

# PRESERVING THE STATE OF DELAWARE'S HISTORIC PLACES FOR THE FUTURE

Report on the Delaware Division of Historical and Cultural Affairs  
Capital Improvements Campaign

JUNE 2012



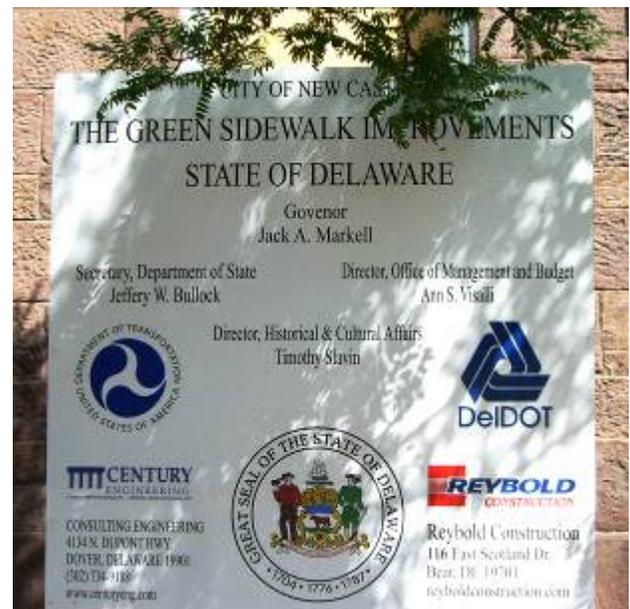
*Masonry repair work under way at the Sheriff's House in New Castle in June 2012.*

# Preserving the State of Delaware's Historic Places for the Future

## Delaware Division of Historical and Cultural Affairs Capital Improvements Campaign June 2012

On July 1, 2011, the state of Delaware appropriated \$5.25 million in funding for the Department of State's Division of Historical and Cultural Affairs to conduct capital-improvement projects at more than 30 state-owned historic properties administered by the division. This report explores the results of that investment.

Working in partnership with the Division of Facilities Management, Historical and Cultural Affairs utilized its funding allocation to rehabilitate and preserve some of Delaware's most historic buildings and objects located in every corner of the state from Fenwick Island to Claymont. In addition to a wide range of preservation work conducted in accordance with the U.S. Secretary of the Interior's standards for rehabilitating historic buildings, projects included life/safety improvements; conservation treatments; landscape enhancements; disabled-access additions; mechanical, electrical, and plumbing efficiencies; interior refurbishing, planning, and design projects; and cultural-resource management activities. All of these projects were managed in strict adherence to Delaware law regarding the procurement of services and materiel.



The division's capital improvements campaign was developed in keeping with Gov. Jack Markell's complimentary goals of preserving the state's historical legacy while at the same time providing work for Delaware businesses and their employees. Speaking in 2010 on the benefits of historic preservation activities conducted by Delaware's private and non-profit sectors, Gov. Markell noted, "Each year, hundreds of carpenters, plumbers, steelworkers, electricians, painters, and restoration experts will be at work restoring unique historical buildings. They're restoring or improving the character of neighborhoods and making our state even more attractive to new employers." The division's capital improvements campaign is a complete affirmation of those economic benefits. To date, the campaign has provided work for more than 150 people employed by 35 Delaware businesses.

Even more importantly, rehabilitation and preservation of the state's historic properties improves the quality of life for Delaware's residents and visitors. Because many of these properties are operated as museums or historic sites with free or reasonably priced admission, they offer unbeatable recreational experiences that are available to people from all walks of life. They also provide an unparalleled context by which Delaware's unique history and culture can be interpreted and enjoyed.

## Capital Improvements Campaign Process

### Appropriations

As part of the state's fiscal year 2012 budget, the Delaware General Assembly appropriated a total of \$5.25 million to the Delaware Department of State to prevent the deterioration of buildings, and other holdings administered by the Division of Historical and Cultural Affairs and to move them from a condition of deferred maintenance to one of scheduled maintenance. This appropriation consisted of \$750,000 from the Minor Capital Improvements and Equipment program (MCI) plus an additional \$4.5 million from the Delaware Asset Preservation Fund. With the securing of this substantial investment, the division began implementing the plans that it had in place for identifying, prioritizing, planning, and implementing its capital improvements campaign. (See Appendix I for a listing of properties where capital improvements were conducted.)



