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Delaware City

Historic Design Standards for the Clinton Street
Historic Commercial District

Prepared for the Town of Delaware City

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I. INTRODUCTION

Delaware City is currently undergoing economic revitalization. Revitalizing the Clinton Street commercial district—its “Main Street”—is an essential part of that process. In doing so, the town is following an approach developed by the National Main Street Center in Washington, D.C., and is supported by the Delaware Main Street Program, administered by the Delaware Economic Development Office.

To help small towns revitalize the downtown areas that are economically drained by competition from surrounding suburbs, changing markets, and destructive competition among merchants in the towns, the National Main Street Center developed a four-point approach to revive the commercial hearts of small towns. The following four points reflect economic development principles that have made modern shopping centers successful:

Organize the businesses on the Main Street to work together in a cooperative way to develop a complementary package of goods and services that can compete with surrounding areas by being different. As retail centers, shopping malls are planned as a whole, whereas Main Streets are traditionally made up of competing businesses.

Conduct marketing studies to find out what the best combination of goods and services might be. Main Street programs have become successful by finding a market niche of special goods and services not found in suburban shopping centers.

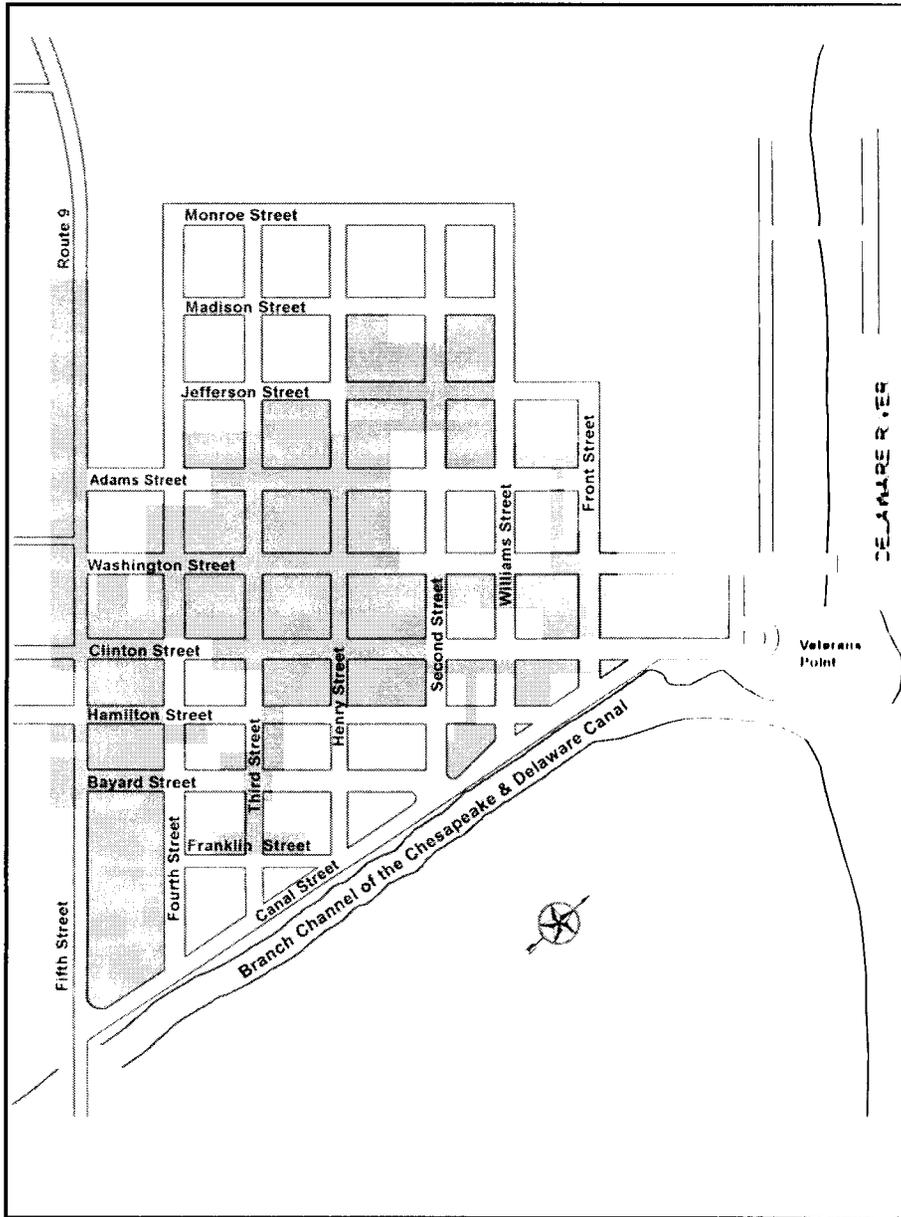
Sponsor special events that bring customers back to Main Street and that establish the Main Street as a special event place in the community.

Take advantage of the unique historic architectural character and design of the Main Street to create a special place to which people are attracted and to provide an ambiance for marketing particular kinds of goods and services.

In the fall of 2001, the Center for Historic Architecture and Design (CHAD) contracted with Delaware City to develop design standards for the town’s historic district. The historic design standards in this volume provide the basis for recapturing the historically significant architectural identity of the Clinton Commercial District in a way that supports and promotes its use for contemporary businesses.

Delaware City has a unique history as a nineteenth-century canal town which is reflected by its architecture and town plan. Over the years, much of the original architectural character has been lost. Restoring it through rehabilitation is key to making Delaware City an important historic resource and creating an identity for the Clinton Street commercial area that will attract tourists and customers.

These standards take into consideration that rehabilitation does not mean the strict restoration of a building to a specific time or date—such as the treatment that a historic house museum would receive—but recognize the need to adapt an historic property for new uses, while retaining the property’s historic character as it has evolved over time.



Map of Delaware City, with the National Register Historic District shaded in gray. Drawn by Daniel Claro, Center for Historic Architecture & Design, University of Delaware

By following these design standards, owners and merchants may become eligible for financial assistance for rehabilitation costs from both Federal and State historic tax credit programs. Having these standards in place will speed up and in some cases reduce the cost of the rehabilitation process.

This volume will first provide the background needed to understand the architectural history of the buildings, and identify architectural features that are historically significant (and ones that have been lost). Secondly, the design standards provide design solutions and ideas to help owners and architects plan repair and rehabilitation projects that meet Delaware City Historic Preservation Commission guidelines.

In 1983, a large portion of Delaware City was listed on the National Register of Historic Places as a historic district. The boundaries for this district run north from Canal Street to Jefferson Street, and west from Harbor Street to Fifth Street, and include 252 buildings. An Historic Commercial District overlay has been created along Clinton Street, and includes all buildings along Clinton Street from the river park to Front Street.

