period to include emergence of the strawberry as a cash crop (Toomey Strawberry Pickers House TBS 1997-1998), as well as the dominance of the canning and broiler industry (Isaacs Cannery TBS 1993-1994). The resources also reflect typical, small-scale agriculture such as the early twentieth- century Barber Granary (TBS 1990-1991). The circa 1900 Dashiell & Moore Commercial Buildings (TBS 1992-1993) on Main Street in Laurel demonstrate typical commercial buildings that became necessary as towns expanded thanks to the railroad.

### **Suburbanization and Early Ex-Urbanization, 1940-1960 +/-**

Spurred by the success of the broiler industry Sussex County experienced an increase in population after 1940. Up until the mid-twentieth century, Sussex County's population grew gradually, maintaining an average of 0.2 percent population change from 1900 to 1930. This number adjusted dramatically from 1940 to 1960 however, as the percentage of change increased over three percent.<sup>402</sup> New Castle and Kent counties, by comparison, experienced a six percent and seven percent, respectively, population change over the same twenty-year period (Figure 4.22).

Despite road advances of the mid-twentieth century, the county's landscape remained "predominantly rural in character with numerous residences,

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<sup>402</sup> U.S Census information, Delaware

agricultural complexes, and a number of commercial establishments.”<sup>403</sup> During the 1940s and 1950s, Sussex County’s farming income was double that of Kent County (which had a larger agricultural income than New Castle County), making Sussex County the leading agricultural power in the state.<sup>404</sup> Farmers began incorporating new techniques like irrigation to increase productivity on the farm. By 1975, 30 percent of Sussex farms integrated artificial water systems.<sup>405</sup> Broilers remained a major source of agricultural income through the third-quarter of the twentieth century. World War II completely revolutionized the structure of the poultry industry as pork and beef rations created a higher demand for chicken. What once served as a self-contained operation (where farmers hatched the eggs, grew the feed, and occasionally slaughtered and sold the bird for meat), developed into a highly commercialized operation. Specialized firms for breeding, hatching, feed, milling, processing, and marketing emerged.<sup>406</sup> By 1944, Delaware farmers raised sixty million broilers annually, with the majority of the farms located in the southeastern portion of the county near Millsboro and Selbyville.<sup>407</sup> Corn and soybeans became major secondary crops grown to feed the poultry industry. Sussex County’s modern industries moved

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<sup>403</sup> Alan D. Tabachnick and Amy B. Keller, *Historic Resources Survey: Sussex East West Corridor Study, Sussex County Delaware* (Delaware Department of Transportation Archeological and Historical Series No. 97, 1992), 29.

<sup>404</sup> John A. Munroe, *History of Delaware* (Newark, Delaware: University of Delaware Press, 1993), 233.

<sup>405</sup> *Ibid.*, 233.

<sup>406</sup> Grace Catherine Cosenza, “*A Chicken in Every Pot: A Transformation of Chicken Houses in Sussex County, DE 1923-Present*” (Newark, DE: University of Delaware Press, 2006), 7.

<sup>407</sup> Harold B. Hancock, *History of Sussex County, Delaware* (Georgetown, Delaware, Sussex County Bicentennial Commission, 1976), 9-101.

away from raising canning crops to developing new methods of food packing and processing.

The greatest growth in Sussex County during the mid- to late-twentieth century occurred in the towns of Bridgeville and Georgetown as well as in areas surrounding main transportation routes. Improvements in the county's internal roadways and the construction of several state maintained highways (Route 13, Route 113, and Route 1) made travel in and out of the county easier. This expanded road network continued to support tourism and stimulated service-related industries such as service stations, restaurants, and "strip developments" along these important transportation corridors.<sup>408</sup> Additionally, the urban renewal programs of the 1960s impacted several small towns in Sussex County as sections of older housing on the outskirts of town were condemned for new housing.<sup>409</sup>

### **Sussex County in the Twenty-First Century: Historic Resources and Their Evolving Landscape**

The 2000 U.S Census indicates that Sussex County is currently experiencing the most growth in its coastal and western regions; each region containing 16 to 22 percent, respectively, of the overall growth in the county.<sup>410</sup> According to the census, the western region also contains a large number of the county's remaining historic resources. Prior to the 1980s, new development in the

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<sup>408</sup>Harold B. Hancock, *History of Sussex County, Delaware* (Georgetown, Delaware, Sussex County Bicentennial Commission, 1976), 90.

<sup>409</sup> Rebecca Jean Sheppard, *Making the Farm Pay: Persistence and Adaption in the Evolution of Delaware's Agricultural Landscape, 1780-2005* (Newark, De: University of Delaware Press, 2009), 422.

<sup>410</sup> U.S Census 2000, Delaware Growth Map

county occurred near urban areas (such as Dover and Georgetown) with established industries that could offer potential employment. In the last quarter of the century, expansion extended beyond the northern regions as developers capitalized on the growing population of retirees and began building age-restricted communities. At the same time, land prices in historic beach communities soared; prompting landowners to tear down existing housing stock and replace it with larger dwellings occupying more ground square footage and airspace. New residential development required upgrading the existing transportation infrastructure and spawned supporting commercial, retail, and professional services.

Historic resources from Sussex County represent 17 percent of the total historic resources documented by the TBS. As a whole, these 22 resources connect with many of the themes established in the historic context, including agricultural tenancy, the agricultural reform movement, and industrial development. The resources represent the cultural, architectural, and social transformations occurring in the county and within their individual towns of origin. They represent residential, commercial, and industrial buildings, as well as provide examples of outbuildings constructed for specific purposes (corn cribs, smokehouses, strawberry houses, etc – Figure 4.23). Together, they span the eighteenth, nineteenth, and twentieth centuries, and demonstrate a variety of construction methods (from masonry to mortise-and-tenon, balloon framing, brace-frame, and h-bent construction).

Sussex County's TBS resources include Delaware's only surviving example of a slave quarter, one of the last remaining early twentieth-century canneries in Delaware, as well as one of the earliest buildings reflecting the period of initial

settlement in Sussex County.<sup>411</sup> Collectively, they remain physical representations of the past, elements of material culture that express early construction methods, reflect the ideologies of preceding generations, and portray the developmental history of towns. An anonymous quote promote the significance of historic resources stating,

Historic buildings embody a distinctive form of American architecture never again duplicated; they add an irreplaceable component to the character and personality of our communities. Preserving an older structure preserves a link to the past. No matter how modest, an older building is a product of a region's cultural heritage; the technology of its period, the skill of its builders, and the materials used for its construction. Together they give cities their historical authenticity.<sup>412</sup>

A revisit of the TBS properties in 2003 finds 50 percent no longer standing, 41 percent still standing, and the status of two resources unknown (Figure 4.24). While the number of resources still standing appears high, closer examination proves that this does not necessarily demonstrate a high success rate for the TBS resources. Sixty-seven percent of the resources still standing were threatened by renovation. This threat speaks not to the physical loss of the building, but the removal of significant interior features. The 2003 revisit did not include interior inspections so the outcome of the potential threat could not be analyzed. These resources therefore, should be expected to still stand. None of the standing resources are instances of demolition by neglect (all the resources that were demolition by neglect cases have been demolished). Three resources, 33 percent, can be considered true success stories; resources surviving despite threats of demolition or abandonment (Figure 4.25).

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<sup>411</sup> These buildings are (in order) the *Ross Mansion Quarter* (TBS 1998-1999), *Isaacs Cannery* (TBS 1993-1994), and the *Ryves-Holt House* (1997-1998).

<sup>412</sup> Preserve Indiana, <http://www.preserveindiana.com/>

This thesis finds the greatest threat to Sussex County's TBS resources lies in the county's large number of abandoned/vacant properties and their accompanying threats of demolition and/or demolition by neglect. At the time of initial documentation, TBS recorded eight resources awaiting demolition (in every case demolition came in response to the resources' poor condition – cases of demolition by neglect), six suffering from demolition by neglect, five pending renovations, and three waiting for relocation. Collectively, the threat of abandonment/neglect affected the greatest number of resources, (68 percent) 67 percent of which no longer stand in 2003 (Figure 4.26) followed by demolition (32 percent) 75 percent of which no longer stand (Figure 4.27). In all but one instance, resources threatened by demolition shared the threat abandonment/neglect.<sup>413</sup>

Analysis of the resources in 2003 demonstrated several critical trends affecting Sussex County's TBS resources. **This chapter will show that in Sussex County:**

- 1) A resource's condition (vacant or occupied in good or poor condition), threat (active or passive), and location (high or low growth area) plays a larger role in affecting a threatened resources' present status than its date of construction or construction material.
- 2) The greatest threat to Sussex County's TBS resources lies in the county's large number of abandoned/vacant properties and their accompanying threats of demolition and/or demolition by neglect.

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<sup>413</sup> *The Dashiell & Moore Commercial Buildings* (TBS 1992-1993) only listed the active threat demolition its reason for recordation.



- 3) Comparison of a resource's location and replacement landscape finds that while high density areas play a role in the survival of a resource in Sussex County, it is their overall condition (often vacant and in poor condition) and the threat of demolition by neglect, ultimately leads to their demolition.
- 4) An overall lack of protections for the county's resources, particularly those facing demolition by neglect contributes to the loss of historic resources in Sussex County.

A breakdown of TBS construction dates and materials shows frame resources dating to the nineteenth century dominate the record. Nineteenth century resources comprise 41 percent of the buildings recorded in Sussex County (ten resources); 27 percent date to the eighteenth century (six resources) 18 percent date to the twentieth century (four resources). The remaining 14 percent exhibit “*other*” or “*unknown*” construction dates (Figure 4.28).<sup>414</sup> This thesis found a resource's date of construction did not directly affect the status of the resource. Many times the number of resources standing and not standing were the same or too close to draw significant conclusions Nineteenth century resources remain the largest represented group in Sussex County, but in 2003, 56 percent were no longer standing (five resources) compared to 44 percent standing (four resources).<sup>415</sup> An equal number of resources

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<sup>414</sup> “*Other*” refers to two resources whose construction dates fell outside of the groupings established in this thesis, for example, 1685-1710 and eighteenth century. “*Unknown*” refers to the one resource with an unrecorded construction date.

<sup>415</sup> The status of one resource unknown.

from the eighteenth century resources were no longer standing.<sup>416</sup> Only one of the twentieth century resources stands in 2003 (Figure 4.29).

Construction materials may indirectly preserve a historic resource in instances of demolition by neglect (brick offering more protection from the elements than frame), however this thesis finds no direct connection to status and construction materials. Sussex County's TBS resources include those constructed of log, frame, and brick materials with no evidence of stone construction (stone was only present in New Castle County). Frame accounts for 77 percent of the documented resources (17 properties) followed by brick with nine percent (two resources), and one log resource (Figure 4.30).<sup>417</sup> The low representation of brick resources and the high number of frame resources hints at the natural abundance of timber and its low cost. The lack of brick resources follows county trends identified in the context section.<sup>418</sup> A graph comparing construction materials versus status shows an almost equal amount of frame resources standing and not standing (seven versus eight resources). The one log resource still stands while the two brick resources no longer stand (Figure 4.31).

**This thesis finds that, more important than a resource's date of construction or construction materials in determining status are its documented threat, location, and documented condition.**

In order to analyze the impact of individual threats on Sussex County's TBS resources, this thesis classified all documented threats as either active or passive

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<sup>416</sup> Three of the resources were still standing, and two of them were moved.

<sup>417</sup> The remaining resources were either constructed of mixed materials (frame & brick) five percent, or had unknown construction materials, five percent.

<sup>418</sup> Bernard L. Herman and Rebecca J. Siders, *Historic Context Master Reference and Summary* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 51.

based on their characteristics. Not every property had an active and a passive threat, but each had at least one threat (Figure 4.32). By definition, active threats pose an immediate danger to a resource. Active threats prompt documentation due to development pressures, impending demolition, or events of nature (such as a fire, tornado, flood, etc). Active threats include the individual threats of demolition, development, and event damage. In Sussex County, unlike in New Castle and Kent counties, active threats almost always came in response to the passive threat abandonment/neglect. In this way active & passive threats endangered 41 percent of Sussex County's TBS resources.<sup>419</sup> Demolition remains the most represented active threat endangering 80 percent of the total threats (Figure 4.33). In all but two cases, resources facing active threats were no longer standing (Figure 4.34).

Passive threats, by comparison, do not pose an immediate danger to a resource. Passive threats accompany resources documented as a result of their condition (abandonment/neglect) or potential loss of historic material (renovation).<sup>420</sup> In the case of abandonment/neglect, the passive threat is a threat yet realized. Vacant resources may not face immediate demolition (depending on their condition), but without maintenance they fall into disrepair and with time, become cases of demolition by neglect. "Demolition by Neglect" describes a situation in which a property owner intentionally allows a historic property to deteriorate, potentially beyond the point of

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<sup>419</sup> This number includes all active threat (resources facing only active threats and active and passive threats). Ten of the 22 resources had active threats – eight as a result of demolition, one from development, and one from event damage.

<sup>420</sup> All resources had at least one threat but could have more than one; this accounts for the active and passive percentages not equaling 100 (45 percent active threats, 95 percent passive threats). This number comes from the 12 resources with only passive threats and the nine resources with both an active and passive threats (making a total of 21 resources with passive threats). Only one resource had only an active threat and no passive threat.

repair.<sup>421</sup> Once this cycle begins, the resource is seen by the public and the property owner in a negative light. These resources quickly become sources of personal liability, public safety hazards, and/or financial burdens. In these instances, it is difficult to save the structure without outside intervention or altering the owner's perception of the property. Renovation is a passive threat that potentially endangers a property's architectural integrity through the construction of inappropriate (and often irreversible) alterations (Figure 4.35). All TBS resources threatened by renovation still stand in 2003 (Figure 4.36).

**Collectively, abandonment/neglect poses the greatest threat to Sussex County's TBS resources** (Figure 4.37). Not only did the threat affect the most resources (68 percent list abandonment/neglect as either the primary or secondary threat), but those threatened also experienced the lowest survival rate with only 33 percent still standing (three resources).<sup>422</sup> Only three resources documented in vacant and deteriorating condition stand in 2003, a direct result of third party intervention. In all but one instance, resources threatened by demolition were also threatened by abandonment/neglect (Figure 4.40).<sup>423</sup> Only one resource threatened by demolition and abandonment/neglect stands in 2003 (Figure 4.41).<sup>424</sup>

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<sup>421</sup> National Trust for Historic Preservation, *Preservation Law Reporter*, Educational Materials, 1999, 1.

<sup>422</sup> This includes resources threatened by only the passive threat abandonment/neglect, and resources threatened by an active and a passive threat (the passive threat being abandonment/neglect).

<sup>423</sup> In the one case, the documented condition of the *Dashiell & Moore Commercial Building* (TBS 1992-1993) was not recorded at the time of initial documentation and it very well may have been threatened by abandonment/neglect in addition to demolition.

<sup>424</sup> The status of one was unknown

Assurance of demolition *at the time of documentation* remains the key difference between properties facing combined threats of demolition and abandonment/neglect, and those threatened only by abandonment/neglect. Resources threatened by abandonment/neglect reflect cases of demolition by neglect where the vacant resource is slated for demolition. With only a 14 percent survival rate for resources threatened by demolition & abandonment/neglect, it is a critical problem requiring immediate action.<sup>425</sup> The high number of TBS resources in this condition suggests a large prevalence of abandoned resources in Sussex County. This trend impacts not only the resources documented by TBS, but similar historic resources throughout the county.

In several cases, mere awareness of a property's significance can lead to preservation of a historic resource; such as in the case of the Waples Tenant House (TBS 1995-1996). The house stood vacant and in fair condition at the time of documentation threatened by demolition and abandonment/neglect due to lack of maintenance and a period of vacancy. Constructed in the late-eighteenth century as a one-room dwelling (later expanded into two rooms, then downgraded to a kitchen wing behind a new two-story tenant house), the building represents a scale of housing shared by approximately 90 percent of the local population from 1770 to 1830.<sup>426</sup> In the early-twentieth century, the Waples family moved the property to its present location, four miles east of Millsboro. At the time of documentation, the property

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<sup>425</sup> Seven resources were threatened by demolition & abandonment/neglect, the status of one is unknown (*Anderson Farm Complex* TBS 1994-1995) and one is still standing (*Waples Tenant House* 1995-1996).

<sup>426</sup> Diedre McCarthy, et al., *Threatened Building Survey 1995-1996* (Newark, Delaware: Center for Historic Architecture and Engineering, 1996), 149.

awaited demolition. In response to the documentation process, the owner gained a greater appreciation for the building and stabilized its eighteenth and early nineteenth-century portions. In 2003, it remains standing, the only TBS resource threatened by demolition to survive. Today, it remains occupied and in good condition.

Development threatened only one resource; however, this number may be higher than depicted in the TBS.<sup>427</sup> All TBS reports record a property's threat, condition, and demolition (if known as the time of documentation). They do not record the reasons for demolition. Demolition may occur as a result of a planned new use for the property (e.g. fulfilling the land's maximum development potential), as a result of its current condition (poor repair), or for other unknown reasons. The TBS report may list demolition and abandonment/neglect as the main threats; however, its demolition may be a result of development plans unknown at the time of documentation. In order to establish why a resource is no longer standing, one must consider its location and replacement landscape (in the cases of resources no longer standing).

**Comparison of a resource's location finds that whether or not the resource is located in a high development area plays a critical role in its overall survival.** Twenty-two TBS resources represent sixteen towns in regions experiencing some of the most recent development in the state. These regions, defined by the 2000 U.S Census map, lie in the southernmost areas of the county. Spatial analysis concludes that 82 percent of the TBS resources were located along main transportation corridors (Routes 13, 113, 9 or 1) or in the vicinity of coastal communities (Figure 4.42). Fifty-five percent (12 resources) lie along, or in close proximity to, Delaware's

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<sup>427</sup> Documented in vacant but fair condition in 1999, the *Evans House* (TBS 1999-2000) was demolished shortly after documentation in response to encroaching development.

main transportation routes; 58 percent (seven resources) of these resources no longer stand in 2003. Lewes, Milford, Millsboro, Fairmont, Dagsboro, and Clarksville are all towns located in the Coastal Zone. These six towns contain seven resources; in 2003, 14 percent no longer standing (one resource). Overall, 82 percent of the TBS resources were located in areas experiencing the most total growth (as defined by the 2000 Census). Fifty-three percent were no longer standing in 2003 (ten resources - Figure 4.43).

Resources located in areas identified by the 2000 U.S Census as containing a high percentage of new housing units (those constructed from 1995 to March 2000) experienced a 50 percent loss of TBS resources (five resources). Twelve TBS resources lie just outside the county's highest growth region, in an area experiencing five to 11 percent increase in new housing units; 55 percent of them were no longer standing in 2003 (Figure 4.44).

A comparison of surrounding landscapes for resources standing and no longer standing shows that a larger percent of the resources no longer standing were surrounded by either agricultural lands (36 percent, four resources), commercial development & agricultural lands (17 percent, two resources), or new residential development (nine percent, one resources – Figure 4.45). None of the demolished resources were located in areas of historic development (pre-1953), instead 22 percent of those resources still standing were located in historic neighborhoods (either as main street communities or within municipal boundaries). This may speak to protections and support for historic resources in these communities. Twenty-two percent of resources still standing remain on agricultural lands (Figure 4.46).<sup>428</sup> The large

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<sup>428</sup> The remaining 11 percent came from one resource surrounded by mixed commercial development.

numbers of unknown landscapes (44 percent) makes it difficult to draw substantial conclusions from the surrounding landscapes, but it is interesting that of the known landscapes, there are no instances of new residential development.

The 2000 U.S. Census chart, *Percent of Housing Units Built Before 1940*, shows that 14 to 28 percent of the county's historic housing units lie in the western and mid-eastern regions of the county.<sup>429</sup> With this in mind, one expects to find the majority of Sussex County's TBS resources residing in areas of historic development, an assumption that is supported in the overlay map of the county and the *Percent of Housing Units Built Before 1940* (Figure 4.47). Only four resources fall outside the region identified as containing the heaviest amount of historic development. Eighty-two percent lie in zones where 29 to 46 percent of the housing stock was built before 1940 (as defined by the U.S Census map). This finding is supported in the chronological record of Sussex County's development. While historically the county's earliest settlement occurred on the coast and along water transportation networks, by 1860, the greatest percent of the population lay in the mid-western and mid-eastern portions around the towns of Seaford, Harrington, Milton, and Georgetown (Figure 4.48). The densest regions of historic housing stock represent these developments with clusters occurring around the coast (areas of initial settlement), in the west (highlighting towns created by the railroad), and in the center of the county (depicting the settlement shift that occurred as a result of moving the county seat to Georgetown in 1796).

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<sup>429</sup> 2000 U.S Census thematic map, *Percent of Housing Units Built Before 1940*. The U.S Census defines a housing unit as a house, apartment, mobile home, group of rooms, or a single room that is occupied or intended for occupancy, as separate living quarters.



The 2000 U.S. Census identifies Sussex County's coastal regions as retaining the smallest percentage of historic housing units (zero to 14 percent). **The low number of surviving historic resources combined with the explosive growth of this region means the surviving historic resources are some of the most threatened in the state.** Sussex County's coastal and southern regions contain the highest percentage of *new* housing units (those built between 1995 to March 2000) in the county (19 to 33 percent). These regions also contained the highest number of total housing units (6,254 to 10,047 units in 2000,) with much of this growth spurred by the popularity of beach communities. In the Rehoboth Beach area alone, the number of permanent citizens increased by 21 percent in the last ten years (higher than the 18 percent growth statewide).<sup>430</sup>

The 2000 U.S. Census chart depicting "total housing units" highlights the most densely populated areas as those located around the southern coast in the beach communities of Dewey and Rehoboth Beach. The University of Delaware report, *Projected Population Growth and the New Arithmetic of Development in Delaware, 1990-2020*, supports this finding. In the report, David Ames predicts,

These coastal areas will grow from a population of 50,527 to one of 88,575 thus accounting for nearly 50 percent of the County's population. In addition, they will host much of the substantial seasonal resort and retirement population. This increase of 38,048 persons represents a projected growth of 75 percent. Households will increase by 108 percent during the same period increasing from 20,671 in 1990 to 40,043 in 2020. Eastern Sussex County will become increasingly urbanized along the spine of SR1 as a rapidly growing influx of retirees adds year-round residents to coastal resort areas. By the year 2020,

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<sup>430</sup> City of Rehoboth Beach, *2003 Comprehensive Development Plan*, <http://www.cityofrehoboth.com/landuseplan.htm>

nearly all of the County's growth is projected to come from the in migration of mostly older persons who will settle in the east.<sup>431</sup>

By overlaying the 2000 U.S Census map, *Total Housing Units*, with the location of the TBS resources, one sees that these areas remain the most threatened. Thirty-eight percent of the TBS resources lie in regions containing 2,932 to 4,905 total housing units (Figure 4.49).<sup>432</sup> An additional 38 percent of the resources lie in the second least dense region containing 1104 to 1776 total housing units. This depicts the need for wide scale identification of threatened resources, particularly those located in high growth regions, and the establishment of preservation measures to ensure significant resources receive protection.

A breakdown of replacement landscapes for TBS resources no longer standing finds resources were replaced with either vacant lots (55 percent) or unknown landscapes (45 percent -Figure 4.50). The large number of "unknowns" reflects uncertainty in a resource's location during the revisit in 2003. Many times the TBS reports identified resources based on their general location instead of by their specific address (for example, X yards south of the intersection with Country Road Y and Z). Rediscovery of the resource therefore, depended upon accurate listings and photographs. In several instances, it became difficult to locate a resource's exact location (if no longer standing) and its replacement landscape could not be determined.

While the large number of unknowns skew the overall category, the fact that vacant lots replaced 55 percent of the destroyed resources is critical. This

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<sup>431</sup> David Ames, *Projected Population Growth and the New Arithmetic of Development in Delaware, 1990-2020* (Newark, Delaware: University of Delaware Press, 1999) 67.

<sup>432</sup> Two resources were located in areas with 0 to 1082 total units, eight in regions containing 1104 to 1776 units, three in regions containing 1804 to 2697 units, eight in regions containing 2932 to 4905 units, and none between 6254 and 10047 units.

suggests that a resource's demolition came as a *result of the individual threat*, not because of a planned new use for the land. In 80 percent of the cases, abandonment/neglect directly contributed to the building's demolition. Property owners using demolition by neglect as a tactic to work around preservation laws often argue that the "prohibitive cost of repairs and deferred maintenance creates an economic hardship."<sup>433</sup> The outcome depends on the stringency of the areas local government. As mentioned earlier, many members of the community view a deteriorating resource as an "eyesore" and a hindrance to the town overall. The resource may turn into a source of embarrassment for the property owner. This may affect their decision to remove the structure instead of paying for its repair (especially if there are no regulations encouraging repair and it is in poor condition); the more severe the condition, the greater the case for demolition.

**TBS analysis finds, tied to documented threat, a resource's documented condition directly affects its rate of survival.** In Sussex County this again reflects the presence of demolition by neglect and the large number of vacant resources. In 2003, 11 resources were no longer standing; 77 percent of them were vacant at the time of documentation. All except one was listed as vacant in either poor (six resources) or fair (two resources) condition at the time of initial documentation (Figure 4.51).<sup>434</sup> Overall, more resources received documentation while vacant than occupied (68 percent vacant compared to 23 percent occupied – Figure 4.52). As expected, occupied historic resources experience a higher rate of survival than those

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<sup>433</sup> National Register Preservation Law Reporter, Education Materials, Information Sheet #12, 1999, 1.

<sup>434</sup> Only the J. Layton house was occupied the time of documentation, but the property was in poor condition and later condemned. Two resources were listed in vacant and fair condition, *Evans House* (TBS 1999-2000) and *Isaacs Cannery* (TBS 1993-1994).

vacant (80 percent standing verse 27 percent vacant still standing – Figure 4.53).<sup>435</sup> A contributing factor to this high survival rate comes from the fact that renovations threatened all but one occupied resource.<sup>436</sup> In addition to occupancy, initial documentation discussed the condition of the TBS resource as either in poor, fair, or good condition depending on the severity of its deterioration. “Good” condition refers to a resource that shows no significant signs of deterioration with minor maintenance problems. Resources listed in “fair” condition expressed early signs of wear, failure, or deterioration, although the building is generally structurally sound. The classification “poor” describes resources with visibly deteriorated structural elements that if not repaired soon will fall. Poor condition affected 59 percent of the resources (both vacant and occupied) compared to 27 percent fair, and five percent good.<sup>437</sup>

The trends identified in this thesis can be compared against individual TBS resources to explain their survival. Located in Lewes, the Lewes Historical Society leased the Ryves-Holt house (previously discussed in this chapter) at the time of documentation.<sup>438</sup> According to trends identified in this thesis, the resource retained many factors favoring its survival. Occupied at the time of documentation, the building stood in good condition threatened only by renovation (a passive threat).

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<sup>435</sup> Five resources were occupied with only one not standing; 15 resources were vacant, the status of two unknown. The documented conditions of the two unknown resources were not recorded, at the time of initial documentation.

<sup>436</sup> The *J. Layton House* (TBS 1989-1990) experienced threats of demolition & abandonment/neglect.

<sup>437</sup> The condition of nine percent of the resources was not recorded at the time of documentation (two resources).

<sup>438</sup> Jeroen van den Hurk, et al., *Threatened Building Survey 1997-1998* (Newark, Delaware: Center for Historic Architecture and Design, 1998), 115.

While its location in Lewes made it vulnerable (the U.S Census identified Lewes as an area with the highest number of new housing units constructed from 1995 to March 2000), its threat and documented condition present a high rate of survival. Today, the property stands, but in poor condition (Figure 4.54). The fact that the building has fallen into poor repair emphasizes that a status of “still standing” does not ensure the continued preservation of a significant resource.

The Cannon-Plummer House is an example of a TBS resource (TBS 1997-1998) threatened by neglect whose location, condition, and occupancy impacted its current status. William H. Cannon, a local resident with extensive real estate in the area owned the property as early as 1868. In 1860, tax assessments described the termed “mansion farm” including 303-acres.<sup>439</sup> The building is significant as an example of a nineteenth-century farm reflecting the period of rebuilding in Sussex County (Figure 4.54). Based on trends identified through TBS analysis, the property possesses three traits that increase its vulnerability for demolition; it is located in a high growth area, documented in poor condition, and vacant at the time of documentation. The property stood near the transportation corridor of U.S Route 13A and the community of Seaford.<sup>440</sup> Unoccupied and compromised by vandalism, open fields surrounded the property (another factor making a building more vulnerable to demolition pressures). Abandonment/neglect threatened the building in 1997; in 2003 it was no longer standing, replaced with nothing.

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<sup>439</sup> Jeroen van den Hurk, et al., *Threatened Building Survey 1997-1998* (Newark, Delaware: Center for Historic Architecture and Design, 1998), 135.

<sup>440</sup> Ibid., 131.

**Contributing to the loss of historic resources in Sussex County is an overall lack of protections for the county's resources.** Minimizing the impact and occurrence of demolition by neglect requires methodic planning and regulations at the state, county and/or local level. All of Sussex County's historic resources stand a greater risk for demolition than those in either Kent or New Castle County as a result of intensive development and a lack of preservation planning tools. Currently the county does not have a Historic Preservation Review Board for reviewing proposed demolitions or alterations to a historic property (like New Castle County). It does not require a demolition permit (like Kent and New Castle Counties), and has no established policy for demolition by neglect cases. Instead, demolition by neglect policies exist as individual provisions in several municipalities (Lewes, Milton, and Selbyville for example).

Ordinances for demolition by neglect prevent the destruction of a historic building through required maintenance, eminent domain, or fines and can occur at the state or local level. Rhode Island, for example, instituted a state provision empowering city or town councils to mandate maintenance at the cost of a temporary lien on noncompliant properties. The provision states,

A city or town may empower its city or town councils (in consultation with their historic district commission) to identify structures of historical or architectural value whose deteriorated physical condition endangers the preservation of such structure or its accessories. Upon the petition of the historic district commission that a historic structure is so deteriorated that its preservation is endangered, the council may establish a reasonable time (not less than 30 days) within which the owner must begin repairs.<sup>441</sup>

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<sup>441</sup> National Register Preservation Law Reporter, Education Materials, Information Sheet #12, 1999, 3.

Provisions for demolition by neglect also exist at the local level. Portland, Maine, for example, permits the Department of Planning and Urban Development to oversee its demolition by neglect ordinance in the historic district, providing homeowners specified time to make changes. The use of eminent domain is another tool used by several cities to protect historic buildings from deterioration. In the case of San Antonio, Texas, the city may condemn a historic property and take it by the power of eminent domain for rehabilitation or reuse by the city (or other disposition with appropriate preservation restrictions) in order to maintain the structure and protect it from demolition.<sup>442</sup>

To be effective, demolition by neglect ordinances need to be part of a larger dedication to historic preservation. Generally, establishment of these ordinances protect only historic buildings within historic districts.<sup>443</sup> In 2003, Sussex County maintains only seven historic districts countywide to include the historic districts of Bethel, Bridgeville, Laurel, Lewes, Milton, Richards, and south Milford.<sup>444</sup> By comparison Kent County has 11 historic districts, and New Castle County 34. Designation of a National Register historic district however, does not guarantee protection of a historic resource. National Register and/or historic district listings only identify a building(s) as being significant, open them up for tax incentive projects, and begin the process for stringent regulations. Regulatory protections come with paired

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<sup>442</sup> National Register Preservation Law Reporter, Education Materials, Information Sheet #12, 1999, 6.

<sup>443</sup> A historic district is a group of buildings, properties or sites designated as historically or architecturally significant. The can be designated at the State, Federal, and/or local level.

<sup>444</sup> This does not include archeological districts. Compiled through the use of the National Register of Historic Places Historic District, <http://www.nationalregisterofhistoricplaces.com/de/Sussex/districts.html>

local ordinances. A local ordinance must be created in order to review exterior alterations to the building either through a review commission (established by town or county council) or through specific zoning laws. Review commissions currently exist in Sussex County in the towns of Dover, Lewes, and Milton.<sup>445</sup>

A lack of countywide preservation protections combined with limited funding for documentation and a large prevalence of abandoned resources (as demonstrated by the TBS) creates a dangerous situation for Sussex County's historic resources. Thankfully, places like Lewes, Shelbyville, and Laurel have Historic Preservation Commissions to watch over individual properties within their historic districts; however incorporation of these preservation tools on a larger scale has yet to occur. Elementary measures, such as requiring demolition permits, would go a long way in protecting the region's historic resources. Comprehensive windshield surveys that identify threatened resources, classify their determined significance (as significant or non-significant), and rate their need for documentation are critical components in the long-term survival of the county's historic resources. Once a resource is lost, so too are the physical representations of town histories and the long-term relationships between people and place. In instances of abandonment/neglect, many communities have lost the significant buildings without even realizing their presence.

The TBS recorded 22 resources in Sussex County; however, this is only a fragment of the endangered resources countywide. Their low survival rates illustrate the pressures threatening comparable resources throughout the county. All of the resources still standing do so as a result of their threat, location, and documented condition. The majority of resources standing were occupied and threatened by

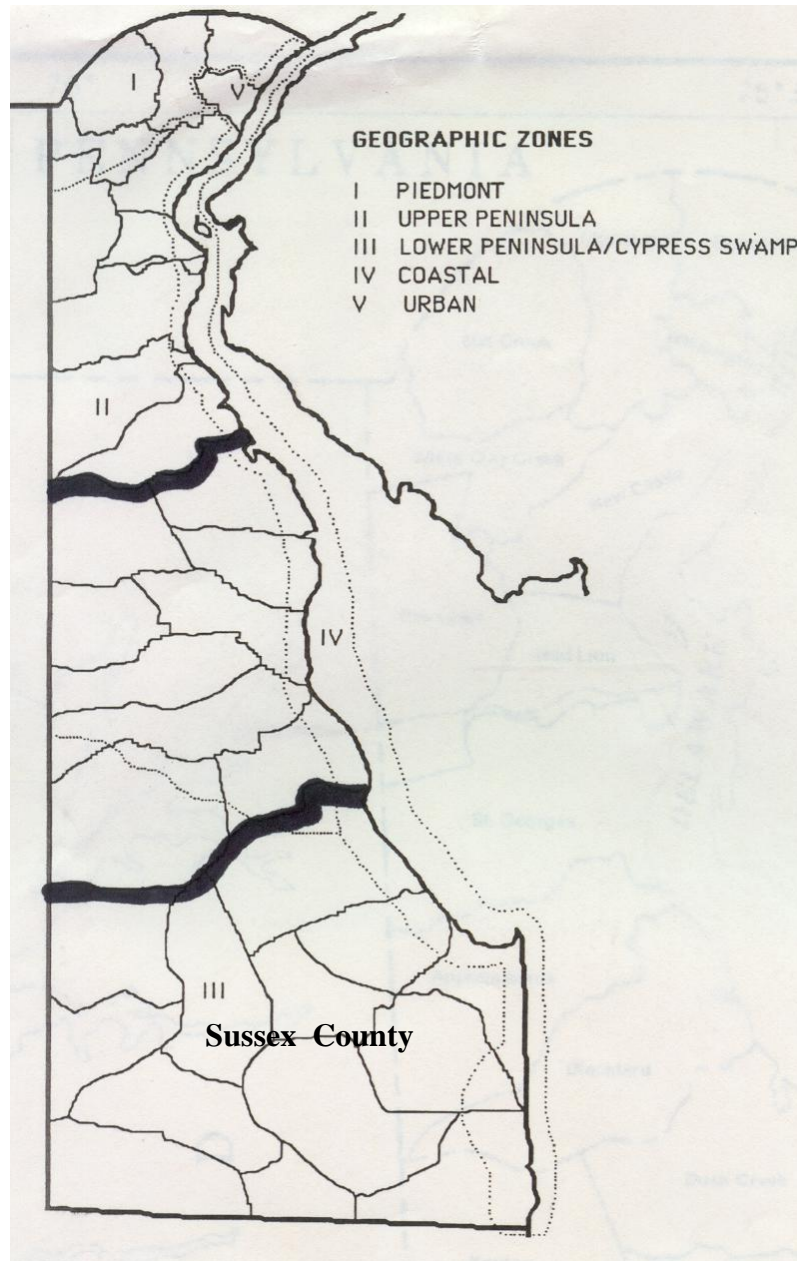
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<sup>445</sup> National Trust for Historic Preservation, Resource Center, Information Sheet #12: Historic Districts



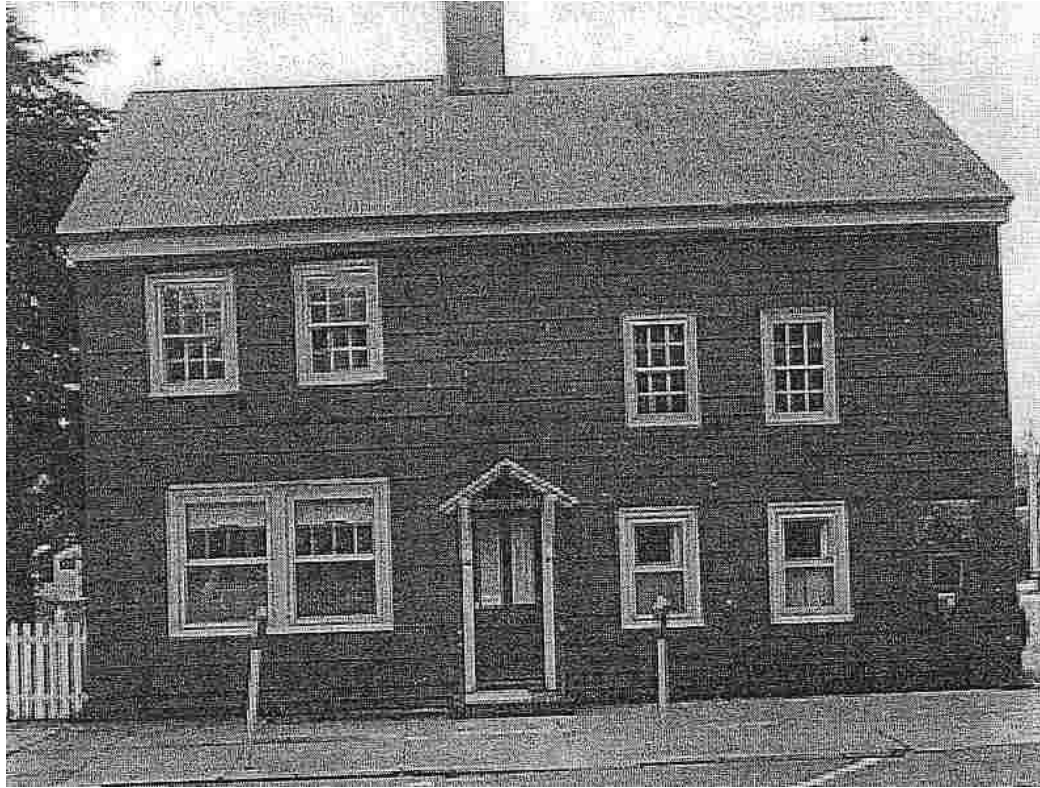
renovation (or there were plans in place to move them to a new location). Only 20 percent of the resources threatened by abandonment/neglect still stand (three resources). The overwhelming number of abandoned and deteriorating resources highlights a county trend; their survival is dependent on outside intervention and their potential for (re)use.

Overall, with the loss of Sussex County's TBS resources, Delaware lost the only surviving example of a cannery building (an industry that once ranked second in the number of manufacturing establishments), a rare example of wrought-nail, timber-framing construction (representing one of the county's earliest durable building traditions), a small-scale agricultural building, as well as an example of a small-scale commercial structure with an exceptional degree of integrity. The county lost three resources telling of its early development in the eighteenth century (1776-1800), five resources from the nineteenth century (early, mid, and late), and two resources from the twentieth century (1901-1925). These buildings have been demolished, but thanks to TBS documentation, they continue in building plans, photographs, and contextual histories; their information can be studied by future generations. Limited funding prevents wide-scale documentation of similar resources throughout the county, but by not identifying significant resources, it is impossible to know what representations of the county's past are endangered; quietly disappearing into the landscape.



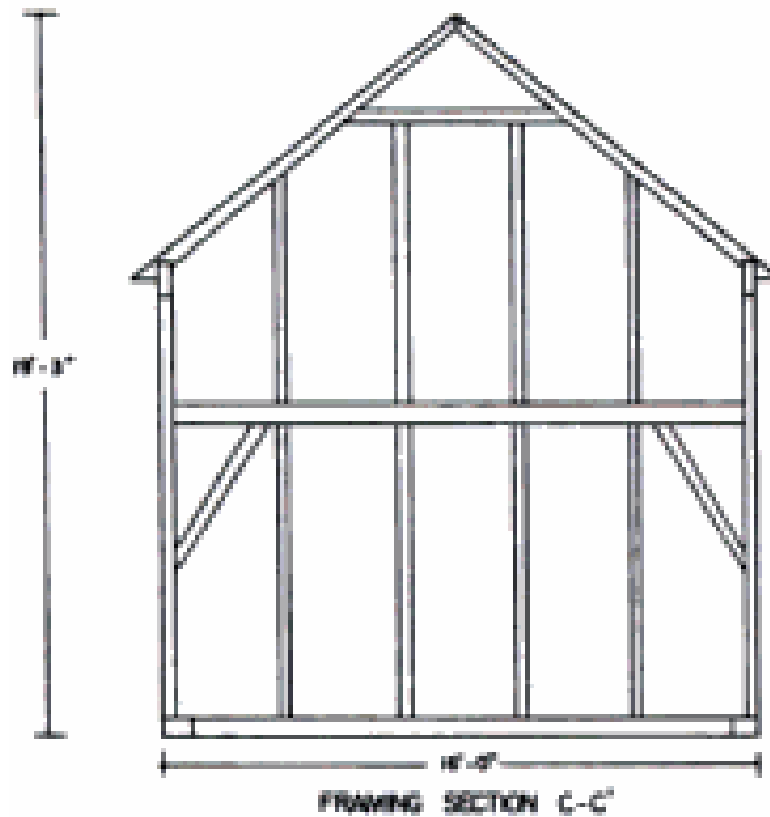
*Figure 4.1*

A map of Delaware's geographic zones showing county and hundred borders. The image is from the 1987 Delaware Statewide Comprehensive Historic Preservation Plan.



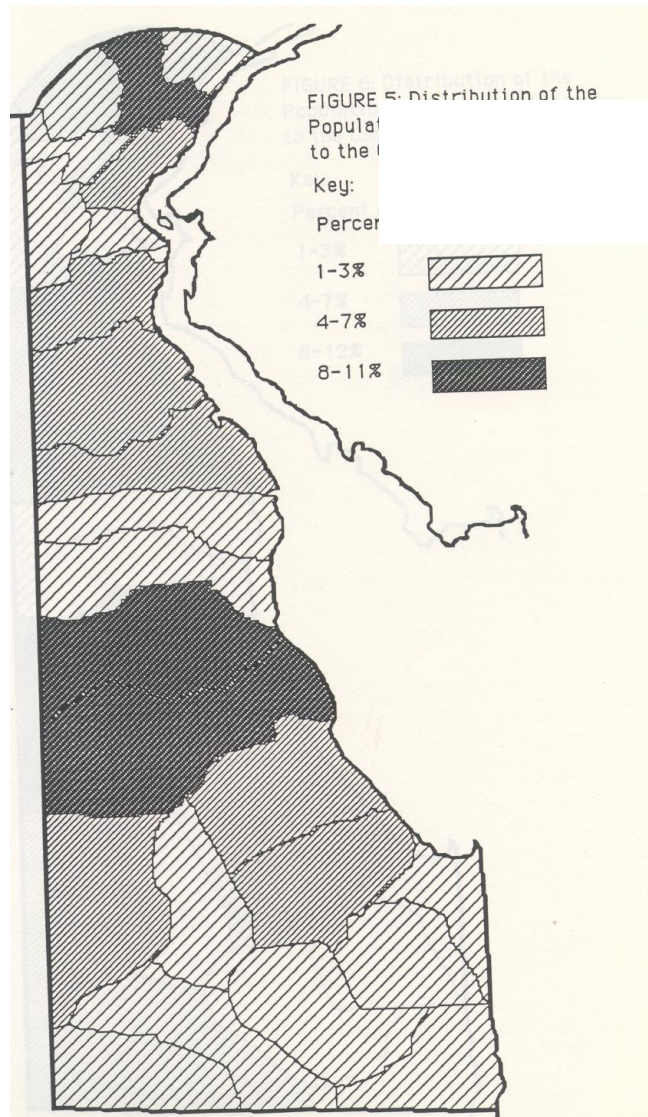
*Figure 4.2*

The Ryves-Holt House, Lewes, DE. Photograph courtesy CHAD archives 1997-1998.



