

Chapter 11. HISTORIC PRESERVATION

***Historic Preservation Vision:** To preserve and promote the historic and cultural resources of Sussex County that residents cherish and visitors wish to experience.*

11.1 BRIEF HISTORY OF SUSSEX COUNTY

Native Americans first inhabited Delaware sometime around 14,000 years ago. They lived and hunted along the many tributaries and bays in the County. Most of the tribes remained in the County until the late eighteenth century when many moved westward in the face of European colonization. Those that remained moved eastward to Oak Orchard, today home to many inhabitants of the Nanticoke Indian Tribe (Carter, 1976).

The first European settlement in Sussex County was a Dutch trading post in present-day Lewes. The Dutch purchased the land of “Zwaanendael” from a group of local Native Americans on May 5, 1631. However, the colony was short-lived as the entire colony was mysteriously massacred several months later.

In 1632, King Charles I of Great Britain granted a petition by George Calvert for the land that includes present-day Delmarva. No new European settlements occurred until the Dutch resettled Zwaanendael in 1658 as a fort and trading post. In 1663, it was augmented with the establishment of the Mennonite colony of Peter Cornelis Plockhoy (Plochoy). He also established an agricultural community in close proximity called Hornkill (commonly called Whorekill). In the meantime, Charles Calvert, the 3rd Lord Baltimore erected Somerset County, Maryland in 1666 which included much of what is today southern and western Sussex County. Several incidents between the English and Dutch followed and by the 1670s, the English were in control of the area.

In 1681 William Penn was granted proprietorship of today’s Delaware Counties and Pennsylvania by the king. On December 25, 1682 the name Sussex County was formally established. The only established town in the County, Whorekill, had its name changed to Lewistown at the same time. The three Delaware Counties formally separated from the Pennsylvania Colony in 1702. Maryland-Delaware-Pennsylvania boundary disputes followed and as a result of a cartography error by the fifth Lord Baltimore, the southern boundary of Delaware was fixed at Fenwick Island in 1733.

For most of the eighteenth century, Sussex County remained heavily wooded. In 1728, Reverend William Beckett reported that there were 1,750 inhabitants in the county. Settlers began to establish plantations, mills and small industries, and villages at strategic locations along navigable streams.

Early industries in the County included grist and lumber and by the mid-18th century dams were being established along streams for the mills. The presence of bog iron ore in central and western Sussex County was also causing forges to come into being. Also, large amounts of cedar and cypress trees in the area were being used for shipbuilding.

The 25 towns that exist today in Sussex County got their start as country stores at crossroads and farming hamlets. Churches were also beginning to form across Sussex's countryside. On the coastal side of the county, pirate attacks were common during the late 17th and early 18th century.

Following the American Revolution, Sussex County began to grow rapidly. In 1791, the Sussex County legislature voted to move the county seat from Lewes to Georgetown as a result of residents expressing sentiments that it was too far of a trip for one to have to do business on the eastern edge of the county.

During the War of 1812, many militiamen came from Sussex County. Lewes was central to the defense of the Delaware Bay and was the site of a British bombardment.

In the decades following the War of 1812, Sussex remained mostly agricultural. As a result of geographic isolation, the County began to lag in industrialization and economic growth. The coming of steamboats in the 1830s and 1840s and the construction of the first railroads in the 1850s and 1860s spurred an uptick in economic growth. The Delaware Railroad reached Seaford in 1856, and Delmar by 1859. The Delaware, Maryland, and Virginia Railroad ran from Harrington to Milford, to Georgetown in 1869. A third line, the Junction and Breakwater Railroad, was constructed between 1859 and 1868 to Lewes; a spur line eventually connected Rehoboth in 1878. These railroads stimulated changes in agriculture and industry, and the growth of new towns.

Construction of the County's first paved highway occurred in 1911 by T. Coleman DuPont and the early state highway system which followed during the administrations of Governor John G. Townsend, Jr. and his successors brought another wave of growth and development. Soon improved transportation made Sussex County's coastal towns more accessible to the people from Philadelphia, Baltimore, and elsewhere. From the 1890's through the Golden Age of the 1920's, Americans discovered the beach. Steamboats also regularly carried travelers to Sussex County's shores.

Sussex County has always been the most important agricultural region in Delaware. In 1880, corn was the dominant cash crop. In 1900, Sussex was the leading strawberry producer in the nation. By the early 1960s, orchard crops had been supplanted by more lucrative agricultural products. At the start of the twentieth century, the lumber industry was a significant source of income for Sussex County.

The people of Sussex also worked the surrounding waters. The County's Menhaden fishing was one of the biggest fishing industries in the U.S. During its peak in the 1950s, Lewes was the epicenter of that industry. Salt manufacturing also was prevalent up and down the coast from Cape Henlopen to Fenwick Island.

In 1923, Mrs. Wilmer Steele, a farmer in Ocean View, raised broiling, frying, and roasting chickens for sale in urban markets. Originating with Mrs. Steele's success, Sussex County is now the leading broiler producer in the United States.

In 1939, DuPont acquired land near Seaford for a nylon production plant, which went into production in 1939. Bulked continuous filament nylon, a standard in the carpet industry, was developed at the Seaford plant in 1958.

Canneries were also found throughout Sussex County until the period following World War II when the market transitioned to frozen foods. There were over 45 canning establishments in Sussex County. In addition, there were a number of other important industries including button cutting which began in Milton at the Lippincott Button Factory in the 1920s through the 1950s. Also prominent was the Vinyard Shipyard in Milford, built around 1920.

Sussex County has provided Delaware with important leaders including over two dozen governors from all parts of the County. These included John G. Townsend, Jr. who served as governor from 1916 to 1920. He passed an extensive package of legislation that included establishment of a state highway commission and funds to finance the state's first major highway construction program; establishment of a state income tax and inheritance tax; bills regulating child labor, establishing workmen's compensation, and mother's pensions; and created what later became the state Department of Public Welfare. Another prominent Sussex County governor included Elbert N. Carvel who served from 1948 to 1952 and again from 1960 to 1964. He did much to promote industrial development in the state.

Throughout the County's development, Sussex has maintained its rural character and small town charm. The rich of Sussex can still be seen through the area's streetscapes, waterfront, and farms.

11.2 WHY PRESERVE HISTORY?

Historic buildings and landscapes in Sussex County are visible reminders of the area's heritage. In towns, in the countryside and in maritime settings, historic places illustrate the lives of people who lived and worked here before us. The Delaware State Historic Preservation Office 2013 Plan entitled "Preserving Our Past for a Better Future" states that:

“Our history is one of Delaware’s greatest assets. If we don’t understand the past, we cannot understand the present or the future”

Besides providing perspective about days gone by, historic buildings and artifacts have contemporary economic value. Historic sites draw tourists, create jobs and generate commercial revenues. Campaigns to revitalize older downtowns usually depend heavily on reestablishing the traditional, small town, “Main Street” settings that many people find more appealing than highway commercial strips and shopping malls.

