

# PLANNING PRESERVING DELAWARE'S HERITAGE FOR THE PAST

THE DELAWARE DEPARTMENT OF STATE AND  
THE DIVISION OF HISTORICAL AND CULTURAL AFFAIRS

DELAWARE'S HISTORIC  
PRESERVATION PLAN  
2008 - 2012



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February 25, 2008

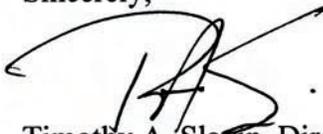
Fellow Historic Preservationists:

It is with great pleasure that I present *Planning for the Past: Preserving Delaware's Heritage*, our state's recently completed historic preservation plan for 2008-2012. This plan provides all Delawareans who are passionate about historic preservation with a framework for effective decision-making, for coordinating statewide preservation activities, and for communicating statewide preservation policy, goals, and values to the preservation constituency, decision-makers, and interested parties across the state.

The Division of Historical and Cultural Affairs is responsible for producing and tracking implementation of this plan. Division staff members are available to speak with you about any of the matters raised in the plan, or to consider other actions that can assist in meeting its goals over the next five years. I encourage everyone with a stake in the preservation of our state's past to become familiar with this plan, and to consider where you can make a contribution to the accomplishment of the plan's goals and actions.

Thank you for your attention and support for Delaware's important historic places.

Sincerely,



Timothy A. Slavin, Director  
and State Historic Preservation Officer





**STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF MANAGEMENT AND BUDGET**

November 19, 2007

Alice H. Guerrant  
Resource Center Manager  
Division of Historical & Cultural Affairs  
21 The Green  
Dover, DE 19901

RE: State Historic Preservation Plan

Dear Ms. Guerrant:

After careful review of the document "Planning for Historic Preservation" I would like to take this opportunity to compliment the Division of Historical and Cultural Affairs.

This publication should be used by all agencies within our governments when making land use decisions. I would also recommend that it be incorporated into the comprehensive land use plans of the local jurisdictions to strengthen the Historic Preservation component.

This publication serves as an informational resource for ordinances, incentives, and enforcement for historic preservation.

Using this document for coordination ensures that the historic preservation of the State of Delaware is respected.

As stated in "Better Models for Development in Delaware" Delaware is the First State but it is a small State, which is one reason we should respect this land. It is our birthright and almost every inch of it is densely layered with our history. We need to do all we can to protect our heritage.

Thank you for the opportunity to comment on this very important issue.

Sincerely,

Constance C. Holland, AICP  
Director, State Planning coordination.



**STATE PLANNING COORDINATION**

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*“Remembering our  
past and how it  
affects our future  
is something that all  
of us have an idea,  
comment, or  
thought about.”*

# LIVING WITH OUR HISTORY

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## TREASURING OUR HISTORIC RESOURCES

**Historic preservation is personal.** When people reminisce about where they grew up, chances are that particular places come to mind: the elementary school, the fire station, the local park, a favorite store, or the houses on their street. Whether they still reside in that community or only return to visit, they look for the familiar landmarks that recall the people and events associated with other times of their lives. This visible legacy of buildings and places makes us aware of time—that elusive fourth dimension which gives meaning to our personal and public landscapes.

*“When a landscape changes, people complain they’re losing their memories associated with their place, their town. It’s become a personal issue.” - Public meeting comment*



**Historic preservation is public.** Whether it is a battlefield, a main street, a mansion, a graveyard, or a courthouse, buildings and landscapes serve as powerful public reminders of who we are in a way that documents and photographs on their own cannot. They frame our communities as special, recognizable places where we and our families belong.

People travel to the City of New Castle to glimpse life in a settlement that served as a center of colonial government and as a vital port town. They drive scenic roads, like Bayside Drive (Route 9) in Kent County, to sense a time when most people lived on farms or even earlier, when they inhabited the great woodlands. They attend events and exhibits in old estates such as the Governor Ross Plantation near Seaford and the John Dickinson Plantation near Dover. They shop and go out for entertainment in revitalized downtowns like those in Lewes and Delaware City, attracted by the character and smaller scale of a streetscape with buildings from varied eras.

**Preservation is our collective human heritage.** For at least 12,000 years, human beings have settled by Delaware’s creeks, lived off its fertile land, trapped in the marshes, fished in the streams, laid out trails, and watched the sun rise over the ocean. For the past 370 years, people have migrated here from all corners of the planet, each making their mark on the landscape. Whether or not we grew up in Delaware, the generations who labored to build and preserve the communities we inherited are everyone’s ancestors.



Delawareans and visitors can see and touch these gifts of the past thanks to thousands of property owners and communities who have worked to preserve Delaware’s archaeology, historic architecture,

agricultural lands, small town streetscapes, and maritime environments. In visiting these places, we can appreciate the craftsmanship, ingenuity, values, and hard work of the past. In historic preservation, we work to pass on this legacy to the future.

*“Delaware is the first state, but it is also a small state, which is one reason we should respect the land. It is our birthright, and almost every inch of it is densely layered with our history.”*

*- Better Models for Development in Delaware, page 1*

We invite Delawareans to consciously integrate the fourth dimension of time past and time future into our present decisions about land use and economic development. Conserving our land and our built environment wisely strengthens the physical foundation for a sustainable economy and a more livable Delaware.

## PARTNERING TO PROTECT OUR RESOURCES

Creating this Statewide Historic Preservation Plan brought together many of those who treasure the legacy and future of Delaware’s distinctive places. Delaware is fortunate to have many dedicated groups and individuals involved in historic preservation, some working on local issues, others specializing in a particular aspect of historic preservation. Historic preservation spreads a large tent, encompassing everything from shipwreck recovery to zoning ordinances, housing rehabilitation to classroom lessons, database management to main street activism. [See Historic Preservation Directory, page 22.] Historic preservation is public.

*“Remembering our past and how it affects our future is something that all of us have an idea, comment, or thought about.”*

*- Stephen Marz, Deputy Director, HCA*

Our lead organizations, the state’s Division of Historical and Cultural Affairs (HCA) and the non-profit Preservation Delaware Inc. (PDI), rely on many willing partners to carry out historic preservation in Delaware and create momentum for a strong historic preservation ethic throughout the state. The partners in our historic preservation community include preservation

*“Everyone wants to save something!”*  
*- Public meeting comment*

professionals in both governmental agencies and private, for-profit firms, such as planners, historians, architectural historians, architects, and archaeologists; local governments<sup>1</sup> protecting their community character; non-profit organizations, such as historical societies, preservation alliances, and archaeological societies; educators working in museums, universities, and the school systems; and preservation trades craftsmen and professionals.

It is the goal of HCA and this Plan to expand the sharing of knowledge, resources, and strategies among these groups. HCA consulted with dozens of individuals, non-profit organizations, commercial firms, educators, and governmental agencies in consolidating this Plan. From their suggestions and priorities, we derived two overarching principles to guide the vision of historic preservation in Delaware, and selected four goals to focus our historic preservation efforts at both the local and state levels over the next five years.



<sup>1</sup> Local government refers to both county and municipal governments.

**How can we make this Plan a reality?** The first answer is YOU! HCA, PDI, and the rest of the historic preservation community welcome all citizens, government representatives, and businesses that want to help preserve our historic resources. In line with the selected goals for this five-year Plan, old hands in historic preservation and newcomers alike are especially encouraged to:

- Become vocal in your community about historic preservation.
- Join the wider network of historic preservation organizations and activities.
- Help to raise funds for historic preservation projects and lobby for budget support.
- Protect, restore, spotlight, and enjoy local historic sites, thereby helping your community build a sense of pleasure and pride in its resources.

See the Historic Preservation Directory (page 22) for organizations to join or call for help.

### A PRESERVATION SUCCESS STORY

#### **Partnering to Bring Abbott's Mill Back to Life**

HCA and the Delaware Nature Society, which administers the Abbott's Mill Nature Center, secured \$400,000 in state money for the restoration of the mill's interior and machinery. Abbott's Mill now offers a unique window into the entire micro-environment of a late 19th-century gristmill complex. Educational programs showcase grain cultivation, millpond ecology, and millworker history, culminating with the sights and sounds of an operating mill full of wheels, conveyors, belts, gears, millstones, and rollers, all turning simultaneously.

