

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Isaacs & Sons Cold Storage Building

Other names/site number: Layton Cold Storage Building; Delaware CRS# S02876

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 107 Depot Street

City or town: Georgetown State: DE County: Sussex

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.	

Signature of commenting official:	Date

Title :	State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site

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Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commerce / Warehouse

Current Functions

(Enter categories from instructions.)

Commerce / Warehouse

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7. Description

Architectural Classification

(Enter categories from instructions.)

Other—Vernacular Commercial

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick
Brick, Metal, Concrete Block, Unknown

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Fronting on Depot Street in Georgetown, Sussex County, Delaware the Isaacs & Sons Cold Storage Building is a roughly three-story, eight bay wide and nine bay deep vernacular commercial warehouse formerly utilized by several firms for general and cold goods storage (see Figures 1 and 2). The earliest section of the Cold Storage Building dates from 1920 with a ca. 1925 expansion to the west and north. By 1929 a larger four-story warehouse was appended to the south elevation fronting Depot Street. This new section included elevators to convey goods between floors. The final expansion of the building took place in 1948 under the ownership of John Sudler Isaacs (see Figure 3). The older sections of the building are constructed of three-wythe brick while the newer sections are of concrete and steel with brick cladding. Located close to Georgetown's downtown and adjacent to the tracks of the Junction & Breakwater Railroad (now the Norfolk Southern Railroad), the property lacks decorative plantings and is surrounded on three sides by open gravel drives. The main frontage is set back from the street by a concrete sidewalk. The building maintains a high degree of physical integrity with changes to original fenestration patterns consisting of reversibly brick infill. Later additions to the building are distinctive and positioned such that they are easily differentiated from the historic core.

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Narrative Description

Setting

The Isaacs & Sons Cold Storage Building is in Georgetown, the county seat of Sussex County, Delaware in a part of the town historically reserved for industrial / commercial development due to its proximity to the Junction & Breakwater Railroad (see Figure 4). Its location provided access to nearby grocers, wholesalers, and to distribution centers via the railroad. Minor residential development is interspersed among the commercial / industrial properties.

The lot surrounding the building is not landscaped and largely contains wide gravel drives (see Figure 5). Patches of grass have emerged in places, but nothing concentrated enough for consideration as a lawn. The building sits next to the relocated structure of Georgetown's first volunteer fire company.

Exterior

South Elevation:

The south elevation for the Isaacs & Sons Cold Storage Building fronts onto Depot Street and stands three stories in height except for the stair/elevator well which rises to four stories (see Plates 01 and 02; see also Figure 6). The running bond brick-faced exterior walls are divided into eight primary bays by monumental pilasters rising from street level to a stepped coping at the top of the parapeted walls. Metal scuppers and leaders direct rainwater down to the street from the roof above.

Three door openings occupy the primary floor which sits roughly four feet above the sidewalk. The western doorway is a single leaf paneled metal door flanked by a 5-light sidelight and topped with a bifurcated transom window. The central door is a wooden board-and-batten utilitarian door with pointed strap hinges (see Plate 03; see also Figure 7). Like that on the west, the eastern door is a paneled metal door but lacking in adornment and surrounded by a plain wooden architrave.

Evidence of altered fenestration is visible on this elevation at all three stories. The blocks of brick infill are visibly distinct from the body of the walls and are seen in the first four bays from the southwest corner and in all bays along the third story. The first and second story bays on the eastern side of the south elevation do not appear to have originally had windows. The southwest window bay at the first story contains a four-piece single-pane casement window topped with a fan light and surrounded with diagonal wood paneling. The single panes are divided into individual lights by applied muntins.

Original windows remain present at the south elevation. These are two-part metal framed windows consisting of a fixed pane section of twelve individual lights and a section of sixteen lights with a central block of four connected lights which tilts inward for ventilation. The sills are unadorned concrete while the openings are supported by iron lintels.

Lean-to extensions are situated at both the east and west elevations. The west extension is made of brick with a copper shed-roof and contains the western entry door. The east extension is clad in wood paneling and capped with a metal roof. Constructed of wood framing, this bay contains a set of paired single-pane casement windows.

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The foundation is heavily parged which partially obscures its construction methods and materials. However, inspection of the interior reveals it is constructed of cement block. Concrete stairways lead up to each of the entry doors. Metal pipe railings guard the street-side of each stairway.

East Elevation

The east elevation for the Isaacs & Sons Cold Storage Building fronts onto what is now a vacant gravel drive and varies in height from three to four stories (see Plates 02 and 04; see also Figure 6). At the south half of the elevation, the running bond brick exterior is divided into four bays separated by monumental pilasters rising to four stories. An elevator shaft rises an extra story above the roof level. A concrete coping caps the low parapet wall. Like the south elevation, there is clear evidence of past fenestration changes expressed as brick-infilled window openings at the third story. This story also contains only one fixed-frame 12-pane metal window. The second story shows no evidence of previous window changes while the fourth story contains three windows—one fixed-frame 12-pane metal window, and two modern metal frame replacement windows with panes unequally divided in a Prairie-style arrangement.

The north half of this elevation is a more recent three-story common bond brick-clad appendix to the historic core building added in 1948. The difference in type and color of brick utilized in the construction of each is clearly visible. Other differences in details include a lack of coping atop the parapet and no evidence of infilled window openings suggesting the exterior on this elevation contained no windows.

Stretching across the first story of the East elevation is a nine-bay loading dock. While three of the bays to the south side of the dock contain either tripartite or paired casement windows, the remaining bays contain either roll-up style garage doors or wooden sliding doors. The loading dock is enclosed in vertical wood paneling and built of wood framing. Like the south elevation, the foundation is heavily parged and obscures its materials and method of construction.

North Elevation

The north elevation faces the rear yard of the property and overlooks a gravel drive (see Plates 04 and 05; see also Figure 6). This elevation is composed of two appendixes added to the historic core of the cold storage building. The eastern side is three-stories high, two bays wide, and built in common bond brick construction. Scuppers at the parapet direct rainwater to metal gutter pipes which descend toward the ground. The east bay at the first story contains a twelve-light fixed-pane metal frame window while the west bay contains a roll-up access door. Plywood-covered openings are visible at the second and third stories of the east bay. No other openings, infilled or otherwise, are visible in the east side of this elevation.

The west side of this elevation is six bays wide and two stories high built in common bond brick construction. Brick pilasters divide the bays. At the first story, three bays contain sixteen-pane fixed frame metal windows while two bays contain roll-up doors. The second story has four sixteen-light fixed frame metal windows and one plywood-covered door opening. The foundation is heavily parged obscuring its constructional methods and materials.

West Elevation

The west elevation is comprised of two appendixes to the historic core of the cold storage building (see Plates 01 and 05; see also Figure 6). The north side of this elevation is occupied by a two-story five-bay common bond brick structure. At the first story, this structure contains one sixteen-light fixed metal frame window, a roll-up door, and a full-height centrally lighted pedestrian door surrounded by vinyl-sided infill.

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A wooden staircase accesses the pedestrian door. The second story contains one sixteen-light fixed metal frame window and a plywood covered barn-type siding door.

The south side of this elevation is a one-story four-bay lean-to built of common bond brick and capped with a metal roof. Four window bays contain tripartite 12/12 double hung vinyl sash windows with simple brick sills. A metal gutter system along the roof fascia carries rainwater to the ground via leader pipes.

Interior:

Interior portions of the cold storage building contain a variety of treatments depending on the use of the given space. In general, portions of the building not intended for refrigeration are either treated simply or lack treatment altogether. Portions of the building utilized for cold storage all exhibited the same general features as described below. The photo key for interior photographs is included as Figure 7.

The lean-to extension on the west façade (see Plate 06) lacks overall treatment with unfinished exposed brick on all sides. The recent replacement windows are simply treated with pressurized lumber creating an interior sill. A low-pile industrial carpeting covers the concrete floor. Door architraves consist of wide boxed planks. The brick infill for modified window openings is visible along the east wall. The ceiling consists of mineral fiber acoustic tiles in a hung metal frame. Lighted decorative overhead fans are spaced along the ceiling.

General storage areas inside the ca.1929 portions of the building included simple wall treatments through the application of plaster over the brick walls (see Plates 07 and 08). Massive formed-concrete beams carry the floors for the upper stories. Door openings are unadorned, but overhead-track mounting hardware is visible above the openings. The floors are smoothed concrete.

Like the general storage areas, the cold storage areas inside the ca. 1929 portions of the building include plastered walls, massive concrete overhead beams, and concrete floors (see Plates 09 and 10). Insulation installed beneath the plaster consists of layered cork panels installed over the brick walls (see Plates 11 and 12). Overhead hangers from the former overhead refrigeration system remain throughout the cold storage areas (see Plates 13 and 14; see also Figure 8).

The loading dock on the east elevation is undressed on the interior with exposed stick framing, painted brick walls, and concrete floor (see Plates 15 and 16). Some door openings are simply trimmed in painted wood while others are completely uncovered. Wiring conduit stretches the length of this enclosure.

Interior of the newer sections of the building dating from the 1940s differs from the older portions. One of the largest changes is the height of the concrete ceiling beams. The newer portions appear to utilize concrete-wrapped iron beams versus the massive concrete beams observed in the 1929 section of the building (see Plate 17). While lacking cork insulation and plaster, many of the newer cold storage rooms do show evidence of adhesives and coatings on the walls where such coverings were once mounted (see Plate 18). The newer general storage rooms only exhibit whitewash paint on the brick walls rather than plaster (see Plate 19).

A unique element of the Isaacs cold storage building is the presence of a completely enclosed older cold storage building situated within the heart of the structure. This older portion is built of common bond brick and possesses arched windows like the Layton grocery buildings located on the south side of Depot Street (see Plates 20 and Figure 9). It is likely this is the original cold storage facility built by Layton after

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purchasing the property in 1920. Expansion of the building prior to 1929 included the construction of a brick structure around three sides of the early 1920's section.

The ca. 1929 wing elevators are located along the east side of the building along with the elevators installed as part of the 1948 expansion (see Plate 21). Several original cold storage doors remain intact in the building (see Plate 22). These heavy wood doors are thick and filled with insulation. Heavy-duty door hardware manufactured by "Jamison" helps pull them flush to the exterior frame. The doors do not recess into the frames but instead overlap the exterior openings surrounded with a thick gasket material to prevent temperature loss.

Integrity

There are seven aspects of integrity to consider when evaluating a property for inclusion on the National Register of Historic Places: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. Respective of location, the Isaacs & Sons Cold Storage Building remains in its original location situated north of Depot Street and adjacent to the tracks of the Junction & Breakwater Railroad. While the rail sidings no longer remain, the building's proximity to railroad transportation still reflects its early dependence on it as a vital mode of transporting goods and produce throughout Sussex County, Delaware, the DelMarVa region, and nationwide. The building's proximity to Layton & Layton's former grocery and warehouses also highlights its importance to that company and its development. As such, the Isaacs & Sons Cold Storage Building retains integrity of location.

Respective of setting, the same holds true as discussed above. This region of Georgetown, Delaware operated as a commercial / industrial zone with access to railroad and nearby businesses. The region retains this same character and, as such, the Isaacs & Sons Cold Storage Building retains integrity of setting.

Integrity of design, materials, and workmanship all meld together when being considered with respect to the Isaacs & Sons Cold Storage Building. As a commercial structure, the building does not represent any kind of "high style" but instead reflects the vernacular expressions of common architectural designs. In essence, the function dictated the form and the need for external adornment. The simplicity of the design and minimalist approach to adornment underscores the largely commercial / utilitarian use of the property. The materials used by its builders reflect common ideas about durable, utilitarian spaces. Finally, the workmanship is for the most part consistent between all the different phases of the building's evolution. As the building changed over time, alterations and/or additions to the building remained both reversible and sympathetic with the original aesthetic employing similar materials, building methods, and appearance. As a result, the Isaacs & Sons Cold Storage Building retains integrity of design, materials, and workmanship.

Respecting integrity of feeling, the Isaacs & Sons Cold Storage Building maintains the massing, scale, and appearance it has possessed since erected along Depot Street in 1928/9. Modifications and alterations undertaken in 1948 remained subservient to the dominant visage and appearance of the original building. These changes are also of similar workmanship and materials and are easily distinguished from but harmonizing with the original building. As a result, the Isaacs & Sons Cold Storage Building retains integrity of feeling.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

SOCIAL HISTORY

Period of Significance

1920-1973

Significant Dates

1920

1932

1941

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

In 1920 prominent Sussex County grocer and gubernatorial candidate Landreth L. Layton established a cold storage plant across Depot Street from his grocery / wholesale store. This became one of the earliest such facilities in Delaware and the only one in Sussex County, Delaware at that time. As Layton's business prospered, he enlarged his cold storage plant. From 1932 to 1933, during the Great Depression Layton served on the Delaware State Relief Commission representing Sussex County and distributed seed and food to the County's people from his cold storage facility. Following Layton's death in 1934 the cold storage plant remained under the management of his two sons until purchased in 1941 by the most prominent agricultural business owner in Delaware, John Sudler Isaacs. The cold storage plant became a staging and storage area for Isaacs to supply his contract for supplying the military with broiler chickens. After the war, Isaacs nearly doubled the plant's capacity to capitalize on the growing national trend for frozen foods. Despite Isaacs' death in 1951, the facility remained in operation as a cold storage plant under various owners until 1973. The period of significance for the Isaacs & Sons Cold Storage building begins in 1920 with its construction and ends in 1973 with the end of cold storage at the site. For its association as a distribution facility for relief aid during the Great Depression and its association as a storage and distribution facility to support the American military's efforts during World War II, the Isaacs & Sons Cold Storage Building is significant in the field of Social History on a local level under Criterion A. For its association with the growth and spread of frozen foods during the Pre- and Post-War eras, the Isaacs & Sons Cold Storage Building is significant in the field of Commerce on a local level under Criterion A.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Development of the Cold Storage and Frozen Food Industries

Since the beginnings of human history, people have struggled with preserving and storing food. Whether it be for carrying food on short-term trips or for stockpiling rations over winters and lean times, the problem is the same—perishable items perish. Decomposition, decay, putrefaction, mold, insects infestations, or even simple spoilage—no matter the name applied to it, these destructive processes bear the same detrimental effect. And humanity has sought for thousands of years ways of stopping these enemies of fresh food. While the answers to this problem come in several forms: *refrigeration*, *canning*, and *dehydration*, one is of greatest importance in today's day and age.

Origins of Refrigeration and Cold Storage

Our early human ancestors exploited winter snows, flowing streams, and cold springs for cold storage of perishable items. Chinese texts from 1100 B.C.E. discuss harvesting ice and snow for storage in ice houses, while 5th century B.C.E. Greek writings observed that Egyptians employed methods of evaporative cooling to the point that they could form ice in the desert.¹ In colonial America, people employed cold (root) cellars,

¹ Robert V. Enochian and Willis R. Woolrich, "The Rise of Frozen Foods," in Fundamentals of Food Freezing, Norman W. Desrosier, ed. Westport, Connecticut, AVI Publishing Company, Inc., 1977.

