CITY OF DOVER HISTORIC DISTRICT COMMISSION
AGENDA
THURSDAY, June 20, 2013 - 3:00 P.M.
City Hall – Conference Room

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES OF MEETING on March 21, 2013

COMMUNICATIONS & REPORTS

1. Summary of 2013 Activity
    a. Summary of Applications 2013 and 2012
    b. Summary of Architectural Review Certifications for 2013

2. Update on Discussion - Role and Scope of the Historic District Commission and Historic District

OLD BUSINESS

1. Certified Local Government (CLG) Program

NEW BUSINESS

1. Report on *Historic Preservation Commission Training Session on Design Review* held April 27, 2013 at Lewes City Hall

2. 2013-2017 Delaware's Historic Preservation Plan: *Preserving Out Past for a Better Future*: http://history.delaware.gov/preservation/planning.shtml

ADJOURN

THE AGENDA ITEMS MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSION.

CITY OF DOVER
HISTORIC DISTRICT COMMISSION
MARCH 21, 2013

The Regular Meeting of the City of Dover Historic District Commission was held on Thursday, March 21, 2013 at 3:00 PM with Chairman Scrafford presiding. Members present were Chairman Scrafford, Mr. McDaniel, Mr. Fisher, and Mr. Jackson. Mr. Salkin was absent.

Staff members present were Mrs. Melson-Williams, Ms. Cornwell, Mrs. Townshend, and Mrs. Purnell.

APPROVAL OF AGENDA

Mr. Jackson moved for approval of the agenda as submitted, seconded by Mr. McDaniel and the motion was unanimously carried 4-0. Mr. Salkin was absent.

ADOPTION OF MINUTES OF THE REGULAR HISTORIC DISTRICT COMMISSION MEETING OF FEBRUARY 21, 2013

Mr. Fisher moved to adopt the minutes of the regular Historic District Commission meeting of February 21, 2013, seconded by Mr. McDaniel and the motion was unanimously carried 4-0. Mr. Salkin was absent.

COMMUNICATIONS & REPORTS

Training Opportunities

Mrs. Melson-Williams stated that included in the packet was information regarding the upcoming Historic Preservation Commission Training Session on Design Review to be held on Saturday, April 27, 2013 in Lewes, Delaware. The workshop will be led by Sharon Kennedy, Chairman of the Annapolis Historic Preservation Commission. The workshop is free and formal invitations will be issued, please inform Staff if you would like to attend.

Update on Discussion-Role and Scope of the Historic District Commission and Historic District

Mrs. Melson-Williams stated that there was a community outreach meeting that was held in a workshop session by the Planning Office at the Dover Public Library on February 26, 2013. There were two (2) presentations and facilitated discussions led by an outside consultant. There were thirty (30) members from the public that attended. Mrs. Townshend reported to the City Council Legislative Finance and Administrative Committee the ideas regarding how the process could be streamlined and how the City could improve the preservation if it's historic character. There are no specific recommendations to implement at the present time. Planning Staff will continue to conduct additional public outreach on the topic that will include a survey and more refinement of the ideas that were put forth.

Mrs. Townshend stated that she hopes within the next two weeks to have a survey on-line and to send it to all who participated. She hopes the information would be forwarded and looks forward to receiving feedback. There were no comments on eliminating the Historic District Commission.

There was an inquiry to expand the District on State Street.

NEW BUSINESS

HI-13-03 Capital City Trail Project: Phase 2 – Presentation on Phase 2 segment of the Bicycle/Pedestrian Improvements Project for the Capital City Trail. A presentation of the design concepts for bicycle and pedestrian path improvements between Martin Luther King Jr. Boulevard (previously known as Court Street) and East Loockerman Street in the area east of the Delaware Public Archives. The segment is located within the Historic District zone. *A Presentation on Phase 1: Court Street Gateway was given in July 2012 (HI-12-04).*

Mrs. Melson-Williams stated that in July 2012 a presentation on Phase I of the Capital City Trail Project was given which focused on the segment of Court Street that is now called Martin Luther King Jr. Boulevard extending east from Legislative Hall to Route 13 and progressing south along Route 13. Phase 2 of the project is from the Legislative Hall area going over to Loockerman Street. The project is a Bicycle/Pedestrian path improvement.

Representative: Jon Hermes of Century Engineering

Presentation:

Mr. Hermes stated that the Phase 1 work will begin at the end of April 2013. The Historic District Commission approved that a brick pattern be used for the sidewalk from Legislative Hall to Family Court. The same style will continue on Phase 2 that will start from Martin Luther King Jr. Boulevard to the Delaware Public Archives and tying into Loockerman Street. Phase 3 will ultimately connect to Silver Lake Park. In the handout was a map of the alignment and path area and the color of brick to be used. The brick path will go around the existing stormwater pond. A wall will separate the Delaware Public Archives parking lot and pathway. There will be a straight alignment and no additional lights will be added. Landscaping, larger trees, and small plantings will be added at the end of the project. Four benches will also be added. Today they wanted to discuss the type of wall between the parking lot and pathway as shown on the plan. The three alternatives presented were: brick walk with brick wall, brick walk with concrete curb-like wall, and brick walk with red colored split-face concrete block wall. He stated that all three will work well, but the cost difference varies yet all fit in the budget.

Responding to Mr. McDaniel's question regarding when the work would start on Phase 2, Mr. Hermes replied 2014. He stated that it would be a ten foot wide path. The plan would begin as soon as Phase 1 was completed. The construction will take at least 120 days.

The Historic District Commission was in agreement with the first alternative: a brick walk with brick wall. Mr. Salkin was absent.

HI-13-04 Building Permit #13-260 for John Bell House at The Green – Referral by the City Planner to the Historic District Commission for Review of Architectural Review Certification for Building Permit application #13-260 for construction of an accessory structure (historic replica outhouse). The project site is zoned RGO (General Residence and Office Zone) and subject to the H (Historic District Zone). The property is located east of South State Street on the southeast side of The Green. The owner of record is the State of Delaware. The property address is 43 The Green. Tax Parcel: ED-05-077.09-05-28.00-000. *Also associated with Building Permit #13-261 for a fence.*

Mrs. Melson-Williams stated that because of the location in the Historic District a permit was filed that was referred to the Historic District Commission. The permit filed was for construction of a historic replica outhouse as an accessory structure in the rear yard of the John Bell House. The associated permit is for the construction of a wood picket fence to surround the back yard area. Staff reviewed the submission in regards to the *Design Standards and Guidelines for the City of Dover Historic Zone.* Staff found that the building construction does meet the recommended practices found in the *Design Standards and Guidelines.* Staff had concerns about the building location. The *Zoning Ordinance* requires that accessory structures be a minimum setback of five feet from side and rear property lines. The location of the outhouse building will be less than five feet from the rear property lines of the John Bell House. The Historic District Commission is authorized to waive certain bulk standards including setbacks when issuing an Architectural Review Certificate.

Chairman Scrafford asked if there were any questions.

Representative: Ms. Elaine Brenchley of First State Heritage Park

Responding to Mr. McDaniel's question if there was going to be a fence around the outhouse and it would not be available to the general public, Ms. Brenchley replied correct. It will be for use by Staff and people who are taking tours. In the evening, there are no bathroom facilities for people who are on The Green taking tours. The fence will be locked and access will be through the house and the outhouse will also be kept locked.

Responding to Mr. McDaniel's question if the building was heated, Ms. Brenchley replied yes.

Responding to Mr. McDaniel's question as to when the four (4) boxwood between the John Bell House and the Sykes House that were removed were going to be replaced, Ms. Brenchley stated that she was unaware; he would need to ask someone at the Courthouse. Also responding, Mrs. Melson-Williams stated that Staff visited the site and there was boxwood that had been placed at the rear of the Sykes House. They are not near the fence or between the buildings. The boxwood helps screen some of the HVAC units in that area.

Responding to Mr. McDaniel's question if the boxwood were planted in the correct location, Mrs. Melson-Williams replied they were implemented as shown on the plan.

Responding to Mr. Fisher's question if there was access through the gate in the fence to the outhouse as well as through the building, Mr. Scrafford replied yes.

Mr. McDaniel moved to approve application HI-13-04 at 43 The Green for the location and construction of an accessory structure (historic replica outhouse) and fence as shown on the plans, seconded by Mr. Jackson and carried with four (4) yes. Mr. Salkin was absent.

HI-13-02 Family Dollar at 300 West Loockerman Street – Public Hearing and Review for Recommendation on the Architectural Review Certification for demolition of the existing commercial building and for construction of a new 8,308 S.F. retail building and associated site improvements. The property is zoned C-2 (Central Commercial Zone) and is subject to the H (Historic District Overlay Zone). The property is located on the southwest corner of West Loockerman Street and South New Street. The owner of record is Fisher/Grimes Partnership and equitable owner is Chesapeake Group, LLC. Address: 300 West Loockerman Street. Tax Parcel: ED-05-077.09-01-69.00-000. Council District 4.

Mrs. Melson –Williams gave an overview of the Architectural Review Staff Report dated March 21, 2013 that was included in the packet. The application is a proposal for a Family Dollar to be located at 300 West Loockerman Street. The property is listed on the National Register of Historic places as part of the Victorian Dover Historic District. Staff did preliminary work related to the history of the site. As early as the late 1800's, the property is being utilized as the Dover Machine Works and Auto Junk Yard with auto storage and repair. Sometime between 1929 and 1951 the property was redeveloped with the construction of a new building for auto sales and services. Planning Staff included information from the *Dover Transit Center Neighborhood Plan and Design Book (January 14, 2011).* She stated that included in the Staff Report were comments and recommendations as well as a series of advisory comments.

Representative: Conny Malmberg, Attorney at Young & Malmberg on behalf of the applicant and Mr. Doug Liberman of Larson Engineering Group, Inc.

Mr. Malmberg stated that this project started with a different design and there were a number of concerns raised by Staff in regards to the architecture, materials, site safety from a traffic flow prospective and visibility of parking from Loockerman Street. He stated that they have worked through all of the issues except for the parking. After addressing this in the presentation, he thinks that they will have satisfied most of the concerns. There is not a significant alternative to the building footprint. There is a pattern book that concentrates mainly on the difference of the street parking on the east and west side.

Mr. Liberman gave a presentation and provided copies of a handout book of information to members of the Commission. Referring to the presentation he stated that the building is split into different elevations in the roofline as well as materials. The facades were alternated to look like a couple of different buildings instead of a long blank face that you typically see at other stores. The site going across Loockerman Street is only 100 feet wide. In order to construct the building

and the parking as requested by Family Dollar, it would include the current layout presented. It would exit off of New Street and have parking alongside the building with a drive aisle. There will also be parking spaces along the alley with parking bumpers. Grass curbs islands have been added to the site. The landscaping added does meet the City of Dover Code for tree requirements. Majority of the layout was dictated by Family Dollar. They want a lot of parking oriented to the front door and the truck loading area to be able to pull into the site and back to the door. They did not want to back from an alley into a loading area. Family Dollar safety concern was they did not want trucks backing in from the street or alley as they have done in the past because of a fatality where a pedestrian was hit. He stated that he reviewed photo documentation from the 1960's of the original building when it was occupied by the Volkswagen dealership. He then discussed the layout of the building renovations, window style changes, mansard style roof, doors and parking as it was used by the NAPA Store. Referring to the aerial key map he discussed locations of the site and parking lots throughout the area that included My Place Restaurant, Delaware Health Care, Army/Navy Store, Capital Cleaners, Keen Gas Station, Church and Cemetery area, and Daycare. He also compared how the proposed building looked and related to other buildings in the area. Referring to the presentation, he stated that the height of the building is 20 feet and 4 inches, and the total height at the corner towards Loockerman Street is 26 feet and 8 inches.

Responding to Mr. Scrafford's question regarding the standing seam metal roof and the building shield of the wall on the west side; Mr. Liberman replied yes the wall would be butted up.

Mr. Liberman stated that the proposed site works for the Family Dollar as it is laid out. If a different site plan was proposed, they would probably lose the Family Dollar project.

Responding to Mr. Scrafford question regarding if the layout was approved would there be any screening options for New Street, Mr. Liberman replied no, not for parking. Mr. Scrafford referred to the street on the east side where there are a row of planted trees in the brick work on the outside of the sidewalk, Mr. Malmberg replied that they could do the cut outs on the sidewalk as they have been done on Loockerman Street. Also responding, Mrs. Townshend stated that it would need to be approved by Public Works.

Mr. Malmberg stated that where the building is located part of the Downtown could use some Economic Development.

Mr. Scrafford stated that his thoughts were boxwood hedge on the west side of the sidewalk, but it would interfere with traffic and require maintenance. He suggested it being screened with trees.

Responding to Mr. Scrafford's question on if there was a proposal to screen the parking, Mr. Malmberg stated that this could be done, referring to a photo he stated it looks more suburban than urban having a grassy area to block parking. Their thought to screen the parking was a short brick

wall along Loockerman Street that would urbanize the area a little. Mr. Scrafford asked if they were referring to New Street; Mr. Malmberg replied that New Street is too tight to do anything. Also responding, Mrs. Townshend stated that her concern regarding Loockerman Street is pedestrian conflict of people turning around and backing out of parking spaces coming over the sidewalk.

Mr. Scrafford stated that there was already a place that replicates this concern.

Mrs. Townshend stated that many of the items are nonconforming and at the point and time when they are proposed for development or redevelopment it would be expected to comply with the current requirements. From a Staff point of view, it is not consistent with the Historic District *Design Standards and Guidelines.*

Mr. Liberman stated that on the site plan there would be a curb along the back edge so that vehicles could not go totally onto the sidewalk in that area.

Mr. Scrafford stated that there needs to be something to differentiate between the sidewalk and the parking area.

Mr. Malmberg stated that it is code compliance at the current time. The Public Works Department reviewed the site entrance.

Mrs. Townshend stated that the Historic District Commission *Design Standards and Guidelines* would recommend screening parking from the street.

Mr. Scrafford stated that they would want to create something that would be more secure other than a hedge to prevent a vehicle from backing out of the parking lot onto the sidewalk.

Responding to Mr. Scrafford question regarding the wall to screen parking from Loockerman Street in the twenty (20) foot area, Mr. Liberman stated that they had not decided on a location. He stated that the benches were a part of the wall. With the screening of the wall it screens vehicles from Loockerman Street, but would also present a vertical building type look to the corner and minimize having to set the building away from New Street.

Responding to Mr. Scrafford question if the four (4) foot rule for fence height applied, Mrs. Melson-Williams replied that the four (4) foot rule would apply as well as the corner visibility area limitation that would drop the height to three (3) feet.

Mr. McDaniel stated that the concept is great for the brick wall, but it needs to be higher.

Responding to Mr. Fisher's question if the parking lot elevation for the building will be the rear and the door would be the loading dock area; Mrs. Townshend stated that on the building elevation

the parking lot is from the rear. Also responding Mr. Liberman stated that there will be brick along the alley. The personnel door can be moved to the backside to eliminate any conflict in the area.

Responding to Mr. McDaniel's question if it was regular brick on the back south side of the building; Mr. Liberman replied yes. Also responding, Mr. Scrafford stated that on the plans it indicated block on the parking lot elevation with a brick water table and block on the rear elevation facing the west wall. Mr. Liberman stated that they will be saving as much of the west wall as possible.

Responding to Mr. Scrafford's question regarding the downspouts and if the drainage from the roof will be adjusted to accommodate the adjoining of the two (2) buildings; Mr. Liberman replied yes.

Responding to Mr. McDaniel's question if the windows were decorative windows; Mr. Liberman stated that the windows will not be used to look out of. They may be able to add glass to the windows at the corner on the Loockerman Street side.

Responding to Mr. McDaniel's question regarding metal windows on Loockerman Street at the Bayard Pharmacy; Mrs. Townshend stated that are some that you can see through. Also responding, Ms. Cornwell stated that the windows are real and they are blocked with a gray look.

Chairman Scrafford questioned if there was any additional discussion.

Chairman Scrafford asked if there were any questions.

Mr. Scrafford declared the public hearing open.

Mr. Gary Patterson member of the Downtown Dover Partnership and Economic Development Committee introduced the new Executive Director of Downtown Dover Partnership Mr. Lou Colon. He also invited members to the Ribbon Cutting Ceremony on Loockerman Plaza on March 28, 2013 at 10:30a.m. The Economic Development Committee endorses the new project and hope that any concerns can be worked out. They are happy with the new façade on Loockerman Street and the one that will face New Street.

Mr. McDaniel stated that he is a member of the Downtown Dover Partnership Board and he abstained from voting on the application at their meeting.

Mr. Lou Colon, Director of Downtown Dover Partnership stated that he endorses and support the project. It is designed for Downtown and it is a potential to bringing more employees to the Downtown area.

Mr. Mike Harrington of Harrington Realty in Dover stated that upon speaking with the architect there is an eight (8) foot wide sidewalk. At the entrance there is twenty-six (26) feet from the parking spaces to the curb which is also wide. There is enough space for parking and turning around. He has represented thirty-five (35) years of service to tenants and landlords on Loockerman Street. For the first time in his career, he has seen growth and energy Downtown. The President of Wesley College was also excited about this project for the students and the E-Z Pass project that will bring roughly sixty (60) employees Downtown.

There being no one else wishing to speak, Mr. Scrafford declared the public hearing closed.

Mr. Scrafford questioned if there were any questions, comments, or motion.

Mr. McDaniel commented that he reviewed other Family Dollar sites on-line in different Colonial towns such as Williamsburg, Massachusetts, Chestertown, and Madison, Mississippi. He could not find a Family Dollar that was not on a highway with a flat front. The fact that this project is willing to come into town and use various materials shows a commitment. He stated that he likes the way the building looks and the proposal including the parking.

Mr. Jackson was also in agreement with the proposal of the building. He stated that it was a great start.

Responding to Mr. McDaniel's question if My Place was a part of the project; Mr. Liberman replied no. They responded to Staff comments as how it relates to the project.

Mr. Scrafford suggested a partial screening from Loockerman Street and New Street that will embrace your vision when looking at the parking. This will prevent a car from going into the sidewalk. The main concern is safety.

Mr. McDaniel moved to recommend to the Planning Commission approval of the Architectural Review Certificate for the project as proposed to include demolition of the existing structure, the recordation as specified in Staff recommendations #3 and #4, and with the conditions of possibly planting street trees in the sidewalk area on New Street to provide some screening of parking, include a low brick wall to screen the parking from Loockerman Street, and upright curbing between the parking lot and sidewalk, seconded by Mr. Fisher and the motion was unanimously carried 4-0. Mr. Salkin was absent.