These design standards have been approved by the Delaware City Historic Preservation Commission (HPC) for use in the Clinton Street Historic Commercial District. Merchants and building owners in the Clinton Street Commercial District who wish to rehabilitate their properties are the primary audience for these standards. New construction or any changes to the exterior of buildings in the overlay Historic Commercial District must also be approved by the Town Manager and the HPC. Proposed renovations for buildings in the remainder of the Historic District must also be reviewed by the HPC. A separate volume contains design standards for the larger Delaware City Historic District.

The goals for the standards are to provide assistance to property owners prior to appearing before the HPC with their plans. The standards will assist in making appropriate choices for renovations or repairs in buildings within the Historic District, and outline expectations the HPC will have for renovation or construction proposals. In order to achieve these goals, design standards for Delaware City are presented in two manuals: one for the smaller overlay historic commercial district, and one for the overall, predominantly residential historic district. This manual, *Historic Design Standards for the Clinton Street Historic Commercial District*, is written specifically for the overlay district.

This volume is organized in five sections. The introduction contains a brief explanation of *The Secretary of the Interior's Standards for Rehabilitation* and then explains the research design and methodology used for the project. The second section explores the historic development of Delaware City and the Clinton Street business district. The third section describes the architectural periods and styles along Clinton Street. The fourth section provides general recommendations for renovations and repairs for the major components of historic buildings, based on *The Secretary of the Interior's Standards for Rehabilitation* published by the U.S. Department of the Interior, National Park Service. These building components include roofs, gutters, and downspouts; exterior trim and moldings; exterior windows and doors; exterior wall cladding including brick and siding; shutters; paint colors; and new construction. The final section of this manual provides a series of recommendations for each building facade on Clinton Street, from the Delaware River to Front Street. Current photographs, historic photographs, and a short history are presented for each building.

The National Park Service has assembled a series of standards to guide rehabilitation of historic structures. These guidelines, called the *Standards for Rehabilitation*, serve as the basis for the recommendations presented in this manual. There are ten principles that help to preserve the distinctive character of a historic building and its site while allowing for reasonable change to meet new needs. The standards apply to historic buildings of all periods, styles, types, materials, and sizes.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Rehabilitation projects may be eligible for financial assistance through Federal or State Historic Preservation Tax Credit programs if they meet the *Secretary of Interior's Standards for the Treatment of Historic Properties*. The *Secretary's Standards* is a document that establishes standards for appropriate treatment of historic buildings, and it is important to understand the terminology used in the *Standards* when planning a building project. The *Secretary's Standards* outline appropriate preservation practices based on four possible approaches to treatment: **preservation**, **rehabilitation**, **restoration**, and **reconstruction**.

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional are appropriate within a preservation project.

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

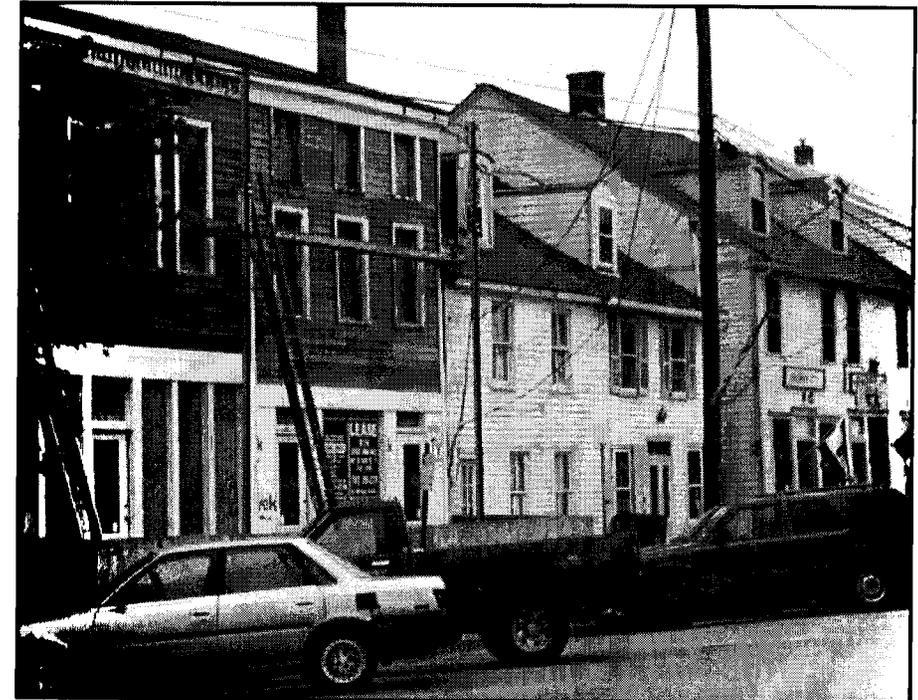
The Ten Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historical significance in their own right will be retained and preserved.
5. Distinctive materials, features, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Key Ideas in the Standards

- Retain the historic use of the property, or find a new use that will allow as many historic features as possible to be retained.
- Preserve the historic character of the property by being sensitive to how the property has looked and been used over time.
- Stabilize, consolidate, and conserve existing historic materials whenever possible, rather than adding modern or reproduction materials.
- Replace a minimum amount of building features. If features of the building must be replaced, match the new features with existing historic features in design and material.

These standards are strongly recommended for renovation, rehabilitation, and repairs to buildings in Delaware City's Historic Commercial District.



The Clinton Street Commercial District, Spring 2003.

RESEARCH DESIGN & METHODOLOGY

In order to create this manual, project staff developed a research design that included elements of documentary research as well as physical survey of the architectural resources. This process is outlined below, along with a discussion of resources, methodologies, and particular challenges faced by the project.

1. Initially, staff conducted general research on Delaware City and on Clinton Street buildings to determine key elements in the development history of the town. Graduate students in the University of Delaware's Methods in Historic Preservation class investigated topics such as transportation, community settlement patterns, and demographic changes of Delaware City from its founding in the 1830s through the early twentieth century. Information related to these topics was used to interpret evolving commercial trends along Clinton Street and to create the historic context sections of this manual. Historic architectural design standards for Clinton Street should reflect an understanding of the development of Delaware City as a whole town. On the basis of historic photographs and the architectural history of the town as outlined in the following sections and in consultation with the Historic Preservation Commission, the years between 1890 and 1900 were selected as the period representing Delaware City at its peak of development. This period would become the one chosen for focusing later recommendations regarding changes to building facades and streetscapes.
2. Concurrently, CHAD staff and students surveyed the buildings along Clinton Street from Harbor Street to Front Street. This survey included detailed architectural descriptions and historical research for each building within the commercial district in order to understand specific uses and changes over time. The 1868 Beers Atlas of Delaware and Sanborn Fire Insurance maps, as well as other maps of the town and its environs, were used to determine changes in the streetscape and the composition of buildings. Buildings to which design standards would be applied were entered into a database. The facades of all buildings were photographed in color print film. One set of prints were placed together in a mosaic to create a continuous streetscape, and a second set of prints was placed in the individual building research files.
3. After completing the survey, CHAD staff developed a comparative methodology for evaluating the architectural history and character of the buildings. This methodology relied on comparing existing buildings both to other buildings on the street and to historic photographs.