Historic preservation emphasizes reuse, quality of life, and sustainable economic growth. Historic preservation also provides cultural benefits by preservation of historic structures and their cultural identity. Furthermore, historic preservation can also provide economic benefits by promoting the reuse of existing buildings and infrastructure, conserving resources, and revitalizing community centers, and often can encourage private investment in an area.

11.3 COUNTY HISTORIC PRESERVATION ROLE AND ACTIVITIES

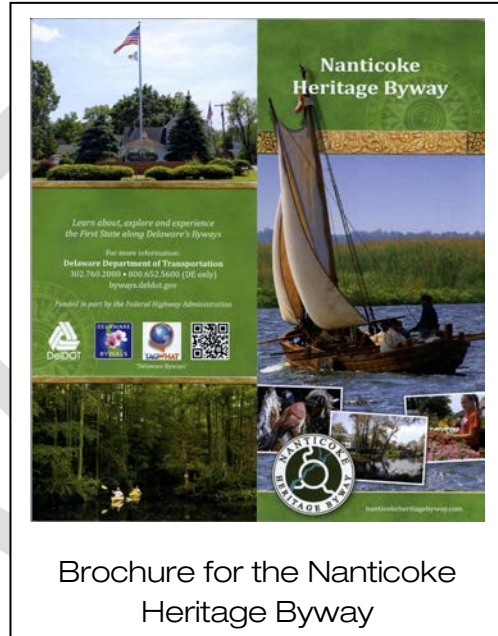
The Sussex County Office of Historic Preservation’s main duty is to coordinate archeological and historic preservation programs for the citizens of Sussex County. Led by the County Historic Preservation Planner (HPP), the office undertakes the following responsibilities:

- **Section 106 Reviews** – Section 106 of the National Historic Preservation Act of 1966 requires entities undertaking projects receiving federal funds or applying for any federal licenses or permits to take into account the effects of the project on historic structural and archaeological properties. The Sussex County HPP works with Sussex County Departments to facilitate Section 106 reviews in consultation with the State Historic Preservation Officer (SHPO). For example, the County Historic Preservation Planner reviews County Engineering Department projects with an eye toward how they affect historic and cultural resources; in particular, ensuring that they comply with state and federal regulations when it comes to historic preservation. The HPP also occasionally aids Sussex County towns with Section 106 reviews.
- **HUD CDBG Reviews** – The County is responsible for compliance with Section 106 for the Community Development Block Grant (CDBG) program under the Department of Housing and Urban Development (HUD). The HPP works with the County’s Community Development and Housing Department to review and document CDBG renovation and demolition projects that are historic in nature and provides this information to the SHPO.
- **Technical Advisory Committee** - The HPP is a participating member of the Sussex County Planning & Zoning Department TAC (Technical Land Use

Advisory Committee). The HPP's responsible for reviewing site plans with less than 50 units for impact on historical and cultural resources.

- **Strengthens neighborhoods** – The HPP meets with citizens, town councils, town planning commissions, and groups interested in historic preservation to discuss the benefits of preservation including State incentives and benefits of the National Register program. This also includes working with towns to discuss historic ordinances and historic zoning overlay districts.

- **Byways** – The HPP worked on the formation of and continues work with two scenic and historic byways in the County: the Historic Lewes Byway and the Nanticoke Heritage Byway. The Byways program is a tourism based project run through the Delaware Department of Transportation, intended to link historic sites through routes created to get motorists off the beaten path to explore the otherwise overlooked areas in the State. There are six byways state-wide (Red Clay Byway, Brandywine National Byway, Bayshore Byway, Underground Railroad Byway, and the above-mentioned Byways in Lewes and western Sussex County between the



communities along the Nanticoke river watershed). These projects have increased awareness about the importance of preservation as a way of generating economic growth through heritage tourism, but also at bringing together unlikely partners and encouraging cooperation between otherwise competing organizations. They have also been successful at bringing funding to projects through the State Transportation Enhancement Fund, which makes projects along Byways a priority.

- **Cemetery Protection** – The HPP assists with the documentation and protection of local cemeteries in Sussex County. The HPP is working with the Delaware Cemetery Board to locate and document endangered sites as well as acquire grant funding for the preservation and restoration of distressed cemeteries. The HPP has been successful in procuring two Delaware Cemetery Board grants to date, of a total amount of \$10,000. The County also maintains a database of known burial sites. The database now exceeds 700 known burial sites with more being uncovered monthly. This is a result of the County's increased educational efforts and outreach; working with local archeologists, interested citizens, and preservation groups to document unmarked human remains.

- **Heritage Tourism** – The HPP works with local, County, and State Tourism offices to encourage the promotion of historic sites in the County. The HPP serves on the State Tourism Committee, as well as the Greater Seaford Chamber Tourism Committee. These partnerships have been extremely successful in bringing tourists to the area, as well as bringing much needed publicity. The HPP works with the Greater Seaford Chamber Tourism Committee to annually host a group of travel writers from across the Country to tour the area. In 2016, the committee arranged for the writers to experience activities in Sussex County including all day river excursions as well as skydiving in Laurel. As a result, a multitude of articles highlighting the amazing destinations in Sussex County were published and the Greater Seaford Chamber Tourism Committee was named Tourism Partner of the Year by Southern Delaware Tourism.
- **Restoration and Adaptive Reuse** – The HPP continues to aid citizens with planning for restoration of significant historic properties throughout the County, as well as assist with historic research for local nominations to the National Register of Historic Places. The following are project currently in progress:

- **Cannon Maston House** –This Maryland Hall Parlor House was built in 1727 just outside of Seaford. Archeology has been done at the site and plans are in place for trails to be constructed around the 60-acre parcel. Additionally, the architectural analysis has been completed and restoration plans including costs have been finalized. A friends group is being formed to raise the \$350,000 for first phase of restoration and grant funds are being secured for Trails planning and implementation.

- **Hearn & Rawlins Mill** – Located just outside of Seaford, this site was purchased by DNREC Fish and Wildlife. The dam is currently being upgraded and as a result of a Section 106 consultation the Mill site has been stabilized. A wide variety of options are being explored for the site. There have been meetings with the



Hearn and Rawlins Mill Site

HAPPEN group (organization of people who live along the mill pond interested in its preservation) and other stakeholders to come up with a plan for future uses of the site, which include everything from complete restoration to a Micro-Brew. There is a high-level of public interest in the preservation of the site, so any new infrastructure proposed to be built

will need to gain support from the community. Currently there is a small endowment established for the upkeep of the site.