[www.delawarenaturesociety.org/abbotts/index.html](http://www.delawarenaturesociety.org/abbotts/index.html)

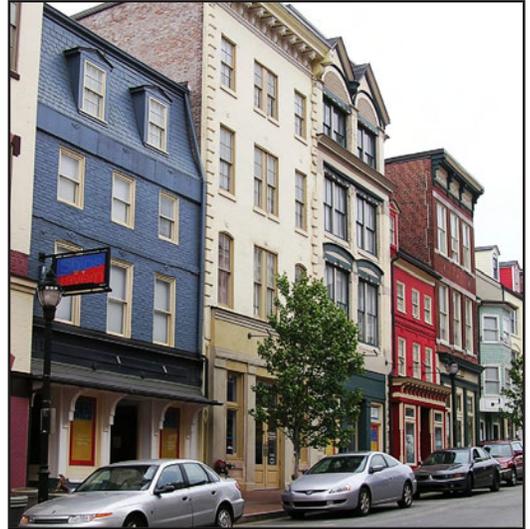
# PLANNING FOR HISTORIC PRESERVATION

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## WHAT ARE THE BENEFITS OF HISTORIC PRESERVATION?

Historic preservation is a proven, practical component of local and regional economic stability. As undeveloped spaces vanish and the need to conserve resources becomes a mainstream concern, historic preservation strategies are becoming an essential aspect of economic development.

- Reinvigorated main streets and re-adapted commercial properties cycle dollars back into the community at a higher rate than businesses owned outside the state. Redevelopment of historic downtowns attracts entrepreneurial local businesses, and is successfully bringing in local customers and outside visitors.
- Historic preservation-oriented maintenance is a cost-effective way to upgrade housing for all income levels, increasing property values and widening state and local tax bases.
- Expertise in historic preservation and rehabilitation assists owners in adapting older homes to modern needs while retaining the character of their neighborhoods.
- Historic districts are built on a more human scale. The convenient proximity of other houses, stores, schools, and shops can foster close-knit neighborhoods, while accommodating a range of ages, income levels, and accessibility needs. These districts also encourage more frequent physical outdoor activities such as walking, bicycling, and the use of local parks.
- Small-footprint housing and commercial spaces are a compact and efficient use of land and infrastructure.
- Reuse of buildings and structures lessens landscape destruction and landfill debris. Currently, about one-third of all landfill debris comes from demolished buildings and new construction.
- Historic preservation activities tend to employ local residents and small businesses such as contractors, architects, researchers, educators, facilities managers, museum staff, and tourism-sector workers.



In addition to economic benefits, communities that preserve historic properties enrich their quality of life in less tangible ways:

- Living in a distinct place that has unique buildings, landscapes, and a known history strengthens a sense of belonging and commitment to a community—all the more critical as newer housing, workplaces, and retail establishments come to look much the same everywhere.
- Physical buildings, preserved archaeological excavations, or structures such as a boardwalk can invoke an awareness of the past—and develop an understanding of how the past impacts the present—in an immediate, personal way that reading about history cannot.
- Sensitive in-fill and redevelopment in older neighborhoods preserves the sense of “home” that residents value and tourists enjoy visiting.

- Buildings and sites hold irreplaceable information for historical and archaeological research, which helps us understand our heritage and humanity more deeply.
- Local historic preservation efforts help a community to express and sustain its identity. Just knowing that artifacts representing our ancestors' lives and creative efforts are still there can give us a sense of continuity and gratitude.
- Seeing historic buildings, restored gardens, or scenic landscapes adds pleasure to our daily lives, even if we are merely driving by.

## “LIVABLE DELAWARE”: RECOGNIZING THE VALUE OF HISTORIC RESOURCES

Governor Ruth Ann Minner established the “Livable Delaware” program in 2001 to align state, county, and municipal decisions about managing growth. Historic preservation contributes substantively to all five of Livable Delaware’s principles.

Historic preservation is integral to any thoughtful planning process which emphasizes reuse, quality of life, affordability, and sustainable economic growth. The goal of land conservation also goes hand-in-hand

with preserving the archaeological sites, buildings, and vistas often associated with those lands.

Better Models for Development in Delaware, a report of the Livable Delaware Advisory Council Subcommittee on Community Design, also points to historic preservation as a core principle for development:

### **Principle 4. Preserve Historic Resources**

Delaware’s rich history is still evident in the wealth of historic buildings and neighborhoods found in cities, small towns and rural areas throughout the state.

Historic assets should be identified and protected, and developers should be encouraged to rehabilitate and reuse historic structures. Protecting historic resources such as small-town main streets is also important because historic preservation is a powerful tool for economic revitalization that generates jobs and attracts tourists, residents and investors. - *Better Models for Development in Delaware*, page 4



*Better Models* advocates new developments that incorporate some of the best features of older neighborhoods that have kept a “small town” feel—architectural variety, shops and schools within walking distance, clustered housing, and public open space. The citizens of Delaware consistently indicate that they want to retain more open space and farmland. Historic preservation provides technical tools and infrastructure choices essential to successfully achieving the state’s approach to smart growth.

## HOW DO WE DECIDE WHAT TO PROTECT?

How land is used, what is saved and what is bulldozed, who is remembered and who is forgotten, which buildings are saved and which areas within communities are protected instead of being lost to development—these are often hotly debated issues. In this fast-moving environment, residents and governments are often caught unprepared for development decisions that impact our most meaningful historic buildings and archaeological sites. Too late, we realize that when we lose a historic property, we also lose our sense of belonging to a particular place. We lose our knowledge of the generations who came before us—the people that built the present.

In deciding what happens to these properties, owners and citizens are answering an unspoken question: ***Whose history is worth preserving?***

Reaching consensus can be a challenge. Historic preservation is intensely personal—each person and each community has a different sense of what is beautiful, valuable, interesting, useful, and, as such, worthy of preservation. Furthermore, many residents of Delaware moved into the state as adults. How can we ask them to value a heritage that has little immediate connection to their own personal

*“...development is inevitable, but the destruction of community character and natural resources that too often accompanies growth is not. Progress does not demand degraded surroundings.”*

*- Better Models for Development in Delaware, page 1*

history? Yet learning the history and appreciating the unique geography of a new location is one way that newcomers gradually feel at home. In Delaware’s case, several of these newcomers have gone on to play prominent roles in the state’s historic preservation efforts.

To start with the federal definition, “historic property” means any site, building, structure, object, or district that is more than 50 years old. This includes all kinds of places where people have lived, studied, worked, governed, traveled, fought, and played. HCA maintains a central archive of information on Delaware’s historic properties, gathered by archaeologists and architectural historians over the last 70 years. About 9,500 documented properties lie within historic districts or are individually listed in the National Register of Historic Places, the official list of the nation’s historic and archaeological resources.

### A PRESERVATION SUCCESS STORY

#### **The Lydia B. Cannon Museum**

A reinvigorated Milton Historical Society dedicated its restored museum building in 2006 with a new permanent exhibit on Milton’s history. The Cannon Museum is housed in the former Milton Methodist Protestant Church, built in 1854. The society also sponsors the Delaware Roots film series, making use of the historic Milton Theater.

[www.historicmilton.org](http://www.historicmilton.org)

Traditionally, historic preservation has emphasized the history of the wealthy and powerful. Today however, communities seek to preserve a broad range of types of historical properties including the typical houses of urban workers, sites associated with prehistoric peoples, farm buildings, schools built for African Americans and Native Americans, industrial buildings and complexes, airfields, and fortifications from America's wars.



The overwhelming majority of Delaware's documented properties are domestic, city homes and rural farmsteads that represent how people lived in the past. In contrast, 20th-century commercial properties are disproportionately under-represented. Early gas stations and motels are being torn down, factories and downtown stores abandoned for larger, car-friendly facilities. Tastes change quickly, high speed roads alter traffic patterns, and industry consolidations bring with them standardized architecture.