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ice houses, and springhouses as ways of keeping foods fresh longer.² However, the late nineteenth century saw the burgeoning of a new industry focused on chemical and mechanical methods of providing cooling for the purpose of preserving, processing, storing, and shipping perishable items.

While localized and successful attempts at producing a method of artificial cooling occurred throughout the early to mid-nineteenth century, David Boyle's 1873 success in compressing ammonia vapor to create ice in the shed of a lumber mill in Jefferson, Texas made refrigeration more widely available. He soon founded the Boyle Ice Machine Company and after establishing ice-plants at the Philadelphia Exposition, at King Ranch, Texas, and in Austin, Texas became a leader in ammonia compressed refrigeration.³

Within a few short years, several industries experimented to exploit the benefits of this new advancement. The earliest of these included brewing, fruit growers, and stockmen. Not only could the new technology be used to make ice for sale, but it could also be used to control temperatures for various shipping and storage purposes. In fact, by 1877 Dover, Delaware saw its first cold storage room erected for the firm of Richardson & Robbins to preserve fruits and meats.⁴ Despite this early foray into cold storage, however, the idea of frozen foods as we understand them today remained distant with the technology still in its industrial infancy.

During this same time, another major technological advancement influenced America's agricultural industry—the railroad. Increased speculation and development of railroads throughout the nation achieved many intertwined purposes:

- 1) Railroads afforded farmers quick transportation of their goods to local, regional, and national markets;
- 2) Railroads help farmers exploit the cheap lands of westward expansion;
- 3) Railroads put local farmers at a disadvantage for shelf-stable agricultural products;
- 4) Railroads steered local farms into focusing on cultivating perishable goods rather than generalized agriculture.

To this final point, most cold storage plants focused on maintaining temperatures above freezing to prevent foods from growing ice crystals which could damage their flavor and value. As Georgetown's introduction to the Railroad came in 1868 with the Junction & Breakwater Railroad, it enjoyed the benefits of cold storage long before establishment of its own facility. By 1886, Delaware entrepreneurs took initiative and established an ice factory at Wilmington.⁵

By the end of the decade, many of the larger cities throughout the nation possessed cold storage rooms. In July 1888, fruit growers began shipping their products to the Horticultural Exhibition while only a few months later the Wilmington firm of Gould & Sawdon built a beef cold storage plant for the purposes of importing meats from Chicago as agents of the firm Armour & Company.⁶ The specifications for the plant sought to keep the room at a constant temperature of 38 degrees—above the freezing point—through the application of 100 tons of ice purchased of the Cold Spring Ice Company. An article published in 1889 in the *Smyrna Times* explained how cold storage houses in and around New York City could provide any type of typically seasonally available food at any time of the year including poultry, various livestock, and fruits

² Sarah F. McMahon, "Laying Foods By: Gender, Dietary Decisions, and the Technology of Food Preservation in New England Households, 1750-1850," in Early American Technology: Making and Doing Things from the Colonial Era to 1850, Judith A. McGaw, ed. Chapel Hill, University of North Carolina Press, 1994.

³ Enochian and Woolrich, 1977.

⁴ The News Journal. "The Canning Business," in *The News Journal*. Wilmington, 13 September, 1877.

⁵ *Smyrna Times*, Untitled Article, in *Smyrna Times*. Smyrna, 28 April, 1886.

⁶ *The Wilmingtonian*. Untitled Article, in *The Wilmingtonian*. Wilmington, 28 July 1888. *The Evening Journal*. "Cold Storage for Meat," in *The Evening Journal*. Wilmington, 13 September 1888.

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and vegetables. Other items stored in these houses included animal furs and skins, which could be kept fresh for long periods in refrigeration. The article also notes that while the technology for cold storage had undergone great improvements, some perishables still proved difficult for long-term cold storage. These included watermelons, berries, and peaches.⁷

As 1890 rapidly approached, another major perishable commodity grew in popularity among proponents of cold storage—eggs. On November 5, 1889 a large fire at the Western Refrigerating Company’s cold storage warehouse destroyed around 10.5 million eggs being stored there.⁸ According to Enochian and Woolrich, H.J. Keith developed a process in the 1890s for removing an egg’s shell and then freezing it. While not necessarily meant for home consumption, bakers found these frozen eggs convenient, long-lasting, and as effective as shelled eggs.⁹

1890 also saw the emergence of a new company in Wilmington formed by a consortium of Wilmington and Philadelphia butchers to push back against the beef being imported from Chicago. Called the Wilmington Abattoir and Cold Storage Company, the firm set up shop a few blocks away from Gould & Sawdon’s cold storage plant and anticipated enough capacity to dress 100 cattle daily.¹⁰ The company also sought to purchase, store, and wholesale vegetables for markets throughout the region and throughout Philadelphia.¹¹ The incorporators of this new concern were the same Gould & Sawdon who acted as agents for Armour & Company of Chicago.¹²

By 1891 the manufacture of ice by artificial means superseded the age-old industry of harvesting and shipping ice from northern cities. An address given to the Boston Historical Society by Mr. Frederic Tudor, a wealthy Boston ice merchant, detailed how cities in warmer climates invested in mechanical ice plants and the technology quickly overshadowed the natural ice harvesting business.¹³ By June of the following year, Georgetown itself joined this trend with the establishment of the Georgetown Ice Manufacturing Company located along the railroad tracks on New Street. The new business concern included a 10-ton ice plant supplied by the Remington Machine Company.¹⁴

On the National stage, as cold storage gained in popularity, major changes took place in agriculture in the United States. Many grains and cereal crops became staple industries of the Midwest and consequently local farmers in the East fought to compete against the advantages that cheap land and rapid cheap transportation afforded the Midwest grain farmer. In response, local farmers focused on specialized cultivars. Fruits, vegetables, meats, eggs, and dairy products which became the staples of many local farms as cheap Midwestern grain overtook the market.

Though the establishment of creameries and dairies began in the 1860s, the growing demand on cheese, butter, and other dairy products nationwide, coupled with increasing agricultural specialization, promoted the establishment of cheese and butter factories. By the 1900 United States Census, Delaware boasted 22 cheese and butter factories within its boundaries compared to only 5 enumerated in the census prior.¹⁵

⁷ *Smyrna Times*. “Cold Storage,” in *Smyrna Times*. Smyrna, 4 September 1889.

⁸ *Delaware Gazette and State Journal*. “Over 10,000,000 Eggs Cooked,” in *Delaware Gazette and State Journal*. Wilmington, 7 November 1889.

⁹ Enochian and Woolrich, 1977.

¹⁰ *The Morning News*. “New Dressed Beef Concern,” in *The Morning News*. Wilmington, 17 November 1890.

¹¹ *The Evening Journal*. “Chicago Beef Rival,” in *The Evening Journal*. Wilmington, 8 December 1890.

¹² *The Evening Journal*. “Charters Granted,” in *The Evening Journal*. Wilmington, 20 December 1890.

¹³ *Smyrna Times*. Untitled Article, in *Smyrna Times*. Smyrna, 8 April 1891. Mark Antony and De Wolfe Howe. Boston, The Place and the People. New York City, The Macmillan Company, 1903.

¹⁴ H.S. Rich & Company. *Ice and Refrigeration*, Vol 2, No. 6, pp. 48. New York, H.S. Rich & Company, June 1892.

¹⁵ United States Census Bureau. *Twelfth Census of the United States, Census Bulletin. Manufactures. Delaware*. No. 69, June 27, 1901. Washington, D.C., United States Census Bureau, 1901.

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The increased demand the dairy industry placed on cold storage within Delaware is best illustrated by the following statistics for 1900:

Pounds of Milk used for Making Butter: 21,67,468.

Pounds of Milk used for Making Cheese: 150,000.¹⁶

Three abattoirs, also located within the state, further compounded the need for cold storage. Together with the eggs, fruits, poultry, fish, and vegetables already popularly kept in cold storage throughout Delaware, these cold storage needs kept seven ice manufacturing companies very busy.¹⁷ In general, the spread of cold storage throughout Delaware remained slow until the emergence of the twentieth century.

The industrial statistics presented in the 1900 census revealed a growing demand. New ice companies started establishing plants throughout the nation, but also locally in Delaware. A factory opened at Clayton belonging to the Armour Refrigerator Car Company to supply cold storage for fruit cars while the Crystal Ice Company opened a plant at Salisbury.¹⁸ In 1901 the *Smyrna Times* announced that Smyrna itself would receive an ice factory of its own called the *Smyrna Ice and Cold Storage Company*.¹⁹ Further explication of the new factory in *The Evening Journal* from Wilmington claimed: "A cold storage plant in this section of the Country is something new."²⁰ While fish had been commercially frozen since around 1880, the first official investment in freezing fish for storage in Delaware came in 1901 through a group of Delaware River fishermen from Delaware and New Jersey. At the cost of \$12,000, the group sought to erect a facility that could freeze 50 barrels of fish per day with 2,500 tons of storage capable of keeping hundreds of fish barrels on ice for sale in the winter.²¹ St. Louis, Missouri saw the erection of a large cold storage plant to serve the Mississippi Valley; Rochester, New York received a new cold storage facility serving a group of milk and cream merchants.²² By 1902 enterprising business owners started applying cold storage to a broader range of goods including furs and rugs to prevent against "loss or damage from moths, fire, and theft, etc."²³

As cold storage grew in prevalence and practice throughout the country, a nationwide surge in food prices between 1910 and 1913 pushed the industry into the spotlight.²⁴ Accusations flew from all sides pointing to farmers, meat packers, the cold storage industry, wholesalers, and food speculators as to the cause of this price surge. Theories about the source of this price surge included corn prices, Republican imposed import tariffs, increased food consumption, wastefulness on the part of households, and even the increased use of fish in the American diet.²⁵

Opponents to cold storage took the opportunity to levy claims concerning poor food quality and price-gouging to such an extent that in 1910 Congress called upon the Department of Agriculture for an

¹⁶ United States Census Bureau. *Twelfth Census of the United States, Census Bulletin. Manufactures. Delaware*. No. 189, June 14, 1902. Washington, D.C., United States Census Bureau, 1901.

¹⁷ Ibid.

¹⁸ *Smyrna Times*. "More Ice Plants for Delaware," in *Smyrna Times*. Smyrna, 14 November 1900; *Middletown Transcript*. "Natural Ice for Fruit Cars," in *Middletown Transcript*. 27 July 1901.

¹⁹ *Smyrna Times*. "Artificial Ice Plan May Operate in Smyrna," in *Smyrna Times*. 23 January 1901. *Smyrna Times*. "Smyrna New Ice Plant," in *Smyrna Times*. 27 February 1901.

²⁰ *The Evening Journal*. "Will Have Cold Storage in Connection with Smyrna's New Ice Plant," in *The Evening Journal*. 28 February 1901.

²¹ *The Evening Journal*. Untitled Article, in *The Evening Journal*. 18 March 1901.

²² *The Sun*. "Cold Storage Warehouses, Ice Plants, and Pipelines," in *The Sun*. Wilmington: 26 August, 1901; *The Evening Journal*. Untitled Article, in *The Evening Journal*. Wilmington: 30 September, 1901.

²³ *The Morning News*. "Cold Storage of Furs," in *The Morning News*. Wilmington: 16 April, 1902.

²⁴ David I. Macleod. "Food Prices, Politics, and Policy in the Progressive Era," in *The Journal of the Gilded Age and Progressive Era*, Vol. 8, No. 3. Society for Historians of the Gilded Age & Progressive Era, July 2009.

²⁵ *Middletown Transcript*. "Beef Trust Boycott," in *Middletown Transcript*. Middletown: 29 January 1910.

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investigation into the industry.²⁶ New York City followed suit as the District Attorney ordered a grand jury to investigate the cold storage industry under repeated claims of gouging and profiteering. Citizens of the city began circulating petitions to boycott cold storage products which became popular among labor unions and social clubs.²⁷ An article reprinting statistics from the "Ice and Refrigeration Blue Book," a cold storage trade journal, echoed these same sentiments revealing that cold storage facilities nationwide held 14,000,000 cattle, 6,000,000 calves, 25,000,000 sheep, and 50,000,000 hogs \$25,000,000 worth of fish, 1,800,000,000 eggs, 130,000,000 pounds of poultry, and approximately \$50,000,000 worth of fruits and vegetables. In all, the cold storage industry valued the goods held in storage at nearly \$3 Billion.²⁸ New Jersey legislators pushed for laws to regulate the amount of time foods could be stored in cold storage as a potential step to alleviate the surging food prices.²⁹ New York called for an ordinance to require cold storage operators to brand or label their goods with dates.³⁰ By 1911, Delaware adopted a similar ordinance requiring food labeling to indicate the date a consumable entered cold storage and limiting storage to no more than six to eight months depending on the product.³¹

Despite the contentious political situation surrounding the stockpiling of food in cold storage and its impact on prices in other parts of the country, the establishment of new cold storage facilities in Delaware still drew positive attention. In February of 1910 Wyoming, Delaware received a cold storage plant planned to be in full operation by 1911 called the Wyoming Ice and Cold Storage Company.³² New Jersey did not share that same appreciation for the business as directors of several cold storage companies in that state received indictments compelling them to appear in court at risk of having their company charters dissolved by the State.³³ Yet by 1914 the combination of War in Europe coupled with administrative and executive actions from the Congress and the President diminished the fixation held on American food prices and the source of blame. Following the war and up to 1920, Woodrow Wilson's Justice Department prosecuted wholesalers and speculators for their role in driving up food costs while using Federal powers to seize food stored in cold storage.³⁴ The persecution of food wholesalers and distributors ended with Warren G. Harding's 1920 unseating of Wilson in the Presidency.

The Advent and Rise of Frozen Foods

As with cold storage, early attempts and uses can be traced throughout history. However, when the topic becomes commercially available frozen foods, the advent of these products is recent. Frozen beef made its appearance in 1867 while commercial packaging and selling of frozen berries began around 1905 and experiments regarding the freezing of vegetables commercially for sale began around 1917 and continued through the 1920s.³⁵ However, the true progenitor of the frozen food industry is widely accepted as Clarence Birdseye who while working in Labrador as an engineer between 1912 and 1915 observed that rapid freezing of fish preserved the flavor and prevented the formation of large ice crystals which could damage

²⁶ *The News Journal*. "Cold Storage Men Object," in *The News Journal*. Wilmington: 10 January 1910.

²⁷ *The Evening Journal*. "Dealer Blames High Prices on Cold Storage," in *The Evening Journal*. Wilmington: 24 January 1910.

²⁸ *The News Journal*. "Some Cold Storage Figures," in *The News Journal*. Wilmington: 27 January 1910.

²⁹ *The Morning News*. "Cold Storage Law," in *The Morning News*. Wilmington: 29 January 1910.

³⁰ *The Evening Journal*. "Brand Meat in Cold Storage," in *The Evening Journal*. Wilmington: 1 February 1910.

³¹ "An Act Relating to Cold Storage and Refrigerating Warehouses and places and the sale or deposition of the Food Kept in Premises Therein." Delaware House of Representatives, April 19, 1911.