Mr. Fisher moved to adjourn the meeting; seconded by Mr. Jackson and unanimously carried (Mr. Salkin was absent).

Meeting adjourned at 4:19 PM

Sincerely,

Maretta Savage-Purnell
Secretary

Summary of Permit Application with Architectural Review Certification
2013 - Updated Thru 6-1-2013

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
1/1/2013	12-1699	406 Federal Street, Biggs Museum	Temporary Sign Permit	Staff Approval	Sign installed for First Friday & Family Movie Night 1/1-1/5/13 and removed.
1/18/2013	12-1700	406 Federal Street, Biggs Museum	Temporary Sign Permit	Staff Approval	Sign installed for Family Movie Night and February Sip&Shop 1/18-2/2/13 and removed.
1/17/2013	13-77	414 South State Street, Schmittiger & Rodriguez Law Offices	Roof Permit	Issued without Staff Review	Permit appears to be the same as Permit #13-10 which was reviewed by staff.
2/15/2013	12-1701	406 Federal Street, Biggs Museum	Temporary Sign Permit	Staff Approval	Sign installed for Family Movie Night 2/15-3/2 and removed.
2/27/2013	13-43	401 Federal Street, Townshend Building	Building Permit - Interior Renovations	Staff Approval	Work on 1st and 2nd Floor Offices - construction underway.
2/4/2013	13-118	132 West Loockerman Street, Golden Fleece	Fence Permit	Staff Approval per Director	Replaced wood fence of Permit #09-1634 with decorative black metal fence 7ft. In height. Previous Permit referred to HDC 10/15/2009. Metal fence installed.
2/27/2013	13-211	32 West Loockerman Street Suite 109, Pure Luxury Salon	Sign Permit - Window Sign	Staff Approval	Sign installed.
3/14/2013	12-1560	147 South Governors Avenue, A Touch of Glass	Sign Permit - Wall Sign	Staff Approval	Projecting Sign
3/13/2013	12-1675	501 South State Street, Christ Church	Sign Permit	Staff Approval with conditions	Post and Panel Sign installed with bulb flowers as landscaping.
3/28/2013	13-10	414 South State Street, Schmittinger & Rodriguez Law Offices	Roof Permit	Staff Approval	Replacement of slate roof with a polymeric slate tile roof. Roof completed.
3/4/2013	13-229	202 West Loockerman Street, Bayard Pharmacy	Temporary Sign Permit	Staff Approval	"Now Open" signs installed for 60 days.
3/4/2013	13-234	535 South State Street	Roof Permit	Issued without Staff Review	Existing roof replaced with asphalt shingle roof

Summary of Permit Application with Architectural Review Certification
2013 - Updated Thru 6-1-2013

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
3/15/2013	13-248	107 North Street	Fence Permit	Staff Approval	Associated with 22-24 West Loockerman Street project (HI-11-07 and S-12-20)
3/15/2013	13-249	22-24 West Loockerman Street	Fence Permit	HDC Recommendation on ARC; PC Approval of ARC; Applications Hi-11-07 and S-12-20; Staff issued permit	Rear Plaza Area Project under construction. Final Inspections for compliance not scheduled yet.
3/15/2013	13-250	22-24 West Loockerman Street	Administrative Building Permit	HDC Recommendation on ARC; PC Approval of ARC; Applications of HI-11-07 and S-12-20; Staff issued permit	Rear plaza area project is under construction. Final Inspections for compliance not scheduled yet.
3/19/2013	13-265	2 N State Street, Offices of Paradee Financial	Building Permit - Renovations	Staff Approval	Renovations to siding, window, & door on rear addition; only partially visible from public way. Construction underway.
3/15/2013	13-274	235 West Loockerman Street	Building Permit - Interior Renovations (walls)	Staff Approval	Tenant space change of use to retail. Project complete May 2013.
3/14/2013	13-278	231 West Loockerman Street, Tresses Hair Studio	Sign Permit - Wall & Window Signs	Staff Approval	Permit issued.
3/15/2013	13-294	34 South State Street	Demolition Permit - Accessory Structure	Staff Approval	Brick Shed demolished in rear yard near alley after damage by vehicle accident.
3/28/2013	13-322	28 North State Street, Wesley College Streetscape Project Phase 1: Parking Lot	Administrative Building Permit	Staff Approval as portion of parking lot project impacts a property within the Historic District but not visible from public way. Project reviewed under Site Plan S-11-13.	Project under construction
3/27/2013	13-353	406 Federal Street, Biggs Museum	Temporary Sign Permit	Staff Approval	Sign installed for April First Friday 4/4-4/5 and removed.
3/27/2013	13-354	406 Federal Street, Biggs Museum	Temporary Sign Permit	Staff Approval	Sign installed for Hair Affair 4/8-4/14 and removed.
3/27/2013	13-355	406 Federal Street, Biggs Museum	Temporary Sign Permit	Staff Approval	Sign installed for May First Friday 5/2-5/3 and removed.

Summary of Permit Application with Architectural Review Certification
2013 - Updated Thru 6-1-2013

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
3/27/2013	13-356	406 Federal Street, Biggs Museum	Temporary Sign Permit	Staff Approval	Sign to be installed for Museum Gala 5/4-5/18 and removed.
3/27/2013	13-357	406 Federal Street, Biggs Museum	Temporary Sign Permit	Staff Approval	Sign to be installed for June Sip & Shop 6/6-6/7 and removed.
4/24/2013	12-1363	35 Loockerman Plaza, Dover Public Library	Sign Permit - Wall Sign	Staff Approval	Sign installed over main entrance canopy.
4/8/2013	13-285	406 Federal Street, Biggs Museum	Building Permit - Phase 3: Exterior Façade Improvements & Interior Renovations	HDC Recommendation on ARC; Application HI-10-09; Permit Issued by Staff	Permit issued.
5/16/2013	13-449	202 West Loockerman Street, Bayard Pharmacy	Sign Permit	Staff Approval	Permit issued.
5/2/2013	13-455	235 West Loockerman Street, Tommy's Second Hand Store	Sign Permit - Wall Sign & Window Sign	Staff Approval	Signs being installed.
5/2/2013	13-496	501 South State Street, Christ Church	Temporary Sign Permit - Banner	Staff Approval	Banner attached to existing posts behind brick wall for 5/2-6/2.
5/8/2013	13-546	121 South State Street, M&T Bank	Building Permit-Door Replacement	Staff Approval	Permit issued.
5/8/2013	13-582	54 South State Street, Presbyterian Church	Temporary Sign Permit - Banner	Staff Approval	Sign Installed. For VBS 5/8-6/15.
5/16/2013	13-590	315 West Loockerman Street	Building Permit - Roof Replacement	Staff Approval since using same materials as existing	Replace existing asphalt shingles with asphalt shingles.
5/17/2013	13-617	412 West Loockerman Street	Building Permit - Chimney Repair	Staff Approval	Permit issued.
5/14/2013	13-622	9 East Loockerman Street, Treadway Towers	Building Permit - Soffit and Fascia Repairs	Staff Approval	Construction underway.
5/16/2013	13-631	303 West Loockerman Street, Spiritual Botanical World	Sign Permit - Window Sign	Staff Approval	Sign installed prior to permit approval - fee doubled.

Summary of Permit Application with Architectural Review Certification
2013 - Updated Thru 6-1-2013

DATE	PERMIT #	LOCATION	TYPE	ACTION ON ARCHITECTURAL REVIEW CERTIFICATE	NOTES
5/21/2013	13-647	142 West Loockerman Street	Building Permit - Renovations	Staff Approval	Construction underway to repair building corner and exterior wall surface after vehicle accident. Replacement in-kind.
5/22/2013	13-678	235 South New Street	Administrative Building Permit - Wall Repair	No Planning Staff Review (Permit noted as expedited due to emergency repairs.	Permit issued.

National Park Service

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Certified Local Government Program

Frequently Asked Questions

1. What are the Benefits of Being a CLG?
2. Where does funding for CLG grants come from?
3. What types of projects are eligible for CLG funding?
4. What other criteria govern whether a local historic preservation project is eligible for funding?
5. How much money is there in a CLG grant?
6. Do CLG grants require a financial contribution from the CLG?
7. How do SHPOs notify CLGs of the availability of CLG grants?
8. What are the application procedures?
9. Who decides which applications are funded?
10. On what grounds may SHPOs decline to fund an individual CLG grant request?
11. When are proposals selected?
12. When can work begin?
13. How long does the grant last?
14. Can the time be extended?
15. When are the grant funds actually transferred to the CLG?
16. Does the CLG have to complete the project before being reimbursed?
17. Why is matching share required?
18. How can the grant be matched?
19. Can the time spent by CLG staff on the project be counted as match?
20. Can the services of volunteers be counted as in-kind match?
21. When used as match, how are volunteer services valued?
22. If a CLG chooses not to count volunteer services as match, does it still have to provide time records?
23. What other types of in-kind services can be counted as match?
24. What sort of reports must be turned in?
25. What sort of procedures must be followed when a local government uses CLG grant funds to pay for consultants or contractors?
26. Can CLG grant funds be used to buy supplies or equipment?
27. How long must records on grant expenditures be kept?
28. Where can I find additional information on CLG grants?

1. What are the Benefits of Being a CLG?

The benefits to local governments from participating in the CLG program are numerous. While CLG grants generally represent a relatively small amount of funds, they have often been used as seed money to attract funding from local government or other sources. Also, in many cases, the products generated by CLG grants have provided credibility to a fledgling local historic preservation program. Beyond being just a source of funds, the CLG program has helped institutionalize historic preservation and give it legitimacy as a function of local government. Since the local government staff working in the Program are often in the local planning office, the CLG program has helped forge critical connections between historic preservation and land use planning. Similarly, the CLG program has led to increased cooperation between local preservationists and the State Historic Preservation Office and resulted in a strengthened statewide preservation network.

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2. Where does funding for CLG grants come from?

Funding for grants to Certified Local Governments comes from the Historic Preservation Fund (HPF), a Federal grants program appropriated by the U.S. Congress and administered by the National Park Service (NPS), which provides financial support to State Preservation Offices (SHPOs). Under the provisions of the National Historic Preservation

Act, as amended, SHPOs are required to award at least 10% of their annual HPF monies to CLGs in their State. (Some States have additional State funds for CLGs.)

3. What types of projects are eligible for CLG funding?
HPF grants to Certified Local Governments have funded a wide variety of local historic preservation projects. Projects eligible for funding and the criteria used to select them are developed yearly by each SHPO. CLG project types that have been funded include the following:

- architectural, historical, archeological surveys, and oral histories
- preparation of nominations to the National Register of Historic Places
- research and development of historic context information
- staff work for historic preservation commissions, including designation of properties under local landmark ordinances
- writing or amending preservation ordinances
- preparation of preservation plans
- publication information and education activities
- publication of historic sites inventories
- development of publication of walking/driving tours
- development of slide/tape shows, videotapes
- training for commission members and staff
- development of architectural drawings and specifications
- preparation of facade studies or condition assessments
- rehabilitation or restoration of properties individually listed in the National Register of Historic Places or contributing to a National Register historic district

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4. What other criteria govern whether a local historic preservation project is eligible for funding?
There are two other factors: all CLG grants must result in a completed, tangible product and/or measurable result; and all must be carried out in accordance with the applicable Secretary of the Interior's Standards for Archeology and Historic Preservation (a copy may be obtained from the SHPO).

5. How much money is there in a CLG grant?
The amount of money in a CLG grant must be large enough to have tangible results. Otherwise, there are no specific Federal requirements regarding the amount of money SHPOs make available in individual grants to CLGs. Consequently, the dollar amount of the grant depends primarily on the funding policy set by each SHPO. Some States try to award a grant to each CLG in the State every year. In general, the dollar amount of grants in these States tend to be small, particularly if there are numerous CLGs. On the other hand, other States award relatively few but larger grants. On a nationwide basis, CLG grants in 2001 ranged in size from $500 to $60,000.

6. Do CLG grants require a financial contribution from the CLG?
In most states, CLG grants are matching grants, i.e. recipients must provide a certain amount of cash or in-kind services to be used in carrying out the grant project. Each SHPO determines how much, if any, match is to be required. In most States, a 50/50, or "dollar-for-dollar" match is required. This means that for every dollar received the recipient must provide a matching dollar in services, cash, or volunteer hours, as specified by State policy. (See "How can the grant be matched?" below for more information.)

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7. How do SHPOs notify CLGs of the availability of CLG grants?
SHPOs makes an annual mailing to each CLG, and each local government whose application for certification is pending, notifying them of the availability of CLG grant funds. Potential CLG applicants are informed of the total amount of funds available. State priorities for funding, criteria to be used in selecting proposals to be funded (see

below), a deadline for submitting requests, and a written description of what must be included in applications for CLG grants.

8. What are the application procedures?
Although application procedures and time frames vary from State to State, in general, the SHPO solicits grant proposals from its CLGs in the Fall. Applicants then submit a Grant Application (or Subgrant or Project Proposal), which describes the project and why it is needed, how the project is to be carried out and what its goals are, who will be doing the proposed work and their professional qualifications, a proposed budget and project schedule, and the specific products to be generated by the project. Applications are generally due at the end of the calendar year. Contact your SHPO and the specific deadlines in your State. (Applicants should also determine what local procedures and requirements, if any, must be satisfied prior to submitting a CLG grant application.)

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9. Who decides which applications are funded?
Each SHPO sets its own funding priorities. In some States, greater weight may be given to one type of a project over another. Among the factors typically used to rate grant proposals are compatibility with the broad goals of the SHPO, urgency of the project, significance of the historic properties, geographic distribution of grant funds, education and public awareness potential, and the administrative and financial management capability of the applicant.

10. On what grounds may SHPOs decline to fund an individual CLG grant request?
CLG grants are competitive. While all CLGs are entitled to submit proposals, not all may get funding. SHPOs may decline to fund a proposal that does not adequately address the State's funding priorities, meet its selection criteria, have access to necessary professionals, or be achievable within the time period allowed or the budget proposed. However, States must base grant award decisions on the selection criteria included in the application instructions and notice of grant availability. Additionally, SHPOs may choose not to fund a proposal if they have reason to believe that the applicant does not have the necessary experience or financial resources to carry out the project or has not performed satisfactorily on a previous CLG grant.

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11. When are proposals selected?
While time frames vary, successful applicants usually receive notification in the Spring that their proposal will be funded. In some States, recommendations about which proposals should receive funding by the professional staff of the SHPO must be approved by the State Review Board or the State Historical Commission. An agreement between the SHPO and the CLG stipulating the terms of the grant is generally signed in the Spring or Summer.

12. When can work begin?
Applicants for CLG funds must wait until the grant agreement between the SHPO and the CLG's chief elected local official, or his or her legal representative, is signed before starting work on any project. Unless specifically authorized in writing by the SHPO, costs incurred prior to execution of the written agreement will not be paid.

13. How long does the grant last?
The schedule for completing the project will be outlined in the grant agreement. Most CLG grant projects are completed within 9 to 18 months. Projects undertaken with CLG grant funds must be completed in no more than two years from October 1, the start of the Federal fiscal year of the year the funds are appropriated by Congress. Since the grant agreement usually is not signed until the Spring after the start of the Federal fiscal year (depending upon when Congress makes its appropriation), there is usually less than two years in which to complete the work. Multi-year projects require applying for separate grants in successive years and performing the work in phases.

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14. Can the time be extended?
If circumstances outside of the control of the CLG make the terms of the grant agreement unachievable, the agreement may be modified or cancelled by mutual agreement between the SHPO and the CLG. For example, if inclement weather interferes with field survey and prevents completion of the work specified in the grant agreement within the time period stipulated, a limited time extension may be granted or the scope of work and budget amended. However, extensions may not stretch the grant period beyond the two-year limit on the expenditure of HPF monies. (See question above.)

15. When are the grant funds actually transferred to the CLG?
Most CLG grants are reimbursable grants. CLGs must first pay the project costs and then submit a request to the SHPO for reimbursement. Consequently, the CLG must have enough money "up-front" to be able to carry the project (including paying contractors) until it gets reimbursed. CLGs should learn the requirements and timing of the State's reimbursement procedures before the project begins.

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16. Does the CLG have to complete the project before being reimbursed?
Not always. Depending on the type of project funded, many SHPOs allow CLGs to submit reimbursement claims on an interim "milestone achieved" basis.

17. Why is matching share required?
In establishing a partnership between Federal, State, and local governments, the National Historic Preservation Act requires that HPF grants be matching grants. Underlying this requirement is the need for each of the partners to share the costs of historic preservation. Matching grants ensure that there is strong State and local commitment to projects and result in more historic preservation work being performed than if Federal funds alone were involved.

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18. How can the grant be matched?
Grants can be matched in two ways: in cash or through in-kind services (often called "soft match") necessary to achieve the required product. Generally, CLGs can combine these two types of match to meet the total amount required. Match requirements, however, vary by State.

19. Can the time spent by CLG staff on the project be counted as match?
Yes. In most States, work on the project performed by the staff of the local government is considered part of the overall cost of the project and can be counted as part of the CLG's match. Copies of time sheets and payroll printouts are required as documentation of employee time devoted to the project. CLGs must include staff time in the project budget, like any other cost, if they plan to claim it as match.

20. Can the services of volunteers be counted as in-kind match?
Yes. Many States allow services provided by volunteers, both professional and nonprofessional, to be counted as match by CLGs. The work performed by volunteers must be a necessary part of achieving the products expected from the project and cannot be more than half its total cost.

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21. When used as match, how are volunteer services valued?
In order to claim volunteer services as in-kind match, CLGs must first establish the rate of pay for the type of work performed by the volunteers. Often SHPO pay scales establish the maximum rate allowed for professionals. If a volunteer performs services outside his or her profession, the volunteer time must be valued at the Federal minimum wage rate (for example, an archeologist stuffing envelopes would be valued at minimum wage rate). Also, as evidence that volunteers contributed to the project, time records documenting each volunteer's time must be submitted to the State.

22. If a CLG chooses not to count volunteer services as match, does it still have to provide time records?
No. In most States, documentation of volunteer time spent on a project is only required when the CLG wishes this contribution to count as part of its matching share.

23. What other types of in-kind services can be counted as match?
Most States allow CLGs to claim as match in-kind services such as supplies (i.e., paper or film), developing photographs, photocopying, office rent, clerical support, or certain administrative costs when these are donated to the project by either the local government or a third party. When a CLG chooses to count these supplies or services as match, documentation is required. If grant funds could have been used to pay for a particular item had it not been donated, then the donation will usually be allowable as a matching share contribution.