- **Governor William Ross Plantation (gov. 1851 – 1854)** – Owned by the Seaford Historical Society (SHS), the Italianate Villa and farm was constructed in 1855. Coordination with SHS is taking place to plan and construct an event center to mimic the original train station that once stood on the property. The center will have modern amenities and accommodation for 400 people, and will also serve as a way to generate revenue for the SHS.
- **Richard Allen School** – Located in Georgetown, this is a DuPont school for African Americans. The HPP worked with the Richard Allen Coalition (School preservation group) to take ownership of the School; advising them with fundraising and planning for restoration of the school, to ultimately be used as a community center.
- **Blackwater Presbyterian Church** – Located in Clarksville, this Church was constructed in 1763. An established citizens group has secured funding for the preservation of the Church. The HPP has helped with bringing in experts to document the site and make plans for its proper restoration. The Church will serve as an event center.
- **Blackwater One-room School House** – The School House located in Clarksville was constructed sometime around 1980. It is one of only six remaining pre-DuPont one-room schoolhouses in Delaware and has been nominated to be included on the National Register. The HPP is working with a group interested in the preservation of the School House, which was constructed sometime around 1890. The School House is one of only six remaining pre-DuPont one-room schoolhouses in Delaware. The preservation group worked with a publisher to complete a short history brochure for fundraising. The site is also home to an African American Camp-meeting held annually since the 1840's, a historic cemetery, DuPont School and Church.
- **Woodland One-room Schoolhouse** – Coordination with a group of interested citizens to restore the one-room school in Woodland is taking place. A non-profit has been formed, and a lease for the site is in negotiation, with plans for restoration complete. A festival/fundraiser has been scheduled for September 30, 2017.
- **Trails** – The HPP works with local open space groups and State agencies to plan trails. In 2016, Sussex County just created its first park, Woodland Park, a 20-acre park with trails surrounding a historic schoolhouse. The County is also working with DNREC and DelDOT to create trail connectors across public land in western Sussex County, in and around the Nanticoke Heritage Byway.
- **Oral History Projects** – The HPP has conducted two oral history projects in Sussex County; one with Sussex Century Farmers and the other with an

African American Community in Georgetown. For the Sussex Century Farmers project, the HPP interviewed one farmer from each of the 13 Hundreds in Sussex. Interviews and materials have been used for publications and academic research. For the second project, the HPP worked with students from Delaware State University to document the community around the Richard Allen School (RAS project). Materials were presented to the community and these efforts helped lead to the preservation of the historic school site in Georgetown. Two other oral history projects were conducted, directed by the HPP and students from DSU; one focusing on Jim Crow laws in Delaware and one commemorating the 50th anniversary of the 1964 Civil Rights Act. Other oral histories have been conducted by the HPP for inclusion with historic context of County sewer districts, Community Development projects, and National Register of Historic Places nominations.

- **Education** – The HPP is working with local historical societies to help introduce Delaware History to students beginning in the 5th grade. Groups and local retired educators are coming together to train and educate students about local history; the Seaford Historical Society in particular is training 30 students to docent at events held at the Governor Ross Plantation in Seaford. The HPP also assists with training efforts. As funds become available, a curriculum guide will be developed for use by teachers in the classroom. The HPP worked with the Delaware Heritage to plan for the publication of a book to be used focusing on the 50 most important historic sites in Sussex County. Additionally, high school students need volunteer hours for graduation; therefore partnerships with the schools are being established to train students to docent at historic sites.
- **Private landowner assistance** – Sussex County helps private landowners apply for tax credits and grants. The County also provides advice on historic sites and works to find ways to mitigate the effects a project might have on a historic site, such as burial grounds, historic homesteads and long-lost settlements.
- **State Historic Preservation Responsibilities/Activities** – HPP participated in the creation of the last State Historic Preservation Five-Year Plan, created in 2012. The HPP is currently assisting with creation of the next five-year plan as a member of the State Review Board for Historic Preservation. The HPP, as a member of this board, also assists in public outreach, give presentations to local planning commissions throughout the County, including the towns of Laurel, Bridgeville, Georgetown, Bethel, Millsboro, as well as making presentations to the public in Georgetown, Seaford, Ocean View, Lewes, Laurel, and through the Rotary Club, Kiwanis, schools, and the Greater Seaford Chamber of Commerce.

11.4 STATE HISTORIC PRESERVATION ROLE AND ACTIVITIES

11.4.1 Delaware Department of State Division of Historic and Cultural Affairs

Historic preservation is a deliberate effort to maintain, restore and protect buildings and surroundings that tell the story of the past. Successful historic preservation takes foresight, organization and adequate funding. Government, non-profit advocates, local historical societies, and private citizens all play a role in preserving and promoting Delaware's heritage, including the unique character of Sussex County.

The Division of Historic and Cultural Affairs is the State's historic preservation agency. The Division's main responsibilities:

- Operating the eight State-owned museums in Delaware and over 90 other historic state-owned properties, including two historic homes that serve as conference centers.
- Conserving the State's collection of historic documents, fine arts, and other memorabilia.
- Preparing and participating in exhibits, special events and educational programs.
- Identifying, studying and preserving historic buildings, districts, and landscapes, including archaeological sites and their contents.
- Providing information on tax credits and other funding incentives available for rehabilitating officially designated historic buildings.
- Working with others to administer state and federal regulation that protect officially designated historic places.
- Maintaining the state's Cultural and Historical Resources Information System (CHRIS); a web-based geographic information mapping system developed to provide information on historic properties in Delaware and to assist with project and historic preservation planning.

The Director of the Division is Delaware's State Historic Preservation Officer (SHPO), designated in accordance with federal regulations. The SHPO, with advice from the State Review Board and State staff, is responsible for:

- Evaluating the historic significance of properties nominated for the National Register of Historic Places (the list of officially designated historic locations).
- Deciding who will receive federal Historic Preservation Fund monies awarded to Delaware.

- Administering local compliance with federal regulations that require an assessment of potential effects whenever federal money is to be spent on a project located near a site listed on the National Register of Historic Places.
- Administering Delaware's Tax Credit Program, under which people can earn tax credits for preserving buildings listed on the National Register. The amount of the tax credit is equal to a percentage of the rehabilitation cost. Federal tax credits worth 20% of total cost are available provided the building is an income producing structure. State income tax credits equal 20% for income producing buildings, 30% for owner-occupied homes, and an additional 10% for low-income housing.

11.4.1.1 State Review Board for Historic Preservation

The Review Board's main mission is to review and approve National Register nominations for Delaware, develop the State five-year Historic Preservation Plan, and conduct public outreach. The two main functions of the Review Board are to evaluate the historic significance of properties objectively and to provide professional advice on historic preservation matters. The Board is currently in the process of completing its 2018 State Historic Preservation Plan.