Likewise, Delaware only listed its first shipwreck site in 2007, creating much excitement for the historic preservation community and the public. An estimated 500 shipwreck sites are submerged in Delaware waters, but the state does not have a maritime survey program to locate them, much less to investigate and record the sites.

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Expanding the answer to “what is worth preserving?” gives us a richer appreciation for the historic landscape and opens up opportunities to partner with communities in saving what is important to them. It also increases the number of historic sites vying for restoration and maintenance resources in the face of a restrictive funding environment and powerful external pressures for demolition. Only by planning our priorities for historic preservation—what are we able to protect and how can we combine our efforts?—can we move quickly enough to preserve our significant historic resources.



## WHAT ARE THE CHALLENGES WE FACE?

Delaware’s population, currently at 855,000, is rising more slowly now than during the double-digit 1990s, but is still growing, especially in Sussex County. More people mean more development—the construction of houses, businesses, retail stores, schools, roads, and other infrastructure—resulting in phenomenally rapid and often unplanned changes in the built environment.

Consequently, agricultural landscape is a type of historic property that is disappearing at an alarming rate. Of the 9,300 farms that existed at the end of World War II, only 2,300 remained by 2006, a loss of three-quarters of Delaware’s farms. Accelerating development in the past ten years has consumed farmland across the state. It is noteworthy that almost one-third of the remaining farmland is protected by the Delaware Agricultural Lands Preservation Foundation, administered by the Delaware Department of Agriculture, and that Delaware leads the nation in the percentage of its total land area in permanent preservation with 6.8%.

### PRESERVING DELAWARE’S AGRICULTURAL LANDS

Number of Farms	2,300
Acres in Farms	520,000 acres
Acres Enrolled in Farmland Preservation	144,000 acres
Acres in Farms Permanently Preserved	80,800 acres
Percent of Delaware’s Total Land Area in Farms	42%
Acres Enrolled in Conservation Programs	154,800 acres

### DELAWARE RANKS #1 IN THE U.S. IN:

Agricultural Production Value per Farm	\$448,000
Agricultural Production Value per Acre	\$1,950
Preserved Farmland as a Percent of Total Land Area	6.5%

Figure 1: Delaware’s Agricultural Statistics on Land Preservation, 2005.  
(Source: Delaware’s Department of Agriculture, <http://dda.delaware.gov/Agstats.shtml>)

With the loss of farmlands goes the loss of many archaeological sites of all types, including those of Native American, European American, and African American origin. We do not know how many sites are being lost because there is no requirement that privately funded projects locate, explore, and/or protect archaeological sites. The one state law that does affect private development concerns the discovery of human remains. While this law requires that any human remains be protected, it does not require that the burial site be preserved if the bodies are respectfully removed and reburied elsewhere. When a project is federally funded or permitted, there is a requirement to locate and study sites, but not necessarily to preserve them in place.



Skyrocketing land prices, particularly in Delaware’s beach area, have led to another problem—teardowns. This is the practice of demolishing small existing historic buildings and replacing them with large new ones which fill the lot to its margins, often out of scale and design with the neighborhood’s character. The beach communities in particular are experiencing these threats to community character, but it is also occurring in Dover, Wilmington, Newark, and other localities.

On the positive side, the municipalities of Delaware City, Lewes, and Milton have recently been recognized for leadership in identifying and protecting their historic properties as part of successful downtown revitalizations.

Another challenge is funding. Support for both governmental and private-non-profit programs has decreased compared to earlier years. When adjusted for inflation, the federal Historic Preservation Fund, which provides half of the operational budget for HCA’s historic preservation activities, has not increased significantly since about 1980, despite rising costs for historic preservation services. Other state programs, such as the Cultural Heritage Program in the Department of Natural Resources and Environmental Control, no longer receive any support from this Fund.

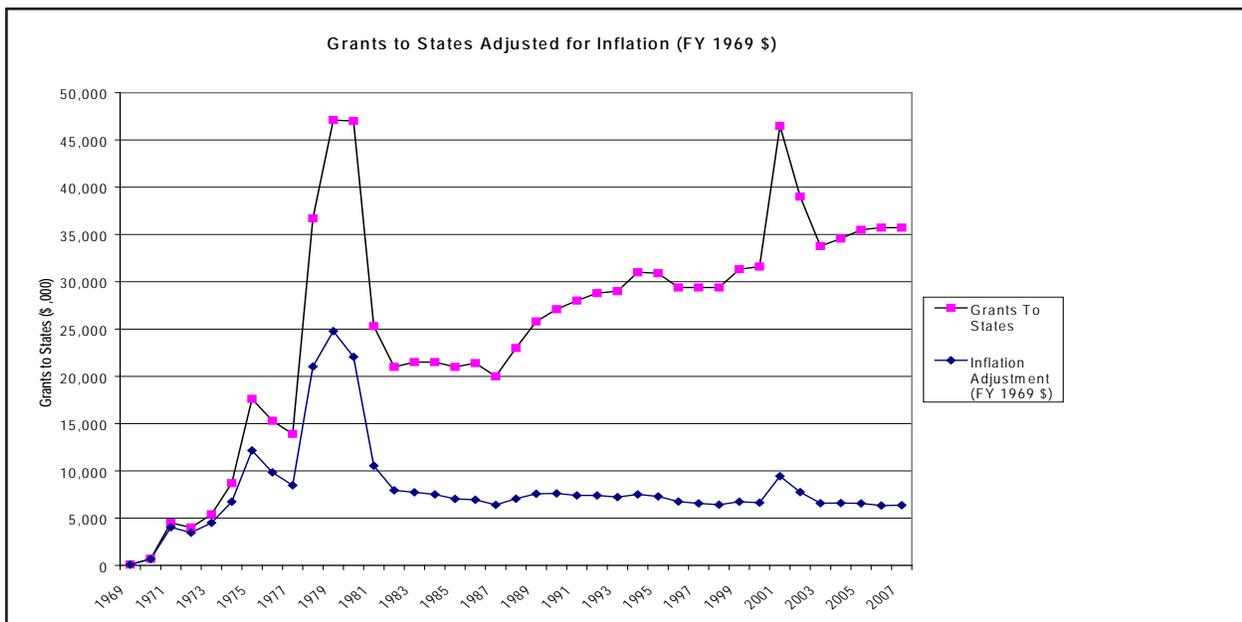


Figure 2: Diminishing Federal Grant Support for Historic Preservation  
(Source: National Park Service, 2007)

Diminished federal funding has many other consequences. Local governments’ historic preservation planners, who are vital partners in carrying out Delaware’s historic preservation goals, have seen their federal funding cut or their jobs eliminated. The number of architectural and archaeological surveys and other forms of documentation of historic properties has been reduced, despite the increased rate of loss from development.

In the private sector, non-profit historic preservation organizations have seen a loss in membership and experienced declining revenues. This reduces their ability to advocate for historic preservation issues and to respond to requests for help.

The lack of sufficient resources in both the public and private sectors means that much of the burden of historic preservation rests on interested community residents to assist in preserving, documenting, and recording Delaware's past.

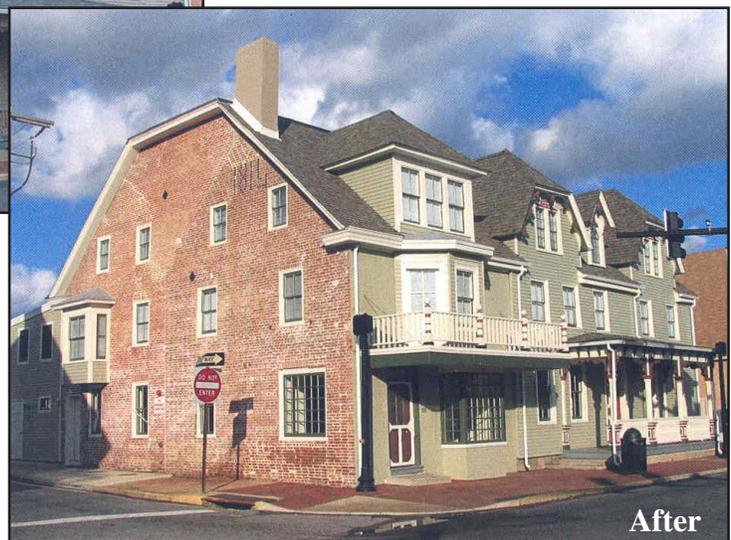
A number of tools are available to encourage property owners to protect historic resources. These include the state's income tax credit for donations of conservation easements, which includes easements for historic preservation purposes; and the tax credit for rehabilitation of National Register-listed properties. Other tax credit opportunities include the federal income tax credit for rehabilitation of income-producing National Register-listed properties, and Delaware local government property tax credits for rehabilitation.