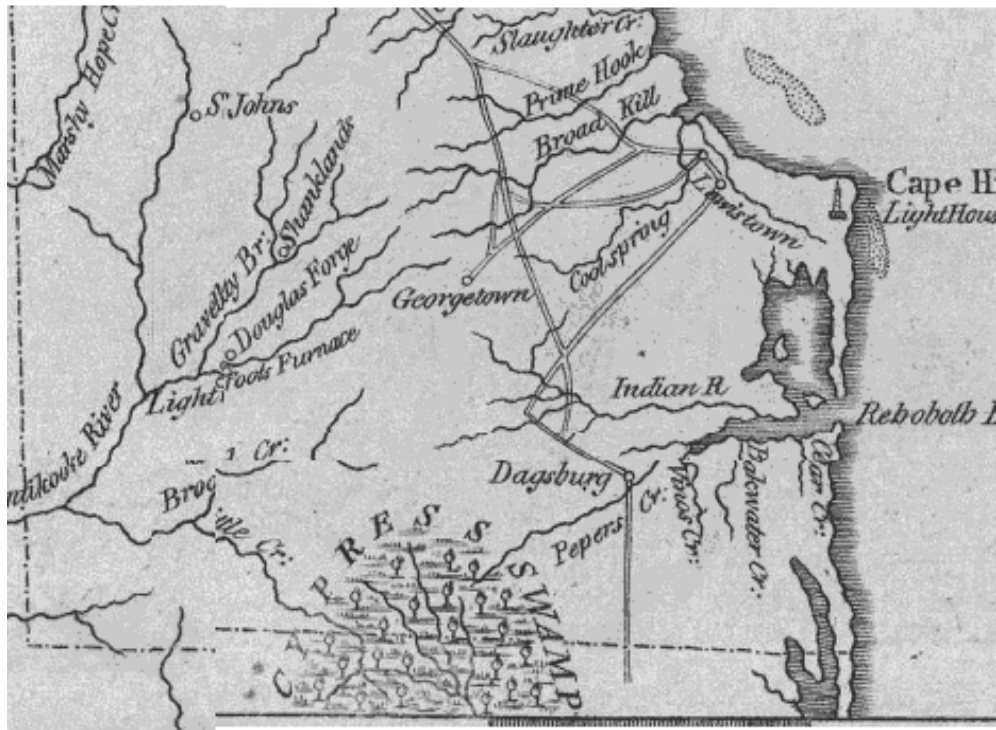
*Figure 4.3*

McGee House, Indian RIVER Hundred, Sussex County, DE. Drawn by M. M Mulrooney, HABS. A typical H-bent construction example. The H-bents, seen on end in the longitudinal cross-section, are visible as vertical framing members extending beyond the joists and ceiling to the plate. Example provided in Everyday Architecture of the Mid-Atlantic.



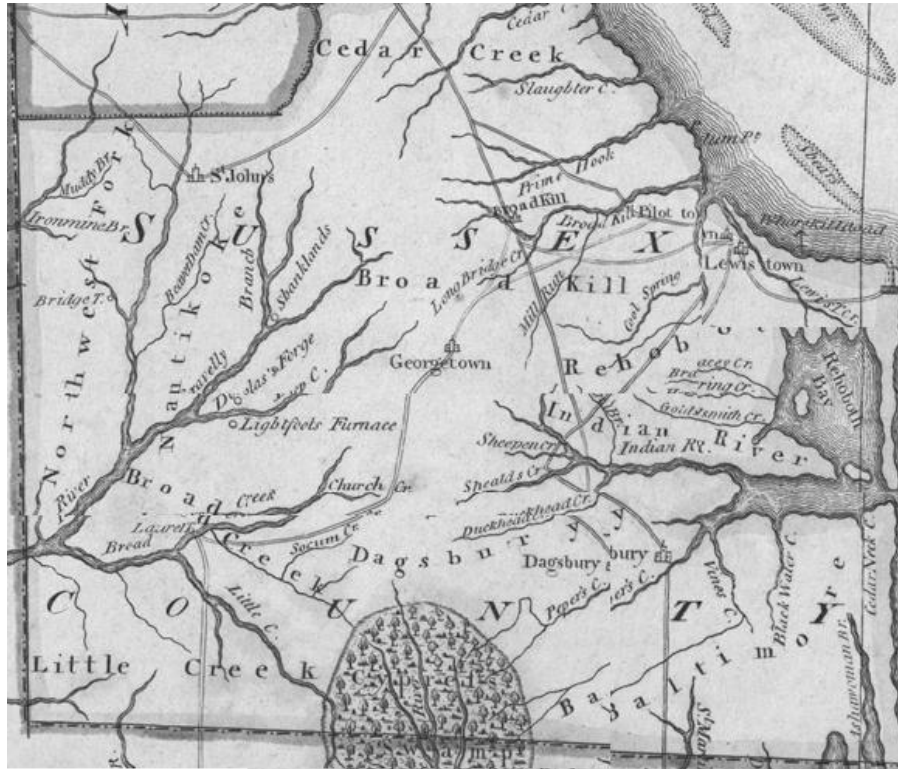
*Figure 4.4*

Distribution of Delaware's population according to the 1800 Census shows little settlement in Sussex County's southern regions, but along its coast. The Cypress Swamp in southern Sussex County limited early settlement to this area. The map does not depict the shift in settlement that occurred with the move to Georgetown as the county seat.



*Figure 4.5*

1796 map of Sussex County, DE showing its early road system before Georgetown became the county seat. After 1796, a new road system linked towns to the east and west as well as to the north and south. Map by Mathew Carey in Cary's American Pocket Atlas published by Land & Ustick, Philadelphia, 1796



*Figure 4.6*

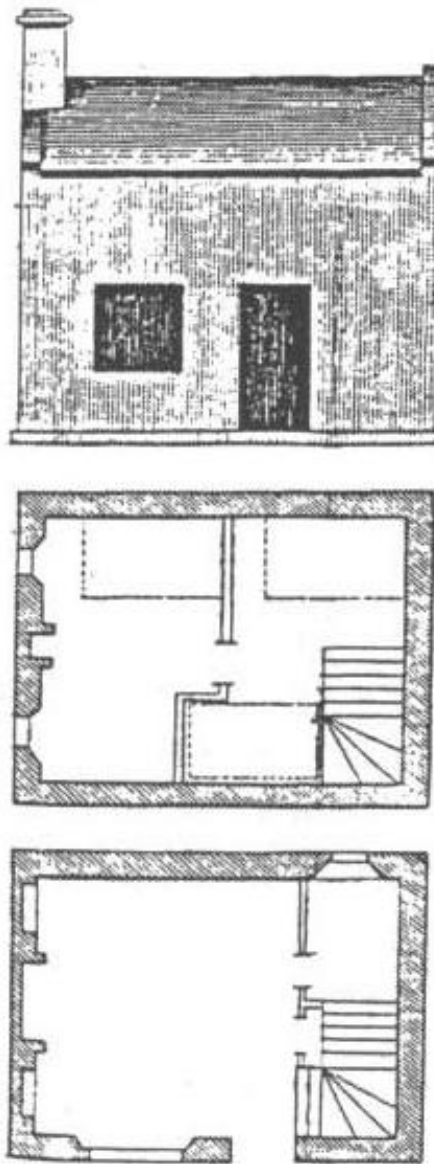
1814 map of Sussex County, DE showing the improved road network as a result of Georgetown becoming the county seat. Note the new southern portion of the road, which connected Georgetown to Laurel in the south and Milton in the north. Map by Mathew Carey, "Delaware from the Best Authorities." Published in Carey's General Atlas, Improved and Enlarged; Being a Collection of Maps of the World and Quarters, Their Principal Empires, Kingdoms, & c. published in Philadelphia by T.S Manning, 1814





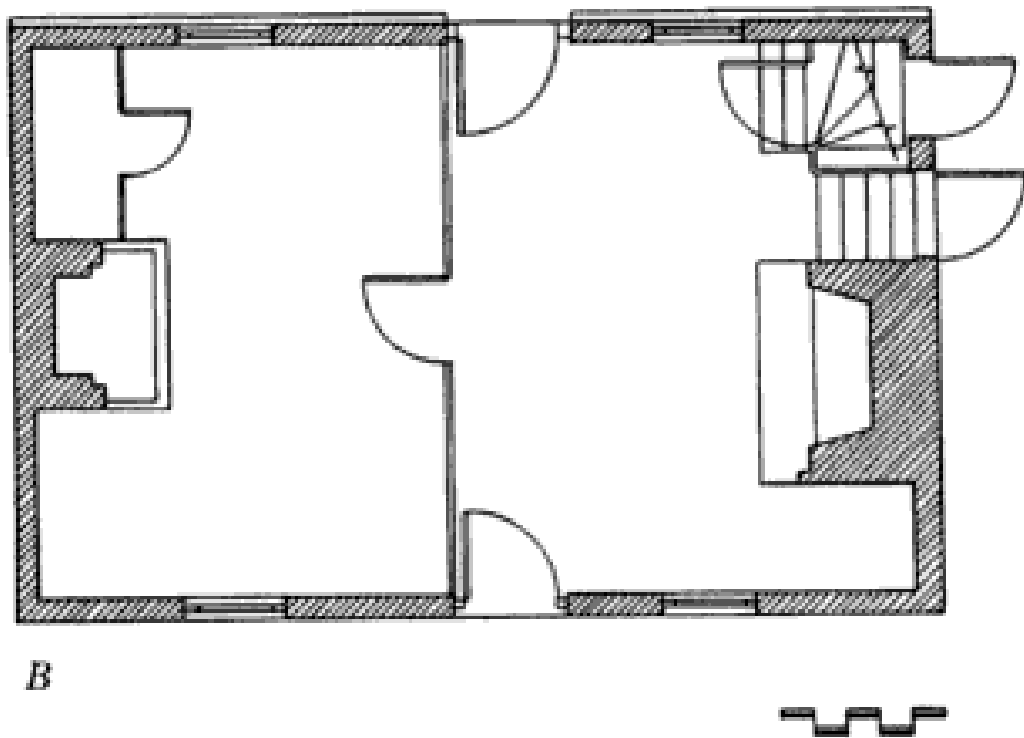
*Figure 4.7*  
The Flood House, Selbyville, DE. Photograph courtesy CHAD archives  
1990-1991.





*Figure 4.8*

J.B Bordley's plan for a cottage. The property is an example of a one-room plan dwelling with a winder stair to the second floor. J.B Bordley, *Essays and Notes on Husbandry and Rural Affairs* (Philadelphia: Budd and Bartram, 1801).



*Figure 4.9*

A hall-and-parlor plan house consists of two rooms placed side by side under a continuous ridgeline. The best hall-parlor houses had fireplaces at each end.



*Figure 4.10*

Waples Tenant House, Millsboro, DE. Photograph courtesy CHAD archives 1995-1996

SUSSEX COUNTY.	
Agricultural implements, miscellaneous.....	
Bark, quercitron.....	
Blacksmithing.....	
Boots and shoes.....	
Carriages.....	
Fisheries.....	
Flour and meal.....	
Leather.....	
Lumber, sawed.....	
Ship and boat building.....	
Tin, copper, and sheet-iron ware.....	
Wagons, carts, &c.....	
Total.....	

2	3,000	4,147	5	1,200	6,655
5	18,800	14,800	11	3,180	21,780
15	6,350	5,837	32	7,692	14,445
8	3,450	6,429	21	5,520	14,492
1	1,200	900	5	1,080	3,000
1	1,000		5	500	515
37	96,800	160,147	44	9,492	179,946
5	14,000	11,075	13	2,820	16,935
56	119,850	49,275	99	22,164	90,202
6	32,000	16,300	60	28,080	63,000
3	3,000	3,075	7	1,680	6,800
2	600	220	3	960	2,470
141	300,050	272,205	305	84,668	423,250

Figure 4.11

According to the U.S Census of Manufacturers, 141 manufacturers were operating in Sussex County, DE in 1860. By comparison 380 were operating in New Castle County, DE during the same time period.

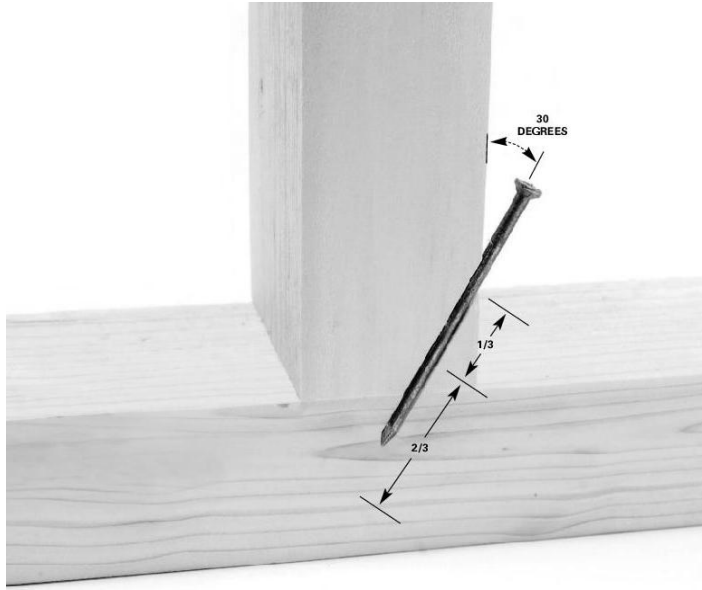


*Figure 4.12*

Railroads opened new markets in Sussex County, De for perishable crops, provided alternative transportation networks for inland settlements, and sparked renewed growth in existing towns. This 1874 map by Asher & Adams for their new “commercial, topographical, and statistical atlas and gazetteer of the United States: with maps showing the Dominion of Canada, Europe and the World” show the Delaware Railroad and the Junction & Breakwater Railroad.



*Figure 4.13*  
Anderson Farm Complex, Fairmont, DE. Photograph courtesy CHAD archives  
1994-1995.



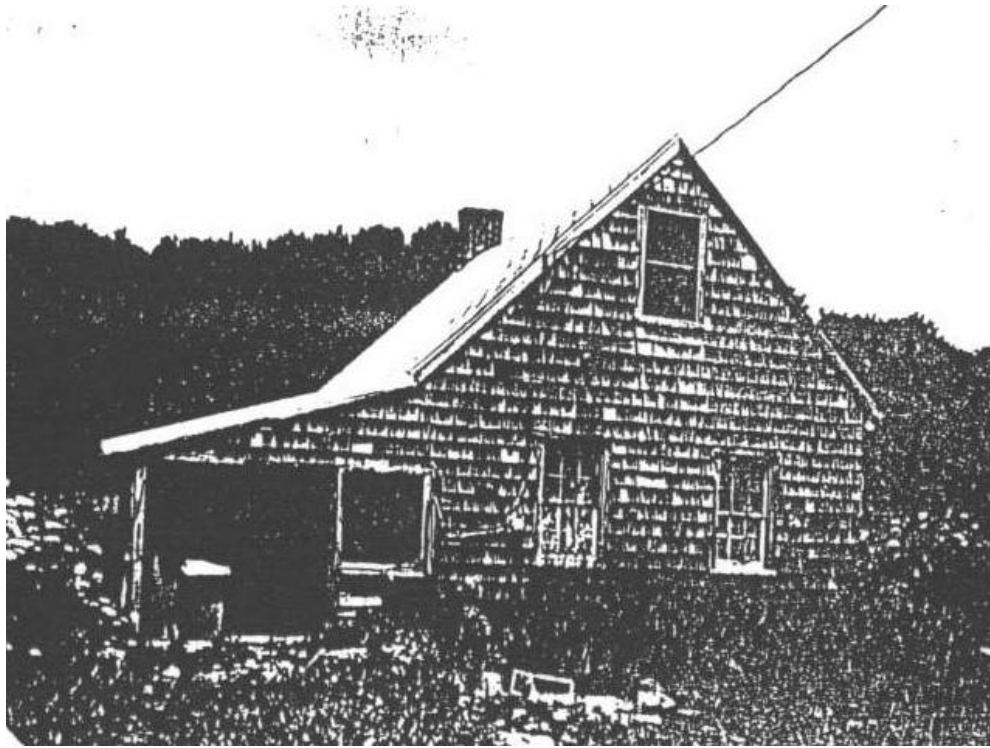
*Figure 4.14*

Example of a conventional building technique known as toenailing. Toenailing involves driving a nail at an angle through the end of a board to anchor it.



*Figure 4.15*  
Paynter Tenant House, Milton, DE. Photograph courtesy  
CHAD archives 1996-1997.





*Figure 4.16*

J. Layton House, Selbyville, DE. Photograph courtesy CHAD archives 1989-1990.



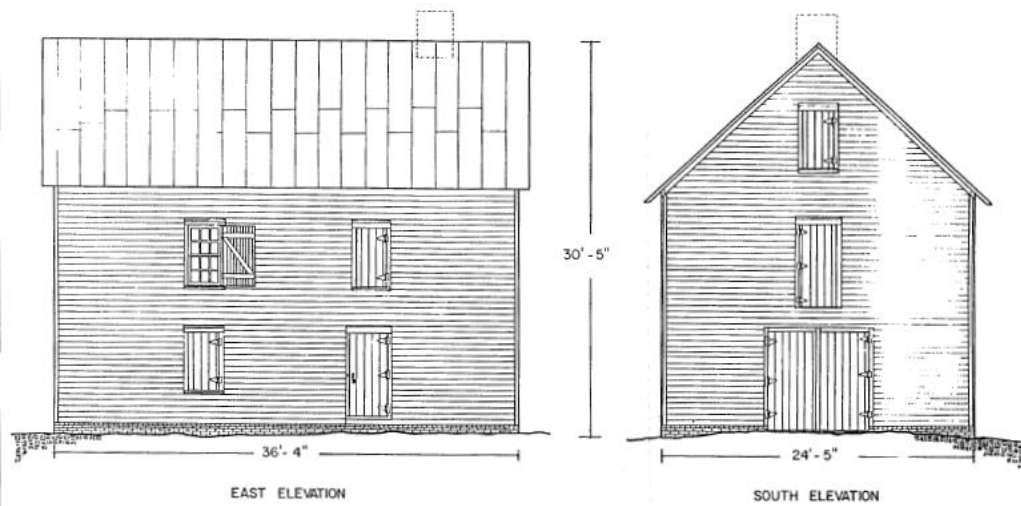
*Figure 4.17*

T. Coleman DuPont endorsed a north-south highway, later known as U.S. Route 13, in 1911, when the states registered motor vehicles reached 1,380 automobiles. The road is depicted on this 1914 map of proposed National Highways. The road was begun in 1917 and completed by 1924.



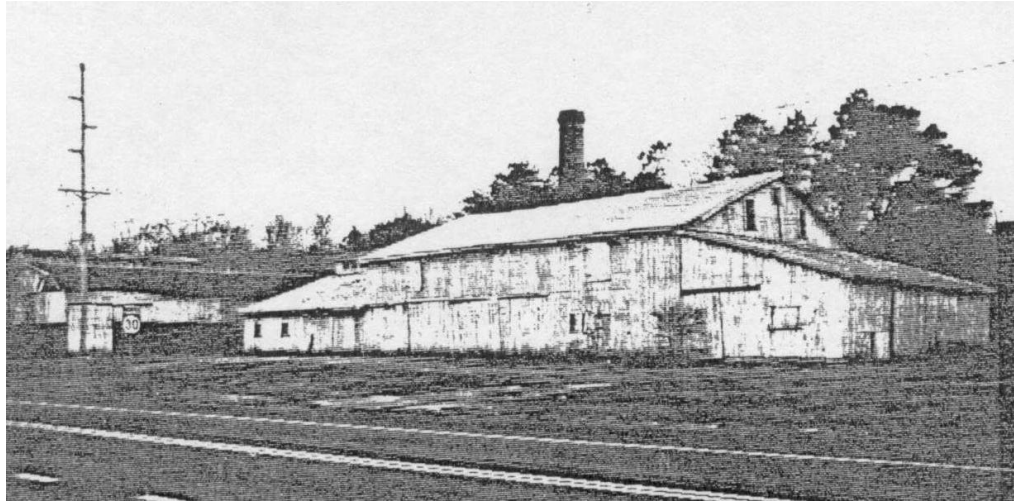
*Figure 4.18*

Toomey Strawberry House, Dagsboro, DE. Photograph  
courtesy CHAD archives 1997-1998.



*Figure 4.19*

This drawing and photograph of the Chipman Sweet Potato House represents a typical sweet potato house in Sussex County (drawn by Judith Quinn). Distinguishing characteristics of potato houses include a tall, narrowly proportioned frame building with minimal fenestration, double and triple siding, and interior chimneys. The interior chimneys are components necessary to the drying out process required for sweet potato processing.



*Figure 4.20*

Isaacs Cannery, Ellendale, DE. Photograph courtesy CHAD archives 1993-1994.



*Figure 4.21*

Picture of canning retorts on the first floor of the Isaacs Cannery with their lids open. Retorts, also know as pressure cookers, eliminated the problem of exploding cans and led to large-scale development of the canning industry. After being filled with cans, the retort's lid was secured and steam introduced. A small cock which was left open to vent air from the vessel was closed and the retort pressurized. As long as the pressure produced in the retort equaled the pressure generated inside the can, the risk of rupturing cans was virtually nonexistent. Photograph courtesy CHAD archives 1993.

*Kent County, DE*  
Population by Decades

Date	Population	Pop. Change	Annual % Change
1900	32,762	-	-
1910	32,721	-41	0.0
1920	31,023	-1,698	-0.5
1930	31,841	818	0.3
1940	34,441	2,600	0.8
1950	37,870	3,429	1.0
1960	65,651	27,781	5.7
1970	81,892	16,241	2.2
1980	98,219	16,327	1.8
1990	110,993	12,774	1.2
2000	126,697	15,704	1.3

*Sussex County, DE*  
Population by Decades

Date	Population	Pop. Change	Annual % Change
1900	42,276	-	-
1910	46,413	4,137	0.9
1920	43,741	-2,672	-0.6
1930	45,507	1,766	0.4
1940	52,502	6,995	1.4
1950	61,336	8,834	1.6
1960	73,195	11,859	1.8
1970	80,356	7,161	0.9
1980	98,004	17,648	2.0
1990	113,229	15,225	1.5
2000	156,638	43,409	3.3

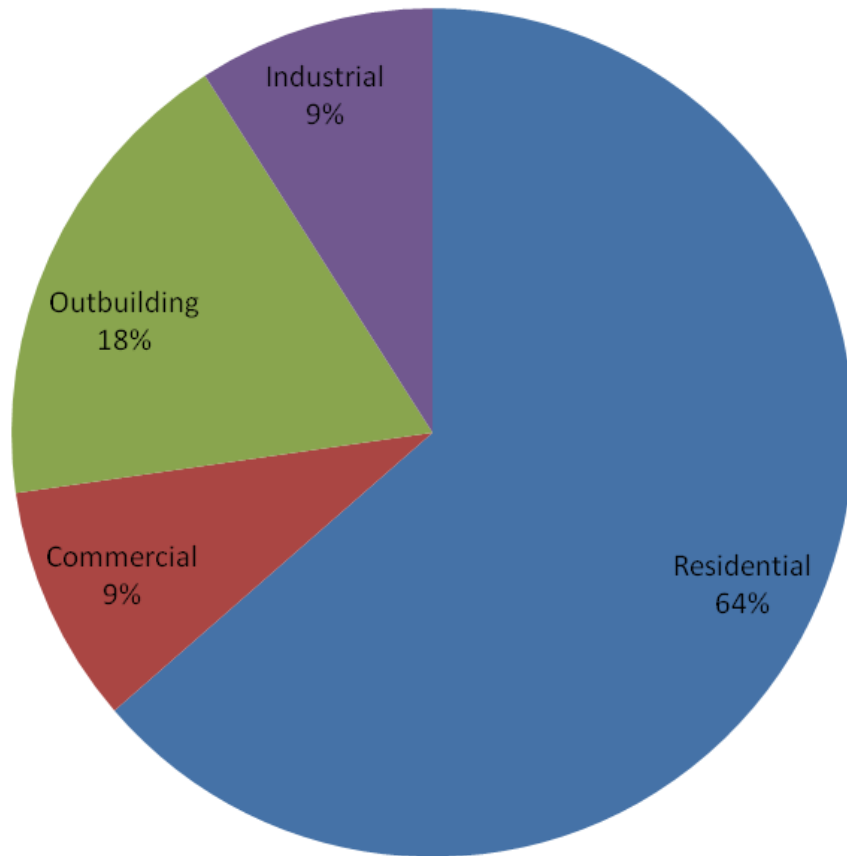
*New Castle County, DE*  
Population by Decades

Date	Population	Pop. Change	Annual % Change
1900	109,697	-	-
1910	123,188	13,491	1.2
1920	148,239	25,051	1.9
1930	161,032	12,793	0.8
1940	179,562	18,530	1.1
1950	218,879	39,317	2.0
1960	307,446	88,567	3.5
1970	385,856	78,410	2.3
1980	398,115	12,259	0.3
1990	441,946	43,831	1.0
2000	500,265	58,319	1.2

*Figure 4.22*

Charts of Sussex, Kent, and New Castle county's population by decade as taken from the U.S Census depict the percentage of change in Sussex County. The county experienced the greatest percent of change in the decade of 1980.

### Sussex County TBS Resources

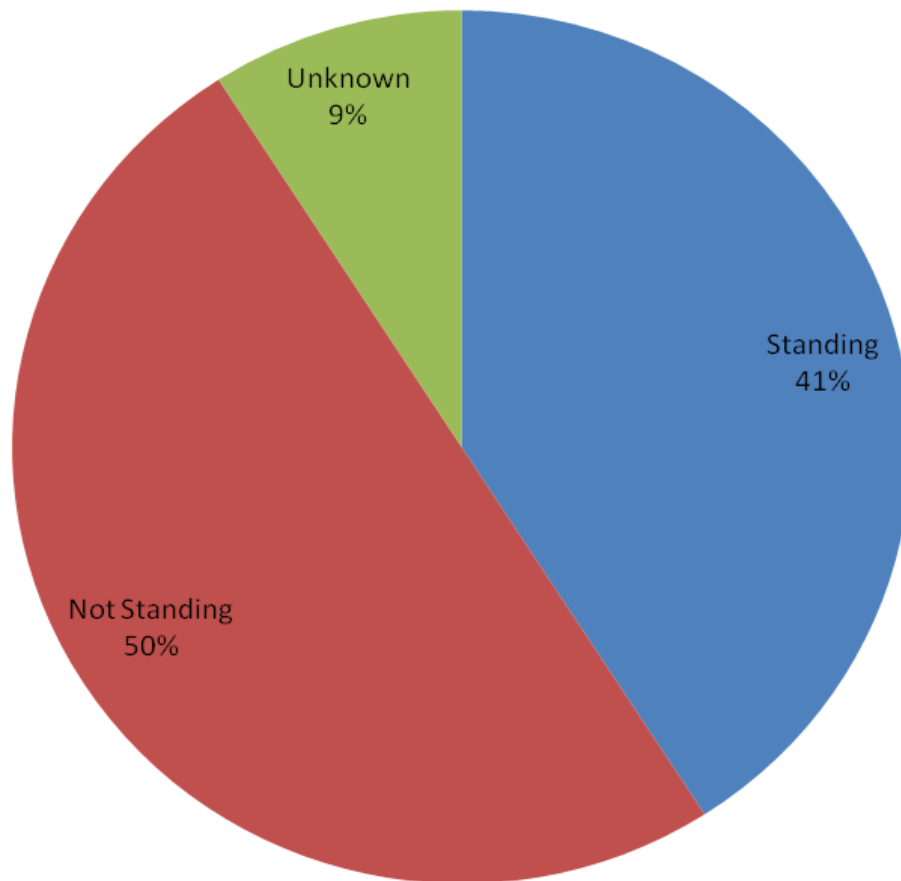


*Figure 4.23*

This pie chart shows a breakdown of the TBS resources and their function, the majority representing residential buildings.



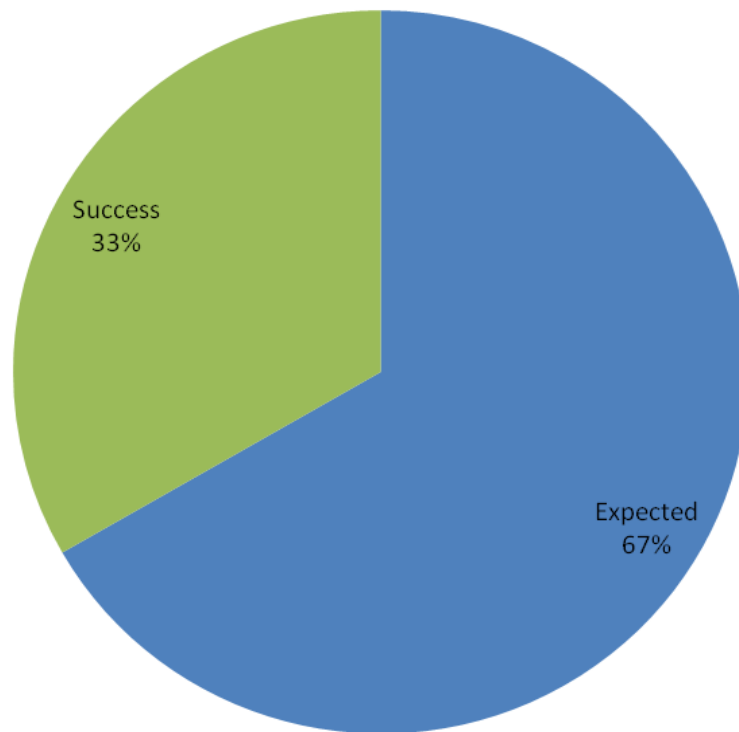
### Status of Resources



*Figure 4.24*

Those resources standing include properties that have been moved. The majority of resources still standing were threatened by renovation.

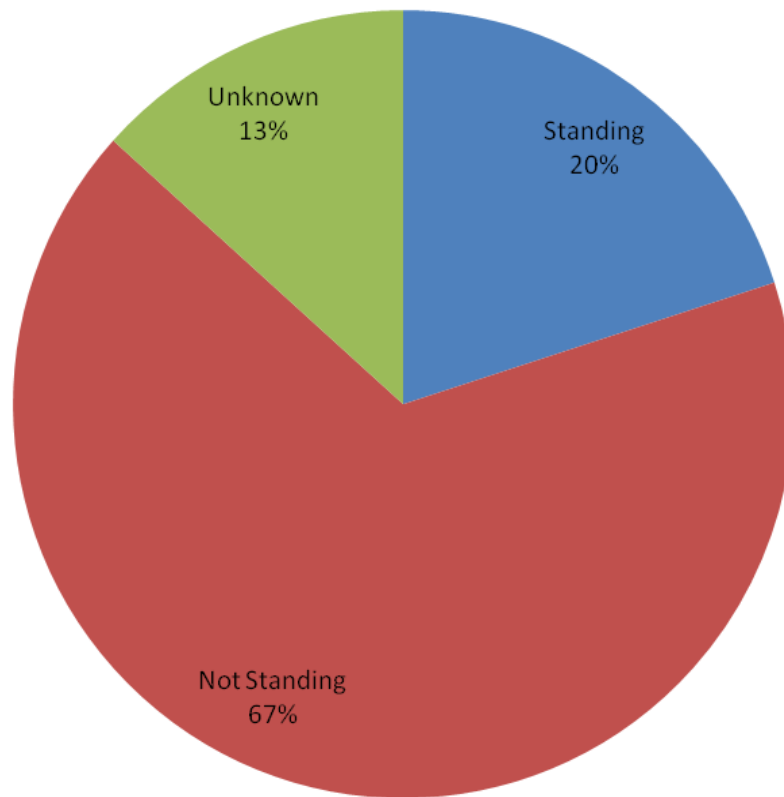
### Resources Still Standing



*Figure 4.25*

A breakdown of the resources still standing show that the majority could be expected to stand due to their documented threats. The remaining three resources can be considered true success stories.

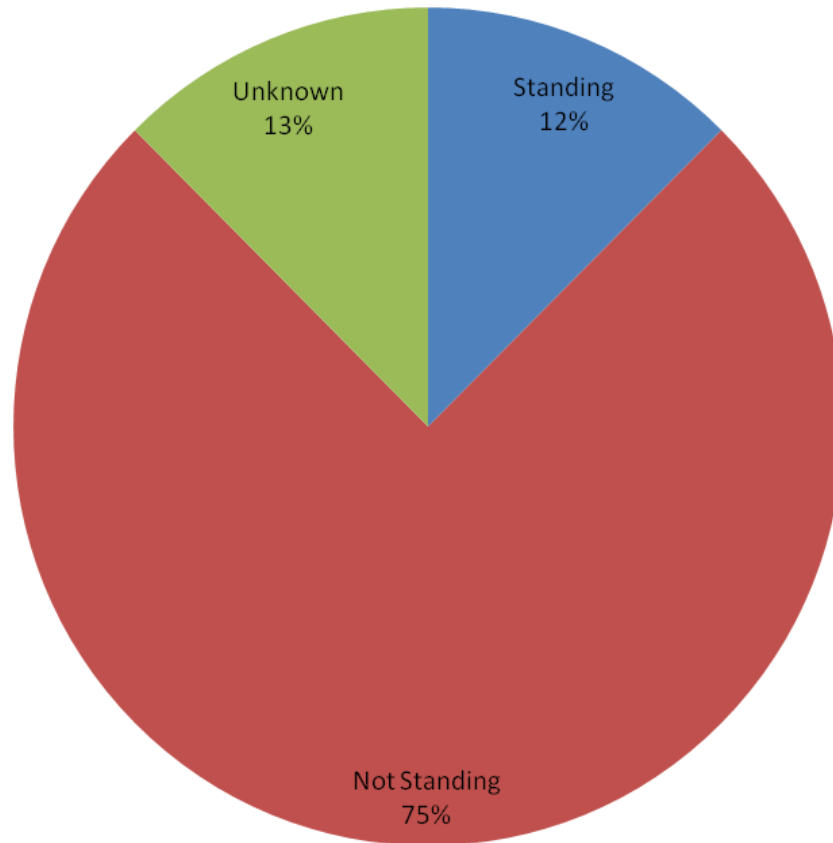
### TBS Resources Threatened by Abandonment/Neglect



*Figure 4.26*

This figure shows TBS resources threatened by abandonment/neglect generally do not survive without outside intervention. The threat of abandonment/neglect affected 48 percent of the total TBS resources.

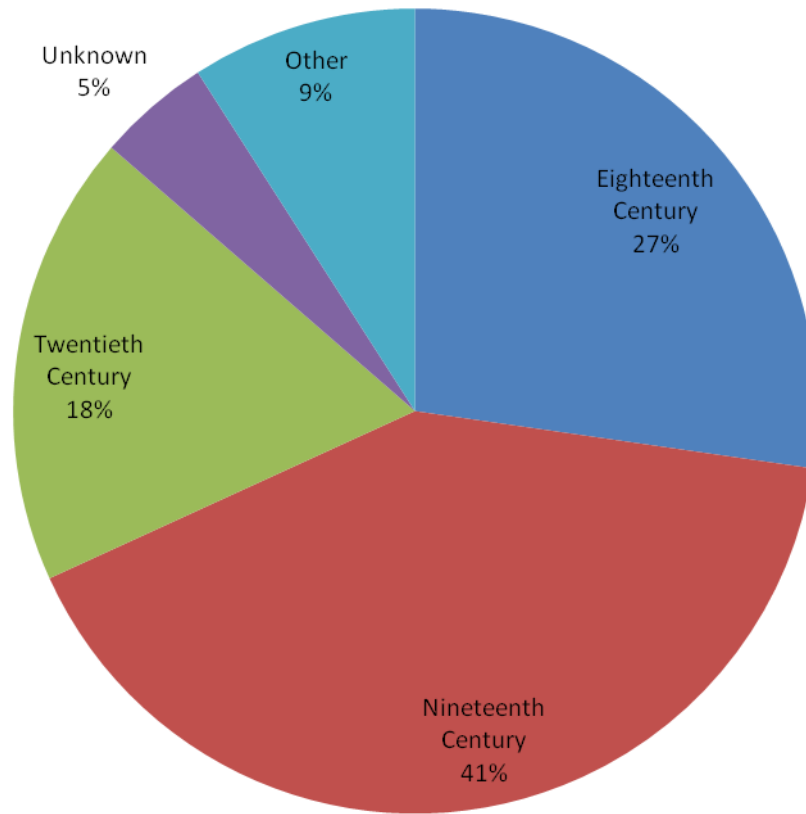
### TBS Resources Threatened by Demolition



*Figure 4.27*

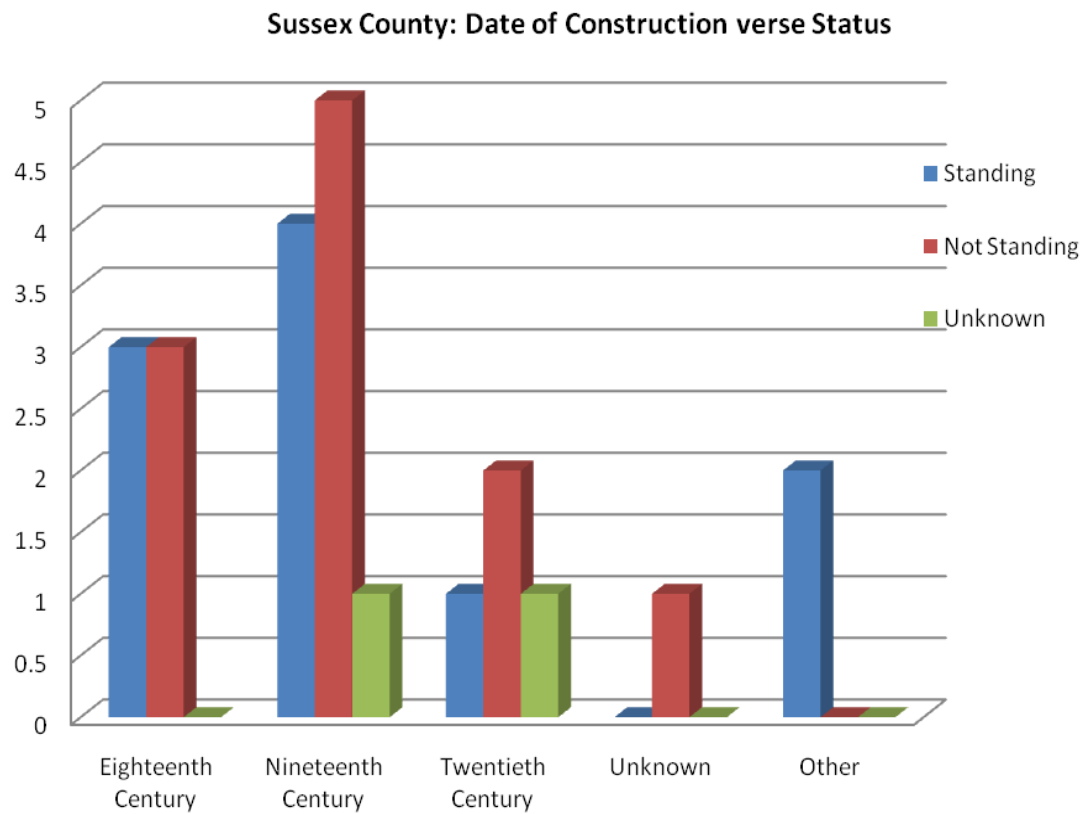
Demolition threatened the second highest number of TBS resources at 26 percent of the total. This graph shows that in the majority of cases these resources did not survive.

### Date of Construction



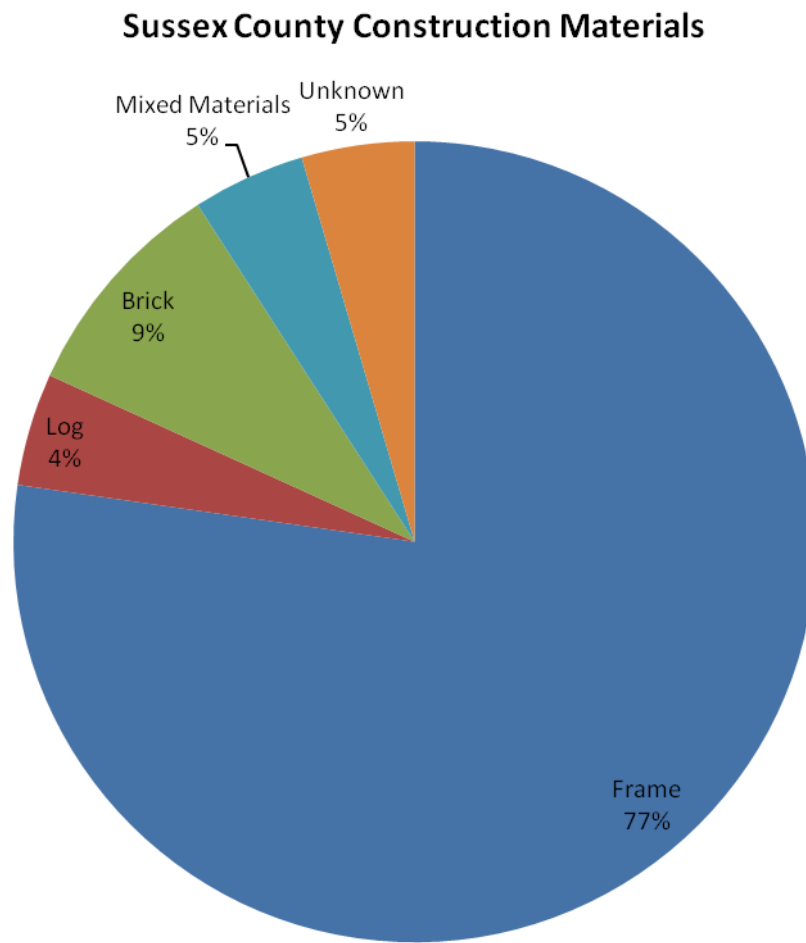
*Figure 4.28*

This graph demonstrates the prevalence of resources dating to the nineteenth century. The category “other” refers to resources whose construction dates fell outside the traditional groupings (for example, 1685 to 1710). “Unknown” refers to resources with unrecorded construction dates.



*Figure 4.29*

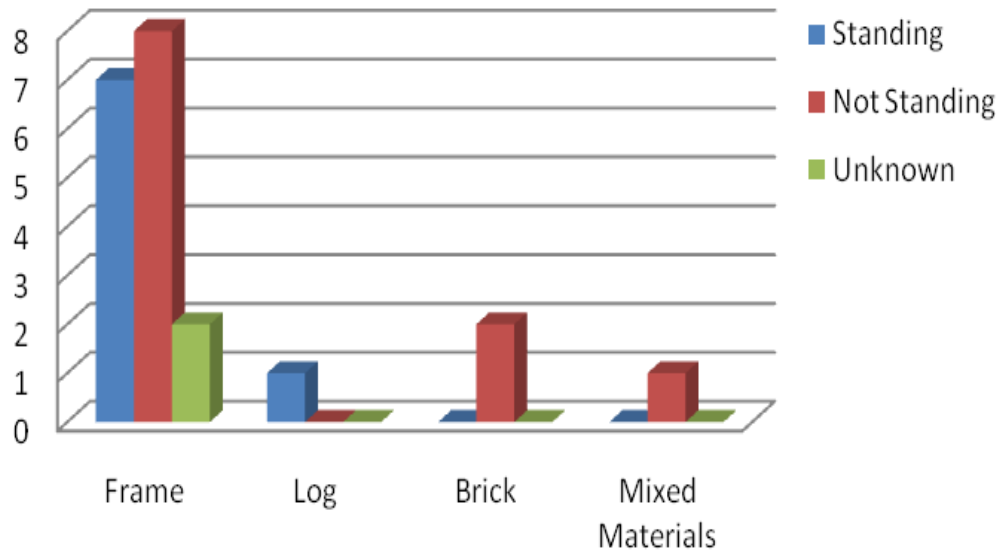
This graph depicts date of construction verse a property's status. Nineteenth century resources have the greatest number of resources no longer standing, eighteenth century resources have similar standing and lost numbers, while one resource from the twentieth century stands.