### Setting priorities—the Cultural Asset Management Program (CAMP)

In 2006, the Division of Historical and Cultural Affairs implemented its Cultural Asset Management Program (CAMP), a framework for guiding capital investments in historic properties maintained under the division's stewardship. CAMP strategies and practices include extensive input from a team of in-house experts and consulting professionals; electronically digitized property research, survey, and planning documentation; and facilities management software. A tiered ranking-system is used to classify properties for investment priority. Project plans and designs adhere to the [U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties](#). In addition, the CAMP approach takes into consideration issue of life/safety; building envelope; mechanical, electrical, and plumbing systems; landscape/horticultural and archaeological resources; environmental conditions (e.g., mold, lead paint, asbestos), and accessibility for people with disabilities.



*Kirk-Short Building in Dover, the main office of the Delaware Division of Historical and Cultural Affairs, with rehabilitation work under way in June 2012.*

Under CAMP, division properties were evaluated and ranked based on historical significance, physical condition, and other public values. The properties were then classified into color categories signifying their state of preservation and management priority. In general, grade-green sites are those in which the main resource is in an optimal state of preservation; grade-yellow sites are those in which a reasonable amount of financial investment will bring them up to an optimal state of preservation; and grade-red sites are those in which a substantial financial investment will be needed to bring them up to an optimal state of preservation.

## Implementation

After identifying and prioritizing the capital-improvement projects that it planned to conduct, the Division of Historical and Cultural Affairs, working as a team with the Division of Facilities Management, began the process of procuring and monitoring consultants and contractors who would carry out the projects' far-ranging work activities. All of these activities were managed as Minor Capital Improvement projects (less than \$500,000 per project) in full compliance with Delaware Code, Title 29, Chapter 69, known as the [state procurement act](#). (See Appendix II for a complete listing of consultants and contractors utilized during the capital improvements campaign.)

In keeping with the provisions of the act, contractors and consultants were solicited through a competitive sealed bidding process; energy-efficient products were purchased, and materiel and equipment were obtained with the goal of maximum feasible purchase of recycled, reusable, and recyclable products. In addition, the team solicited bids from minority-, veteran-, and women-owned businesses for all projects exceeding \$25,000; bids proposals that exceeded \$15,000 were required to verify that workers would be paid prevailing wages as determined by the Department of Labor; and projects under the \$100,000 open public-bid threshold were specifically targeted to Delaware contractors. Once a project was awarded, the contractor was asked to submit documentation indicating the number of Delawareans employed on the project.



*Recently installed disabled-access walkway at Dover's Old Brick Church.*

## Results

One year after its \$5.25 million appropriation was received, the Division of Historical and Cultural Affairs' capital-improvements campaign has clearly achieved its objective—to rehabilitate and preserve the state of Delaware's priceless collection of historic buildings and objects.

As of June 15, 2012, 106 capital-improvements projects were identified with more than half already completed with the remainder to be completed in the near future. Along the way, several of the most important parts of the state's cultural heritage have been secured so that they will be available for the



*Restoration work in progress at the Buena Vista pole shed which is being transformed into a picnic pavilion.*

enjoyment of Delawareans for years to come. What's more, these investments in Delaware's future provided meaningful employment for over 150 skilled workers in a tough economic climate where jobs are hard to come by. This investment will continue to pay dividends in the future as increased tourism and its related economic activity provide additional employment for Delaware citizens. When future generations visit these historic sites and learn about Delaware's unique place in the history of the United States, they will be able to look back and say that state government acted in a wise and responsible way as a steward of Delaware's rich cultural legacy.

## Capital Improvement Success Stories

### Buena Vista, New Castle

In early 2011, the state of Delaware completed the process of repurposing the historic [Buena Vista Conference Center](#), focusing on the facility's core function as a full-service conference center. As part of the revitalization process, the entire mansion was re-utilized with the goal of enhanced comfort and functionality. Additional meeting rooms were brought into service and equipped with comfortable furnishings, and wireless Internet connection was installed throughout the house. The first year of operations at the rejuvenated conference center proved to be an unqualified success. Between 2010 and 2011, the number of events that were held at the site increased by 11 percent resulting in a 26 percent increase in earnings and a 28 percent increase in the number of individuals utilizing the facility.