### A PRESERVATION SUCCESS STORY

#### **The Delaware Historic Preservation Tax Credit**

Signed into law by Governor Minner in 2001, Delaware's Historic Preservation Tax Credit Program has awarded over \$26 million in credits to 31 projects, leveraging over \$117 million in investment in historic building rehabilitation, a ratio of 4.5 to 1. The first project, the Ships Tavern Mews in Wilmington, received a National Preservation Award in 2005 from the National Trust for Historic Preservation for this "extraordinary effort of people coming together to make things happen."

- Adrian Fine, NTHP Northeast Regional Field Office, 2005.



# DEVELOPING THE PLAN

## THE CONSULTATION PROCESS

Delaware first drafted a Statewide Historic Preservation Plan in 1974, and has revisited and updated the Plan regularly. In redrawing the Plan for 2007-2011, HCA took the following steps:

**Public meetings:** HCA hosted nine forums throughout the state during the winter of 2007. To encourage frank discussion, an independent facilitator team led the sessions and collated all the comments received. Several of the planning forums were invitational sessions for historic preservation specialists from non-profit organizations; government-agency staff; the State Review Board for Historic Preservation and local review boards or historic preservation commissions; private consulting firms; and educators from school, university, and museum sectors. The remaining forums were open to the public and widely advertised. More than 200 people took the time to share their thoughts, offering a wealth of local and professional perspectives. We appreciate their passion for historic preservation and willingness to take part.



**Consultations with historic preservation leaders and technical review:** In addition to the forums noted above, HCA consulted with historic preservation leaders to incorporate their suggestions and priorities. HCA staff also conducted individual communications and interviews, and convened a Technical Review Committee of four professionals representing related historic preservation fields to help create a Plan that was achievable, motivating, and focused. The committee's main concern was to empower state leadership to coordinate historic preservation at all levels, and to take proactive steps to expand funding, preserve critical historic assets, and strengthen legislator and government participation. The group recommended forming a council to champion the Plan across the state. During the summer and fall of 2007, drafts of the Plan were sent to the ten-member State Review Board for suggestions about the goals and actions, and for final approval at their November 2007 meeting.

We thank all the participants in this planning process who provided a broad-based dialogue on issues and a thorough identification of priorities. We hope that the resulting Plan reflects their concerns and suggestions.

### A PRESERVATION SUCCESS STORY

#### Many State-Owned Historic Buildings Receive Makeovers

In recent years, Delaware's state legislature has provided significant funding for both major and minor restoration projects at state-owned historic museums and properties administered by HCA. Since 2001, \$11 million has been invested in building restorations, renovations, and technology upgrades at some of Delaware's most significant properties including the John Dickinson Plantation, the New Castle Court House, the Zwaanendael Museum, the Fenwick Island Lighthouse, the Milford Museum, and the Cooch-Dayett Mill.

<http://history.delaware.gov>

## WHAT WE HEARD

The public meetings brought out dozens of concerns and suggestions, an outpouring of laments for losses, and pride in victories achieved.

On the positive side, all lauded the state's passage of the Delaware Historic Preservation Tax Credit Program which has already made a significant difference in providing incentives for historic preservation and reuse. They appreciated the success of the Main Street program, the creation of scenic byways and various historical trails, and the historic preservation review process now in place in Wilmington and in New Castle County.

Although many preservationists despair that much of the public seems indifferent to historic preservation (especially when the history is not "theirs"), they also see increased interest in history at the local and personal level, and a growing number of residents who want to preserve open space. Heritage tourism agencies and educators have led the way in developing excellent programs at historic sites and museums. The restoration of the New Castle Court House Museum, revitalization of Lewes and Milton, and the archaeological finds of Avery's Rest and the 18th-century *Severn* shipwreck have generated much praise and excitement.

### A PRESERVATION SUCCESS STORY

#### **Partnering to Excavate the Avery's Rest Archaeological Site**

In 2005, Avery's Rest, a 17th-century archaeological site listed in the National Register of Historic Places, was threatened by a planned housing development. Working with the developer, HCA and the Archaeological Society of Delaware were granted permission to excavate the site prior to the start of construction. As a result, archaeologists have been able to learn a great deal about Captain John Avery's home site and early colonial life in the state.

Among the historic preservation constituency, participants noted the potential for increased coordination between historic preservation groups and for greater accessibility to historic property information through increased use of the Internet. This will soon become a reality, thanks to HCA's new Cultural and Historic Resources Information System (CHRIS) which will allow users to locate historic properties through interactive mapping. CHRIS will also allow users to access property information, photos, and other web-based resources.

The primary chorus of concern among public meeting participants was about the waves of development that are rapidly destroying open land, views, farms, invaluable archaeology sites, beloved and historically significant buildings, and the small town feel that once characterized much of the state. The pervasive and unrestrained development of Delaware's beach towns, and congestion in the Middletown area drew particular mention.

With the rise in land prices, longtime property owners—both urban and rural—have been cashing out their family properties. Suburban housing brings economic development but creates changes to the landscape that often have negative consequences for preserving history and community. Less-well-

off residents of longstanding communities reported that they find it difficult to afford their houses or to rehabilitate them, especially to historic preservation standards. Where land is worth more than the historic structures on it, demolition through neglect and decay is also a widespread problem.

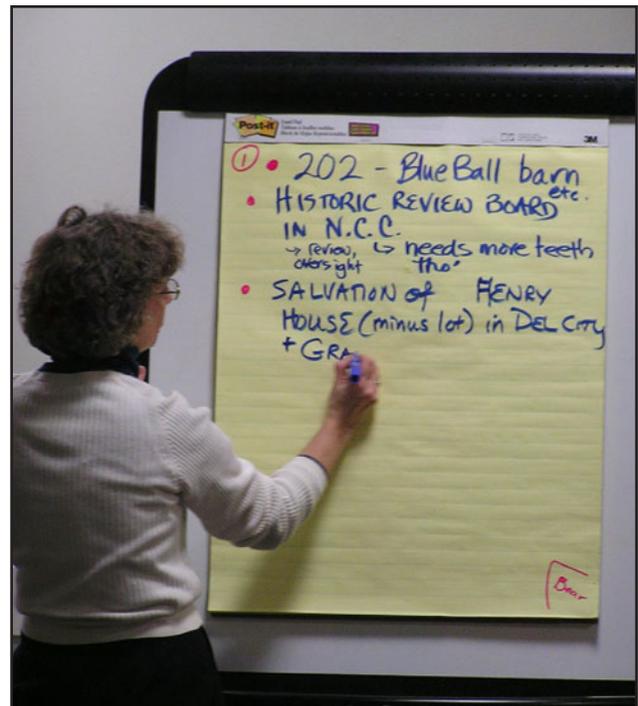
In the face of these pressures, participants in the meetings felt that government planning, regulation, and enforcement had been insufficient, and in some areas, nonexistent. In addition, they felt that local governments with narrow and short-term definitions of economic development continue to undermine financial and political support for historic preservation.

**Recommendations:** The wide-ranging comments heard in the public meetings fell into the following seven categories:

1. Support community-initiated historic preservation activities.
2. Educate students and the general public about Delaware history and the benefits of historic preservation.
3. Provide technical services and information.
4. Coordinate networking, collaborative projects, and planning among the historic preservation community.
5. Educate political and economic decision-makers about the value and process of integrating historic preservation into economic development.
6. Strengthen legislation, ordinances, incentives, and enforcement.
7. Work towards stable financing of historic preservation efforts.