Historic photographs were a primary source for information about the use and appearance of buildings. Delaware City has an extensive collection of historic photographs and post cards of the town from the late nineteenth and early twentieth centuries. In conjunction with historic maps and research, this collection of images has been instrumental in understanding the development of Clinton Street. As many historic photographs as possible were collected to determine the visual character of Clinton Street over time. The most extensive set of photographs dated to the 1890s,

and provided a wealth of information about the appearance of the street at that time. The availability of these photos contributed to the decision to use the 1890s as the period of interpretation for Clinton Street's historic buildings. Comparing historic photographs with the current appearance of buildings helped to generate a list of recommendations for facades improvements.

After comparing existing buildings with evidence of their earlier use and appearance, staff also considered the overall architectural characteristics of the Clinton Street district. Many of the buildings on Clinton Street contain mixed uses, with retail on the first floor and offices or residential space on the upper floors. The front facades of buildings often reflect this kind of mixed use. Even with modern changes to the appearance of commercial storefronts, upper floors were often unchanged from their original appearance. The distribution of architectural styles along Clinton Street was also researched.

4. CHAD staff faced several challenges in evaluating the architectural history and character of the buildings on Clinton Street, including street addresses that changed over time and the impact of rapid architectural change and constant modification of buildings. Maps, titles, and historic photographs indicate that street addresses along Clinton Street changed over time. In several instances, two buildings were combined into a single building with a single address. CHAD staff and students tried to be consistent in referring to building numbers along Clinton Street, noting when modern or historic addresses were used.

Delaware City's commercial district underwent several phases of modification which created unique challenges for the project staff. The buildings along Clinton Street are generally of wood frame construction, either urban row-type buildings with flat roofs with their short side fronting the street, or one-and-a-half-story, side-gable buildings fronting the street. Historically, most buildings were modest in design, with little architectural decoration or detail, which makes classification of buildings according to architectural style a difficult endeavor.

As the street evolved from residential to commercial uses in the 1840s and 1850s, the first floors of residential buildings were converted to commercial use. Other buildings, which had commercial uses on the first floor and residential uses in upper floors, were converted to exclusively commercial use. In the 1860s and 1870s many of the storefronts were modernized with the addition of retailing fronts that included display windows, recessed entries, and sign panels. The exteriors of the upper floors were often left unchanged. At the same time, however, architectural styles shifted from those derived from classical architecture to more Picturesque, Romantic Victorian styles, such as the Second Empire, which was especially favored for commercial buildings and storefronts. The influence of these new styles is seen on Clinton Street not so much in new buildings - few were built during this period - but in the application of new architectural decoration such as mansard roofs to older buildings. Many buildings have architectural ornament from more than one period.

By the 1870s and 1880s and later, many buildings were altered. In some instances, first floors of adjacent buildings were combined to create larger retailing spaces. The owners of these buildings would construct single first-floor facades that spanned both buildings, unifying the store front. However, they often left the upper stories of

I. Introduction

the building facades alone, retaining the appearance of two separate buildings. With more extensive changes taking place on the first floors, buildings on Clinton Street acquired a mixture of first-floor commercial styles intermixed with original classical and romantic ornamental features on the upper floors. In 1887, a serious fire destroyed most of the buildings from the Robinson House (the site of the modern Post Office), all the way down Clinton Street to the Canal Inn at Harbor Street. New buildings were constructed in their places. Thus Delaware City's commercial streetscape represents a mix of architectural styles and features that necessitated careful research to understand the evolution of the appearance of individual buildings in order to make appropriate recommendations for facade changes.

Delaware City's continuously changing streetscape presented an additional challenge for classifying buildings for rehabilitation treatment. Historic photographs proved to be the best source for determining the architectural character of the commercial area as a whole and of individual historic buildings. Historic photographs were compared to contemporary photographs of buildings along Clinton Street. This analysis resulted in general design standards for the street and also in rehabilitation plans for individual buildings. This was done to give the street an overall coherence reflecting many characteristics of the 1890s while respecting the subsequent development of each building.



The Chesapeake and Delaware Canal and the Sterling Hotel, seen from Battery Park at the eastern edge of the Delaware City Historic Commercial District, Spring 2003.

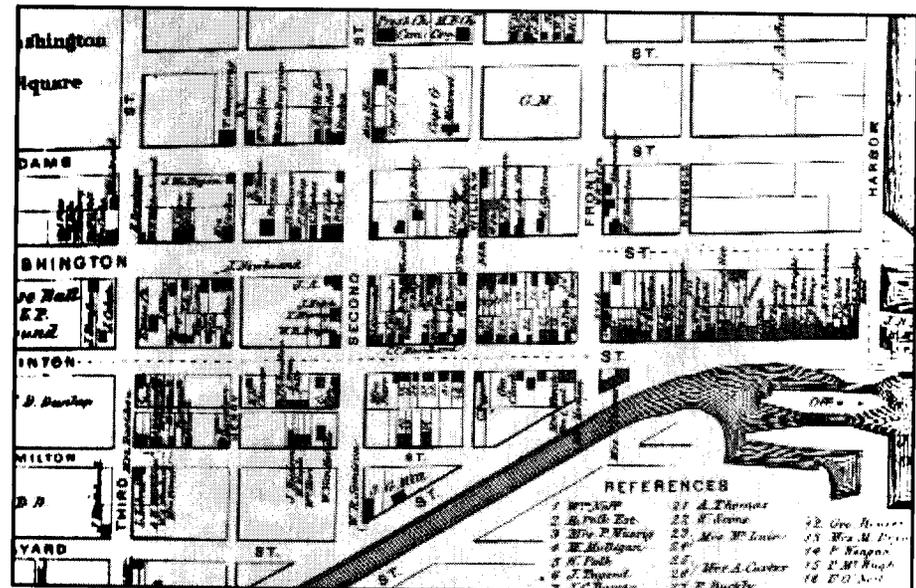
II. THE HISTORY OF DELAWARE CITY AND THE CLINTON STREET COMMERCIAL DISTRICT

Unlike other Delaware towns, Delaware City started life as a boomtown—a speculative venture designed for quick profit and growth. The construction of the Chesapeake and Delaware Canal in the late 1820s was the catalyst for town development. The canal was intended to shorten the trip from Philadelphia to Baltimore and make the Delaware Bay and River the primary water-based route to Baltimore, with Delaware City strategically located to receive canal traffic. Boosters hoped that Delaware City might one day challenge Philadelphia in population and economic importance.