³² *The News Journal*. "To Build Cold Storage Plant," in *The News Journal*. Wilmington: 11 February 1910.; *The Evening Journal*. "Ice Company for Wyoming," in *The Evening Journal*. Wilmington: 16 February 1910. The Wyoming Cold Storage Plant still exists today at 200 Southern Blvd, Wyoming, Delaware.

³³ *The Morning News*. "New Jersey Prosecutor Takes Another Step in Effort to Punish Cold Storage Directors," in *The Morning News*. Wilmington: 1 March 1910.

³⁴ Macleod 2009.

³⁵ Enochian and Woolrich, 1977.

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the fish. In 1923 Birdseye ran his first attempt at a business in frozen food into failure but persisted and formed the General Seafood Corporation of Gloucester, Massachusetts. By 1928 Birdseye's double belt freezer became commercially available and in 1929 Postum Company purchased both General Seafood and Birdseye's patents while restructuring the company as General Foods.³⁶

By 1930 General Foods, operating under the brand name of Bird's Eye, offered a test market at Springfield, Massachusetts 26 varieties of frozen food for purchase including frozen vegetables, fruits, oysters, and fish fillets.³⁷ General Foods' experiment in retail frozen food proved that quick-frozen meats could sell for the same prices as fresh meat.³⁸ As part of a marketing plan to spread this new commodity to new markets, Bird's Eye worked with manufacturers of refrigerators to develop inexpensive freezer cases to keep their products. While the initial sales model included helping stores finance the freezer cases, General Foods found it too cost prohibitive and decided to develop a cheaper freezer case which they offered for a monthly rent. Though focusing on expansion throughout the northeast, by 1934 Bird's eye offered its frozen foods in 532 stores.

While the industry grew slowly, Bird's Eye watched the success stories among their retailers and applied their own techniques to further expansion. One store ran weekly promotions and sales and Bird's Eye offered to cover the printing costs of any retailer who contracted with them and included a freezer case rental. Within two years Bird's Eye counted over 1,600 retail locations and included institutional clients such as railroads and steamships who needed quality foods for their customers.³⁹

As the Bird's Eye brand gained name recognition, competitors released their own frozen food brands. Waterman & Company of New York offered the Honor Brand Frosted Foods, Booth Fisheries released its own frozen fish, Lloyd J. Harris of Chicago offered frozen pies, and Gordon Male sold frozen breads and doughs for public sale. In 1938, frozen food's impact led to the National Association of Retail Grocers holding seminars on the topic. During the Second World War, the industry gained more prominence as frozen foods did not utilize items rationed for the war effort. By 1942 grocers sought buyers for frozen foods to sell in their stores. Following the war, War-time developments such as concentrated orange juice and frozen dinners (later called TV dinners) expanded the market and draw of frozen foods. By 1952 frozen orange juice concentrate surpassed fresh orange juice in sales as frozen foods became a mainstay in American households.⁴⁰

Development of the Isaacs & Sons Cold Storage Facility

The establishment of the Isaacs & Sons Cold Storage Facility begins with Landreth⁽¹⁾ Lee Layton—a druggist from a prominent Delaware family. Grandson of Sussex County Judge Caleb S. Layton, and youngest son of Sussex County Justice of Peace and Sheriff Samuel Henry Layton, Landreth⁽¹⁾ Lee Layton opened with his older brother—Dr. Caleb Rodney Layton—a drug store in Georgetown in 1881 under the moniker Layton & Layton.⁴¹ The original store operated at the corner of Race and Market Streets in Georgetown.⁴² Sanborn maps for this period show a drugstore and physician's office located at this

³⁶ Eldon Bernstein and Fred Carstensen. "Rising to the Occasion: Lender's Bagels and the Frozen Food Revolution, 1927-1985," in *Business and Economic History*, Fall 1996, Vol. 25, No. 1. Cambridge University Press: 1996.

³⁷ Ibid.

³⁸ *The Morning News*. Untitled Article, in *The Morning News*. Wilmington: 30 December 1930.

³⁹ Bernstein and Carstensen, 1996.

⁴⁰ Ibid.

⁴¹ Genealogy Data; *The Morning News*. "Georgetown," in *The Morning News*. Wilmington: 26 January 1881; *Delaware Gazette and State Journal*. "Registered Druggists," in *Delaware Gazette and State Journal*. Wilmington: 16 August 1883.

⁴² The newspaper notice mentioned above cites the address as Rose and Market streets. However, the store most likely sat at the corner of Race and Market streets as neither historic nor modern maps depict a "Rose" Street in Georgetown.

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intersection likely occupied by the brothers (see Figure 10). The store sold a wide variety of goods including stationery, paints, blank and printed books, newspapers, wall paper, and lamps to a wide variety of local, business, and governmental clients including the Delaware Legislature.⁴³ By 1892 Layton & Layton maintained warehouses over by the Delaware, Maryland & Virginia Railroad.⁴⁴ In 1901 Landreth⁽¹⁾ became receiver for a bankrupt farm supply and general store from the firm of Dasey & Layton in Frankford, Delaware operated by his brother former General Assembly Clerk John H. Layton and former Assemblyman Robert W. Dasey.⁴⁵

The acquisition of his brother's former company included several benefits to Landreth⁽¹⁾'s own business. Captain Robert W. Dasey owned interest in several other businesses including a merchant shipping business importing and exporting goods and a tray and basket manufacturing company while John's store included business connections in farm supply. By 1902 Landreth⁽¹⁾ began dabbling in expanding his retail business and in 1903 incorporated Layton & Layton, Inc. as a wholesaler and distributor.⁴⁶ As part of the expansion of the store, the firm erected a new brick building on Race street while maintaining warehouses near the railroad.⁴⁷

By 1910 Layton & Layton, Inc. owned a group of buildings on the southeast side of Depot Street near the railroad tracks. Sanborn maps for that year show two large two-story brick warehouses along with a one-story metal clad frame warehouse with their own railroad siding. One brick warehouse is designated for storing paint while the other is for wholesale groceries. The wood framed warehouse stored seed (see Figure 11).⁴⁸ In 1912, the firm added another brick warehouse, installed heaters for the entire complex, and brought on two of Landreth⁽¹⁾'s sons as partners in the business. According to newspaper accounts at the time, Layton & Layton "will have one of the largest warehouses in lower Delaware."⁴⁹

In 1915 another step toward the establishment of a cold storage operation took place. A life-long friend and associate of Landreth⁽¹⁾, George M. Thoroughgood, took charge of the Georgetown Ice Manufacturing Company.⁵⁰ Additional incorporators of the Georgetown Ice Company, a restructuring of the entity included George M. Thoroughgood, George's father William J. Thoroughgood, and Wilbur F. Tunnell.⁵¹

Layton's expansion of his wholesale business continued in 1916 with the construction of a garage to house his delivery vehicles.⁵² In 1919 when Landreth⁽²⁾ Layton, Jr. returned from his service overseas during the first World War, the war hero received a \$20,000 gift from his father along with a share of the wholesale

⁴³ *The Delaware Democrat*. Untitled Advertisement, in *The Delaware Democrat*. Georgetown: 23 September 1882; *The Morning News*. Untitled Article, in *The Morning News*. Wilmington: 18 November 1898.

⁴⁴ Sussex County Clerk. Deeds Book 114, Page 525. Sussex County Clerk's Office, Georgetown, Delaware.

⁴⁵ *The Morning News*. "Statement About Dasey & Layton," in *The Morning News*. Wilmington: 10 October 1901; *The Morning News*. "Charges of Assault," in *the Morning News*. Wilmington: 2 October 1896; *The Morning News*. "News of the State," in *The Morning News*. Wilmington: 14 October 1901; *The Evening Journal*. "Served Notice of Bankruptcy," in *The Evening Journal*. Wilmington: 14 October 1901.

⁴⁶ Sussex County Clerk. *Certificate of Incorporation, Layton & Layton, Inc.* Georgetown: Sussex County Clerk, 1903.

⁴⁷ *The Morning News*. "Georgetown Budget," in *The Morning News*. Wilmington: 1903; Sanborn Map Company. *Georgetown, Sussex County, Delaware*. New York: Sanborn Map Company, 1904; *The Evening Journal*. "Fire at Georgetown," in *The Evening Journal*. Wilmington: 8 June 1905.

⁴⁸ Sanborn Map Company. *Georgetown, Sussex County, Delaware*. New York: Sanborn Map Company, 1910.

⁴⁹ *The Morning News*. "Georgetown Man Has Seedless Apple Tree," in *The Morning News*. Wilmington: 10 May 1912.

⁵⁰ *The Morning News*. "Canges [sic] at Plants," in *The Morning News*. 6 March 1915.

⁵¹ *The Morning News*. "Charters Granted," in *The Morning News*. 25 March 1915.

⁵² *The News Journal*. "Sussex County News," in *The News Journal*. Wilmington: 9 September 1916.

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business.⁵³ With Landreth⁽²⁾ involved in the business, the firm made the decision to erect a cold storage and milk chilling facility in Georgetown.⁵⁴

Landreth⁽¹⁾ purchased a tract of land formerly owned and operated by John T. Wagoman for the manufacture of baskets and boxes. Landreth⁽¹⁾ and Wagoman knew each other well, both serving as founding officers since 1918 of the First National Bank of Georgetown.⁵⁵ Layton & Layton planned to modernize the basket mill while erecting a “cold storage plant and milk cooling station.”⁵⁶ Halsted P. Layton, Layton⁽²⁾’s brother, a Second Lieutenant in the National Guard, and a director of the First National Bank of Georgetown, owned interest in several other local businesses with his brother including the Layton Lumber Company, the Georgetown Oil Company, and a farm situated along the Delaware Bay at Broadkill Beach.⁵⁷

Despite the overwhelming optimism in the local papers about the new cold storage concern, by November of the 1920, the project still had not broken ground. Yet, the papers reported that “Capitalists have under consideration the establishment of a cold storage plant in Georgetown, and there is every indication that the project will materialize.”⁵⁸ A 1922 article in *The Morning News* of Wilmington mentioned construction of a new cold storage plant, a milk cooling station, and a farmer’s co-op in Georgetown by the Farm Bureau led by W.B. Wagamon, a local miller, advocate for dairy farming, head of the Milton Creamery Company, and the nephew of the Layton’s banking partner—John T. Wagamon.⁵⁹

In 1925 the firm of Layton & Layton incorporated as Layton and Company, Incorporated—a general wholesale and retail company with Landreth⁽²⁾, his brother Halsted P. Layton, and Thomas H. Abbott, as the incorporators of the firm.⁶⁰ Thomas H. Abbott brought his own list of accomplishments to the incorporation. His resume included operating a farm in Milford, working as a clerk in his father’s department store, and running several of his own stores including wholesale candy, clothing, and jewelry as well as a healthy involvement in local politics.⁶¹

Through their many connections, the Layton’s commanded business dealings with many of the local businesses and Sussex County residents on the consumer-side of the operations as well as prominent suppliers such as Postum Cereal Company, McCormick & Company spices, Sherwin-Williams, and the R.J. Reynolds Tobacco Company. By 1928 the operating cold storage plant already needed upgrades, one

⁵³ *The Evening Journal*. “Soldier Gets \$20,000 As New Year’s Gift,” in *The Evening Journal*. Wilmington: 3 January 1919.

⁵⁴ *The Morning News*. “Cold Storage Plant for Georgetown Now,” in *The Morning News*. Wilmington: 3 February 1920.

⁵⁵ *The Morning News*. “Georgetown,” in *The Morning News*. Wilmington: 14 January 1918.

⁵⁶ *The Morning News*. “Cold Storage Plant for Georgetown Now,” in *The Morning News*. Wilmington: 3 February 1920.

⁵⁷ *The Morning News*. “Georgetown,” in *The Morning News*. Wilmington: 14 January 1918; *The Morning News*. Untitled Article, in *The Morning News*. Wilmington: 12 June 1917; *The Morning News*. Untitled Article, in *The Morning News*. Wilmington: 25 February 1920; *The Morning News*. Untitled Article, in *The Morning News*. Wilmington: 13 October 1920; *The Morning News*. “Sussex County Notes,” in *The Morning News*. Wilmington: 19 September 1921.

⁵⁸ *The Morning News*. Untitled Article, in *The Morning News*. Wilmington: 30 November 1920.

⁵⁹ *The Morning News*. “Farm Bureau Plans Cold Storage Plant,” in *The Morning News*. Wilmington: 26 June 1922. William Benjamin (WB) Wagoman was the nephew of John T. Wagoman by John’s brother Daniel. He worked as a merchant in his family’s store before opening his own flour mill between 1910 and 1920; *The News Journal*. “Lewes and Vicinity,” in *The News Journal*. Wilmington: 17 May 1915; *The Morning News*. “Milton,” in *The Morning News*. Wilmington: 10 August 1921.

⁶⁰ *The Morning News*. Untitled Article, in *The Morning News*. Wilmington: 29 August 1925.

⁶¹ *The Evening Journal*. “Sussex County,” in *The Evening Journal*. Wilmington: 28 June 1918; *The Evening Journal*. “Milford,” in *The Evening Journal*. Wilmington: 6 May 1912; United States Census Bureau. *Census Data, Georgetown, Sussex County, Delaware*. United States Census Bureau. Washington, D.C. 1920, 1930, 1940.

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such being a new freight elevator.⁶² Layton⁽¹⁾'s business acumen may have led him from one lucrative business venture to another, but his bread-and-butter remained wholesale groceries earning him recognition in 1928 as one of the largest wholesalers situated between Philadelphia and Richmond, Virginia.⁶³

The Laytons implemented more elevator improvements at their cold storage plant in 1929 with the work performed by the Green Elevator Company.⁶⁴ In 1930, the success of the cold storage plant drove Landreth⁽¹⁾ and his son Halsted to form Layton Cold Storage, Incorporated along with E. Harley Ryan of Georgetown.⁶⁵ Ryan worked with the Layton's wholesale company as a salesman making both interior and traveling sales on behalf of the company.⁶⁶

Sanborn fire insurance maps produced in 1930 depict the original layout of the ice house (see Figure 12). The building consisted of three primary blocks of brick construction: a three-story southwest block and a four-story northeast block—both of which fronted on Depot Street, and a one-story block appended to the northwest (rear) elevation. According to notes on the Sanborn map, this structure dated from 1929-1930 and was built of fireproof construction with concrete floors. The southwest block stood three stories and served as general storage while the four-story northeast block focused specifically on cold storage. The one-story appendage to the northwest is noted as the "Ice Mach" with ammonia tanks situated outside the block to the south.⁶⁷

Interior details provided on the Sanborn map include a general layout of specific rooms and uses within the northeast cold storage section of the building. Proceeding from the general storage room in the southwest a central hallway divided two large cold storage rooms to the northwest and southeast. Past the hallway a stairwell occupied the east corner with a large elevator adjacent to it on the northwest.⁶⁸

The Layton's timing could not have been more advantageous for them. High heat and drought conditions in the Great Plains wreaked havoc on the nation's food supply chain. Termed the "Dust Bowl," this condition lasted nearly a decade in some parts of the country and drove demand for dwindling food supplies skyward. Advertisements placed by Layton & Layton demonstrate how the firm sought to capitalize on this circumstance by offering special prices for seed stock from their cold storage facility (see Figure 13).⁶⁹ Even with the collapse of the New York Stock Market and economic uncertainty of the Depression, the Laytons continued to make profits. As food shortages took root throughout the country, Emergency Relief Commissions emerged to help put food on American tables. These commissions promoted agriculture and distributed food to the needy by tapping into the stockpile of refrigerated seed and food which sat in cold storage facilities nationwide. Along with opening the supply for broader use and consumption, the commissions also sought to prosecute companies for profiteering off others' misfortunes.