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24. What sort of reports must be turned in?
Progress reports are usually required on an interim basis. These reports must include a description of what has actually been accomplished and spent to date. SHPOs set the format for these reports and require preliminary products, as appropriate. A final project report is also required upon completion of the grant.

25. What sort of procedures must be followed when a local government uses CLG grant funds to pay for consultants or contractors?
Hiring consultants or contractors to perform part of the project must be done in accordance with acceptable State-established competitive procurement procedures compatible with Federal requirements (and with whatever local procedures apply). Frequently, existing State and local government procedures that meet these requirements are used. A certain number of qualified firms or individuals must be contacted to ensure a fair, open, and competitive selection process. Generally, at least three price quotations or bids must be obtained and the process must be documented. Architects, historians, or other professionals must meet qualification standards set by NPS. Selection may be based on experience, qualifications and cost, rather than cost alone. In many States, the SHPO requires that the CLG consult with it before consultants or contractors are selected.

26. Can CLG grant funds be used to buy supplies or equipment?
Yes. Most local, State, and Federal regulations require price comparisons and a competitive selection process in purchasing equipment, negotiating a lease, or procuring nonprofessional services. Generally, State and local procurement regulations apply. Some SHPOs require grantees to request prior approval for purchases greater than $500 in value.

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27. How long must records on grant expenditures be kept?
The grant agreement usually specifies records requirements. Documentation relating to the fiscal aspect of any grant project usually must be kept for a minimum of three years after the date of receipt of the last payment (i.e. reimbursement under a CLG grant), or until an audit for the grant period is accepted.

28. Where can I find additional information on CLG grants?
Your SHPO can answer any questions you might have. Many SHPOs have a grants manual describing the procedures used in that State for applying for and administering CLG grants (including any additional State requirements beyond those described in this brochure). Click here to find the **STATE HISTORIC PRESERVATION OFFICE** in your State.

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Preserving our Past for a Better Future





Delaware's Historic Preservation Plan, 2013-2017



The Delaware Department of State and
The Division of Historical and Cultural Affairs

State of Delaware
Historical and Cultural Affairs

21 The Green
Dover, DE 19901-3611

Phone: (302) 736.7400 Fax: (302) 739.5660

March 29, 2013

Fellow Historic Preservationists:

It is with great pleasure that I present *Preserving Our Past for a Better Future: Delaware's Historic Preservation Plan, 2013-2017*. In these times of economic uncertainty, this plan will help focus our scarce resources of people, time, and money on the issues that our public has identified as most important to Delaware's future. It will help all Delawareans who are passionate about historic preservation with making decisions, coordinating statewide preservation activities, and communicating statewide preservation policy, goals, and values to the preservation constituency, decision-makers, and interested parties across the state.

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

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

Sincerely,

Timothy A. Slavin, Director
and State Historic Preservation Officer

SAVING DELAWARE HISTORY

STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

March 27, 2013

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

RE: Preserving the Past for a Better Future publication

Dear Ms. Guerrant:

Thank you for allowing me to review the above reference document, "Preserving our Past for a Better Future."

This publication will go a long way in supporting the Office of State Planning and of course the Delaware Division of Historic and Cultural Affairs in our missions. As stated in the report, all levels of government and private organizations as well as many local groups are very involved in preserving their historic heritage. All 57 municipalities and the 3 counties are different, but alike in the effort to preserve and retain their "character."

The five goals and related strategies, I believe, will be very beneficial to the local jurisdictions when updating and amending comprehensive plans as well as making land use decisions. As State Planning Director, my staff and I sincerely appreciate the information contained in the document as well as the theme of planning and coordination.

We look forward to working with you and the staff of the State Historic Preservation Office in the future. Let's keep the cooperative effort going! Great Job!

Sincerely,

Constance C. Holland, AICP
Office of State Planning Coordination Director

Cc: The Honorable Jack Markell, Governor
The Honorable Jeff Bullock, Secretary of State
Tim Slavin, Director, Division of Historical and Cultural Affairs

122 Martin Luther King Jr. Blvd. South – Haslet Armory · Third Floor · Dover, DE 19901
Phone (302)739-3090 · Fax (302) 739-5661 · www. stateplanning.delaware.gov

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Acronyms Used

AASLH	American Association of State and Local History
ACHP	Advisory Council on Historic Preservation
APA	American Planning Association
ASD	Archaeological Society of Delaware
CLG	Certified Local Government
CHRIS	Cultural and Historical Resource Information System
CRS	Cultural Resource Survey
DEDO	Delaware Economic Development Office
DelDOT	Delaware Department of Transportation
DGS	Delaware Genealogical Society
DHS	Delaware Historical Society
DNREC	Delaware Department of Natural Resources and Environmental Control
DNS	Delaware Nature Society
DPA	Delaware Public Archives
DPF	Delaware Preservation Fund
DSU	Delaware State University
DTC	Delaware Teacher Center
DTCC	Delaware Technical and Community College
FHWA	Federal Highways Administration
FoBA	Friends of Bellanca Airfield
GIC	Government Information Center
HCA	Division of Historical and Cultural Affairs
HCA/SHPO	Division of Historical and Cultural Affairs, State Historic Preservation Office
IMH	Institute of Maritime History
MAC Lab	Maryland Archaeological Conservation Laboratory
NCHS	New Castle Historical Society
NPS	National Park Service
OMB	Delaware Office of Management and Budget
PDI	Preservation Delaware, Inc.
SAH	Society of Architectural Historians
SAT	Save America's Treasures
UDCHAD	University of Delaware, Center for Historic Architecture and Design

We thank the Delaware State Review Board for Historic Preservation who over the years has provided expert guidance and perspective on Delaware's historic preservation needs. We particularly thank the board members for their review and comments on this plan.

We also thank all the members of the public who participated in a public workshop and/or answered our on-line survey. Your comments were vital to the development of this plan.

And our thanks to the goal-setting working group for their hard work and insights, in taking all the public comments and honing them into a set of goals.

ACKNOWLEDGMENT OF SUPPORT

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NONDISCRIMINATION STATEMENT

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street, N.W., Washington, DC 20240.

Doc. No. 20-06-13-01-01

*"Our **history** is one of Delaware's greatest assets."*

*"If we don't understand the **past**, we cannot understand the **present** or the **future**."*

Introduction

The national movement to conserve natural and cultural heritage began with the recognition that America's wasteful use of land, resources, and buildings was no longer acceptable or sustainable for the future. In the late 19th and early 20th centuries, government agencies were concerned mainly with the conservation of natural resources, while private groups saved individual, landmark buildings. In the mid-twentieth century, the federal government passed legislation to create the first nationwide governmental program for historic preservation.[1] The State of Delaware has participated in this program since 1970. Today, all levels of government, statewide organizations, and many local groups are involved in historic preservation and need to work together towards a sustainable future that protects the important reminders of our past. This document sets out the next steps for Delaware to work towards the goals of the broader heritage conservation movement.

Preservation in Delaware Started Early

- *Mrs. Joseph P. Comegys, wife of the Chief Justice of Delaware, was one of the guiding powers in the Mount Vernon Ladies Association in the late nineteenth century.*
- *In 1895, a local group, the Friends of Old Drawyers, formed to preserve Old Drawyers Presbyterian Church north of Odessa.*
- *Mabel Lloyd Ridgely, an architect and preservationist, was instrumental in saving a number of Dover buildings, including the Old State House in 1912.*
- *Louise du Pont Crowninshield, a nationally recognized preservationist, was a founding trustee of the National Trust for Historic Preservation in 1949.*

Conservation of cultural heritage does not just happen. We – governments, historical societies, homeowners, preservationists, historians, genealogists, businesspeople, and anyone concerned about historic places – need to plan our approach to preservation to ensure that it is carried out with community support and economic viability. The federal program requires the State Historic Preservation Officer (SHPO) in each state to produce a statewide historic preservation plan. In Delaware, the SHPO is the Director of the Division of Historical and Cultural Affairs (HCA)[2] , and the Preservation Team of HCA is the State Historic Preservation Office (HCA/SHPO), providing the staff support for the planning process.



The Tunnell-West House in Ocean View, recently saved from demolition and being rehabilitated for museum use by the Ocean View Historical Society, a successful grassroots effort.

The goals of national, state, and local preservation groups are different but complementary. It is necessary to plan so that all the preservation partners work together effectively. By consulting the public and preservationists around Delaware, HCA/SHPO staff sought consensus on what was most important to do next, on both the local and state levels. This does not mean complete agreement on every step, but an understanding of what people see as the issues of greatest urgency. Contained in this plan are the five goals and related strategies that are derived from this public process. The preservation community needs to communicate these goals to the public, elected officials, government agencies, and other groups that could affect historic properties by their actions.

Challenges and Opportunities

Economic and Demographic Factors Impacting Historic Preservation

To understand the factors that have impacted historic preservation recently, HCA/SHPO staff examined a broad array of information and measures of significant trends since 2008 concerning the economy, unemployment, population shifts, construction and housing, government spending, agricultural and forest preservation, and environmental change. Of the trends that affect historic properties, the most notable change has been the economic downturn. The banking crisis and the recession led to a near suspension of construction starts. Less construction has meant less direct pressure on historic properties than expected, both in building demolitions and in destruction of archaeological sites. However, the poor economy also means that fewer Delawareans can now afford to buy a historic house or start a business in a historic core or indeed to adequately maintain the homes or business properties that they already own.

A trend which has continued to impact historic preservation is the decreasing level of funding available from every level of government to support these efforts The federal government has stopped funding both the Preserve America[3] and the Save America's Treasures (SAT)[4] programs, the latter of which funded several projects in Delaware. Recent changes to federal transportation programs will likely result in little or no money being allocated to historic preservation enhancement projects and scenic byway initiatives by Delaware's Department of Transportation.[5] Federal historic preservation funding[6] for state and local governments has remained flat or increased below the inflation rate. [See Figure 1.]

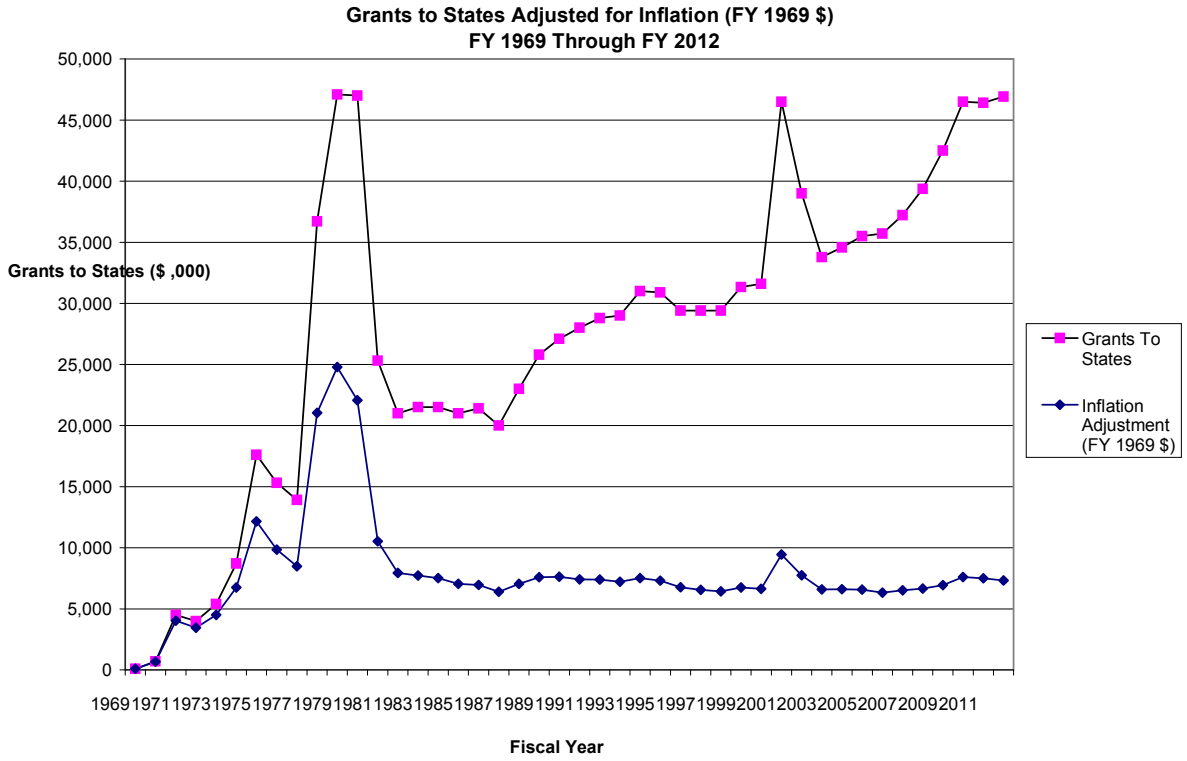


Figure 1: Federal Historic Preservation Fund Grants to States (Source, National Park Service)

The economic downturn also negatively impacted human resources in the preservation community. Coupled with state restrictions on hiring, lower real funding has meant that HCA/SHPO had to delay filling vacant positions and lost a position, which has affected its ability to assist Delaware's citizens and to fulfill its mandate to locate, record, and nominate significant historic properties. Delaware's statewide non-profit, Preservation Delaware, Inc., also lost the funding to support a field representative, and has severely impacted its ability to provide on-site assistance to citizens and communities.

County governments were also not immune from the problems caused by the economic downturn. Kent County abolished its preservation planner position and New Castle County did not immediately fill its preservation planner position when it became vacant in 2011. Although New Castle County has assigned a former preservation planner to carry out the duties on a part-time basis, the ability of both counties to meet the needs of its citizens has been diminished. Both counties have continued a commitment to historic preservation. Kent County maintained its tax credit for historic properties.[7] New Castle County continued its historic zoning and other protections[8], working with the University of Delaware's Center for Historic Architecture and Design[9] (UDCHAD) to document historic buildings scheduled for demolition. UDCHAD's archives have become a vital source for understanding the state's architectural history.

Another factor which has impacted historic preservation in Delaware is the level and location of population growth. Despite the recent economic downturn, Delaware's population continued to grow at a faster rate than predicted in 2000. [See Figure 2.] Sussex County, in particular, continues to attract retired people from other areas due to the lower property taxes, the nearness of the ocean beach, and the absence of a sales tax compared to surrounding states, and thus has grown at a faster rate than the other two counties. Recently, some stalled residential developments are under

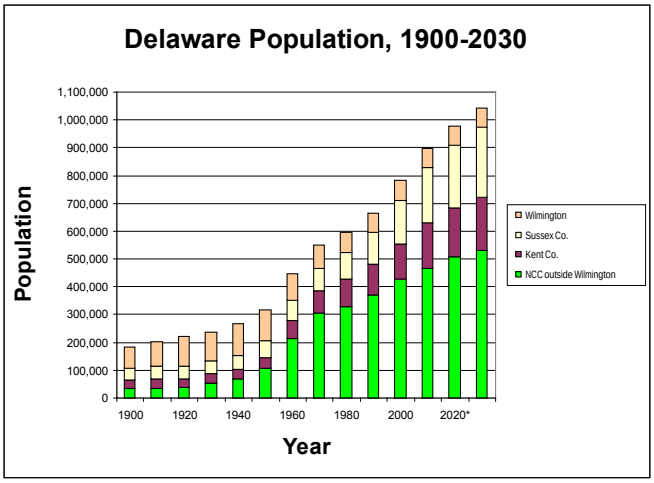


Figure 2: Delaware Population since 1900, with Predicted Growth

construction again, and the demand for housing permits is beginning to rise statewide. Developers seem to be changing their focus from single-family residential development to apartment complexes and large commercial developments. Due to this trend, there is some possibility for more sprawl development, which could lead to an increasing rate of loss of historic buildings and especially archaeological sites in this planning cycle.

Given the changes in population focus, Sussex County, and to some extent, Kent County would be most likely to experience heavier development. The area around the new Route 301 corridor in southern New Castle County is already planned to be heavily

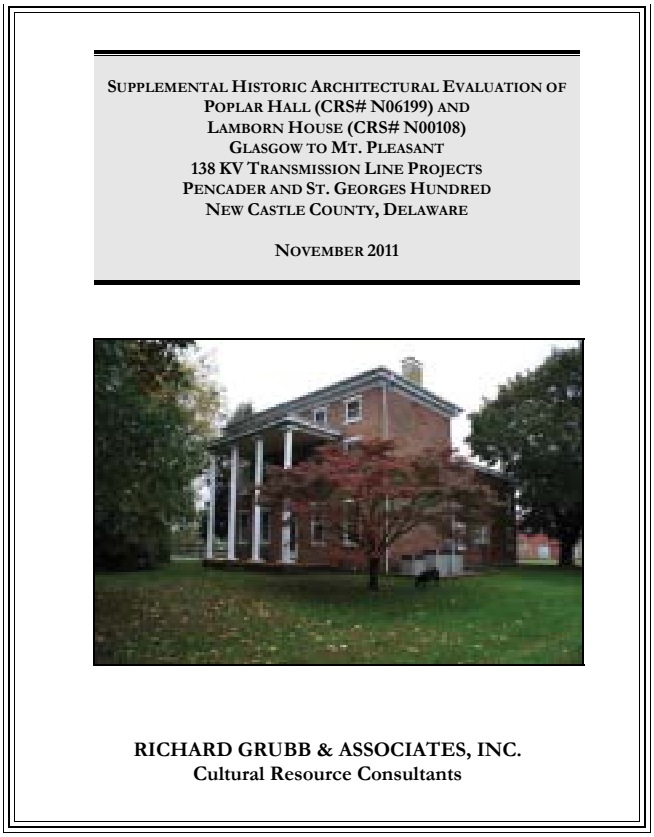


Consultant documenting a historic bridge for DelDOT as part of a Section 106 review.

developed, with a projected new town, White Hall, with some 20,000 inhabitants, for which the County has begun to develop a regional wastewater system. The intensity of the development in this area may result in the loss of prehistoric and historic period archaeological sites, and in physical loss or loss of setting for a number of significant architectural resources. For example, Achmester, a property listed in the National Register for Historic Places,[10] is on the County's wastewater disposal farm, and has been vacant and deteriorating for some years.