*Figure 4.30*

This graph shows the prevalence of different construction materials. The natural abundance of timber and its relatively low expense in Sussex County begins to explain the dominance of frame in the county's TBS dwellings.

### Sussex County: Construction Materials verse Status

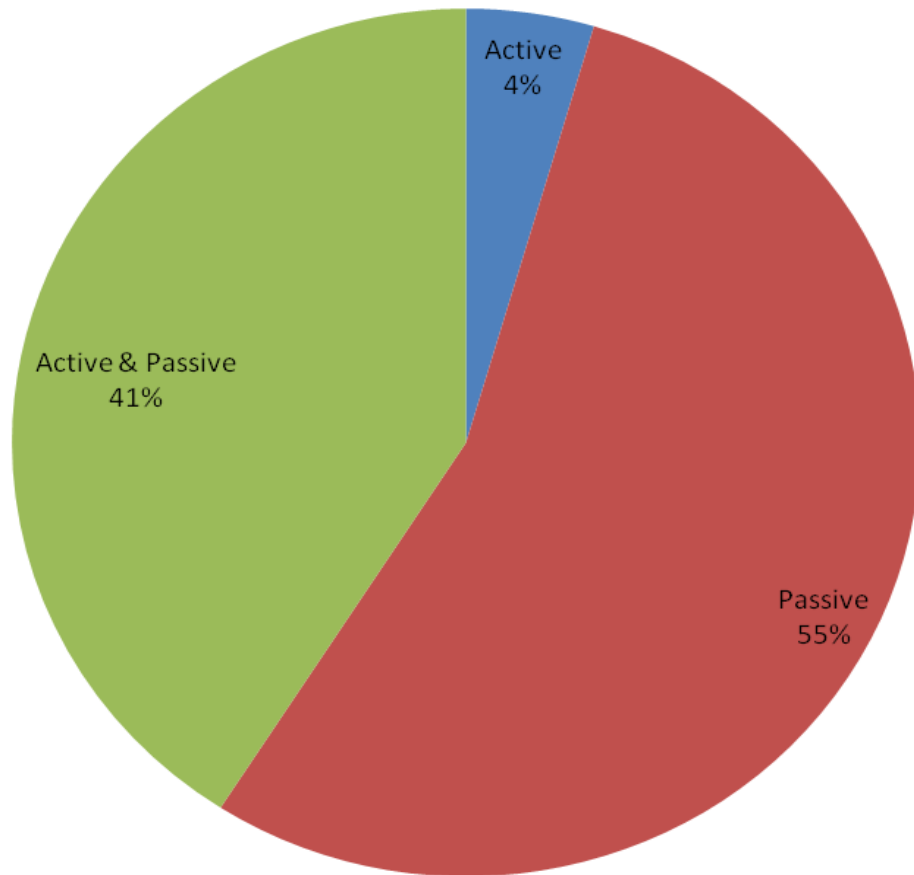


*Figure 4.31*

This graph shows the status of TBS resources based on their construction materials. Status is less determined by material and closer tied to threat, condition, and location.



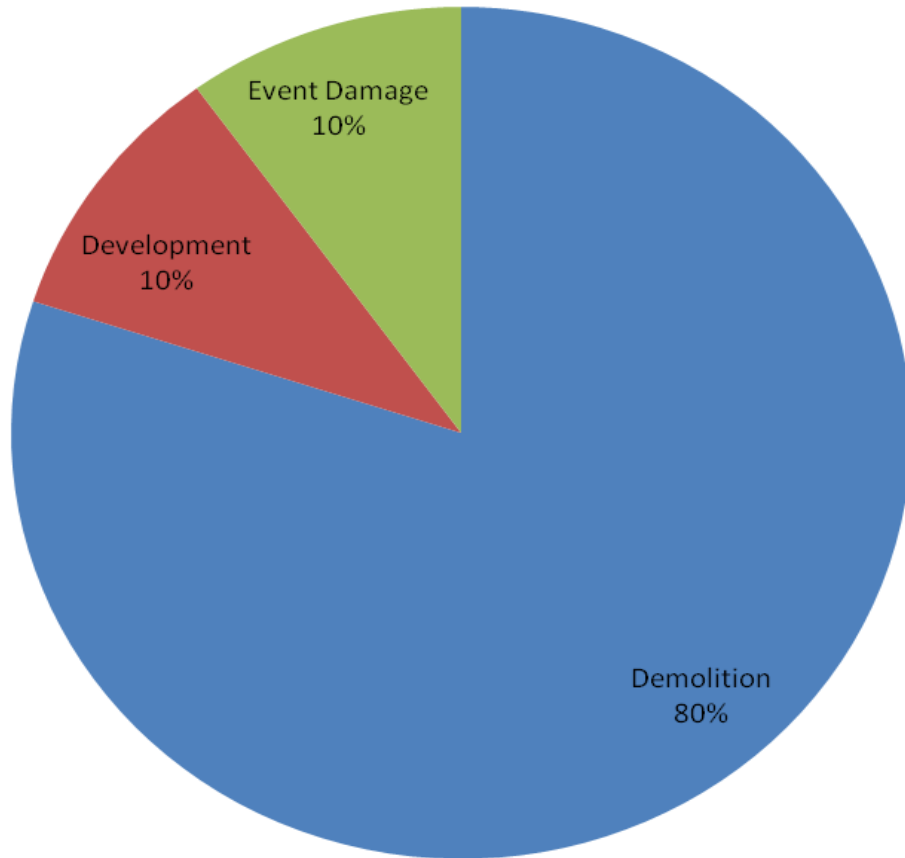
### Sussex County Threat Classification



*Figure 4.32*

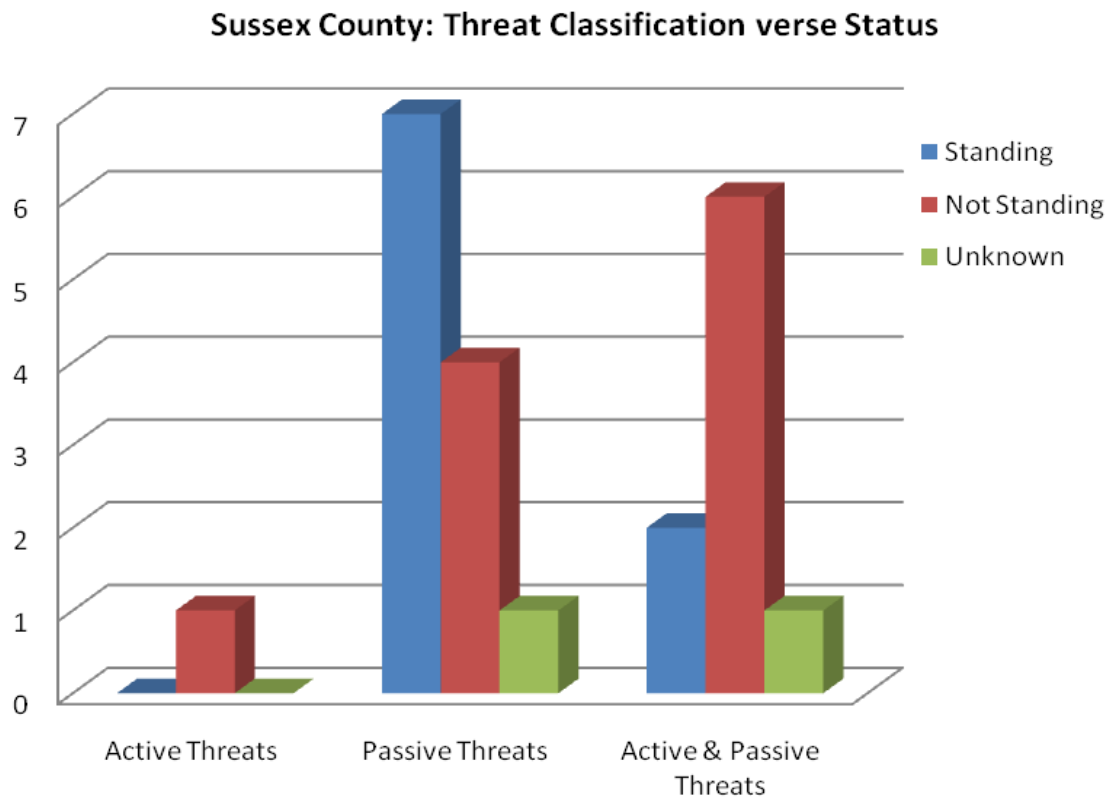
This graph shows the prevalence of passive threats in Sussex County. Passive threats generally reflect abandonment/neglect while active and passive threats demonstrate the effects of abandonment/neglect as deteriorating resources faced demolition in response to their condition.

### Total Active Threats



*Figure 4.33*

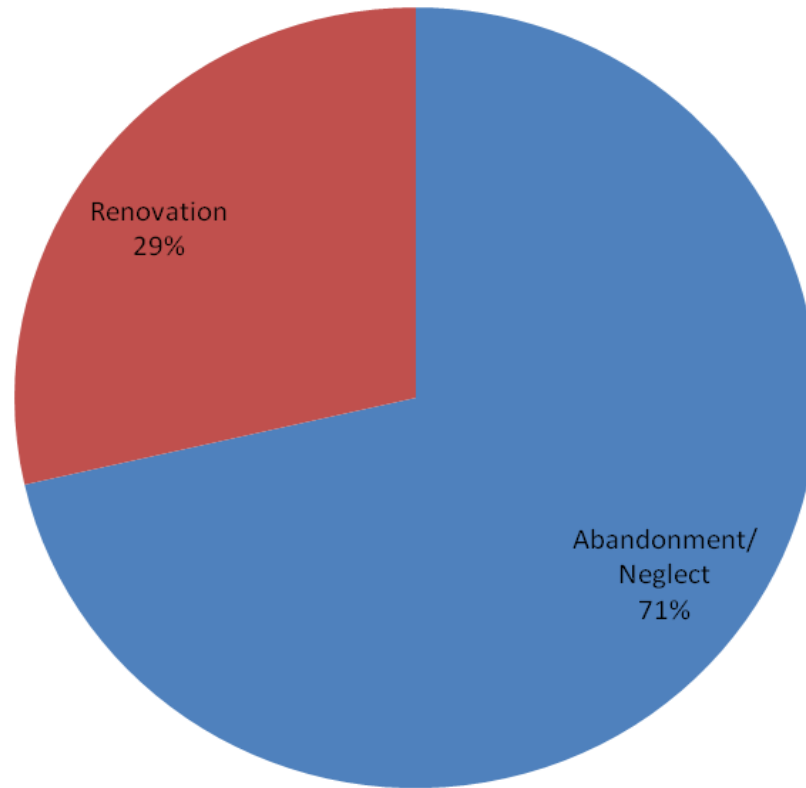
Active threats pose an immediate danger to a resource. In these instances a resource was recorded due to impending demolition, development, or as a result of event damage (for example a natural disaster).



*Figure 4.34*

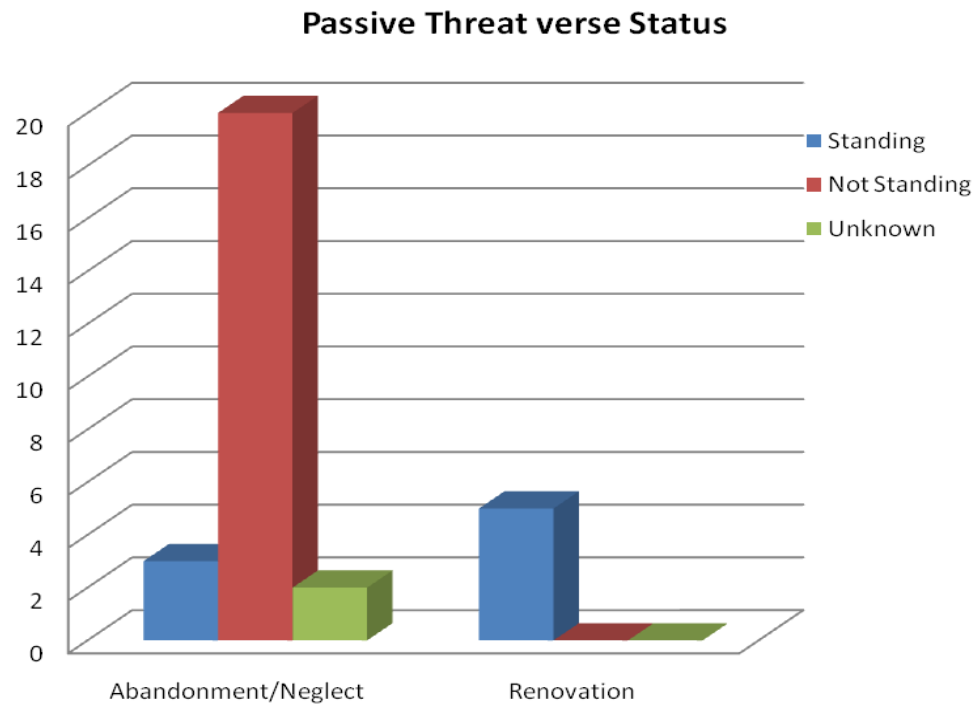
This graph demonstrates the relationship between the type of threat and its current status. Passive threats experienced a larger survival rate than active threats. In instances where a resource retained an active and a passive threat, the active threat maintained the strongest influence. As a result a larger number of resources with active and passive threats do not survive. The number of resources with passive threats still standing reflects the abundant resources continuing to suffer from abandonment/neglect in Sussex County.

### Total Passive Threats



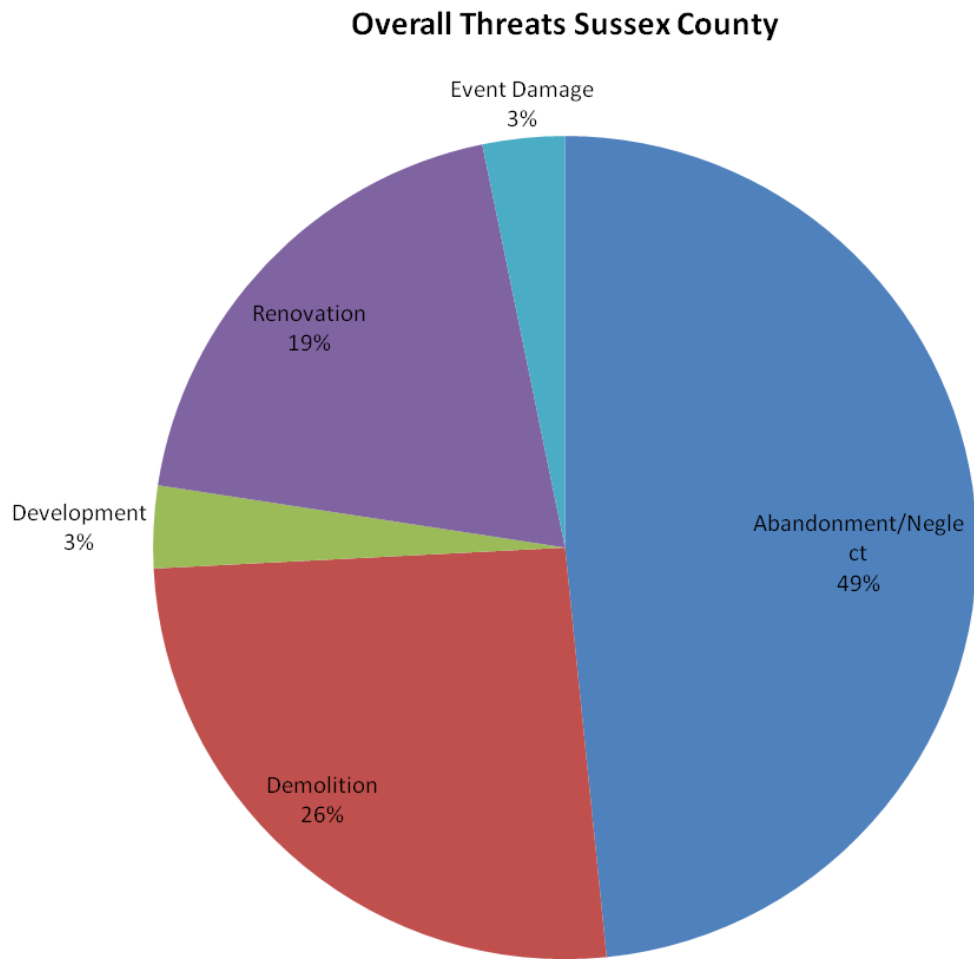
*Figure 4.35*

The survival of a TBS resource is partially dependent upon its documented threat. The majority of resources with passive threats were threatened by abandonment/neglect; in 2003, 67 percent of them were no longer standing. By comparison, 100 percent of those facing renovation survive.



*Figure 4.36*

A look at the total passive threats to TBS resources includes those resources experiencing only a passive threat and both an active and passive threat. Abandonment/neglect became the most prevalent passive threat. This threat often leads to cases of demolition by neglect.



*Figure 4.37*

Overall threats to TBS resources the pie chart includes all threats recorded (active only, passive only, and active & passive).



*Figure 4.38*

R.D Stevenson House, Fairmont, DE. Photograph courtesy CHAD archives 1998-1990.

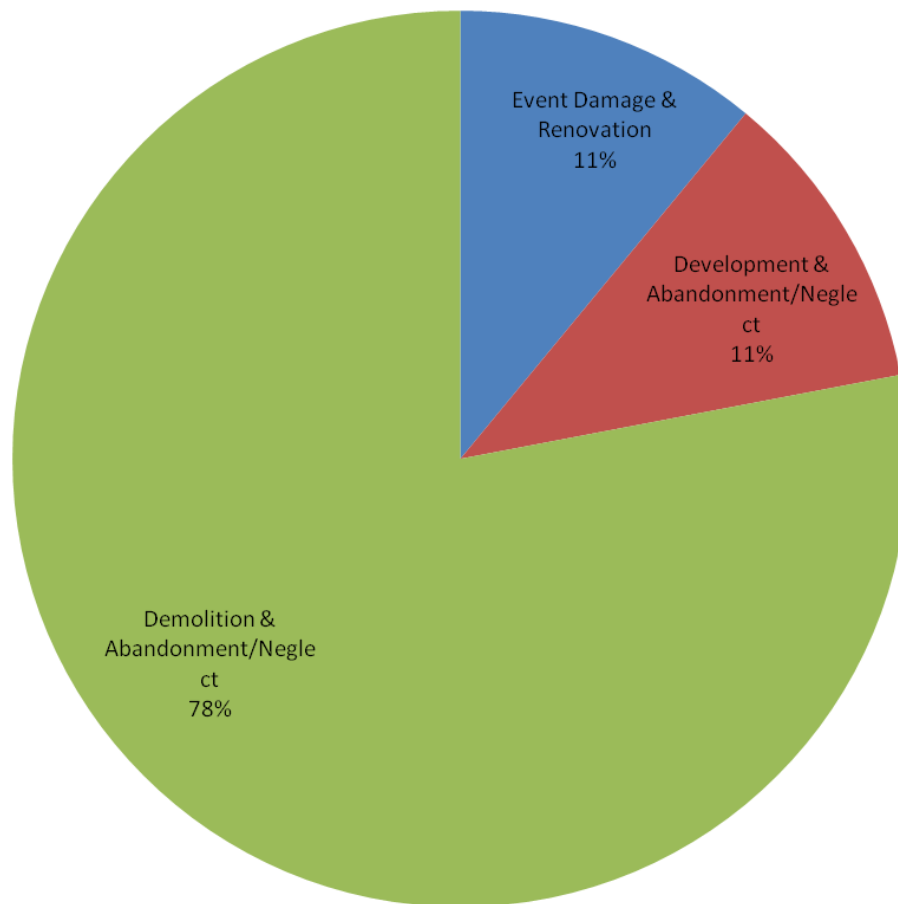


*Figure 4.39*

Ross Mansion Quarter, Seaford, DE. Photograph courtesy CHAD archives 1991-1992.



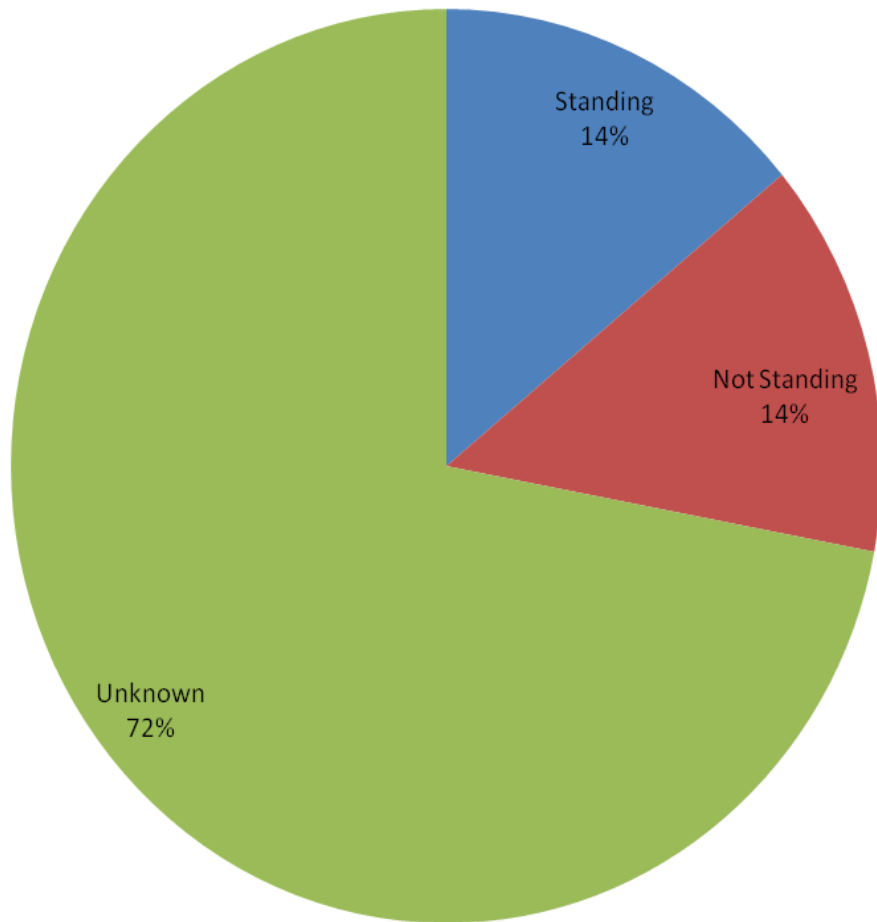
### Combination Active & Passive Threat



*Figure 4.40*

This graph depicts the breakdown of threats for TBS resources experiencing a combined active and passive threat. Abandonment/neglect played either a primary (the only threat) or secondary (one of two threats) role to the majority of resources documented by TBS..

### Status Resources Threatened by Demolition & Abandonment/Neglect



*Figure 4.41*

This graph showing the combined threat of demolition and abandonment/neglect only one resource stood in 2003.



*Figure 4.42*

Analysis of this thesis required construction of a spatial map plotting the 22 TBS resources in Sussex County. This map depicts their location as well as their status. Notice the prevalence of resources along major transportation routes (U.S 13, 113, 1 and 9) and the coast.

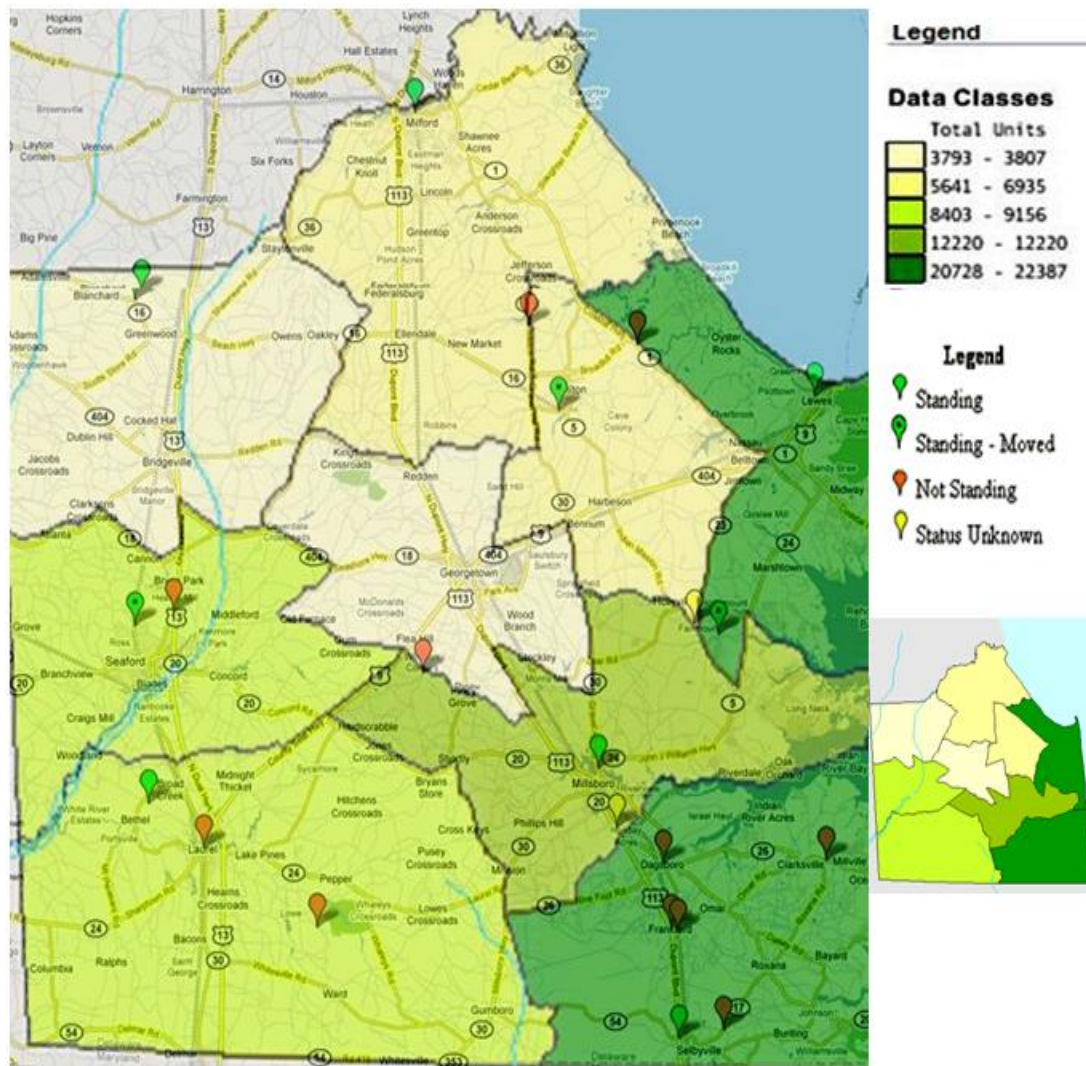
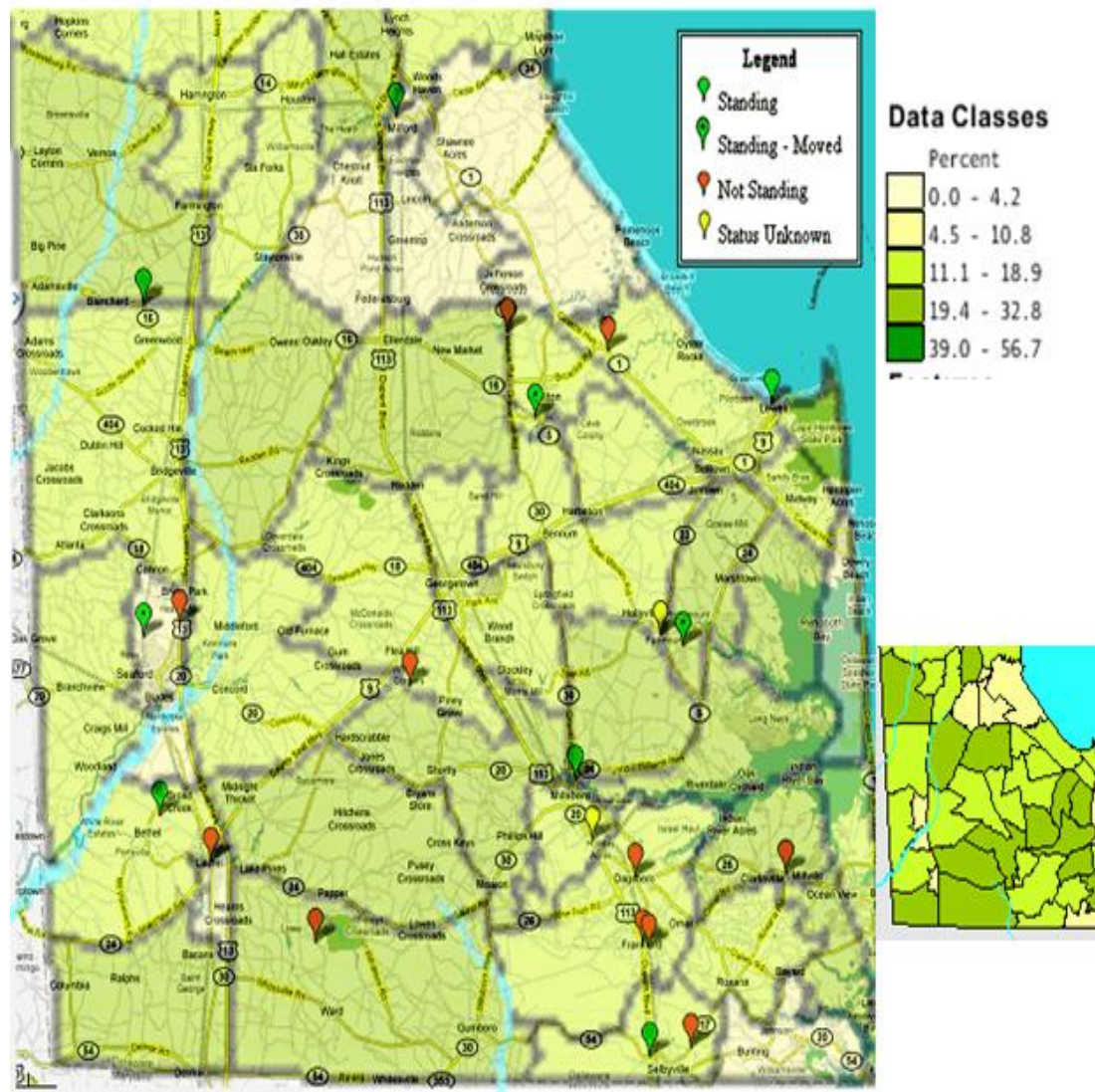


Figure 4.43

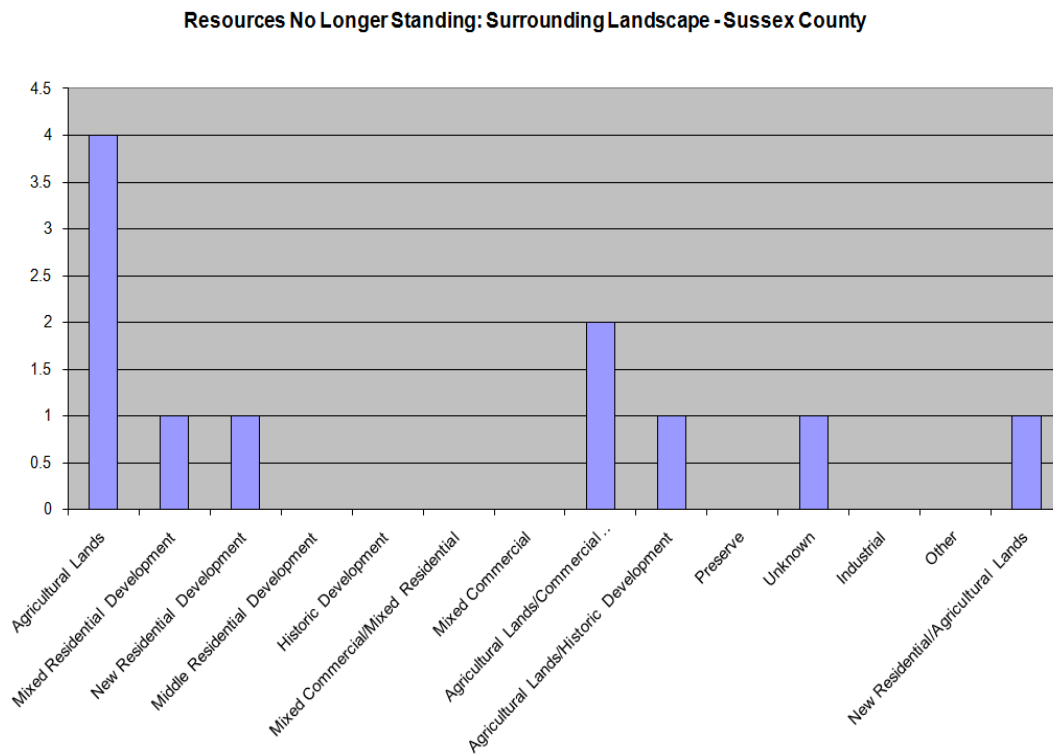
An overlay map of the plotted TBS resources and the percentage of *total growth* as compiled by the 2000 U.S Census, shows the highest and lowest regions of total growth occurring in the southern portion of the state. 67 percent of TBS resources in the regions with the greatest total growth were no longer standing.





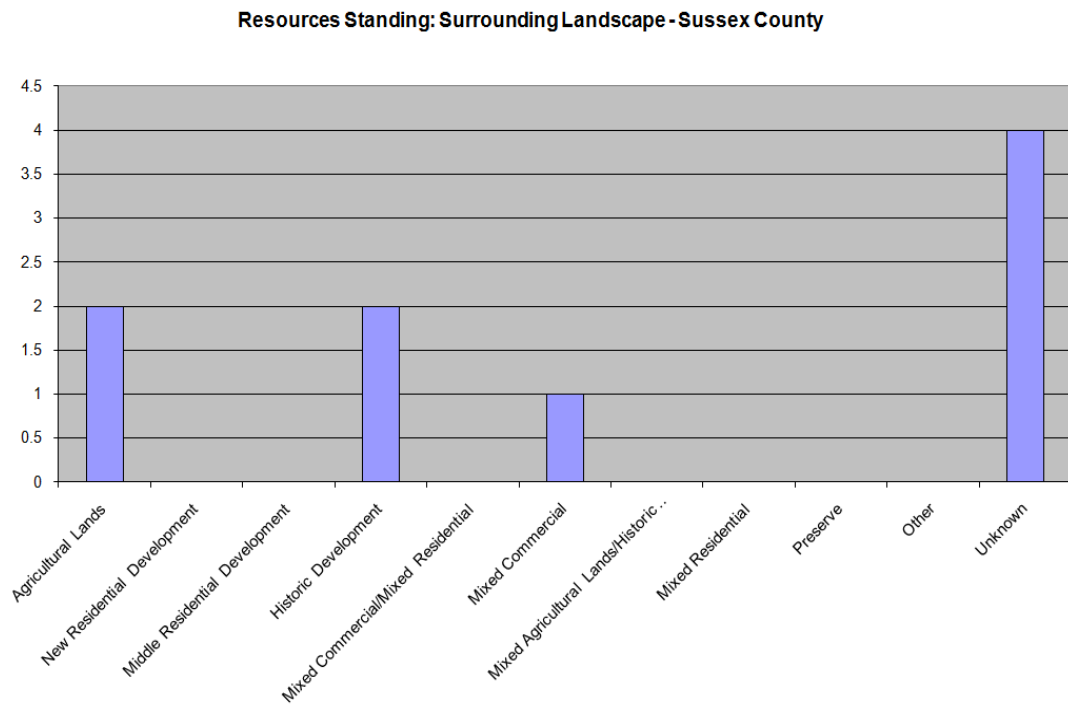
*Figure 4.44*

An overlay map of the plotted TBS resources and the percentage of housing units constructed from 1995 to March 2000 as compiled by the 2000 U.S Census, shows the highest and lowest regions of new construction.



*Figure 4.45*

This bar graph shows the surrounding landscape of the TBS resources no longer standing. A comparison of surrounding landscapes for resources no longer standing versus standing shows a lack of surrounding historic development (suggesting a possible link in surrounding historic development and surviving resources).



*Figure 4.46*

A breakdown of resources still standing and their surrounding landscapes shows a larger percentage of agricultural lands and historic development while there is no evidence of new residential development as a surrounding landscape (suggesting its tie to resources no longer standing).

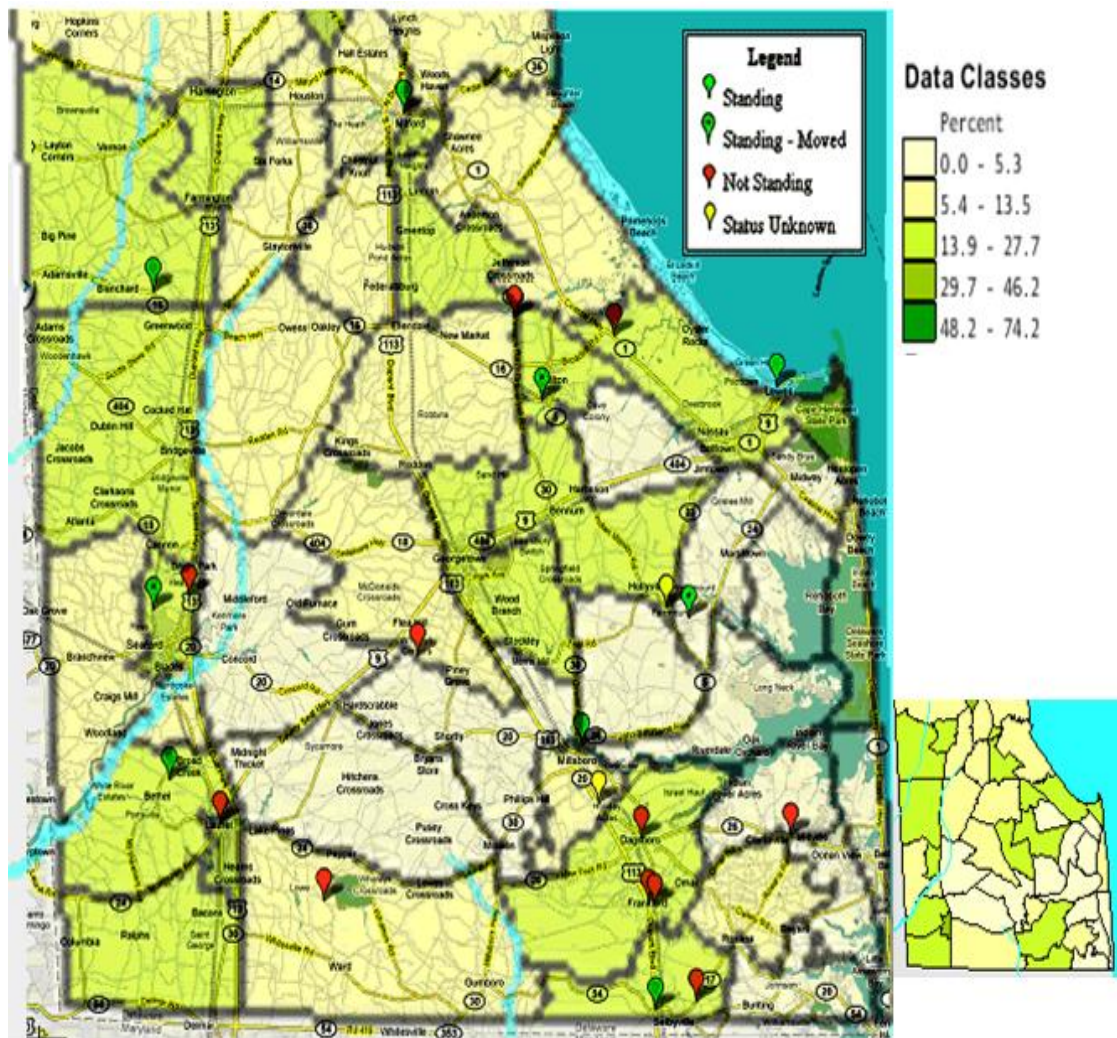
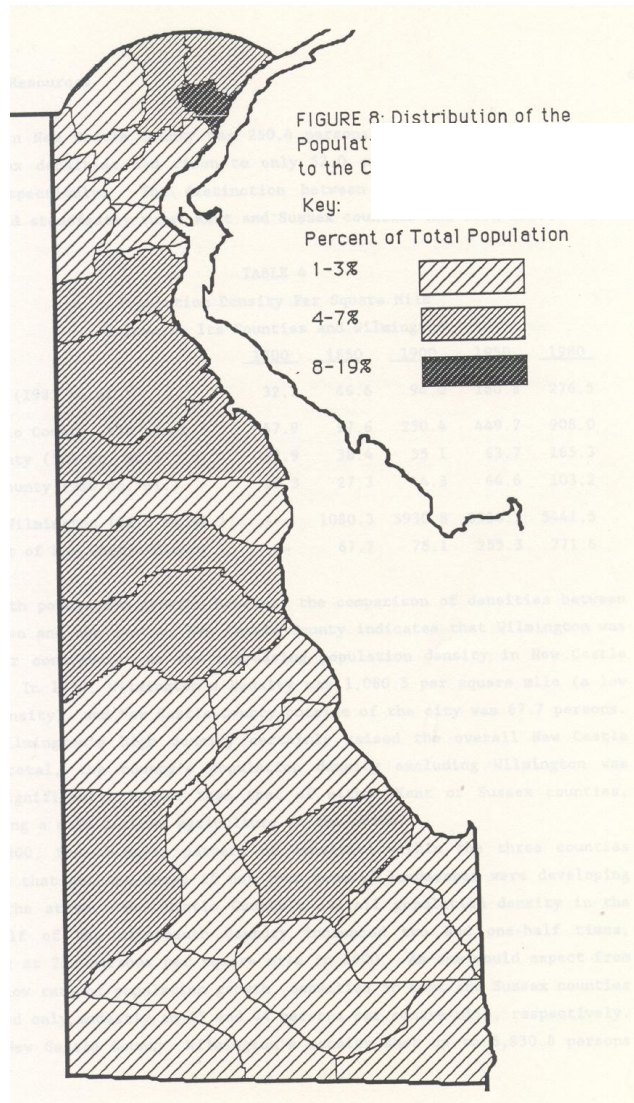


Figure 4.47

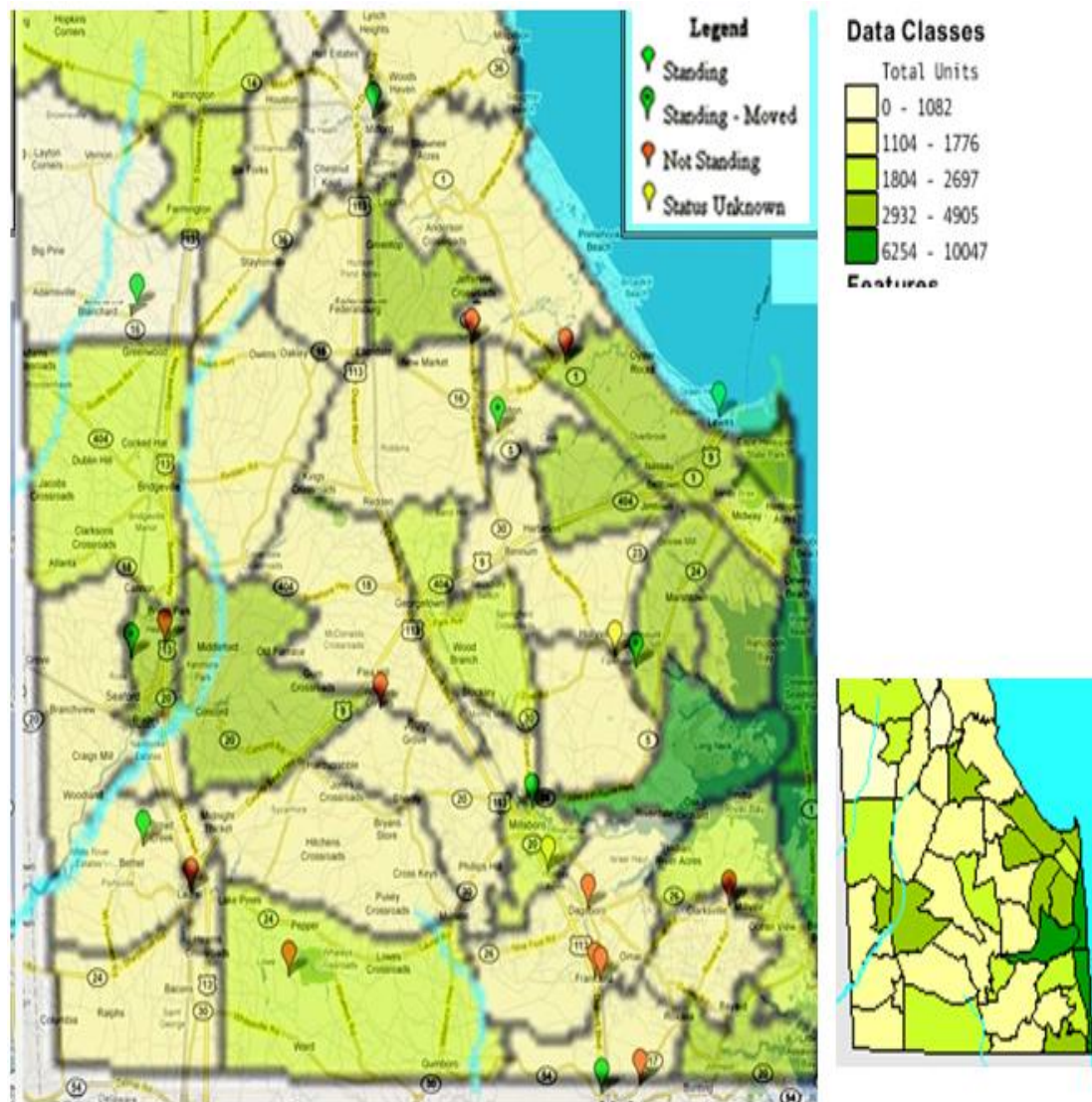
The percent of *housing units built before 1940* chart created by the 2000 U.S Census shows that 14 to 28 percent of the county's housing units lie in the western and mid-eastern regions of the county.