By December of 1932, Landreth Layton⁽¹⁾ found a seat on the Delaware State Relief Commission as a Democratic Representative for Sussex County.⁷⁰ By the end of the month, just in time for Christmas, he established an office for his position at the Delaware Trust Building on Market Street in Georgetown.⁷¹ Through his political and business connections, Landreth⁽¹⁾ helped form the local Sussex County Relief

⁶² *The Evening Journal*. Untitled Article, in *The Evening Journal*. Wilmington: 12 September 1928.

⁶³ *The Evening Journal*. "Georgetown Bank to Change Hands," in *The Evening Journal*. Wilmington: 1 November 1928.

⁶⁴ *The Evening Journal*. Untitled Article, in *The Evening Journal*. Wilmington: 13 February 1929.

⁶⁵ *The Morning News*. "Charters Files at State House," in *The Morning News*. Wilmington: 23 May 1930.

⁶⁶ United States Census Bureau. *Census Data, Georgetown, Sussex County, Delaware*. United States Census Bureau. Washington, D.C. 1920, 1930, 1940.

⁶⁷ Sanborn Fire Insurance Company. *Georgetown*. New York: Sanborn Fire Insurance Company, 1930.

⁶⁸ Ibid.

⁶⁹ *The News Journal*. Advertisement, in *The News Journal*. Wilmington: 24 July 1930.

⁷⁰ *The News Journal*. "Democrats on Relief Commission," in *The News Journal*. Wilmington: 02 December 1932.

⁷¹ *The Evening Journal*. "Relief Quarters Opened," in *The Evening Journal*. Wilmington: 23 December 1932.

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Commission, a subset to the State Commission, organized clothing drives, arranged public works projects, and oversaw the distribution of food to impacted Delawareans. By April of 1933, the relief commission had distributed more than one million pounds of potatoes to needy Wilmington-area residents with all the food originating from Kent and Sussex County farms.⁷²

Allegations of fraudulent applicant claims in the relief program emerged mid-year 1933 prompting an investigation into the program from the State Attorney-General's office along with the implementation of revised protocols program-wide.⁷³ On September 30, 1933 without obvious provocation, Landreth⁽¹⁾ L. Layton stepped down from his post as Chair of the Sussex County Relief Board, replaced in the position by J.W. Trought—a Laurel businessman known for his association with the Valliant Fertilizer Company.⁷⁴

Certainly Landreth Layton⁽¹⁾'s unprovoked and sudden resignation drew suspicions about the state of the Relief program in Sussex County. However, a report submitted to the Governor by the Relief Commission dragged those suspicions into the open as outright allegations. According to a review of Sussex County's records, the report claimed that Layton not only mismanaged the relief program, but also profiteered off its administration. The long list of allegations in the report against Layton included turning away destitute applicants, coercing applicants to use his stores, substituting food orders for labor payments, directing claims for food, clothing, and other goods through retailers who purchased from the Layton & Layton wholesale stores, and continuing to draw against State Relief funds after his tenure had ended. As a result of these allegations, the State Attorney General (a direct relative of Landreth⁽¹⁾ Layton) initiated an investigation into Layton's management of the County's relief program.⁷⁵ Investigators delved into the business practices of the Layton Cold Storage Company over claims by a former employee that the company sold rotten, substandard, and/or mislabeled produce as well as good imported from other states in direct violation of the Relief act's regulations.⁷⁶

As measures advanced in Delaware's legislature to investigate Landreth Layton's handling of the Relief program, Democratic contingents in the government decried the Relief board's report, and its allegations, as partisan politics directed to discredit Landreth⁽²⁾ L. Layton, Jr. who served as Delaware's Federal Public Works Administrator.⁷⁷ In response to the allegations against him, Landreth⁽¹⁾ submitted a formal reply to the Governor denying the allegations and affirming that his actions followed applicable law and/or bore the approval of the State Relief Commission. He also turned the accusations on their heads with a litigation of his specific actions embedded with direct text of the relief act and illustration of how his actions either complied with the act or met no resistance from an informed State Relief Commission. The zenith of his response highlighted the fact that the relief act prohibited direct payments of cash to the unemployed instead favoring public works projects which allowed residents to obtain a daily or hourly wage. In this context he framed his decision to leave his post as Relief Director citing pressure from other members of the Commission to give cash handouts being in direct opposition to his moral obligation to uphold the tenets

⁷² *The Morning News*. "1,120,630 Pounds Tubers Given Out to Needy," in *The Morning News*. Wilmington: 18 April, 1933.

⁷³ *The News Journal*. "Say Fraud Practiced for Relief," in *The News Journal*. Wilmington: 20 June 1933; *The News Journal*. "Checkup On All Applicants For Aid," in *The News Journal*. Wilmington: 12 July 1933.

⁷⁴ *The News Journal*. "J.W. Trought is Appointed On Relief Board," in *The News Journal*. Wilmington: 30 September 1933.

⁷⁵ *The Morning News*. "Layton Mismanaged Relief in Sussex is Charge; Probe Asked," in *The Morning News*. Wilmington: 4 November 1933.

⁷⁶ *The Morning News*. "Quality of Relief Seeds is Studied," in *The Morning News*. Wilmington: 19 January 1934.

⁷⁷ *The News Journal*. "Legislative Relief Board Probe Asked," in *The News Journal*. Wilmington: 09 November 1933.

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of the relief act, as passed by the Legislature. Finally, he issued his support for an investigation into the Sussex County Relief Commission confident that everything he did remained legitimate.⁷⁸

Many supporters came to defend Landreth⁽¹⁾ Layton in his performance as head of the Sussex County Relief Commission even despite evidence and rumors against him. A former employee of Layton & Layton testifying as a witness to the re-bagging of out-of-state produce as Delaware-grown and the distribution of rotten potatoes to relief families.⁷⁹ Further testimony from other members of the State Relief Commission revealed that Layton's resignation came not of his own volition but at the urging of the rest of the commission who intended to adopt a resolution to remove him from office if he did not resign. Furthermore, testimony showed that the remaining members of the Commission possessed knowledge of the investigation report submitted to the Governor and the charges levied against Layton.⁸⁰ Other employees of Layton testified to witnessing price gouging, underhanded deals with employees, and overpayment of wages while members of the Georgetown community and former business associates described Layton withholding payments from them and discriminating against them because they purchased goods from other suppliers.⁸¹

As part of the scandal and ensuing investigation, a strong focus settled on the Cold Storage facility, the items it contained, and the treatment, storage, and distribution of those items under the Sussex County relief program.⁸² After months of investigating Layton and his companies, the investigation and public hearings turned toward the operation of relief programs in Delaware's other counties.⁸³ In March of 1934, the investigation faded from the front of the news and fell to the wayside without full resolution as it became apparent the State Relief Commission would soon run out of funding and program priorities shifted to allow for the passage of a new Relief Act.⁸⁴ After all the partisan bluster and muckraking associated with the Sussex County Relief Commission, Landreth⁽¹⁾ Layton never saw any formal charges arise from the investigation. He died on the morning of June 14, 1934 of complications from acute appendicitis.⁸⁵

As time marched on, Layton's cold storage facility found new sources of revenue by hosting events for local organizations. For instance, in April 1934, the John Lewis Brothers Company treated the paint merchants and painters of lower Delaware to a banquet held at the Cold Storage plant.⁸⁶ The company also applied for and received its liquor license to market a variety of local beers for sale.⁸⁷ The Layton Cold Storage plant remained under the management of Landreth⁽¹⁾'s sons for another seven years until sold in 1941 to a powerful farmer from Milton, Delaware.

John Sudler Isaacs

Born near Greenwood, Delaware in 1889 as the son of a pea farmer, John Sudler Isaacs' life revolved around agriculture. In 1915, at the age of 26, he leased a farm adjacent to the canning factory of George H. Draper, Jr. at Slaughter Neck where he grew tomatoes, sugar corn, peas, and lima beans for sale to Draper's canning business. Besides these crops, Isaacs also raised twelve milk cows he used for income and operated

⁷⁸ *The News Journal*. "L.L. Layton defends his Acts as Relief Director For Sussex County," in *The News Journal*. Wilmington: 21 November 1933.

⁷⁹ *The Morning News*. "Quality of Relief Seeds is Studied," in *The Morning News*. Wilmington: 19 January 1934.

⁸⁰ *The Morning News*. "Violation of Law Laid to Layton in Relief Work," in *The Morning News*. Wilmington: 16 December 1933.

⁸¹ *The News Journal*. "Say Laytons Profited By Food Orders," in *The News Journal*. Wilmington: 09 January 1934.

⁸² *The News Journal*. "Layton is Defended as Food Relief Administration in Sussex County," in *The News Journal*. 19 January 1934.

⁸³ *The News Journal*. "Relief Work Defense to Be Offered," in *The News Journal*. Wilmington: 12 February 1934.

⁸⁴ *The Morning News*. "Aid Body Gauges \$108,000 to Last Only to April 21," in *The Morning News*. Wilmington: 28 March 1934.

⁸⁵ *The News Journal*. "L.L. Layton, Prominent in State, Dies," in *The News Journal*. Wilmington: 14 June 1934.

⁸⁶ *The News Journal*. Untitled Article, in *The News Journal*. Wilmington: 9 April 1934.

⁸⁷ *The News Journal*. Advertisement, in *The News Journal*. Wilmington: 28 June 1934.

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a general store which catered to the canning factory's workers. Through shrewd action, Isaacs purchased a series of tracts between 1917 and 1929 which allowed him to leave his arrangement with Draper and establish his own farm.⁸⁸

As a shrewd and thrifty businessman, Isaacs continuously sought to increase his income and limit his expenses. While continuing to sell his produce to Draper, he also grew his dairy business and sold lumber from his own woodlands. After discovering he'd been underpaid by Draper's cannery, Isaacs decided to leverage his lands and talents to establish his own cannery which opened for business in 1936 focusing on the canning of peas, lima beans, and asparagus.⁸⁹ To cost-effectively meet the increased labor needs for his many growing operations, Isaacs looked beyond the local pool of workers. According to Hobby Isaacs, grandson of John S. Isaacs, John dealt with a friend of his who worked in Delaware's corrections system running a prison labor camp. This friend would drive to Norfolk, Virginia and Jacksonville, Florida with one of Isaac's trucks to gather cheap labor, predominantly African American, and drive the laborers back up to Delaware to work in Isaacs' various operations. Records do not persist detailing the wages Isaacs paid his workers, but with such an approach, he significantly undercut the local labor market. With this approach, Isaacs viewed laborers as easily replaceable cogs in his agricultural machine. The laborers either lived nearby in the local towns, lived in residences owned by Isaacs, or occupied apartments at Isaacs' factories.⁹⁰

The Delaware Chicken Industry

While many of Delaware's farmers prior to 1923 raised poultry in addition to staple crops, most of the agricultural business focused on staple truck crops such as peas, tomatoes, beans, melons, potatoes, and strawberries. Attempts to exploit popular cash crops such as peaches often had short lives and ended as quickly as they started. By 1900, however, tomatoes and strawberries ranked high among Delaware's exported produce.⁹¹

Chickens, as a commodity, received little attention in agriculture save for the production and sale of eggs. When a laying hen reached the end of her usefulness, she would be consumed by the family or sold at market. As a result, chicken as a staple food commanded little attention.

In 1923, Cecile Steele of Ocean View, Baltimore Hundred, placed an order for 50 chicks to replace losses in her flock of laying chickens. The hatchery, operated by Vernon Steen of Dagsboro, made a mistake and instead sent 500 chicks to Cecile. Instead of sending the chicks back, she raised them and sold them for a significant profit to be used as broiler chickens used for meat. The next year she ordered 1,000 chicks from Steen and led the charge into one of Delaware's largest agricultural businesses. By 1926, Cecile's husband left his post in the US Coast Guard to become a chicken farmer raising around 10,000 birds each year. By 1928, Baltimore Hundred housed nearly 500 broiler chicken farms. By 1936 Sussex County, Delaware became the nation's leader in raising broiler chickens while the Delmarva peninsula accounted for roughly 66 percent of all broilers produced nationwide.⁹²

A Fateful Decision

In the pre-dawn hours of September 1, 1939, the German army under control of Adolf Hitler crossed the proverbial Rubicon and propelled the world's largest armies into a years-long war spread across multiple

⁸⁸ Phil Martin. "John Sudler Isaacs and His Times (II)," in *Blogger on the Broadkill: In Search of Milton's History*. Online: <http://broadkillblogger.org>.

⁸⁹ Ibid.

⁹⁰ Isaacs, Hobby. *Personal Interview with Dan Parsons*. Kee, W. Edwin, Jr. John Sudler Isaacs: A Sussex County Visionary. Dover: Delaware Heritage Press, 2009.

⁹¹ Williams, William H. Delmarva's Chicken Industry: 75 Years of Progress. Wilmington: Delmarva Poultry Industry, Inc. 1998.

⁹² Ibid.

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continents. For many, this event marked a dark day in world history. For an opportunist like John Sudler Isaacs, this meant a new revenue stream would soon break wide open.

As a life-long farmer who lived through the first World War, Isaacs knew what Germany's invasion of Poland meant—increased demand for food in Europe as well as increased demand for food at home as refugees flocked to the United States to escape the Nazi war machine. In cities like New York, Baltimore, Philadelphia, and others the influx of Jewish emigres fleeing Nazi persecution pushed the market for chickens sky-high. With pork prohibited due to religious beliefs, broiler chickens quickly became a popular and cost-effective source of protein for the growing populations. In short order, Isaacs contracted with buyers who would purchase his broilers at a significant profit.⁹³ During the war years, when labor became scarce due to conscription, Isaacs supplemented his usual labor force by employing German prisoners of war being held captive by the United States at Fort Saulsbury.⁹⁴

Looking to expand his market share in the poultry industry, Isaacs decided to add processing to his repertoire and in 1945 began construction on a new processing plant at Georgetown. However, when a competitor appeared to be in financial crisis, Isaacs decided to capitalize on the opportunity and sold the processing plant under construction to raise capital for a 51 percent share of Eagle Poultry in 1946 which operated its own processing plant.⁹⁵

As with any perishable farm product, the prevention of spoilage is paramount in protecting the revenue stream—and chickens are a perishable commodity. So, another shrewd business move Isaacs made in 1941 involved the purchase of a cold storage facility from a successful family-owned grocer and wholesaler known as Layton & Sons.⁹⁶

Isaacs used the Georgetown cold storage facility for multiple purposes. First, the facility served as cold storage for a variety of foods and goods. According to Isaacs' grandson, Hobby Isaacs, the basement stored pickles for a nearby company while the upper floors stored frozen vegetables and chickens from Isaacs' own farms as well as several supermarket chains, namely A&P and ACME, who rented space in the facility to store beef brought in on rail cars.⁹⁷ In addition to food storage, the facility also contained a flash freezing system which Isaacs used to freeze portions of his crops of lima beans and peas as well as for freezing chickens raised on his farms and processed at Eagle Poultry.⁹⁸ Isaacs also made his own storage boxes for both his frozen foods and his canning operations on the second floor of the cold storage plant. The wood used in constructing the storage boxes came from Isaac's own sawmill. In sum, Isaacs operated a fully-integrated agricultural operation that included not only growing and processing but also storage and shipping as well.