Programs and Incentives to Identify and Preserve Historic Properties

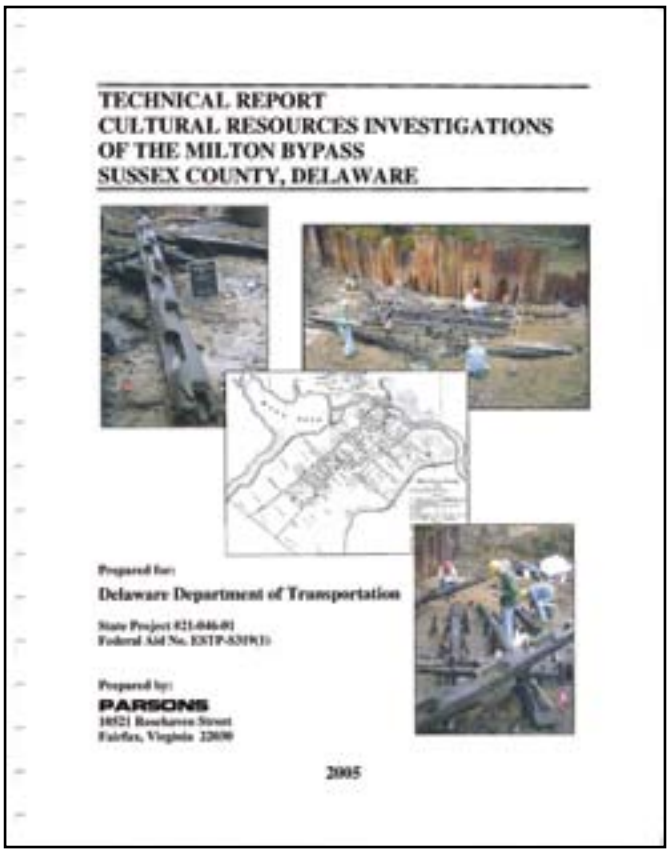
In many ways, the greatest opportunity to influence preservation of historic properties[11] has occurred due to federally sponsored, funded, or permitted projects. The required review of federal projects under Section 106 of the National Historic Preservation Act of 1966 gives state and local governments


SUPPLEMENTAL HISTORIC ARCHITECTURAL EVALUATION OF
POPLAR HALL (CRS# N06199) AND
LAMBORN HOUSE (CRS# N00108)
GLASGOW TO MT. PLEASANT
138 KV TRANSMISSION LINE PROJECTS
PENCADER AND ST. GEORGES HUNDRED
NEW CASTLE COUNTY, DELAWARE

NOVEMBER 2011

RICHARD GRUBB & ASSOCIATES, INC.
Cultural Resource Consultants

Example of report on architectural survey produced for federally sponsored projects.


TECHNICAL REPORT
CULTURAL RESOURCES INVESTIGATIONS
OF THE MILTON BYPASS
SUSSEX COUNTY, DELAWARE

Prepared for:
Delaware Department of Transportation

Prepared by:
PARSONS

2005

Example of a report on an archaeological survey produced for federally sponsored projects.

and the general public a voice in defining what is significant to Delaware's past and a role in negotiating what happens to those significant properties during project planning. Most often, such projects have no effect on historic properties, but surveys required by this process have been the major source of new historic property information since the early 1990s. Rarely, negotiations over projects with an adverse effect on a property lead to conflict among agencies, project proponents, and opposing public groups, such as the recent consultations about the proposed demolition of the Brown Mansion in the Cool Spring Park Historic District in Wilmington.

In recent years, the rate of federal project spending that could affect historic properties in Delaware rose sharply as monies to combat the recession were increased on the national level. This is evidenced by the sudden increase in federal project reviews initiated with the HCA/SHPO. While most cases came from the same agencies that HCA/SHPO has commonly dealt with in the past, the new funding did

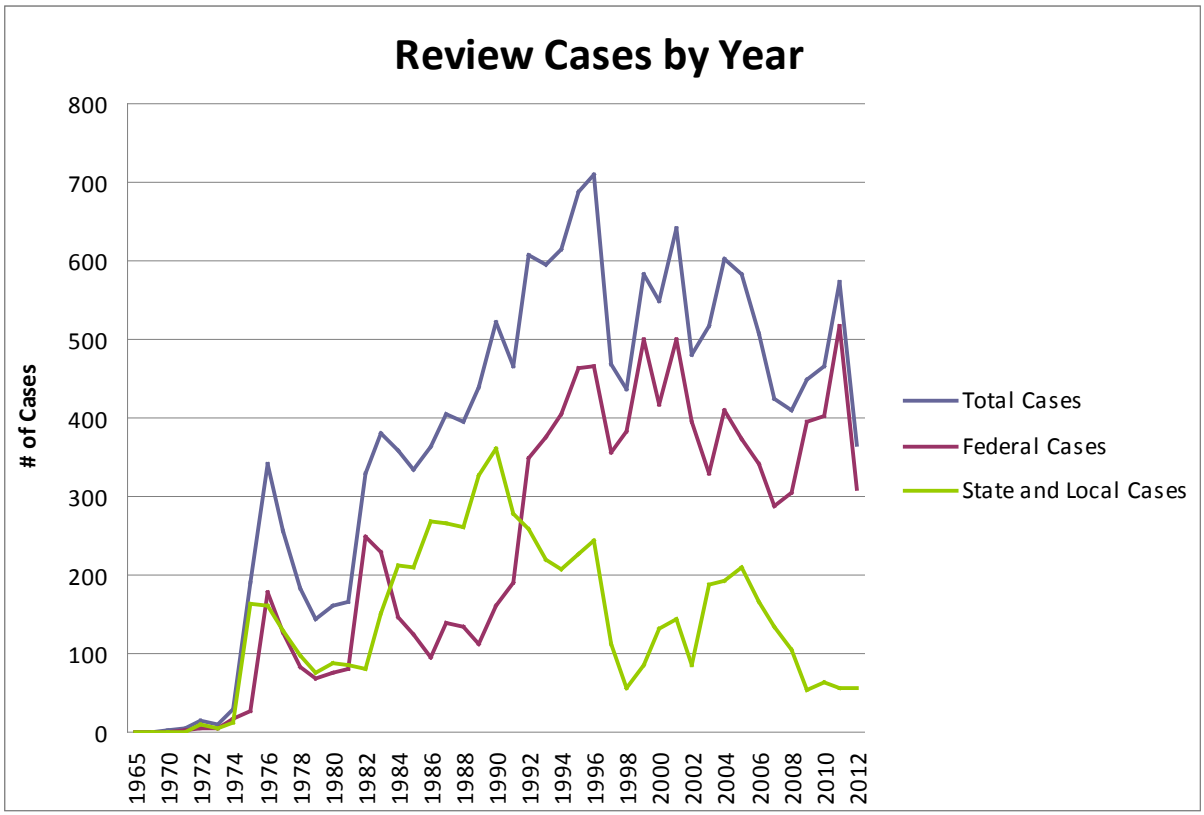


Figure 3: Number of Cases Reviewed by Year and Source

sharply increase the number of cases from agencies and new client organizations with little experience with the Section 106 process. The Department of Energy was one such agency. It provided an increase in monies to carry out window replacements and other weatherization activities suggested by energy audits, as well as solar energy and wind turbine projects. Such activities can have serious effects on historic buildings. With the end of this special federal funding, the number of project reviews decreased sharply in 2012. [See Figure 3.]

In Delaware, reviews outside of the federal process (represented in figure 3 as "state and local cases") have three main sources: technical assistance to state agencies on appropriate treatments for their buildings and sites; discoveries of unmarked human remains; and cases submitted to the Preliminary Land Use Service (PLUS)[12] , a forum to provide all state comments at one time on major land use changes within local jurisdictions. HCA/SHPO provides information on historic properties or the



Archeological Investigations at Lighting Locations Proposed for the Old Brick Church and Reith Hall, Dover, Delaware

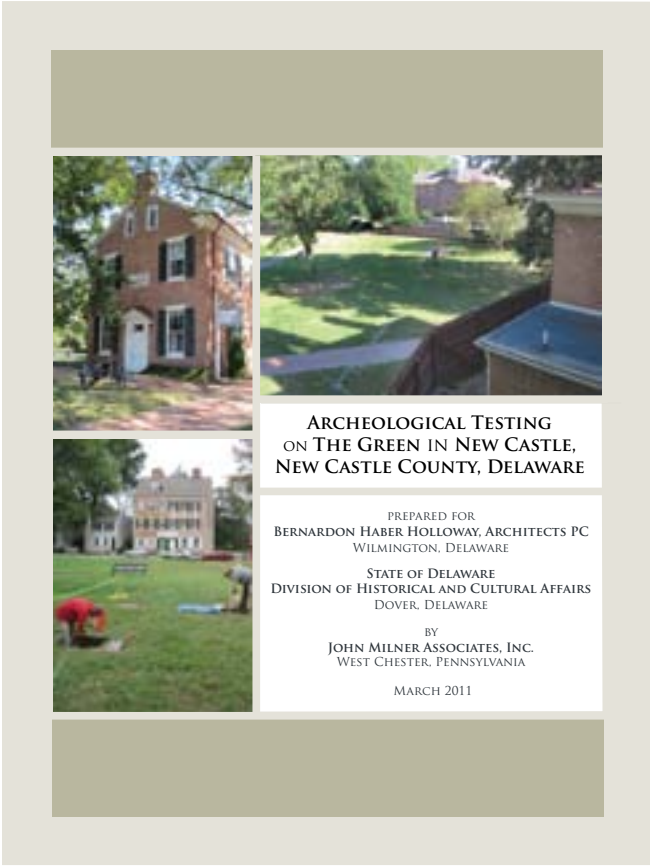
Prepared For
Bernardon Haber Holloway Architects PC
Wilmington, Delaware

By
John Milner Associates, Inc.
West Chester, Pennsylvania

November 2011

Example of archaeological testing on state-owned historic properties.

potential for historic properties within project areas and makes recommendations on treatments or avoidance. While not binding on private developers, this forum raises the visibility of historic properties and sometimes opens a dialogue with the developer that leads to preservation of a building or an archaeological site.



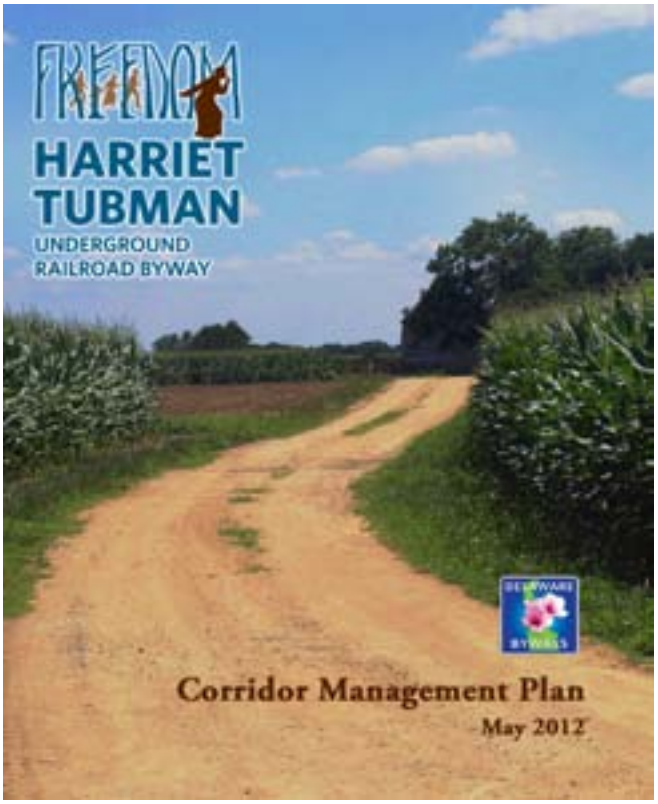
Example of archaeological testing on state-owned historic properties.

Additionally, local governments must update their comprehensive land-use plans every five years. As required by state law,[13] each plan must include a section addressing historic preservation, and submit it to PLUS for state review. The attention paid to historic preservation in these plans varies greatly, depending on how much economic benefit the local government sees in heritage protection. New Castle County, for example, has begun implementing of a proposal in its latest comprehensive land-use plan to institute measures to encourage appropriate maintenance of historic buildings and to prevent demolition by neglect. HCA/SHPO review of these comprehensive plans provides an excellent opportunity to educate local governments on the historic properties within their communities and to encourage them to protect Delaware's heritage.

A number of communities have shown their commitment to protecting their heritage by enacting historic zoning requiring review of rehabilitation projects by a local board or commission. Of these, five work with the HCA/SHPO directly through the Certified Local Government program.[14] Another way HCA is reaching out to local communities is through its Affiliates Program.[15] It now partners with small museums and historical societies to assist them in historical and interpretative exhibit development, which includes some opportunities for public outreach on preservation topics. Preserve America,[16] a federal program administered by the Advisory Council for Historic Preservation (ACHP), has recognized three Delaware communities for their efforts to preserve their cultural and natural assets, most recently, the City of Dover. Other programs that incorporate preservation values are the Main Street and Downtown Delaware programs, administered by the Delaware Economic Development Office (DEDO),[17] and a number of communities also participate in these programs.

DelDOT's Byway Program is another tool communities use to develop heritage tourism. Its goal is to get visitors off the main highways and on to back roads to see the unique experiences Delaware has to offer. Groups develop a byway nomination that inventories, analyzes, and identifies the important intrinsic qualities of the byway; and, once the byway is approved, then write a Corridor Management Plan which takes the qualities identified in the nomination and develops a strategy to preserve and protect them. A unique project in the Delaware Byway program, the Harriet Tubman Underground Railroad Byway is a multi-state byway focused on the experience of Harriet Tubman, the hero and symbol of the Underground Railroad. Historic sites associated with her life[18] are being recognized by

the National Park Service. Byways will link these sites to immerse travelers in this important aspect of history. This byway began in Maryland[19] where its leg was designated an All American Road by the U.S. Department of Transportation. Delaware's leg of the byway is ready to apply for similar status once the USDOT again takes nominations. The Corridor Management Plan for Delaware's leg[20] was completed in 2012. The next stage will bring together the stakeholders into a formal byway management entity that will implement the plan's strategies, coordinating the efforts of different partners to preserve, maintain, and enhance the intrinsic resources which enhance the visitor experience along the byway.



Cover of the Corridor Management Plan for the Harriet Tubman Underground Railroad Byway.

One significant success of the last five years was the extension of the state historic tax credit[22] for another ten years. The large developer projects of the first years of this program have disappeared, as banks have curtailed lending drastically. For homeowners and small property holders, the tax credit provides a way for many to afford necessary building maintenance, and it is increasingly used now for smaller projects. Non-profits who own historic properties may rehabilitate their properties and then sell the tax credits to raise much needed funds. Over the past five years, almost $16.5 million in historic preservation tax credits has been awarded to 12 rehabilitation projects carried out by developers, 39 projects carried out by homeowners, and 10 projects carried out by non-taxpaying entities who then transferred their assigned tax credits.

Increasing use of the tax credits reflects the efforts of HCA/SHPO and Preservation Delaware, Inc. (PDI),[21] during this past planning cycle to advertise the availability of the tax credit program and encourage homeowners in the many historic districts around the state to take this opportunity. Staff of both organizations gave workshops around the state, to meet Goal III of the 2008 plan, improving the public's access to information about historic properties and available programs.

Because of the tax credit, interest by property owners in nominating their properties to the National Register of Historic Places is very high. To meet these needs, HCA/SHPO staff initiated a program to train owners and historical organizations on research methods, assist with technical issues, and complete final editing and submittal of the nomination to the National Park Service (NPS).



300 Harmony St, New Castle, after rehabilitation using state preservation tax credit.

Another source of funding for historic rehabilitation projects is the Delaware Preservation Fund (DPF)[23] , which provides small grants and a loan program. Among the historic properties assisted by this fund were the Zwaanendael Club in Lewes and the Schoonover Studios in Wilmington.

Statewide, the preservation of open space[24] and the involvement of environmental organizations in land protections that benefit historic preservation have continued. Agricultural land preservation helps preserve Delaware's most common type of historic landscape, the family farm. The economy's downturn has meant that more farmers were willing to enroll their farms in Agricultural Preservation Districts and sell easements on their farms and forest lands at historically low prices. This Delaware Department of Agriculture program[25] directly affects the preservation of archaeological sites and can improve the preservation of historic farm buildings by providing financial resources and appreciation for maintaining their useful life. This highly successful program has preserved the highest percentage of land area per state nationwide. Recently, another 65 farms were added to the permanently preserved land, making a total of more than 110,800 acres preserved by the Agricultural Lands Preservation Foundation. The recession has also drastically reduced the conversion of farmland to residential and commercial uses. Despite this, less than half of the land that was once farmed is still in agricultural use. [See Figure 4.]