11.5 OTHER HISTORIC PRESERVATION PARTNERS

11.5.1 Preservation Delaware, Inc.

Preservation Delaware, Inc. is a State-wide, non-profit organization devoted to preserving Delaware's historic and architecturally significant buildings. Their motto is "*Protecting the Irreplaceable in the First State*". This group administers the Delaware Preservation Fund, which offers \$2,000 to \$4,000 grants for restoration of historic structures in Sussex each year.

11.5.2 National Trust for Historic Preservation

The National Trust for Historic Preservation is a privately funded nonprofit organization dedicated to saving America's historic places. Their mission is to protect significant places representing diverse cultural experience by taking action and inspiring public support. The Preservation protects and promotes a collection of 27 diverse historic sites (Saving Places, 2017)

11.5.3 Local Historic Societies

In addition to the State's Historical Society there are several local historic societies that exist in Delaware. For example, Lewes has its own historical society which promotes historical tours and visits to the local museums.

11.5.4 Delaware Historical Society

Founded in 1864, the Delaware Historical Society's mission is to serve as the statewide, non-profit organization that preserves, explores, shares and promotes Delaware history, heritage and culture to strengthen the community. The Society operates and maintains four sites including the Delaware History Museum, the Mitchell Center for African American Heritage, Old Town Hall, the Research Library, Willington Square, and the Read House & Gardens (DE History, 2017)

11.5.5 Delaware Nature Society

The Delaware Nature Society, among other things, restored and operates the Abbott's Mill Nature Center just inside Kent County near Greenwood, Delaware. The Society has been consulting with Sussex County to help to plan for the restoration of the Hearn & Rawlins Mill outside Seaford.

11.5.6 Delaware Department of Natural Resources and Environmental Control (DNREC)

DNREC's mission is to ensure the wise management, conservation, and enhancement of the State's natural resources, protect public health and the environment, provide quality outdoor recreation, improve the quality of life and educate the public on historic, cultural, and natural resource use, requirements and issues. DNREC is comprised of several different divisions. The Division of Parks and Recreation protects and maintains the state's parks, preserves, and greenways. It works through public-private partnerships to protect and maintain natural, historical, and cultural resources (DNREC, 2017)

11.5.7 DelDOT

The Delaware Department of Transportation strives to make every trip taken in Delaware safe, reliable and convenient for people and commerce. Their system is made up of roadways, rails, buses, airways, waterways, bike trails, and walking paths. DelDOT's Cultural Resource Division is responsible for the Department's Archeologic and Historic Preservation Activities (DelDOT, 2017).

11.5.8 Archeological Society of Delaware

The Archeological Society of Delaware is a non-profit organization founded by avocational and professional archeologist in 1933. The purpose of the society was to study and appreciate that archeological heritage of Delaware and the surrounding region. The Society works to educate members and the public, support archeological investigations, report on activity within the region, and to promote interest and participation in archeology (DelawareArch, 2017).

11.5.9 University of Delaware Center for Historic Architecture and Design

The University of Delaware's Center for Historic Architecture and Design is an interdisciplinary research and public service center that addresses historic preservation planning and policy. The Center has a particular focus on the documentation, interpretation, and evaluation of historic buildings and landscapes. By working with the MA in Historic Preservation program, the Center provides an integrated program of graduate education, research, and public service (UDEL, 2017).

11.5.10 Salisbury University Center for Delmarva History and Culture

The Edward H. Nabb Research Center for Delmarva History and Culture is a humanities research laboratory for university students. It also fulfills the historical resource needs of a variety of community researchers. The library contains books, serials, archival and artifact collections relating to United States history, the greater Chesapeake region and the Delmarva Peninsula (Salisbury University, 2017).

11.5.11 Southern Delaware Tourism

Tourism in southern Delaware is promoted through the various events, historic sites, and entertainment that take place in each town. The coastal towns attract visitors with their beautiful beaches, making it a popular vacation spot for many. Each town in southern Delaware has something unique to attract visitors.

11.5.12 Greater Seaford Chamber of Commerce

The Chamber of Commerce has been serving the Western Sussex County business community for nearly 60 years. They cover the city of Seaford and the towns of Greenwood, Bridgeville and Blades in Western Sussex County. There are over 300 members that support the mission of the Chamber (Seaford Chamber of Commerce, 2017).

11.5.13 Sussex County Land Trust

The concept of the Sussex County Land Trust was originated by two local developers who were joined by a group of concerned citizens in 2001. A unique public-private partnership between Sussex County Council and the Land Trust later evolved. To date, the Sussex County Land Trust raised \$4,198,481 in private dollars and donations to go towards protecting and conserving open spaces (SCL, 2017). The Sussex County Land Trust acquired the Cannon-Maston property located on Atlanta Road outside Seaford. They have also been active in supporting the development of the 60-acre site for trails, and have funded efforts to extensively

study the site with the aid of the County’s Historic Preservation Planner, as well as developing plans for restoration of the 1727 structure on the property.

11.5.14 Nanticoke Watershed Alliance

The Nanticoke River beginning in southern Delaware and flowing southwest to the Chesapeake Bay through the Lower Eastern Shore of Maryland, is the most biologically diverse watershed in Delmarva. The Alliance is dedicated to working together to protect and conserve the natural, cultural, and recreational resources of the River (Nanticoke, 2017).

11.5.15 Delaware Heritage Commission

Created in 1972, the Commission became one of the principal agencies for the celebration of Delaware history. Their mission is to celebrate the history and heritage of Delaware. The Commission has celebrated Delaware history through publications of books and history camp programs for boys and girls.

11.6 HISTORIC RESOURCES

11.6.1 The National Register of Historic Places

The National Register of Historic Places is the official inventory of America’s historic sites. It is administered by the U.S. Department of Interior’s National Park Service. The National Register features over 92,000 sites. In addition to federal properties with historic importance, the National Register includes properties across the country that were nominated by governments, organizations, and individuals because of the importance to the nation, a state, or a community. Sussex County sites listed on the National Register are included in Table 11.6-1 and displayed in Figure 11.6-1.

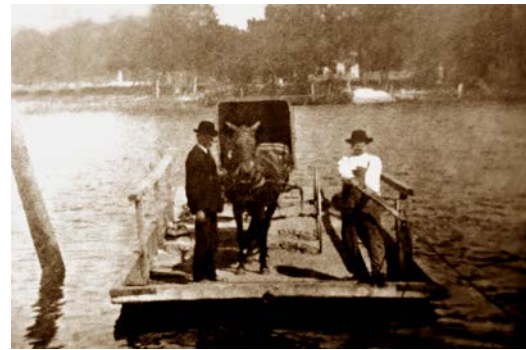


Old Christ Church National Register Historic Site

The inventory includes buildings, districts, sites, and structures significant to history, architecture, archaeology, engineering and culture. Most properties on the National Register are at least 50 years old.