Running north-south, parallel to the original route of the Chesapeake and Delaware Canal, Clinton Street is Delaware City's main commercial thoroughfare. Laid out as part of the town plan in 1826, the businesses along the street catered to workers constructing the canal and, after the canal opened in 1829, to passengers waiting for boats to be raised through the canal locks. Delaware City became a shipping point for agricultural goods from the surrounding countryside, which was one of the most productive agricultural areas in the eastern United States through the 1820s and 1830s. Wagons crowded the streets as farm families bought and sold goods.

In the 1820s, canals were the most technologically advanced form of transportation available, and they spurred economic development for many American towns and cities. In the years before the railroad, the interior of the United States was reached mainly by rivers and other inland waterways—people and goods moved primarily on water.

However, rivers did not always go where they were needed to promote settlement



1868 Pomeroy & Beers map of Delaware City, showing the path of the canal and the density of buildings along Clinton Street.

and economic development. To create an interregional transportation system, Congress in 1807 directed Secretary of Treasury Albert Gallatin to prepare "a plan for the application of such means as are within the power of Congress, to the purposes of opening roads and making canals." Gallatin's report, published the following year, called for the construction of roads and canals and identified four necks of land that interrupted coastal navigation. Cutting across those necks with canals would create continuous coastal sailing from Boston to middle North Carolina. One of these necks was the short neck of the Delmarva Peninsula where the Chesapeake and Delaware Canal would be built twenty years later.

Philadelphia investors promoted a canal across the narrow northern part of the Delmarva Peninsula as early as 1802. Although prominent architect Benjamin A. Latrobe was retained to survey the route, lack of capital killed the canal project. Even with the support of the Gallatin Report, the \$175,000 needed to dig the canal (\$25,000 from Delaware, \$50,000 from Maryland, and \$100,000 from Pennsylvania) was not raised until 1824.

When the canal opened in 1829, investors expected Delaware City, located at the mouth of the canal, to become a great port city. This was not an unreasonable expectation, since the largest cities in the United States were all ports, whose economies ran on the exchange of goods at the connection between inland waterways and the ocean. Further north in New York State, construction of the Erie Canal led to the creation of boom towns such as Little Falls, Utica, Lockport, and others. Delaware City stood between two of the largest ports in the United States, Philadelphia and Baltimore, and the canal connected the Delaware Bay and Atlantic Ocean with the Chesapeake Bay. During peak canal use in the 1830s, substantial traffic of people and goods through the town ensured that the people of Delaware City were exposed to the latest fashions and trends.

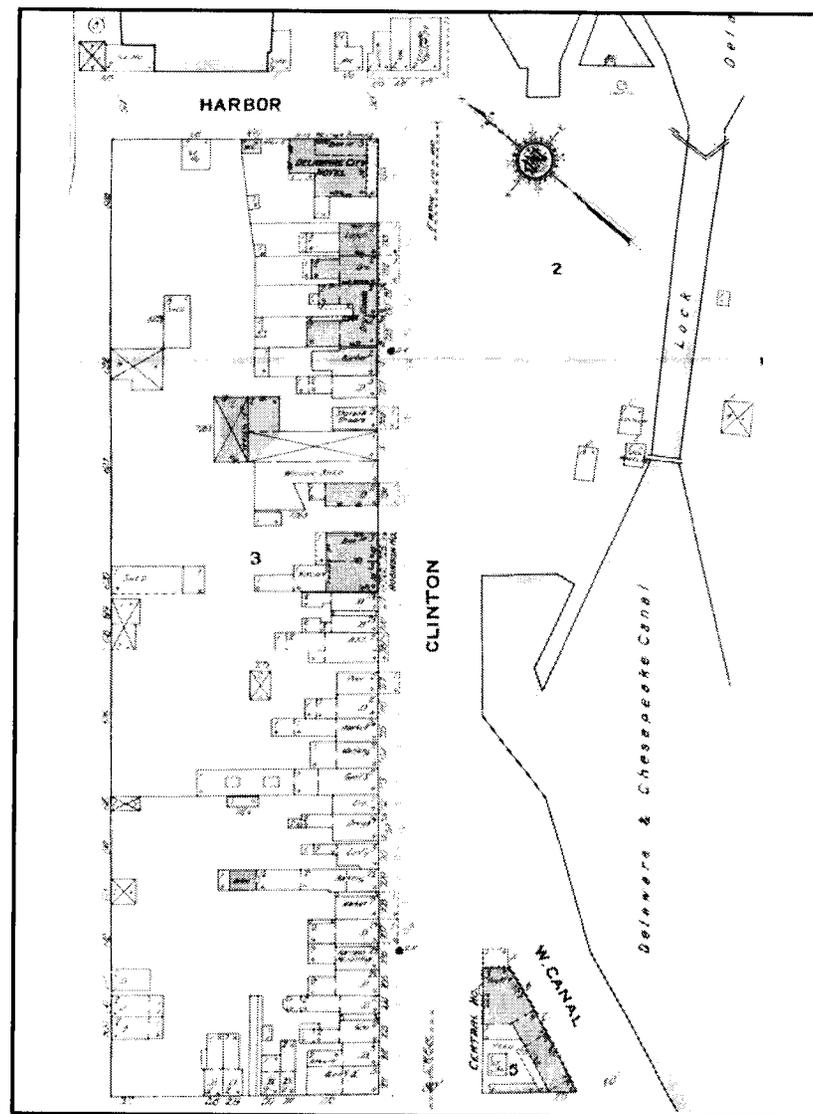
Shortly after the construction of the canal, Delaware City became the staging ground for another massive project—the building of the great masonry fortress of Fort Delaware opposite the town on Pea Patch Island in the Delaware River. Delaware City became home to craftsmen and laborers constructing Fort Delaware, and Clinton Street was the location for business, shopping, and socializing for all involved in the construction of the fort, a project that lasted nearly thirty years.

Following the construction of the canal and Fort Delaware, Delaware City remained an economically thriving small town, although it never achieved the aspirations of its founders. A branch line of the Philadelphia, Wilmington, and Baltimore Railroad terminated in Delaware City. The branch between Newark and Delaware City was constructed between 1871 and 1890 to connect the surrounding areas to the canal port. By 1900 there was also street car service in Delaware City connecting to New Castle and Wilmington.

Several events combined to detract from Delaware City's prosperity, but the greatest were changes in the canal. The original owners of the canal, the Chesapeake and Delaware Canal Company, experienced serious financial problems and sold the canal to the federal government in 1919. The federal government then closed the canal for eight years for improvements designed to accommodate larger vessels. One of these improvements relocated the canal's entrance two miles south of Delaware City at Reedy's Point, ending the town's function as a port. As shipping traffic waned, railway service also fell away and street car service was discontinued

in 1930. Delaware City lost its importance as a marketplace and its economy began to decline.