There are a number of other organizations working to protect open space and historic properties in Delaware. The Sussex County Land Trust[26] in conjunction with the Sussex County government purchased the National Register-listed Cannon-Maston House and associated farm land, near Seaford. Delaware Greenways[27] works with trail and scenic byway organizations on their projects, which provide opportunities for preservation and interpretation of many historic properties around the state. The Penn Farm, part of the urban land trust of the

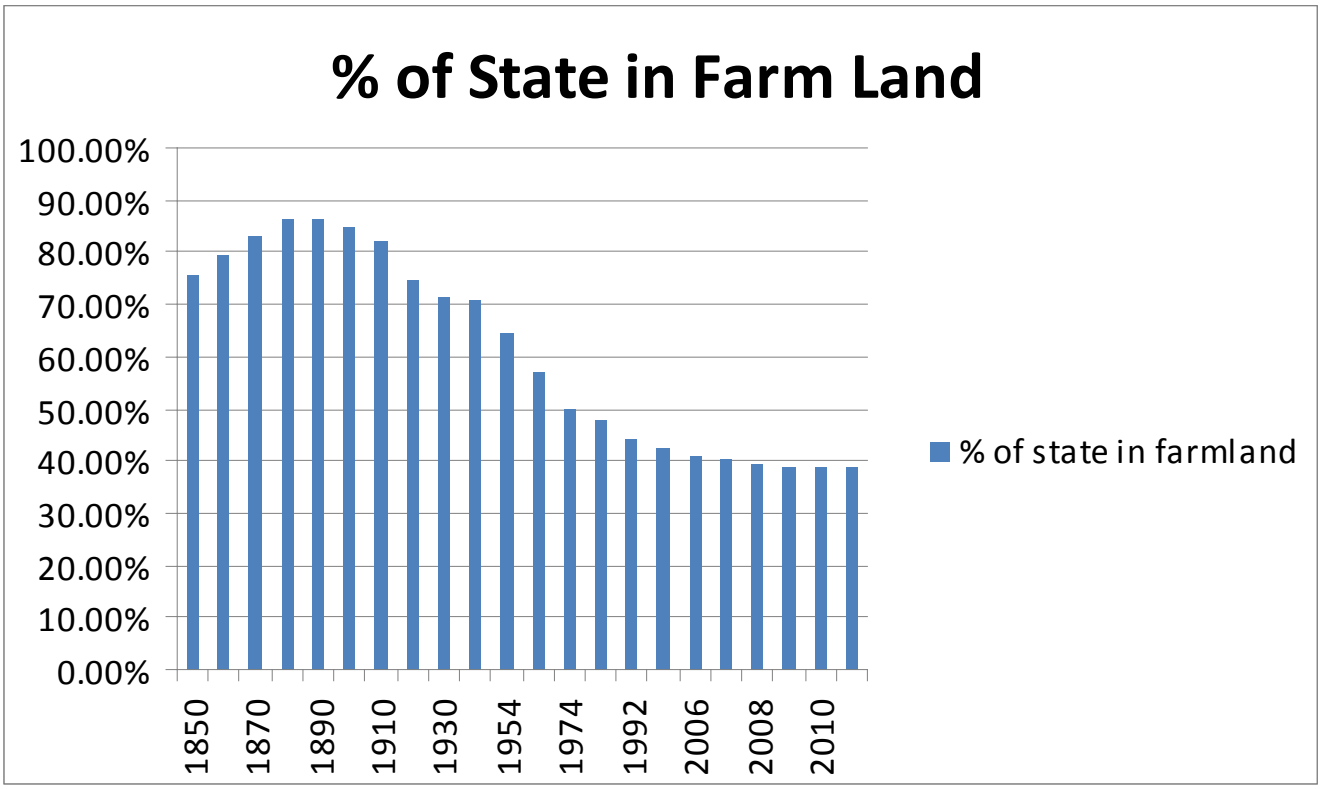
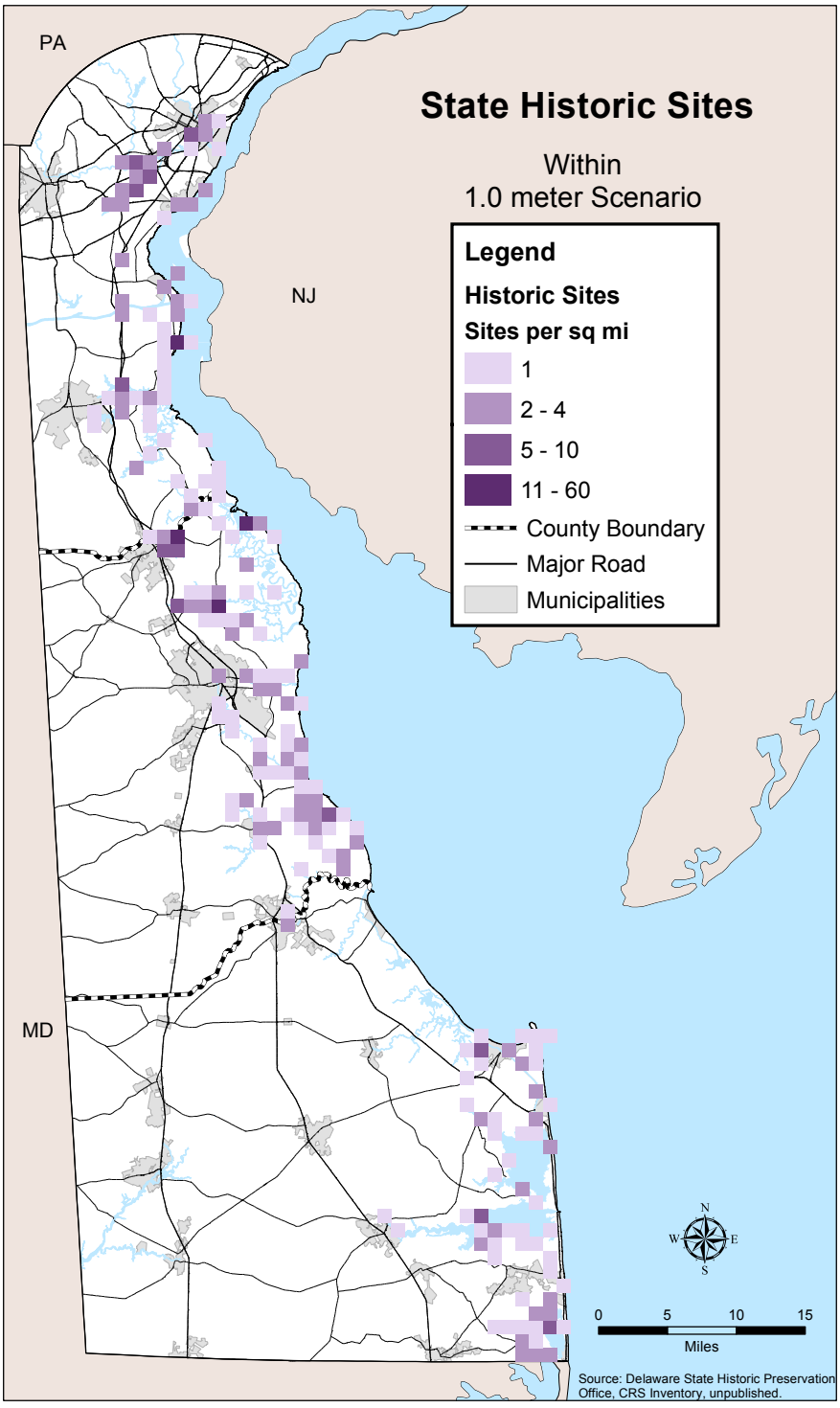


Figure 4: Loss of Farm Land in Delaware over Time

Trustees of the New Castle Common and a National Register-listed property is being rehabilitated and the farm used for community farm projects, which will bring a new group of people to learn about this important historic property. The Delaware Nature Society[28] has undertaken new programs at Dayett Mill and at Buena Vista, in partnership with HCA. These organizations are providing new opportunities for heritage tourism around the state.

In recent years, planning for sea-level rise has provided a forum to make people aware of the gradual loss of land and properties over this coming century. Archaeological sites of the prehistoric period and the early historic period will be disproportionally impacted by sea-level rise in Delaware, including sites listed as part of the Lower St. Jones Neck Historic District and the Cape Henlopen Archaeological District. In addition, a number of areas near the Delaware River and Bay have never been surveyed for archaeological sites but have a high potential for them. A number of National-Register listed districts and individual historic buildings are also immediately threatened, including the New Castle Historic District, Fort Delaware, Delaware City Historic District, and the Lewes Historic District.

Because Delaware has always had low-lying areas subject to flooding, people have historically built dykes to control flooding and provide arable land from marshes. These structures are now under threat, because they have to be strengthened and heightened to meet the rising levels of water and the increasing heights of storm surges. Currently, a project to protect certain areas from sea-level rise is investigating a sample of these structures.



Historic properties threatened by sea-level rise, 1.0 meter scenario; based on data available at the time (courtesy of Delaware Coastal programs, DNREC)

Historic Properties in Delaware

Current Knowledge

The HCA/SHPO's historic proerty files have been generated by many different sources over many decades resulting in inconsistences in the level of information on historic properties. These sources included volunteer organizations such as town historical societies, the Archaeological Society of Delaware (ASD), and the Wilmington Woman's Club. Then, in the 1970s and 1980s, the state conducted many comprehensive architectural and archaeological surveys. Volunteer groups tend to look for the earliest and the best in the built environment. The ASD was heavily biased towards prehistoric-period sites, although they did explore some very early historic-period sites in Sussex County. The state funded both prehistoric-period and historic-period archaeological surveys in various parts of the state, but due to the labor-intensive methods needed for such surveys, only a small portion of the state had been surveyed by the time funding for SHPO survey substantially declined. However, most of the state was surveyed for buildings dating before 1945 by the early 1990s. Separate surveys for bridges and state-owned buildings were also undertaken.

These surveys led to a number of National Register nominations. While the earliest ones tended to be for the earliest and best architectural examples, as more community surveys were done, more nominations for historic towns and neighborhoods were included. Some archaeological sites were also nominated, including two large districts. In the 1980s, a number of historic contexts were developed, both as part of nominations and as separate documents, to provide guidance on locating and evaluating certain kinds of properties. However, in recent years, little comprehensive survey has been undertaken, leaving most survey being done through individual projects.

There are major gaps in our knowledge about a variety of property types, including historic cemeteries, 20th-century roadside commercial architecture, objects of any kind, and landform-type structures, such as dykes, mill ponds, and dams. Indeed, survey forms for objects, landscapes, and larger structures were only devised in the early 1990s. One comprehensive survey of outdoor art objects was done in the 1990s by Delaware State University, but the historic sculptures have still not been fully integrated into the historic property inventory system. Because of the previous focus on the earlier resources of the state, one large bias in what we know about our historic properties is in buildings constructed after 1940. A recent survey done for a large transportation corridor project identified over 1000



Caesar Rodney Equestrian Statue, designed by James E. Kelley, 1915; listed in the National Register of Historic Places as part of the Rodney Square Historic District, August 10, 2011.

new properties, virtually all of which dated to the 20th century, and many of which dated after 1940.

The majority of properties that have known dates[29] were built in the last half of the 19th century and the first half of the 20th century. [See Figure 5.] This reflects the natural attrition through time of buildings and structures from the 17th through the first half of the 19th century, and the greatly increased numbers of buildings from later time periods as Delaware's population rose. Information on housing units, first recorded in the 1940 census, give an approximation of this increase in buildings, although housing units do not equate exactly to buildings nor do they include commercial buildings. [See Figure 6.] According to StateMaster.com, in 2004 only 10% of residential buildings in Delaware were built before 1940.[30]

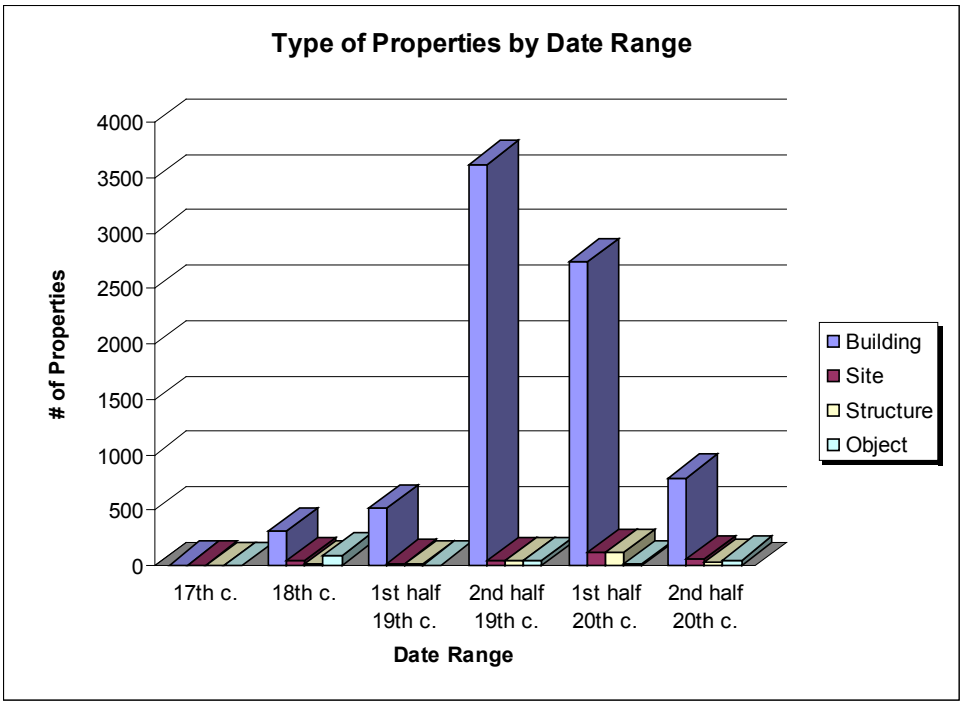


Figure 5: Distribution of Historic Properties with Dates by Property Type

Examining these same buildings and structures geographically reveals two interesting trends. [See Figure 7.] First, the greatest number of earlier properties is found in New Castle County outside of the City of Wilmington, and second, Sussex County has the greatest number of properties from the 20th century. While in part this difference results from the fact that New Castle County's population has always outnumbered that of the other two counties, a major factor is simply that many more historic buildings in New Castle County were constructed of brick or stone. In Sussex County, where most of the historic buildings are of timber construction, fewer properties have survived from the 18th and 19th centuries. The City of Wilmington has its highest number of buildings and structures from the late 19th century, reflecting the major boom period of Wilmington's history, when the junction of rail transport, water transport, and industrial investment caused the city to grow at very high rates.

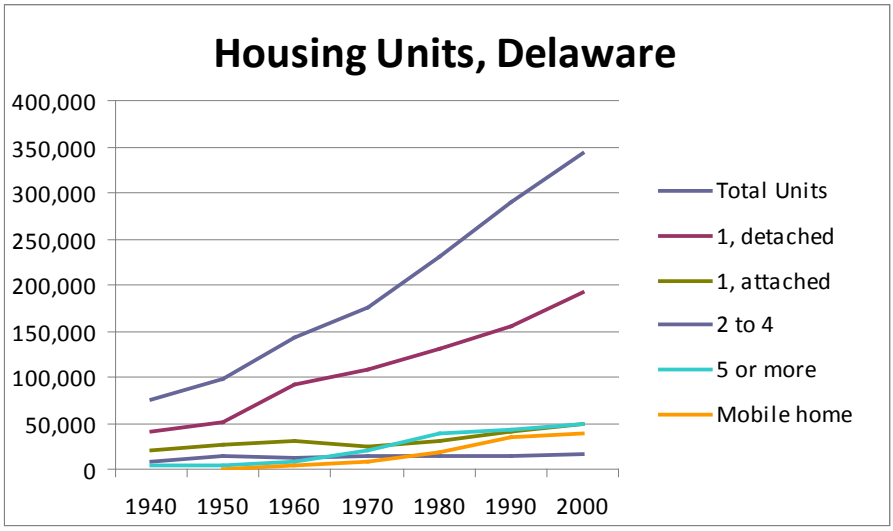


Figure 6: Housing Units Through Time

Since comprehensive archaeological survey was eliminated from HCA/SHPO's budget in the early 1990s, the majority of archaeological surveys are undertaken for federally funded or sponsored projects. This haphazard approach fails to provide a balanced, broad perspective of the patterning of site locations and cultural context, and makes the appropriate evaluation of such sites more difficult. Agencies are generally constrained by their project budgets and cannot undertake broad-based context development. However, new approaches to alternative mitigation for archaeological sites are being considered by DelDOT. The unexpectedly large number of late 17th-century to early 19th-century archaeological sites along a highway corridor has created an opportunity to use some mitigation monies to fund context development rather than excavating every site fully. Among the proposals are the production of a comprehensive historic context to better predict the location of early historic-period sites; a historic context on African-American settlement in St. George's Hundred; and a study on identifying and determining the function of sites from the Revolutionary War period in central Delaware.

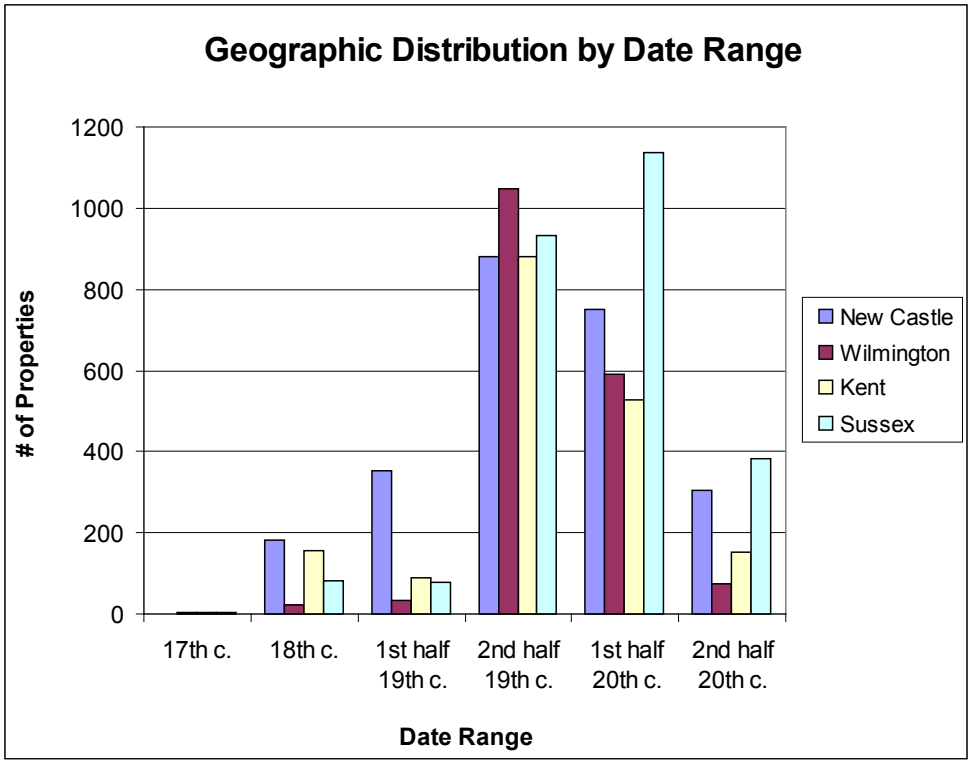


Figure 7: Geographic Distribution of Historic Properties with Dates



View of archaeologists beginning data recovery work at the Houston LeCompt site, with poster informing public about site's history and archaeology; one of the many archaeological sites discovered along the new Route 301 corridor.