*Buena Vista mansion featuring the recently repainted exterior and repaved roadway.*

The Division of Historical and Cultural Affairs is building on Buena Vista's growing reputation as a first-rate conference and reception center. As a result of an \$849,279 investment from the capital improvements allocation, a wide variety of projects have been completed or are in the process of being completed during 2012. These projects included development of a site master-plan; restoration of the carriage house; pool-house renovation; pole-shed conversion to a picnic pavilion; HVAC commissioning and repairs; road circulation, landscaping, lighting, and hardscaping improvements; exterior painting of the mansion and tenant house; roof repairs, trail design; pig shed stabilization; brick-stable condition assessment and reuse study; and various activities at the property's McCrone House including lead paint, asbestos, and mold remediation.

### Prince George's Chapel, Dagsboro

[Prince George's Chapel](#) dates back to a time when America was still a part of the British Empire. Completed in 1757, this Anglican chapel-of-ease was named for Prince George, the later King George III of England whose reign would be marked, ironically, by the loss of the American colonies during the Revolutionary War. After long cycles of repair, deterioration, and disuse, it was acquired by the state of Delaware in 1967 and restored in 1974. The historic structure is now leased to the town of Dagsboro which, in turn, subleases it to the Friends of Prince George's Chapel that operates it for public visitation.



*Prince George's Chapel*

The chapel's most striking feature is its graceful barrel-vaulted ceiling of natural, unpainted heart-pine planks which has continued in a good state of preservation. The chapel's exterior, however, was in need of significant repair to prevent deterioration as a result of exposure to the elements. Now, as a result of a \$25,670 capital-improvement investment in window repairs and glazing in addition to exterior painting, the chapel is once again in a strong position to tell its unique story from Delaware's colonial past.

## Belmont Hall, Smyrna

Completed in 1773, [Belmont Hall](#) was built for Thomas Collins, high sheriff of Kent County, brigadier-general in the American Revolution and eighth president of Delaware. From 1772 until the adoption of the U.S. Constitution, the home was the scene of many meetings attended by noted patriots Caesar Rodney, Allen McLane, Col. John Haslett, Lt. Col. Charles Pope, John Dickinson, Thomas McKean and Judge Richard Bassett. Acquired by the state of Delaware as part of the Route 1 construction project, the property was transferred to the Division of Historical and Cultural Affairs in 1987. Initially utilized as a conference center for state agencies, the property was leased in 2010 to the Friends of Belmont Hall, a non-profit organization that operates the landmark as a community meeting place and historic site that is open for public visitation at various times during the year.

In keeping with its stewardship responsibilities, the division utilized \$67,398 from the 2012 capital improvements allocation for a new HVAC system at the property, as well as wood repair, lead paint stabilization, and painting of the building's exterior.



*Gov. Markell and a group of volunteers kick off the Delaware Week of Service in an April 15, 2012 event at the recently rehabilitated Belmont Hall in Smyrna.*

## Darley House, Claymont

April 30, 2012 marked the re-opening of the recently rehabilitated Darley House. Listed in the National Register of Historic Places, the home was the residence, from 1859 to 1888, of noted artist Felix Octavius Carr Darley, known as the "Father of American Illustration."



*Darley House*

After a variety of uses including service as a bed and breakfast, the property fell into a state of severe disrepair at the time it was acquired by the state of Delaware in 2004. Now, as a result of a \$422,000 rehabilitation including over \$61,000 from the 2012 capital improvements allocation, the property is again serving the people of Delaware through a lease to the [Claymont Renaissance Development Corporation](#) working in partnership with the Claymont Historical Society, Claymont Business Owners Association and the Darley Arts Center.

Improvements to the house include the renovation of the first floor to accommodate offices; development of space that will provide opportunities to shine a spotlight on Darley's work through displays, lectures and public events; installation of new heating, ventilation, air conditioning, plumbing and electrical systems; construction of disabled-access restrooms; restoration of historic finishes; painting; landscaping and many others.