*Figure 4.48*

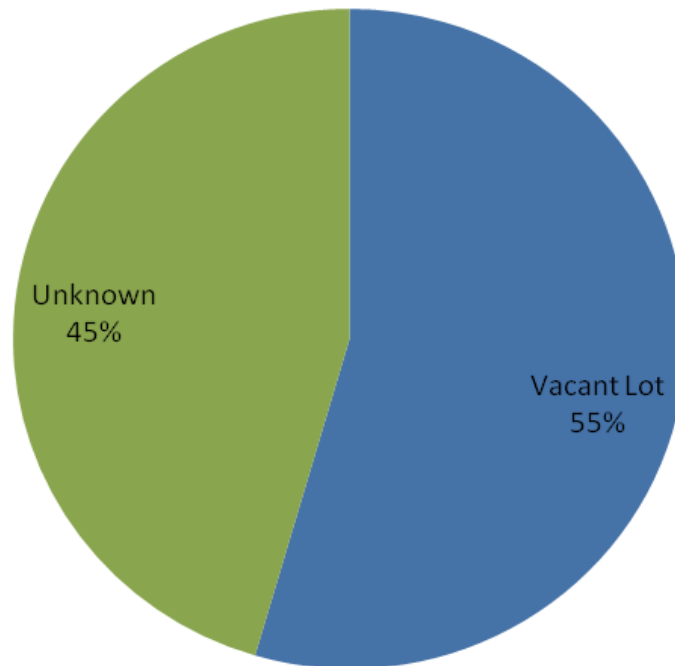
An 1860 U.S Census map exhibits the distribution of population during the mid-nineteenth century. The highest concentration of settlement occurs in Wilmington as well as above (and around) the C&D Canal. Sussex County's highest density of the population lay in the mid-western and mid-eastern portions around the towns of Seaford, Harrington, Milton, and Georgetown.



*Figure 4.49*

Sussex County's coastal and southern regions contain the highest percentage of new housing units and the highest number of total housing units as depicted in the 2000 U.S. Census map, *Total Housing Units*.

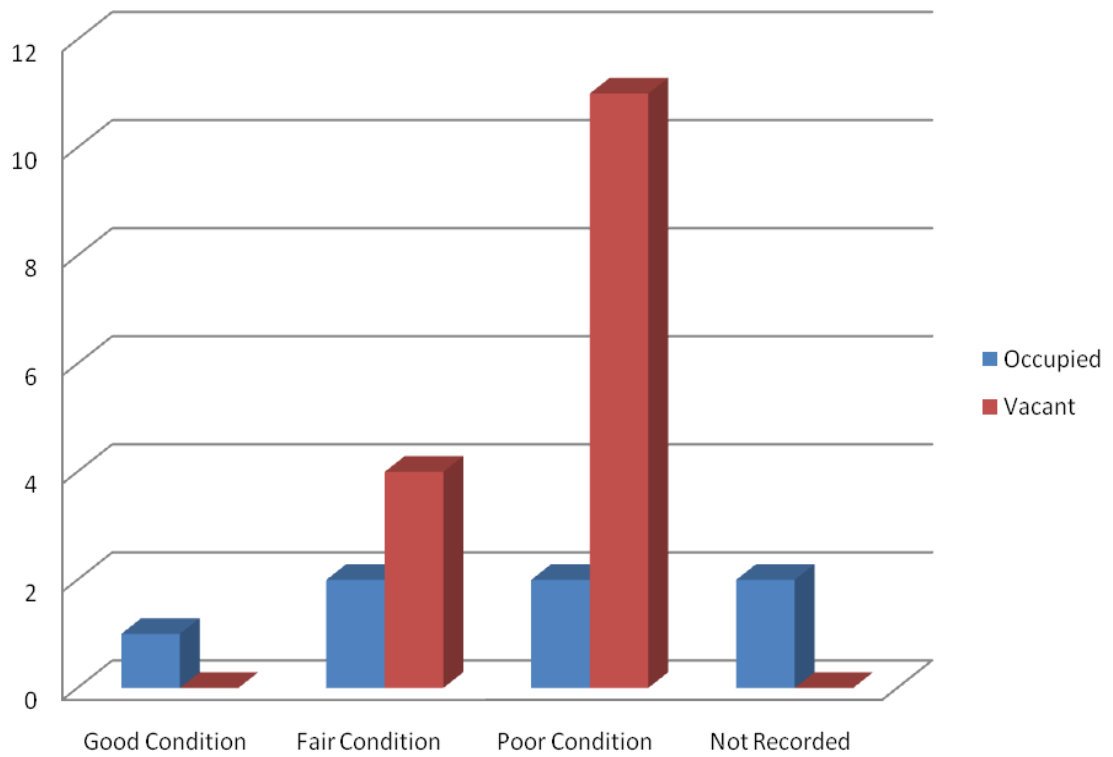
## Resources No Longer Standing Replacement Landscapes



*Figure 4.50*

The large number of resources replaced with “unknown” landscapes reflects the difficulty in determining the precise location of a resource no longer standing. Half of the resources remain vacant lots; this reflects the prevalence of abandonment/neglect and the impact of demolition by neglect. Even if an owner did not have development plans for his/her property, demolition of a vacant resource in poor condition removes liability and provides financial incentives.

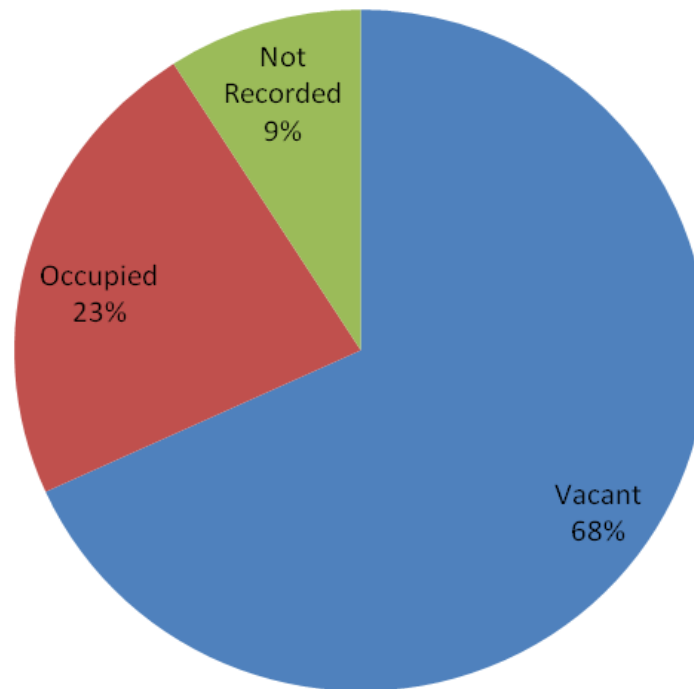
**Sussex County: Documented Occupancy verse Condition**



*Figure 4.51*

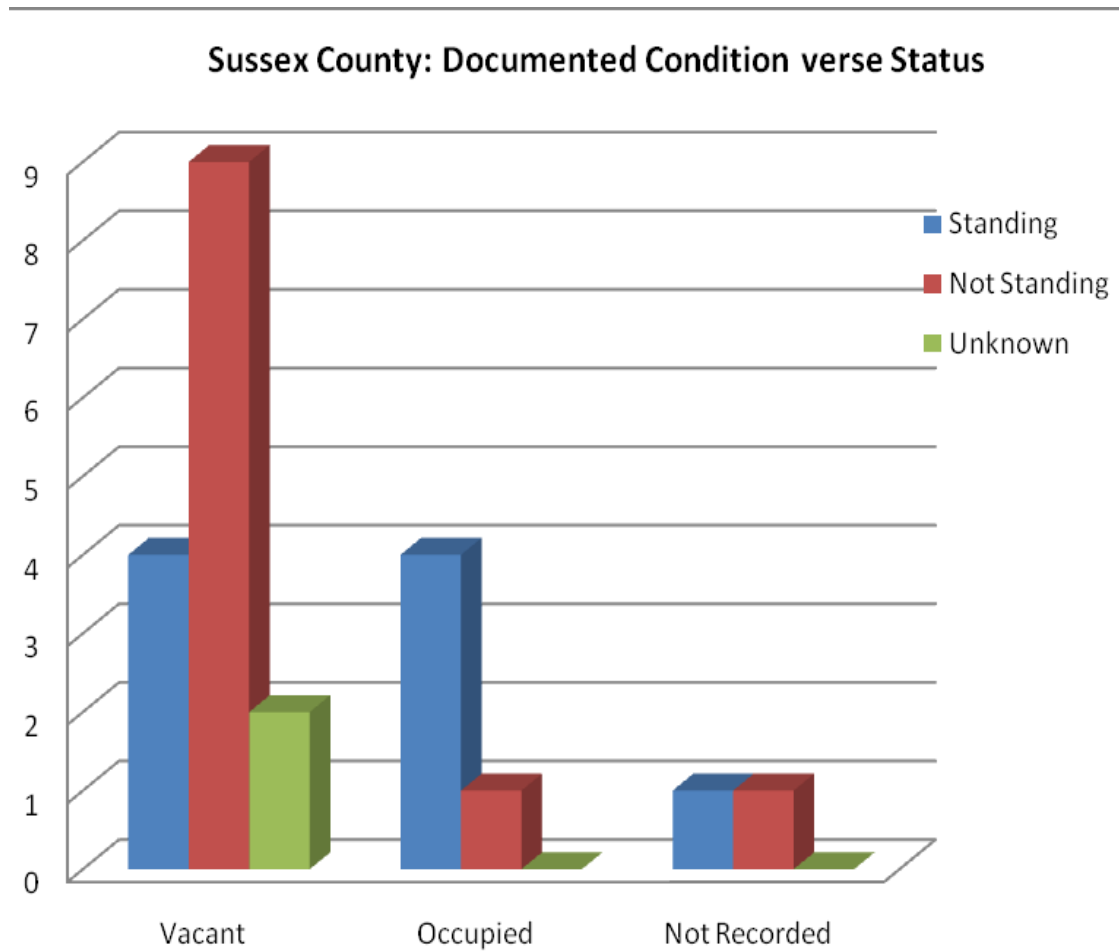
This graph shows the connection between a resource's condition and occupancy. In almost every case, resources listed in poor and fair condition were vacant while those in good condition were occupied. This stresses the importance of maintenance in preserving historic resources.

### Sussex County: Documented Occupancy



*Figure 4.52*

This graph shows a predominance of vacant resources versus occupied recorded in the TBS. The category “Not Recorded” includes those resources whose condition was not recorded at the time of documentation and did not have photographs to show their condition at the time of documentation.



*Figure 4.53*

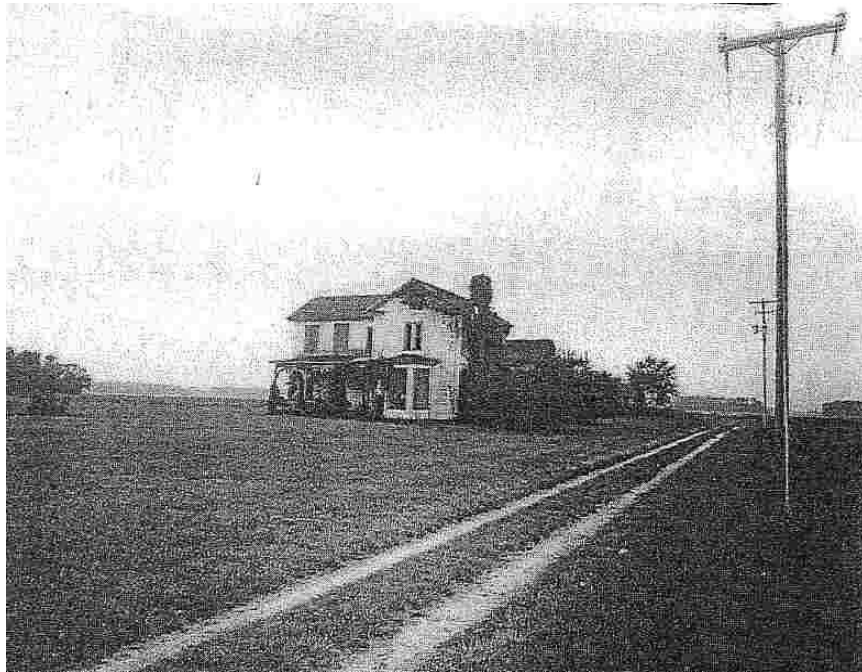
Documented condition in addition to documented threat, and the location of a resource, plays an intricate role in a resource's survival. Overall, vacant resources were not standing compared to occupied resources who had a much greater survival rate.



*Figure 4.54*

Occupied and in good condition at the time of documentation, the Ryves-Holt House stands in a high growth region, but survives as a result of its documented threat, renovation. Photograph courtesy CHAD archives 1997-1998.





*Figure 4.55*

Cannon-Plummer House, Seaford, DE. Photograph courtesy CHAD archives 1997-1998. In 2003, the property no longer stands, being replaced with nothing (bottom photograph).



## **Chapter 5**

### **CONCLUSION**

At the beginning of the twenty-first century Delaware stands at a crossroads. Many of its historic resources have survived developmental threats and alterations to the physical landscape, but without statewide planning and local concern, increased external and internal pressures threaten to consume many of its surviving resources. Issues of liability, financial concerns, and lack of responsibility on the part of property owners have left many of Delaware's historic resources threatened by abandonment and neglect. Demolition continues to create voids in the historic landscape, filled by vacant lots, suburban developments, and/or commercial establishments. New developments put increasing pressure on areas traditionally unfamiliar with extensive growth and provide financial incentives for demolition of resources in poor repair. Analysis of a specific group of resources, 127 resources and their 2003 update, demonstrates both county and statewide trends affecting the classification and current status of many historic resources. In each case, certain factors lead to and influence the outcome of the threat. By studying these trends, informed decisions at the state and local level can help prevent future losses. This thesis finds that while abandonment/neglect remains the greatest threat endangering historic resources statewide; each county's current land-use patterns, population demographic, and settlement shifts created unique environments that place unique pressures on the resources.

### **Overall Trends**

This thesis examines the status of 127 resources documented from 1989 through 2003 by CHAD for the Threatened Building Survey (TBS); 72 resources located in New Castle County, 33 from Kent County, and 22 from Sussex County. This thesis found the greatest factors contributing to a resource's survival are its location (high or low growth), its documented condition (good or poor), its occupancy (vacant or occupied), and overall reuse potential. Two variables that did not directly affect the survival of the resource were date of construction and construction material. These factors indirectly protect resources by providing additional stability in cases of demolition by neglect (with stone or brick resources providing better protection against the elements than frame), or in generating support for third party intervention (where age may increase the significance of the resource). Overall, a resource's documented threat remains the primary factor determining the current status of a resource. As expected, resources threatened by active threats (immediate threats like development and demolition) demonstrate lower survival rates than passive threats (abandonment/neglect). Passive threats, however, increase a resource's vulnerability often leading to active threats.

Looking at the TBS resources in their entirety, one finds the majority frame (52 percent of the total resources) followed by brick (23 percent). One also sees the presence of regional building material such as stone in New Castle County. Closer examination of the resources finds the bulk of the brick resources reflect the wealth and social standing of the country's rural elite (especially in the case of structures constructed before the late-nineteenth century). While frame resources represent a wider variety of uses and property owners, which speaks to the abundance and the relatively low-cost of the material.

The resources represent 60 communities throughout Delaware. They also reflect key themes established in the chronological development of the state to include the agricultural reform movement, agricultural tenancy, the period of rebuilding, as well as architectural forms relating to farming industries such as dairying, orchard production, and canning. They provide examples of outbuildings constructed for a specific purpose (barns, corn cribs, carriage houses, etc) and reflect advancements in building ideologies and techniques. Sixty-one percent of the resources date to the nineteenth century, 25 percent to the eighteenth century, and 13 percent to the twentieth century. They include: rare buildings types (to include a one-room log building, a double agricultural tenement, and a one-room schoolhouse), one of the largest bank barns in New Castle County, one of the earliest schools for African-American students, one of the oldest surviving dwellings in Delaware (dating to 1740), the only surviving eighteenth-century bank barn in New Castle County, the second oldest nineteenth century Friends Meeting House in the state, one of the last strawberry picker's houses, the only surviving example of a cannery, two of the last surviving slave quarters, and one of the earliest examples of wrought-nail, timber-frame construction in Sussex County (c1776-1800).<sup>446</sup>

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<sup>446</sup> Resources in order of their mention: *W.W. Stewart House*, New Castle County (TBS 1992-1993), *Mansion Farm Tenement*, New Castle County (TBS 1999-2000), *Woodland Beach Schoolhouse*, Kent County (TBS 1999-2000), *Dennison Bank Barn*, New Castle County (TBS 1992-1993), *Christiana School III-C*, New Castle County (TBS 1996-1997), *Thomas Montgomery House*, New Castle County (TBS 1996-1997), *Philips Bank Barn*, New Castle County (1992-1993), *Little Friends Meeting House*, Kent County (TBS 1994-1995), *Toomey Strawberry Picker's House*, Sussex County (TBS 1997-1998), *Isaacs Cannery*, Sussex County (TBS 1993-1994), *Causey Mansion Kitchen/Slave Quarter*, Sussex County (TBS 1998-1999) & *Ross Mansion Quarter*, Sussex County (TBS 1991-1992), and the *John Hosea House*, Sussex County (TBS 1989-1990).

### **County Trends**

New Castle County has undergone many changes since its initial settlement in the seventeenth century. Growth and expansion redirected its economy from a region historically based on agriculture and industry, to one of the nation's leading financial and service centers. Over the years, the county continued to increase its population, but this progress altered the landscape and redefined population centers. Stringent building regulations in northern New Castle County and reduced housing costs shifted settlement towards the county's southern regions. While the county experienced the smallest population increase of Delaware's counties from 1990 to 2000 (13 percent increase compared to a 14 percent increase in Kent County and a 38 percent increase in Sussex County), its population dramatically increased in specific towns south of the C&D Canal. Communities like Middletown, for example, saw record spikes in population and new housing units within the last ten years (a 61 percent increase in population alone).<sup>447</sup> Overall, these changes, when combined with limited preservation (particularly in the high growth areas), create an aggressive environment for historic resources.

New Castle County represents more than half of the total TBS population with 72 resources (57 percent). A revisit of these properties in 2003 finds the majority, 50 percent, no longer standing. Forty-four percent of New Castle County's TBS resources still stand in 2003, but 31 percent remain standing in the same, if not worse, condition than initially documented. Eleven resources can be considered true success stories surviving despite their threats. Abandonment/neglect remained the most represented threat, but development pressures and demolition led to the greatest

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<sup>447</sup> U.S. Census Bureau, 1990 and 2000 Census population comparison.

loss of the TBS resources (50 percent development, 78 percent demolition).

Development pressures also threatened the greatest percentage of resources in New Castle County (as compared to Kent and Sussex counties). New construction, in the form of residences or commercial development, replaces the bulk of New Castle County's lost TBS resources (38 percent); again, a trend is not as well represented outside the county. New Castle County, unlike Kent or Sussex, contains the highest percentage of resources threatened by only an active threat (followed by resources threatened by an active and a passive threat, 32 percent). Active threats made up 38 percent of the total threats (compared to 27 percent in Kent County and four percent in Sussex County). The large number of active threats affecting resources in good and fair condition leads one to conclude that demolition came in response to a resource's location.

Similar to New Castle County's southern agricultural landscape, Kent County faces extensive redevelopment as traditional small farms become part of larger agricultural complexes. Kent County currently faces "rediscovery", as stringent development restrictions in New Castle County pushes development further south. Today, Kent County retains a strong agricultural economy; however, this landscape is the result of large farming complexes consisting of thousands of acres. This transformation creates tension between the historic housing stock and the new agricultural complexes as traditional farms merge into this new system. The historic farmstead (and its associated outbuildings) become unwanted byproducts of the sale and as a result often face demolition by neglect or intentional removal.

Much of Kent County's new development revolves around redefined "bedroom communities" (e.g. Smyrna), the expansion of municipal boundaries in large

cities (e.g. Dover), and/or agricultural lands being sold for development (particularly in southwestern portions of the county). Analysis of Kent County's 33 TBS resources finds that development and abandonment/neglect pose the greatest threat to resources in areas identified by the 2000 U.S Census as containing the most new construction (1995 to 2000).<sup>448</sup> While overall 52 percent of TBS resources still stand, 23 percent were threatened by less damaging threats (such as renovation), 18 percent remain standing but threatened by demolition by neglect, 47 percent stand as true success stories. The majority of Kent County's TBS resources were recorded as vacant, 76 percent, compared to only 24 percent occupied. Only two of the occupied resources were demolished compared to 44 percent of the vacant resources (12 resources). This demonstrates the vulnerability of vacant resources that do not retain an owner directly invested in the care and longevity of the building; all of the abandoned resources no longer were demolished as a result of liability or development pressures.

Unlike the extensive growth of New Castle County and the steady settlement of Kent County, development in Sussex County, historically, exhibited a slower rate of change. This gradual increase put less pressure on the land and as a result, preserved many of its historic resources. Expansion within the last 20 years has challenged this notion and created areas of concentrated development in cities traditionally accustomed to limited growth. 2000 U.S Census information identifies Sussex County as Delaware's fastest growing county with a population increase (from 1990 to 2000) double that of Delaware and three times as large as national trends.

Collectively, Sussex County's 22 TBS resources experienced predominately passive threats, a trend not typical in New Castle and Kent counties.

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<sup>448</sup> Excluding resources threatened by event damage.

Abandonment/neglect emerged as the most influential threat in the county with few cases of active threats (one resource). This demonstrates the loss of historic resources purely as a result of their poor condition. Vacant lots replaced the greatest number of demolished TBS properties in Sussex County (55 percent). This suggests that a resource's demolition came as a *result of the individual threat*, not because of a planned new use for the land. Overall, the county experienced the fewest amount of developmental threats compared to New Castle and Kent County (three percent compared to 28 percent in New Castle and 20 percent in Kent). This shows that while the county is growing in population, a preventable threat (neglect and deterioration) endanger the most resources. Forty-one percent of the resources still stand, but of these resources, 67 percent could be expected to survive because of their threat, renovation. The remaining three buildings can be considered success stories saved due to third party intervention. Missing from the resources still standing are cases of demolition by neglect (resources still standing in deteriorating condition).<sup>449</sup>

In addition to county trends, general trends identified by the TBS find: occupied resources have a higher survival rate than vacant; resources with both an active and a passive threat were least likely to remain standing; and, resources no longer standing were most likely to be replaced with vacant lots (followed by residential development).

### **Statewide Trends**

A comparison of the TBS resources in their entirety identifies two predominant trends independent of their county locations: 1) Abandonment/neglect

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<sup>449</sup> This shows that all the resources threatened by demolition by neglect have been demolished.

endangered the highest percentage of TBS resources; and 2) all of the saved resources (regardless of their documented threat) still stand as a result of third party intervention.

Abandonment/neglect endangered over half of the TBS resources (69 percent) as either their primary or secondary threat.<sup>450</sup> In 2003, 68 percent of these buildings have been demolished or stand in the same, if not worse, condition than initially documented. Together the high frequency and the low survival rate of structures make abandonment/neglect a critical threat requiring immediate action at the local and state level.

Abandonment/neglect damages not only the structural integrity and appearance of a historic resource, but alters public perception as well. Public opinion perceives vacant resources as detrimental eyesores that promote vandalism, reduce land values, and foster delinquency. In light of these negative connotations, it is difficult to expose the individual significance and overall potential of these buildings to the community. Independently, the loss of an eighteenth-century farmhouse, community church, or agricultural outbuilding may seem inconsequential, but collectively, abandonment/neglect contributes to the loss of hundreds of buildings statewide. A quote compiled from the U.S Conference of Mayors in 1966 expresses the danger of complacency stating,

We do not use bombs and powder kegs to destroy irreplaceable structures related to the story of America's civilization. We use the corrosion of neglect or the thrust of bulldozers to break connections between successive generations of Americans....sources of memory that cease to exist. Why then are we surprised when surveys tell us that

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<sup>450</sup> Development was the next represented threat with only 28 percent of the total threats.



many Americans lack even a rudimentary knowledge of the national past? We ourselves create the blank spaces.<sup>451</sup>

Across the country successful examples of revitalization efforts depict projects that not only meet community needs, but maintain ties to the area's history. Profitable revitalization projects have turned abandoned mills into artist lofts, vacant barns into farmers markets, and deteriorating properties into inviting homes. Dependent upon the condition of the resource and scope of the project, the rehabilitation of vacant buildings can require a large financial commitment. It is a necessity, then, that established regulations and incentives promote the retention of these buildings while limiting environments that encourage conditions for demolition by neglect. Public perceptions of demolition by neglect cases must include an understanding of the individual value of these buildings.

The impact of third party intervention and preservation measures in ensuring the continued survival of threatened historic resources is the second statewide trend demonstrated by the TBS resources. Of the 58 resources still standing, 41 percent (22 resources) can be considered true success stories. These resources stand thanks to third party intervention, in the form of established preservation regulations, public outcry/advocacy, and nonprofit assistance. This validates the power of public protest and community concern in creating change and recognizing the importance of threatened resources. It also exhibits the consequence of keeping the public up-to-date on current preservation issues and potentially threatened buildings. Programs such as state and national Endangered Properties Programs publicize cases of threatened resources, bringing attention to these buildings and generating action. General trends

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<sup>451</sup> J. Barry Cullingworth, *The Political Culture of Planning: American Land Use Planning in Comparative Study* (New York, New York: Rutledge Inc, 1993), 109.

show that without third party intervention or established preservation regulations, resources threatened by demolition or development do not survive. These trends also illustrate that resources suffering from abandonment/neglect will often trigger active threats or continue to deteriorate without intervention.

### **Mitigation of Trends**

In the last 50 years, Delaware has lost over 49 percent of its historic housing stock, amounting to a total loss of 39,020 pre-1940 housing units.<sup>452</sup> The *Delaware Statewide Comprehensive Historic Preservation Plan* analyzes the loss of historic resources per county showing that in 1950, 86 percent of Kent County's total housing stock predated 1940 (verse 76 percent in New Castle County and 80 percent in Sussex County). By 1980, Delaware lost 37 percent of its total pre-1940 housing stock (a number that is only an indirect measure of the total historic resource of the state – Table 5.1).<sup>453</sup> Much of this loss has to do with the impact of Urban Renewal programs of the 1960s and a housing boom that came in response to Delaware's growing population. The statewide preservation plan predicted in 1989 that if trends did not change by 2000, an additional 12,300 historic housing units would be lost.<sup>454</sup> Current comparisons of the U.S Census table, *Number Housing Units Constructed in 1939 or Earlier*, shows an actual percentage slightly lower then expected with the loss of

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<sup>452</sup> A housing unit is defined in by the U.S Bureau of the Census as a "house, an apartment, a group of rooms, or a single room occupied as a separate living quarters in which the occupants live and eat separately from other persons in the building and have direct access from outside through a common hall."

<sup>453</sup> David Ames, et al., *Delaware Comprehensive Historic Preservation Plan* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 58.

<sup>454</sup> Ibid., 53

11,103 historic housing units by 2000.<sup>455</sup> In 2000, pre-1939 housing made up only 11 percent of the total housing units within the state.<sup>456</sup> The impact of this statement expresses the critical need for strict preservation measures.

**Table 5.1** *A table showing the decline of dwelling units in pre-1940 structures by county, 1950 to 1980. As included in the Delaware Statewide Comprehensive Historic Preservation Plan.*

	1950 to 1960		1960 to 1970		1970 to 1980		1950 to 1980	
	# of Units	% change	# of Units	% change	# of Units	% change	# of Units	% change
New Castle	- 2675	- 5.6	- 9093	- 20.1	- 5658	- 15.7	- 17426	- 36.4
Kent	- 301	- 2.9	- 1860	- 18.3	- 1476	- 17.8	- 3637	- 34.7
Sussex	- 862	- 4.9	- 3530	- 21.2	- 2462	- 18.7	- 6854	- 39.1
Total; Delaware	- 3838	- 5.1	- 14483	- 20.1	- 9596	- 16.7	- 27917	- 36.8

While Delaware has incorporated many historic preservation measures (in the form of historic districts, Historic Zoning, tax credit programs, demolition by neglect ordinances, and demolition permits) these tools remain limited in their range. New Castle County is the only county with a Historic Review Board to regulate exterior changes and/ or demolitions. This board has no jurisdiction over incorporated

<sup>455</sup> 6,482 units were lost from 1980 to 1990 and 4,621 units from 1990 to 2000.

<sup>456</sup> 1990 total units – 289,919, pre-1939 units -41,430, percent of total – 14 percent; 2000 total units – 343,072, pre-1939 units – 36,809, percent of total – 11 percent.

towns like Middletown, which are experiencing some of the most recent growth. Kent County has incorporated demolition by neglect ordinances, but these ordinances are, again, town specific. Only select towns have historic districts with regulatory commissions. In Sussex County, preservation measures are in a critical state. Not only are property owners not required to obtain a demolition permit for the removal of historic structures, but there are no county review agencies, and no demolition by neglect ordinances. These missing elements are apparent in the overwhelming presence of abandonment/neglect in the county's threatened TBS resources. In order to mitigate the influence of abandonment/neglect, measures must prevent significant historic resources from getting to the point where they are beyond rehabilitation.

It is not feasible, or necessary, to save every historic resource, however it is important to understand the extent these buildings are threatened and to understand what resources are being lost. Authors David Ames, Bernard Herman, and Rebecca Siders in the *Delaware Statewide Comprehensive Historic Preservation Plan* discuss one of the important first steps in mitigating the loss of historic resources, stating,

Intelligent planning [for the preservation of historic resources] is based upon knowledge of the resource that is being planned for, what its characteristics are, and what is going to happen to it in the future.<sup>457</sup>

They go on to say that society's failure to track its historic resources is a "commentary on the low priority we have placed on them." The *Delaware Comprehensive Historic Preservation Plan* lists "identification, evaluation, and registration [of historic resources] based on the level of threat to a resource" as one of the necessary goals for

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<sup>457</sup> David Ames, et al., *Delaware Comprehensive Historic Preservation Plan* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 52.

successful historic resource management.<sup>458</sup> The TBS and subsequent reports provide one avenue for meeting this goal.

Collectively, the TBS represent a small percentage of the total threatened historic resources throughout Delaware. Individually, they include 127 resources, 60 of which would have been lost completely without documentation had the program not existed. Included in the number of resources not standing are 26 eighteenth century resources, all documented late-eighteenth, early-nineteenth century log resources, Delaware's last eighteenth century tannery, the last intact nineteenth century farmstead in Brandywine Hundred and the last remnant of Christiana's nineteenth century African-American community. In its entirety, TBS documentation ensures that despite the loss of these buildings, future generations can continue to study the information they contain preserved in the form of photographs, floor plans, architectural drawings, and historical narratives. The success of the TBS program however, is only as strong as available funding and the buildings identified by outside sources.

As it stands now the TBS fills purely a reactionary capacity with documentation often coming in response to impending demolition. In some cases documentation can lead to a renewed interest in the resource and bring about its survival (like in the case of the Waples Tenant House), but, more often than not, documentation in itself does not lead to the physical survival of the resource. A comprehensive plan, which successfully addresses the treatment of historic resources, cannot be created until the community first collectively decides the importance of these resources (are they deemed significant and worth preserving – if so to what

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<sup>458</sup> David Ames, et al., *Delaware Comprehensive Historic Preservation Plan* (Newark, Delaware: Center for Historic Architecture and Engineering, 1989), 117.

extent will preservation measures be introduced to safeguard these resources) and, in turn, understands the threats affecting the resources. Without these assessments, preservation at the local and county level will remain reactive with many historic resources deteriorating (and being demolished) without the public's knowledge.

The TBS resources have proven the public's influence in saving historic resources. To be effective, preservation must therefore build support at the local, grassroots, level. If a resource is threatened and deemed significant, efforts must be made to find a sympathetic buyer, identify a new use for the property, or at a minimum document its presence. Buildings must become more than a pile of brick and mortar and gain significance for the ideologies, cultures, and adaptations they represent. They must also be recognized as places tied to the American experience, connected to the lives of all individuals. By personalizing ones history of place through the buildings that surround us, historic buildings gain additional significance to current generation.

Historic resources are physical representations of Delaware's past that document the everyday ways in which individuals shaped their environment. These resources contribute to the character and identity of towns and create feelings of place in their scale, history, and style. In 1966, a Special Committee on Historic Preservation published, a collection of essays that defined the state of historic preservation in the nation titled *With Heritage So Rich*. An excerpt from its "Conclusions and Findings" asserts,

If the preservation movement is to be successful, it must go beyond saving occasional historic houses and opening museums. It must be more than a cult of antiquarians. It must attempt to give a sense of orientation to our society, using structures and objects of the past to establish values of time and place....in sum, if we wish to have a future with greater meaning, we must concern ourselves not only with the historic highlights, but we must be concerned with the total heritage for

the nation and all that is worth preserving from our past as a living part of the present.

The 127 TBS resources recorded by CHAD represent only a sampling of Delaware's threatened historic resources, but their fate is a reflection of the larger trends besieging the region. Without planned growth, deliberate preservation efforts, and continued public support, these historic resources will continue to disappear from Delaware's landscape. Alexis de Tocqueville in 1831 wrote,

Man gets accustomed to everything, he gets used to every light, he fells the forests and drains the marshes...the wilds become villages, and the villages towns. The American, the daily witness of such wonders, does not see anything astonishing in all this. This incredible destruction, this even more surprising growth seems, to him, the usual progress of things in the world...he gets accustomed to it as to the unalterable order of nature.<sup>459</sup>

Let us not become accustomed to a loss that destroys the very fabric that gives the present its context and the future its roots. If as a community we collectively decide that historic buildings are important (as agreed upon and noted in the comprehensive plan of towns throughout each county in Delaware), then we must support this through regulation, incentives, and documentation programs at the state and local level. The time to act is now.

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<sup>459</sup> Alexis de Tocqueville, "A Fortnight in the Wilds" in *Journey to America* edited by J. P. Mayer translated by George Lawrence (Boston, Massachusetts: Yale University Press, 1960).

### **Appendix A: TBS Resource Information**

	<b>Town</b>	<b>County</b>	<b>Date Const</b>	<b>Constr Matls</b>	<b>Status</b>	<b>Active Threat</b>	<b>Passive Threat</b>	<b>Function</b>	<b>TBS</b>
<b>New Castle County</b>									
<i>Crossan House</i>	Bear	New Castle	1776-1800	Brick	Not Standing	Development		Residential	1989-1990
<i>John T. Simmons Farm</i>	Bear	New Castle	1876-1900	Log & Frame	Standing	Development	Abandonment and/or Neglect	Residential	1999-2000
<i>Starl House</i>	Bear	New Castle	1826-1850	Brick	Not Standing	Road Changes	Abandonment and/or Neglect	Residential	1991-1992
<i>W. W. Stewart House</i>	Bear	New Castle	<i>Other (19<sup>th</sup> Cent.)</i>	Log	Not Standing	Development	Abandonment and/or Neglect	Residential	1992-1993
<i>Dennison Bank Barn</i>	Brackenville	New Castle	1801-1825	Frame & Stone	Standing	Demolition	Abandonment and/or Neglect	Outbuilding	1992-1993
<i>Bennett Downs House</i>	Buena Vista	New Castle	1801-1825	Brick	Not Standing	Demolition		Residential	1990-1991
<i>Christiana School 111-C</i>	Christiana	New Castle	1901-1925	Frame	Standing	Event Damage	Renovation	Educational	1996-1997
<i>Thomas Montgomery House</i>	Christiana	New Castle	1725-1750	Brick	Standing	Development		Residential	1996-1997
<i>Waters House</i>	Christiana	New Castle	1851-1875	Frame	Not Standing	Demolition	Abandonment and/or Neglect	Residential	2001-2002
<i>Dawkins-Marim House</i>	Clayton	New Castle	1801-1825	Log & Frame	Standing		Abandonment and/or Neglect	Residential	1998-1999
<i>Moody-Clayton House</i>	Clayton Corners	New Castle	1851-1875	Frame	Not Standing		Abandonment and/or Neglect	Residential	1994-1995
<i>Ebenezer Church</i>	Corner Ketch	New Castle	<i>Unkown</i>	Frame	Not Standing	Road Changes	Abandonment and/or Neglect	Worship	1996-1997
<i>Mitchell Bank Barn</i>	Corner Ketch	New Castle	1801-1825	Stone	Standing	Development		Outbuilding	1992-1993
<i>Henry Whiteman House</i>	Corner Ketch	New Castle	1801-1825	Stone	<i>Moved</i>	Development		Residential	1998-1999
<i>Merchant-Clark Commercial Block</i>	DE City	New Castle	1851-1875	Frame	Standing		Renovation	Commercial	2001-2002
<i>Cann Farm</i>	Glasgow	New Castle	1826-1850	Frame	Not Standing	Development		Residential	2001-2002
<i>Joseph Crawford House</i>	Glasgow	New Castle	1851-1875	Log & Frame	Standing	Development	Abandonment and/or Neglect	Residential	1999-2000



<i>Mansion Farm Tenement</i>	Glasgow	New Castle	1826-1850	Brick	Not Standing	Development		Residential	1999-2000
<i>Hall Farm Barn</i>	Greenville	New Castle	1801-1825	Stone	Standing	Event Damage		Outbuilding	1990-1991
<i>Philips Bank Barn</i>	Hockessin	New Castle	1751-1775	Frame	Standing		Abandonment and/or Neglect	Outbuilding	1992-1993
<i>Congress Hall Corncrib/G</i>	Jamison's Corner	New Castle	1851-1875	Frame	Not Standing	Development		Outbuilding	2001-2002
<i>Vandegrift-Deputy Farm</i>	Kirkwood	New Castle	1851-1875	Frame	Standing	Development	Abandonment and/or Neglect	Residential	1997-1998
<i>York Seat</i>	Little Creek	New Castle	1751-1775	Frame	Not Standing	Event Damage	Abandonment and/or Neglect	Residential	1989-1990
<i>Floating Cabin</i>	Liston Point	New Castle	1901-1925	Frame	Not Standing		Abandonment and/or Neglect	Residential	1990-1991
<i>Mount Jones</i>	McDonough	New Castle	1751-1775	Brick	Standing		Abandonment and/or Neglect	Residential	1996-1997
<i>J. Walker Farm</i>	Mermaid	New Castle	1801-1825	Stone	Not Standing	Development	Abandonment And or/Neglect	Residential	1995-1996
<i>Fields Heirs House</i>	Middletown	New Castle	1801-1825	Log	Not Standing	Development	Abandonment and/or Neglect	Residential	1993-1994
<i>Greenlawn Farm Manager's House</i>	Middletown	New Castle	1851-1875	Frame	Not Standing	Development	Abandonment and/or Neglect	Residential	1990-1991
<i>Middlesix</i>	Middletown	New Castle	1826-1850	Brick	Not Standing	Event Damage		Residential	1989-1990
<i>Philip Reading Tannery</i>	Middletown	New Castle	<i>Other (Pre-1800)</i>	Brick	Not Standing		Abandonment and/or Neglect	Industrial	1990-1991
<i>W. H Reynolds House</i>	Middletown	New Castle	1826-1850	Brick	Not Standing	Event Damage		Residential	1991-1992
<i>Choptank-Upon-The-Hill</i>	Mt. Pleasant	New Castle	1801-1825	Brick	Standing	Development		Residential	1994-1995
<i>Locust Grove</i>	Mt. Pleasant	New Castle	1776-1800	Brick	Not Standing	Development		Residential	1989-1990
<i>S.H Rothwell Farm Barn</i>	Mt Pleasant	New Castle	<i>Unkno wn</i>	Frame	Standing	Development		Outbuilding	1991-1992
<i>T. J Houston Farm - Granary</i>	Mt. Pleasant	New Castle	<i>Unkno wn</i>	Frame	Unknow n	Development		Outbuilding	1991-1992
<i>J. M Gross Bank Barn</i>	Newark	New Castle	1876-1900	Frame	Unknow n		Abandonment and/or Neglect	Outbuilding	1992-1993
<i>John England Mill</i>	Newark	New Castle	1776-1800	Frame	Standing		Abandonment and/or Neglect	Industrial	1990-1991
<i>Morrison House</i>	Newark	New Castle	1826-1850	Stone	Not Standing		Abandonment and/or Neglect	Residential	1996-1997

<i>Thomas Higgins Vasant House</i>	Newark	New Castle	1725-1750	Stone	Not Standing	Event Damage		Residential	1990-1991
<i>Wilson Commercial Bldgs</i>	Newark	New Castle	1876-1900	Brick	Standing	Development	Abandonment and/or Neglect	Commercial	1997-1998
<i>Boothhurst</i>	New Castle	New Castle	1751-1775	Brick	Not Standing	Development	Abandonment and/or Neglect	Residential	1996-1997
<i>Brylgon Steel Casting Company</i>	New Castle	New Castle	1901-1925	Other	Not Standing	Demolition		Industrial	1994-1995
<i>Deemer Steel Company</i>	New Castle	New Castle	1851-1875	Stone	Not Standing		Abandonment and/or Neglect	Industrial	1993-1994
<i>144-146 East 2nd Street</i>	New Castle	New Castle	1826-1850	Frame	Standing	Event Damage	Renovation	Residential	1997-1998
<i>McCrone House</i>	New Castle	New Castle	1801-1825	Frame	Standing		Abandonment and/or Neglect	Residential	1995-1996
<i>J. Moore Farm Corncrib</i>	Odessa	New Castle	1851-1875	Frame	Unknown	Development	Abandonment and/or Neglect	Outbuilding	1989-1990
<i>Henry House</i>	Pine Tree Corners	New Castle	1876-1900	Frame	<i>Moved</i>	Road Changes		Residential	1996-1997
<i>Canary-Naudine House and Store</i>	Port Penn	New Castle	1776-1800	Frame	Standing		Renovation	Residential	1992-1993
<i>Eakin-Zacheus House</i>	Port Penn	New Castle	1776-1800	Frame	Standing		Renovation	Residential	1992-1993
<i>Moore Farm</i>	Port Penn	New Castle	1876-1900	Frame	Standing	<i>Unknown-Threat not recorded</i>	<i>Unknown-Threat not recorded</i>	Residential	2001-2002
<i>Robinson-Jackson</i>	Port Penn	New Castle	1776-1800	Brick	Standing	Event Damage	Renovation	Residential	1994-1995
<i>Clearfield Farm &amp; Smoke Hs</i>	Smyrna	New Castle	1751-1775	Brick	Standing		Abandonment and/or Neglect	Residential	1993-1994
<i>Nowland House</i>	Smyrna	New Castle	1826-1850	Frame	Not Standing	Development		Residential	2001-2002
<i>Hales-Byrnes House</i>	Staunton	New Castle	<i>Other (Pre-1775)</i>	Brick	Standing		Renovation	Residential	1990-1991
<i>Briscoe House</i>	Stumps Corners	New Castle	1926-1950	Frame	Not Standing	Event Damage		Residential	2001-2002
<i>Corbit-Passmore Tenant House</i>	Stumps Corners	New Castle	1901-1925	Frame	Not Standing	Demolition		Residential	1997-1998
<i>Huguenot House</i>	Taylor's Bridge	New Castle	1751-1775	Brick	Standing		Abandonment and/or Neglect	Residential	1993-1994