The benefits of listing on the National Register:

- Official recognition that the property is significant.
- Qualification for certain federal funds when these very limited funds are available.
- Eligibility for state and federal historic rehabilitation tax credits.
- Mandatory consideration of potential impacts when projects using federal funds are proposed nearby.



Cannon's Ferry National Register Historic Site

Table 11.6-1 Sussex County Sites on the National Register of Historic Places

Resource Name	Address	City	Year Listed
Abbott's Mill	SW of Milford	Milford	1972
Abbott's Mill (Boundary Increase)	Rd. 620 W of DE 36	Milford	1979
Adams Home Farm	15293 Adams Road	Greenwood	2015
Adams, Joseph T., House	12 E. Pine St.	Georgetown	1998
All Saints' Episcopal Church	18 Olive Ave., Lewes and Rehoboth Hundred	Rehoboth Beach	1991
Avery's Rest Site	Address Restricted	Rehoboth Beach	1978
Baltimore Mills Historic Archaeological Site	Address restricted	Omar	1997
Barnes Woods Archeological District	Address Restricted	Seaford	1996
Bethel Historic District	0.4 mi. W of Laurel	Bethel	1975
Blackwater Presbyterian Church	W of Clarksville on DE 54	Clarksville	1976
Brick Hotel	The Circle	Georgetown	1979
Bridgeville Historic District	Roughly bounded by Market, Main and Edgewood Sts., School House Ln., Maple Alley and the Penn Central RR tracks	Bridgeville	1994
Bridgeville Public Library	210 Market St.	Bridgeville	1990
Building at 200--202A High Street	200--202A High St.	Seaford	1987
Building at 218 High Street	218 High St.	Seaford	1987
Building at High and Cannon Streets	SE corner of High and Cannon Sts.	Seaford	1987
Burton Hardware Store	High St. and Spring Alley	Seaford	1978

Table 11.6-1 Sussex County Sites on the National Register of Historic Places

Resource Name	Address	City	Year Listed
Burton--Blackstone--Carey Store	103 State St.	Millsboro	2014
Cannon's Ferry	Across the Nanticoke River	Woodland	1973
Cape Henlopen Archeological District	Address Restricted	Lewes	1978
Carey's Camp Meeting Ground	W of Millsboro off DE 24	Millsboro	1973
Carlisle House	205 S. Front St.	Milford	1982
Chandler, Capt. Ebe, House	Main and Reed Sts.	Frankford	1979
Chipman Potato House	Jct. of DE 465 and DE 465A	Laurel	1990
Chipman's Mill	E of Laurel on SR 465	Laurel	1978
Coleman House	422 Kings Hwy.	Lewes	1977
Collins Potato House	Jct. of DE 509 and DE 510A	Laurel	1990
Cool Spring Presbyterian Church	W of Lewes on SR 247	Lewes	1982
Cox, J. W., Dry Goods Store	214 High St.	Seaford	1987
Davis, Robert, Farmhouse	S of Rt. 24	Millsboro	1979
Dawson, Dr., House	200 SE Front St.	Milford	1983
De Vries Palisade	Address Restricted	Lewes	1972
Deep Creek Furnace Site	Address Restricted	Middleford	1977
Delaware Breakwater and Lewes Harbor	E of Lewes at Cape Henlopen	Lewes	1976
Dickerson Potato House	Jct. of DE 494 and DE 498	Delmar	1990
Dodd Homestead	W of Rehoboth Beach on DE 1	Rehoboth Beach	1982
Draper House	200 Lakeview Ave.	Milford	1982
Draper-Adkins House	204 Federal St.	Milton	1973
Egglinton Hall	700 SE 2nd St.	Milford	1983
Ellendale State Forest Picnic Facility	US 113, 1/2 mi. S of DE 16, Georgetown Hundred	Ellendale	1991
Eratt House	W of Bridgeville on DE 572	Bridgeville	1983
Evans-West House	40 West Avenue	Ocean View	2015
Faucett, Peter S., House	W. Laurel St.	Georgetown	1985
Fenwick Island Lighthouse Station	Off DE 54	Fenwick Island	1979
First Broiler House	University of Delaware Experimental Station	Georgetown	1974
First National Bank of Seaford	118 Pine St.	Seaford	1987
Fisher Homestead	W of Lewes	Lewes	1980
Fisher's Paradise	624 Pilottown Rd.	Lewes	1972

Table 11.6-1 Sussex County Sites on the National Register of Historic Places

Resource Name	Address	City	Year Listed
Fort Miles Historic District	At the confluence of the Atlantic Ocean and Delaware Bay	Lewes	2004
Georgetown Coal Gasification Plant	N. Railroad Ave.	Georgetown	1985
Grier House	301 Lakeview Ave.	Milford	1983
Gyles, Stella Pepper, House	SW of Georgetown	Georgetown	1979
Hall, Col. David, House	107 King's Hwy.	Lewes	1976
Harmon School	S of jct. of Rt. 24 and CR 297	Millsboro	1979
Harmon, Isaac, Farmhouse	CR 312A	Millsboro	1979
Harmony Church	Rt. 24, E of CR 313	Millsboro	1979
Hazzard House	327 Union St.	Milton	1973
Hearn and Rawlins Mill	N of Seaford on U.S. 13A	Seaford	1978
Hearn Potato House	.6 mi. N of jct. of DE 74 and DE 62	Laurel	1990
Hebron Methodist Protestant Church and Cemetery	18282 Seashore Hwy.	Georgetown	2015
Highball Signal	City park, near Penn-Central RR.	Delmar	1973
Hitch, E. L., Potato House	Jct. of DE 460 and DE 489	Laurel	1990
Hitchens, Ames, Chicken Farm	N of Rt. 24	Millsboro	1979
Hopkins' Covered Bridge Farm	N side Rd. 262, E of jct. with Rd. 286, Lewes and Rehoboth Hundred	Lewes	1991
Indian Mission Church	Jct. of Rt. 5 and CR 48	Millsboro	1979
Indian Mission School	Rt. 24 between CR 312A and 313A	Millsboro	1979
Indian River Archeological Complex	Address Restricted	Millsboro	1978
Indian River Life Saving Service Station	N of Bethany Beach on DE 14	Bethany Beach	1976
Johnson School	Rt. 24 between CR 309 and 310	Millsboro	1979
Judge's House and Law Office	100 and 104 W. Market St	Georgetown	1979
Laurel Historic District	West St. to Rossakatum Creek to Tenth St.	Laurel	1988
Lawrence	N of Seaford on U.S. 13A	Seaford	1978
Lewes Historic District	Ship-carpenter, Front, Savannah, 2nd, 3rd, and 4th Sts.	Lewes	1977