Some participants pressed for developing strategies, legislation, and funding for current historic preservation needs. Others emphasized educating the general public and changing attitudes. The two main principles outlined in the Plan honor both those directions.

Additionally, public meeting participants filled out a survey about the goals from the 2001 Plan which showed continued support for the previous goals, especially for educating the public about historic preservation, and for state government setting the example for historic preservation and assisting others in doing so. The participants were particularly firm about selecting goals that were potentially achievable within the five-year time frame of the Plan, with an emphasis on securing sufficient funding and coordinating implementation.



# THE STATEWIDE HISTORIC PRESERVATION PLAN

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## HISTORIC PRESERVATION PLANNING

The overarching purpose of historic preservation is to enrich the quality of life of Delaware citizens by preserving the sense of place embodied in Delaware’s unique physical environment. If we are to realize a more “Livable Delaware,” both the public- and private-sectors need a sense of personal connection to Delaware’s historic places and to the issues of sustainable development and land preservation. Given the pace of development in Delaware and the limited resources allocated to preserving historic places, all those active in historic preservation need to make careful decisions about historic preservation priorities. Planning ahead in this context of urgent local concerns and overwhelming day-to-day demands can sustain our energies and multiply our successes. Coordination ensures that the historic preservation community strengthens each other’s efforts and avoids working at cross-purposes. Articulating common goals gives a consistent and repeated set of messages to the public and to elected officials. In our day-to-day efforts, it also helps us, the historic preservation community, focus on the important things that we have agreed must be accomplished.

HCA has crafted this Plan to serve as a blueprint, not just for state government, but for the broader historic preservation community—statewide and local, public and private. We consulted widely to ensure that the Plan’s goals and strategies focus on key concerns of historic preservation advocates across the state, especially those aspects requiring coordinated initiatives and resources.

We are mindful that planning must support the full range of historic preservation activities, adapt as circumstances and needs shift, and incorporate new strategies when previous ones are achieved or set aside. This Plan lays out a framework to support effective decision-making, to coordinate activities statewide, and to improve communication of historic preservation policy, goals, and values to diverse parties. It is our expectation that this Plan will help guide and encourage the historic preservation community in our commitment to preserving and improving Delaware’s quality of life.

This Plan is intentionally selective and flexible. Among the many suggestions for goals and strategies, we chose those that appear reachable within the five-year span of this Plan. To encourage local historic preservation activities, the Plan leaves room for preservationists engaged in particular projects to move forward as opportunity or need arises. Our hope is that pooling resources and focusing on a common direction will help to build statewide momentum for historic preservation so that each local group does not have to struggle on its own with similar issues.

**Structure of the Plan:** The Plan contains two guiding principles and four goals, each supported by strategies and actions.

- **Principles:** What are the most important outcomes that historic preservation can achieve for Delaware?
- **Goals:** In which areas will we concentrate our efforts?
- **Strategies:** What methods will we use as a community to reach our goals?
- **Actions:** What specific projects will get us there?

## GUIDING PRINCIPLES FOR HISTORIC PRESERVATION IN DELAWARE

Two overarching principles are the heart of the Plan. They express the values and outcomes that guide our historic preservation decisions. In implementing this Plan, the historic preservation community can use these guiding principles as a touchstone and source of encouragement when making individual decisions.



### **Principle 1: Protect Delaware’s important historic properties**

A sense of urgency about identifying, documenting, and preserving Delaware’s most important historic properties, including buildings, archaeological sites, and landscapes, is the heart of our work. We are committed to preserving the many histories of Delaware—of different eras, and of communities of all backgrounds. Preservation of historic places allows us to appreciate and honor the contributions of all communities past to our collective and individual lives present.

### **Principle 2: Communicate widely the value of preserving historic properties to Delaware’s present and future**

HCA and its partners will communicate the value of preserving a sense of place, helping Delawareans realize the long-term positive effects that historic places can bring to their lives, their businesses, and their communities. In addition, we will communicate the value of preserving the knowledge of our past, helping Delawareans understand the roots of the present.

In order to share information and encourage dialogue, we will specifically seek out those who most desire protection of historic places, educators of our youth, and those who have influence over historic preservation decisions, including those who may oppose some protection decisions or preservation initiatives.

### **A PRESERVATION SUCCESS STORY**

#### **The Towns of Lewes and Milton Recognized as Preserve America Communities**

In 2006, the White House honored Lewes and Milton as Preserve America communities for their efforts in preserving historical areas that celebrate an important part of our nation’s heritage as well as inspiring and educating future generations. This designation makes Lewes and Milton eligible for federal grants to promote heritage tourism and other preservation projects.

[www.preserveamerica.gov](http://www.preserveamerica.gov)

## THE GOALS, STRATEGIES, AND ACTIONS

To best promote our two principles—preserving historic properties and communicating the value of protecting historic properties—four goals have been chosen as most critical to historic preservation and where significant progress is possible in the next five years.

- I. Provide better protection for historic properties within the jurisdictions of local governments.
- II. Improve state-level laws and regulations affecting historic properties.
- III. Improve public and professional access to information regarding historic properties in Delaware, and to technical and general historic-preservation information.
- IV. Develop effective collaboration among the historic preservation community in acting to preserve Delaware’s historic properties.

Each goal is supported by pragmatic strategies, with specific, measurable actions identified for each strategy. Historic preservation organizations statewide are encouraged to assist with those action steps that seem most effective and feasible to them, but also to add other actions as circumstances unfold during the five-year period.



### **GOAL I: PROVIDE BETTER PROTECTION FOR HISTORIC PROPERTIES WITHIN THE JURISDICTIONS OF LOCAL GOVERNMENTS.**

**Strategy 1:** Implement the historic preservation sections within local governments’ approved comprehensive plans.

**Actions:**

- Analyze approved comprehensive and economic development plans to identify the stated historic preservation needs of each local government.
- Communicate to each local government how to obtain information on the known historic properties within their jurisdictions.
- Hold a workshop to train local government staff and/or officials on policies and strategies for the preservation of historic building stock.
- Research and publicize successful programs to combat demolition-by-neglect.
- Provide and publicize links to online guidance for local governments on ordinances, regulations, enforcement, flexible building codes, and other strategies to protect their jurisdictions’ historic assets essential to community character, strengthening of viable historic downtowns, and development of heritage tourism.
- Promote the Certified Local Government designation as a means to establish and institutionalize historic preservation within local governments.

**Strategy 2:** Improve local demolition regulations to include consideration for historic properties.

**Actions:**

- Research local demolition processes.
- Provide information on ways to improve or institute consideration for historic properties within demolition regulations.
- Lobby local governments to adopt local demolition permit processes that include consideration of National-Register-eligible or -listed historic properties.
- Lobby local governments to require documentation of any building fifty years old or older before it is demolished.
- Lobby local governments to require the location and documentation of archaeological sites threatened by development.

**Strategy 3:** Obtain special funding for local governments' historic property initiatives.

**Actions:**

- Determine local governments' survey, registration, and documentation needs.
- Lobby the state legislature to include specific project-funding requested by local governments.
- Lobby for more funding for Main Street programs.



**GOAL II: IMPROVE STATE-LEVEL LAWS AND REGULATIONS AFFECTING HISTORIC PROPERTIES.**

**Strategy 1:** Extend the state tax credit for historic properties for 10 years.

**Actions:**

- Develop coordinated strategies within the historic preservation community to support the extension.
- Study the economic impact of tax credit projects on local communities and the state.
- Lobby identified key legislators.

**Strategy 2:** Protect state-owned historic buildings

**Actions:**

- Initiate a Memorandum of Understanding between HCA and the Office of Management and Budget's Facilities Management to provide a professional review and comment on proposed changes to historic buildings.
- Update the database on state-owned historic buildings yearly and survey any buildings that are newly acquired or are nearing the 50-year age limit.
- Develop maintenance plans for 50-year-old and older, state-owned buildings.
- Develop disaster response plans that include consideration for 50-year-old and older, state-owned buildings.