<i>Johnson Home Farm House</i>	Taylor's Bridge	New Castle	1776-1800	Log	Not Standing	Demolition	Abandonment and/or Neglect	Residential	1997-1998
<i>Johnson Home Farm Tenant Complex</i>	Taylor's Bridge	New Castle	1876-1900	Frame	Standing		Abandonment and/or Neglect	Residential	1993-1994
<i>Clayton Farm Complex</i>	Townsend	New Castle	1851-1875	Frame	Not Standing	Demolition	Abandonment and/or Neglect	Residential	1992-1993
<i>Walker-Reynolds Stable</i>	Townsend	New Castle	<i>Unknown</i>	Log	Not Standing		Abandonment and/or Neglect	Outbuilding	1998-1999
<i>Bartsch Farm</i>	Wilmington	New Castle	1801-1825	Stone	Not Standing	Demolition	Abandonment and/or Neglect	Residential	1992-1993
<i>Chase Pump House</i>	Wilmington	New Castle	1851-1875	Stone	Unknown		Abandonment and/or Neglect	Outbuilding	2001-2002
<i>Diamond Chemical Bldgs</i>	Wilmington	New Castle	1776-1800	Brick	Not Standing	Event Damage	Abandonment and/or Neglect	Commercial	1998-1999
<i>Greenshill Presbyterian Church House</i>	Wilmington	New Castle	<i>Unknown</i>	Frame	Not Standing	Development		Worship	1989-1990
<i>Joshua Pyle Wagon House</i>	Wilmington	New Castle	1826-1850	Frame & Stone	Standing	Road Changes		Outbuilding	1991-1992
<i>Mother Union African Methodist Church</i>	Wilmington	New Castle	1876-1900	Brick	Not Standing	Development		Worship	1995-1996
<i>Samuel J. White Carriage Works</i>	Wilmington	New Castle	1876-1900	Brick	Not Standing	Development		Industrial	1994-1995
<i>Walnut Street YMCA</i>	Wilmington	New Castle	1926-1950	Brick	Standing	Development		Commercial	1995-1996
<i>West Presbyterian Church</i>	Wilmington	New Castle	1851-1875	Brick	Not Standing	Event Damage		Worship	1994-1995
<i>Yarnell-Levy Store</i>	Wilmington	New Castle	1776-1800	Brick	Standing		Abandonment and/or Neglect	Commercial	1996-1997
<i>Peter Williams House</i>	Wrangle Hill	New Castle	1776-1800	Brick	Standing	Demolition	Abandonment and/or Neglect	Residential	1995-1996

	Town	County	Date Const	Constr Matls	Status	Active Threat	Passive Threat	Function	TBS
<b>Kent County</b>									
<i>Blackiston Tenant Farm</i>	Blackiston	Kent	1826 - 1850	Frame	Not Standing		Abandonment and/or Neglect	Residential	2001-2002
<i>Jones-Stevens House</i>	Blackiston	Kent	1826-1850	Frame	Unknown		Abandonment and/or Neglect	Residential	1997-1998
<i>Thomas Lamb House</i>	Blackiston	Kent	1851-1875	Frame	Not Standing	Demolition	Abandonment and/or Neglect	Residential	1993-1994
<i>Hayes Campbell Tenant House</i>	Bombay Hook	Kent	1851-1875	Frame	Unknown		Abandonment and/or Neglect	Residential	1999-2000
<i>Woodland Beach Schoolhouse</i>	Bombay Hook	Kent	1876-1900	Frame	Standing	<i>Other</i>	<i>Other</i>	Educational	1999-2000
<i>Hunn Jenkins House /Spruce Acres</i>	Camden	Kent	1826-1850	Frame	Standing	Development		Residential	1996-1997
<i>Brecknock Tenant House</i>	Dover	Kent	<i>Unknown</i>	Frame	Not Standing	Demolition		Residential	1994-1995
<i>Cahoon-Griffin House</i>	Dover	Kent	<i>Unknown</i>	Frame	Standing	Event Damage	Renovation	Residential	1994-1995
<i>Capital Theater</i>	Dover	Kent	1901-1925	Brick	Standing		Abandonment and/or Neglect	Recreational	1997-1998
<i>Dover Ice Plant Warehouse</i>	Dover	Kent	1926 - 1950	Brick & Block	Standing	Event Damage		Industrial	1997-1998
<i>Hanson House</i>	Dover	Kent	1725-1750	Frame	Standing		Abandonment and/or Neglect	Residential	2001-2002
<i>Howe House</i>	Dover	Kent	1876-1900	Brick	Standing	Development	Abandonment and/or Neglect	Residential	1995-1996
<i>Hunn House</i>	Dover	Kent	1876-1900	Frame	Not Standing	Development	Abandonment and/or Neglect	Residential	1995-1996
<i>John Barber House</i>	Dover	Kent	1826-1850	Log & Frame	Not Standing	Development	Abandonment and/or Neglect	Residential	1999-2000
<i>Johnson Wheelwright /Blacksmith Shop</i>	Dover	Kent	1876-1900	Frame	Standing	Event Damage		Industrial	2001-2002
<i>Richardson Hall &amp; Carriage House</i>	Dover	Kent	1876-1900	Brick	Standing	Development	Abandonment and/or Neglect	Residential	1995-1996

<i>115 West Water Street</i>	Dover	Kent	1801-1825	Frame	Not Standing	Demolition		Residential	1999-2000
<i>Wright-Reed House</i>	Leipsic	Kent	1801-1825	Frame	Standing		Abandonment and/or Neglect	Residential	1995-1996
<i>Cherbourg Round Barn</i>	Little Creek	Kent	1901-1925	Block	Standing	Event Damage	Renovation	Outbuilding	1999-2000
<i>Little Creek Friends Meeting House</i>	Little Creek	Kent	1801-1825	Brick	Standing		Abandonment and/or Neglect	Worship	1994-1995
<i>H. Williams Farm</i>	Little Heaven	Kent	Pre-1800	Frame	Not Standing	Development		Residential	1989-1990
<i>Jehu Reed House</i>	Little Heaven	Kent	1751-1775	Brick	Standing		Abandonment and/or Neglect	Residential	1999-2000
<i>10 Northwest Front Street</i>	Milford	Kent	1876-1900	Frame	Not Standing	Demolition	Abandonment and/or Neglect	Residential	1992-1993
<i>Potter Tenant House</i>	Milford	Kent	1876-1900	Frame	Unknown	Development		Residential	1994-1995
<i>St. Paul's A.M.E Church</i>	Milford	Kent	1826-1850	Brick	Not Standing	Demolition	Abandonment and/or Neglect	Worship	1998-1999
<i>Reynolds House</i>	Petersburg	Kent	1776-1800	Frame	<i>Moved</i>	Demolition	Abandonment and/or Neglect	Residential	1998-1999
<i>Bell-Beck Commercial Block</i>	Smyrna	Kent	1851-1875	Frame	Standing		Renovation	Commercial	2001-2002
<i>E. Start House</i>	Smyrna	Kent	1826-1850	Brick	Not Standing	Demolition	Abandonment and/or Neglect	Residential	1991-1992
<i>Hoffecker Cannery /Rothwell Granary</i>	Smyrna	Kent	1876-1900	Mix of 3 or more	Not Standing	<i>Other</i>	<i>Other</i>	Industrial	1994-1995
<i>Sharp House</i>	Smyrna	Kent	1776-1800	Log & Frame	Not Standing		Renovation	Residential	1989-1990
<i>Wilmer House</i>	Smyrna	Kent	1776-1800	Brick	Not Standing	Development		Residential	1996-1997
<i>Fibelkorn Farm</i>	Woodside	Kent	1901-1925	Frame	Standing	<i>Unknown-Threat not recorded</i>	<i>Unknown-Threat not recorded</i>	Residential	2001-2002
<i>Charles I du Pont Farm</i>	Wyoming	Kent	1776-1800	Brick	Standing	Development		Residential	1999-2000

	Town	County	Date Const	Constr Matls	Status	Active Threat	Passive Threat	Function	TBS
<b>Sussex County</b>									
<i>Hopkins Complex</i>	Bryans Corner	Sussex	<i>Unknown</i>	Unknown	Not Standing	Demolition	Abandonment and/or Neglect	Residential	1989-1990
<i>Evans House</i>	Clarksville	Sussex	1776-1800	Frame	Not Standing	Development	Abandonment and/or Neglect	Residential	1999-2000
<i>Toomey Strawberry Picker's House</i>	Dagsboro	Sussex	1901-1925	Frame	Unknown		Abandonment and/or Neglect	Outbuilding	1997-1998
<i>Isaacs Cannery</i>	Ellendale	Sussex	1901-1925	Frame & Brick	Not Standing	Demolition	Abandonment and/or Neglect	Industrial	1993-1994
<i>Anderson Farm Complex</i>	Fairmont	Sussex	1851-1875	Frame	Unknown	Demolition	Abandonment and/or Neglect	Residential	1994-1995
<i>R.D. Stevenson House</i>	Fairmont	Sussex	1776-1800	Frame	<i>Moved</i>		Abandonment and/or Neglect	Residential	1998-1999
<i>Barber Granary</i>	Frankford	Sussex	1901-1925	Frame	Not Standing	Demolition	Abandonment and/or Neglect	Outbuilding	1990-1991
<i>Hitchens Store</i>	Grays Branch	Sussex	1801-1825	Frame	Not Standing		Abandonment and/or Neglect	Commercial	1990-1991
<i>Morris Pleasure</i>	Greenwood	Sussex	1776-1800	Frame	Standing	Event Damage	Renovation	Residential	2001-2002
<i>Dashiell &amp; Moore Commercial Bldgs</i>	Laurel	Sussex	1876-1900	Brick	Not Standing	Demolition		Commercial	1992-1993
<i>Wheatley-Davis Barn</i>	Laurel	Sussex	1901-1925	Frame	Standing		Renovation	Outbuilding	2001-2002
<i>Ryves-Holt House</i>	Lewes	Sussex	<i>Other (1685-1710)</i>	Frame	Standing		Renovation	Residential	1997-1998
<i>Causey Mansion Kitchen /Slave Quarter</i>	Milford	Sussex	1801-1825	Brick	Standing		Renovation	Outbuilding	1998-1999
<i>Waples Tenant House</i>	Millsboro	Sussex	1776-1800	Frame	Standing	Demolition	Abandonment and/or Neglect	Residential	1995-1996
<i>Hunter Farm Complex</i>	Milton	Sussex	<i>Other (18<sup>th</sup> century)</i>	Frame	<i>Moved</i>		Renovation	Residential	1991-1992

<i>Paynter Tenant House</i>	Milton	Sussex	1851-1875	Frame	Not Standing		Abandonment and/or Neglect	Residential	1996-1997
<i>Cannon-Plummer House</i>	Seaford	Sussex	1851-1875	Frame	Not Standing		Abandonment and/or Neglect	Residential	1997-1998
<i>Ross Mansion Quarter</i>	Seaford	Sussex	1851-1875	Log	<i>Moved</i>		Abandonment and/or Neglect	Outbuilding	1991-1992
<i>Flood House</i>	Selbyville	Sussex	1776-1800	Frame	Not Standing	Demolition	Abandonment and/or Neglect	Residential	1990-1991
<i>Hudson Farmstead</i>	Selbyville	Sussex	1801-1825	Frame	Standing		Renovation	Residential	1990-1991
<i>J. Layton House</i>	Selbyville	Sussex	1801-1825	Frame	Not Standing	Demolition	Abandonment and/or Neglect	Residential	1989-1990
<i>John Hosea House</i>	Trussom Pond	Sussex	1776-1800	Frame	Not Standing		Abandonment and/or Neglect	Residential	1989-1990

### **Appendix A2: TBS General Information**

<u><b>Name</b></u>	<b>Status</b>	<b>Documented Condition</b>	<b>Current Condition</b>	<b>Status/ Replaced With...</b>	<b>Current Surrounding Environment</b>
<b>New Castle County</b>					
<i>Crossan House</i>	Not Standing	Vacant & Good	N/A	No longer there replaced with <i>commercial</i>	Mixed Commercial Development
<i>John T. Simmons Farm</i>	Standing	Vacant & Poor	Vacant & Poor	N/A	Unknown
<i>Starl House</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>vacant lots</i>	Mixed Commercial Mixed Residential Development
<i>W. W. Stewart House</i>	Not Standing	Not Recorded	N/A	No longer there replaced with <i>unknown</i>	Unknown
<i>Dennison Bank Barn</i>	Standing	Vacant & Poor	Vacant & Poor	N/A	New Residential Development
<i>Bennett Downs House</i>	Not Standing	Vacant & Fair	N/A	No longer there replaced with <i>residential</i>	Mixed Commercial & Mixed Residential Development
<i>Christiana School 111-C</i>	Standing	Vacant & Fair	Vacant & Fair	N/A	Mixed Residential Development
<i>Thomas Montgomery House</i>	Standing	Occupied & Good	Occupied & Good	N/A	Mixed Commercial Development
<i>Waters House</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>vacant lots</i>	Residential Middle Development
<i>Dawkins-Marim House</i>	Standing	Occupied & Fair	Occupied & Good	N/A	Agricultural Lands
<i>Moody-Clayton</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>vacant lots</i>	New Residential Development
<i>Ebenezer Church</i>	Not Standing	Vacant & Good	N/A	No longer there replaced with <i>other</i>	New Residential Development
<i>Mitchell Bank Barn</i>	Standing	Vacant & Fair	Occupied & Fair	N/A	Mixed Agricultural & Historic Development



<i>Henry Whiteman House</i>	<i>Moved</i>	Vacant & Good	Occupied & Good	N/A	New Residential Development
<i>Merchant-Clark Commercial Block</i>	Standing	Vacant & Good	Vacant & Good	N/A	Historic Development
<i>Cann Farm</i>	Not Standing	Occupied & Good	N/A	No longer there replaced with <i>commercial</i>	Agricultural Lands
<i>Joseph Crawford House</i>	Standing	Occupied & Fair	Occupied & Good	N/A	Unknown
<i>Mansion Farm Tenement</i>	Not Standing	Vacant & Good	N/A	No longer there replaced with <i>residential</i>	New Residential Development
<i>Hall Farm Barn</i>	Standing	Vacant & Poor	Occupied & Good	N/A	Mixed Residential Development
<i>Philips Bank Barn</i>	Standing	Vacant & Poor	Vacant & Poor	N/A	New Residential Development
<i>Congress Hall Corncrib/Granary/Barn</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>residential</i>	Agricultural Lands
<i>Vandegrift-Deputy Farm</i>	Standing	Vacant & Poor	Occupied & Good	N/A	Unknown
<i>York Seat</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>unknown</i>	Unknown
<i>Floating Cabin</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>unknown</i>	Unknown
<i>Mount Jones</i>	Standing	Vacant & Good	Vacant & Fair	N/A	Agricultural Lands
<i>J. Walker Farm</i>	Not Standing	Vacant & Good	N/A	No longer there replaced with <i>vacant lots</i>	Mixed Commercial & Agricultural Development
<i>Fields Heirs House</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>residential</i>	Mixed Commercial & Agricultural Development
<i>Greenlawn Farm Manager's House</i>	Not Standing	Vacant & Fair	N/A	No longer there replaced with <i>residential</i>	New Residential Development
<i>Middlesix</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>vacant lots</i>	Agricultural Lands
<i>Philip Reading Tannery</i>	Not Standing	Vacant & Fair	N/A	No longer there replaced with <i>commercial</i>	Mixed Commercial Development
<i>W. H Reynolds House</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>vacant lots</i>	Agricultural Lands
<i>Choptank-Upon-The-Hill</i>	Standing	Vacant & Good	Occupied & Good	N/A	New Residential Development

<i>Locust Grove</i>	Not Standing	Vacant & Good	N/A	No longer there replaced with <i>residential</i>	New Residential Development
<i>S.H Rothwell Farm Barn</i>	Standing	Vacant & Fair	Vacant & Poor	N/A	Other
<i>T. J Houston Farm - Granary</i>	Unknown	Occupied & Good	Unknown	<i>Unknown</i>	Unknown
<i>J. M Gross Bank Barn</i>	Unknown	Vacant & Good	Unknown	<i>Unknown</i>	Unknown
<i>John England Mill</i>	Standing	Vacant & Fair	Vacant & Fair	N/A	Historic Development
<i>Morrison House</i>	Not Standing	Vacant & Fair	N/A	No longer there replaced with <i>residential</i>	New Residential Development
<i>Thomas Higgins Vansant House</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>residential</i>	New Residential Development
<i>Wilson Commercial Bldgs</i>	Standing	Vacant & Poor	Occupied & Good	N/A	Mixed Commercial Development
<i>Boothurst</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>unknown</i>	New Residential Development
<i>Brylgon Steel Casting Co</i>	Not Standing	Vacant & Fair	N/A	No longer there replaced with <i>vacant lots</i>	Industrial Development
<i>Deemer Steel Company</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>vacant lots</i>	Mixed Residential Development
<i>144-146 East 2nd Street</i>	Standing	Occupied & Fair	Occupied & Good	N/A	Historic Development
<i>McCrone House</i>	Standing	Vacant & Good	Vacant & Good	N/A	Unknown
<i>J. Moore Farm Corncrib</i>	Unknown	Vacant & Poor	Unknown	<i>Unknown</i>	Historic Development
<i>Henry House</i>	<i>Moved</i>	Vacant & Fair	<i>Condition Unknown</i>	N/A	Mixed Commercial Development
<i>Canary-Naudine House and Store</i>	Standing	Occupied & Good	Occupied & Good	N/A	Mixed Agricultural & Historic Development
<i>Eakin-Zacheus House</i>	Standing	Occupied & Good	Occupied & Good	N/A	Historic Development
<i>Moore Farm</i>	Standing	Occupied & Good	Occupied & Good	N/A	Mixed Agricultural & Historic Development
<i>Robinson-Jackson House</i>	Standing	Vacant & Fair	Vacant & Good	N/A	Historic Development
<i>Clearfield Farm and Smoke House</i>	Standing	Vacant & Good	Vacant & Fair	N/A	Unknown

<i>Nowland House</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>residential</i>	New Residential Development
<i>Hales-Byrnes House</i>	Standing	Occupied & Good	Occupied & Good	N/A	Unknown
<i>Briscoe House</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>vacant lots</i>	Agricultural Lands
<i>Corbit-Passmore Tenant House</i>	Not Standing	Occupied & Good	N/A	No longer there replaced with <i>vacant lots</i>	New Residential Development
<i>Huguenot House</i>	Standing	Vacant & Good	Occupied & Good	N/A	Agricultural Lands
<i>Johnson Home Farm House</i>	Not Standing	Vacant & Poor	N/A	no longer there replaced with <i>vacant lots</i>	Agricultural Lands
<i>Johnson Home Farm Tenant Complex</i>	Standing	Vacant & Fair	Vacant & Poor	N/A	Other
<i>Clayton Farm Complex</i>	Not Standing	Vacant & Fair	N/A	No longer there replaced with <i>unknown</i>	Unknown
<i>Walker-Reynolds Stable</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>unknown</i>	Unknown
<i>Bartsch Farm</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>residential</i>	New Residential Development
<i>Chase Pump House</i>	Unknown	Vacant & Good	Unknown	<i>Unknown</i>	New Residential Development
<i>Diamond Chemical Bldgs</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>vacant lots</i>	Historic Development
<i>Greenhill Presbyterian Church House</i>	Not Standing	Vacant & Fair	N/A	No longer there replaced with <i>other</i>	Other
<i>Joshua Pyle Wagon House</i>	Standing	Occupied & Good	Occupied & Good	N/A	Middle Residential Development
<i>Mother Union African Meth Eps Church</i>	Not Standing	Occupied & Good	N/A	No longer there replaced with <i>commercial</i>	Mixed Commercial Development
<i>Samuel J. White Carriage Works</i>	Not Standing	Vacant & Good	N/A	No longer there replaced with <i>other</i>	Mixed Commercial & Mixed Residential Development
<i>Walnut Street YMCA</i>	Standing	Occupied & Good	Occupied & Good	N/A	Mixed Commercial & Mixed Residential Development

<i>West Presbyterian Church</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>worship</i>	Mixed Commercial & Mixed Residential Development
<i>Yarnell-Levy Store</i>	Standing	Vacant & Fair	Vacant & Good	N/A	Mixed Commercial Development
<i>Peter Williams House</i>	Standing	Vacant & Good	Vacant & Good	N/A	Mixed Commercial & Mixed Residential Development

<b>Kent County</b>					
<i>Blackiston Tenant Farm</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>vacant lots</i>	Preserve
<i>Jones-Stevens House</i>	Unknown	Vacant & Poor	Unknown	<i>Unknown</i>	Unknown
<i>Thomas Lamb House</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>unknown</i>	Unknown
<i>Hayes Campbell Tenant House</i>	Unknown	Vacant & Poor	Unknown	<i>Unknown</i>	Preserve
<i>Woodland Beach Schoolhouse</i>	Standing	Occupied & Good	Occupied & Good	<i>Unknown</i>	Preserve
<i>Hunn Jenkins House /Spruce Acres</i>	Standing	Occupied & Good	Occupied & Good	N/A	Historic Development
<i>Brecknock Tenant House</i>	Not Standing	Vacant & Fair	N/A	No longer there replaced with <i>residential develop</i>	New Residential Development
<i>Cahoon-Griffin House</i>	Standing	Vacant & Poor	Occupied & Good	N/A	Middle Residential Development
<i>Capital Theater</i>	Standing	Vacant & Good	Occupied & Good	N/A	Mixed Commercial Development
<i>Dover Ice Plant Warehouse</i>	Standing	Vacant & Poor	Vacant & Poor	N/A	Mixed Commercial& Mixed Residential Development
<i>Hanson House</i>	Standing	Vacant & Fair	Vacant & Poor	<i>Moved</i>	Historic Development
<i>Howe House</i>	Standing	Vacant & Good	Occupied & Good	No longer there replaced with <i>residential develop</i>	Mixed Commercial Development
<i>Hunn House</i>	Not Standing	Vacant & Good	N/A	N/A	Mixed Commercial Development
<i>John Barber House</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>unknown</i>	Unknown
<i>Johnson Wheelwright /Blacksmith</i>	Standing	Occupied & Good	Occupied & Good	N/A	Mixed Commercial Development
<i>Richardson Hall&amp; Carriage Hs</i>	Standing	Vacant & Fair	Occupied & Good	N/A	Mixed Commercial Development
<i>115 West Water Street</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>residential</i>	Mixed Residential Development

<i>Wright-Reed House</i>	Standing	Vacant & Fair	Vacant & Fair	N/A	Middle Residential Development
<i>Cherbourg Round Barn</i>	Standing	Occupied & Fair	Occupied & Good	N/A	Agricultural Lands
<i>Little Creek Friends Meeting House</i>	Standing	Vacant & Fair	Occupied & Good	N/A	Agricultural Lands
<i>H. Williams Farm</i>	Not Standing	Occupied & Good	N/A	No longer there replaced with <i>unknown</i>	New Residential Development
<i>Jehu Reed House</i>	Standing	Occupied & Fair	Vacant & Poor	N/A	Mixed Commercial & Mixed Residential Development
<i>10 Northwest Front Street</i>	Not Standing	Vacant & Fair	N/A	No longer there replaced with <i>commercial development</i>	Historic Development
<i>Potter Tenant House</i>	Unknown	Vacant & Fair	Unknown	<i>Unknown</i>	Unknown
<i>St. Paul's A.M.E Church</i>	Not Standing	Vacant & Fair	N/A	No longer there replaced with <i>vacant lots</i>	Historic Development
<i>Reynolds House</i>	<i>Moved</i>	Vacant & Fair	<i>Condition Unknown</i>	N/A	Agricultural Lands
<i>Bell-Beck Commercial</i>	Standing	Vacant & Fair	Vacant & Fair	N/A	Historic Development
<i>E. Start House</i>	Not Standing	Vacant & Fair	N/A	No longer there replaced with <i>vacant lots</i>	Mixed Commercial & Mixed Residential Development
<i>Hoffecker Cannery /Rothwell Gr</i>	Not Standing	Vacant & Good	N/A	No longer there replaced with <i>vacant lots</i>	Mixed Residential Development
<i>Sharp House</i>	Not Standing	Vacant & Good	N/A	No longer there replaced with <i>vacant lots</i>	Mixed Commercial Development
<i>Wilmer House</i>	Not Standing	Vacant & Good	N/A	No longer there replaced with <i>commercial development</i>	Mixed Residential Development
<i>Fibelkorn Farm</i>	Standing	Occupied & Good	Occupied & Fair	N/A	Agricultural Lands
<i>Charles I du Pont Farm</i>	Standing	Vacant & Good	Occupied & Good	N/A	New Residential Development

<b>Sussex County</b>					
<i>Hopkins Complex</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>unknown</i>	New Residential Development
<i>Evans House</i>	Not Standing	Vacant & Fair	N/A	No longer there replaced with <i>vacant lots</i>	Mixed Commercial & Agricultural Development
<i>Toomey Strawberry Picker's House</i>	Unknown	Vacant & Poor	<i>Condition Unknown</i>	<i>Unknown</i>	Unknown
<i>Isaacs Cannery</i>	Not Standing	Vacant & Fair	N/A	No longer there replaced with <i>vacant lots</i>	Agricultural Lands
<i>Anderson Farm Complex</i>	Unknown	Vacant & Fair	Unknown	<i>Unknown</i>	Agricultural Lands
<i>R.D Stevenson House</i>	<i>Moved</i>	Vacant & Poor	Unknown	<i>Moved</i>	Unknown
<i>Barber Granary</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>unknown</i>	Agricultural Lands
<i>Hitchens Store</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>vacant lots</i>	Agricultural Lands
<i>Morris Pleasure</i>	Standing	Occupied & Poor	Occupied & Poor	N/A	Agricultural Lands
<i>Dashiell &amp; Moore Commercial Bldgs</i>	Not Standing	Not Recorded	N/A	No longer there replaced with <i>unknown</i>	Unknown
<i>Wheatley-Davis Barn</i>	Standing	Occupied & Fair	Occupied & Good	N/A	Agricultural Lands
<i>Ryves-Holt House</i>	Standing	Occupied & Good	Occupied & Fair	N/A	Historic Development
<i>Causey Mansion Kitchen/Slave Quarter</i>	Standing	Occupied & Fair	Occupied & Fair	N/A	Historic Development
<i>Waples Tenant House</i>	Standing	Vacant & Fair	Occupied & Good	N/A	Mixed Commercial Development
<i>Hunter Farm Complex</i>	<i>Moved</i>	Vacant & Poor	<i>Condition Unknown</i>	<i>Moved</i>	Unknown
<i>Paynter Tenant House</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>vacant lots</i>	Mixed Commercial & Agricultural Development
<i>Cannon-Plummer House</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>vacant</i>	Agricultural Lands

				<i>lots</i>	
<i>Ross Mansion Quarter</i>	<i>Moved</i>	Vacant & Poor	Unknown	<i>Moved</i>	Unknown
<i>Flood House</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>unknown</i>	Mixed New Residential & Agricultural Development
<i>Hudson Farmstead</i>	Standing	Not Recorded	Unknown	<i>Unknown</i>	Unknown
<i>J. Layton House</i>	Not Standing	Occupied & Poor	N/A	No longer there replaced with <i>unknown</i>	Middle Residential Development
<i>John Hosea House</i>	Not Standing	Vacant & Poor	N/A	No longer there replaced with <i>vacant lots</i>	Mixed Agricultural & Historic Development



### **Appendix B: TBS Threat Breakdown**

<b>Name</b>	<b>TBS</b>	<b>Status</b>	<b>Threat Classification</b>	<b>Documented Threat</b>	<b>Current Condition</b>	<b>Still Standing</b>
<b>New Castle County</b>						
<i>Crossan House</i>	1989 1990	Not Standing	<b>Active - Development</b>	Demolition for new construction	N/A	N/A
<i>John T. Simmons Farm</i>	1999 2000	Standing	<b>Active - Development</b>  Passive – Abandonment/Neglect	Suffering from neglect, deterioration and vandalism. Property rezoned and purchased by FirstUSA/Bank One, which plans to develop an office complex on the site. At time of documentation the building is in poor condition, continuing to deteriorate as a result of demolition by neglect.	Vacant & Poor	Demolition by Neglect
<i>Starl House</i>	1991 1992	Not Standing	<b>Active – Road Changes</b>  Passive – Abandonment/Neglect	Vacant for more than 10 years, a widening project on Route 13 resulted in the house being left dangerously close to the road. Demolition by neglect.	N/A	N/A
<i>W. W. Stewart House</i>	1992 1993	Not Standing	<b>Active - Development</b>  Passive – Abandonment/Neglect	Dwelling vacant for several years and demolished in 1993 to make way for a new building.	N/A	N/A
<i>Dennison Bank Barn</i>	1992 1993	Standing	<b>Active - Demolition</b>  Passive – Abandonment/Neglect	Dwelling vacant and scheduled for demolition.	Vacant & Poor	Demolition by Neglect
<i>Bennett Downs House</i>	1990 1991	Not Standing	<b>Active - Demolition</b>	Proposed demolition of the property. The property was the subject of a demolition permit reviewed by the New Castle County Historic Preservation Review Board. The imminent loss of this unusual house led to “rescue” documentation of the structure through TBS.	N/A	N/A
<i>Christiana School 111-C</i>	1996 1997	Standing	<b>Active – Event Damage</b>  Passive - Renovation	Damaged by fire in 1990. A local citizens’ group plans to renovate the building for use as a community center.	Vacant & Fair	Expected
<i>Thomas Montgomery House</i>	1996 1997	Standing	<b>Active - Development</b>	Purchased recently by the Bob Evans Company who constructed a new restaurant on the site and planned to demolish the building. A commercial tenant now occupies the dwelling as a store after renovating it.	Occupied & Good	Success
<i>Waters House</i>	2001 2002	Not Standing	<b>Active - Demolition</b>  Passive – Abandonment/Neglect	Vacant and in disrepair, demolished in 2001.	N/A	N/A

<i>Dawkins-Marim House</i>	1998 1999	Standing	Passive – Abandonment/Neglect	Exterior siding removed from log portion of house several years ago and the exposure of the logs to the elements resulted in serious deterioration.	Occupied & Good	Other
<i>Moody-Clayton House</i>	1994 1995	Not Standing	Passive - Abandonment/Neglect	Vacant with a large hole in the roof the property is threatened by demolition by neglect and vandalism.	N/A	N/A
<i>Ebenezer Church</i>	1996 1997	Not Standing	<b>Active – Road Changes</b>  Passive - Abandonment/Neglect	Church is threatened by the widening of Ebenezer Church Road.	N/A	N/A
<i>Mitchell Bank Barn</i>	1992 1993	Standing	<b>Active - Development</b>	Barn is threatened by increasing development pressure.	Occupied & Fair	Demolition by Neglect
<i>Henry Whiteman House</i>	1998 1999	Moved	<b>Active - Development</b>	Slated for demolition for single family housing development. Preservation Delaware, New Castle County Historic Review Board and developers came up with compromise to move the house.	Occupied & Good	Success
<i>Marchant-Clark Commercial Block</i>	2001 2002	Standing	Passive - Renovation	Undergoing renovation for new use as commercial/residential building.	Vacant & Good	Expected
<i>Cann Farm</i>	2001 2002	Not Standing	<b>Active - Development</b>	Development plans call for the demolition of a majority of the outbuildings at the farm.	N/A	N/A
<i>Joseph Crawford House</i>	1999 2000	Standing	<b>Active - Development</b>  Passive – Abandonment/Neglect	The dwelling is suffering from neglect and deterioration and is threatened by encroaching development along Route 40. Property was used for storage but has now been rehabilitated by an individual.	Occupied & Good	Success
<i>Mansion Farm Tenement</i>	1999 2000	Not Standing	<b>Active - Development</b>	Scheduled for demolition shortly following documentation. Complex demolished to accommodate new residential development on the east side of Route 896.	N/A	N/A
<i>Hall Farm Barn</i>	1990 1991	Standing	<b>Active – Event Damage</b>	Heavily damaged by tornado in 1990.	Occupied & Good	Demolition by Neglect
<i>Philips Bank Barn</i>	1992 1993	Standing	Passive – Abandonment/Neglect	Barn is vacant and sections of it are in poor structural condition.	Vacant & Poor	Demolition by Neglect
<i>Congress Hall Corncrib/Granary and Dairy</i>	2001 2002	Not Standing	<b>Active - Development</b>	Subdivision plans call for the demolition of the corncrib/granary and dairy barn, the two remaining outbuildings at Congress Hall, for the Bayberry Village project.	N/A	N/A
<i>Vandegrift-Deputy Farm</i>	1997 1998	Standing	<b>Active - Development</b>  Passive – Abandonment/Neglect	Dwelling damaged by vandalism and demolition by neglect. The dwelling is located on land that is presently being developed for residential use. Although the developer is marketing the house to someone willing to undertake its restoration, to date there have been no takers. Currently, the house has been sold and extensively altered.	Occupied & Good	Success

<i>York Seat</i>	1989 1990	Not Standing	<b>Active – Event Damage</b>  Passive – Abandonment/Neglect	Previously abandoned and deteriorating, building destroyed by fire.	N/A	N/A
<i>Floating Cabin</i>	1990 1991	Not Standing	Passive – Abandonment/Neglect	Threatened by abandonment and demolition by neglect.	N/A	N/A
<i>Mount Jones</i>	1996 1997	Standing	Passive – Abandonment/Neglect	Vacant the property is threatened by deterioration and potential vandalism.	Vacant & Fair	Demolition by Neglect
<i>J. Walker Farm</i>	1995 1996	Not Standing	<b>Active - Development</b>  Passive – Abandonment/Neglect	Vacant and up for sale the farm is threatened by demolition as new owners wish to construct a school on the property.	N/A	N/A
<i>Fields Heirs House</i>	1993 1994	Not Standing	<b>Active - Development</b>  Passive – Abandonment/Neglect	Dwelling stands vacant heavily vandalized and is threatened with demolition to make way for development.	N/A	N/A
<i>Greenlawn Farm Manager's House</i>	1990 1991	Not Standing	<b>Active - Development</b>  Passive – Abandonment/Neglect	Vandalism, demolition by neglect, and development pressures. Plans are for a shopping center on the site.	N/A	N/A
<i>Middlesix</i>	1989 1990	Not Standing	<b>Active – Event Damage</b>	Fire	N/A	N/A
<i>Philip Reading Tannery</i>	1990 1991	Not Standing	Passive – Abandonment/Neglect	Deterioration and demolition by neglect.	N/A	N/A
<i>W. H Reynolds House</i>	1991 1992	Not Standing	<b>Active – Event Damage</b>	Fire damaged the building. Owners have applied for a demolition permit.	N/A	N/A
<i>Choptank- Upon-The-Hill</i>	1994 1995	Standing	<b>Active – Development</b>	Land surrounding the property has been subdivided and currently awaits development. The developer's plan for the house remains unclear. Currently the property has been sold to an individual who has rehabilitated the building.	Occupied & Good	Success
<i>Locust Grove</i>	1989 1990	Not Standing	<b>Active - Development</b>	Originally scheduled for demolition to make way for new construction, developer is now considering incorporating the structure into the new development.	N/A	N/A
<i>S.H Rothwell Farm Barn</i>	1991 1992	Standing	<b>Active - Development</b>	Threatened by increasing development pressure.	Vacant & Poor	Demolition by Neglect
<i>T. J Houston Farm - Granary</i>	1991 1992	Unknow	<b>Active - Development</b>	Increasing developmental pressures.	Unknown	Unknown
<i>J. M Gross Bank Barn</i>	1992 1993	Unknow	Passive – Abandonment/Neglect	Barn vacant and the property is for sale.	Unknown	Unknown

<i>John England Mill</i>	1990 1991	Standing	Passive – Abandonment/Neglect	Demolition by neglect	Vacant & Fair	Demolition by Neglect
<i>Morrison House</i>	1996 1997	Not Standing	Passive – Abandonment/Neglect	Part of a large tract of land protected from development.	N/A	N/A
<i>Thomas Higgins Vansant House</i>	1990 1991	Not Standing	<b>Active – Event Damage</b>	Heavily damaged by fire in December 1990.	N/A	N/A
<i>Wilson Commercial Bldgs</i>	1997 1998	Standing	<b>Active - Development</b>  Passive – Abandonment/Neglect	Property stood vacant for several years and was purchased by a firm that wishes to develop the lot for commercial and residential use. Adaptive reuse allowed for the retention of the building.	Occupied & Good	Success
<i>Boothhurst</i>	1996 1997	Not Standing	<b>Active - Development</b>  Passive – Abandonment/Neglect	Originally threatened by demolition to make room for a housing development it burned to the ground as a result of arson.	N/A	N/A
<i>Brylgon Steel Casting Company</i>	1994 1995	Not Standing	<b>Active - Demolition</b>	Underwent demolition after documentation in 1995.	N/A	N/A
<i>Deemer Steel Company</i>	1993 1994	Not Standing	Passive – Abandonment/Neglect	The Deemer Steel Casting Company site is presently vacant and threatened by imminent demolition.	N/A	N/A
<i>144-146 East 2nd Street</i>	1997 1998	Standing	<b>Active – Event Damage</b>  Passive - Renovation	Property damaged by fire and has been standing vacant. Recently, the property was purchased by a family that wishes to renovate the building for future use.	Occupied & Good	Expected
<i>McCrone House</i>	1995 1996	Standing	Passive – Abandonment/Neglect	Vacant the house is owned by the State of Delaware since 1993 in poor condition with a renovation possibly planned. Building currently mothballed.	Vacant & Good	Demolition by Neglect
<i>J. Moore Farm Corncrib</i>	1989 1990	Unknow	<b>Active - Development</b>  Passive – Abandonment/Neglect	Site is abandoned, structure is deteriorating. Owners intend to develop site for non-agricultural uses.	Unknown	Unknown
<i>Henry House</i>	1996 1997	Moved	<b>Active – Road Changes</b>	Threatened by demolition due to construction of State Route 1. Demolition is currently on hold while the New Castle County Historic Preservation Review Board and the Delaware Agricultural Museum search for funds to move the building to the museum’s property in Dover.	<i>Condition Unknown</i>	Success
<i>Canary-Naudine House and Store</i>	1992 1993	Standing	Passive - Renovation	Dwelling is undergoing extensive renovation in 1993.	Occupied & Good	Expected
<i>Eakin-Zacheus House</i>	1992 1993	Standing	Passive - Renovation	Dwelling undergoing extensive renovation in 1993.	Occupied & Good	Expected
<i>Moore Farm</i>	2001 2002	Standing	<i>Unknown -Threat not recorded</i>	Owned by Delaware Wild Lands	Occupied & Good	Other
<i>Robinson- Jackson</i>	1994 1995	Standing	<b>Active – Event Damage</b>	Second floor of the dwelling burned in 1994 and rehabilitation is planned.	Vacant & Good	Expected

			Passive - Renovation			
<i>Clearfield Farm &amp; Smoke House</i>	1993 1994	Standing	Passive – Abandonment/Neglect	Farm is located on property owned by the Delaware Department of Corrections uninhabited and deteriorating. Future use unclear.	Vacant & Fair	Demolition by Neglect
<i>Nowland House</i>	2001 2002	Not Standing	<b>Active - Development</b>	House and surrounding open lands stood at site of a new subdivision called “Savannah” located just north of Smyrna. Demolished 2001.	N/A	N/A
<i>Hales-Byrnes House</i>	1990 1991	Standing	Passive - Renovation	Proposed renovations.	Occupied & Good	Expected
<i>Briscoe House</i>	2001 2002	Not Standing	<b>Active – Event Damage</b>	Fire destroyed house 2001.	N/A	N/A
<i>Corbit-Passmore Tenant House</i>	1997 1998	Not Standing	<b>Active - Demolition</b>	Dwelling demolished in 1998 due to financial considerations.	N/A	N/A
<i>Huguenot House</i>	1993 1994	Standing	Passive – Abandonment/Neglect	Dwelling stands vacant and deteriorating. Demolition by neglect. Restored by new buyer.	Occupied & Good	Success
<i>Johnson Home Farm House</i>	1997 1998	Not Standing	<b>Active - Demolition</b>  Passive – Abandonment/Neglect	Main house was purchased by a family that wished to restore the house. Extensive insect damage however, made it clear that demolition would be best. Demolished in 1998.	N/A	N/A
<i>Johnson Home Farm Tenant Complex</i>	1993 1994	Standing	Passive – Abandonment/Neglect	The building is vacant and used for hay storage by the farm owner. It has been vandalized on several occasions.	Vacant & Poor	Demolition by Neglect
<i>Clayton Farm Complex</i>	1992 1993	Not Standing	<b>Active – Demolition</b>  Passive – Abandonment/Neglect	Dwelling stands vacant and is scheduled for demolition.	N/A	N/A
<i>Walker-Reynolds Stable</i>	1998 1999	Unknown	Passive – Abandonment/Neglect	Demolition by Neglect – exposure to elements the building was vacant and unused, lead to partial collapse of the roof – couldn’t find property, don’t know if standing.	N/A	N/A
<i>Bartsch Farm</i>	1992 1993	Not Standing	<b>Active - Demolition</b>  Passive – Abandonment/Neglect	Building is vacant and scheduled for demolition.	N/A	N/A
<i>Chase Pump House</i>	2001 2002	Unknown	Passive – Abandonment/Neglect	Vacant	Unknown	Unknown
<i>Diamond Chemical Bldgs</i>	1998 1999	Not Standing	<b>Active – Event Damage</b>  Passive – Abandonment/Neglect	Building vacant for some years, fire occurred much fire and water damage – owner got demolition permit and tore down.	N/A	N/A
<i>Greenshill Presbyterian Church House</i>	1989 1990	Not Standing	<b>Active - Development</b>	Demolition by church to widen driveway.	N/A	N/A

<i>Joshua Pyle Wagon House</i>	1991 1992	Standing	<b>Active – Road Changes</b>	Planned access change on Foulk Road will force the owners to reroute their driveway and alter the Wagon House.	Occupied & Good	Expected
<i>Mother Union African Meth-Epis Chur</i>	1995 1996	Not Standing	<b>Active - Development</b>	Purchased in 1996 by MBNA demolished for new development.	N/A	N/A
<i>Samuel J. White Carriage Works</i>	1994 1995	Not Standing	<b>Active - Development</b>	Building was recently purchased by Delaware Technical and Community College. The school plans to demolish the building.	N/A	N/A
<i>Walnut Street YMCA</i>	1995 1996	Standing	<b>Active - Development</b>	YMCA need for a new and larger facility called for demolition to make space for new structure. Currently the structure is standing within the new building.	Occupied & Good	Success
<i>West Presbyterian Church</i>	1994 1995	Not Standing	<b>Active – Event Damage</b>	Church burned in 1993 and was demolished in 1995 despite attempts to save the remaining historic fabric.	N/A	N/A
<i>Yarnell-Levy Store</i>	1996 1997	Standing	Passive – Abandonment/Neglect	Currently vacant the building is threatened by demolition by neglect. It is in a section of Market Street that is experiencing heavy pressure from surrounding businesses for redevelopment.	Vacant & Good	Success
<i>Peter Williams House</i>	1995 1996	Standing	<b>Active - Demolition</b>  Passive – Abandonment/Neglect	Owned by Catholic Diocese of Wilmington. Empty & deteriorating, threatened by demolition 1995, but as a result of interest of NCC Planning Office, the Diocese has agreed to hold off on demolition and pursue alternative uses. In an area overwhelmed by suburban development –intersection of two busy roads Rte 72 & 71.	Vacant & Good	Success