After the war, Isaacs responded to the growing popularity of frozen food and its increased commonality by enlarging the cold storage building in 1948. Once completed the building maintained a capacity of nearly seven million tons and included areas for storing meats, produce, and even flash freezing and processing foods for cold storage. The expansion included a one-story addition on the southwest elevation, one-story loading docks on the northeast elevation, and a massive block of structures on the northwest elevation at two and three stories, respectively. The 1959 Sanborn fire insurance map for Georgetown depicts the renovated structure with respect to the building's changes (see Figure 14).

⁹³ Phil Martin. "John Sudler Isaacs (III)," in *Blogger on the Broadkill: In Search of Milton's History*. Online: <http://broadkillblogger.org>.

⁹⁴ Kee, 2009.

⁹⁵ Ibid.; *The News Journal*. "Isaacs Buys Part of Plant," in *The News Journal*. Wilmington: *The News Journal*, 29 November 1946.

⁹⁶ Martin, 2023.

⁹⁷ Isaacs, Hobby. *Personal Interview with Dan Parsons*.

⁹⁸ Kee, 2009.

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While the historic core to the building did not change, the expansion program significantly increased the cold storage plant's size and functionality. Beginning at the southwest elevation, the changes included construction of a one-story brick lean-to with no specific purpose listed, a two-story general storage area situated to the southwest side of the rear elevation, and a three-story cold storage area appended to the northeast side of the rear elevation. The former "Ice Mach" room is no longer depicted on the maps. Notes on the Sanborn map reveal the expansion as fireproof construction dating from 1948 with concrete framing, floors, and roof with brick curtain walls between sections.⁹⁹

In 1949 Isaacs sold his interest in the Eagle Poultry company and restored ownership back to its founders. By that time, his career included poultry farming, canning, cold storage, produce farming, serving on the State Game Commission, serving as State Treasurer, and leading the Sussex County Republican Party. On July 7, 1950 Isaacs entered Jefferson Hospital in Philadelphia feeling unwell. After three weeks in the hospital, he died on July 29, 1950 from coronary thrombosis.¹⁰⁰

Despite Isaacs' passing his companies marched onward. Unfortunately, without Isaacs at the helm, these operations became troubled with numerous issues. A lawsuit filed in 1951 against Isaacs' cold storage operations resulted in a judgement against the firm of more than \$11,000 due to damaged pickles.¹⁰¹ Investigations of the cold storage operations done during the court case revealed faulty insulation within the facility resulting in inconsistent temperatures. Another lawsuit soon followed on the behalf of the Eagle Poultry Packers, Inc. who claimed that Isaacs & Sons damaged some of the chickens while in cold storage.¹⁰²

Seeing an uptick in the lawsuits filed against their firm, Isaacs' heirs formed in 1953 the John S. Isaacs & Sons Realty Company, Incorporated as a vehicle to hold the real property owned by the estate.¹⁰³ This move, however, placed a larger target on the family's backs as a series of four lawsuits requested the courts to order four of the family's companies to elect corporate officers.¹⁰⁴ This suit, highlighting the inadequacies of Isaacs' descendants in managing his vast business empire, resulted in scrutiny of every part of the operation and division of the real property into four parts—one to each of Isaacs' heirs.¹⁰⁵ The heirs sold the cold storage plant in 1968 to a company named Cold Storage, Inc. who sold it in 1973 to James and Shirley Pepper, local Real Estate developers.¹⁰⁶

After four years' ownership, the Peppers sold the property in 1977 to the Lewes Dairy of Rehoboth, Inc. who in turn sold it in 1984 to a real estate broker. Since then, has passed through other real estate / property management firms. From 1998 to 2023 the building became the showroom and warehouse for a building

⁹⁹ Sanborn Fire Insurance Company. *Georgetown*. New York: Sanborn Fire Insurance Company, 1959.

¹⁰⁰ *The News Journal*. "GOP Leader Dies," in *The News Journal*. Wilmington: *The News Journal*, 29 July 1950.

¹⁰¹ *The News Journal*. "Pickle Firm Gets \$11,100.30," in *The News Journal*. Wilmington: *The News Journal*, 08 October 1951.

¹⁰² *The News Journal*. "Packer Brings Storage Suit," in *The News Journal*. Wilmington: *The News Journal*, 23 November 1951.

¹⁰³ Sussex County Clerk. Deed Book 411, Page 473. Georgetown: Sussex County Clerk.

¹⁰⁴ *The News Journal*. "Milford Couple Sue Four Corporations," in *The News Journal*. Wilmington: *The News Journal*, 4 March 1955.

¹⁰⁵ *Ibid*; *The News Journal*. "Isaacs Heirs Await Ruling," in *The News Journal*. Wilmington: *The News Journal*, 30 August 1958; *The Morning News*. "Court Affirms Chancery Rule In Family Fight," in *The Morning News*. Wilmington: *The Morning News*, 23 July 1960; Sussex County Clerk. Deeds Book 546, Page 66. Georgetown: Sussex County Clerk.

¹⁰⁶ Sussex County Clerk. Deeds Book 701, Page 716. Georgetown: Sussex County Clerk.

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supply company and housed a local branch of Habitat for Humanity. DE OZ Property Management, Inc. purchased the property in 2023 and is the current owner of record.¹⁰⁷

Conclusion

The Isaacs & Sons Cold Storage building will persist as a locally significant structure reflecting its commercial and social history. Plans for the building include renovating it into housing which will serve the local community while preserving a vital part of the community's history.

¹⁰⁷ Sussex County Clerk. Deed Book 832, Page 274. Georgetown: Sussex County Clerk; Sussex County Clerk. Deed Book 1293, Page 323. Georgetown: Sussex County Clerk; Sussex County Clerk. Deed Book 1526, Page 91. Georgetown: Sussex County Clerk; Sussex County Clerk. Deed Book 1706, Page 44. Georgetown: Sussex County Clerk; Sussex County Clerk. Deed Book 5889, Page 17. Georgetown: Sussex County Clerk.

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Parsons, C. Daniel. *Personal Interview with Hobby Isaacs, Grandson of John Sudler Isaacs, April 25, 2024 at Isaacs & Sons Cold Storage Building*. Transcript on File, Barton Ross & Partners, LLC, Chestertown, Maryland.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): Delaware CRS # S02876

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10. Geographical Data

Acreeage of Property 1.2769

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. 75.3868240°W, 38.6935728°N
2. 75.3865428°W, 38.6935728°N
3. 75.3863548°W, 38.6933499°N
4. 75.3868015°W, 38.6930319°N
5. 75.3869329°W, 38.6931457°N
6. 75.3870461°W, 38.6930622°N
7. 75.3873481°W, 38.6933216°N
8. 75.3872383°W, 38.6933949°N
9. 75.3873024°W, 38.6934478°N

Verbal Boundary Description (Describe the boundaries of the property.)

The Isaacs & Sons Cold Storage building sits on the current tax parcel, 135-14.20-123.02 in Georgetown, Delaware. The structure contains property beginning at the northern corner of the parcel, bordering the current tax parcel with 135-14.20-122.00 and the property of the Georgetown Fire Co. Historical Museum; thence southeast 214.75 feet along the Museum boundary; to the property corner boundary with Depot St; thence southwest 171.92 feet along Depot St to the property corner of 135-14.20-123.02, bordering tax parcel 135-14.20.123.03; thence northwest 55.5 feet along tax parcel 135-14.20.123.03 property line to a point along the tax block boundary; thence southwest 44.12 feet along the boundary of tax parcel 135-14.20.123.03 to a corner of parcel 135-14.20-123.02, bounding 135-14.20.123.03 to the east and parcel 135-14.20-123.01 to the west; thence 127.71 feet northwest along the boundaries of 123.01, 123.04, and 123.05 to a corner bordering parcels 123.05 and 123.00; thence 40.78 feet northeast along the boundary of 123.00 to the northwestern corner of that parcel; thence 26.51 feet northwest along the boundary of 123.00 to the northwestern corner of parcel 123.02s property; thence 190.58 feet northeast along the boundary of 122.00 to the place of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries encompass the site of Cold Storage plant, its associated rail siding, and yards. While both Layton and Isaacs owned more land surrounding the current property, the works did not extend past this parcel.

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11. Form Prepared By

name/title: Scott Wieczorek, Cultural Resources Sector Manager
organization: E2 Project Management, LLC / Barton Ross & Partners, LLC
street & number: 87 Hibernia Avenue
city or town: Rockaway state: NJ zip code: 07786
e-mail scott.wieczorek@e2pm.com
telephone: 973-299-5200
date: 6/6/2024

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5- or 15-minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Figures:

- Figure 1 Street Map Showing Isaacs & Sons Cold Storage Building.
- Figure 2 Rendering of the Existing Isaac & Sons Cold Storage Building. Provided by BRPA.
- Figure 3 Building Chronology of Isaacs & Sons Cold Storage.
- Figure 4 United States Geological Survey 7.5-Minute Topographic Map Showing Isaacs & Sons Cold Storage Building.
- Figure 5 Aerial Image Showing Isaacs & Sons Cold Storage Building.
- Figure 6 Photo Key for Exterior Angles.
- Figure 7 Photo Key for Interior Angles.
- Figure 8 Library of Congress Image of Jersey City Cold Storage Showing Overhead Refrigeration Pipes. 1939.
- Figure 9 Layton & Layton Grocery Buildings on South Side of Depot Street, Isaac & Sons Cold Storage Building. View South. Scott Wieczorek. July 26, 2023.
- Figure 10 Georgetown, Delaware. Sanborn Map Company, 1885.
- Figure 11 Georgetown, Delaware. Sanborn Map Company, 1910.
- Figure 12 Georgetown, Delaware. Sanborn Map Company, 1930.
- Figure 13 Dust Bowl-Era Advertisement for Layton & Layton. The News Journal. 1930.

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Figure 14 Georgetown, Delaware. Sanborn Map Company, 1959.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Isaacs & Sons Cold Storage Building

City or Vicinity:

County: Sussex County

State: Delaware

Photographer: Scott Wieczorek

Date Photographed: July 6, 2023.

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 23 Isaacs & Sons Cold Storage Building. View North. Scott Wieczorek. July 26, 2023.
- 2 of 23 Isaacs & Sons Cold Storage Building. View West. Scott Wieczorek. July 26, 2023.
- 3 of 23 Wood Entry Door at Isaacs & Sons Cold Storage Building. View Northwest. Scott Wieczorek. July 26, 2023.
- 4 of 23 Isaacs & Sons Cold Storage Building. View South. Scott Wieczorek. July 26, 2023.
- 5 of 23 Isaacs & Sons Cold Storage Building. View East. Scott Wieczorek. July 26, 2023.
- 6 of 23 Interior of West Lean-to at Isaacs & Sons Cold Storage Building. View Southeast. Scott Wieczorek. July 26, 2023.
- 7 of 23 Interior of ca. 1929 General Storage Space, Isaacs & Sons Cold Storage Building. View North. Scott Wieczorek. July 26, 2023.
- 8 of 23 Interior of ca. 1929 General Storage Space, Isaacs & Sons Cold Storage Building. View East. Scott Wieczorek. July 26, 2023.
- 9 of 23 Interior of Deep Cold Storage Space, Isaacs & Sons Cold Storage Building. View South. Scott Wieczorek. July 26, 2023.
- 10 of 23 Interior of Cold Storage Space, Isaacs & Sons Cold Storage Building. View East. Scott Wieczorek. July 26, 2023.
- 11 of 23 Detail of Ceiling Insulation Application, Isaacs & Sons Cold Storage Building. Scott Wieczorek. July 26, 2023.

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- 12 of 23 Detail of Wall Insulation Application, Isaacs & Sons Cold Storage Building. Scott Wieczorek. July 26, 2023.
- 13 of 23 Detail of Ceiling Refrigeration Pipe Mounts, Isaacs & Sons Cold Storage Building. Scott Wieczorek. July 26, 2023.
- 14 of 23 Detail of Refrigeration Pipe Mounts, Isaacs & Sons Cold Storage Building. Scott Wieczorek. July 26, 2023.
- 15 of 23 Interior of Loading Dock, Isaacs & Sons Cold Storage Building. View Northwest. Scott Wieczorek. July 26, 2023.
- 16 of 23 Interior of Loading Dock, Isaacs & Sons Cold Storage Building. View Southeast. Scott Wieczorek. July 26, 2023.
- 17 of 23 Detail of Concrete-cased Iron Beam, Isaacs & Sons Cold Storage Building. Scott Wieczorek. July 26, 2023.
- 18 of 23 Interior of ca. 1948 General Storage Space, Isaacs & Sons Cold Storage Building. View Northwest. Scott Wieczorek. July 26, 2023.
- 19 of 23 Insulation Mastic Application, Isaacs & Sons Cold Storage Building. View South. Scott Wieczorek. July 26, 2023.
- 20 of 23 Layton-era Original Cold Storage Building inside Isaacs & Sons Cold Storage Building. View East. Scott Wieczorek. July 26, 2023.
- 21 of 23 Layton & Layton Grocery Buildings on South Side of Depot Street, Isaacs & Sons Cold Storage Building. View South. Scott Wieczorek. July 26, 2023.
- 22 of 23 Freight Elevator, Isaacs & Sons Cold Storage Building. View East. Scott Wieczorek. July 26, 2023.
- 23 of 23 Detail of Heavy Door to Cold Storage Space, Isaacs & Sons Cold Storage Building. Scott Wieczorek. July 26, 2023.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