Table 11.6-1 Sussex County Sites on the National Register of Historic Places

Resource Name	Address	City	Year Listed
Lewes Historic District (Boundary Increase)	Roughly bounded by Front St., Savannah Rd., McFee St. and the Penn Central RR tracks, Lewes and Rehobeth Hundred	Lewes	1992
Lewes Presbyterian Church	100 Kings Highway	Lewes	1977
Lightship WLV 539	Lewes--Rehoboth Canal between Shipcarpenter and Mulberry Sts.	Lewes	1989
Marsh, Peter, House	10 Dodd's Lane	Rehoboth Beach	1977
Maston House	3 mi. N of Seaford on Seaford-Atlanta Rd.	Seaford	1975
Maul House	542 Pilottown Rd.	Lewes	1970
Maul, Thomas, House (Boundary Increase)	542 Pilottown Rd.	Lewes	1978
McColley's Chapel	18168 Redden Rd.	Georgetown	2011
Melson House	N of Atlanta on SR 30	Atlanta	1978
Messick, Dr. John W., House and Office	144 E. Market St.	Georgetown	1987
Milford Railroad Station	DE 36	Milford	1983
Milford Shipyard Area Historic District	Roughly bounded by Mispillion River, Franklin, Front and Marshall Sts.	Milford	1983
Milton Historic District	DE 5	Milton	1982
Mispillion Lighthouse and Beacon Tower	NE end of CR 203	Milford	1987
Moore Potato House	SE of jct. of DE 72 and DE 463	Laurel	1990
National Harbor of Refuge and Delaware Breakwater Harbor Historic District	Mouth of Delaware Bay at Cape Henlopen	Lewes	1989
Norwood House	SW of Lewes on DE 9	Lewes	1982
Old Bridgeville Fire House	102 William St.	Bridgeville	1984
Old Christ Church	SE of Laurel at jct. of SR 465 and 465A	Laurel	1972
Old Sussex County Courthouse	S. Bedford St.	Georgetown	1971
Pagan Creek Dike	Pagan Creek near New Rd.	Lewes	1973
Pepper, Carlton, David, Farm	S of Georgetown on SR 469	Georgetown	1979
Perry-Shockley House	219 Washington St.	Millsboro	1985

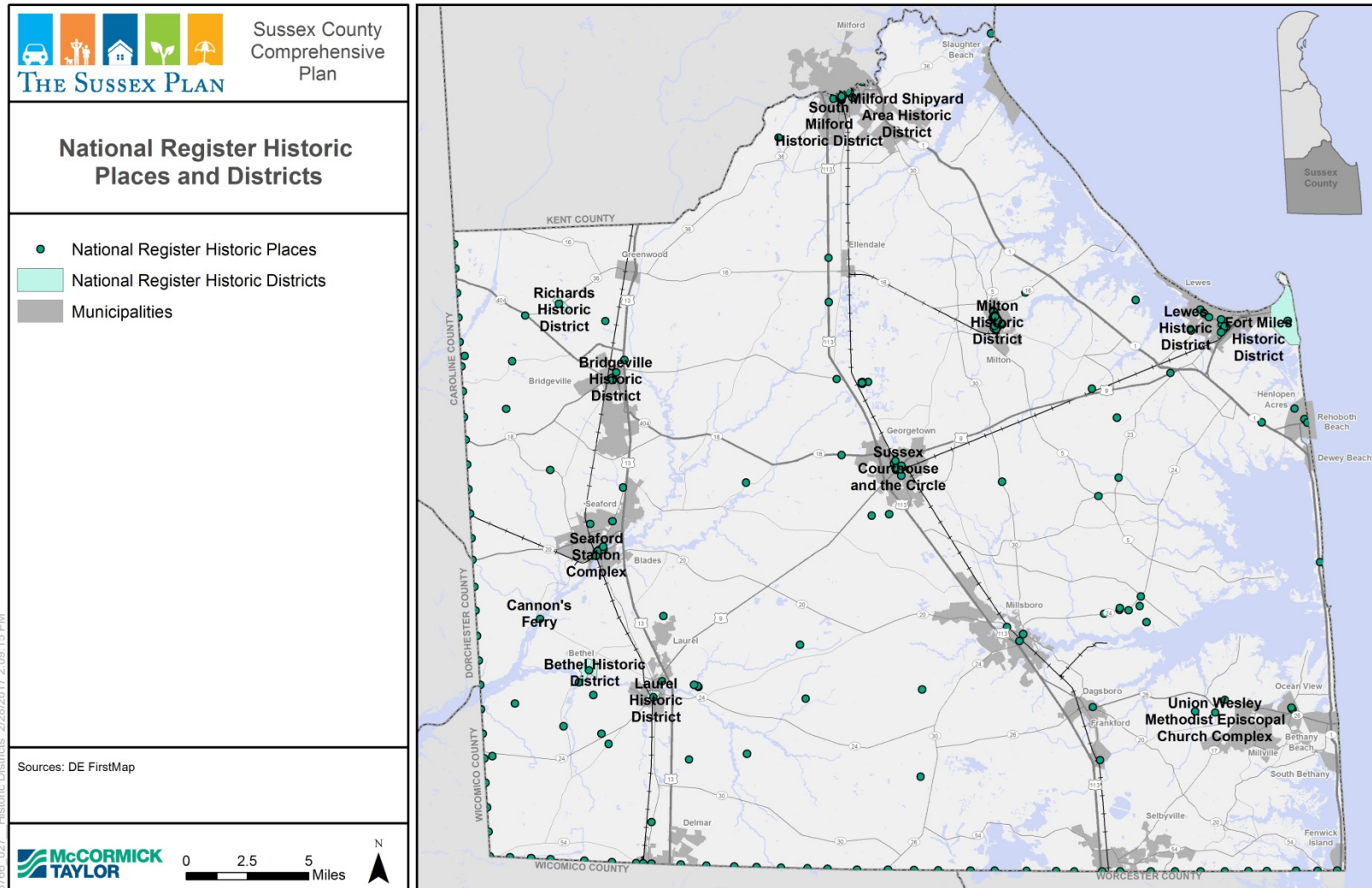
Table 11.6-1 Sussex County Sites on the National Register of Historic Places