Name	TBS	Status	Threat Classification	Documented Threat	Current Condition	Still Standing
<b>Kent County</b>						
<i>Blackiston Tenant Farm</i>	2001 2002	Not Standing	Passive – Abandonment/Neglect	Located on the Blackiston Wildlife Refuge, now owned by the State of Delaware, the farm complex has been abandoned for a number of years and suffers from neglect and deterioration. After documentation the building was demolished due to its poor condition.	N/A	N/A
<i>Jones-Stevens House</i>	1997 1998	Unknow	Passive – Abandonment/Neglect	Heavily deteriorated on both the exterior and interior – all of the agricultural outbuildings once associated with the property have been demolished.	Unknown	Unknown
<i>Thomas Lamb House</i>	1993 1994	Not Standing	<b>Active - Demolition</b>  Passive – Abandonment/Neglect	House stands vacant and subject to demolition. The owner intends on demolishing the building.	N/A	N/A
<i>Hayes Campbell Tenant House</i>	1999 2000	Unknow	Passive – Abandonment/Neglect	Vacant for several years the dwelling is in extremely poor condition.	Unknown	Unknown
<i>Woodland Beach Schoolhouse</i>	1999 2000	Standing	<i>Other</i>	At the time of documentation the dwelling faced no immediate threat.	Occupied & Good	Other
<i>Hunn Jenkins House /Spruce Acres</i>	1996 1997	Standing	<b>Active - Development</b>	Property up for sale and the owners are considering offers from developers that would call for the building's demolition. Local opposition to tearing down the building for redevelopment caused the owner to drop the plan.	Occupied & Good	Success
<i>Brecknock Tenant House</i>	1994 1995	Not Standing	<b>Active - Demolition</b>	Property currently owned by the Kent County Parks Department. The Parks Department is considering demolishing the building.	N/A	N/A
<i>Cahoon-Griffin House</i>	1994 1995	Standing	<b>Active – Event Damage</b>  Passive - Renovation	Part of the house burned in 1995, dwelling currently faces demolition or rehabilitation.	Occupied & Good	Expected
<i>Captial Theater</i>	1997 1998	Standing	Passive – Abandonment/Neglect	Vacant the property recently purchased by a group of concerned citizens who intend to restore the theater for active use.	Occupied & Good	Success

<i>Dover Ice Plant Warehouse</i>	1997 1998	Standing	<b>Active – Event Damage</b>	Heavily damaged by fire in 1997.	Vacant & Poor	Demolition by Neglect
<i>Hanson House</i>	2001 2002	Standing	Passive – Abandonment/Neglect	Unoccupied and deteriorated waiting for restoration. Preservation Delaware Inc with the assistance of the City of Dover, the National Trust for Historic Preservation, and the Delaware Department of Transportation plans to restore it for use as office space.	Vacant & Poor	Success
<i>Howe House</i>	1995 1996	Standing	<b>Active - Development</b>  Passive – Abandonment/Neglect	Vacant the house is threatened by neglect and demolition. Sold to new owners, current plans call for construction of an assisted living retirement complex on the block.	Occupied & Good	Success
<i>Hunn House</i>	1995 1996	Not Standing	<b>Active - Development</b>  Passive – Abandonment/Neglect	Vacant the house is threatened by neglect and demolition. Sold to new owners, current plans call for construction of an assisted living retirement complex on the block.	N/A	N/A
<i>John Barber House</i>	1999 2000	Not Standing	<b>Active - Development</b>  Passive – Abandonment/Neglect	Demolished shortly after documentation in order to make way for a residential subdivision. The dwelling stood vacant for six months prior to demolition, suffering from neglect, deterioration and vandalism.	N/A	N/A
<i>Johnson Wheelwright /Blacksmith Shop</i>	2001 2002	Standing	<b>Active – Event Damage</b>	Damage from a storm building has structural problems as a result. Owned by the Delaware Agricultural Museum and Village which moved the property here in 1980.	Occupied & Good	Expected
<i>Richardson Hall &amp; Carriage House</i>	1995 1996	Standing	<b>Active - Development</b>  Passive – Abandonment/Neglect	Vacant the house is threatened by neglect and demolition. Sold to new owners, current plans call for construction of an assisted living retirement complex on the block. Richardson Hall was bought by a private firm and converted to offices.	Occupied & Good	Success
<i>115 West Water Street</i>	1999 2000	Not Standing	<b>Active - Demolition</b>	One of three buildings demolished in September 1999 immediately following fieldwork.	N/A	N/A
<i>Wright-Reed House</i>	1995 1996	Standing	Passive – Abandonment/Neglect	Vacant at the time of documentation,, the house is threatened by deterioration and potential demolition.	Vacant & Fair	Demolition by Neglect



<i>Cherbourg Round Barn</i>	1999 2000	Standing	<b>Active – Event Damage</b>  Passive - Renovation	Damage to the roof occurred during Hurricane Hugo. In 1999 a second storm caused the roof to completely collapse. Restoration was completed in 2000.	Occupied & Good	Expected
<i>Little Creek Friends Meeting House</i>	1994 1995	Standing	Passive – Abandonment/Neglect	Threatened by neglect, at the time of documentation it was being used as a shed for storing farm implements. After documentation it was purchased by a couple who rehabilitated the property.	Occupied & Good	Success
<i>H. Williams Farm</i>	1989 1990	Not Standing	<b>Active - Development</b>	Owners intend to develop land for nonagricultural uses.	N/A	N/A
<i>Jehu Reed House</i>	1999 2000	Standing	Passive – Abandonment/Neglect	Occupied but seriously deteriorated on interior and exterior.	Vacant & Poor	Demolition by Neglect
<i>10 Northwest Front St</i>	1992 1993	Not Standing	<b>Active - Demolition</b>  Passive – Abandonment/Neglect	Vacant and scheduled for demolition	N/A	N/A
<i>Potter Tenant House</i>	1994 1995	Unknow	<b>Active - Development</b>	Dwelling surrounded by new suburban houses, future plans for the building are uncertain.	Unknown	Unknown
<i>St. Paul's A.M.E Church</i>	1998 1999	Not Standing	<b>Active - Demolition</b>  Passive – Abandonment/Neglect	Building suffering from neglect and deterioration. Owners decided demolish existing and construct new building.	N/A	N/A
<i>Reynolds House</i>	1998 1999	Moved	<b>Active - Demolition</b>  Passive – Abandonment/Neglect	Property vacant for years, owner applied for demolition permit rather than renovate house. After study 3 <sup>rd</sup> party willing to move Period I section to new housing development where incorporated into new construction.	<i>Condition Unknown</i>	Success
<i>Bell-Beck Commercial Block</i>	2001 2002	Standing	Passive - Renovation	Being adapted for reuse as a chapel, church offices and Sunday school classrooms by the Smyrna Baptist Church.	Vacant & Fair	Expected
<i>E. Start House</i>	1991 1992	Not Standing	<b>Active - Demolition</b>  Passive – Abandonment/Neglect	Building condemned with the chimney stack collapsed. Vacant and scheduled for demolition.	N/A	N/A
<i>Hoffecker Cannery /Rothwell Granary</i>	1994 1995	Not Standing	<i>Other</i>	Property currently up for sale. Adaptive reuse of the building may not be possible or economically feasible.	N/A	N/A

<i>Sharp House</i>	1981 1990	Not Standing	Passive - Renovation	Owners propose to renovate the interior	N/A	N/A
<i>Wilmer House</i>	1996 1997	Not Standing	<b>Active - Development</b>	Demolished in May 1997 to make room for additional parking at the car dealership that surrounded the property.	N/A	N/A
<i>Fibelkorn Farm</i>	2001 2002	Standing	<i>Unknown - Threat not recorded</i>	Part of the Exchange Tract Ltd, Agricultural Preservation District.	Occupied & Fair	Other
<i>Charles I. du Pont Farm</i>	1999 2000	Standing	<b>Active - Development</b>	Threatened by construction of a residential subdivision. The developer plans to demolish the barn and outbuildings, but has expressed the possibility of retaining the dwelling.	Occupied & Good	Success

Name	TBS	Status	Threat Classification	Documented Threat	Current Condition	Still Standing
<b>Sussex County</b>						
<i>Hopkins Complex</i>	1989 1990	Not Standing	<b>Active - Demolition</b>  Passive - Abandonment/Neglect	Complex is abandoned and suffering from neglect. Owners plan to demolish the property.	N/A	N/A
<i>Evans House</i>	1999 2000	Not Standing	<b>Active - Development</b>  Passive - Abandonment/Neglect	Demolished shortly after documentation a victim of encroaching development. Located on Route 26, 100 yards east of intersection with Route 17.	N/A	N/A
<i>Toomey Strawberry Picker's House</i>	1997 1998	Unknown	Passive - Abandonment/Neglect	Vacant and deteriorating, developed a significant sway to one side.	<i>Condition Unknown</i>	Unknown
<i>Isaacs Cannery</i>	1993 1994	Not Standing	<b>Active - Demolition</b>  Passive - Abandonment/Neglect	Vacant and seriously deteriorated the building is slated for demolition.	N/A	N/A
<i>Anderson Farm Complex</i>	1994 1995	Unknown	<b>Active - Demolition</b>  Passive - Abandonment/Neglect	Owner plans to demolish the summer kitchen, small barn, and corn crib.	Unknown	Unknown
<i>R.D Stevenson House</i>	1998 1999	Moved	Passive - Abandonment/Neglect	Vacant and deteriorating the frame portion, brick portion demolished. Moved to a community in Lewes Delaware of moved historic homes – Ship Carpenter’s Square.	Unknown	Success
<i>Barber Granary</i>	1990 1991	Not Standing	<b>Active - Demolition</b>  Passive - Abandonment/Neglect	Scheduled for demolition.	N/A	N/A
<i>Hitchens Store</i>	1990 1991	Not Standing	Passive - Abandonment/Neglect	Abandonment and demolition by neglect	N/A	N/A
<i>Morris Pleasure</i>	2001 2002	Standing	<b>Active – Event Damages</b>  Passive –Restoration	Fire damage destroyed interior and west wall, house being restored.	Occupied & Poor	Expected
<i>Dashiell &amp; Moore Commercial Bldgs</i>	1992 1993	Not Standing	<b>Active – Demolition</b>	Demolished in 1993.	N/A	N/A

<i>Wheatley-Davis Barn</i>	2001 2002	Standing	Passive - Renovation	Renovations modify it from a barn to a garage.	Occupied & Good	Expected
<i>Ryves-Holt House</i>	1997 1998	Standing	Passive - Renovation	Leased from the St. Peter's Episcopal Church by the Lewes Historical Society for use with interpretative programs. Documentation occurred to gain a greater understanding of the building's fabric prior to restoration work that may be carried out in the future.	Occupied & Fair	Expected
<i>Causey Mansion Kitchen /Slave Quarters</i>	1998 1999	Standing	Passive - Renovation	Seriously deteriorated and a renovation project is planned.	Occupied & Fair	Expected
<i>Waples Tenant House</i>	1995 1996	Standing	<b>Active - Demolition</b>  Passive - Abandonment/Neglect	Due to lack of maintenance and period of vacancy house had deteriorated by the time of documentation. Recorded due to its planned demolition. In response to documentation process, owner has stabilized the eighteenth and early nineteenth-century portions of the building.	Occupied & Good	Success
<i>Hunter Farm Complex</i>	1991 1992	Moved	Passive - Renovation	House and number of the outbuildings are scheduled to be dismantled and removed from the site in the summer of 1992.	<i>Condition Unknown</i>	Expected
<i>Paynter Tenant House</i>	1996 1997	Not Standing	Passive - Abandonment/Neglect	Vacant it is threatened by vandalism and deterioration.	N/A	N/A
<i>Cannon-Plummer House</i>	1997 1998	Not Standing	Passive - Abandonment/Neglect	Vacant for several years, suffering from deterioration and vandalism through demolition by neglect.	N/A	N/A
<i>Ross Mansion Quarter</i>	1991 1992	Moved	Passive - Abandonment/Neglect	Vacant for many years suffering from abandonment and neglect. Seaford Historic Society is presently in the process of acquiring building from University of Delaware and proposes to move it back to its original location near the Governor Ross Mansion.	Unknown	Success
<i>Flood House</i>	1990 1991	Not Standing	<b>Active - Demolition</b>  Passive - Abandonment/Neglect	Partially gutted and scheduled for demolition.	N/A	N/A

<i>Hudson Farmstead</i>	1990 1991	Standing	Passive - Renovation	Planned renovations and improvements	Unknown	Expected
<i>J. Layton House</i>	1989 1990	Not Standing	<b>Active - Demolition</b>  Passive - Abandonment/Neglect	Occupied but in poor condition. Condemned and will be demolished.	N/A	N/A
<i>John Hosea House</i>	1989 1990	Not Standing	Passive - Abandonment/Neglect	The building is currently abandoned and neglected. Interior finish has been removed.	N/A	N/A

### **Appendix C: TBS Significance**

*Statements of significance provided by the TBS reports 1989 to 2003*

<b>Name</b>	<b>Status</b>	<b>Hundred</b>	<b>Geography Zone</b>	<b>Statement of Significance</b>	<b>Additional Themes</b>
<b>New Castle County</b>					
<i>Crossan House</i>	Not Standing	New Castle Hundred	Upper Peninsula Zone	The Crossan House is an important example of the domestic architecture built by New Castle County's rural elite population of the late eighteenth and early nineteenth centuries. It is significant because it retains nearly all of its original interior finish, including mantels, baseboards, and chair rails.	Rural Elite
<i>John T. Simmons Farm</i>	Standing	White Clay Creek Hundred	Upper Peninsula Zone	The John T. Simmons Farmstead is locally significant in terms of mid-to-late nineteenth century agriculture and architecture. The dwelling provides an excellent example of the mid-nineteenth century rebuilding of rural Delaware when agricultural reforms coincided with construction of new dwellings and outbuildings, and also with expansion and improvement of existing buildings. The agricultural outbuildings in the complex, particularly the drive-through granary and dairy barn, contribute to the significance of the property as architectural expressions of the evolution of agriculture in the later nineteenth and early twentieth centuries.	Agricultural Reform Rebuilding
<i>Starl House</i>	Not Standing	Red Lion Hundred	Upper Peninsula Zone	The Starl House is significant as a rare survival of a mid-nineteenth century building type – a three-bay side-passage plan dwelling with an original brick lean-to attached.	
<i>W. W. Stewart House</i>	Not Standing	Red Lion Hundred	Upper Peninsula Zone	The Stewart House is a rare survival of a building type once common in New Castle County. This one-room log building represents the lower level of the economic scale, as indicated by the size of the dwelling, log treatment, and level of decorative finish. In the nineteenth century, the majority of buildings were constructed of wood, either frame or log; and log is the rarer survivor of the two types.	

<i>Dennison Bank Barn</i>	Standing	Mill Creek Hundred	Piedmont Zone	The Dennison Bank Barn is one of the largest bank barns in New Castle County. It is a classic example and rare survival of a tri-level style of bank barn. The barn has a date stone of 1825 in the gable, the original section has been altered little and the stone walls demonstrate the excellent craftsmanship that went into making this barn.	
<i>Bennett Downs House</i>	Not Standing	New Castle Hundred	Upper Peninsula Zone	The Bennett Downs House is architecturally significant as a cruciform plan federal period house unique in Delaware.	
<i>Christiana School 111-C</i>	Standing	White Clay Creek Hundred	Piedmont Zone	Constructed between 1920 and 1930, Christiana School 111-C survives as one of the few remaining public schoolhouses established by Delaware philanthropist Pierre S. DuPont for African-American students. It was also one of the earliest of these schools to be built.	African-American Hist
<i>Thomas Montgomery House</i>	Standing	White Clay Creek Hundred	Piedmont Zone	Built circa 1740, the Thomas Montgomery House is one of the oldest surviving dwellings in Delaware. It is architecturally significant because of its uncommon construction features. The building displays an unusual floor plan with the rear kitchen attached to the main block by means of a hyphen that contains an exterior door, a hallway, and a wider stair to the second floor.	
<i>Waters House</i>	Not Standing	White Clay Creek Hundred	Piedmont Zone	The Waters House is the last remnant of the nineteenth century African-American community in the Bayard Street area of Christiana.	African-American Hist
<i>Dawkins-Marim House</i>	Standing	Blackbird Hundred	Upper Peninsula Zone	The Dawkins-Marim House is part of a 174-acre farm that was owned by members of the locally prominent Blackiston and Marim families. Despite its many alterations, this log dwelling remains a rare surviving example of the log construction typical of eighteenth and nineteenth-century housing in this area of central Delaware.	

<i>Moody-Clayton House</i>	Not Standing	Saint Georges Hundred	Upper Peninsula Zone	The house illustrates the tension between old and new methods of house construction in the mid-nineteenth century. Its plan displays a typical rebuilding strategy in St. Georges Hundred by construction a new section that effectively reoriented the dwelling's primary elevation to face Old Schoolhouse Road. The dwelling therefore, reflects the themes of agricultural reform, the rebuilding process, and may also have associations with agricultural tenancy and African-American history.	Agricultural Reform Rebuilding Agricultural Tenancy African-American Hist
<i>Ebenezer Church</i>	Not Standing	Mill Creek Hundred	Piedmont Zone	Not provided in the TBS report.	
<i>Mitchell Bank Barn</i>	Standing	Mill Creek Hundred	Piedmont Zone	The well-preserved Mitchell Bank Barn is a typical bi-level bank barn dating to the early years of agricultural reform in New Castle County. The barn is a typical bi-level bank barn.	Agricultural Reform
<i>Henry Whiteman House</i>	<i>Moved</i>	Mill Creek Hundred	Piedmont Zone	The Whiteman House is a two-story dwelling from the early nineteenth century. Typical of the houses that once dotted the landscape of Mill Creek Hundred, it is now a rare survival due to development pressures.	
<i>Marchant-Clark Commercial Block</i>	Standing	Red Lion Hundred	Coastal Zone	The Marchant-Clark Commercial Building demonstrates the rapid fluctuations in commercial architecture and enterprise in Delaware City (an important port town located along the Chesapeake and Delaware Canal) during the late nineteenth and early twentieth centuries.	
<i>Cann Farm</i>	Not Standing	Pencader Hundred	Upper Peninsula Zone	The Cann family established several farms in the Glasgow area in the nineteenth century. This complex features the only surviving dwelling associated with the family, and the extensive outbuildings reflect the nature of agricultural production in the late nineteenth and early twentieth centuries.	
<i>Joseph Crawford House</i>	Standing	Pencader Hundred	Upper Peninsula Zone	Constructed in 1855, the Joseph Crawford House is an unusual survivor as a log dwelling that retains a high degree of architectural integrity. The Period I section is entirely intact and features a hall-chamber plan.	



<i>Mansion Farm Tenement</i>	Not Standing	Pencader Hundred	Upper Peninsula Zone	Constructed in the mid-nineteenth century, the Mansion Farm Tenement was a rare survivor of an unusual building type, the double agricultural tenement. It speaks to the theme of agricultural tenancy typical in New Castle County.	Agricultural Tenancy
<i>Hall Farm Barn</i>	Standing	Christiana Hundred	Piedmont Zone	Built in 1808, the Hall Barn was one of few stone bank barns to be constructed in New Castle County.	
<i>Phillips Bank Barn</i>	Standing	Mill Creek Hundred	Piedmont Zone	The Phillips Bank Barn dates to the 1760s and is the only surviving eighteenth-century bank barn in New Castle County. Being a pre-agricultural reform barn, the Phillips Bank Barn is quite different in that it is constructed with five bays instead of three, with two wagon entrances in the second and fourth bays.	
<i>Congress Hall Corncrib/G</i>	Not Standing	St. Georges Hundred	Upper Peninsula Zone	The farm complex reflects many facets of mid-nineteenth century agricultural practices and land transactions, and the dairy barn's milking parlor represents a new type of dairying facility to meet 1930s requirements for safe and sanitary production of fluid milk for the public market.	Dairy
<i>Vandegrift-Deputy Far</i>	Standing	Red Lion Hundred	Upper Peninsula Zone	The property is an example of a typical farm once part of a 200-acre farm associated with many vernacular outbuildings. The property is associated with tenant farming as well as a twentieth century dairying operation that ran on the property.	Agricultural Tenancy Dairy
<i>York Seat</i>	Not Standing	Little Creek Hundred	Coastal Zone	York Seat was built in two sections: the gambrel roofed frame wing dates to circa 1750-1760 and the stone and brick addition to 1825. The use of stone as a building material is quite rare in Kent County, thus lending additional architectural importance to this house.	

<i>Floating Cabin</i>	Not Standing	Blackbird Hundred	Upper Peninsula Zone	The floating cabin represents the last known Delaware example of a structure once common to the Delaware River Wetlands.	
<i>Mount Jones</i>	Standing	St. Georges Hundred	Upper Peninsula Zone	Mount Jones is an example of the late Georgian/Federal styles popular among Delaware's rural elite during the 1770-1830 period. It is representative of changes in the landscape due to the emergence of a new class of agricultural and scientific individuals.	Rural Elite
<i>J. Walker Farm</i>	Not Standing	Mill Creek Hundred	Piedmont Zone	Built in the early nineteenth century, the J. Walker House represents a significant example of the early nineteenth-century shift to stone construction in Mill Creek Hundred. The house and barn as they survive in their current setting exist as a rare survival of the nineteenth-century agricultural landscape in northern New Castle County.	
<i>Fields Heirs House</i>	Not Standing	St. Georges Hundred	Upper Peninsula Zone	The original section of this house dates to 1820 and is significant as a rare surviving example of log construction, a once common building form in Delaware for poor and middle economic classes in the late eighteenth and early nineteenth century. As changes in agricultural practices increased prosperity, many area farmers rebuilt existing dwellings. The building is an example of the rebuilding process that occurred in this time in St. Georges Hundred.	Agricultural Reform Rebuilding
<i>Greenlawn Farm Manager's House</i>	Not Standing	St. Georges Hundred	Upper Peninsula Zone	The Greenlawn Farmer's House was erected by William Brady in the third quarter of the nineteenth century on a lot adjacent to the mansion house. The farmer's house, executed in the style of the mansion house, is an example of the type of housing constructed for tenant workers.	Agricultural Tenancy
<i>Middlesix</i>	Not Standing	St. Georges Hundred	Upper Peninsula Zone	Middlesix is a significant example of a farm manager's house of the mid-nineteenth century. Built by William Wilson, owner of nearly two dozen farms, Middlesix was typical of accommodations providing for resident overseers. Architecturally, the building is notable for its central stair without a passage.	Agricultural Tenancy

<i>Philip Reading Tannery</i>	Not Standing	St. Georges Hundred	Upper Peninsula Zone	The Reading Tannery in Middletown is the last surviving eighteenth century tannery in Delaware and possible in the lower Delaware Valley.	Tanning
<i>W. H Reynolds House</i>	Not Standing	Appoquinimink Hundred	Upper Peninsula Zone	The Reynolds House represents a type and period of building that includes hall-parlor and stair-passage plans with integrated service functions. Middlesix (TBS1989-1990) was the closest in scale and appearance with a two-story center-stair plan and west gable service wing. The building possessed similar Federal finishes and built in the first third of the nineteenth century.	
<i>Choptank-Upon-The-Hill</i>	Standing	St Georges Hundred	Upper Peninsula Zone	Exhibiting two periods of construction, this dwelling epitomizes the rebuilding process in St. Georges Hundred that occurred as the result of the agricultural reform movement in the mid-nineteenth century. The dwelling represents a significant element of the landscape still tied to the themes of the agricultural reform, the rebuilding process in St. Georges Hundred, and familial relationships.	Agricultural Reform Rebuilding
<i>Locust Grove</i>	Not Standing	St. Georges Hundred	Upper Peninsula Zone	Locust Grove is an excellent example of the domestic architecture built by New Castle County's rural elite population of the late eighteenth century. It is significant because its first period plan and interior finish survive largely intact. The scale of the house is unusual in Delaware.	Rural Elite
<i>S.H Rothwell Farm Barn</i>	Standing	St. Georges Hundred	Upper Peninsula Zone	The S.H. Rothwell Barn is one of the few remaining bank barns in New Castle County located south of the fall line.	
<i>T. J Houston Farm - Granary</i>	Unknow	St. Georges Hundred	Upper Peninsula Zone	The Houston Granary is an example of a rare type of outbuilding that utilizes a central aisle flanked by corn cribs. The granary is part of an agricultural complex that lies in the path of continued development south of the Chesapeake and Delaware Canal.	Granary

<i>J. M Gross Bank Barn</i>	Unknow	White Clay Creek Hundred	Piedmont Zone	The J.M Gross Bank Barn is a rare and well-preserved example of a small, mid-to-late nineteenth century, tri-level bank barn. Built during the height of agricultural reform, this barn demonstrates many features of the “ideal” barn. The building was well-built, followed the standard form for a tri-level barn, and served many functions, such as a stable, storage areas, a separate threshing area, and two corn cribs in the bridge house.	Agricultural Reform
<i>John England Mill</i>	Standing	White Clay Creek Hundred	Piedmont Zone	The John England Mill is significant as a rare example of eighteenth century framing in New Castle County. It also is an example of the many mills the at one time occupied New Castle County.	Milling
<i>Morrison House</i>	Not Standing	Mill Creek Hundred	Piedmont Zone	The Morrison House survives as an example of the stone dwellings built in the early nineteenth century in Mill Creek Hundred to replace earlier log dwellings. It is also significant as an example of the four-room plan more commonly built in homes of the elite in the late 18 <sup>th</sup> cent	Rural Elite
<i>Thomas Higgins Vasant House</i>	Not Standing	White Clay Creek Hundred	Piedmont Zone	The Higgins/Vasant House was gutted by fire in December 1990. The burned out and structurally compromised stone shell still exhibited many architectural details relative to both its early eighteenth century construction and early to mid nineteenth century expansion.	
<i>Wilson Commercial Bldgs</i>	Standing	White Clay Creek Hundred	Piedmont Zone	Historically, the three-story brick building is one of the tallest buildings on Main Street. It is an example of a late-nineteenth century commercial property.	
<i>Boothurst</i>	Not Standing	New Castle Hundred	Coastal Zone	The core of the Boothurst house is likely an eighteenth century dwelling, has long served as a landmark for people living in the New Castle vicinity. In the early twentieth century, the property was home to Laussat Rogers, a well-known architect.	

<i>Brylgon Steel Casting Company</i>	Not Standing	New Castle Hundred	Coastal Zone	The building represents a significant example of a steel manufacturing complex. The complex's location and building fabric reflect New Castle's role as an important manufacturing center for steel products in the early twentieth century. The plan reflects over eighty years of continual use.	Manufacturing
<i>Deemer Steel Company</i>	Not Standing	New Castle Hundred	Coastal Zone	The factory represents the continued occupancy of an industrial structure that began in the second half of the nineteenth century and ended in the closing years of the twentieth. The building began as the Triton Cotton Mill (textile mill) in 1861 and ended as a steel foundry. The original textile portion still evident within the later additions.	Manufacturing
<i>144-146 East 2nd Street</i>	Standing	New Castle Hundred	Coastal Zone	The double houses at 144-146 E. Second Street, represents an excellent example of lower quality speculative and workers housing dating to the second quarter of the nineteenth century. The compact plans of the two houses, their simplified braced frame construction, and stock interior finishes speak to a category of housing that was at once basic and serviceable.	
<i>McCrone House</i>	Standing	New Castle Hundred	Coastal Zone	Built in the early nineteenth century, the property exhibits braced-frame construction and represents a rare survival of an early gable-front store hidden among other nineteenth and twentieth-century additions to a nineteenth-century dwelling.	
<i>J. Farm Moore Corn Crib</i>	Unknow	Appoquinimink Hundred	Coastal Zone	The J. Moore Corn Crib represents a small-scale agricultural building type that was once common in the area. It is the only known surviving example of the type in the area.	
<i>Henry House</i>	<i>Moved</i>	Appoquinimink Hundred	Upper Peninsula Zone	The Henry House is significant for its association with the changing agricultural practices of central Delaware in the nineteenth century and the appearance of the house and garden tenant houses as well as for its use of a combination timber-frame and balloon-frame construction technique.	Agricultural Tenancy House-and-Garden

<i>Canary-Naudine House and Store</i>	Standing	St. Georges Hundred	Coastal Zone	St. Georges Hundred the property stands as an important example of a circa 1785 combination dwelling and store reacted in a small maritime trading community on the Delaware River. The structure is also significant for a number of construction details describing low-cost vernacular framing traditions.	
<i>Eakin-Zacheus House</i>	Standing	St. Georges Hundred	Coastal Zone	The Eakin-Zacheus House is a well preserved example of a sawn plank house with braced frame addition built at the end of the eighteenth century as a village dwelling, which simultaneously served as a store and tavern. The structure is a fine example of lower-grade vernacular bldg traditions.	
<i>Moore Farm</i>	Standing	St. Georges Hundred	Coastal Zone	The Moore Farm is a mixed-use farm that is a collection of late nineteenth and early twentieth century structures. The farm complex exemplifies the small-scale truck and dairy farming that was once an integral part of Delaware's agricultural landscape. The dairy barn and chicken houses once associated with the farm have been demolished, but the 1890s farmhouse and granary remain.	Dairy Truck Farming
<i>Robinson-Jackson House</i>	Standing	St Georges Hundred	Coastal Zone	The house stands as a significant urban townhouse in Port Penn. The dwelling remains as one of the few remaining examples of late-eighteenth-century Federal town houses in Port Penn. The dwelling is also significant for its association with local African-American families.	African-American Hist
<i>Clearfield Farm &amp; Smoke Hs</i>	Standing	Blackbird Hundred	Upper Peninsula Zone	The farm is a surviving example of Delaware vernacular colonial-era architecture. It is associated with several prominent Delawareans, and is significant for its unusual interior staircase, which divides into two narrow enclosed sections of the second floor.	Agricultural Reform Rebuilding
<i>Nowland House</i>	Not Standing	Blackbird Hundred	Upper Peninsula Zone	The Nowland House represented the growing prosperity of a New Castle County farming family in the late nineteenth century and a tradition of moving and modifying older houses rather than constructing entirely new homes.	

<i>Hales-Byrnes House</i>	Standing	White Clay Creek Hundred	Piedmont Zone	The Hale-Byrnes House was reputed to be the meeting place of the Officers of the American Army in 1777.	Agricultural Tenancy
<i>Briscoe House</i>	Not Standing	Appoquinimink Hundred	Upper Peninsula Zone	The Briscoe House represented an example of twentieth century agricultural tenant housing.	Agricultural Tenancy
<i>Corbit-Passmore Tenant House</i>	Not Standing	Appoquinimink Hundred	Upper Peninsula Zone	The property is an example of a tenant property constructed in the early twentieth century.	
<i>Huguenot House</i>	Standing	Appoquinimink hundred	Coastal Zone	The house is an extraordinary example of an early to mid eighteenth-century Delaware plantation house. The house, which reflects three major periods of growth, contains exceptionally well-preserved interior finishes. The house also exhibits a number of regionally identifiable vernacular building characteristics including evidence of pent eaves, collarless common rafter roof construction, and glazed header Flemish bond.	Rural Elite
<i>Johnson Home Farm House</i>	Not Standing	Blackbird Hundred	Coastal Zone	The Johnson House is significant for its representation of the rural elite class that appeared in central Delaware between 1780 and 1820. The building is also significant for its survival as a post-and-plank building, which demonstrated the wealth of Mr. Johnson as this type of construction is one of the most labor intensive techniques for building houses. The house provided the most visible sign of Dr. Johnson's wealth and social station as it is among the largest houses built in central Delaware during the federal period.	Agricultural Tenancy African-American Hist
<i>Johnson Home Farm Tenant Complex</i>	Standing	Blackbird Hundred	Coastal Zone	This complex is associated with the Johnson Home Farm, a property listed under the thematic nomination, "Dwellings of the rural elite in central Delaware, 1780-1820." the tenant dwelling is a rare surviving example of a tenant complex with outbuildings intact. The site is also significant for its association with African-Americans.	Agricultural Reform Rebuilding

<i>Clayton Farm Complex</i>	Not Standing	Appoquinimink Hundred	Upper Peninsula Zone	The Clayton House is architecturally significant for a number of vernacular building features including corner post plank construction. The house is historically significant for its relationship to the period of architectural renewal and rebuilding which swept the area in the mid-1800s. The farm complex contains several very rare nineteenth-century building types including a plank house, a post and girt stable, and a log shed.	Agricultural Reform
<i>Walker-Reynolds Stable</i>	Not Standing	Appoquinimink Hundred	Upper Peninsula Zone	Although plank or log was a common method of construction for both dwellings and agricultural outbuildings in the eighteenth and nineteenth centuries, few examples of outbuildings built with this system survive in Delaware today. The Walker-Reynolds Stable, although seriously deteriorated, proves an excellent example of log building technology as it was applied to outbuildings.	
<i>Bartsch Farm</i>	Not Standing	Brandywine Hundred	Piedmont Zone	Bartsch Farm is the last intact nineteenth-century farmstead in Brandywine Hundred. It dates to a period of agricultural reform and reflects the values and changes brought about by the reform.	Agricultural Reform
<i>Chase Pump House</i>	Unknown	Christiana Hundred Wilmington	Piedmont Zone	The Chase Pump House stands on land formerly part of the powder mills established by E.I du Pont along the Brandywine River in the early nineteenth century. The pump and water wheel probably provided water for workers' villages associated with the powder mills.	Mills
<i>Diamond Chemical Bldgs</i>	Not Standing	Christiana Hundred Wilmington	Piedmont Zone	The group of buildings in the Diamond Chemical Block represents a cross-section of typical retail buildings which trace the history of the central business district in the City of Wilmington from the late eighteenth century through the early twentieth century. The block stands as one of the few remaining intact historic streetscapes in the downtown area. These buildings are reminders of a city block once rich with small retail stores.	



<i>Greenshill Presbyterian Church Hs</i>	Not Standing	Christiana Hundred Wilmington	Piedmont Zone	The house is part of the Henry Clay National Register Historic District.	
<i>Joshua Pyle Wagon House</i>	Standing	Brandywine Hundred	Piedmont Zone	The building is a rare example of a mid-nineteenth century bi-level outbuilding with a lower story wagon bay and upper story combination granary, corn crib, and work space. Built at the height of the agricultural reforms associated with progressive farming in the mid-1800s, the wagon barn exhibits both the specialization of agricultural form and the consolidation of internal functions.	Agricultural Reform
<i>Mother Union African Meth-Epis Chur</i>	Not Standing	Christiana Hundred Wilmington	Piedmont Zone	The Mother UAME Church is a significant resource associated with the African-American population and its history in both Wilmington and Delaware. The church, built in 1882, replaced an earlier structure in the community.	African-American Hist
<i>Samuel J. White Carriage Works</i>	Not Standing	Christiana Hundred Wilmington	Piedmont Zone	The building represents a significant example of an industrial, clear span building that recalls Wilmington's role as a manufacturing center. The building retains much of its original fabric including its finish and evidence of manufacturing processes. It is significant for its reflection of the development and decline of Wilmington as a diversified manufacturing center.	Manufacturing
<i>Walnut Street YMCA</i>	Standing	Christiana Hundred Wilmington	Piedmont Zone	The YMCA is an important resource documenting the history of African-Americans in the city of Wilmington. It was built in 1939 during a period when the YMCA organization was still segregated by race. Concern about the recreational opportunities available to African-Americans in the city, H. Fletcher Brown and several other white donors contributed funds to construct a YMCA in the black neighborhood.	African-American Hist
<i>West Presbyterian Church</i>	Not Standing	Christiana Hundred Wilmington	Piedmont Zone	The church represented a significant example of a third quarter nineteenth century, red brick, and Gothic church. The building was significant for its adherence to the Gothic style and ornate detailing.	

<i>Yarnell-Levy Store</i>	Standing	Christiana Hundred Wilmington	Piedmont Zone	A three-story brick commercial building built circa 1783, the Yarnell-Levy Store retains a remarkable degree of architectural integrity, relating not only to the late eighteenth century development of Wilmington's commercial architecture, but also to the development of the commercial district through the mid-nineteenth century.	
<i>Peter Williams House</i>	Standing	Pencader Hundred	Upper Peninsula Zone	The Peter Williams House presents one of the last remaining early nineteenth-century brick dwelling houses in northern New Castle County. Its location at the intersection of routes 71 and 72 places it as one of the few surviving elements of the nineteenth-century rural landscape in an area presently being overwhelmed by suburban development.	

<b>Kent County</b>					
<i>Blackiston Tenant Farm</i>	Not Standing	Kenton Hundred	Upper Peninsula Zone	The Blackiston Tenant Farm remains an important example of agricultural practices in Delaware, illustrating both the nineteenth century practice of agricultural tenancy and the early twentieth century change to modest, small-scale, owner occupied farms.	Agricultural Tenancy
<i>Jones-Stevens House</i>	Unknow	Kenton Hundred	Upper Peninsula Zone	The Jones-Stevens House reflects periods of occupancy by both tenants and owners. Isolated in the middle of cultivated fields, but without the context of its agricultural outbuildings, the house demonstrates two building periods. The dwelling addresses important questions relating to the conduction of farm housing intended specifically for tenants.	Agricultural Tenancy
<i>Thomas Lamb House</i>	Not Standing	Kenton hundred	Upper Peninsula Zone	The property is an example of the rebuilding that took place in the middle of the nineteenth century in Kenton hundred. The rebuilding did not in all cases involve new construction, but at the very least caused substantial remodeling of many structures. Thomas Lamb's mansion is the result of new construction and the replacement of a no longer acceptable dwelling with a structure more in keeping with the owner's improved economic status.	Agricultural Reform Rebuilding
<i>Hayes Campbell Tenant House</i>	Unknow	Duck Creek Hundred	Coastal Zone	The Hayes-Campbell Tenant House is significant as one of the few remnants of Bombay Hook's nineteenth century agricultural landscape. Secondly, it is significant for its framing system, which combines elements of heavy braced-frame construction with lighter balloon-frame construction.	
<i>Woodland Beach Schoolhouse</i>	Standing	Duck Creek Hundred	Coastal Zone	Constructed in the last quarter of the nineteenth century, the Woodland Beach Schoolhouse is significant as one of very few one-room schoolhouses surviving intact in Delaware.	

<i>Hunn-Jenkins House /Spruce Acres</i>	Standing	Murderkill Hundred	Upper Peninsula Zone	A large Greek Revival dwelling built circa 1850-51 by prominent local farmer and merchant Hunn-Jenkins, the house is a well-preserved example of a rural Delaware interpretation of fashionable high-style architecture of the period.	
<i>Brecknock Tenant House</i>	Not Standing	Dover Hundred	Upper Peninsula Zone	Brecknock Tenant House represents a common late-nineteenth-century strategy for housing agricultural laborers. The traditional form of the house combined with more modern construction methods reflects a reluctance to impose more contemporary forms upon the landscape. The house is associated with the Brecknock Farm Dwelling and a nearby mill. Placement of the building close to the creek and mill site suggests a connection to the working of the mill.	Agricultural Tenancy
<i>Cahoon-Griffin House</i>	Standing	Dover Hundred	Upper Peninsula Zone	The two-story dwelling reflects Federal period architectural details and a hewn, braced frame.	
<i>Captial Theater</i>	Standing	Dover Hundred	Upper Peninsula Zone	This early twentieth century theater retains elements of decoration from both periods of use, both for stage productions and movies. The projection booth contains early projection machinery, used throughout the late twentieth century.	
<i>Dover Ice Plant Warehouse</i>	Standing	Dover Hundred	Upper Peninsula Zone	The Dover Ice Plant is an example of the canning and ice plant industry in the City of Dover. The plant warehouse served as an ice plant since the 1920s and later was used for the storage of fruit juices for the nearby cannery.	
<i>Hanson House</i>	Standing	Dover Hundred	Upper Peninsula Zone	The Hanson House is the only surviving example of an eighteenth century frame dwelling remaining in the area surrounding Legislative Hall in Dover.	
<i>Howe House</i>	Standing	Dover Hundred	Upper Peninsula Zone	Built in the 1870s, the Howe House contributes to a streetscape consisting of Victorian homes built between 1860 and 1890 and represents one of the rare brick dwellings among the group. Currently occupying a street corner, the Howe House acts as an anchor for the block of homes.	

<i>Hunn House</i>	Not Standing	Dover Hundred	Upper Peninsula Zone	Built in the mid-1870s, the Hunn House and Carriage House significantly contribute to a streetscape of Victorian homes built between 1860 and 1890.	
<i>John Barber House</i>	Not Standing	Dover Hundred	Upper Peninsula Zone	The John Barber House is significant both as a log dwelling dating to the second quarter of the nineteenth century and for its association with the practice of tenant farming common in Kent County.	Agricultural Tenancy
<i>Johnson Wheelwright /Blacksmith Shop</i>	Standing	Dover Hundred	Upper Peninsula Zone	Originally located in Sussex County, the Johnson Blacksmith and Wheelwright Shops are part of the collection of the Delaware Agricultural Museum and Village and are an example of a rare surviving building type.	
<i>Richardson Hall Carriage hs</i>	Standing	Dover Hundred	Upper Peninsula Zone	Built in the 1880s, Richardson Hall contributes to a streetscape of Victorian homes built between 1860 and 1890. Located at the north end of the block, Richardson Hall is the largest of the group and serves as an important anchor for not only the immediate block, but the entire row.	
<i>115 West Water Street</i>	Not Standing	Dover Hundred	Upper Peninsula Zone	This dwelling was significant as an example of the changes in urban tenant housing in nineteenth century Dover.	
<i>Wright-Reed House</i>	Standing	Little Creek Hundred	Coastal Zone	A small braced-frame dwelling built about 1820; the Wright-Reed House is an example of the small-scale buildings of middling construction techniques that often disappear from the landscape without documentation. The dwelling is significant for its association with the development of a small river town and specifically with the maritime activities that fueled the economy of the marshland in the late-nineteenth and early-twentieth centuries.	Marshland
<i>Cherbourg Round Barn</i>	Standing	Dover Hundred	Coastal Zone	One of the most architecturally distinctive agricultural outbuildings in Delaware, the Cherbourg Round Barn is significant on several accounts. The only barn of its type in the state, it demonstrates an innovative approach to the problems associated with the shelter and nourishment of cattle.	

<i>Little Creek Friends Meeting House</i>	Standing	Little Creek Hundred	Coastal Zone	The meeting house is the second oldest and second largest nineteenth century Friends Meeting House in Delaware. The building recalls the close relationship between the agricultural and cultural landscape of the early nineteenth century. The meeting house is significant for its association with the Quaker religion and for its method of construction.	
<i>H. Williams Farm</i>	Not Standing	Murderkill Hundred	Coastal Zone	The H. Williams House was improved at least once before 1800. Exceptional aspects of the dwelling include usually rough interior finish; particularly scabbed-on collar beams, undecorated joists, and wrought nail repairs. The Feed Barn is a fine example of a mid-nineteenth century grain storage building with a central processing area flanked by two cribs on the ground floor, and a loft divided into grain bins. Survival of original bins and partitions is an exceptionally rare feature.	
<i>Jehu Reed House</i>	Standing	Murderkill Hundred	Coastal Zone	The Jehu M. Reed House is significant in its over 227 year connection to the Reed family, a well-known and prominent Central Delaware family. Constructed in 1771, the house was expanded in 1868 to both accommodate and express the lifestyle of Jehu Reed, an agricultural pioneer and benefactor, whose advances and techniques in farming helped foster Delaware's peach and apple industry. Additionally, the house stands as an exemplary breed of rural Mid-Atlantic architecture that melds the original fabric of a Georgian structure with an Italianate/Victorian plantation house.	Peach Farm
<i>10 Northwest Front Street</i>	Not Standing	Milford Hundred	Coastal Zone	This building is a combination residence and commercial establishment from the late-nineteenth century and represents a property type that is rapidly disappearing from the landscape.	
<i>Potter Tenant House</i>	Unknow	Milford Hundred	Coastal Zone	The dwelling represents a significant late nineteenth century example of a formal, center-hall plan. The property may also have associations with agricultural tenancy.	Agricultural Tenancy

<i>St. Paul's A.M.E Church</i>	Not Standing	Milford Hundred	Coastal Zone	The church, built between 1842 and 1847, is a contributing resource to the North Milford Historic District. The building functioned as a town hall and a primary school associated with the Milford Academy, as well as the home of the St. Paul's A.M.E. Church for over a century.	
<i>Reynolds House</i>	<i>Moved</i>	Murderkill Hundred	Upper Peninsula Zone	The Reynolds House is an excellent example of the braced timber frame construction commonly found in this part of Kent County in the eighteenth and early nineteenth centuries but rarely surviving today. The house contains three separate building periods, each in a slightly different form of braced frame construction.	
<i>Bell-Beck Commercial Block</i>	Standing	Duck Creek Hundred	Upper Peninsula Zone	The Bell-Beck Commercial Building reflects the substantial growth and prosperity that occurred in the later half of the nineteenth century in Smyrna. The building is an example of a commercial building in the center of town that retains the characteristics of its nineteenth century heritage.	
<i>E. Start House</i>	Not Standing	Duck Creek Hundred	Upper Peninsula Zone	The E. Start House is significant as a relatively rare example of an early nineteenth century vernacular dwelling.	
<i>Hoffecker Cannery /Rothwell Granary</i>	Not Standing	Duck Creek Hundred	Upper Peninsula Zone	The building is significant as an industrial complex associated with the canning and grain industries as well as with prominent Kent County families. The complex 's site plan not only recalls the maturation and decline of the canning industry in Delaware, but also illustrates the successful introduction of the milling process with the extant buildings.	Cannery
<i>Sharp House</i>	Not Standing	Duck Creek Hundred	Upper Peninsula Zone	The Sharp House is notable for dovetailed log construction, a hall-parlor plan with corner parlor fireplace, and the retention of much of the interior finish in the hall.	
<i>Wilmer House</i>	Not Standing	Duck Creek Hundred	Upper Peninsula Zone	This late eighteenth-century brick dwelling is significant as a rare example of a rural Delaware townhouse from that period. The dwelling and its inhabitants were an important part of the social and economic development of Smyrna in the late-eighteenth and early-nineteenth centuries.	