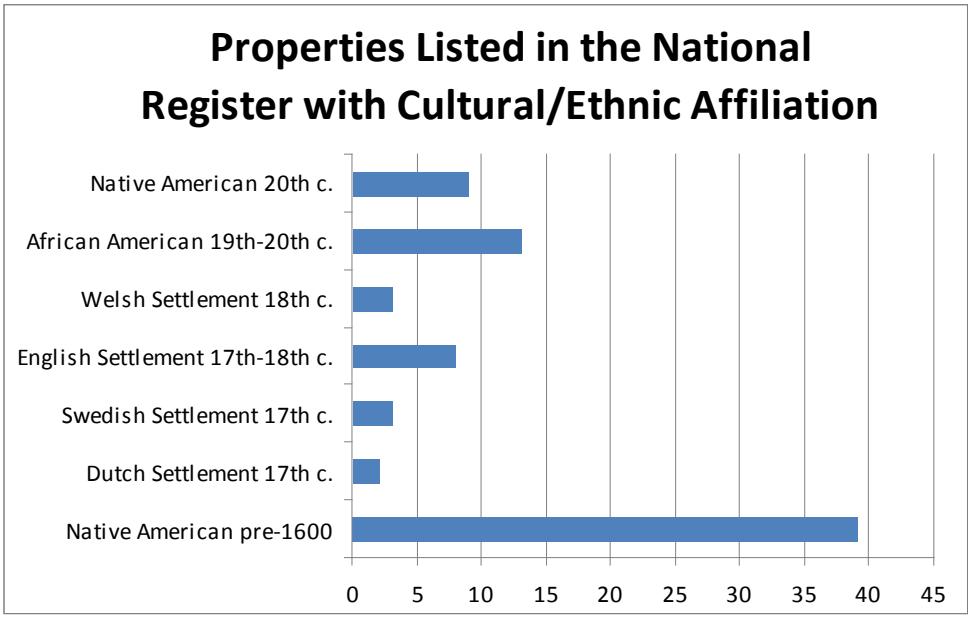


Figure 8: Cultural and Ethnic Affiliation of Listed Properties

If they are initiated, these studies will greatly assist future work on historic properties associated with ethnic or cultural groups. Currently, less than one percent of listed historic properties identify particular affiliations with specific groups. [See Figure 8.] While many more properties related to prehistoric Native Americans have been identified (nearly 4,000 sites total), there has been little interest in pursuing nominations for significant sites, either because land-owning agencies find the expense of evaluation-level archaeological testing too great, or because the sites are within project areas where they are excavated prior to being destroyed by construction. A concentration of properties associated with the Lenape Indian Tribe of Delaware has been identified around the Town of Cheswold, but more work is needed to determine which properties could be nominated. Currently, there is a nomination being prepared on an African-American school, church, and camp meeting in Sussex County, the first one focused on African Americans since 2002.

Because Delaware state law provides protections for unmarked human remains, developers have become very concerned about the delays and costs incurred by encountering such remains in their project areas and sometimes now hire archaeological consultants to look specifically for family cemeteries. HCA/SHPO has also instituted a project to document the locations of historic cemeteries statewide. Nearly 500 cemeteries and grave locations, including church, commercial, community organization, and family cemeteries, are have located to date. In addition, an archaeological consultant has produced a historic context and predictive model for family cemeteries as part of a Section 106 project. These steps have resulted in fewer human burials being accidentally disturbed during project construction. Certain remains from several early historic sites that have not been claimed by next of kin are now being examined by the Smithsonian Institute and the University of Montana to determine origin, and health and demographic issues, to add to the historic context on early historic-period archaeological sites.



Marker for reburial of the Collins-Jackson family remains, discovered and removed from the original burial site during DelDOT's Rt.113 project.

Government-Owned Historic Properties

Governments in Delaware own a significant number of historic properties of all types, including buildings, structures, sites, and objects. Federal agencies own nearly 50 National Register-listed properties in Delaware, and state and local agencies each own over 500 listed properties, including town halls, museums, airplane hangars, dwellings, bridges, archaeological sites, parks, and state boundary monuments. [See Figure 9.] Governments have a responsibility to maintain these properties, but often the resources are not available to accomplish this. When such properties are vacant, such as Kingston-Upon Hull, an 18th-century building in a state wildlife refuge, they typically deteriorate due to water infiltration and vandalism. When such properties are still in use, lack of awareness of the appropriate manner to rehabilitate these buildings can lead to modernization that results in loss of historic features such as windows and doors in the name of energy efficiency. For example, window changes in the Town of Leipsic's Town Hall, a historic school, were proposed and carried out for energy efficiency.

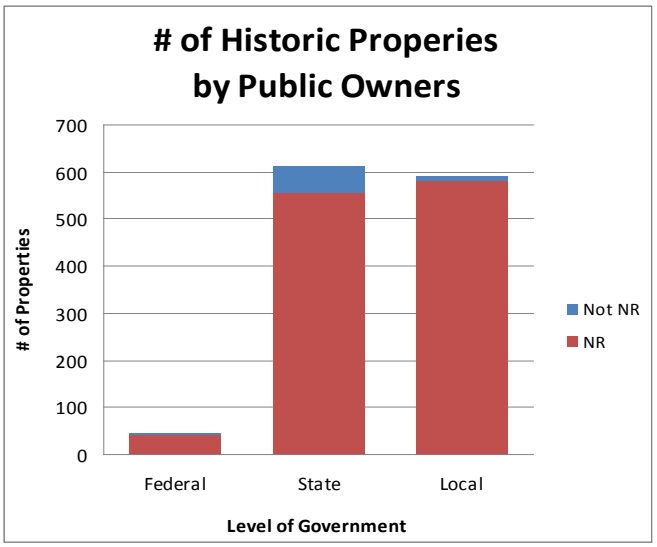


Figure 9: Number of Historic Properties Owned by Different Levels of Government

Another issue is that state agencies do not always know that their properties are historic because many publically owned properties have not yet been evaluated. For example, while there are a number of National Register-listed schools, a state-owned buildings survey in the 1990s identified a number of other, potentially eligible schools. Lack of funding has prevented any systematic approach to actually listing these properties, although currently there are two groups interested in developing nominations for individual schools. In the 1980s, DNREC conducted systematic surveys and produced management plans for all state-owned parks, identifying and testing a number of prehistoric and historic-period archaeological sites. However, recent staff cutbacks at their agency have made it difficult to adequately monitor all of the historic properties located in the parks or to update the plans as new state park lands are added. In addition, they have not been able to pursue National Register listing for identified historic buildings and sites.



The Town of Leipsic wanted to replace the deteriorating windows on the historic school that serves as its Town Hall, using U.S. Department of Energy funding. After discussions and on-site meetings with the SHPO, the Town replaced the windows with modern ones with muntins and the same sash widths, that replicate the historic look of the school.

Federal agencies who own properties in Delaware have generally been diligent in undertaking their survey responsibilities under Section 110 of the National Historic Preservation Act of 1966. US Fish and Wildlife Service has completed surveys of both the Bombay Hook and the Prime Hook wildlife refuges in recent years, and the Dover Air Force Base has inventoried and evaluated all buildings on the base or owned by the base and is gradually completing an archaeological evaluation of sites. Because of the comprehensive surveys carried out by the HCA/SHPO earlier, most local governments have some knowledge of the historic properties they own. However, a number of municipalities in Sussex County still need such surveys.

Improving Historic Property Information

One of the greatest challenges facing our state is the increasing number of suburban developments and houses that will meet the 50-year-old age criterion set by the National Park Service (NPS) for consideration for National Register eligibility. In this planning period, properties built by 1967 will meet this criterion. Agencies will need more time and money to perform surveys in densely built-up areas from the mid-20th century. Delaware's historic context on suburbanization only dealt partially with this later period and should be updated to assist in evaluating these suburban landscapes.



Green Acres, one of the many suburbs of the 1950s that need to be surveyed and evaluated for their historic significance

Nationally, the issue of under-represented groups in states' historic properties inventories is receiving more attention. In Delaware, prehistoric archaeological sites are well represented in the state's inventory, and buildings associated with Native Americans in the historic period have been fairly well identified and those associated with the Nanticoke Indian community are listed in the National Register. However, only one archaeological site associated with historic-period Native Americans has been definitely located. A historic context for Native Americans living within European-based society is needed, with appropriate methods suggested for locating and identifying such sites. While a number of properties associated with African-Americans have been listed in the National Register, the number is not really commensurate with the numbers of African-Americans that have lived in Delaware over time. More survey needs to be done to further identify surviving African-American settlements in accordance with the historic context already developed, but some attention also needs to be given to determining how to identify archaeological sites associated with enslaved and free African-Americans.

Appropriate maintenance and treatment of historic buildings owned by state and local governments is a recurring issue, given the tight budgets of recent years. While HCA has been successful in obtaining special legislative funding to rehabilitate its major museum buildings, the New Castle Court House and the Old State House, other state agencies are not as successful. Local agencies are even more constrained. A reliable funding stream for on-going maintenance needs to be developed.



21 The Green under scaffolding for windows restoration, masonry cleaning, and painting project.

A number of municipalities in Sussex County still have not had a comprehensive historic property survey. National Register nominations based on surveys carried out in communities throughout the state before 1990 are in serious need of revision to bring them up to current standards. Limited funding in recent years has meant that grants for such projects have been available only to Certified Local Governments (CLGs), which generally have already had comprehensive surveys of their communities. One municipality lacking a survey, Ocean View, recently paid for a survey and evaluation of its town because of its citizens' interest, leading to the National Register-listing of its former town hall, now its historical society's museum.

While there have been few recent cases where unmarked human remains were encountered, HCA/SHPO's efforts to locate family cemeteries need to continue. A separate mapping layer for cemeteries and burials in HCA/SHPO's Cultural and Historical Resource Information System[31] (CHRIS), a mapping portal available on-line, or other appropriate venue needs to be developed, incorporating data from HCA/SHPO, the Delaware Genealogical Society, DNREC, and the Office of Vital Statistics.

Also in the next five years, CHRIS will need to be re-developed and re-deployed, as the software it is based on is out of date. This provides an opportunity to consider changes to the system and how information is presented, but will require funding above the HCA/SHPO's normal budget. In addition, the data need to be fully developed, with completed mapping and scans of inventory forms, survey reports, and other kinds of information posted.



The Hudson Cemetery, one of the many small family cemeteries found throughout Delaware that are now abandoned and overgrown. Tombstones and burials, wherever found, are protected in state law.

Preservation in Delaware: The Last Five Years

Five years ago, the previous preservation plan entitled Planning for the Past: Preserving Delaware's Heritage[32] presented two guiding principles, four goals, and numerous strategies for furthering historic preservation in the state. Through individual initiatives and partnerships, the preservation community has achieved some significant outcomes in spite of the economic difficulties that have challenged us.

Some of the major accomplishments in property rehabilitation since January 2008

- Parts of the 300, 400, and 500 blocks of Market Street in Wilmington through private development utilizing state and federal tax credits, including the Queen Theater,[33] a property which had been closed and vacant for more than 50 years.
- The Amtrak Train Station, a Frank Furness-designed building in Wilmington.
- The John Bell House on the Green in Dover, with state funding, as an anchor for the First State Heritage Park[34].
- The Nemours Mansion and Garden[35] near Wilmington, a private museum.
- The Kent County Courthouse in Dover, for continued use by the courts.



The John Bell house on the Green and the Kent County Courthouse after rehabilitation

Guiding Principles

Planning gives preservationists an opportunity to periodically re-examine, re-think, and revise our approaches. While the strategies may change, public meetings and surveys have shown that these guiding principles are still at the heart of preservation in the First State.

- ***Principle 1:*** *Protect Delaware's important historic properties.*
- ***Principle 2:*** *Communicate widely the value of preserving historic properties to Delaware's present and future.*

- The Grand Opera House[36] in Wilmington and the George Read II House[37] in New Castle, with assistance of federal Save America's Treasures (SAT) grants.
- A number of HCA-owned properties statewide[38], including the Felix Darley House in Claymont, the Old Academy in New Castle, Buena Vista near New Castle, 15 and 21 The Green in Dover, and the Old Sussex County Courthouse in Georgtown.

Other important accomplishments in preservation that took place between 2008 and 2012 are:

- The level of knowledge about archaeology of the early historic period was substantially expanded by excavations on a number of sites along the proposed Route 301 corridor.[39]
- Delaware Byways[40] were established for the City of Lewes, Western Sussex, and the Underground Railroad in Kent and Sussex counties.
- The Delaware History Trail,[41] using smart phone technology to document locations visited was developed by the Delaware Tourism Office; it includes a number of HCA-owned properties and other National Register-listed properties.
- The Lightship Overfalls[42] in Lewes was des-

ignated as a National Historic Landmark in 2011.[43] In addition, the ship was refurbished, a secure birth was constructed, and a park linking it to the City of Lewes was created, in part through a Save America's Treasures (SAT) grant.



View of 18th-century, stone-lined cellar hole being excavated, from the Elkins A Site, one of several significant historic archaeological sites excavated along the Route 301 corridor.

- The City of Dover was designated a Preserve America community in 2009,[44] and the Dover Green was recognized by the American Planning Association as a Great Place in America: Public Space.
- HCA received an Award of Merit for their restoration projects at the Old State House and the New Castle Courthouse from the American Association of State and Local History (AASLH) as part of the Saving Our Capitols Initiative in 2008.
- The New Castle Historical Society (NCHS) presented its Bamberger Preservation Award to HCA in 2008 for the New Castle Courthouse restoration project and in 2009 for the Old Academy restoration project.
- Buildings of Delaware by W. Barksdale Maynard, the first comprehensive history of architecture in Delaware, and a part of the Society of Architectural Historian's (SAH) series called Buildings of the United States,[45] was published in 2008.

Additional ways in which the specific goals and strategies contained in the 2008-2012 preservation plan have been met are outlined in Appendix I. The appendix also includes other actions that did not meet specific strategies but furthered historic preservation in the state.

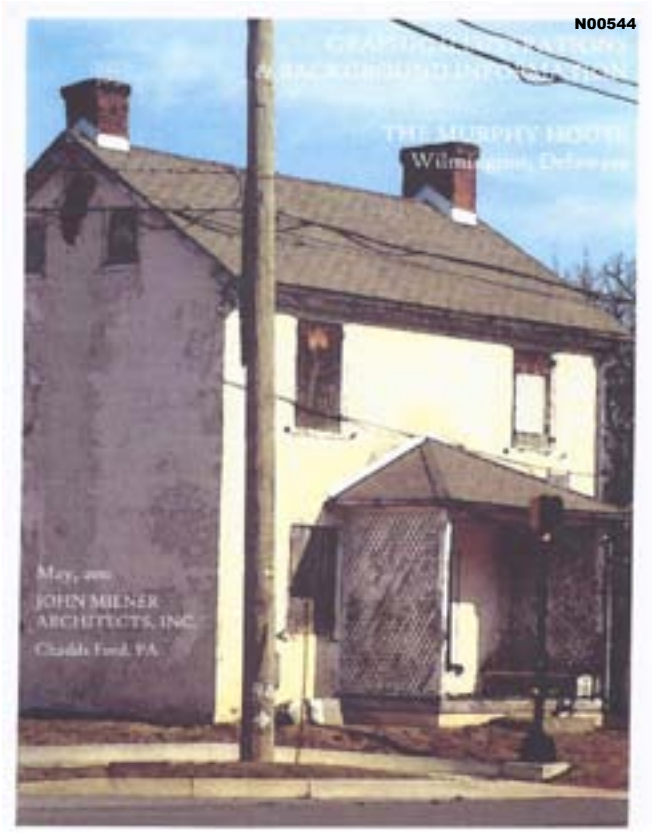


Preservation Delaware workshop training homeowners and others on appropriate rehabilitation and maintenance techniques, September 2011. Photo courtesy of Preservation Delaware, Inc.

While we have had many successes in addressing the goals and strategies, there have been some unsuccessful attempts to fulfill strategies and some losses of historic properties.

On the local government level, an effort was made to establish a demolition ordinance in Sussex County but this effort has so far been unsuccessful (2008 Plan Goal I.1). The State would benefit from better coordination between HCA and other agencies that hold historic properties (2008 Plan Goal I.2). Although HCA has been working to develop partnerships with local historical groups, there is a need to improve communications among historic preservation groups (2008 Plan Goal IV.2). Finally, there was no commitment to creating an inclusive written strategy for the protection of historic properties, and nothing was accomplished related to that strategy (2008 Plan Goal IV.1).

A number of buildings have been lost over the last five years, but the one that was highest in the minds of those who came to the public workshops was the Murphy House, located north of Wilmington. The building was thought to be protected by a preservation covenant from the Delaware Department of Transportation (DelDOT), but this was set aside and the building was demolished in 2011. Accidental fires have been responsible for some other significant losses including those that destroyed parts of Cannon Hall in Woodland and the locally significant Georgetown Train Station in Georgetown, both in Sussex County, and the one that led to the demolition of the Governor John Wood Hall House in Frederica, Kent County. The owner of the Rumsey House near Middletown in New Castle County vacated and then demolished this National Register-listed building.



Report on the Murphy House, prepared for New Castle County as part of the demolition permit, 2011



Cannon Hall, at Woodland Ferry, after the 2010 fire.



Cannon Hall, at Woodland Ferry, roof being repaired, 2013.

The preservation community needs to find effective ways to improve the opportunities for saving Delaware's cultural heritage. Buildings continue to be threatened. The economic downturn removes some buildings from active use, placing them at risk, while other buildings and sites may be demolished as development begins again. The Episcopal diocese decided to close the Cathedral Church of St. John in Wilmington, for example; it is up for sale and its future is uncertain. Since the fire at Cannon Hall, Preservation Delaware, Inc. (PDI) has worked with the owner and prospective purchasers to try and craft a solution to save as much of the historic building as possible, but the outcome of these efforts is still uncertain

Developing the Plan

Online Survey

Technology has changed the way we interact with one another and in an effort to reach out to more people, the HCA/SHPO created an electronic survey that posed a series of questions related to historic preservation in Delaware. This included a number of questions on what "preservation" means to the respondents and how they feel about Delaware's historic places, the challenges and threats to historic places, and the best strategies and tools to address issues affecting these places. After a feature article about the survey in the HCA e-newsletter, a link to it was posted on HCA's front web page for two months. A flyer advertising the survey was emailed to each local government and to numerous organizations throughout the state. (See Appendix II.) Preservation Delaware, Inc. (PDI) and Carolyn Roland, a realtor specializing in historic properties, both included it in their e-newsletters. It was also posted extensively through blogging and social media such as Facebook and Twitter.



Preservation Survey Flyer

There were 287 respondents to the survey, most of whom clearly expressed a positive attitude towards preservation. Because there were so few respondents with a negative attitude towards preservation, the survey results, although valid, should not be viewed as representative of the broad public.

Most Respondents indicated strong agreement with the following statements:

- Historic places are important in educating children about our past.
- Delaware's historic places provide a sense of place to our communities and add to our quality of life.
- Historic preservation is an important part of planning and deserves government support.
- With appropriate planning, historic preservation and economic preservation are compatible goals.
- Historic museums and heritage tourism are important to Delaware's economy.