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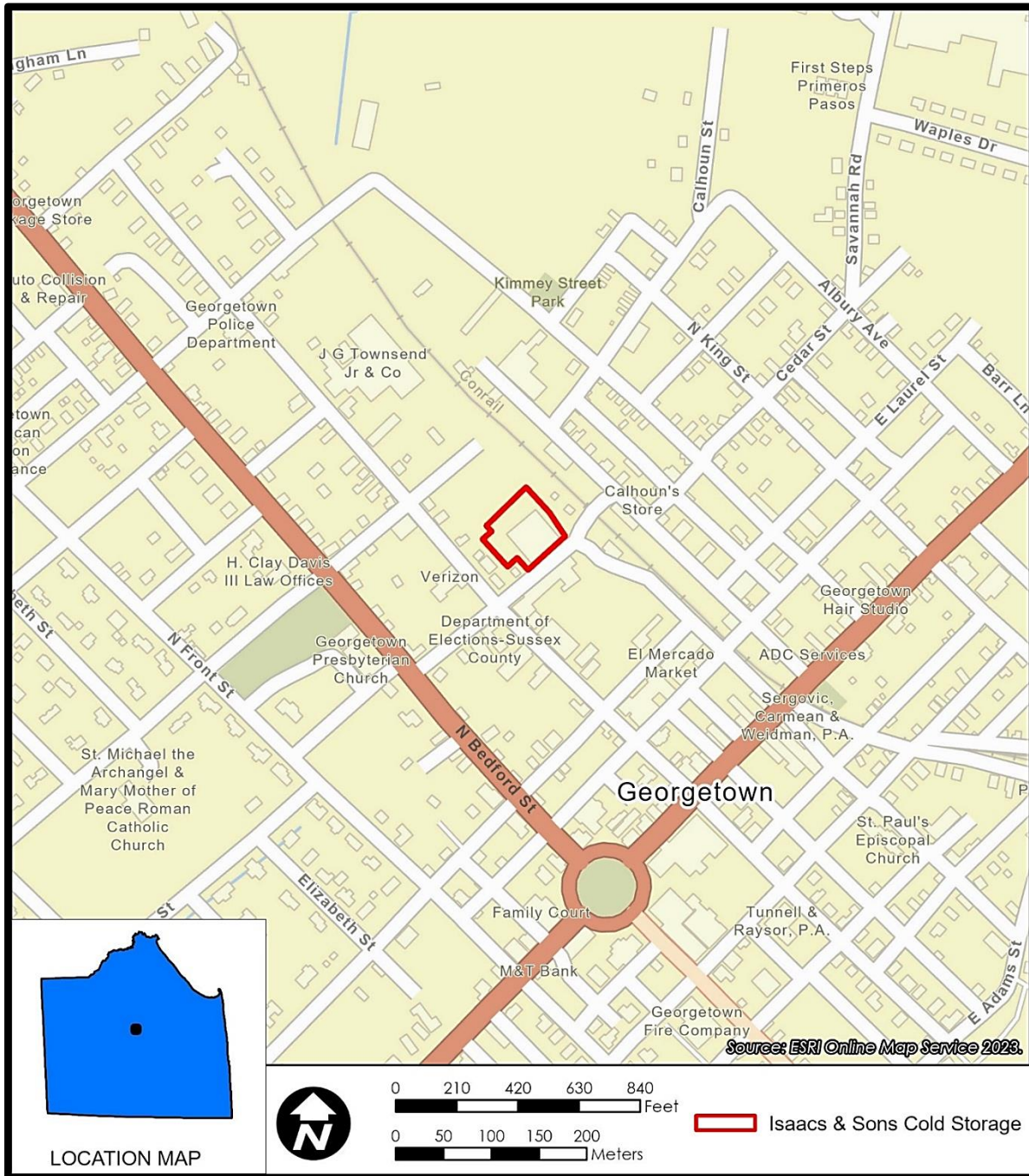


Figure 1
Street Map Showing Isaacs & Sons Cold Storage Building.

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Figure 2

Rendering of the existing Isaac & Sons Cold Storage Building. Provided by BRPA.

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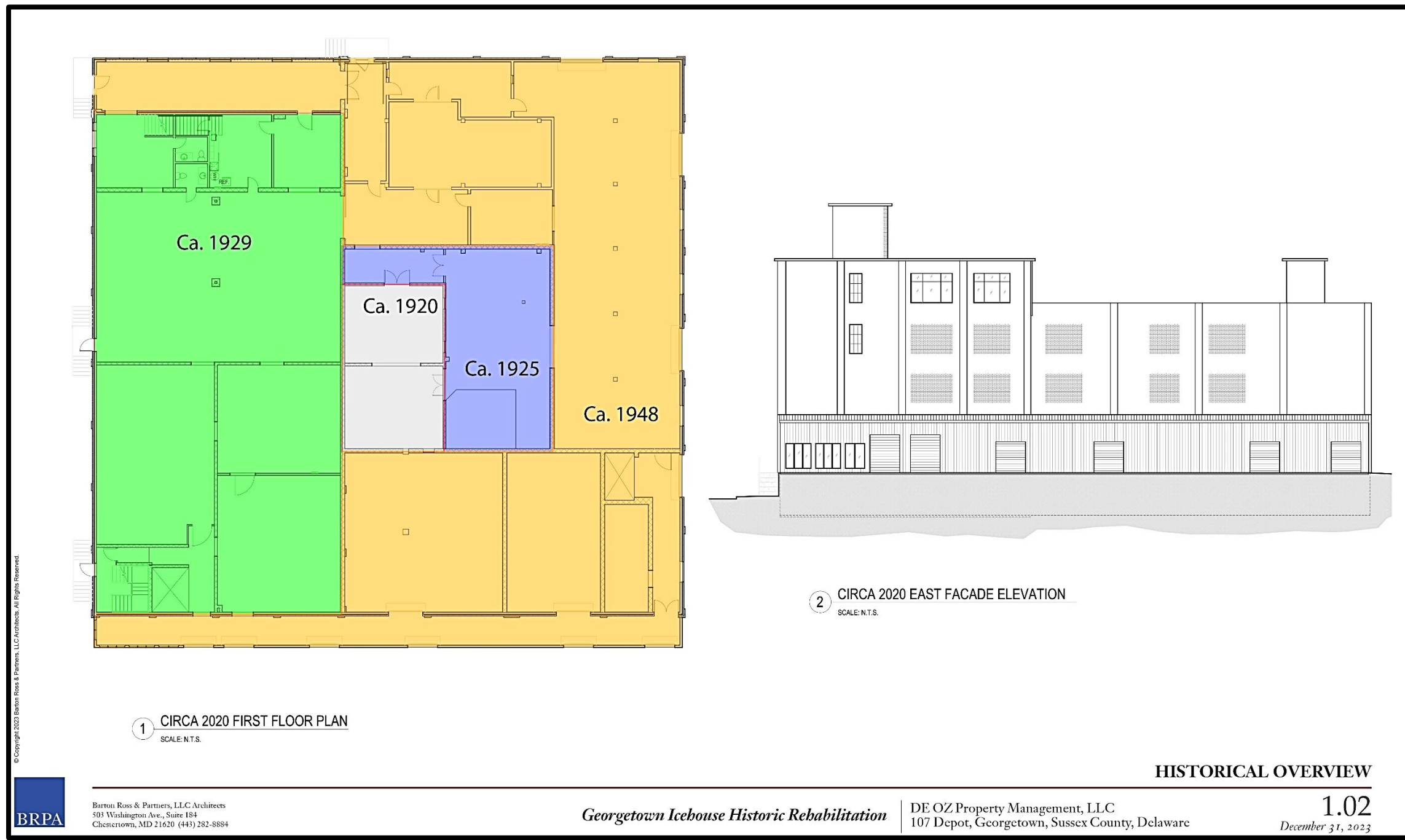


Figure 3
Building Chronology of Isaacs & Sons Cold Storage.

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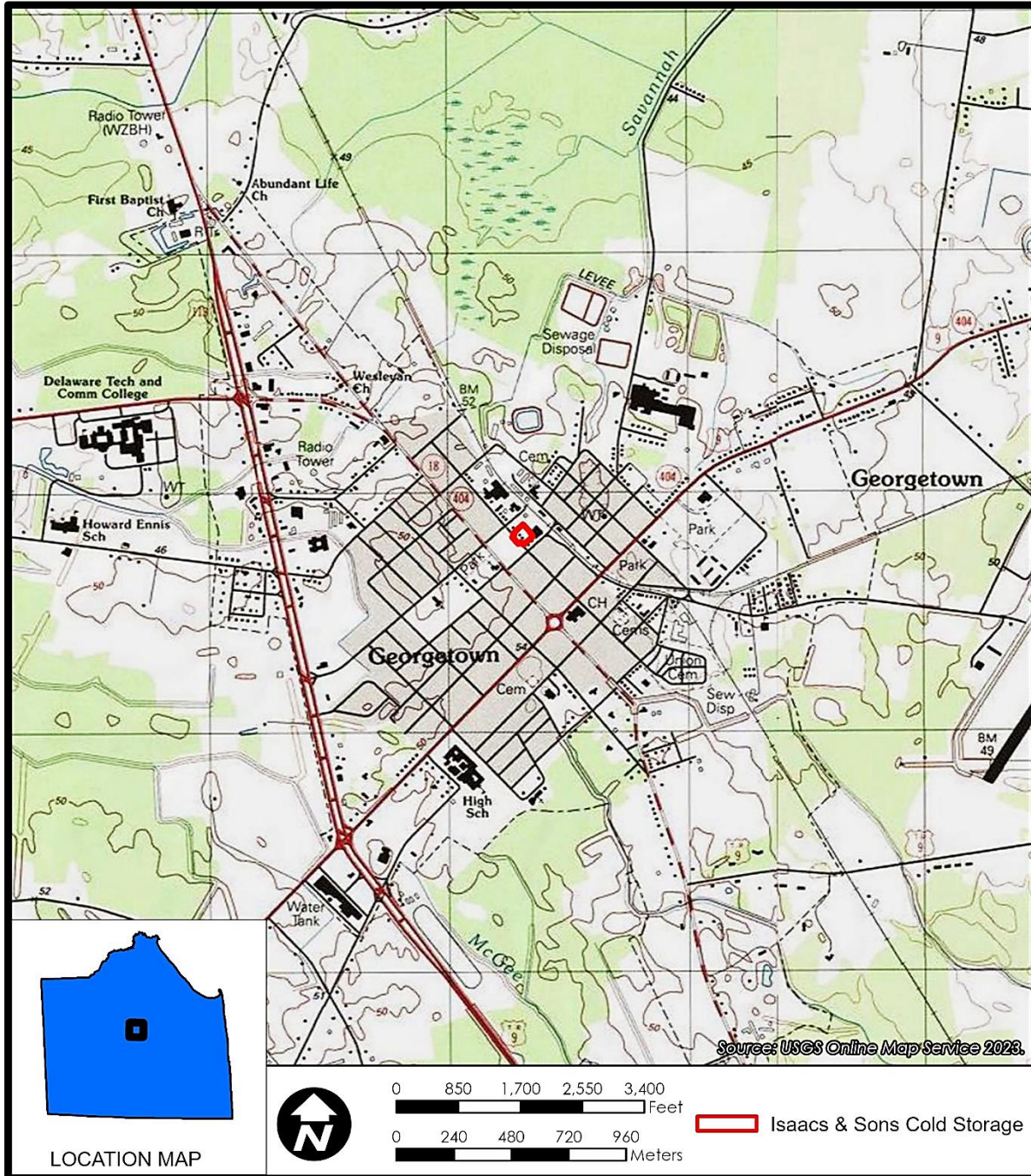


Figure 4

United States Geological Survey 7.5-Minute Topographic Map Showing Isaacs & Sons Cold Storage Building.

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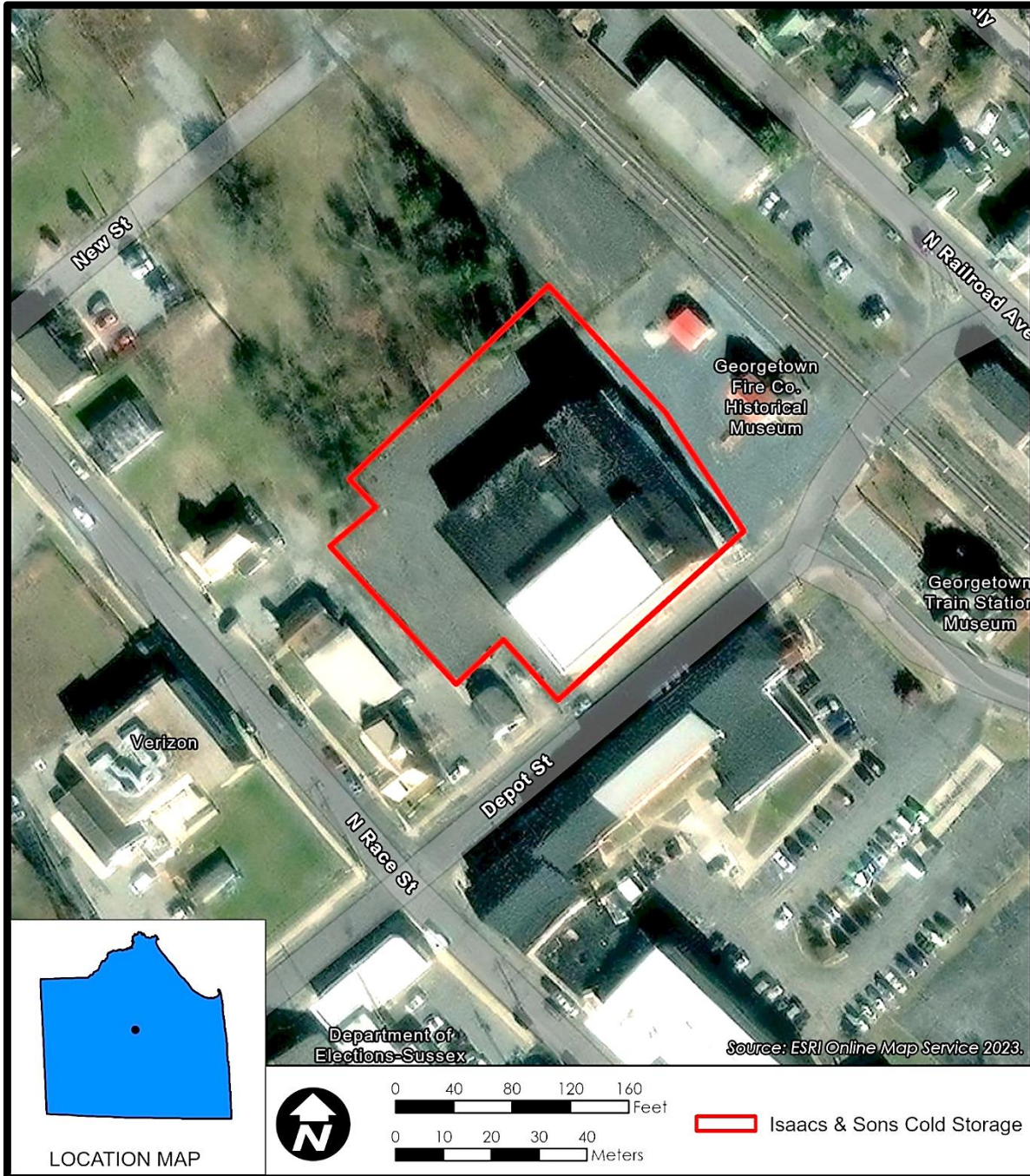


Figure 5
Aerial Image Showing Isaacs & Sons Cold Storage Building.