Ironically, the abruptness of Delaware City's decline contributed to the preservation of its historic buildings and to the historic integrity of the town. Delaware City did not experience economic pressures during the twentieth century that might have caused irreparable change or loss to its historic buildings, and many nineteenth-century buildings survive today as important reminders of the town's history.



This Sanborn Fire Insurance map from 1910 shows a collection of retail stores along Clinton Street that offered goods and services such as harness repair, baked goods, stoves and tinware, and dry goods.

III. THE ARCHITECTURAL HISTORY OF CLINTON STREET

Delaware City shares several architectural characteristics with other small historic boomtowns that ceased to grow after their initial development. Like other boomtowns, it is a planned town. The developer planned the town as the whole, with a substantial gridded network of streets. The plans proved to be more extensive than was realistic, and the entire grid was never constructed.

The buildings at the center of the town were all built within a short time period, and reflect the architectural styles that were popular when the town was founded. Delaware City's architecture reflects the Greek Revival style that was in vogue in the early years of the 1830s and 1840s, although the buildings were often modified in the following decades. Construction after the 1840s was in the then-popular Italianate style. There is vacant land within the original street grid because growth occurred slowly after the initial burst of development. As a result, there is often a mixture of styles for buildings constructed at different times within a single block. Also, older buildings were sometimes replaced with newer ones as the town grew. Finally, there is a mixture of stylistic ornament on individual buildings, a Greek Revival building with Italianate brackets, for example, especially on commercial buildings, as owners remodeled to add the latest fashionable styles to their shops.

The design standards for the Clinton Street Historic Commercial District set standards for restoring the historically significant architectural identity of Clinton Street in a way that supports and promotes its use for contemporary businesses. The first step in developing such standards was to determine the historic architectural character of the street by conducting a survey of Clinton Street from Harbor to Front Streets.

Two things were considered in this survey. First, buildings on commercial thoroughfares evolve and change over time so what one sees in the present day is often a mixture of old and new, original and altered buildings. This is especially true of commercial buildings in which merchants have modified their storefronts, often more than once, to reflect the latest marketing approaches. Architecturally, historic retail buildings often have "split personalities," with the upper floors retaining their original historic appearance, while the first floor has been modernized and lost its original appearance. This means that historic research must be conducted on each building to determine its original appearance and how it was modified over time.

The second aspect to be considered is that towns develop through time, spanning different eras marked by changing tastes in architectural character. In order to develop design standards, a decision must be made about which period best represents the history of the town. For example, Delaware City developed in the late 1820s and 1830s as a port town, but by the late nineteenth century, it became an important transportation terminus of not only the canal but also the railroad, farm to market roads, and even a trolley line to New Castle and Wilmington.

The majority of buildings in the business district were built between 1831 and 1870. The early part of this construction period represents Delaware City's initial settlement, when the canal brought travelers and associated commerce into the area. In the latter part of this period, Delaware City was incorporated and experienced growth in industry. A gristmill was built in 1859 and a stamped tin and ironware

factory was built at the corner of Clinton Street and Fifth Street. Over the next five years the factory was converted to manufacture fertilizer, and finally into a canning facility. In 1878, a mincemeat factory was constructed. Delaware City developed a strong fishing industry, based on the harvesting of sturgeon for caviar. (This caviar was then shipped to Russia to be canned and labeled "imported" before returning to the U.S. market.)

Historically, Delaware City's commercial area featured both residential and commercial uses. Historic maps show that there were sometimes alleys or passageways between buildings. Comparison of Clinton Street today with historic maps and photographs reveal that some buildings have been demolished or replaced, creating gaps in the streetscape (such as the empty lot between 46 and 52 Clinton). However, most buildings were developed to fill the entire width of the building lots. As buildings were constructed at various times and in various styles, neighboring buildings either butted against each other or had very little space between them. In the case of the Delaware City Hotel and the Old Robinson Hotel, adjacent lots and buildings were consolidated behind one façade, creating the appearance of a larger building. The tightly-packed blocks give the Clinton Street Commercial District its dense, urban feel.

The organization of the facades for commercial use represents a second-generation use for most of these buildings. Based on a study of commercial buildings by architectural historian Richard Longstreth, commercial buildings can be classified according to their form and appearance, and these classifications include the **one-part** and **two-part blocks** (see illustrations on the following pages).

The most common type of building in small town business districts is the **one-part block**, composed of a one or more-story building used entirely for commercial purposes. A building constructed prior to 1900 in the one-part block composition often represents a change of use in which a house was converted into a commercial building. A one-part block is not necessarily one-story tall – it can be taller. A one-part block might be two or more stories tall, with a unified facade. There is no architectural or ornamental difference between the first floor and upper floors.

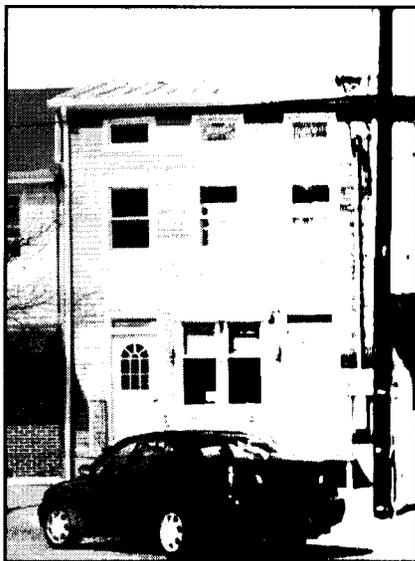
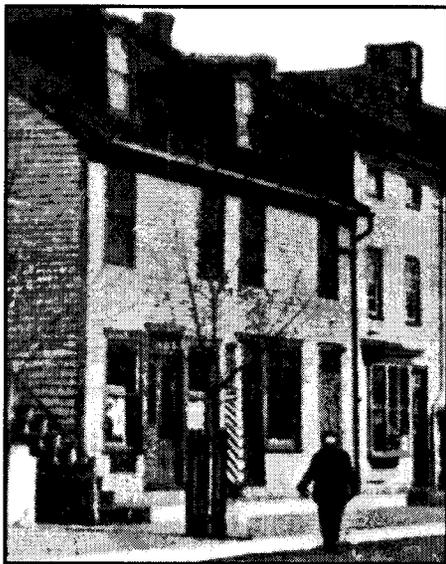
The **two-part block** contains commercial functions on the first floor (block one) and residential or office units (block two) on the upper levels. There is an obvious change in appearance between the first floor and the upper floors. The conversion of a two-or-three-story house to commercial use often entailed altering the first floor for business use (adding doors or display windows), and creating one or more residential apartments or offices upstairs. The two-part block possesses a strong visual division between the first floor and the upper levels by a change of architectural ornament, building material, trim work, signage, or an awning.