<i>Fibelkorn Farm</i>	Standing	Murderkill Hundred	Upper Peninsula Zone	Fibelkorn Farm is part of the Exchange Tract, Ltd. Agricultural Preservation District, and has been held by the same family for over 100 years. The complex represents an important and rapidly disappearing element of Delaware's agricultural history: the small-scale, family-owned, and operated farm.	
<i>Charles I. du Pont Farm</i>	Standing	Murderkill Hundred	Upper Peninsula Zone	The Charles I. du Pont Tenant Farm House stands today as an example of a finely detailed, mid-to-late eighteenth century rural dwelling. The farm complex provides an excellent example of the use of agricultural tenancy as a strategy for generating income, particularly in its connection with the dairy industry.	Agricultural Tenancy Dairy



<b>Sussex County</b>					
<i>Hopkins Complex</i>	Not Standing	Dagsboro Hundred	Lower Peninsula/ Cypress Swamp	The Hopkins Complex is potentially eligible for nomination to the National Register of Historic Places as a historic crossroads district.	
<i>Evans House</i>	Not Standing	Baltimore Hundred	Coastal Zone	Constructed as early as the last quarter of the eighteenth century, the original portion of the Evans House consisted of a one-and-one-half story, one-room-plan dwelling. Although almost completely concealed by modern additions, the Evans House is significant as one of the county's older dwellings.	
<i>Toomey Strawberry Picker's House</i>	Unknow	Dagsboro Hundred	Coastal Zone	A common building form found on many Sussex County farm complexes in the early twentieth-century, survival of a strawberry picker's house is now rare. The Toomey pickers' house is one of only two that have been documented at any significant level, and one of only for or five that survive with little alteration.	Strawberry Farming
<i>Isaacs Cannery</i>	Not Standing	Cedar Creek Hundred	Lower Peninsula/ Cypress Swamp	This is the only surviving example of an industry that once ranked second in the number of manufacturing establishments in Delaware. This building is significant not only for its rarity, but also for the presence of its processing equipment that illustrates technological advances in the food processing industry from circa 1900 to 1950.	Cannery
<i>Anderson Farm Complex</i>	Unknow	Indian River Hundred	Coastal Zone	The complex represents a typical middle to late nineteenth century farmstead that reflects the diversified agricultural interests and agricultural reform process that occurred in the Indian River Hundred. Its outbuildings reflect innovation in barn construction.	Agricultural Reform
<i>R.D Stevenson House</i>	<i>Moved</i>	Indian River Hundred	Coastal Zone	The Stevenson House is an excellent example of the evolution of braced-frame construction in the eighteenth and early nineteenth centuries. Examination of the building during preparation for moving the frame to Lewes permitted close examination of the framing system and layers of wall finish.	

<i>Barber Granary</i>	Not Standing		Lower Peninsula/ Cypress Swamp	The Barber Granary is representative of small-scale agricultural buildings constructed in the early twentieth century.	
<i>Hitchens Store</i>	Not Standing	Broad Creek Hundred	Lower Peninsula/ Cypress Swamp	The Hitchens Store is an excellent example of an early nineteenth century small-scale southern Delaware commercial structure with an exceptional degree of integrity.	
<i>Morris Pleasure</i>	Standing	Northwest Fork Hundred	Lower Peninsula/ Cypress Swamp	Morris Pleasure, comprised of the Daniel Morris House, two barns, and surrounding agricultural lands, is part of the lands granted to the Morris family from Lord Baltimore in 1640.	
<i>Dashiell &amp; Moore Commercial Bldgs</i>	Not Standing	Little Creek Hundred	Lower Peninsula/ Cypress Swamp	The Dashiell and Moore Buildings were fine examples of an early twentieth-century in-town commercial block. While the interiors of all the buildings were heavily altered, the exteriors retained much of their original ornamentation and appearance.	
<i>Wheatley-Davis Barn</i>	Standing	Broad Creek Hundred	Lower Peninsula/ Cypress Swamp	The Wheatley-Davis Barn features an unusual truss system and illustrates the variety of construction methods used in agricultural buildings in southern Delaware. The barn is the only surviving agricultural outbuilding on the property to mark the nineteenth century agricultural history of the farm.	
<i>Ryves-Holt House</i>	Standing	Lewes and Rehoboth Hundred	Coastal Zone	An exceptional survival of “first period” domestic architecture in the lower Delaware Valley, the Ryves Holt House exemplifies the rising commitment to durable buildings in the late-seventeenth and very early-eighteenth centuries.	
<i>Causey Mansion Kitchen /Slave Quarter</i>	Standing	Milford Hundred	Coastal Zone	The kitchen/slave quarter stands as one of very few buildings in Sussex County that relates to the experience of African-American slaves in the area.	African-American Hist

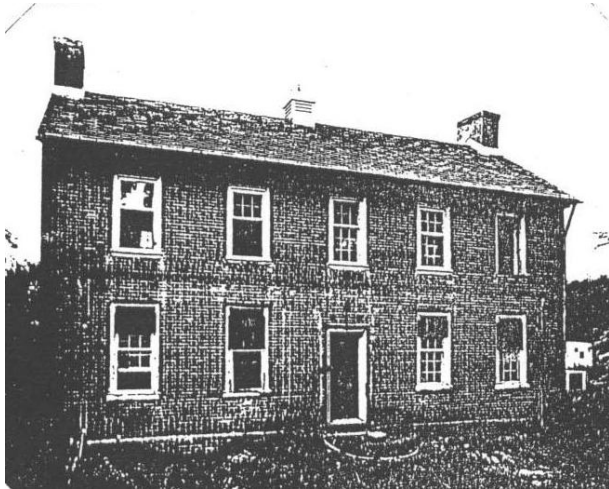
<i>Waples Tenant House</i>	Standing	Indian River Hundred	Coastal Zone	Built in the late-eighteenth century as a dwelling, the Waples House is most readily understood as the product of three distinct building episodes. The property represents a scale of housing shared by approximately 90 percent of the local population in the 1770 to 1830 period.	
<i>Hunter Farm Complex</i>	<i>Moved</i>	Indian River Hundred	Lower Peninsula/ Cypress Swamp	The Hunter Farm Complex is a rare and unusually well-preserved nineteenth century farmstead that represents a type of agricultural complex that was once common in Sussex County.	
<i>Paynter Tenant House</i>	Not Standing	Broadkiln Hundred	Lower Peninsula/ Cypress Swamp	A frame dwelling built in the second half of the nineteenth century; the Paynter Tenant House is an example of one type of tenant farm housing in Sussex County. The dwelling is also significant for its association with the Paynter family and the development of the commercial and agricultural activities at the edge of the Broadkiln River.	Agricultural Tenancy
<i>Cannon-Plummer House</i>	Not Standing	Northwest Fork Hundred	Lower Peninsula/ Cypress Swamp	The Cannon-Plummer House is a significant as an example of a nineteenth-century farm dwelling that underwent at least one major cycle of rebuilding.	Agricultural Reform Rebuilding
<i>Ross Mansion Quarter</i>	<i>Moved</i>	Northwest Fork Hundred	Lower Peninsula/ Cypress Swamp	The building is Delaware's only documented surviving example of an antebellum slave quarter. Built as a one-story, roughly 16 by 24 foot log quarter, the structure was moved from its original site behind the mansion of Governor Ross and placed as a tenant house in a copse of trees. Governor Ross was one of Delaware's last slave owners.	Agricultural Tenancy African-American Hist
<i>Flood House</i>	Not Standing	Baltimore Hundred	Lower Peninsula/ Cypress Swamp	The Flood House is significant as an example of the late eighteenth century advent of durable building practices in the old Cypress Swamp district of southeastern Delaware. The mid-nineteenth century expansion of the house from one to two rooms in plan is also consistent with historically documented local practice.	

<i>Hudson Farmstead</i>	Standing	Baltimore Hundred	Lower Peninsula/ Cypress Swamp	As a one-and-one-half-story dwelling, the Hudson House exhibits an atypical form for Sussex County. The property was determined eligible for listing on the National Register of Historic Places and exhibits an extremely high level of architectural and site integrity.	
<i>J. Layton House</i>	Not Standing	Baltimore Hundred	Lower Peninsula/ Cypress Swamp	The J. Layton House is a significant example of an early nineteenth century, one-story, hall-parlor-plan plantation house, a type associated with the area throughout the late eighteenth and early nineteenth centuries.	
<i>John Hosea House</i>	Not Standing	Little Creek Hundred	Lower Peninsula/ Cypress Swamp	The John Hosea House is a rare example of a wrought-nail, timber-framed, Sussex County house of the late eighteenth or early nineteenth centuries and represents one of the earliest examples of that region's durable building tradition.	

**Appendix D: TBS Resources No Longer Standing**

New Castle County:

*Crossan House –Bear, DE*



*Threat: Development*

*W.W Stewart House – Bear, DE*

*No photograph available.*

*Threat: Development & Abandonment/Neglect*

*Bennett Downs House –Buena Vista, DE*



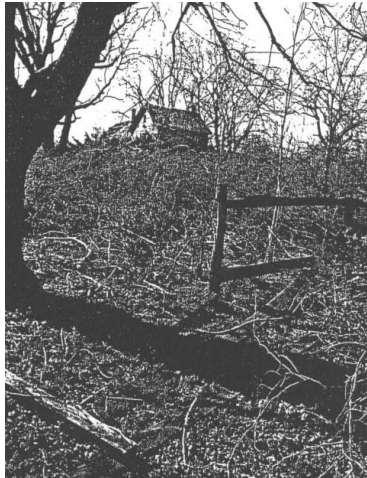
*Threat: Demolition*

*Waters House– Christiana, DE*



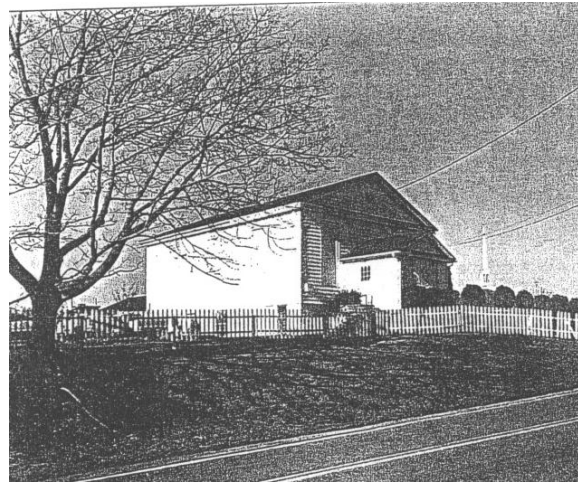
*Threat: Demolition & Abandonment/Neglect*

*Moody-Clayton House– Clayton Corners, DE*



*Threat: Abandonment/Neglect*

*Ebenezar Church– Corner Ketch, DE*



*Threat: Road Changes & Abandonment/Neglect*

*Cann Farm – Glasgow, DE*



*Threat: Development*

*Mansion Farm Tenement– Glasgow, DE*



*Threat: Development*

***Congress Hall Corncrib/Granery— Glasgow, DE***



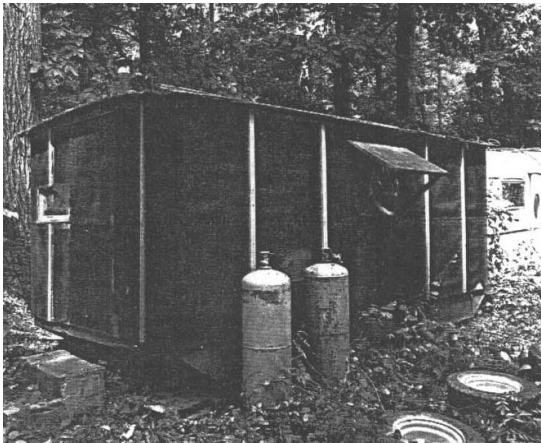
***Threat: Development***

***York Seat— Little Creek, DE***

***No photograph available***

***Threat: Event Damage & Abandonment/Neglect***

***Floating Cabin— Liston Point, DE***



***Threat: Abandonment/Neglect***

***Walker Farm— Mermaid, DE***



***Threat: Development & Abandonment/Neglect J***



*Fields Heirs House– Middletown, DE*



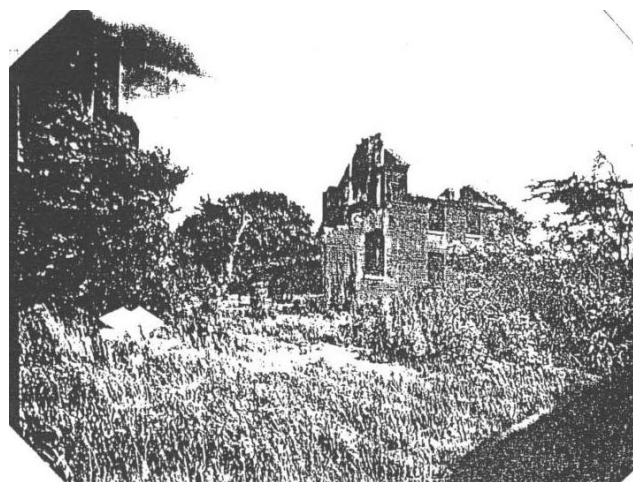
*Threat: Development & Abandonment/Neglect*

*Greenlawn Farm Manager's house– Middletown, DE*



*Threat: Development & Abandonment/Neglect*

*Middlesex– Middletown, DE*



*Threat: Event Damage*

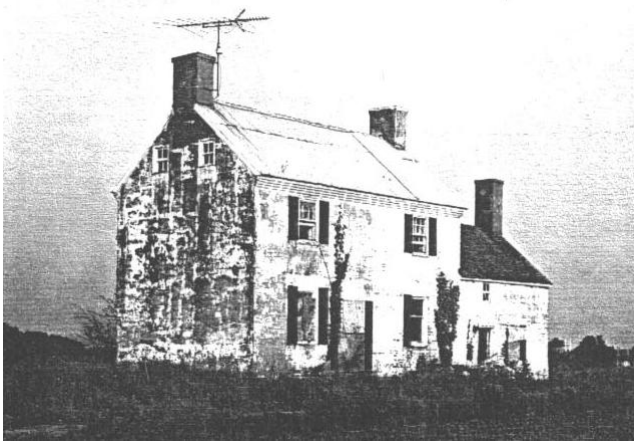
*Philip Reading Tannery– Middletown, DE*



*Threat: Abandonment/Neglect*

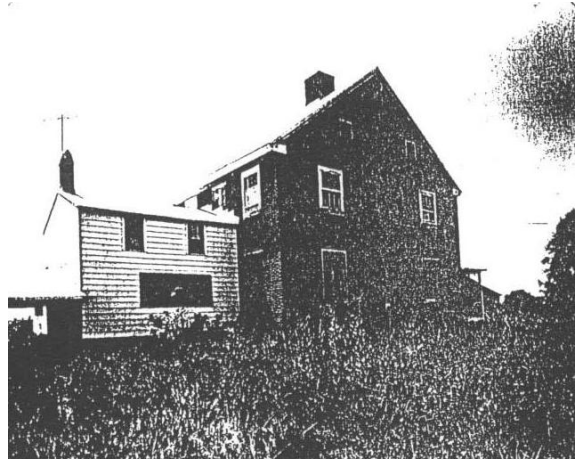


*W.H. Reynolds House - Middletown, DE*



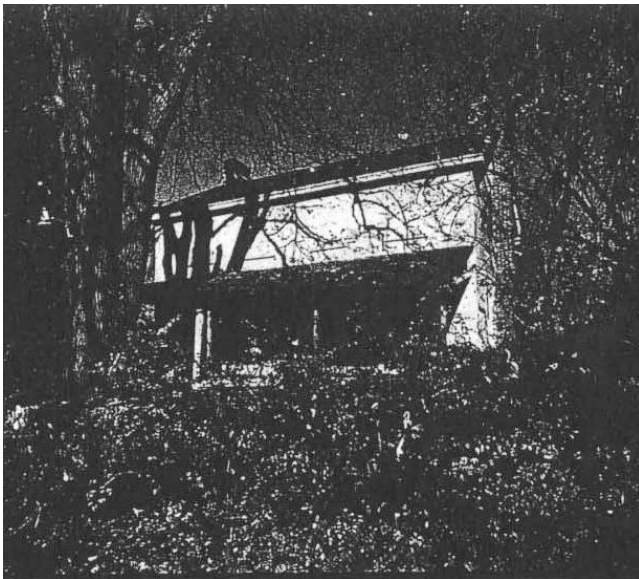
*Threat: Event Damage*

*Locust Grove— Mt. Pleasant, DE*



*Threat: Development & Abandonment/Neglect*

*Morrison House – Newark, DE*



*Threat: Renovation*

*Thomas Higgins Vasant House – Newark, DE*



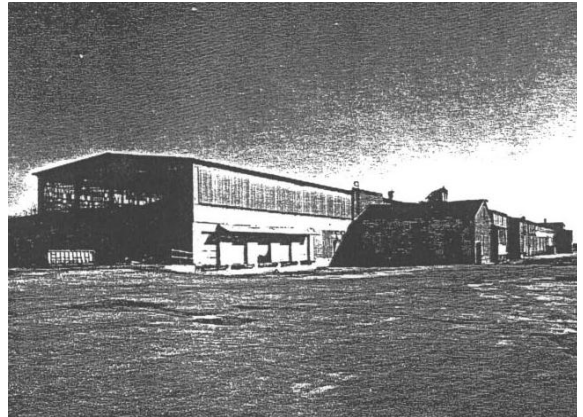
*Threat: Event Damage*

*Boothhurst– New Castle, DE*



*Threat: Development & Abandonment/Neglect*

*Brylgon Steel Casting Company–New Castle, DE*



*Threat: Demolition*

*Deemer Steel Company–New Castle, DE*



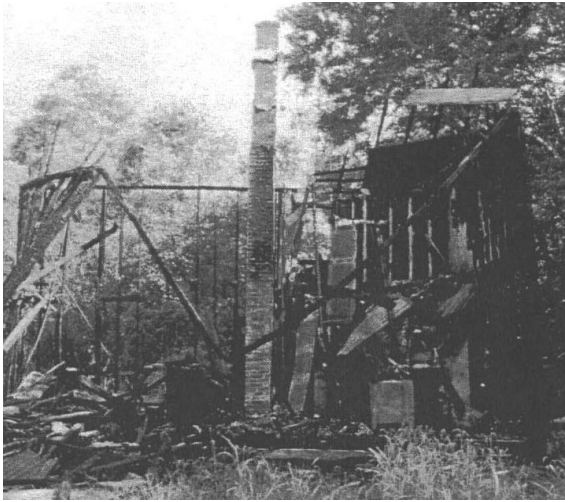
*Threat: Abandonment/Neglect*

*Nowland House –Smyrna, DE*



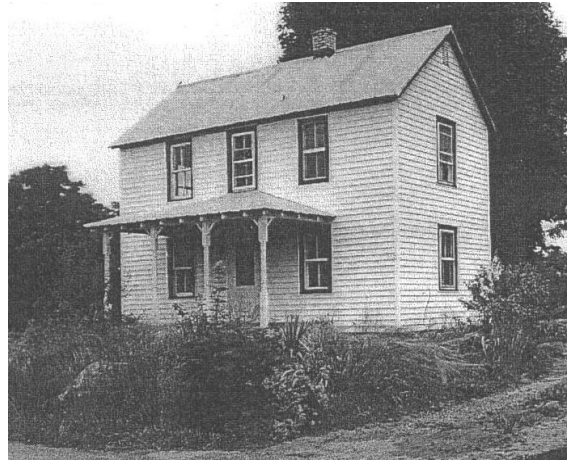
*Threat: Development*

*Briscoe House –Stumps Corners, DE*



*Threat: Event Damage*

*Corbit-Passmore Tenant House - Stumps Corners, DE*



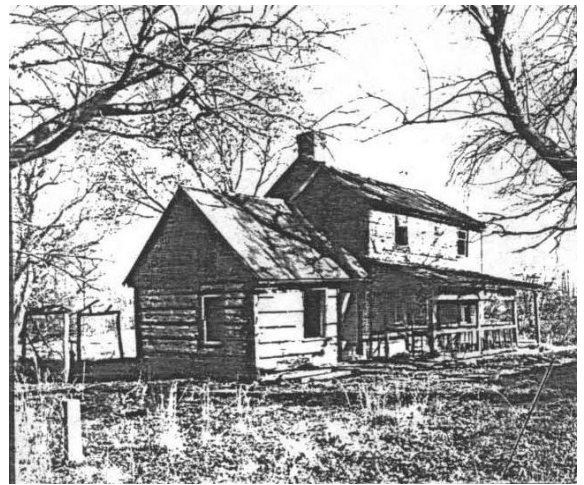
*Threat: Demolition*

*Johnson Home Farm House– Taylors Bridge, DE*



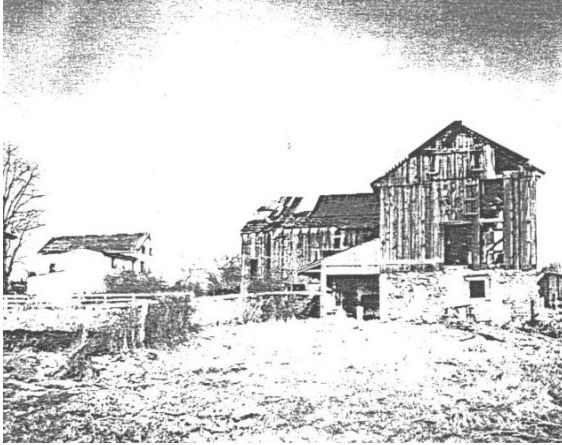
*Threat: Demolition & Abandonment/Neglect*

*Clayton Farm Complex – Townsend, DE*



*Threat: Demolition & Abandonment/Neglect*

*Bartsch Farm– Wilmington, DE*



*Threat: Demolition & Abandonment/Neglect*

*Diamond Chemical Buildings– Wilmington,*



*Threat: Event Damage & Abandonment/Neglect*

*Greenhill Presbyterian Church– Wilmington, DE*

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*Threat: Development*

*Mother Union African Methodist/ Episcopal Church– Wilmington, DE*



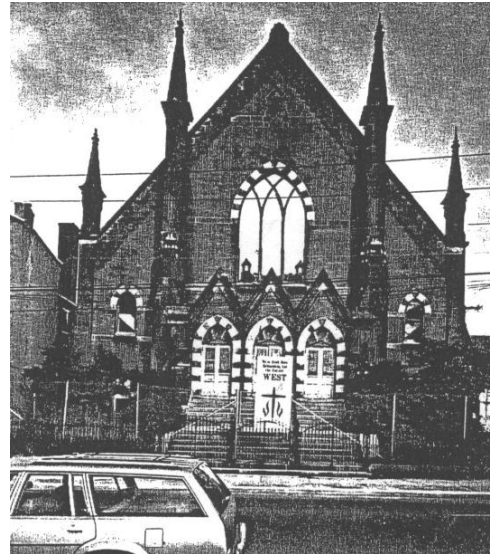
*Threat: Development*

*Samuel J. White Carriage Works - Wilmington, DE*



*Threat: Development*

*West Presbyterian Church– Wilmington, DE*



*Threat: Event Damage*

*Starl House – Bear, DE*



*Threat: Road Changes & Abandonment/Neglect*



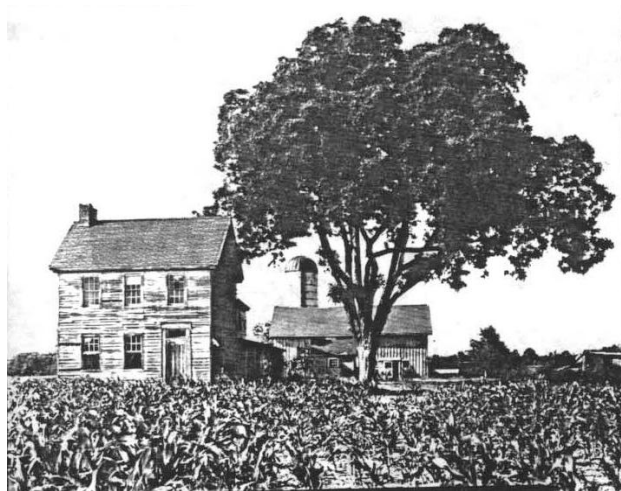
Kent County:

*Blackiston Tenant Farm – Blackiston, DE*



*Threat: Abandonment/Neglect*

*Thomas Lamb House – Blackiston, DE*



*Threat: Demolition & Abandonment/Neglect*

*Brecknock Tenant House– Dover, DE*



*Threat: Demolition*

*Hunn House– Dover, DE*



*Threat: Development & Abandonment/Neglect*

*Hunn Carriage House – Dover, DE*



*Richardson Hall Carriage House – Dover, DE*



*Threat: Development & Abandonment/Neglect*

*Threat: Development & Abandonment/Neglect*

*John Barber House– Smyrna, DE*



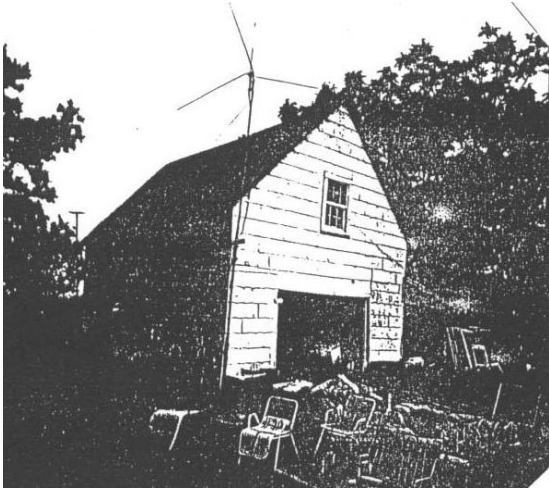
*115 West Water Street– Dover, DE*

*No photograph available*

*Threat: Development & Abandonment/Neglect*

*Threat: Demolition*

*H. Williams Farm –Little Heaven, DE*



*Threat : Development*

*10 Northwest Front Street– Milford, DE*

*No photograph available*

*Threat: Demolition & Abandonment/Neglect*

*St. Paul's AME Church– Milford, DE*



*Threat: Demolition & Abandonment/Neglect*

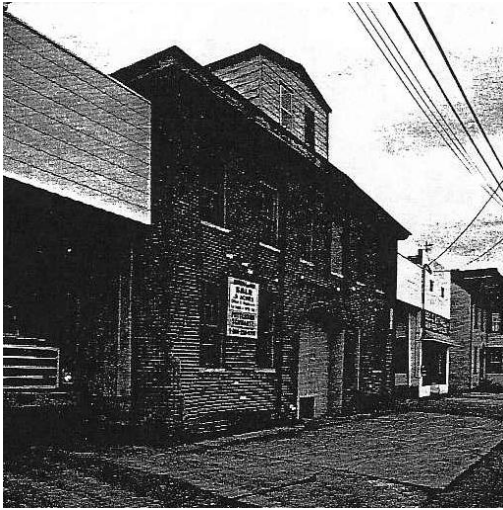
*E. Start House– Smyrna, DE*



*Threat: Demolition & Abandonment/Neglect*



*Hoffecker Cannery/Rothwell Granary– Smyrna, DE*



*Threat: Other*

*Sharp House– Smyrna, DE*



*Threat: Renovation*

*Wilmer House– Smyrna, DE*



*Threat: Development*

Sussex County:

*Hopkins Complex– Byrans Corner, DE*

*Evans House– Clarksville, DE*

*No photograph available*

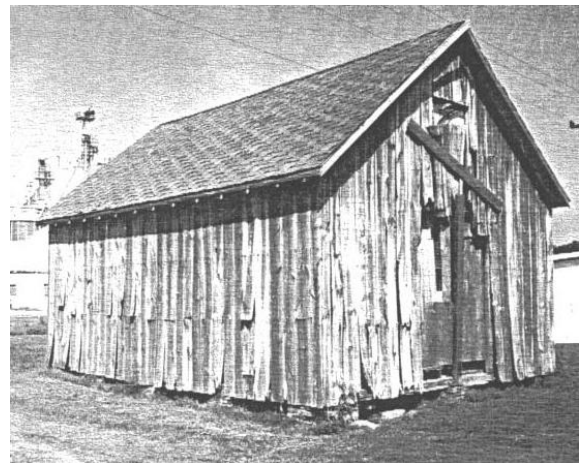
*No photograph available*

*Threat: Demolition & Abandonment/Neglect*

*Threat: Development & Abandonment/Neglect*

*Isaacs Cannery– Ellendale, DE*

*Barber Granary– Frankford, DE*



*Threat: Demolition& Abandonment/Neglect*

*Threat: Demolition& Abandonment/Neglect*

*Hitchens Store— Grays Branch, DE*



*Threat: Abandonment/Neglect*

*Dashiell & Moore Commercial Bldgs— Laurel, DE*

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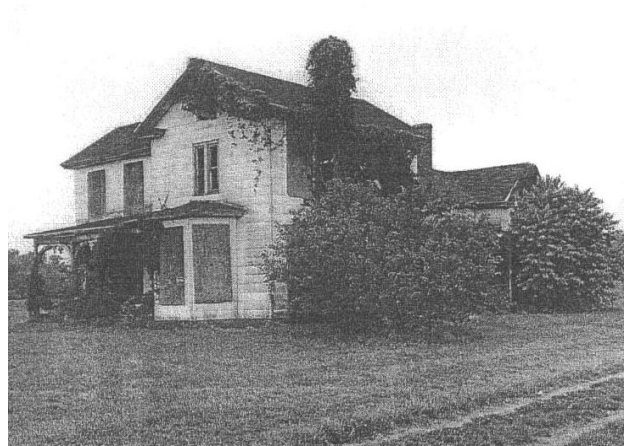
*Threat: Demolition*

*Paynter Tenant House - Milton, DE*



*Threat: Abandonment/Neglect*

*Cannon Plummer House— Seaford, DE*



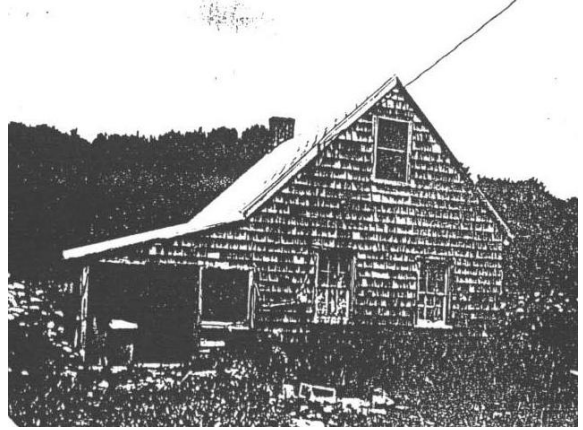
*Threat: Abandonment/Neglect*

*Flood House– Selbyville, DE*



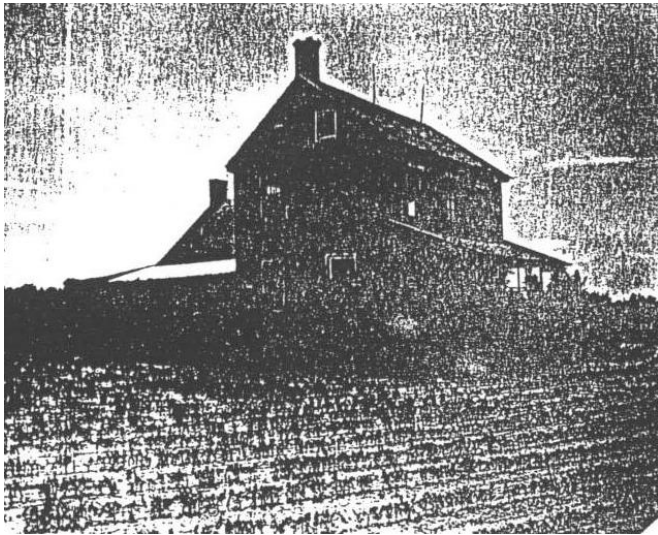
*Threat: Demolition & Abandonment/Neglect*

*J. Layton House– Selbyville, DE*



*Threat: Demolition & Abandonment/Neglect*

*John Hosea House –Trussom Pond, DE*



*Threat: Abandonment/Neglect*

**Appendix E: Saved TBS Resource**

New Castle County:

*Choptank-Upon-The-Hill –Mt. Pleasant, DE*



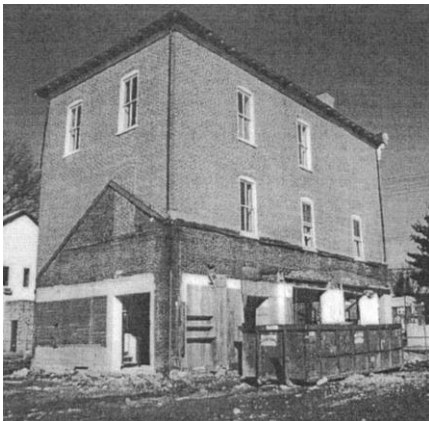
*Threat: Development*

*Henry Whiteman House –Corner Ketch, DE*



*Threat: Development*

*Wilson Commercial Buildings - Newark, DE*



*Threat: Development & Abandonment/Neglect*

*Joseph Crawford House– Glasgowa, DE*



*Threat: Development & Abandonment/Neglect*

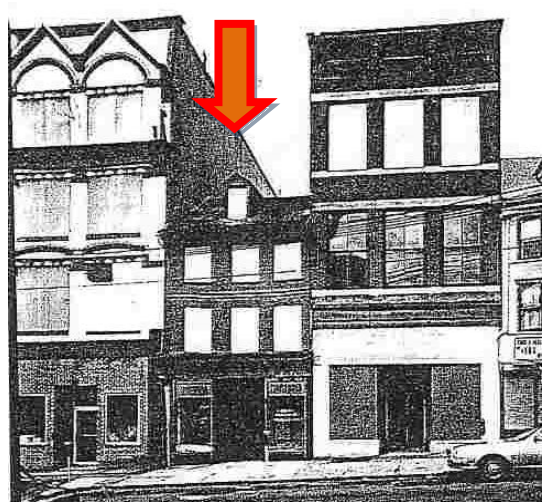


*Huguenot House– Taylors Bridge, DE*



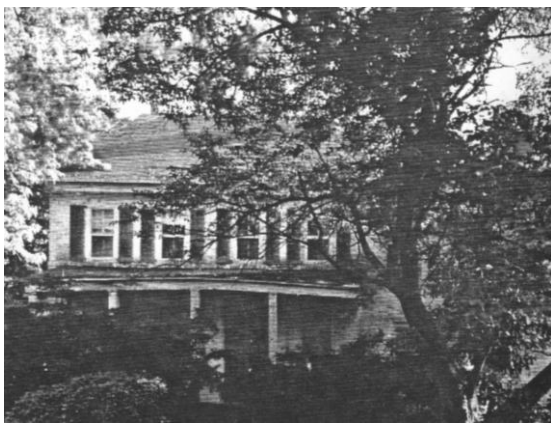
*Threat: Abandonment/Neglect*

*Yarnell-Levy Store– Wilmington, DE*



*Threat: Abandonment/Neglect*

*Peter Williams House – Wrangle Hill, DE*



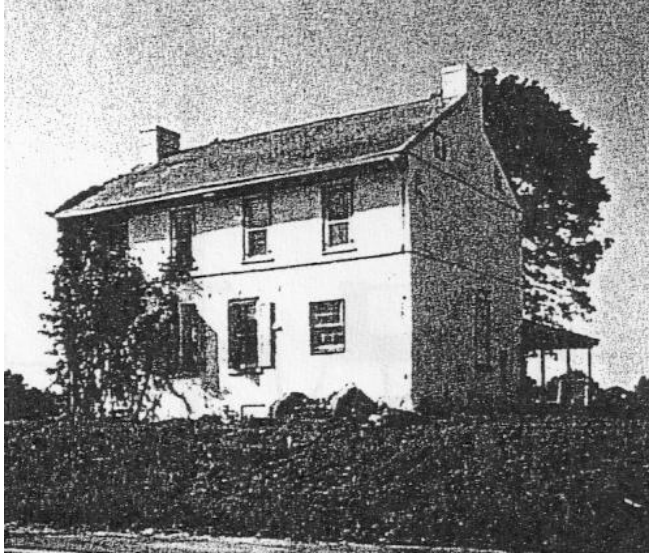
*Threat: Demolition & Abandonment/Neglect*

*Henry House– New Castle, DE*



*Threat: Road Change*

*Thomas Montgomery House, Christiana, DE*



*Threat: Development*

*Vandegrift-Deputy Farm – Kirkwood, DE*



*Threat: Development & Abandonment/Neglect*

*Walnut St. YMCA – Wilmington, DE*



*Threat: Development*

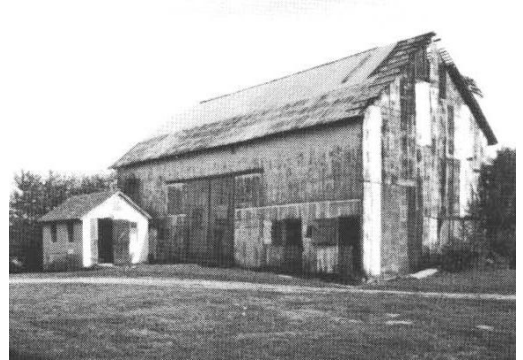
Kent County:

*Hunn-Jenkins House – Camden, DE*



*Threat: Development*

*Charles I. du Pont Farm – Wyoming, DE*



*Threat: Development*

*Little Friends Meeting House– Little Creek, DE*



*Threat: Abandonment/Neglect*

*Capitol Theater– Dover, DE*



*Threat: Abandonment/Neglect*



*Hanson House– Dover, DE*



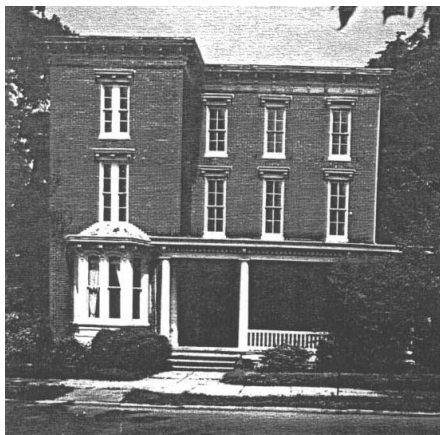
*Threat: Abandonment/Neglect*

*Richard Hall– Dover, DE*



*Threat:  
Development/Abandonment/Neglect*

*Howe House –Dover, DE*



*Threat : Development & Abandonment/Neglect*

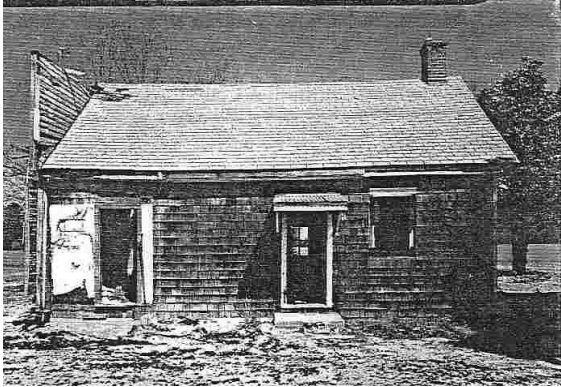
*Reynolds House - Petersburg, DE*



*Threat: Demolition &  
Abandonment/Neglect*

Sussex County:

*Waples Tenant House— Millsboro, DE*



*Threat: Demolition & Abandonment/Neglect*

*R.D Stevens House – Fairmont, DE*



*Threat: Abandonment/Neglect*

*Ross Mansion Quarter – Seaford, DE*



*Threat: Abandonment/Neglect*

### **Appendix F: TBS Variable Data Comparison by County**

Yellow highlight in a column represent greatest representation per category and/or per county.  
Blue highlight represents tie.

#### **Status**

	New Castle County <i>72 Resources</i>		Kent County <i>33 Resources</i>		Sussex County <i>22 Resources</i>	
	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources
Standing	<b>44%</b>	32	<b>52%</b>	<b>17</b>	<b>41%</b>	9
Not Standing	<b>50%</b>	<b>36</b>	<b>39%</b>	13	<b>50%</b>	<b>11</b>
Unknown	<b>6%</b>	4	<b>9%</b>	3	<b>9%</b>	2

#### **Still Standing Breakdown**

	New Castle County <i>32 Resources</i>		Kent County <i>17 Resources</i>		Sussex County <i>9 Resources</i>	
	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources
Expected	<b>28%</b>	9	<b>23%</b>	4	<b>67%</b>	<b>6</b>
Demolition by Neglect	<b>31%</b>	<b>10</b>	<b>18%</b>	3	<b>0</b>	<b>0</b>
Success	<b>34%</b>	<b>11</b>	<b>47%</b>	<b>8</b>	<b>33%</b>	3
Other	<b>6%</b>	2	<b>12%</b>	2	<b>0</b>	0

#### **Construction Materials**

	New Castle County		Kent County		Sussex County	
	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources
Frame	<b>40%</b>	<b>29</b>	<b>58%</b>	<b>19</b>	<b>77%</b>	<b>17</b>
Log	<b>6%</b>	4	<b>0</b>	0	<b>4%</b>	1
Brick	<b>33%</b>	24	<b>27%</b>	9	<b>9%</b>	2
Stone	<b>13%</b>	9	<b>0</b>	0	<b>0</b>	0
Mixed Materials	<b>7%</b>	5	<b>12%</b>	4	<b>5%</b>	1
Unknown	<b>0</b>	0	<b>0</b>	0	<b>5%</b>	1
Other	<b>1%</b>	1	<b>1%</b>	1	<b>0</b>	0

#### **Date of Construction**

	New Castle County		Kent County		Sussex County	
	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources
Eighteenth Century	<b>24%</b>	17	<b>18%</b>	6	<b>27%</b>	6
Nineteenth Century	<b>57%</b>	<b>41</b>	<b>61%</b>	<b>20</b>	<b>41%</b>	<b>9</b>
Twentieth Century	<b>8%</b>	6	<b>15%</b>	5	<b>18%</b>	4
Unknown	<b>7%</b>	5	<b>6%</b>	2	<b>5%</b>	1
Other	<b>4%</b>	3	<b>0</b>	0	<b>9%</b>	2

**New Castle County - Construction Materials verse Status**

	Standing	Not Standing	Unknown
Frame	13	13	3
Log	0	4	0
Brick	11	13	0
Stone	3	5	1
Mixed Materials	5	0	0

\*\* Does not include the category “other”

**Kent County –Construction Materials verse Status**

	Standing	Not Standing	Unknown
Frame	8	8	3
Brick	6	3	0
Mixed Materials	1	3	0

\*\* Does not include the category “other”

**Sussex County - Construction Materials verse Status**

	Standing	Not Standing	Unknown
Frame	7	8	2
Log	1	0	0
Brick	0	2	0
Mixed Materials	0	1	0

\*\* Does not include the category “unknown”

**New Castle County - Date of Construction verse Status**

	Standing	Not Standing	Unknown
Eighteenth Century	9	8	0
Nineteenth Century	19	19	3
Twentieth Century	2	4	0
Unknown	1	3	1
Other	1	2	0

### Kent County – Date of Construction verse Status

	Standing	Not Standing	Unknown
Eighteenth Century	4	2	0
Nineteenth Century	8	9	3
Twentieth Century	4	1	0
Unknown	1	1	0
Other	0	0	0

### Sussex County - Date of Construction verse Status

	Standing	Not Standing	Unknown
Eighteenth Century	3	3	0
Nineteenth Century	4	5	1
Twentieth Century	1	2	1
Unknown	0	1	0
Other	2	0	0

### Function

	New Castle County		Kent County		Sussex County	
	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources
Residential	62%	45	73%	24	64%	14
Commercial	7%	5	3%	1	9%	2
Outbuilding	17%	12	3%	1	18%	4
Industrial	7%	5	9%	3	9%	2
Recreational	0	0	3%	1	0	0
Educational	1%	1	3%	1	0	0
Worship	6%	4	6%	2	0	0

### Threat Classification

	New Castle County		Kent County		Sussex County	
	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources
Active	38%	27	27%	9	4%	1
Passive	29%	21	30%	10	55%	12
Active & Passive	32%	23	34%	11	41%	9
Other	0	0	6%	2	0	0
Unknown	1%	1	3%	1	0	0

### New Castle County - Threat Classification verse Status

	Standing	Not Standing	Unknown
Active Threats	9	17	1
Passive Threats	13	6	2
Active & Passive Threats	9	12	2
Unknown	1	0	0

### Kent County - Threat Classification verse Status

	Standing	Not Standing	Unknown
Active Threats	4	4	1
Passive Threats	6	2	2
Active & Passive Threats	5	6	0
Other & Unknown	2	1	0

### Sussex County - Threat Classification verse Status

	Standing	Not Standing	Unknown
Active Threats	0	1	0
Passive Threats	7	4	1
Active & Passive Threats	2	6	1

### Overall Threats Recorded

	New Castle County		Kent County		Sussex County	
	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources
Abandonment/Neglect	41%	37	39%	17	49%	15
Demolition	10%	9	16%	7	26%	8
Development	28%	26	20%	9	3%	1
Renovation	9%	8	9%	4	19%	6
Event Damage	12%	11	9%	4	3%	1
Other	0	0	5%	2	0	0
Unknown	0	0	2%	1	0	0

### Active Threat Breakdown

	New Castle County		Kent County		Sussex County	
	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources
Demolition	18%	9	35%	7	80%	8
Development	52%	26	45%	9	10%	1
Event Damage	22%	11	20%	4	10%	1
Road Changes	8%	4	0	0	0	0

### Passive Threat Breakdown

New Castle County

Kent County

Sussex County

	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources
Total Passive Threat						
Abandonment/Neglect	<b>82%</b>	<b>37</b>	<b>81%</b>	<b>17</b>	<b>71%</b>	<b>15</b>
Renovation	<b>18%</b>	7	<b>19%</b>	4	<b>29%</b>	6

\* Does not include three resources whose threat were not recorded or fell into the category “other.”