# Appendix I

## Listing of Delaware Division of Historical and Cultural Affairs Properties Where Capital-Improvements Projects Were Conducted

Site	Community	Description of Projects
Abbott's Mill	Milford	Painting, systems upgrades, and repair of retaining wall.
Arsenal	New Castle	HVAC and wood floor upgrades
Belmont Hall	Smyrna	Exterior wood repair, painting, HVAC upgrades.
Buena Vista Conference Center	New Castle	A wide variety of projects including restoration, painting, mechanical systems investigation, and roof replacement at various sites on the property including the mansion, greenhouse, pole barn, pond, pool house, tenant house, hog barn, stable, and outdoor tent site.
Capital Complex	Dover	Site plan.
Cooch-Dayett Mills	Newark	Conditions assessment, HVAC repairs, warehouse demolition.
Darley House	Claymont	Restoration, painting, HVAC and electrical system upgrades, ADA upgrades, and landscaping.
Delaware Breakwater-East End Lighthouse	Lewes	Miscellaneous repairs.
Delaware Public Archives	Dover	Painting.
Division of Historical and Cultural Affairs Buildings (27)	Statewide	Roof inspection and repairs.
Fenwick Island Lighthouse	Fenwick Island	Window repair.
Fort Christina Park	Wilmington	Flagstone-walk restoration.
Hale-Byrnes House	Stanton	HVAC repair.
Hall House	Dover	ADA upgrades.
His Majesty's Sloop DeBraak	Lewes	Water circulation system, hull stabilization, visitor seating.
John Dickinson Plantation	Dover	Roof replacement.
Johnson Victrola Museum	Dover	Exterior repairs.
Kirk-Short Building	Dover	Exterior rehabilitation.
Lindens	Smyrna	Window repair.
Milford Museum	Milford	Roof repairs and parking lot improvements.
New Castle Court House Museum	New Castle	Roof inspection.
New Castle Green	New Castle	Drainage study and mitigation.
Old Brick Church	Dover	ADA modifications, asbestos remediation.
Old Statehouse	Dover	Painting.
Old Sussex County Courthouse	Georgetown	Exterior rehabilitation.
Prince George's Chapel	Dagsboro	Painting and miscellaneous repairs.
Reith Hall	Dover	Exterior restoration and ADA modifications.
Robinson House	Claymont	Interior and exterior repairs, painting, roof replacement.
Sheriff's House	New Castle	Exterior envelope conservation.
Woodburn	Dover	Conditions assessment, security upgrades, asbestos abatement.
Zwaanendael Museum	Lewes	Painting, electrical system and miscellaneous repairs.

## Appendix II

### Delaware Businesses Providing Services for Division of Historical and Cultural Affairs Capital-Improvements Projects

Business Name	Office Location
Aaron Layton Painting	Milford
Amakor, Inc.	Delaware City
Astec, Inc.	Wilmington
Bayview Builders	Ocean View
Bernardon Haber Holloway Architects	Wilmington
Bruce A. Johnson	Middletown
Brushstrokes, Inc.	Camden
Century Engineering, Inc.	Dover
Charles C. Connell Co.	Wilmington
Commonwealth Construction Co.	Wilmington
Cooperson Associates	Wilmington
Delaware Bay Launch Service, Inc.	Milford
Delaware Electric Signal Co.	Dover
Delcollo Electric, Inc.	Wilmington
Deldeo Builders	Claymont
Dry Zone, LLC	Milton
Dukes Ventures, Inc.	Dover
Eagle Irrigation, Inc.	Clayton
East Coast Structural Movers, Inc.	Harbeson
EDiS Company	Wilmington
G-P Industries, Inc.	Wilmington
George Sherman Corp.	Lewes
Gredell & Associates	Wilmington
Guardian Construction Co.	Wilmington
Jamestown Painting, Inc.	Newark
Martom Landscaping	St. Georges
ModernControls, Inc.	New Castle
Priority Services	Bear
Reybold Construction	Bear
Roberts Construction Co.	Frederica
Shellhorn & Hill, Inc.	Wilmington
ShureLine Electrical	Smyrna
Statewide Mechanical, Inc.	Port Penn
Tri-State Carpet, Inc.	Wilmington
Under-Comm, Inc.	Milford