**GOAL III: IMPROVE PUBLIC AND PROFESSIONAL ACCESS TO INFORMATION REGARDING HISTORIC PROPERTIES IN DELAWARE, AND TO TECHNICAL AND GENERAL HISTORIC-PRESERVATION INFORMATION.**

**Strategy 1:** Provide 24-hour, seven-days-per-week access to historic property information.

**Actions:**

- Open HCA's on-line, interactive map portal, the Cultural and Historic Resource Information System (CHRIS), to public use.
- Improve data utility by adding addresses and other cultural information for properties that are located within National-Register-listed historic districts.
- Complete digital mapping of historic properties in the Delaware hundreds not yet mapped.
- Develop a web page and provide links to historical and architectural information about Delaware's historic properties and communities around the state.
- Advertise the availability of CHRIS and additions to its functionality through newspaper articles; mailings to preservation professional organizations, governmental agencies, and private consultants; and web and e-mail updates.

**Strategy 2:** Develop four other online informational resources.

**Actions:**

- Create and maintain Delaware-focused, up-to-date web pages which cover recent historic preservation success stories, and highlight the state's archaeology and historic buildings and structures.
- Provide avenues of information for non-English speakers and for visually challenged citizens through web-based translation, and by attention to accessibility.
- Create and maintain web pages oriented to the needs of educators with links to the Delaware Teacher Center web site and to other states' resources. Include educational materials, videos, published documents, manuscripts, graphic images, PowerPoint presentations, etc.
- Research and provide web pages containing links to recommended "how-to" information for developers, contractors, and owners who are rehabilitating historic properties. Include technical building-rehabilitation briefs, funding sources, and specific Delaware requirements and resources including a directory of contact information.

**Strategy 3:** Present five workshops to targeted audiences on specific topics identified in public comments or surveys of need

**Actions:**

- Provide "how-to" technical workshops on a variety of subjects (e.g., tax credits, rehabilitation/preservation techniques, etc.) for the general public and historic-property homeowners, and for agency staff, consultants, and interested parties on the federal Section 106 process.
- Utilize threatened archaeological sites to conduct field and laboratory training for avocational archaeologists.
- Present workshop for interested parties, developers, and local agency staff on legal and conservation issues involving prehistoric or historic burial-features and cemeteries.

**Strategy 4:** Publish five new printed materials on specific topics to a targeted audience.

**Actions:**

- Advertise the economic benefits of, and guidelines for:
  - The Delaware Historic Preservation Tax Credit Program.
  - Listing in the National Register of Historic Places.
  - The National Trust's Preservation Services Fund grant targeted to historic properties in Sussex County.
  - The Delaware Preservation Fund to potential donors and potential beneficiaries.
- Produce a "frequently asked questions" brochure to address common misconceptions that property owners may have about historic preservation.
- Produce a postcard with historic preservation information sources for distribution to owners of historic properties.
- Publish historic preservation success stories through newspapers and other local print media.

**Strategy 5:** Produce materials for the use of teachers and other educators.

**Actions:**

- Produce one standards-based lesson plan using historic properties located in proximity to schools, based on the Teaching with Historic Places model, or on local models.
- Expand teacher in-service training for continuing education credits, demonstrating how to integrate inexpensive historic preservation components into standards-based curriculum.
- Provide information to museums for possible exhibits on how their properties came to be preserved and how research resulted in decisions regarding property restoration and interpretation.

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**GOAL IV: DEVELOP EFFECTIVE COLLABORATION AMONG THE HISTORIC PRESERVATION COMMUNITY IN ACTING TO PRESERVE DELAWARE'S HISTORIC PROPERTIES.**

**Strategy 1:** Develop an inclusive written strategy for the protection of threatened historic properties.

**Actions:**

- Create a steering committee to write a crisis-management strategy and to track implementation of the Plan. The committee should represent diverse facets of historic preservation across the state, and galvanize collective action around chosen strategies.
- Outline roles for agencies, profit and non-profit organizations, and local community groups.

**Strategy 2:** Develop and sustain broad means of communication among historic preservation groups.

**Actions:**

- Develop and sustain an online bulletin board, chat room, and/or listserv.
- Develop and update online contact information for Delaware's historic preservation organizations, and historical and archaeological societies.
- Revive and support regular meetings throughout the state for historic preservation professionals.



# HISTORIC PRESERVATION DIRECTORY

**Updated: January 2008.** For more recent updates, visit the online version of this Plan at <http://history.delaware.gov>

## GOVERNMENT-BASED HISTORIC PRESERVATION AGENCIES

### F E D E R A L

#### **Advisory Council on Historic Preservation (ACHP)**

Old Post Office Building  
1100 Pennsylvania Avenue, NW, Suite 803  
Washington, D.C. 20004  
[www.achp.gov](http://www.achp.gov)

T: 202.606.8503  
F: 202.606.8647  
or 8672  
[achp@achp.com](mailto:achp@achp.com)

ACHP is a cabinet-level body of presidentially appointed citizens, experts, and government representatives, which administers the federal regulations implementing Section 106 of the National Historic Preservation Act of 1966, as amended. The council:

- Provides a forum for concerned parties to influence federal programs and decisions.
- Mediates differences between government and private entities concerning the identification, evaluation, or treatment of historic properties.
- Administers the Preserve America program, which encourages and supports community efforts to preserve the nation's cultural and natural heritage. This program gives preservation awards and provides grants to assist communities with heritage tourism projects.

**Delaware's Preserve America communities:** City of Lewes and Town of Milton.

#### **National Park Service (NPS)**

U.S. Department of the Interior  
P.O. Box 37127  
Washington, D.C. 20013-7127  
[www.nps.gov/history/](http://www.nps.gov/history/)

National Center for Preservation Technology and Training (NCPTT) at [www.ncptt.nps.gov](http://www.ncptt.nps.gov)

NPS is the federal agency charged with administration and oversight of the federal-state preservation partnership established by the National Historic Preservation Act of 1966, as amended. (Except for Section 106 of the Act which is administered by ACHP. See above.) The agency:

- Administers the yearly Historic Preservation Fund grant to Delaware, the Historic American Buildings Survey, and Historic American Engineering Record programs.
- Maintains the files on National Register properties and National Historic Landmarks.
- Provides assistance, standards and guidelines, and technical manuals on planning and historic preservation.
- Provides histories, lesson plans for teachers, and landmark studies.
- Produces the **CRM Journal** (Cultural Resources Management) and **Common Ground**, both free.
- Maintains a historic preservation web portal at (<http://fpi.historicpreservation.gov>) and a web page on rehabilitation at ([www.cr.nps.gov/hps/tps](http://www.cr.nps.gov/hps/tps)).
- Administers the Certified Local Government program, which provides technical assistance and small matching grants to governments that develop and maintain local historic preservation programs that influence zoning and permitting decisions.

**Delaware's Certified Local Governments:** New Castle County, City of Wilmington, City of Delaware City, City of Lewes, and Town of Milton.

S T A T E
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**Delaware Division of Historical and Cultural Affairs (HCA)**

21 The Green  
 Dover, Delaware 19901  
<http://history.delaware.gov>

T: 302.736.7400

F: 302.739.5660

Timothy A. Slavin, Director and State Historic Preservation Officer:

**[timothy.slavin@state.de.us](mailto:timothy.slavin@state.de.us)**

Stephen Marz, Deputy Director:

**[stephen.marz@state.de.us](mailto:stephen.marz@state.de.us)**

Joan N. Larrivee, Deputy State Historic Preservation Officer:

**[joan.larrivee@state.de.us](mailto:joan.larrivee@state.de.us)**

The State Historic Preservation Officer (SHPO), appointed by the governor, oversees the state-federal historic preservation partnership programs in Delaware. In addition, the SHPO:

- Advises the governor and the legislature on historic preservation issues.
- Participates in project planning under federal regulations.