Historic photographs of Delaware City's commercial area indicate that merchants often constructed porches or awnings at the ground floor of their buildings, thus creating a two-part box configuration. Besides extending retailing space out onto the side walk, these overhangs also provided shade or shelter to passers-by. Late nineteenth and early twentieth-century photographs show porches and awnings on 54, 70, 72-74, 76, 78, 80, 82, and 86 Clinton Street, illustrating that such features were a popular part of the historic streetscape.

A majority of the commercial buildings located along Clinton Street follow the two-part block composition. Two-and-three-story buildings were constructed or renovated to have retail space on the first floor and residential or office units on the upper floors. Combining uses in single buildings came from a European tradition where merchants consolidated business and living quarters into two-and-three-story buildings. The two-part commercial block composition is prevalent in the years between 1850 and 1950 in towns across the nation.

Based on these two typical compositions for commercial buildings along Clinton Street, the style of individual buildings changed over time with the application of decorative or functional details applied to the front facades. These details included bands of small third tier windows in a Greek Revival building or bracketed, Italianate-style overhangs. Regardless of style, the underlying composition of the two-part block with its strong horizontal first level, typically a storefront topped with one or two stories of residential-scaled window openings, remains consistent.

The architectural style of a building is defined by its date of construction, its ornamental detail, and its shape and form. A variety of styles are apparent on Clinton Street, including Federal, Greek Revival, Gothic Revival, and Italianate. Italianate is the most prevalent style, followed closely by the Greek Revival. These buildings were designed and built not by architects, but by local builders and property owners who melded tastes and traditions that, while strongly influenced by Georgian and Federal styles, also incorporated newer architectural styles such as Greek Revival and Italianate. In the context of establishing design standards for buildings in

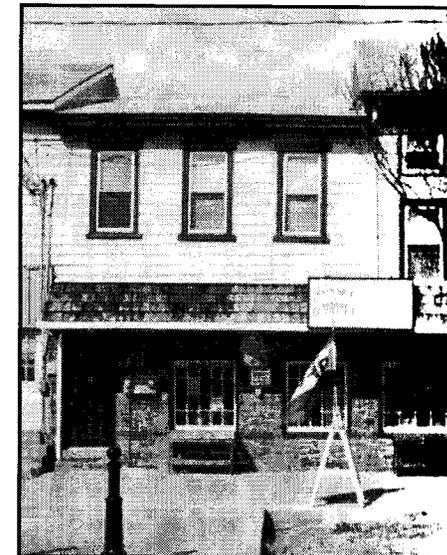
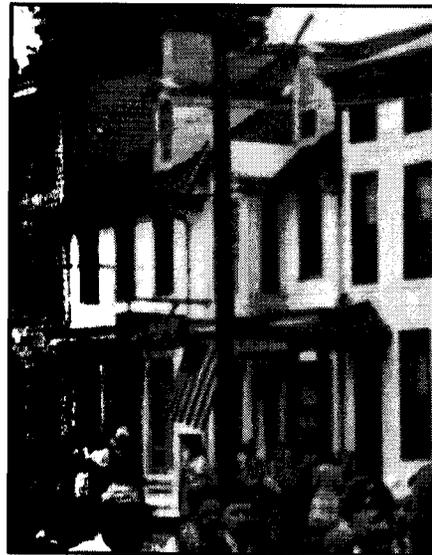


This historic photograph of 62-64 Clinton Street (left) and present-day photograph of 90 Clinton Street (right) illustrate the one-part block configuration. The facades are unified, without any architectural or visual division between the lower and upper floors such as ornamental storefronts, signs, porches, or awnings.

Delaware City, this means there are few, if any, buildings that are purely one style. Rather, the buildings more often incorporate evolving, transitional building styles.

On the basis of this survey, two major periods of construction can be identified for the Clinton Street Commercial District. The first begins in the very late 1820s and runs to 1850, including buildings constructed during the early development of the town in the Federal and Greek Revival styles. The second major period extends from 1850 to 1900, when Delaware City experienced growth related to industry. Primary architectural styles for this period are known as the Romantic Revival styles. The following section describes these styles and their characteristics specific to Clinton Street.

In Chapter V of this manual, buildings on Clinton Street from Harbor to Front Streets are classified by composition and style so that common traits can be recognized for each type, and appropriate recommendations are listed for each. Although individual buildings along Clinton Street may exhibit aspects of several different styles, each building is identified according to the style that is most dominantly expressed its form, mass and architectural detail. For example, buildings with third tier windows are classified as Greek Revival in style, while buildings with strongly bracketed cornices fall under the Italianate style.



92-94 Clinton, shown here in a historic photograph (left), and a present-day view of 82 Clinton (right), have a two-part block configuration. Both facades are divided between the first and second floors, 92-94 by ornamental storefronts, and 82 by brick veneer and a shingled pent roof

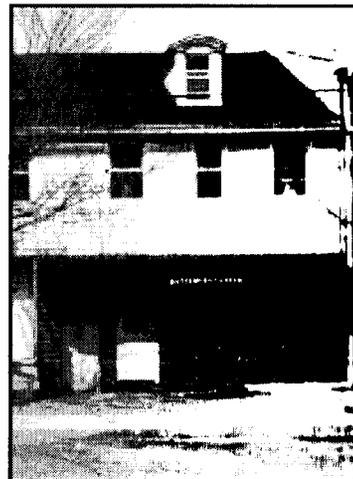
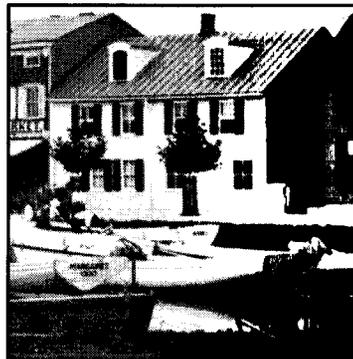
PERIOD I: 1825-1850 FEDERAL TO GREEK REVIVAL

The Federal and Greek Revival styles were most prevalent in Delaware City between 1825 and 1850. Buildings constructed in these styles are some of the oldest surviving houses in the town.

Federal Style

Buildings constructed in the Federal style are typically simple boxes with symmetrical facades, two to three rooms deep, often with a side gabled roof and dormers. Constructed in wood or brick, the ornamentation is restrained and commonly confined to the roof cornice and detailing around the entrance door, such as a transom. Windows are double-hung with six panes of glass in each sash, known as six-over-six light double-hung sash. Windows often have shutters.

The Federal Style in Delaware City is represented by three pairs of surviving buildings, 62-64, 66-68, and 92-94 Clinton, each built as an adjoining pair of individual buildings under a common roof. Occurring as either one or two-part blocks, these buildings are characterized by three asymmetrical bays on the first floor and either two or three symmetrical bays on the upper floor, barrel-roofed dormer windows in the attic, and side-gabled roofs.