Resource Name	Address	City	Year Listed
Phillips Potato House	SW of jct. of DE 492 and DE 492A	Laurel	1990
Pine Grove Furnace Site	Address Restricted	Concord	1978
Ponder, Gov. James, House	416 Federal St.	Milton	1973
Poplar Thicket	Address Restricted	Bethany Beach	1978
Portsville Lighthouse	N side of CR 493	Portsville	1987
Prince George's Chapel	E of Dagsboro on DE 26	Dagsboro	1971
Ralph Potato House	SE of jct. of DE 493 and DE 494	Laurel	1990
Redden Forest Lodge, Forester's House, and Stable	Redden State Forest	Georgetown	1980
Ricards House-Linden Hall	E of Bridgeville on US 13	Bridgeville	1982
Richards Historic District	County Rd. 34	Greenwood	1983
Richards Mansion	N. Bedford St. and the Circle	Georgetown	1979
Rider Potato House	SE of jct. of DE 506 and DE 505	Laurel	1990
Robbins, David, Homestead	26285 Broadkill Rd.	Milton	2013
Robinson, Jesse, House	High St.	Seaford	1982
Roosevelt Inlet Shipwreck	Address Restricted	Lewes	2006
Ross Point School	CR 448 near Jct. with Rt. 62	Laurel	2001
Ross, Edgar and Rachel, House	413 High St.	Seaford	1997
Ross, Gov. William H., House	N of Seaford on Market St.	Seaford	1977
Russell, William, House	410 Pilot Town Rd.	Lewes	1977
Scott's Store	NW of Bridgeville on DE 404	Bridgeville	1983
Seaford Station Complex	Nanticoke River at Delaware Railroad Bridge	Seaford	1978
Short Homestead	W of Georgetown at DE 526 and DE 529	Georgetown	1982
Sipple, Thomas, House	N. Bedford & New Sts.	Georgetown	1985
South Milford Historic District	Roughly bounded by Mispillion River, Maple Ave., Church and Washington Sts.	Milford	1983
Spring Banke	NE of Clarksville on DE 26 and Irons Lane	Clarksville	1976
Spring Garden	NE of Laurel on Delaware Ave.	Laurel	1982
St. George's Chapel	9 mi. SW of Lewes on DE 5	Lewes	1973
St. John's Methodist Church	Springfield Crossroads, jct. of SR 30 and Co. Rd. 47	Georgetown	1990

Table 11.6-1 Sussex County Sites on the National Register of Historic Places

Resource Name	Address	City	Year Listed
St. Luke's Protestant Episcopal Church	Front St.	Seaford	1977
St. Paul's Episcopal Church	E. Pine St	Georgetown	1979
Stanley Potato House	N of jct. of DE 68 and DE 451	Laurel	1990
Sudler House	N. Main St.	Bridgeville	1974
Sussex County Courthouse and the Circle	The Circle	Georgetown	1973
Sussex National Bank of Seaford	130 High St.	Seaford	1987
Teddy's Tavern	E side Du Pont Blvd., 0.6 mi. N of jct. with DE 16, Cedar Creek Hundred	Ellendale	1991
Thompsons Island Site	Address Restricted	Rehoboth Beach	1978
Thompson's Island Site (Boundary Increase)	Address Restricted	Rohoboth Beach	1997
Thompson's Loss and Gain Site	Address Restricted	Rehoboth Beach	1978
Townsend Site	Address Restricted	Lewes	1978
Trinity Methodist Episcopal Church	NW of Bridgeville on DE 31	Bridgeville	1978
Tunnell--West House	39 Central Ave.	Ocean View	2012
Union Wesley Methodist Episcopal Church Complex	Powell Farm Rd.	Clarksville	2014
Warren's Mill	NW of Millsboro on DE 326	Millsboro	1978
Warrington Site	Address Restricted	Rehoboth Beach	1977
West Potato House	US 13 N of jct. with DE 454A	Delmar	1990
West Woods Methodist Episcopal Church	West Woods Rd., W of Millsboro Hwy.	Gumboro	2007
Wilgus Site	Address Restricted	Bethany Beach	1978
Wolfe's Neck Site	Address Restricted	Lewes	1978
Woman's Christian Temperance Union Fountain	Boardwalk at Rehoboth Ave.	Rehoboth Beach	2009
Wright Potato House	SW of jct. of DE 24 and DE 510	Laurel	1990
Wright, Gardiner, Mansion	228 S. Front St	Georgetown	1979
Wright, Warren T., Farmhouse Site	Address Restricted	Millsboro	1979

Figure 11.6-1 National Register Historic Places and Districts



11.6.2 Local Historic Districts

Groups of closely located properties are often listed together on the National Register as historic districts. These districts should not be confused with the historic districts that local municipalities establish and regulate through their zoning ordinances or through separate special purpose ordinances.

National Register sites may or may not be part of locally-created historic districts. National Register sites outside of local historic districts are not subject to any of the restrictions on renovation and demolition that local municipalities often attach to properties within their local historic districts. National Register status by itself does not legally prevent property owners from doing whatever they want to their properties, including demolition.

Several Sussex County municipalities established local historic districts. These include Bethel, Bethany Beach, Bridgeville, Georgetown, Laurel, Lewes, Milford, Milton, and Selbyville. However, only Lewes, Milton, Selbyville, Georgetown, and Bethany Beach have established local protections to regulate renovation and demolition of structures within these districts. Bridgeville, Bethel, and Laurel are currently considering local ordinances.

11.6.3 Other Historic Resources

In addition to the over 400 historic resources listed on the National Register of Historic Places, there are more than 12,000 additional historic and cultural resources in Sussex County. These are available for viewing through the Delaware CHRIS website at <https://chris-users.delaware.gov>.

11.7 HISTORIC PRESERVATION FUNDING ENTITIES

A number of funding opportunities for historic preservation in Sussex County exist including:

11.7.1 Delaware Historic Preservation Tax Credit Program

The Delaware Historic Preservation Tax Credit Program is administered through the State and annually makes available \$5 million in state tax credits for projects approved under the program guidelines. The amount of the tax credit is equal to a percentage of the cost of the rehabilitation:

- 20% for income-producing (depreciable) historic buildings [which increases to 30% when a project qualifies for the Delaware State Housing Authority's low income tax credits]

- 30% for all other historic buildings [owner-occupied, residential buildings; non-profit-owned buildings and church-owned buildings]
- Tax credits awarded to a project can be applied to against the applicant's state income tax, or can be transferred, sold or assigned to any person or corporation with one with Delaware income tax liability, or to banks to be applied against their franchise tax liability. Applications for owner-occupied residential properties are limited to being awarded a maximum of \$20,000 every 24 months.

11.7.2 Delaware Community Foundation

The Delaware Community Foundation began in 1986 as a result of concern that most fundraising was for current operating needs and none for endowments to meet future needs. The foundation helps communities and philanthropists focus charitable resources for the greatest community benefit statewide. The Foundation holds approximately \$235 million in charitable assets and is among the largest community foundations in the country (DeICF, 2017).

11.7.3 Sussex County Land Trust

Each year the Sussex County Land Trust raises money to preserve open space with gifts from individuals, foundations, corporations, and through their partnership with Sussex County Council. Additionally, their donated conservations easement program has significantly grown and contributes a large part of their land protection efforts.

11.7.4 Delaware Preservation Fund

The Delaware Preservation Fund was created by Preservation Delaware and incorporated in 2000. The purpose of the Fund is to provide financial assistance to owners of historic properties. All of the Fund's programs target building which are on or eligible for listing on the National Register, or located in a historic district (Preservation, 2017).