HCA fosters historic preservation of the state's rich cultural resources through historical research, stewardship, management of historic properties, interpretation, and public education. To meet HCA's mission, the staff includes archaeologists, architectural historians, curators, educational specialists, fiscal and grant experts, historians, historical interpreters, horticulturists, and historic preservation trade professionals. The agency:

- Supports the State Review Board for Historic Preservation, an appointed board of citizens and historic preservation professionals which reviews all of Delaware's National Register nominations; awards annual sub-grants from the federal Historic Preservation Fund; and provides planning guidance to HCA.
- Reviews federally-funded projects which may affect historical resources.
- Leads efforts in securing property nominations to the National Register of Historic Places.
- Assists local governments in obtaining Certified Local Government (CLG) designation for federal grant eligibility.
- Annually administers \$5 million in state tax credits for historic preservation.
- Leads planning efforts upon the discovery of unmarked human remains.
- Serves as a steward of the state's interests in property and agricultural leases, as well as 41 historic preservation easements and covenants that include buildings and archaeological sites.
- Provides technical assistance on a wide variety of inquiries from the public.
- Oversees the management of historic properties and adjacent lands across the state including schools, courthouses, church.
- Actively partners with other history-minded organizations in the management of some properties.
- Operates eight museums, five museum history stores, and two conference centers.
- Cares for more than 90,000 objects in its museum collections and approximately four million artifacts in its archaeological collections. Many of these items are displayed at sites across the state including government offices, courthouses, and other publicly-owned venues.

**Delaware Division of Parks and Recreation, Cultural Heritage Section**

152 S. State Street  
Dover, Delaware 19901  
www.destateparks.com

T: 302.739.9191  
F: 302.739.3817

Cara L. Blume, Manager: [cara.blume@state.de.us](mailto:cara.blume@state.de.us)

The Cultural Heritage Section provides cultural resources management and planning on DNREC-owned lands. Cultural Heritage Section staff:

- Assist other DNREC agencies in review of federal undertakings.
- Provide public outreach activities such as a Time Travelers program for amateur archaeologists, lesson plans using DNREC properties, and slide talks at state parks facilities.

**Delaware Department of Transportation (DelDOT)**

DelDOT Administration Building  
800 Bay Road  
Dover, DE 19901  
www.deldot.gov/archaeology

T: 302.760.2280  
F: 302.739.8282

Kevin Cunningham, Archaeologist: [kevin.cunningham@state.de.us](mailto:kevin.cunningham@state.de.us)  
David Clarke, Archaeologist: [david.clarke@state.de.us](mailto:david.clarke@state.de.us)  
Michael Hahn, Project Manager: [michaelc.hahn@state.de.us](mailto:michaelc.hahn@state.de.us)

DelDOT actively participates in cultural resource planning for federally funded transportation projects.

- Funds archaeological and architectural surveys, data recovery, and documentation of historic properties in project planning areas.
- Publishes the results of this work, making them available in Delaware high schools, public libraries, and online.
- Provides public outreach on its cultural resource projects through newspaper articles, school tours and public visiting days at archaeological sites, and slide talks to community organizations.

**Main Street Program, Delaware Economic Development Office (DEDO)**

99 Kings Highway  
Dover, DE 19901  
<http://dedo.delaware.gov/ceds/index.shtml>

T: 302.739.4271  
F: 302.739.5749

Diane Laird, State Coordinator:  
[diane.laird@state.de.us](mailto:diane.laird@state.de.us)

In Delaware, Main Street, a downtown revitalization program of the National Trust for Historic Preservation, is coordinated through DEDO. The program:

- Provides training and technical assistance for Main Street managers and program volunteers, merchants, and property owners.
- Writes and administers grants for business development and façade improvements in downtown areas.
- Works with downtown program representatives to improve the economy and tourism potential of Delaware's historic downtowns.

**Delaware's Main Street communities:** Greater Brandywine Village, Delaware City, Dover, Middletown, Newark, and Rehoboth Beach.

L O C A L

**Municipalities:** A number of cities and towns in Delaware participate in Main Street programs (see list above) or have city historic districts, historic preservation zoning, and/or planning activities. Consult your town or city government for more information.

**Kent County Department of Planning Services**

Kent County Administrative Complex	T: 302.744.2470
555 Bay Road	F: 302.736.2128
Dover, DE 19904	Historic Preservation Planner (position vacant)
www.co.kent.de.us	

The Kent County Department of Planning Services provides guidance to other county agencies and the public on preservation issues. The county’s preservation planner:

- Administers the county’s rehabilitation tax credit for homeowners of National Register-listed properties.
- Provides historic preservation planning assistance to incorporated areas within the county that do not have this expertise on staff.
- Provides technical assistance and guidance to owners of historic properties within the county.

**New Castle County Department of Land Use**

New Castle County Government Center	T: 302.395.5521
87 Reads Way, Corporate Commons	F: 302.395.5443
New Castle, DE 19720-1648	Christine V. Quinn, Historic Preservation Planner:
www.nccde.org/landuse	<b>cquinn@nccde.org</b>

The New Castle County Department of Land Use provides guidance to other county agencies and the public on preservation issues. The county’s preservation planner:

- Serves as staff for the New Castle County Historic Review Board (HRB), which reviews building demolition permits and land development plans for their impact on properties that are historically-zoned and those which are eligible for historic zoning and also review building rehabilitation for properties within the county’s Historic Zoning Overlay districts.
- Provides historic preservation planning assistance to incorporated areas within the county that do not have this expertise on staff.
- Provides technical assistance and guidance to owners of historic properties within the county.

**Sussex County Engineering Department**

Sussex County Administration Building	T: 302.855.7878
2 The Circle, P.O. Box 589	F: 302.854.5079
Georgetown, DE 19947	Dan Parsons, Historic Preservation Planner:
www.sussexcountyde.gov	<b>dparsons@sussexcountyde.gov</b>

The Sussex County Engineering Department provides guidance to other county agencies and the public on preservation issues. The county’s preservation planner:

- Provides historic preservation planning assistance to incorporated areas within the county that do not have this expertise on staff.
- Provides technical assistance and guidance to owners of historic properties within the county.

**Wilmington Department of Planning**

Louis L. Redding City/County Building, 7th Floor  
800 N. French St.  
Wilmington, DE 19801  
www.ci.wilmington.de.us

T: 302.576.3100

F: 302.571.4119

Debra C. Martin, Historic Preservation Planner:

**dmartin@ci.wilmington.de.us**

Patricia A. Maley, Design Review and Preservation Commission (DRPC) Coordinator:

**pmaley@ci.wilmington.de.us**

John P. Kurth, DRPC staff:

**jkurth@ci.wilmington.de.us**

The Wilmington Department of Planning provides guidance to other city agencies and the public on preservation issues. The city's preservation planner:

- Provides technical assistance on historic preservation issues to city agencies and residents.
- Reviews the projects receiving funding through the U.S. Department of Housing and Urban Development (HUD) for their impacts to historic properties.

NON-PROFIT HISTORIC PRESERVATION ORGANIZATIONS

NATIONAL

**National Alliance of Preservation Commissions (NAPC)**

PO Box 1605  
Athens, GA 30603  
[www.uga.edu/sed/psa/programs/napc/napc.htm](http://www.uga.edu/sed/psa/programs/napc/napc.htm)

T: 706.542.4731  
F: 706.583.0320  
Drane Wilkinson, Program Coordinator: [drane@uga.edu](mailto:drane@uga.edu)

- Publishes The Alliance Review.
- Advocates and works to help establish statewide alliances of preservation commissions.
- Provides the Commission Assistance and Mentoring Program (CAMP), which brings national experts to locally hosted meetings to provide the latest training on the framework of public preservation, the commission's role and procedures, identification and protection of historic properties, and public support. The CAMP training manual gives each participant a valuable reference guide for later use. In 2004, a CAMP meeting was held in Delaware City.
- Holds the biennial NAPC Forum.
- Assists local preservation commissions through special research projects including the development of design guidelines and legislation studies.

**National Trust for Historic Preservation (NTHP)**

Northeast Regional Field Office  
6401 Germantown Ave.  
Philadelphia, PA 19144  
[www.preservationnation.org](http://www.preservationnation.org)

T: 215.848.8033  
F: 215.848.5997  
Adrian Scott Fine, Senior Program Officer: [Adrian\\_fine@nthp.org](mailto:Adrian_fine@nthp.org)

**Advisors for Delaware:** Mary Jane Elliott and Joan Hazelton

Nationally, the NTHP runs a number of assistance programs to states, non-profit organizations, and homeowners; organizes an annual conference on historic preservation issues; and publishes a magazine, *Preservation*, available to members and on newsstands.