Two sets of Federal style buildings in Delaware City have retained the one-part block configuration, 62-64 (present-day view, bottom left) and 66-68 (historic view, top). With the addition of brick veneer and an awning dividing the upper and lower stories, 92 Clinton Street (present-day view, bottom right), was altered to the two-part block configuration.

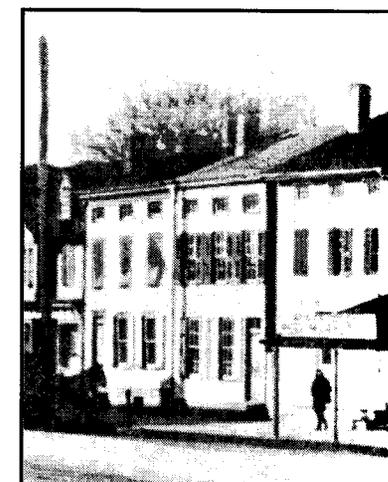
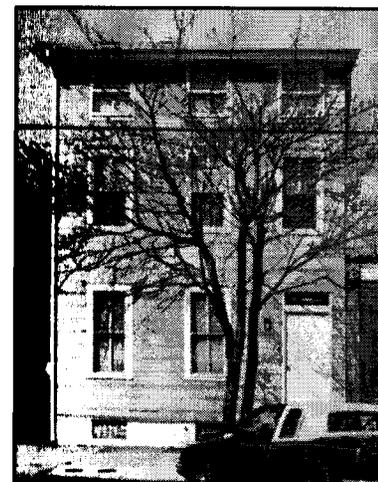
The buildings at 66-68 Clinton Street are an example of this paired configuration. The dwelling at 66 Clinton features a center entrance flanked by windows, while 68 (which has been used alternately as a bakery and a dwelling) has an entrance at the side of the facade. The upper floors, dormers, and roof of the two buildings are identical, unifying the structures into what appears to be a single building. Although the window and door placement of this pair varies somewhat, both units reflect the one-part block configuration.

Greek Revival Style

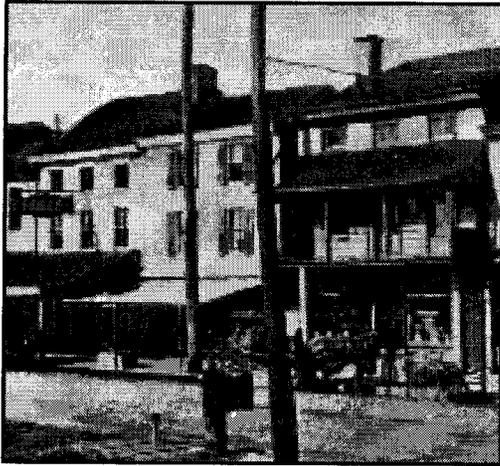
Buildings constructed in the Greek Revival style are characterized by symmetrical facades, low pitched gable roofs, and heavily emphasized cornice lines. Typically two-and-a-half stories high, many Greek Revival buildings have a third tier of narrow windows just below the cornice line.

The three surviving one-part block Greek Revival buildings, 44, 56-58, and 90 Clinton, were originally dwellings, but 56-58 Clinton was later converted to accommodate commercial uses on the first floor. Seven buildings along Clinton Street fall under the two-part Greek Revival style designation: 30, 46, 70, 76, 78, 86, and 88 Clinton. Historic photos show that 86 and 88 Clinton were originally one-part block dwellings that were modified in the twentieth century to accommodate retail uses on the first floor.

At the time of this survey, two of these Greek Revival buildings, 70 and 76 Clinton, were disguised by mansard-style roofs that evoke the Second Empire style. The mansard-style roof of 70 Clinton Street, added to the building in the late twentieth century, conceals two buildings shown on historic maps as 70 and 72 Clinton Street. 70 Clinton was a two-part block Greek Revival building, and 72 Clinton was a two-part block Italianate—the two were combined into a single structure during the twentieth century. 76 Clinton also received a mansard-style renovation to its roofline, hiding the frieze band of windows underneath.



This view of modern-day 44 Clinton Street (left) and historic view of 86-90 Clinton Street (right) are examples of the one-part block Greek Revival style.



The two-part block Greek Revival style is represented by 76-80 Clinton Street (historic view at left) and 76 Clinton Street (present day view at right).

PERIOD II: 1850-1900 ROMANTIC REVIVAL STYLES

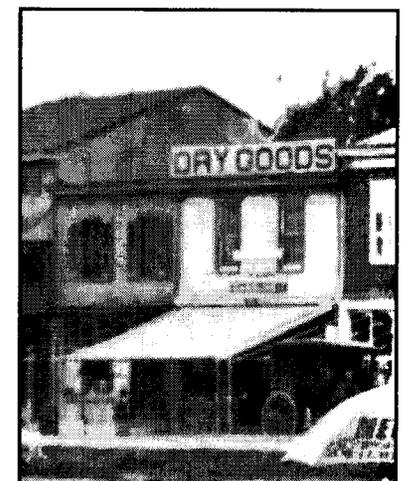
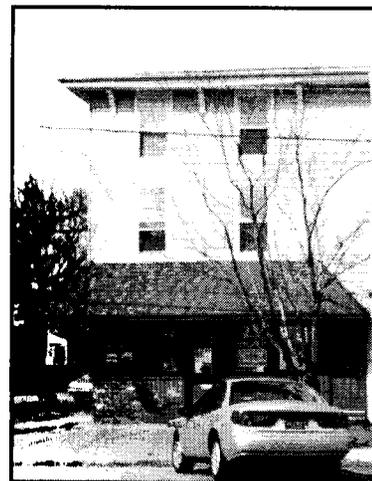
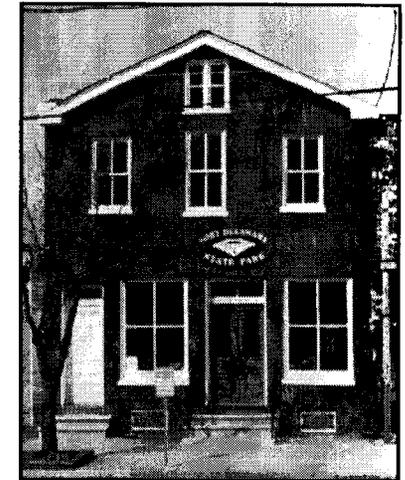
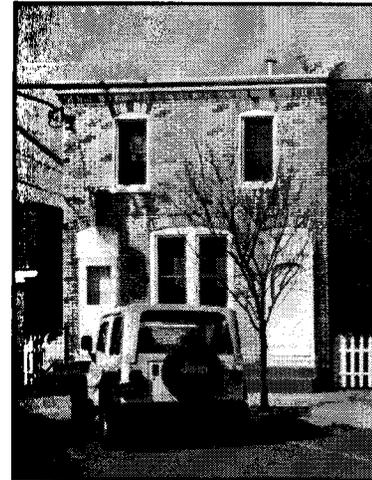
There are three styles associated with the Romantic Revival in Delaware City: Italianate, Gothic Revival and Second Empire. The Italianate and Gothic Revival styles were developed as part of the Picturesque movement. Formal, classical ideals expressed by Federal and Greek Revival styles lost popularity in favor of styles that were inspired by rural, naturalistic forms. The Second Empire was very fashionable during the mid-nineteenth century, and was an often used form for new construction and the remodeling of older buildings. Almost two-thirds of the commercial buildings in Delaware City were constructed during the years between 1850 and 1900. Many of these buildings are of mixed styles, with the Italianate style tying with Greek Revival as the most frequently occurring style. There is only one building with Gothic Revival characteristics; out of three that exhibited Second Empire details, only two survive.