The greatest challenges or threats to preservation in Delaware identified by the respondents are:

- Lack of financial incentives and economic tools.
- Neglect or abandonment of older buildings.
- Growth and development pressure (sprawl).
- Lack of public understanding about the relevancy of historic preservation values.
- Need for preservation education and training.

The best strategies or tools to address issues affecting historic places identified by the respondents are:

- Increased public education.
- Availability of low interest loans for rehabilitation.
- Income tax credits for rehabilitation projects
- Building codes which recognize historical and archaeological properties.
- Local zoning codes which recognize historical and archaeological properties.

The vast majority of the respondents were between the ages of 45 and 65 with little response from those under 25. Although pleased with the overall response, HCA/SHPO had hoped that the online medium and the outreach through social networking might spur more response from those under 35, as they are more attuned to technology. It will be important, over the next five years, to seek ways to reach out to this to age group.

Public Meetings

HCA/SHPO obtained additional input through a more traditional approach by holding five moderated public meetings throughout the state. As with the survey, a flyer was prepared to advertise the dates and times of the meeting. The flyer was distributed to each local government and to business, historical, and preservation organizations throughout the state (see Appendix II for list) and also advertised through the HCA newsletter and web page. The meetings were held over the course of a week and a half in locations spread throughout the state. A total of 75 people attended, with turn-outs ranging from 8 in Lewes to 21 in northern New Castle County. Four of these meetings were held in the evening so that there could be broad public participation. A meeting in Dover was held during the day, targeted towards those whose professions were aligned with the preservation field. As with the survey, the attendees at the public meetings were generally preservation-oriented.



Members from the community participate in a public preservation planning meeting at the Old State House in Dover

The workshops began with an introduction and background on the planning process by HCA/SHPO staff which was followed by a moderated brainstorming session consisting of three questions to which each attendee was asked to respond. The goal of the questions was to elicit what was on peoples' minds and what was important to them with regard to preservation in Delaware. Attendees then prioritized the responses to the questions so that there was a consensus on the most important issues raised at each meeting.

When asked what "preservation" meant to them, attendees had three main recurrent themes:

- Preserving a historic structure.
- Preserving the story surrounding a structure (whether or not the structure was preserved).
- Preserving artifacts from inside a building, buried in the ground, or under water.

Attendees were asked to tell us their number one preservation issue or concern, either general or relating to a specific location. The issues and concerns that ranked highest were:

- Threat of losing things that cannot be replaced.
- Demolition-by-neglect.
- The need for co-existence of old and new.

- Lack of money.
- Need for education.
- Lack of vision and leadership related to preserving communities and buildings.
- Need for diversification of what is preserved and who it relates to.

Attendees were then asked to recommend strategies for addressing these issues and concerns. The suggested strategies were numerous but those which ranked highest were:

- Provide education at all levels about Delaware history and prehistory.
- Produce legislation that addresses preservation issues.
- Create alternative preservation incentives that are not reliant on the government's limited financial resources.
- Reinvigorate the survey program and re-survey areas.
- Encourage the HCA Affiliates Program and increase HCA staff presence in community.
- Think outside the box – change and re-energize

Other Outreach

Once the public meetings were complete, a blog was posted on HCA's web page, *Blogging Delaware History*[46]. The blog summarized the public meeting and survey results and invited further comments. One additional comment was received. View the blog here http://history.blogs.delaware.gov/2012/03/29/



Members of the Delaware preservation community meet at Buena Vista Conference Center to establish goals for the Preservation Plan

The Goal-Setting Working Group

The task of synthesizing all of the above data into a series of goals and strategies fell to a working group made up of twelve members, including the Deputy State Historic Preservation Officer, three county planners, two municipal planners, two state land-managing agency planners, and representatives from the statewide preservation non-profit, the archaeological community, and each of the state's higher-education preservation programs. (See Appendix III.) Invited but absent were representatives from the Delaware Main Street program, the Office of State Planning Coordination, and one of Delaware's advisors to the National Trust for Historic Preservation.

HCA/SHPO provided the working group with the summary data from the survey and public meetings as well as charts, tables, and other summaries of demographic, economic, and preservation statistics from the analysis of trends and background information. One noteworthy comment was that the term "historic preservation" was antagonistic to some groups, and that the term "heritage conservation" was more appropriate and readily understandable to the public. Reflected in this document is that heritage conservation is a broad national movement, and where possible we have used this term. However historic preservation is the term used most often in this country and particularly by the federal program.

The working group did not propose specific strategies to address the public's comments on lack of funding because the economic downturn has made it unlikely that this type of strategy is accomplishable in the time frame of this plan. One important outcome of the discussions was a determination to re-convene this working group on a semi-annual basis to monitor how well the state's preservation community is achieving the goals set for the next five years.

Further Reviews and Outreach

After the recommended goals were developed, the report was e-mailed to members of the State Review Board for Historic Preservation,[47] agency staff, and other professionals and public meeting participants who expressed an interest in reviewing drafts. In addition, a blog posted on HCA's web site outlined the proposed goals and provided an additional opportunity for public comment. Once a complete draft of the plan was developed, it was sent to the same list and additional comments were solicited. A blog also announced the availability of the draft plan, inviting the public to comment on the draft. No comments were received.

Historic Preservation Plan: Goals and Strategies

The Guiding Principles developed for the 2008-2012 plan remain our vision for historic preservation in Delaware, and have guided the development of the current plan. The Goal-Setting Working Group developed the goals and strategies outlined in the table below, as well as proposed many of the actions. Those commenting on this plan's initial draft proposed some additional actions. The actions contained in the table were limited to those reasonably accomplishable within the five-year time frame of this plan (2013-2017). The expectation is that other actions related to historic preservation will take place during this period. These may, or may not, specifically address a defined strategy listed below. HCA/SHPO will track all actions and will report them during the next update of the plan.

Implementation of this plan relies on many preservation partners across the state. HCA/SHPO will lead many actions, and will track measures statewide as they are implemented. The goal-setting working group will become a technical advisory committee for plan implementation and priorities, meeting semi-annually to discuss progress. In the fall of 2016, HCA/SHPO will begin the process of updating and writing a revised plan, for approval by December of 2017.

The preservation partners include state agencies with preservation professionals, local government preservation planners, historical societies, preservation and archaeological non-profits, Main Street communities,[48] Certified Local Governments,[49] universities with preservation and archaeology programs, and historic property museums. These organizations will be generally referred to in the table as historic preservation partners, with specific organizations mentioned that have expressed interest in carrying out or assisting with a specific action. We have chosen not to set up specific time frames for each action below, because they will depend on each partner's internal priorities and scheduling.

Guiding Principle 1: Protect Delaware's important historic properties

Goal I: Encourage all governments to serve as positive models for stewardship of historic properties which they own

Strategy	Action	Lead Agency/Org.
1. Ensure that government agencies know what historic properties are within their ownership.	Determine level of information and need for each government, and provide inventory of historic properties based on tax records and HCA/SHPO Cultural Resource Survey[50] (CRS) information.	HCA/SHPO
	Encourage state agencies to nominate their significant historic properties.	HCA/SHPO
2. Encourage the appropriate rehabilitation and maintenance of historic properties within the government's ownership.	Conduct a workshop for local government and agency staff on best practices in historic rehabilitation and maintenance, to assist them in assessing the condition of their historic properties, and developing a plan for their appropriate rehabilitation and on-going maintenance, utilizing in-house and available free technical experts.	PDI, CLGs
	Share technical information on caring for historic properties, including fire prevention and energy-saving approaches, through web publication.	HCA/SHPO, PDI, historic preservation partners
	Expand use of resident curator programs.	New Castle County, DNREC
	Develop better models for covenants and protections for historic buildings and archaeological sites under federal project review.	DelDOT, DNREC, HCA/SHPO

Goal II: Encourage active participation in historic preservation by all local governments.

Strategy	Action	Lead Agency/Org.
1. Educate local governments on the economic, social, and sustainability benefits of preservation of historic properties.	Share HCA study on the Delaware tax incentives, through web publication.	HCA/SHPO
	Educate local governments on what historic properties are in their jurisdiction (as needed) to ensure the full range of properties is addressed in the historic preservation section of comprehensive land-use plans.	HCA/SHPO, DEDO, preservation planners, Main Street managers, Downtown Delaware communities
	Develop a plan to fund comprehensive survey in municipalities that lack such survey or that have unsurveyed areas of 20th-century development.	PDI, HCA/SHPO, preservation planners
	Encourage New Castle County to hire a full-time preservation planner, and Kent County to re-establish its preservation planner position.	PDI, historic preservation partners
	Partner with the League of Local Governments on a workshop on historic preservation benefits.	PDI, DSU
2. Provide local governments with information on available tools for historic preservation.	Compile model demolition regulations and best practices and publish on the web.	DSU, UDCHAD, HCA/SHPO
	Educate local governments on historic tax credits and encourage them to make information available to their constituents.	HCA/SHPO, PDI, DSU
	Explore existing architectural salvage programs nationally, and share with local governments.	Main Street managers
	Provide local governments with information on preservation incentives as well as local zoning code provisions that may be disincentives to reusing historic properties; publish information on the web and/or through CLG workshops.	PDI, HCA/SHPO
3. Increase the number of local governments participating in the CLG program.	Continue outreach to local governments with historic zoning to inform them about the program.	HCA/SHPO, PDI, CLGs
	Revise the guidance manual for the CLG program to encourage regular training for CLG commissioners.	HCA/SHPO
4. Build support for enacting local incentives and protections.	Provide local elected officials with information on National Register properties located within their constituencies.	HCA/SHPO
	Lobby local elected officials for historic preservation protections to be considered during updating of their comprehensive plans.	PDI, historic preservation partners
5. Hold regular meetings among preservation commissions, CLGs, and professionals, to maintain communication and share information.	Solicit topics for discussion.	PDI, HCA/SHPO
	Arrange location(s) and meeting schedule, providing for teleconferencing, as needed.	PDI, HCA/SHPO, historic preservation partners
	Engage participants in discussion, identifying actions and needs, and following-up as appropriate.	PDI, HCA/SHPO, CLGs, historic preservation partners, historic district commissions

Guiding Principle 2: Communicate widely the value of preserving historic properties to Delaware's present and future.

Goal III: Develop effective collaborations on historic preservation with non-traditional partners.

Strategy	Action	Lead Agency/Org.
1. Identify non-traditional partners and determine how to engage them.	Convene a working group to organize and lead the effort to identify non-traditional partners.[51]	HCA/SHPO, PDI, historic preservation partners
	Identify non-traditional partners, determine how the interests of each non-traditional partner intersects with historic preservation, and determine the appropriate places to meet these non-traditional partners in order to engage them, and share this information with all historic preservation partners.	HCA/SHPO, PDI, historic preservation partners
	Meet with non-traditional partners to begin communication on historic preservation issues of concern to them.	HCA/SHPO, PDI, historic preservation partners
	Invite local politicians to events sponsored by historic preservation partners.	PDI, historic preservation partners
2. Utilize a circuit-rider approach for historic preservation on the local level.	Discuss issues and opportunities with Office of State Planning Coordination.	HCA/SHPO
	Provide technical advice and support for historic preservation to local governments and community groups.	HCA/SHPO, DSU
3. Hold semi-annual meetings with partners, at different locations around the state, to discuss progress.	Organize first meeting and set up schedule.	HCA/SHPO
	Rotate sponsoring organizations and locations.	HCA/SHPO, historic preservation partners

Goal IV: Expand opportunities for public education to increase support for historic preservation.

Strategy	Action	Lead Agency/Org.
1. Convey broad outlook of heritage conservation to public, including its role in creating a history of place, community revitalization, conservation of resources, protection of archaeological sites, scenic and historic byways, and other issues.	Encourage museums to include historic preservation information and concerns in their programs.	HCA/SHPO, historic property museums, historic preservation partners
	Provide preservation information to and encourage expansion of the Delaware History Trail, utilizing National Register properties.	HCA/SHPO, DEDO, historic preservation partners
	Encourage the various Scenic Byways management planning groups to include historic preservation information in their interpretative plans.	DelDOT, UDCHAD, DSU, HCA/SHPO, Main Street communities, local governments, historic preservation partners
	Encourage Scenic Byway management planning groups and Main Street communities to develop mobile applications which provide information on historic properties.	DelDOT, UDCHAD, HCA/SHPO, Main Street communities, historic preservation partners
	Explore establishing a Threatened Archaeological Sites Fund, concentrating initially on areas threatened by sea-level rise.	ASD[52], HCA/SHPO

Strategy	Action	Lead Agency/Org.
	Expand web offerings, web videos, blogs, and other uses of technology as educational tools, and investigate ways to use technology to incorporate continuing public input on historic properties and preservation issues.	HCA/SHPO, PDI, historic preservation partners
2. Identify and utilize effective outlets for conveying information and interpretation to the public.	Continue public education associated with archaeological and architectural work for state-sponsored projects.	DelDOT, DNREC, HCA/SHPO
	Develop a historic architectural tour, including a mobile application, utilizing National Register properties and Delaware Scenic Byways routes .	HCA/SHPO, DHS, GIC, UDCHAD
	Continue historical research training for property owners, focusing on researching individual historic properties.	HCA/SHPO
	Continue to expand Affiliates Program, partnering with local historical societies and museums to provide assistance with exhibit installation, historical documentation, and facility rehabilitation.	HCA
	Support DEDO's efforts in establishing and assisting Main Street and Downtown Delaware communities.	Historic preservation partners
	Provide sources of information on preservation techniques and methods to Main Street managers.	HCA/SHPO
3. Tie stories of historic buildings, structures, archaeological sites, landscapes, and objects to educational goals for students.	Publicize existing classroom presentations through the Delaware Teacher Center.	HCA/SHPO, historic preservation partners
	Provide teacher in-service programs, coordinated with the Delaware Teacher Center.	HCA/SHPO, DHS
	Explore topics and appropriate sources of funding to develop lesson plans modeled on the NPS program, Teaching with Historic Places.	Historic preservation partners
	Develop a curriculum guide for teachers on historic preservation issues, working with Delaware Department of Education Content Standards.	Historic preservation partners
	Continue collaboration on researching the history and archaeology of publicly-owned historic properties, for student and volunteer training.	DSU, Kent County, HCA/SHPO, ASD, Sussex County
4. Encourage establishment of preservation trades instruction at Delaware Technical and Community College.	Explore opportunities for new certificate program for preservation trades at DTCC.	PDI, historic preservation partners, DTCC

Goal V: Maintain and expand access to information about historic properties and preservation.

Strategy	Action	Lead Agency/Org.
1. Ensure continued and expanded web access to all historic property information.	Re-develop the application for delivering historic property information via the web.	HCA/SHPO
	Update and add historic property data from the HCA/SHPO Research Center through CHRIS[53] or its successor.	HCA/SHPO
	Continue development of cemetery documentation and explore web-based or GIS-based mapping	HCA/SHPO, DNREC, DGS

Strategy	Action	Lead Agency/Org.
	Create partnerships with organizations that can post information on the web, and share links to this information.	HCA, PDI, DHS, DelDOT, UDCHAD, historic preservation partners
2. Increase information on Delaware's historic properties and improve its quality.	Carry out survey in areas with a concentration of 20th-century buildings.	HCA/SHPO, UDCHAD, DSU, preservation planners
	Integrate art objects survey information into HCA/SHPO historic property survey inventory.	HCA/SHPO
	Develop historic context on the archaeology and history of African-American settlement in St. Georges Hundred, adding to existing African-American settlement context.	DelDOT, DSU
	Develop priorities for updating nominations written before 1980 and begin updating nominations based on current conditions and modern nomination standards.	HCA/SHPO, UDCHAD, DSU, preservation planners
	Expand the suburbanization historic context to include housing developments dating after 1940 and commercial development statewide.	UDCHAD, HCA/SHPO
	Explore opportunities to develop historic contexts and/or nominations for other identified needs (post-contact Native American settlement, town districts, African-American resources, etc.).	HCA/SHPO, UDCHAD, DSU, preservation planners
3. Hold semi-annual meetings with partners, at different locations around the state, to discuss progress.	Explore partnerships with the Maryland Historical Trust and nearby universities.	HCA/SHPO, historic preservation partners

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Appendix I: Meeting the Goals of the 2008-2012 Statewide Preservation Plan

The goals and strategies in the 2008-2012 plan were:

I. Provide better protection for historic properties within the jurisdictions of local governments
   1. Implement the historic preservation sections within local governments' approved comprehensive plans
   2. Improve local demolition regulations to include consideration for historic properties
   3. Obtain special funding for local governments' historic property initiatives

II. Improve state-wide laws and regulations affecting historic properties
   1. Extend the state tax credit for historic properties for 10 years
   2. Protect state-owned historic buildings

III. Improve public and professional access to information regarding historic properties in Delaware and to technical and general historic preservation information
   1. Provide 24-hour, seven-days-per-week access to historic property information
   2. Develop four other online informational resources
   3. Present five workshops to targeted audiences on specific topics identified in public comments or surveys of need
   4. Publish five new printed materials on specific topics to a targeted audience
   5. Produce materials for the use of teachers and other educators

IV. Develop effective collaboration among the historic preservation community in acting to preserve Delaware's historic properties
   1. Develop an inclusive written strategy for the protection of threatened properties
   2. Develop and sustain broad means of communication among historic preservation groups

Below is a list of accomplishments of the last five years which specifically met a strategy in the plan, the targeted area, the agencies/organizations involved, and the plan goal and strategy met. At the end of the table, we have also included preservation accomplishments that did not meet a specific strategy but benefited historic properties or general historic preservation in the state.