**Preservation Delaware, Inc.** is the NTHP's statewide non-profit partner.

**Preservation Action (PA)**

1350 Connecticut Ave. NW  
Suite 401  
Washington, D.C. 20036  
[www.preservationaction.org](http://www.preservationaction.org)

T: 202.659.0915  
F: 202.659.0189  
[preservationaction@worldnet.att.net](mailto:preservationaction@worldnet.att.net)

**Director for Delaware:** Robin H. Kusumi

Preservation Action is the national lobbying organization on historic preservation issues, advocating federal legislation to further the cause of historic preservation at the local, state, and national levels.

**S T A T E W I D E**

**Local Non-Profits:** There are many local and regional historical societies, historic preservation organizations, and friends groups. Consult your local government, library, or museum; or search for them on the web.

**Archaeological Society of Delaware**

P. O. Box 12483  
Wilmington, DE 19850-2483

Bulletin editor: vacant  
Jessica Billie, Inksherd Editor: [asdinksherds@comcast.net](mailto:asdinksherds@comcast.net)

The ASD is the statewide organization dedicated to the discovery, study, and appreciation of Delaware's archaeological past. The society:

- Publishes the ASD Bulletin annually, with reports on archaeological testing and excavations around Delaware.
- Publishes the newsletter Inksherds quarterly.
- Holds an annual meeting, open to the public, where presentations on archaeological work around the state are given by avocational and professional archaeologists.
- Maintains archives at the Historical Society of Delaware and in the University of Delaware's Morris Library.
- Is a member of the Eastern States Archeological Federation.

**Delaware Preservation Fund, Inc. (DPF)**

P.O. Box 632  
Montchanin, DE 19710  
[www.preservationde.org/programs/revolving\\_fund.htm](http://www.preservationde.org/programs/revolving_fund.htm)

T: 302.832.0300  
F: 302.832.0139  
Vincent Murphy, Projects Manager: [dpf@dca.net](mailto:dpf@dca.net)

DPF, a corporate subsidiary of Preservation Delaware, Inc., is a non-profit organization dedicated to the protection of Delaware's historic properties. The fund:

- Administers a rehabilitation grant program.
- Administers a loan program.
- Administers an easement program.

**Historical Society of Delaware (HSD)**

505 N. Market St.  
Wilmington, DE 19801  
[www.hsd.org](http://www.hsd.org)

T: 302.655.7161  
F: 302.655.7844  
[hsd@hsd.org](mailto:hsd@hsd.org)

Delaware History Museum  
504 N. Market St.  
Wilmington, DE 19801

The HSD is a statewide organization dedicated to the exploration, preservation, and appreciation of Delaware history, heritage, and culture for the benefit of the public.

- HSD's library holds a varied collection of books and primary sources relating to the history of Delaware and its people.
- The Delaware History Museum has permanent and temporary exhibits.
- HSD also owns the George Read House and Gardens in New Castle.

**Preservation Delaware, Inc. (PDI)**

1405 Greenhill Ave.  
 Wilmington, DE 19806  
 www.preservationde.org

T: 302.651.9617  
 F: 302.651.9603

**Executive Director (position vacant): [director@preservationde.org](mailto:director@preservationde.org)**

PDI is a statewide non-profit organization dedicated to the preservation of Delaware’s architectural heritage and historic settings. A statewide partner of the National Trust for Historic Preservation, PDI advocates, educates, and facilitates historic preservation solutions. PDI:

- Provides technical assistance, guidance, and information on financial incentives and resources for historic preservation projects.
- Develops conferences, special projects, and public education programs on its own and with the assistance of preservation partners.
- Advocates on behalf of historic preservation—from funding on the federal, state, and local level to participation at public meetings—concerning the fate of historic properties.
- Participates in the local preservation planning process including the fostering and nurturing of historic districts.
- Acts as a consulting party for significant Section 106 environmental review cases.
- Maintains a preservation easement program, including easements held on one National Register listed property and one National Landmark property.
- Issues a quarterly newsletter, PDI Post, and an occasional publication on special topics.
- Maintains a web site containing preservation information, including information on endangered and lost historic properties.
- Publishes weekly broadcast e-mail alerts concerning preservation policy issues, and monthly broadcasts on preservation events and threatened properties.
- Fosters the advancement of Historic Sussex, an organization created specifically to address preservation concerns in Sussex County.
- Initiates programs on preservation, including, in the past, programs to provide preservation training for realtors and educational programs for use in the public schools.
- Recognizes outstanding preservation projects and efforts statewide through an awards program.
- Owns and operates the National Register-listed Marian Coffin Gardens at Gibraltar. These gardens, which are free and open to the public, were created between 1916-1923 by Marian Cruger Coffin, America’s first female landscape architect, for Hugh and Isabella DuPont Sharp.

## HISTORIC PRESERVATION EDUCATIONAL RESEARCH PROGRAMS

### Center for Historic Architecture and Design (CHAD)

University of Delaware  
307 Alison Hall  
Newark, DE 19716-7360  
www.udel.edu/CHAD

T: 302.831.8097  
F: 302.831.4548

David L. Ames, Director: [davames@udel.edu](mailto:davames@udel.edu)  
Rebecca Sheppard, Associate Director: [rjshep@udel.edu](mailto:rjshep@udel.edu)

CHAD supports graduate study in historic preservation in the field of urban affairs and public policy. The center:

- Produces reports on historic architecture and landscapes.
- Studies design issues of the built environment.
- Assists agencies in historic preservation planning and policy.
- Produces documentation of historic properties.
- Carries out materials conservation research.

### University of Delaware Department of Anthropology

John Munroe Hall, Room 135  
Newark, DE 19716  
www.udel.edu/anthro/

T: 302.831.8097  
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The Department of Anthropology conducts research on prehistoric and historic sites around the state. In addition, it:

- Provides opportunities for students to gain archaeological experience both in the field and in the laboratory.
- Maintains an archaeological repository.
- Produces site reports.
- Provides talks for organizations and identifies artifacts for the public.

## PRIVATE, FOR-PROFIT HISTORIC PRESERVATION CONSULTANTS AND CONTRACTORS

Many firms provide historic architectural and archaeological services for public and private clients. Much of the information in HCA's Research Room was developed by these firms. HCA maintains a list of firms with staff that meet the National Park Service's Professional Qualification Standards. This list is available at the following web page:

<http://history.delaware.gov/pdfs/Cultural%20Resource%20Consultant%20List.pdf>

Other firms do hands-on building repair and maintenance, supplying craftsmen that are skilled in preservation trades. PDI provides a directory of such firms, which can be obtained by writing to PDI (see page 29 above for address).

## SOURCES REFERENCED

*Shaping Delaware's Future* lays out supporting strategies for Livable Delaware.

<http://stateplanning.delaware.gov/strategies/strategies.shtml>

*Comprehensive Economic Development Strategy*, 2006 does not address historic preservation directly, but incorporates several historic preservation concerns and strategies.

<http://dedo.delaware.gov/ceds/index.shtml>

*Better Models for Development in Delaware*, 2004. This guide to planning eloquently addresses the role of historic preservation and conservation in designing more livable communities in Delaware.

<http://stateplanning.delaware.gov/info/better.shtml>

Advisory Council on Historic Preservation: "Policy Statement on Affordable Housing and Historic Preservation." *Federal Register*, Vol. 72, No. 31. February 15, 2007.

[www.achp.gov/docs/fr7387.pdf](http://www.achp.gov/docs/fr7387.pdf)

U.S. Department of Agriculture National Statistics Service.

[www.nass.usda.gov/index.asp](http://www.nass.usda.gov/index.asp)

National Trust for Historic Preservation: Focus on Teardowns.

[www.preservationnation.org/issues/teardowns/](http://www.preservationnation.org/issues/teardowns/)

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