### Threat Verse Status

New Castle County

Kent County

Sussex County

*37 Instances*

*17 Instances*

*15 Instances*

<b>Abandonment/Neglect*</b>	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources
Standing	<b>41%</b>	15	<b>47%</b>	<b>8</b>	<b>20%</b>	3
Not Standing	<b>46%</b>	<b>17</b>	<b>41%</b>	7	<b>67%</b>	<b>10</b>
Unknown	<b>13%</b>	5	<b>12%</b>	2	<b>13%</b>	2

New Castle  
County  
26  
*Instances*

Kent  
County  
9  
*Instances*

Sussex  
County  
8  
*Instances*

<b>Development*</b>	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources
Standing	<b>38%</b>	10	<b>33%</b>	3	<b>13%</b>	1
Not Standing	<b>50%</b>	<b>13</b>	<b>56%</b>	<b>5</b>	<b>74%</b>	<b>6</b>
Unknown	<b>12%</b>	3	<b>11%</b>	1	<b>13%</b>	1

New Castle  
County  
9  
*Instances*

Kent  
County  
7  
*Instances*

Sussex  
County  
8  
*Instances*

<b>Demolition*</b>	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources
Standing	<b>22%</b>	2	<b>14%</b>	1	<b>12%</b>	1
Not Standing	<b>78%</b>	<b>7</b>	<b>86%</b>	<b>6</b>	<b>75%</b>	<b>6</b>
Unknown	<b>0</b>	0	<b>0</b>	0	<b>13%</b>	1

New Castle  
County  
18  
*Instances*

Kent  
County  
9  
*Instances*

Sussex  
County  
9  
*Instances*

<b>Renovation*</b>	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources
Standing	<b>100%</b>	<b>8</b>	<b>75%</b>	<b>3</b>	<b>100%</b>	<b>5</b>
Not Standing	<b>0</b>	0	<b>25%</b>	1	<b>0</b>	0

		New Castle County <i>11 Instances</i>		Kent County <i>4 Instances</i>		Sussex County <i>1 Instances</i>
<b>Event Damage*</b>	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources
Standing	<b>36%</b>	4	<b>100%</b>	4	<b>100%</b>	1
Not Standing	<b>64%</b>	7	<b>0</b>	0	<b>0</b>	0

\* These include all threats to include instances where resources had two threats (such as the case when faced with both an active and a passive threat). Therefore, in some instances one resource can be represented twice (for example; a property threatened by abandonment/neglect and Demolition, in the list below both threats will be counted).

#### **Resources No Longer Standing - Threat Breakdown**

		New Castle County <i>36 Resources</i>		Kent County <i>13 Resources</i>		Sussex County <i>11 Resources</i>
	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources
Active	<b>50%</b>	18	<b>31%</b>	4	<b>10%</b>	1
Passive	<b>14%</b>	5	<b>15%</b>	2	<b>35%</b>	4
Active & Passive	<b>36%</b>	13	<b>54%</b>	7	<b>55%</b>	6

#### **Resources Standing - Threat Breakdown**

		New Castle County <i>32 Resources</i>		Kent County <i>17 Resources</i>		Sussex County <i>9 Resources</i>
	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources	<b>Percent of Resources</b>	Number of Resources
Active	<b>31%</b>	10	<b>24%</b>	4	<b>0</b>	0
Passive	<b>41%</b>	13	<b>35%</b>	6	<b>78%</b>	7
Active & Passive	<b>25%</b>	8	<b>29%</b>	5	<b>22%</b>	2
Unknown	<b>3%</b>	1	<b>6%</b>	1	<b>0</b>	0
Other	<b>0</b>	0	<b>6%</b>	1	<b>0</b>	0



### **Resources No Longer Standing – Surrounding Landscape**

	New Castle County 36 Resources		Kent County 13 Resources		Sussex County 11 Resources	
	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources
Agricultural Lands	17%	6	0	0	36%	4
Mixed Residential Development	2%	1	23%	3	9%	1
New Residential Development	31%	11	15%	2	9%	1
New Residential/Agricultural Land Development	0	0	0	0	9%	1
Middle Residential Development	2%	1	0	0	0	0
Historic Development	3%	1	15%	2	0	0
Mixed Commercial & Mixed Residential Development	11%	4	7%	1	0	0
Commercial Development	8%	3	15%	2	0	0
Ag Lands & Comm. Development	6%	2	0	0	17%	2
Ag Lands & Historic Development	0	0	0	0	9%	1
Industrial Development	3%	1	0	0	0	0
Preserve	0	0	8%	1	0	0
Unknown	14%	5	15%	2	9%	1
Other	3%	1	0	0	0	0

\* In conditions where a resources' status is known

### **Resources No Longer Standing – Replaced With**

	New Castle County 36 Resources		Kent County 13 Resources		Sussex County 11 Resources	
	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources
Vacant Lot	33%	12	36%	5	55%	6
Residential Development	28%	10	29%	4	0	0
Unknown	17%	6	21%	3	45%	5
Commercial	11%	4	14%	2	0	0
Other	8%	3	0	0	0	0
Worship	3%	1	0	0	0	0

### Resources Standing –Surrounding Landscape

	New Castle County 32 Resources		Kent County 17 Resources		Sussex County 9 Resources	
	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources
Agricultural Lands	9%	3	24%	4	22%	2
New Residential Development	13%	4	6%	1	0	0
Residential Middle Development	3%	1	12%	2	0	0
Mixed Residential Development	6%	2	0	0	0	0
Historic Development	16%	5	18%	3	22%	2
Mixed Commercial & Mixed Residential Development	6%	2	12%	2	0	0
Commercial Development	13%	4	24%	4	11%	1
Unknown	19%	6	0	0	44%	4
Other	6%	2	0	0	0	0
Preserve	0	0	6%	1	0	0
Mixed Ag & Historic Development	9%	3	0	0	0	0

\* In conditions where a resources' status is known

### Occupancy – Documented

	New Castle County		Kent County		Sussex County	
	Percent of resources	Number of Resources	Percent of resources	Number of Resources	Percent of resources	Number of Resources
Vacant	81%	58	79%	26	68%	15
Occupied	18%	13	21%	7	23%	5
Not Recorded	1%	1	0	0	9%	2

### Documented Occupancy verse Status

	New Castle County			Kent County			Sussex County		
	Standing	Not Standing	Unkno	Standing	Not Standing	Unkno	Standing	Not Standing	Unkn
Vacant	23	32	3	11	12	3	4	9	2
Occupied	9	3	1	6	1	0	4	1	0
Not Recorded	0	1	0	0	0	0	1	1	0

**Occupancy – Current (only includes resources standing)**

	New Castle County 32 Resources		Kent County 17 Resources		Sussex County 9 Resources	
	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources	Percent of Resources	Number of Resources
Vacant	44%	14	29%	5	68%	15
Occupied	53%	17	65%	11	23%	5
Condition Unknown	3%	1	6%	1	9%	2

**Documented Occupancy verse Documented Condition**

	New Castle County		Kent County		Sussex County	
Condition	Occupied	Vacant	Occupied	Vacant	Occupied	Vacant
Good Condition	11	16	5	7	1	0
Fair Condition	2	16	2	11	2	4
Poor Condition	0	26	0	8	2	11
Not Recorded	0	1	0	0	2	0

**Documented Condition verse Status of Abandoned/Vacant Resources**

	New Castle County			Kent County			Sussex County		
	Good	Fair	Poor	Good	Fair	Poor	Good	Fair	Poor
Standing	5	5	5	2	6	0	0	1	2
Not Standing	2	4	12	1	3	3	0	2	7
Unknown	2	0	1	0	0	2	0	1	1

**Documented Condition verse Threat: Kent County.**

	Abandonment/Neglect	Development	Demolition	Renovation	Event Damage
Good Condition	3 resources 18%	6 resources 67%	0	1 resource 25%	2 resources 50%
Fair Condition	9 resources 53%	2 resources 22%	5 resources 71%	2 resources 50%	1 resource 25%
Poor Condition	5 resources 29%	1 resource 11%	2 resources 29%	1 resource 25%	1 resource 25%

## Appendix G: Chronological Breakdown by County

### New Castle County

	<b>1630-1730: Exploration &amp; Frontier Settlement</b>  <b>1730-1770: Intensified &amp; Durable Occupation</b>	<b>1770-1830: Early Industrialization</b>	<b>1830-1880: Industrialization &amp; Early Urbanization</b>	<b>1880-1940: Urbanization &amp; Early Ex- Urbanization</b>	<b>1940-1960: Suburbanization &amp; Early Ex- Urbanization</b>	<b>Post 1960: Ex- Urbanization &amp; Beyond</b>
Agriculture	<p>Heavily wooded areas</p> <p>Type of Farming: Wheat, corn, rye, buckwheat, oats – Wheat and Corn main crop</p> <p>Livestock kept for subsistence</p>	<p>Plowed fields</p> <p>Type of Farming: Wheat and corn main crops, hay, oats, livestock</p> <p>1770s decrease in farm size improved farmland rose</p> <p>Agricultural reform movement</p> <p>Use of new tools and techniques</p> <p>Mid-19<sup>th</sup> century most farms tenanted</p> <p>Farms required order and control</p> <p>Coastal Zone: land reclamation projects, fishing and oyster industries</p>	<p>Type of Farming: Wheat, corn, hay, oats, dairy cattle, peaches</p> <p>1850s dairy cattle industry</p> <p>1860s Peach industry flourished</p>	<p>By 1880 agriculture no longer primary economic base in Northern New Castle County</p> <p>Farm values dropped to 1850 levels, farmers sold land as result</p> <p>Lessen in value of wheat</p> <p>Failure peach crop</p> <p>Smaller farms sizes</p> <p>Dairy farming on rise</p>	<p>After 1940 decline in dairy industry</p> <p>Farmers selling farms due to rising land values</p> <p>Number farms declined, farms remaining increased size and included more of the farming process</p>	<p>Steady loss of agricultural lands from 1984 to present</p> <p>Ag lands converted to support infrastructure</p>

Architecture	<p>Impermanent construction</p> <p>Until 1740 most houses quickly constructed of wood and post &amp; beam</p> <p>Log over frame construction</p>	<p>By 1816 Tax evaluation, more log and frame buildings present than brick – emergence of brick more popular towards end of period</p> <p>Construction of new farm buildings</p> <p>Buildings had distinct function</p> <p>Increased farm buildings</p> <p>Dominated wooden houses, few brick</p> <p>Tenant houses, kitchens, smokehouses, stables, meat houses constructed log</p> <p>Relationship between social class and arch.</p>	<p>1820-1870 period great architectural renewal</p> <p>1830s renewal around wheat belt</p> <p>1860s renewal of towns</p> <p>use of national styles, new houses begun, other houses abandoned, demolished or converted</p>	<p>New construction along edges of Wilmington</p> <p>Construction of larger barns and introduction of silos</p> <p>Stop in new construction in 1880s</p> <p>Construction began in full force in the 1940s</p> <p>Use of Pattern Books</p>	<p>Construction of additional storage facilities</p> <p>Construction of suburbs</p> <p>Urban Renewal</p>	<p>Development slowed in 1970s due to interest rates and recession</p> <p>Rapid construction in 1980s</p> <p>Suburbs and McMansions</p> <p>Growth of towns such as Middletown, Bear and Glasgow</p>
Development	<p>Close to waterborne transportation routes</p>	<p>Better road networks</p> <p>C&amp;D canal opened 1829</p>	<p>Railroad introduced mid-to-late 19<sup>th</sup> century</p>	<p>Street car introduced to Wilmington in 1897</p>	<p>Kirkwood Highway and Lancaster Pike finished</p> <p>Interstate I-95 completed</p>	<p>New definition of “home”</p>

Settlement	<p>Majority population settled in northern half county up to 1682 Almost exclusively on the rivers</p>	<p>Towns demonstrate specific order, essential ports developing</p>	<p>Inland and around coast</p>	<p>Early suburbanization</p> <p>1940s shift in population from farm to city</p>	<p>Shift from city to the suburbs 1950s and 1960s</p> <p>Drop in Wilmington's population</p> <p>Suburban development spread to Brandywine hundred</p> <p>1950s and 1960s suburban development encompassed Pike Creek Valley</p>	<p>Suburbs in Hockessin and Mill Creek hundreds</p> <p>Suburbs moving northward and westward to PA state line</p> <p>2000 development south of C&amp;D Canal</p>
Industry	<p>Limited to major waterways Saw and gristmills</p>	<p>Northern county industry</p> <p>Development of mills Tanneries Powder mill flourmills</p>	<p>Wilmington leading in flour, carriages, and textiles</p>	<p>Present in a lesser degree than the past</p>	<p>Less industry in Wilmington</p>	<p>Service-based economy</p> <p>Finance industry in 2000</p>

## Kent County

	<b>1630-1730: Exploration &amp; Frontier Settlement</b>  <b>1730-1770: Intensified &amp; Durable Occupation</b>	<b>1770-1830: Early Industrialization</b>	<b>1830-1880: Industrialization &amp; Early Urbanization</b>	<b>1880-1940: Urbanization &amp; Early Ex- Urbanization</b>	<b>1940-1960: Suburbanization &amp; Early Ex- Urbanization</b>	<b>Post 1960: Ex- Urbanization &amp; Beyond</b>
Agriculture	Economy primarily based on agriculture  After 1680 wheat and corn primary income-producing activity on farm  Large tracts cleared for crop farming	Agricultural reform movement  End 18 <sup>th</sup> century lands less fertile, so turned to new technologies  Agricultural tenancy  Surplus of crops for market sale – chiefly wheat and corn	1860s Peaches as market crop  Development of Canning Industry 1860  Practiced mixed farming, less intensive use of land  Corn market crop	Farmland prices dropped to 1850 values, farm size decreased  Markets for truck farming and greater farm commercialization  Large canning companies purchased extensive tracts of land  Fresh vegetables and fruit for local markets	Decreased farmland, existing farms require more acreage	Agriculture fell, but still dominant land use of county
Architecture	Impermanent, constructed of frame and post & beam construction	Development of the rural elite farmer, house became important symbol of order  Large dwellings, ornate, made of brick  1770-1830 brick associated with wealth  House and Garden dwellings	Construction of “peach mansions”  Brick construction more common	Suburban tract housing, bungalows	Suburban development  Bungalows  Suburban Tract Housing	Suburban developments  Conversion of agricultural into residential lands  Ranch and Split-level style

Development	Reclamation projects throughout the Coastal Zone	Marsh Reclamation	C&D Canal 1829, Railroad 1850s	New road network	Construction of Dupont Highway 1924 (Route 13)	New instillation of sewage facilities, water lines, etc Route 1
Settlement	<p>Little settlement until 1680</p> <p>Followed transportation routes intensive settlement efforts villages became established towns.</p>	<p>Development of Dover</p> <p>New towns were planned</p>	Towns and villages centered around railroad and canal	Growth around the edges of towns, suburbs around Milford, Dover, Smyrna, and Middletown	Dover Air Force Base increased settlement to Dover	Growth of towns such as Milford, Dover and Smyrna



## Sussex County

	<b>1630-1730: Exploration &amp; Frontier Settlement</b>  <b>1730-1770: Intensified &amp; Durable Occupation</b>	<b>1770-1830: Early Industrialization</b>	<b>1830-1880: Industrialization and Early Urbanization</b>	<b>1880-1940: Urbanization and Early Ex- Urbanization</b>	<b>1940-1960: Suburbanization and Early Ex- Urbanization</b>	<b>Post 1960: Ex- Urbanization and Beyond</b>
Agriculture	Largely agricultural  Land acclamation projects in Coastal Zone	Availability of improved or arable land increased through lumbering  Agriculture economically marginal  Principal crops were corn, hogs, limited cultivation of wheat, oats, tobacco and cotton	Agricultural reform  Corn principal crop but also cultivation of fruits and vegetables	Core of economic development  Seasonal crops such as peaches, berries, fruits and vegetables  Crops canned locally  Broiler industry grew  Corn for feed	Irrigation  Broilers and corn and soybeans  Some dairy, fruits and vegetables declined	Larger acreage on existing farms  Corn, soybean and small grains grown  Broiler industry still important
Architecture	Impermanent construction, post or beam construction	Buildings constructed primarily of log or frame, few instances of brick  Farmsteads typically composed of a house, service structure (such as smokehouse), one or two small farm buildings, and stable  High percentage of houses also had no other associated farm buildings	Buildings being enlarged and brick construction  Older dwellings replaced  Many of early agricultural buildings from prior were replaced during this period	Older dwellings renewed at increased pace  Owner occupied or tenanted farmsteads  Many outbuildings	Suburban developments around Coastal Zones and transportation corridors	Remodeling of smaller homes, suburb development

Development	Early landings, trails, most navigation by river over road	Swamps were cleared and populated Marsh or meadows were ditched  Road networks improved	Expansion of the railroad	Improved overland transportation networks, advent of the automobile	Expansion of road network	Conversion of agricultural and forest lands into residential development
Settlement	Remained largely unsettled by anyone other than trappers and foresters until the mid-eighteenth century  Early settlement in the back country rural areas also around navigable drainage leading to Chesapeake Bay  Lewes prominent town  Interior unsettled	County government moved to Georgetown from Lewes (1790s)  Town growth swelled further inland as result of Georgetown's importance	Reclamation of previously infertile agricultural lands and forest lands  By 1880s soil improvement  Constant population growth and new town settlement along railroad routes	Settlement orientation around highway transportation  Growth of new urban centers as result of automobile  Settlement of early Coastal Resort towns	Settlement located around transportation networks of Route 1, 13, and 113  Coastal Zone intensive development	Most new growth in Coastal regions and western portions of county  Transportation areas
Industry	Mining and quarrying, timber lumbering	Mining and quarrying, lumber industry restricted  Experimentation with local manufacturers, iron furnaces and tanneries began	Development of small factories	Canning industry and broiler industry	Food packing and processing plants, chemical plants	Education, health and social services largest industry

## Appendix H: Delaware Historic Districts<sup>460</sup>

New Castle County:

<p><b><i>Achmester</i></b> (added 1979 - New Castle County - #79000626) Also known as <b>Axmester</b> N of Middletown on SR 429, Middletown (2100 acres, 4 buildings, 2 structures)</p> <p><b><i>Aiken's Tavern Historic District</i></b> (added 1977 - New Castle County - #77000388) Also known as <b>Aikentown, Glasgow</b> Jct. of U.S. 40 and DE 896, Newark (45 acres, 8 buildings)</p> <p><b><i>Ardens Historic District</i></b> (added 2003 - New Castle County - #01001245) Also known as <b>Arden; Ardentown; Ardencroft</b> Address Restricted, Arden (3800 acres, 563 buildings, 15 structures,)</p> <p><b><i>Ashton Historic District</i></b> (added 1978 - New Castle County - #78000903) N of Port Penn on Thornton Rd., Port Penn (1700 acres, 6 buildings)</p> <p><b><i>Auburn Mills Historic District</i></b> (added 1980 - New Castle County - #80000939) W of Yorklyn on DE 82 and DE 253, Yorklyn (170 acres, 9 buildings, 1 structure)</p> <p><b><i>Bancroft and Sons Cotton Mills</i></b> (added 1984 - New Castle County - #84000439) Rockford Rd., Wilmington (350 acres, 52 buildings, 4 structures)</p>	<p><b><i>Graves Mill Historic District</i></b> (added 1979 - New Castle County - #79000640) E of Yorklyn on Way Rd., Yorklyn (510 acres, 7 buildings, 2 structures)</p> <p><b><i>Hickman Row</i></b> (added 2006 - New Castle County - #06000284) 1-117 Hickman Rd., Claymont (25 acres, 24 buildings, 1 structure)</p> <p><b><i>Hockessin Friends Meetinghouse</i></b> (added 1973 - New Castle County - #73000510) DE 275 and 254 at Meetinghouse Rd., Hockessin (50 acres, 3 buildings)</p> <p><b><i>Liston Ranger Rear Light Station</i></b> (added 1978 - New Castle County ) W of Port Penn on DE 2, Port Penn (17 acres, 3 buildings, 2 structures)</p> <p><b><i>Lower Market Street Historic District</i></b> (added 1980 - New Castle County - ) Market St., Wilmington (100 acres, 100 buildings) Boundary increase 1985 added 30 acres and 32 buildings</p> <p><b><i>Middletown Historic District</i></b> (added 1978 - New Castle County ) Roughly bounded by Redding, Scott, Lockwood, and Catherine Sts., Middletown (510 acres, 187 buildings)</p>
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<sup>460</sup> As of 2003, *Taken from the National Register Listing of Historic Districts:*  
<http://www.nationalregisterofhistoricplaces.com/de/New+Castle/districts.html>

<p><b><i>Baynard Boulevard Historic District</i></b> (added 1979 - <b>New Castle County</b>) Baynard Blvd. between 18th St. &amp; Concord Ave., Wilmington (240 acres, 77 buildings) Boundary increase 1981 – added 1750 acres, 2 structures, 1 object</p> <p><b><i>Brandywine Powder Mills District</i></b> (added 1984 - <b>New Castle County</b> - #84000819) Also known as <b>Upper Yards;Hagley Yards</b> DE 141 and Brandywine River, Wilmington (2160 acres, 46 buildings, 5 structures)</p> <p><b><i>Brandywine Village Historic District</i></b> (added 1971 - <b>New Castle County</b> - #71000229) Also known as <b>Bokton;Brandywine;See Also:Brandywine Village Historic Distr</b> Roughly bounded by Brandywine Creek, Tatnall, 22nd, Gordon Sts. ,Vandever Ave., Mabel St., and 14th St. bridge, Wilmington (300 acres, 12 buildings, 2 structures) Boundary increase 1976 – added 30 acres, 3 buildings</p> <p><b><i>Breck's Mill Area</i></b> (added 1971 - <b>New Castle County</b> - #71000230) Also known as <b>Henry Clay Village;Rokeby;See Also: 87000663;87000683</b> Breck's Lane and Creek Rd., Wilmington (550 acres, 25 buildings, 2 structures) Boundary increase 1988 – added 960 acres, 31 buildings, 1 structure</p> <p><b><i>Christiana Historic District</i></b> (added 1974 - <b>New Castle County</b> - #74000600) Jct. of DE 7 and 273, Christiana (200 acres, 9 buildings)</p> <p><b><i>Church Street Historic District</i></b> (added 1987 - <b>New Castle County</b> - #87000944) Bounded by Eighth, Locust, Seventh, and Church Sts., Wilmington (13 acres, 26 buildings)</p>	<p><b><i>Montchanin Historic District</i></b> (added 1978 - <b>New Castle County</b> - #78000900) Also known as <b>Du Pont Station</b> DE 100, Montchanin (205 acres, 19 buildings)</p> <p><b><i>Mount Cuba Historic District</i></b> (added 1979 - <b>New Castle County</b> ) <b>See Also:Wilmington &amp; Western Railroad</b> SR 261 and DE 82, Mount Cuba (240 acres, 12 buildings, 4 structures)</p> <p><b><i>New Castle Historic District</i></b> (added 1984 - <b>New Castle County</b> - #84000312) Also known as <b>See Also:Amstel House;Old Courthouse</b> Roughly bounded by the Delaware River, Broad Dike, 4th, 6th,7th, and Penn Sts., New Castle (1350 acres, 461 buildings, 1 structure, 1 object)</p> <p><b><i>North Saint Georges Historic District</i></b> (added 1995 - <b>New Castle County</b> - #95001033) Also known as <b>N-5002;See also:Sutton House;St. George's Presbyterian Churc</b> Roughly, along Main, Broad, Delaware and Church Sts., Red Lion Hundred, St. Georges (330 acres, 69 buildings, 3 objects)</p> <p><b><i>Odessa Historic District</i></b> (added 1971 - <b>New Castle County</b> ) Also known as <b>Appoquinimink;Cantwell's Bridge;See Also:Odessa H.D.</b> Bounded roughly by Appoquinimink Creek on SE, High St. on NE, 4th St. on NW, and Main St. on SW, Odessa (430 acres, 40 buildings) Boundary Increase in 1984 added 610 acres, 42 buildings</p>
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<p><b><i>Coffee Run Mission Site</i></b> (added 1973 - New Castle County - #73000509) Also known as <b>Coffee Run Church;St.Mary`s Church</b> SE of Hockessin off DE 48, Hockessin (10 acres, 2 buildings)</p> <p><b><i>Cooch's Bridge Historic District</i></b> (added 1973 - New Castle County - #73000528) Also known as <b>Cooch House;Dayett House;Mill,Armstrong, House</b> N of Newark off DE 896, Newark (2000 acres, 3 buildings, 2 structures) Boundary increase 1999- added 1680 acres</p> <p><b><i>Cool Spring Park Historic District</i></b> (added 1983 - New Castle County - #83003513) Bounded by Park Pl., Jackson, Van Buren, and 10th Sts., Wilmington (2990 acres, 235 buildings)</p> <p><b><i>Delaware Avenue Historic District</i></b> (added 1976 - New Castle County - #76000576) <b>See Also: Delaware Avenue Historic District</b> Delaware Ave. from N. Harrison to N. Broom Sts. Wilmington (50 acres, 17 buildings, 1 structure) Boundary increase 1987 – added 94 acres, 163 buildings</p> <p><b><i>Delaware City Historic District</i></b> (added 1983 - New Castle County - #83003515) Roughly bounded by the Delaware River, Dragon Creek, DE 9, and the Delaware and Chesapeake Canals, Delaware City (680 acres, 204 buildings)</p>	<p><b><i>Old College Historic District</i></b> (added 1973 - New Castle County - #73000526) Main and College Sts. on University of Delaware campus, Newark (100 acres, 6 buildings)</p> <p><b><i>Old Town Hall Commercial Historic District</i></b> (added 1985 - New Castle County - #85000154) <b>See Also:Jacob Dingee House;Obadiah Dingee House;Zachariah</b> Bounded by 5th, N. King, 6th, and Shipley Sts., Wilmington (40 acres, 10 buildings)</p> <p><b><i>Port Penn Historic District</i></b> (added 1978 - New Castle County ) DE 9, Port Penn (710 acres, 48 buildings)</p> <p><b><i>Quaker Hill Historic District</i></b> (added 1979 - New Castle County - #79000635) <b>See Also:Quaker Hill Historic District</b> Roughly bounded by Tatnall, Jefferson, 2nd and 7th Sts., Wilmington (200 acres, 110 buildings)</p> <p><b><i>Rockland Historic District</i></b> (added 1972 - New Castle County - #72000289) Also known as <b>Kirk's Ford;Youngstown</b> Town of Rockland and its environs along Rockland Rd. and Brandywine Creek, Rockland (1600 acres, 6 buildings)</p>
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<p><b><i>East Brandywine Historic District</i></b> (added 1985 - <b>New Castle County</b> - #85003220) Also known as <b>See Also:Starr House;Howard High School</b> Roughly Bounded by Sixteenth St., Brandywine Creek, Twelfth St., and US 13, Wilmington (803 acres, 189 buildings)</p> <p><b><i>Eastburn--Jeanes Lime Kilns Historic District</i></b> (added 1977 - <b>New Castle County</b> - #77000389) Also known as <b>Eastburn--Jeanes Lime Kilns</b> N of Newark on Limestone Rd., Newark (2000 acres, 6 buildings, 8 structures)</p> <p><b><i>Eighth Street Park Historic District</i></b> (added 1983 - <b>New Castle County</b> - #83001334) <b>See Also: Eighth Street Park</b> Roughly bounded by 6th, 10th, Harrison, and Broom Sts., Wilmington (330 acres, 182 buildings) Boundary increase 1984 – added 60 acres and 26 buildings</p> <p><b><i>Eleutherian Mills</i></b> (added 1966 - <b>New Castle County</b> - #66000259) See Also: <b>Eleutherian Mills--Hagley Museum</b> N of Wilmington on DE 141 at Brandywine Creek Bridge, Wilmington (1912 acres, 33 buildings)</p> <p><b><i>Fell Historic District</i></b> (added 1983 - <b>New Castle County</b> - #83001335) Faulkland Rd. and New Fell's Lane, Wilmington (160 acres, 8 buildings)</p> <p><b><i>Fort Dupont Historic District</i></b> (added 1999 - <b>New Castle County</b> - #99001275) Also known as <b>CRS# N-1499</b> DE 9, S of Chesapeake and Delaware Canal, Delaware City (3050 acres, 60 buildings, 16 structures, 2 objects)</p>	<p><b><i>Shipley Run Historic District</i></b> (added 1984 - <b>New Castle County</b> - #84000854) Roughly bounded by Adams, 11th, Jefferson, and 7th Sts., Wilmington (344 acres, 408 buildings)</p> <p><b><i>St. Joseph's on the Brandywine</i></b> (added 1976 - <b>New Castle County</b> - #76000572) 10 Barley Mill Rd., Greenville (20 acres, 4 buildings)</p> <p><b><i>Townsend Historic District</i></b> (added 1986 - <b>New Castle County</b> - #86001029) Roughly bounded by Gray, Ginn and South, Lattamus and Main Sts., and Commerce St. and Cannery Ln. and Railroad Ave., Townsend (460 acres, 217 buildings, 6 structures)</p> <p><b><i>Village of Arden</i></b> (added 1973 - <b>New Castle County</b> - #73000550) 6 mi. N of Wilmington between Marsh Rd., Naaman's Creek, and Ardentown, Wilmington (1630 acres, 10 buildings)</p> <p><b><i>Wawaset Park Historic District</i></b> (added 1986 - <b>New Castle County</b> ) Bounded by Pennsylvania Ave., Woodlawn Ave., Seventh St., and Greenhill Ave., Wilmington (459 acres, 321 buildings, 1 structure)</p>
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<p><b><i>Garrett Snuff Mills Historic District</i></b>          (added 1980 - <b>New Castle County</b> - #80004486)          Also known as <b>See Also:Garrett Snuff Mill</b>          DE 82 and Yorklyn Rd., Yorklyn          (580 acres, 17 buildings)</p>	<p><b><i>Wilmington and Western Railroad</i></b>          (added 1980 - <b>New Castle County</b> )          Also known as <b>Landenberg Branch of the Baltimore &amp; Ohio Railroad</b>          DE 41, Hockessin and          (730 acres, 1 building, 14 structures, 9 objects)</p> <p><b><i>Wooddale Historic District</i></b>          (added 1979 - <b>New Castle County</b> - #79000630)          Also known as <b>Delaware Iron Works;See Also:Wooddale Covered Bridge</b>          NW of Newport on Wooddale Rd, Newport          (0 acres, 6 buildings)</p>
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Kent County:

<p><b><i>Bannister Hall and Baynard House</i></b>          (added 1973 - <b>Kent County</b> - #73000503)          Also known as <b>Fox Hall</b>          S of Smyrna off DE 300, Smyrna          (100 acres, 2 buildings)</p> <p><b><i>Byfield Historic District</i></b>          (added 1979 - <b>Kent County</b> - #79003232)          Address Restricted, Kitts Humock          (6920 acres, 1 building, 1 structure)</p> <p><b><i>Camden Historic District</i></b>          (added 1974 - <b>Kent County</b> - #74000595)          Also known as <b>Picadilly,Mifflin's Crossroads</b>          Both sides of Camden-Wyoming Ave. and Main St., Camden (316 acres, 65 buildings)</p> <p><b><i>Coombe Historic District</i></b>          (added 1982 - <b>Kent County</b> - #82002313)          Also known as <b>See Also:Hughes Early Man Complex</b>          W of Felton on DE 12 and SR 281, Felton          (340 acres, 2 buildings)</p>	<p><b><i>Little Creek Hundred Rural Historic District</i></b>          (added 1984 - <b>Kent County</b> - #84000286)          DE 9, Little Creek          (25000 acres, 21 buildings, 1 structure)</p> <p><b><i>Lower St. Jones Neck Historic District</i></b>          (added 1979 - <b>Kent County</b> - #79003233)          Also known as <b>See also:Kingston-upon-Hull;Dickenson Mansion</b>          Address Restricted, Kitts Humock          (23500 acres, 2 buildings)</p> <p><b><i>North Milford Historic District</i></b>          (added 1983 - <b>Kent County</b> - #83001357)          Also known as <b>PH0507474,PH0001279</b>          Roughly bounded by Mispillion River, Silver Lake, N. Walnut and NW 3rd Sts., Milford          (215 acres, 98 buildings, 1 structure)</p> <p><b><i>Raymond Neck Historic District</i></b>          (added 1982 - <b>Kent County</b> - #82001026)          N of Leipsic between Leipsic River and CR 85, Leipsic          (4320 acres, 8 buildings, 4 structures)</p>
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<p><b><i>Dover Green Historic District</i></b> (added 1977 - <b>Kent County</b> - #77000383) Bounded by Governors Ave., North, South, and East Sts., Dover (501 acres, 79 buildings)</p> <p><b><i>Duck Creek Village</i></b> (added 1972 - <b>Kent County</b> - #72000282) Also known as <b>Salisbury</b> DE 65, between Duck Creek and Green's Branch, Smyrna (343 acres, 3 buildings)</p> <p><b><i>Felton Historic District</i></b> (added 1988 - <b>Kent County</b> - #87002433) <b>See Also: Felton Railroad Station</b> Roughly bounded by North, Walnut, Main, and Niles Sts., Felton (380 acres, 162 buildings, 2 structures)</p> <p><b><i>Frederica Historic District</i></b> (added 1977 - <b>Kent County</b> - #77000385) Also known as <b>Johnnycake Landing</b> Market, Front, and David Sts., Frederica (250 acres, 118 buildings)</p> <p><b><i>Kenton Historic District</i></b> (added 1983 - <b>Kent County</b> - #83001396) Commerce St., Kenton (92 acres, 28 buildings)</p>	<p><b><i>Smyrna Historic District</i></b> (added 1980 - <b>Kent County</b> - #80000930) DE 6 and U.S. 13, Smyrna (1320 acres, 475 buildings)</p> <p><b><i>St. Joseph's Industrial School</i></b> (added 2002 - <b>Kent County</b> - #02001491) Also known as <b>CRS no. K-5054</b> 355 W. Duck Creek Rd., Clayton (55 acres, 3 buildings, 1 structure, 3 objects)</p> <p><b><i>Victorian Dover Historic District</i></b> (added 1979 - <b>Kent County</b> - #79000622) Roughly bounded by Silver Lake, St. Jones River, North and Queen Sts., Dover (1790 acres, 482 buildings)</p> <p><b><i>Wilkerson, J. H., &amp; Son Brickworks</i></b> (added 1978 - <b>Kent County</b> - #78000892) Off SR 409, Milford (15 acres, 3 buildings)</p> <p><b><i>Wyoming Historic District</i></b> (added 1987 - <b>Kent County</b> - #86003037) <b>See Also: Wyoming Railroad Station</b> Roughly bounded by Front St., Rodney Ave., Southern Blvd., and Mechanic St., Wyoming (950 acres, 310 buildings, 10 structures)</p>
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Sussex County:

<p><b><i>Barnes Woods Archeological District</i></b> (added 1996 - <b>Sussex County</b> - #96001413) Also known as <b>S-9012;S-4981;S-4982;S-5742;S-8590</b> Address Restricted, Seaford (180 acres)</p>	<p><b><i>Lewes Historic District</i></b> (added 1977 - <b>Sussex County</b> - #77000393) Also known as <b>Deale, Whorekill, Lewistown;See Also:Lewes Historic District</b> Ship-carpenter, Front, Savannah, 2nd, 3rd, and 4th Sts., Lewes (300 acres, 122 buildings)</p>
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***Bethel Historic District***

(added 1975 - **Sussex County** - #75000544)  
Also known as **Lewisville, Lewis' Wharf**  
0.4 mi. W of Laurel, Bethel  
(550 acres, 4 buildings)

***Bridgeville Historic District***

(added 1994 - **Sussex County** - #94000361)  
Roughly bounded by Market, Main and  
Edgewood Sts., School House Ln., Maple Alley  
and the Penn Central RR tracks, Bridgeville  
(750 acres, 166 buildings, 70 structures)

***Cape Henlopen Archeological District***

(added 1978 - **Sussex County** - #78000920)  
Also known as **7S-D-8,9,22,27,29,30 and 34**  
Address Restricted, Lewes (7950 acres)

***Carey's Camp Meeting Ground***

(added 1973 - **Sussex County** - #73000557)  
W of Millsboro off DE 24, Millsboro  
(100 acres, 47 buildings, 1 structure)

***Indian River Archeological Complex***

(added 1978 - **Sussex County** - #78000922)  
Also known as **Indian River Middle Woodland**  
**Archeological Complex;S-638;S-6**  
Address Restricted, Millsboro  
(194 acres)

***Laurel Historic District***

(added 1988 - **Sussex County** - #88001056)  
West St. to Rossakatum Creek to Tenth St.,  
Laurel (1600 acres, 701 buildings, 4 structures)

***Milton Historic District***

(added 1982 - **Sussex County** - #82002366)  
DE 5, Milton  
(872 acres, 188 buildings)

***National Harbor of Refuge and Delaware***  
***Breakwater Harbor Historic District***

(added 1989 - **Sussex County** - #89000289)  
Also known as **S-186;See Also:Delaware**  
**Breakwater and Lewes Harbor**  
Mouth of Delaware Bay at Cape Henlopen,  
Lewes (24300 acres, 1 building, 15 structures)

***Richards Historic District***

(added 1983 - **Sussex County** - #83003522)  
County Rd. 34, Greenwood  
(1411 acres, 21 buildings)

***Seaford Station Complex***

(added 1978 - **Sussex County** - #78000930)  
Also known as **Seaford Station**  
Nanticoke River at Delaware Railroad Bridge,  
Seaford (20 acres, 2 buildings, 2 structures)

***South Milford Historic District***

(added 1983 - **Sussex County** - #83001358)  
Roughly bounded by Mispillion River, Maple  
Ave., Church and Washington Sts., Milford  
(280 acres, 68 buildings)

### **Appendix I: Thesis Variables**

<b>Variable</b>	<b>Sub-variable</b>
<i>Status</i>	<ul style="list-style-type: none"> <li>• Standing</li> <li>• Not Standing</li> <li>• Unknown</li> </ul>
<i>Function</i>	<ul style="list-style-type: none"> <li>• Commercial</li> <li>• Residential</li> <li>• Outbuilding</li> <li>• Industrial</li> <li>• Educational</li> <li>• Recreational</li> <li>• Worship</li> </ul>
<i>Documented Condition</i>	<ul style="list-style-type: none"> <li>• Vacant &amp; Good</li> <li>• Vacant &amp; Fair</li> <li>• Vacant &amp; Poor</li> <li>• Occupied &amp; Good</li> <li>• Occupied &amp; Fair</li> <li>• Occupied &amp; Poor</li> <li>• Not Recorded</li> </ul>
<i>Current Condition</i>	<ul style="list-style-type: none"> <li>• Vacant &amp; Good</li> <li>• Vacant &amp; Fair</li> <li>• Vacant &amp; Poor</li> <li>• Occupied &amp; Good</li> <li>• Occupied &amp; Fair</li> <li>• Occupied &amp; Poor</li> <li>• Status Unknown</li> <li>• Unknown</li> <li>• Not Applicable (N/A)</li> </ul>
<i>Surrounding Environment</i>	<ul style="list-style-type: none"> <li>• Agricultural Lands</li> <li>• New Residential Development (1991-2003)</li> <li>• Middle Residential Development (1950-1990)</li> <li>• Historic Development (pre-1953)</li> <li>• Mixed Residential Development</li> <li>• Commercial Development</li> <li>• New Residential/Agricultural Development</li> <li>• Agricultural Lands &amp; Commercial Development</li> <li>• Mixed Commercial &amp; Residential Development</li> <li>• Mixed Agricultural and Historic Development</li> <li>• Industrial</li> <li>• Preserve</li> <li>• Other &amp; Unknown</li> </ul>

<i>Date of Construction</i>	<ul style="list-style-type: none"> <li>• Eighteenth Century <ul style="list-style-type: none"> <li>○ 1701-1725</li> <li>○ 1726-1750</li> <li>○ 1751-1775</li> <li>○ 1776-1800</li> </ul> </li> <li>• Nineteenth Century <ul style="list-style-type: none"> <li>○ 1801-1825</li> <li>○ 1826-1850</li> <li>○ 1851-1875</li> <li>○ 1876-1900</li> </ul> </li> <li>• Twentieth Century <ul style="list-style-type: none"> <li>○ 1901-1925</li> <li>○ 1926-1950</li> </ul> </li> <li>• Other &amp; Unknown</li> </ul>
<i>Construction Materials</i>	<ul style="list-style-type: none"> <li>• Log</li> <li>• Frame</li> <li>• Brick</li> <li>• Stone</li> <li>• Brick &amp; Block</li> <li>• Mixed Materials</li> <li>• Other &amp; Unknown</li> </ul>
<i>Active documented Threats</i>	<ul style="list-style-type: none"> <li>• Demolition</li> <li>• Development</li> <li>• Event Damage</li> <li>• Road Changes</li> <li>• Other &amp; Unknown – Threat not recorded</li> </ul>
<i>Passive documented threats</i>	<ul style="list-style-type: none"> <li>• Renovations</li> <li>• Abandonment/Neglect</li> <li>• Other &amp; Unknown</li> </ul>
<i>No Longer Standing Replaced With</i>	<ul style="list-style-type: none"> <li>• Vacant Lots</li> <li>• Commercial Development</li> <li>• Residential Development</li> <li>• Worship Development</li> <li>• Other &amp; Unknown</li> <li>• Not applicable (N/A)</li> </ul>

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