Accomplishment	Location	Lead Agency/ Organization	Goal/ Strategy
HCA/SHPO reviewed and commented on all local comprehensive plans to identify historic preservation needs through the Preliminary Land Use Process (PLUS).	Statewide	HCA/SHPO	I.1
Kent County partnered with DSU to carry out archaeological identification survey of Wildcat, Hunntown, and Forest Landing (in progress).	Lebanon	Kent County, DSU, ASD, HCA/SHPO	I.3

Accomplishment	Location	Lead Agency/ Organization	Goal/ Strategy
Cannon-Maston House and Middleford North Preserve, which were threatened by development, were saved through purchase by Sussex County and Sussex County Land Trust.	Seaford	Sussex County, Sussex County Land Trust	I.3
A new Main Street Program was established in Milford; Commercial District Affiliate Program begun with nine participating municipalities; Newark and Rehoboth Beach received Great American Main Street Awards.[54]	Statewide	Local Governments, DEDO	I.3
Assisted by CLG grant funding, Milton surveyed portions of the town located outside its local historic zone.	Milton	Local Governments, DEDO	I.3
Assisted by CLG funding, Wilmington initiated multi-year property survey north of Concord Boulevard.	Wilmington	Wilmington, HCA/SHPO	I.3
Assisted by CLG grant funding, New Castle County, under contract with UDCHAD, documented over 15 threatened historic buildings.	New Castle County	New Castle County, HCA/ SHPO	I.3
The historic community of Lewes received an SAT grant to create a park along the Lewes and Rehoboth Canal.	Lewes	Lewes, NPS	I.3
Scenic by-ways were established for the City of Lewes, Western Sussex and the Underground Railroad as part of DelDOT's Delaware Byway's program.	Kent and Sussex Counties	DelDOT, Kent and Sussex Counties	I.3
The Delaware Historic Preservation Tax Credit Program[55] was re-authorized to spur rehabilitation of historic buildings.	Statewide	HCA/SHPO	II.1
Over $13.8 million in Delaware Historic Preservation Tax Credits were assigned to owners of historic properties.	Statewide	HCA/SHPO	II.1
The First State Heritage Park,[56] a park without boundaries, was established in Dover, centered in the Dover Green Historic District and interpreting Dover's buildings and history.	Dover	DNREC, HCA	II.2
HCA prepared condition assessments for all of its historic properties.	Statewide	HCA	II.2
The State of Delaware rehabilitated the historic Kent County Courthouse (OMB and the John Bell House, the oldest extant frame building in Dover (DNREC).	Dover	OMB, DNREC	II.2
HCA carried out major rehabilitations/restorations of a number of their properties and received awards for the Old State House, the New Castle Courthouse, and the Old Academy from the NCHS and the AASLH.	Statewide	HCA	II.2
CHRIS,[57] a GIS-based web mapping portal to provide online access to historic property data for the public, was launched.	Statewide	HCA/SHPO	III.1
Digital mapping of historic properties in most Delaware hundreds was posted on CHRIS.	Statewide	HCA/SHPO	III.1
Mobile phone applications to provide location and historic information on National Register-listed properties open to the public and on historic property information along scenic byways is under development.	Statewide	HCA/SHPO, GIC, DelDOT, UDCHAD	III.1
HCA launched Facebook pages and developed YouTube videos on their historic properties open to the public.	Statewide	HCA	III.2
A Delaware History Trail program was established and information posted on the web by Delaware Tourism.	Statewide	DEDO[58]	III.2
A monthly HCA e-newsletter featuring history and preservation-related articles was launched in 2008.	Statewide	HCA	III.2

Accomplishment	Location	Lead Agency/ Organization	Goal/ Strategy
Presentations on the state tax credit program were held in Wilmington, City of New Castle, City of Delaware City, Middletown, Smyrna, Milton, Lewes, and Laurel.	Statewide	HCA/SHPO	III.3
PDI sponsored an "Adventures in Preservation" Workshop to repair the windows of the Bellanca Airfield Hangar.	New Castle	PDI, FofBA[59]	III.3
Through CLG grant funding, a Preservation Law Workshop to afford training for local commissioners and the legal community was held in 2012.	Statewide	PDI, HCA/SHPO, Widener Law School	III.3
Through CLG grant funding, several workshops were conducted to provide training for local government commissioners including the National Alliance of Preservation Commissions Commission Assistance and Mentoring Program (CAMP).	Statewide	HCA/SHPO, CLGs, PDI, NAPC	III.3
The HCA/SHPO sponsored an annual symposium on early colonial archeology, which was first inaugurated in 2008.	Delaware Valley region	HCA/SHPO	III.3
HCA/SHPO sponsored a workshop on Embracing the 20th Century.	Statewide	HCA/SHPO	III.3
Historic Window Repair workshops were held at the Read House and again in New Castle and through CLG grant funding, at Delaware City.	New Castle, Delaware City	DHS, PDI, Delaware City, HCA/SHPO	III.3
The ASD conducted archaeological excavation Avery's Rest near Rehoboth, which included training workshops for volunteers.	Rehoboth Beach	ASD, HCA/SHPO	III.3
HCA/SHPO prepared a traveling exhibit on Avery's Rest archaeology for which the publication of an exhibit catalog is pending.	Rehoboth Beach, Lewes, New Castle	HCA/SHPO, ASD, Local Historical Societies	III.4
Buildings of Delaware by W. Barksdale Maynard, a comprehensive history of Delaware buildings, was published as part of the SAH series Buildings of the United States.	Statewide	Author, SAH	III.4
Two reports demonstrating the effectiveness of the Delaware Historic Preservation Tax Credit Program were published.	Statewide	HCA/SHPO	III.4
The Delaware Historical Society published a new book on the Read House and Gardens.	New Castle	DHS	III.4
Masters programs in historic preservation[60] were established (UDCHAD) or re-established (DSU).	Statewide	UDCHAD, DSU	III.5
Delaware Nature Society developed and implemented educational programming at Cooch-Dayett Mill and Buena Vista.[61]	Newark	HCA, DNS	III.5
In-service programs for teachers on Exploring Delaware's History First Hand were presented by HCA/SHPO staff.	Statewide	HCA/SHPO, DTC	III.5
A Brick Learning Wall to instruct on brick patterning and design was constructed on the UD campus.	Newark	UDCHAD	III.5
HCA launched an Affiliates Program to work with history and heritage-based organizations in communities throughout Delaware.	Statewide	HCA and others	IV.2
HCA/SHPO initiated projects to study the archaeology of early Swedish and Dutch settlements.	Lewes, New Castle, Wilmington	HCA/SHPO, IMH and others	
HCA/SHPO and UDCHAD coordinated with Sea-Level Rise Planning Committee and local governments on historic properties potentially affected by the projected rise in sea level.	Statewide	DNREC, HCA/SHPO, UDCHAD	

Accomplishment	Location	Lead Agency/ Organization	Goal/ Strategy
Amtrak completed major rehabilitation project on its Wilmington Train Station.	Wilmington	Amtrak	III.3
NPS awarded SAT grants to the Grand Opera House in Wilmington and the George Read II House in New Castle to fund rehabilitation work.	Wilmington New Castle	NPS, Grand Opera House, DHS	III.3
Completed major restoration of the privately-held Nemours Mansion and Gardens.	New Castle County	Nemours Foundation	III.3
The City of Dover was designated as a Preserve America community, and also the Dover Green as a great public space by the American Planning Association.	Dover	Dover, ACHP, APA	III.3
The Lightship Overfalls was designated a National Historic Landmark, and after a major refurbishment re-opened as a private museum.	Lewes	Overfalls Foundation	III.3
Northern Delaware Greenway Trail was completed providing protection for a number of significant historic properties and archaeological sites.	New Castle County	Delaware Greenways	III.3
The level of knowledge about archaeology of the early historic period was substantially expanded by excavations on a number of sites along the proposed Route 301 corridor.	Middletown area	DelDOT, FHWA	III.3
Delaware artifact data published on web as part of MAC Lab database	Statewide	HCA/SHPO, MAC Lab	III.3

Appendix II: Summary of Entities Invited to Public Meetings and to Participate in the Planning Process, January-March 2012

Archaeological associations:
- Statewide (Archaeological Society of Delaware)

Architectural organizations:
- Statewide (American Institute of Architects, Delaware Chapter)

Arts organizations:
- Museums (Delaware Art Museum, Biggs Museum of American Art)
- Groups (Newark Arts Alliance, and Friends of the Schwartz Theater)

Business organizations:
- Statewide (Delaware State Chamber of Commerce, the Delaware Community Foundation)
- Local (New Castle County Community Partnership, the Committee of 100)

Consultants: (80 companies with staff who are 36 CFR 61 qualified)

County and municipal historic district commissions:
- Certified Local Government commissions/boards (Delaware City, Lewes, Milton, New Castle County, Wilmington)
- Other historic district commissions (Dover, New Castle, Odessa, and Smyrna)

Environmental organizations:
- Statewide (Delaware Audubon Society, Delaware Museum of Natural History, and Delaware Nature Society)
- Local (Woodlawn Trustees, Kent County Conservancy, and Sussex County Land Trust)

Ethnic organizations:
- Indo-American (Indo-American Association)
- Asian American (Delaware Asian Cultural Center, the Han Lin Cultural Association)
- Latin American (Latin American Community Center)
- African American (Delaware State University for African-American history and preservation, and the Underground Railroad Coalition)

Government:
- Federal [although federal agencies staff were not contacted directly, those state and community partners who interact with them on a regular basis were invited to participate]
- State
  - Office of State Planning Coordination
  - Department of Transportation (coordinates and oversees all US DOT projects and COE permits on transportation projects)
  - Department of Natural Resources and Environmental Control (coordinates and oversees all NPS LWCF projects, US F&WS projects on state lands, EPA State Revolving Fund projects, and DNREC-sponsored COE projects)
  - Department of Agriculture (manages the Aglands preservation program)
  - Division of Public Archives
  - Delaware Heritage Commission

    - Delaware Development Office (Delaware Main Street Program)
    - Division of Historical and Cultural Affairs (planning, museum, preservation, and history professionals and the Delaware State Review Board for Historic Preservation)
  - Counties (chief elected officials of New Castle, Kent, and Sussex counties)
  - Municipalities (chief elected official in all 57 Delaware municipalities)

Historic places museums:

- State (HCA professional museum staff and interpreters)
- Private (Greenbank Mill, Historic Odessa Foundation, Old Swedes Church, Lombardy Hall, Milford Museum, the Overalls, the Nutter Marvel Museum, Winterthur, and Hagley)
- Friends groups (Friends of Belmont Hall, Friends of Canalfront Park, Friends of John Dickinson Plantation, Light Up the Queen Foundation, and Friends of Brandywine Springs)

Historic Societies:

- Statewide groups (Delaware Historical Society, Delaware Military Heritage Commission, Daughters of the American Revolution, and the Sons of the American Revolution, Delaware Chapter)
- Town historical societies (21, including Christiana Historical Society, Middletown Historical Society, Claymont Historical Society, Historic Camden, and Laurel Historical Society)
- Area and special interest historical societies (Fort Delaware Historical Society, Delaware Mennonite Historical Society, Jewish Historical Society, Kalmar Nyckel Foundation, Huguenot Society, Society for the Preservation of Delaware Antiquities, and Barratt's Chapel Historical Society)

Institutions of higher education:

- University of Delaware (Department of History, Department of Geology, Center for Community Research, Hagley Graduate Program, Museum Studies Program, Center for Historic Architecture and Design, and Center for Archaeological Research)
- Delaware State University (Historic Preservation Program)
- Wesley College (History Department)
- Delaware Technical and Community College (4 campuses)

Landscape Architects:

- Statewide (American Society of Landscape Architects, Pennsylvania/Delaware Chapter)

Legislators:

- National (2 Senators and Delaware's sole member of the House of Representatives)
- State (21 Senators and 41 Members of the House of Representatives)

Main Street Program:

- Communities (Brandywine Village, Delaware City, Dover, Middletown, Milford, Newark, Rehoboth Beach, and Wilmington)
- Commercial District Affiliates (Bridgeville, Delmar, Harrington, Laurel, Millsboro, Milton, Old New Castle, and Smyrna)

Native American Organizations:

- Federally-recognized tribes [there are no federally-recognized resident tribes]
- State-recognized tribes (Lenape Indian Tribe of Delaware and the Nanticoke Indian Association)

Neighborhood associations (in New Castle County and the City of Wilmington)

Park friends groups (Friends of Glasgow Park, and Friends of Iron Hill Park)

Planners:

- Statewide (American Planning Association, Delaware Chapter)
- Local (chief planning officials for all local governments)

Preservation Planners:
- Local (New Castle County, Sussex County, and City of Wilmington; actively participating in federal project reviews in their jurisdictions)

Political Organizations:
- Statewide (First State Patriots, League of Women Voters, and American Association of University Women)

Preservation organizations:
- National (Representative from Delaware to Preservation Action's Board of Directors and the National Trust for Historic Preservation Advisors for Delaware)
- Statewide (Preservation Delaware, Inc. and the Delaware Preservation Fund)
- Local (Quaker Hill Preservation Foundation, Smyrna Downtown Renaissance Association, and Historic Georgetown)

Public Libraries:
- Statewide (32; requested to post flyers related to public meetings and on-line survey)

Realtor associations:
- Statewide (Delaware Association of Realtors)
- Local (New Castle County Board of Realtors, Kent County Association of Realtors, and Sussex County Association of Realtors)

Senior citizens:
- Statewide (Delaware Aging Network – includes locally based groups)

Tourism organizations:
- Statewide (Delaware Agritourism Association)
- Local (Southern Delaware Visitors Bureau, and Kent County Tourism)

Appendix III: Goal-Setting Working Group

The goal-setting working group met on April 23, 2012 at Buena Vista Conference Center. The facilitator was Andrea Kreiner of A. Kreiner Company. HCA/SHPO staff support was supplied by Joan Larrivee and Alice Guerrant.

Member	Title and Organization
Cara Blume	Archaeologist, Delaware State Review Board for Historic Preservation
Bill Brockenbrough	Planner, Delaware Department of Transportation
Valerie Cesna Cartolano	Preservation Planner, New Castle County, Department of Land Use
Kevin Coyle	Planner, Department of Natural Resources and Environmental Control
Gwen Davis	Deputy SHPO, Division of Historical and Cultural Affairs
Terry Graham	Executive Director, Preservation Delaware, Inc.
Robin Krawitz	Associate Professor, Delaware State University, Department of History, Political Science and Philosophy
Debra Martin	Preservation Planner, City of Wilmington, Department of Planning
Dan Parsons	Preservation Planner, Sussex County, Department of Engineering
Rebecca Sheppard	Assistant Director, University of Delaware, Center for Historic Architecture and Design
Janet Vinc	Planner, Town of Smyrna
Bonnie Voshell	Planner, Kent County, Department of Planning

Endnotes

[1]National Historic Preservation Act

[2]See Preservation Directory, to be posted, http://history.delaware.gov/preservation/default.shtml

[3]See http://www.preserveamerica.gov/

[4]See http://www.preservationnation.org/travel-and-sites/save-americas-treasures/

[5]See http://deldot.gov/information/community_programs_and_services/te/index.shtml

[6]Historic Preservation Fund; see http://www.nps.gov/history/hps/hpg/HPF/

[7]See http://www.co.kent.de.us/Departments/Planning/HistoricPresv/index.htm

[8]See http://www2.nccde.org/landuse/Planning/Historic/default.aspx

[9]See http://www.udel.edu/CHAD/

[10]See http://www.nps.gov/history/nr/index.htm

[11]Historic properties include buildings, structures, sites, objects, districts, and landscapes, generally more than 50 years old. The historic preservation program deals with physical remains, not commemorative locations.

[12]See http://stateplanning.delaware.gov/plus/plus.shtml

[13]See http://delcode.delaware.gov/title29/c091/sc01/index.shtml

[14]See http://www.cr.nps.gov/hps/clg/index.htm

[15]See CARE Team, http://history.delaware.gov/divisions.shtml

[16]See http://www.preserveamerica.gov/

[17]See http://mainstreet.visitdelaware.com/

[18]See http://www.nps.gov/resources/person.htm?id=175

[19]See http://byways.org/explore/byways/2260

[20]See http://www.harriettubmandelaware.com/documents/

[21]See http://preservationde.org/

[22]See http://history.delaware.gov/preservation/taxcredit.shtml

[23]See http://preservationde.org/delaware-preservation-fund/small-grants-program/

[24]See http://www.dnrec.delaware.gov/OpenSpaces/Pages/OpenSpaceProgram.aspx

[25]See http://dda.delaware.gov/aglands/index.shtml

[26]See http://sclandtrust.org/index.htm

[27]See http://delawaregreenways.org/

[28]See http://www.delawarenaturesociety.org/

[29]Prehistoric-period archaeological sites and most historic-period archaeological sites are not included in these numbers.

[30]StateMaster.com, http://www.statemaster.com/state/DE-delaware/hou-housing

[31]See http://chris.delaware.gov

[32]See http://history.delaware.gov/pdfs/2008preservationplan.pdf

[33]See http://lightupthequeen.org/

[34]See http://www.destateparks.com/park/first-state-heritage/index.asp

[35]See http://nemoursmansion.org/

[36]See http://www.thegrandwilmington.org/

[37]See http://www.dehistory.org/read.htm

[38]See http://history.delaware.gov/museums/default.shtml for HCA properties open as museums and http://history.delaware.gov/museums/historic_sites.shtml for other HCA historic properties

[39]See http://blogs.deldot.gov/category/us301/archaeology-updates/ for on-going work; as reports are completed, they will be posted on DelDOT's Archaeology and Historic Preservation web site, http://www.deldot.gov/archaeology/index.shtml

[40]See http://deldot.gov/information/community_programs_and_services/byways/index.shtml

[41]See http://www.visitdelaware.com/delaware-history-trail/

[42]See http://overfalls.org/

[43]See http://www.cr.nps.gov/nhl/

[44]See http://www.preserveamerica.gov/communities.html

[45]See http://www.sah.org/index.php?src=gendocs&ref=BUS&category=Publications

[46]See http://history.blogs.delaware.gov/

[47]See http://history.delaware.gov/preservation/reviewboard.shtml

[48]See http://mainstreet.visitdelaware.com/

[49]See http://www.cr.nps.gov/hps/clg/index.htm

[50]See http://history.delaware.gov/preservation/surveys.shtml

[51]Non-traditional partners include minorities such as Native Americans, African-Americans, Asians, Hispanics, and others; business groups such as business owners, developers, Better Business Bureaus, realtors, and lawyers; service and fraternal organizations such as the Lions Club, Odd Fellows, Women's League, Junior League, and Association of University Women; and politicians, elected officials, and political interest groups such as the League of Women Voters

[52]See http://www.delawarearchaeology.org/

[53]See http://history.delaware.gov/preservation/research/gis.shtml

[54]See http://www.preservationnation.org/main-street/awards/gamsa/

[55]See http://history.delaware.gov/preservation/taxcredit.shtml

[56]See http://www.destateparks.com/park/first-state-heritage/index.asp

[57]See http://history.delaware.gov/preservation/research/gis.shtml

[58]See http://www.visitdelaware.com/about-us/contact-us/

[59]See http://www.friendsofbellanca.org/

[60]See http://www.udel.edu/CHAD/ and http://www.desu.edu/arts-humanities-and-social-sciences/historical-preservation-ma

[61]See http://www.delawarenaturesociety.org/dns_sites.html



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