11.7.5 National Trust for Historic Preservation

The National Trust for Historic Preservation provides several recognition vehicles for individual donors. The largest levels include:

- President's Circle: includes members that are committed to preservation by making annual gifts of \$1,000 or more.
- Chairman's Circle: includes a select group of donors who annually support the Trust by making unrestricted contribution of \$5,000 or more within a fiscal year.

- National Trust Council: the premiere donor recognition of society of the Trust. Members provide philanthropic support and contribute an annual \$10,000 or more (Saving Places, 2017).

11.7.6 Delaware Main Street Program

The National Trust for Historic Preservation launched a movement called Main Street. The mission of the Downtown Wilmington Main Street is to preserve, promote and enhance the Business Improvement District (BID) through the elements of organization, design, promotion and economic restructuring. Elements of the business strategy include:

- Make the outside of the business appealing
- Enable consumer to find the business via web and mobile
- Guide the business towards offering what the consumer seeks
- Recruit businesses that create a mix of what consumers both need and desire
- Tell the story through engaging conversation using networking and social media (Downtown, 2017)

11.7.7 USDA Rural Development Program/Small Business Program

The United State Department of Agriculture Rural Development operates over 50 financial assistance programs for a variety of rural applications. They provide various types of grants and loans for eligible businesses (USDA, 2017).

11.7.8 Longwood Foundation

Dedicated to the people, environment, and communities of Delaware and southern Chester County in Pennsylvania, the Foundation accepts grant requests from all organizations that have 501(c)3 status. Since 1937, the foundation has awards grants to non-profits totaling over \$2 billion. Their goal is to award grants that will accelerate an organization towards its own success and in the process help solve a community challenge within their geographic boundaries (Longwood Foundation, 2017).

11.7.9 Fair-Play Foundation

The Fair-Play Foundation is one of the top giving foundations in Delaware with a annual giving of \$590,000 (TGC, 2017).

11.7.10 Crystal Trust

The Crystal Trust was created in 1947. Their giving mainly goes to higher and secondary education and social and family services. These services include youth and child welfare agencies, family planning, and programs for the aged, the disadvantaged, and the homeless. In addition, they also support arts and cultural

programs, health and hospitals, conservation programs, and historical preservation (FC, 2017).

11.7.11 Federal Highway Administration

In 2013 the Advisory Council on Historic Preservation signed a new Programmatic Agreement with the FHWA for the State of Delaware. The agreement was developed to establish a more efficient approach to section 106 compliance for Federal-Aid Highway project in Delaware (ACHP, 2017).

11.7.12 Delaware Cemetery Board

The Delaware Cemetery Board offers \$80,000 per year in grant money throughout the state for through the Distressed Cemetery Fund to preserve and restore distressed cemeteries. "Distressed cemetery" means any land or structure used or intended to be used for the interment/entombment of human remains including facilities used for the final disposition of cremated remains whereby the owner lacks sufficient financial resources for the maintenance or preservation of said cemetery as determined by the Board. The maximum amount available from the Fund to each cemetery is \$10,000.

11.7.13 State of Delaware Certified Local Government Program

The State encourages communities to pursue Certified Local Government (CLG) status. The program is administered by the SHPO in partnership with the National Park Service and provides technical and financial assistance to governments to strengthen their preservation efforts at the local level. CLG's may apply for grants to pursue historic preservation-related projects and programs. The grants are awarded on a 60/40 matching basis (State of Delaware, 2017).

11.8 HISTORIC PRESERVATION GOALS, OBJECTIVES, AND STRATEGIES

Below is a list of goals, objectives, and strategies for Sussex County's Historic Preservation Element:

Goal 11.1: Preserve the historic and cultural resources in the County

Objective 11.1.1 Document existing historic and cultural resources in the County

Strategy 11.1.1.1 Continue partnerships with universities, archaeological societies, local historical societies, and other entities to document historic and cultural resources in the County

Objective 11.1.2 Identify additional historic sites to preserve

Strategy 11.1.2.1 Continue working with universities, towns, private property owners, and other historic preservation entities to identify new sites for the National registers and expand existing national register districts

Objective 11.1.3 Consider Pursuing Certified Local Government (CLG) Status through the State

Strategy 11.1.3.1 Meet with the National Trust and the SHPO to learn more about the terms of the CLG program

Strategy 11.1.3.2 Reach out to Lewes and Milton, the two communities in Sussex County currently with Certified Local Government Status, to learn more about their experiences with the program

Strategy 11.1.3.2 Share information with the Planning and Zoning Office and Planning and Zoning Commission to educate them about the CLG program

Objective 11.1.4 Mitigate the negative effects of proposed development on significant historic resources in the County

Strategy 11.1.4.1 Work with developers to think about alternative uses for historic resources such as re-adapting or moving them

Objective 11.1.5 Develop, enhance, and promote heritage tourism opportunities

Strategy 11.1.5.1 Continue working to expand byway routes through Milton, Bridgeville, and Lewes

Strategy 11.1.5.2 Continue to develop historic sites to increase capacity and opportunities for tourism, particularly in the western part of the County

Strategy 11.1.5.3 Engage stakeholders to continue tourism plans for sites throughout the County. This may include consideration of creation of a countywide history tourism committee.

Strategy 11.1.5.4 Develop through partnerships with universities and the Delaware Heritage Commission, a publication that highlights the most significant historic sites in the County in order to promote heritage tourism and education

Goal 11.2: Provide a comprehensive approach to historic preservation planning in the County

Objective 11.2.1 Continue to provide historic preservation assistance to municipalities in Sussex County

Strategy 11.2.1.1 Continue partnerships with the SHPO to promote the tax credit program

Strategy 11.2.1.1 Continue education and outreach efforts to share information about the benefits of historic preservation with local officials, including the benefits of the creation of local historic districts and protections

Objective 11.2.2 Serve as a comprehensive clearinghouse for technical information on historic preservation to local officials and the public

Strategy 11.2.2.1 Continue to work on additions to County's historic preservation database and publish it for public utilization

Strategy 11.2.2.2 Consider making surveys as required by Section 106 available to the public through a partnership with SHPO, DelDOT, and DNREC

Objective 11.2.3 Continue to support state, non-profit, and private property owner historic preservation efforts in the County

Strategy 11.2.3.1 Support the Delaware Alliance for Nonprofit Advancement in the creation of new non-profit organizations around historic sites

Strategy 11.2.3.2 Continue participation on the State Review Board for Historic Preservation

Strategy 11.2.3.3 Work with the Department of Education to incorporate history into the classroom

Strategy 11.2.3.4 Continue education and outreach efforts to share information about the benefits of historic preservation with private property owners