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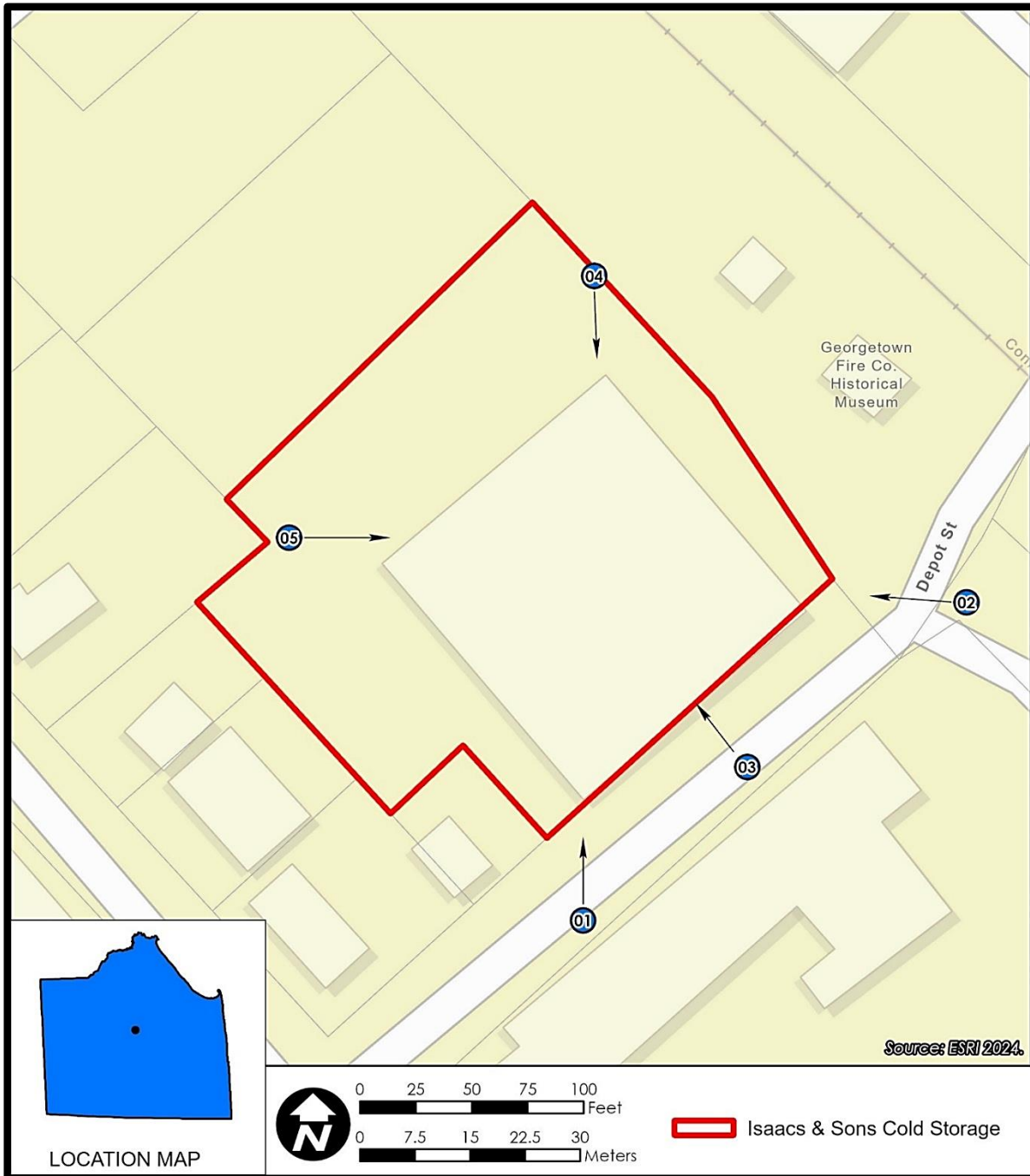


Figure 6
Photo Key for Exterior Angles.

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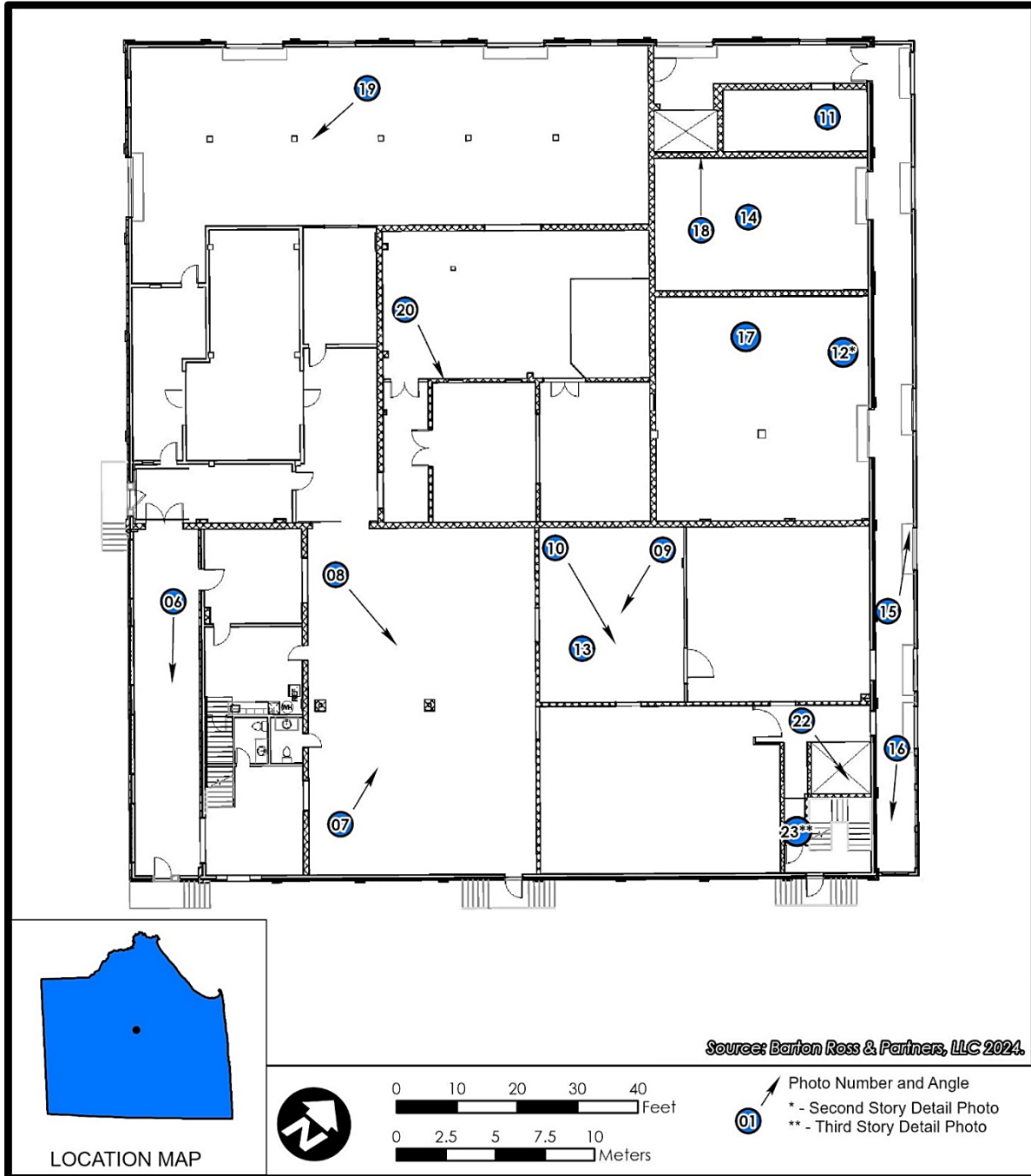


Figure 7
Photo Key for Interior Angles.

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Library of Congress Image of Jersey City Cold Storage Showing Overhead Refrigeration Pipes. 1939.

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Figure 9

Layton & Layton Grocery Buildings on South Side of Depot Street, Isaacs & Sons Cold Storage Building. View South. Scott Wieczorek. July 26, 2023.

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Figure 10
Georgetown, Delaware. Sanborn Map Company, 1885.

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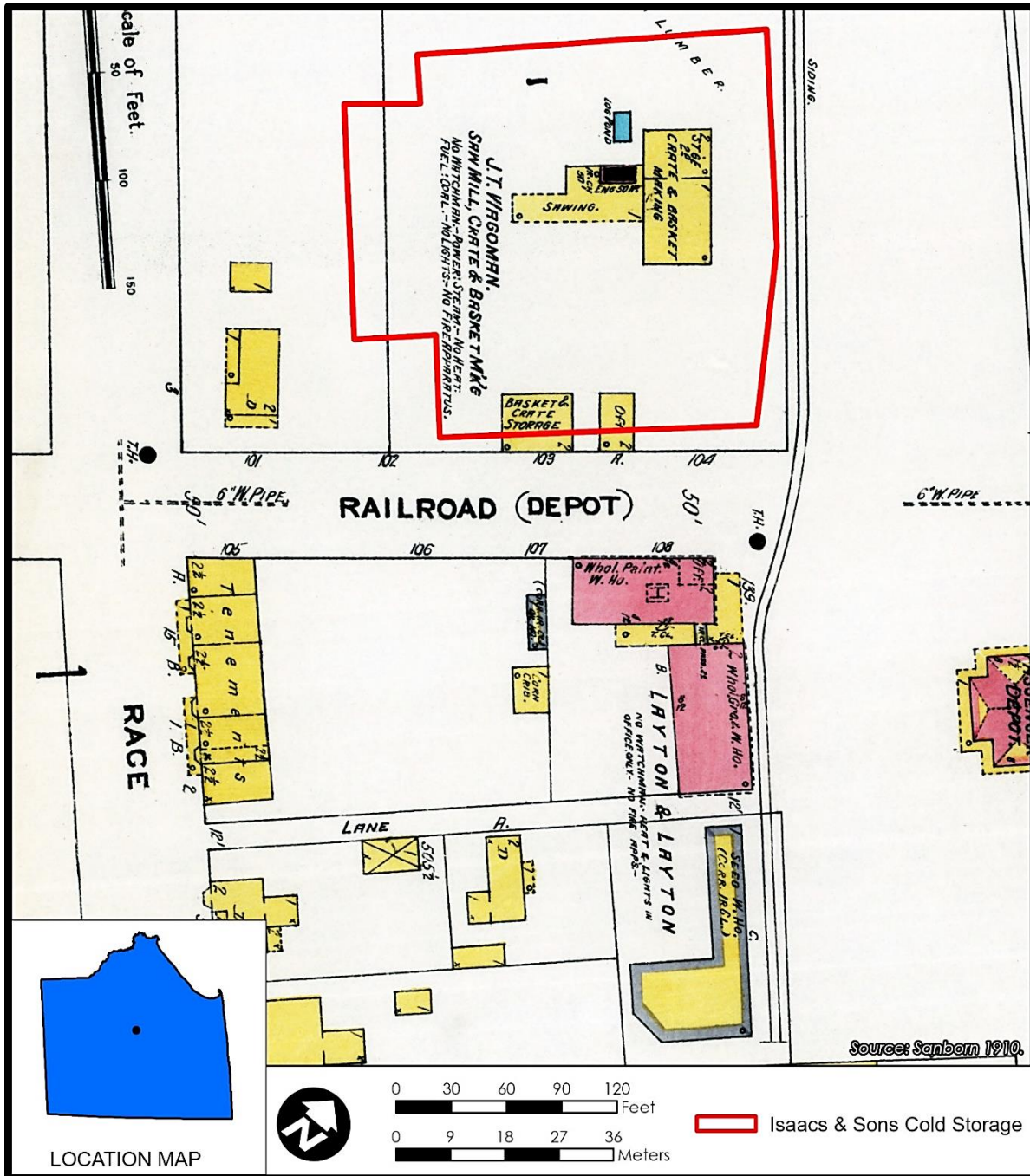


Figure 11
Georgetown, Delaware. Sanborn Map Company, 1910.

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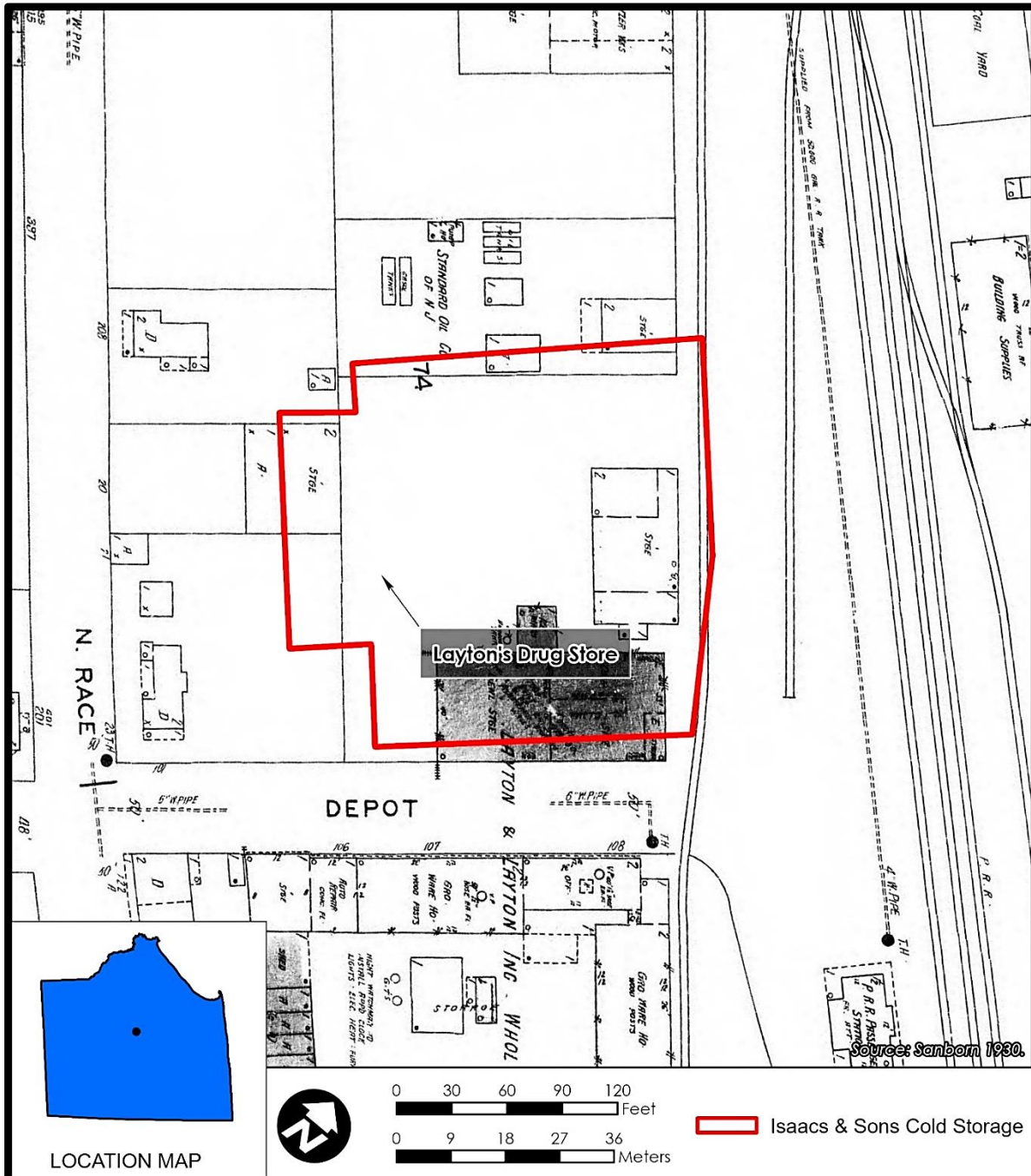


Figure 12
Georgetown, Delaware. Sanborn Map Company, 1930.

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Figure 13

Dust Bowl-Era Advertisement for Layton & Layton. *The News Journal*. 1930.

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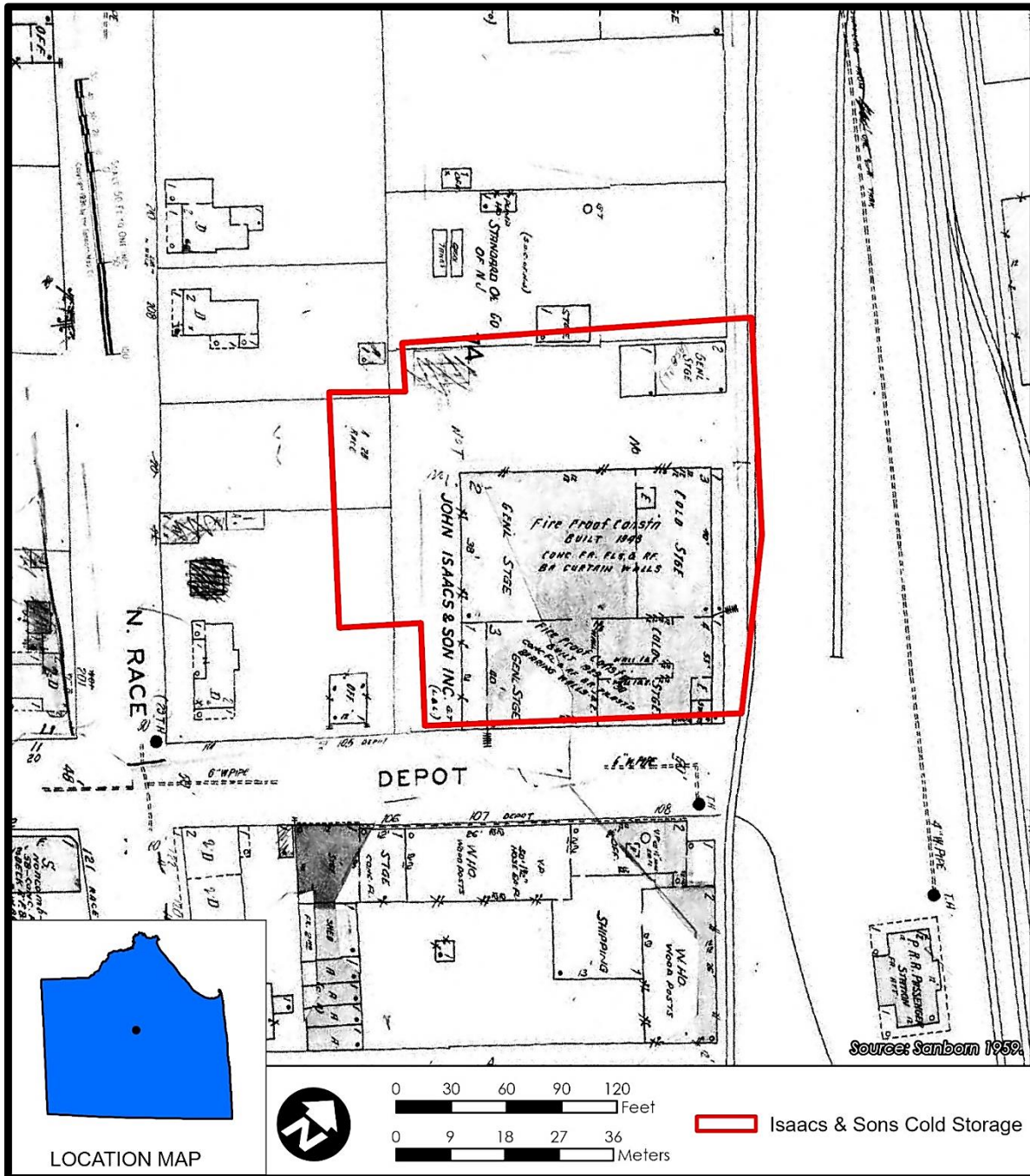


Figure 14
Georgetown, Delaware. Sanborn Map Company, 1959.

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Photo 1: Isaacs & Sons Cold Storage Building. View North. Scott Wieczorek. July 26, 2023.

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Photo 2: Isaacs & Sons Cold Storage Building. View West. Scott Wiczorek. July 26, 2023.

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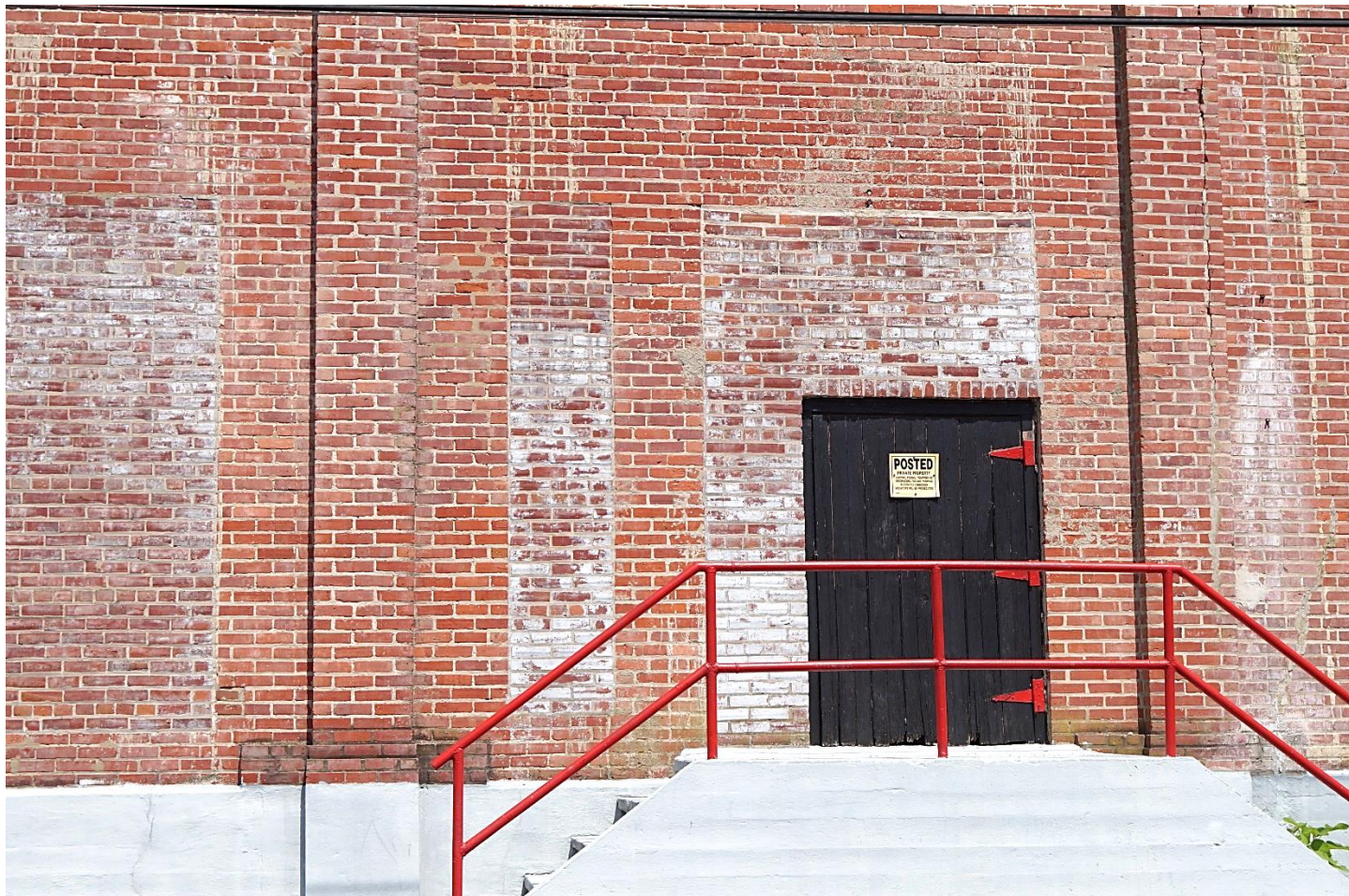


Photo 3: Wood Entry Door at Isaacs & Sons Cold Storage Building. View Northwest. Scott Wiczorek. July 26, 2023.

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Photo 4: Isaacs & Sons Cold Storage Building. View South. Scott Wieczorek. July 26, 2023.

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Photo 5: Isaacs & Sons Cold Storage Building. View East. Scott Wiczorek. July 26, 2023.

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Photo 6: Interior of West Lean-to at Isaacs & Sons Cold Storage Building. View Southeast. Scott Wieczorek. July 26, 2023.

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Photo 7: Interior of ca. 1929 General Storage Space, Isaacs & Sons Cold Storage Building. View North. Scott Wieczorek. July 26, 2023.

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Photo 8: Interior of ca. 1929 General Storage Space, Isaacs & Sons Cold Storage Building. View East. Scott Wiczorek. July 26, 2023.

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Photo 9: Interior of Deep Cold Storage Space, Isaacs & Sons Cold Storage Building. View South. Scott Wiczorek. July 26, 2023.

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Photo 10: Interior of Cold Storage Space, Isaacs & Sons Cold Storage Building. View East. Scott Wiczorek. July 26, 2023.

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Photo 11: Detail of Ceiling Insulation Application, Isaacs & Sons Cold Storage Building. Scott Wieczorek. July 26, 2023.

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Photo 12: Detail of Wall Insulation Application, Isaacs & Sons Cold Storage Building. Scott Wieczorek. July 26, 2023.

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Photo 13: Detail of Ceiling Refrigeration Pipe Mounts, Isaacs & Sons Cold Storage Building. Scott Wiczorek.
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Photo 14: Detail of Refrigeration Pipe Mounts, Isaacs & Sons Cold Storage Building. Scott Wiczorek. July 26, 2023.

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Photo 15: Interior of Loading Dock, Isaacs & Sons Cold Storage Building. View Northwest. Scott Wiczorek.
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Photo 16: Interior of Loading Dock, Isaacs & Sons Cold Storage Building. View Southeast. Scott Wiczorek. July 26, 2023.

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Photo 17: Detail of Concrete-cased Iron Beam, Isaacs & Sons Cold Storage Building. Scott Wiczorek. July 26, 2023.

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Photo 18: Interior of ca. 1948 General Storage Space, Isaacs & Sons Cold Storage Building. View Northwest. Scott Wiczorek. July 26, 2023.

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Photo 19: Insulation Mastic Application, Isaacs & Sons Cold Storage Building. View South. Scott Wiczorek.
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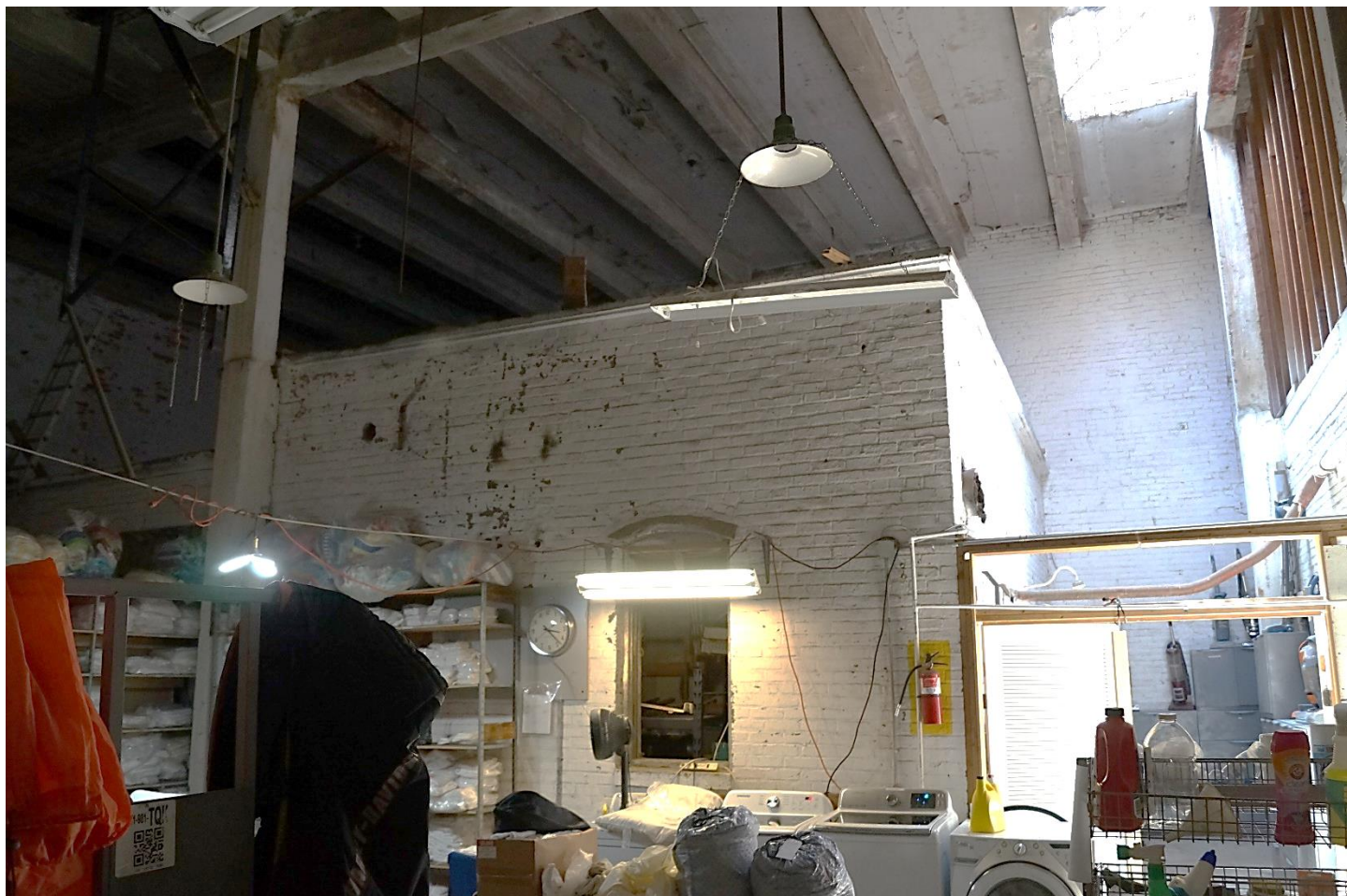


Photo 20: Layton-era Original Cold Storage Building inside Isaacs & Sons Cold Storage Building. View East.
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Photo 21: Freight Elevator, Isaacs & Sons Cold Storage Building. View East. Scott Wieczorek. July 26, 2023.

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Photo 22: Detail of Heavy Door to Cold Storage Space, Isaacs & Sons Cold Storage Building. Scott Wiczorek. July 26, 2023.