Italianate

Typically two or three stories in height, Italianate buildings in Delaware City's Commercial District have low-pitched roofs and deep overhanging eaves with decorative brackets. The proportions of both the overall building and the windows on the facades are tall and rectangular. Tall narrow windows are the only identifying feature for buildings such as 72-74 Clinton Street, which as seen in historic photographs, lacks stylistic features such as a bracketed cornice. Windows in Italianate buildings usually have single pane (one-over-one) or double pane (two-over-two) double-hung sashes.

There are three examples of the one-part block Italianate style in Delaware City: 52, 38, and 96 Clinton Street. 52 Clinton and 96 Clinton feature side-gabled roofs with very low-pitched roofs. 38 Clinton is the only example of a gable-front building on the street. Although 96 Clinton is a one-part block, with no divisions between the lower and upper floors, it is paired with the two-part block building at 98 Clinton Street.

The two-part block Italianate style occurs frequently on Clinton Street. These buildings were constructed between 1850 and 1890, a period when Delaware City experienced heavy growth within the business district. The corner building at 98 Clinton Street is a good example of this composition. A pent roof provides a strong division between the first, storefront level and the upper stories. The rest of the composition is vertical, with tall windows, a deep roof overhang, and decorative brackets. Historically, division between the lower and upper floors was often created by porches or awnings, as seen in the historic photo of 72-74 Clinton Street.



The present-day appearance of 52 Clinton Street (top left) and 38 Clinton Street (top right) is representative of the one-part block Italianate style on Clinton Street, with unified facades and narrow windows.

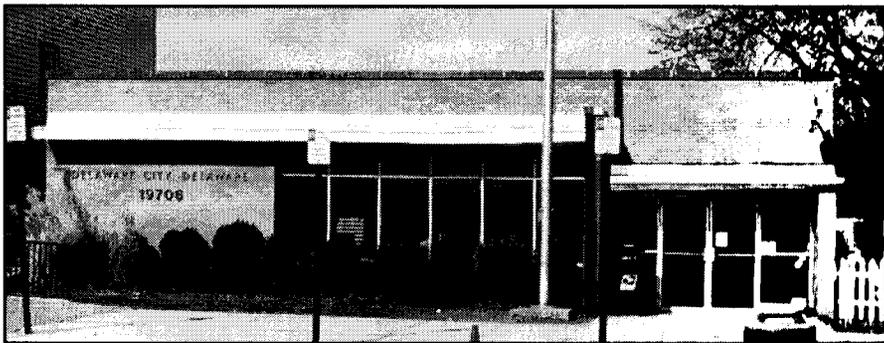
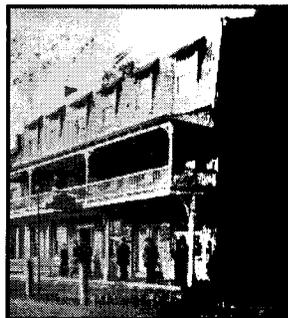
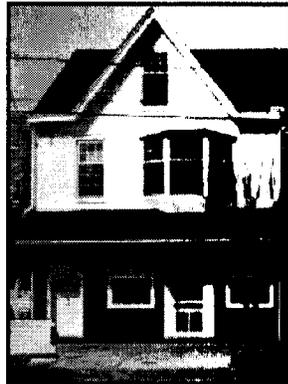
98 Clinton Street (bottom left), with its bracketed cornice, displays classic Italianate details. The elongated shape of windows on 72-74 Clinton Street (bottom right), is the only characteristic of the Italianate style present in these buildings. The porch awnings on 98 and 72-74 Clinton Street are characteristic of the two-part block configuration.

Gothic Revival, Second Empire, & Other Styles

The building at 34 Clinton Street, with its distinctive gabled roof, is the only example of the Gothic Revival style in the Clinton Street Commercial District. The Gothic Revival style was most often applied to rural houses, rather than to urban commercial buildings, and usually featured elaborate rustic detail. However, the oversize front-facing gable above 34 Clinton's two-part block facade is certainly evocative of that style.

The Second Empire style was represented by the Robinson Hotel at 54 Clinton, which was demolished prior to the construction of the current Delaware City post office. This style was seen as appropriate for both residential and commercial buildings, and was popular for its association with French fashion. The hotel's mansard roof, also called a dual-pitched hipped roof, was characteristic of this style. The pitch of the roof allowed for a full or half-story to be housed under the roofline. The hotel was built in several different sections and contained many different uses over the years. The upper floor of the facade was consolidated under a mansard-style roof to give the building a more unified and modern appearance. The hipped form was added only to the facade, while the building probably retained its original roof form. Similar mansard-style overhangs were attached to buildings at 70 and 76 Clinton Street.

Only one other building style is represented in the Clinton Street Commercial area. The post office at 54 Clinton, the site of the old Robinson Hotel, is a one-part commercial block in the middle twentieth-century modern commercial style. The low-slung, horizontal configuration of the building and the floor-to-ceiling glass windows are all distinctly modern, and present a marked contrast to the older buildings on either side.



The steeply-pitched front-facing gable of 34 Clinton Street (top) is evocative of the Gothic Revival Style. Renovations made to the third story and roofline of the Old Robinson Hotel (middle) were in the Second Empire style. The Post Office was built on the site of the hotel, and is in a modern commercial style that is incongruent with rest of the block.

IV. REHABILITATION STANDARDS BY BUILDING COMPONENT

The Rehabilitation Standards are written to apply to various building components that are found on all buildings. **Specific recommendations for each building in Delaware City's Historic Commercial District are presented in Section V of this manual.** This section will make general recommendations on the treatment of the following building components:

- exterior wall cladding – siding and brick
- roof configuration and materials
- exterior windows and doors
- shutters
- paint colors
- new construction

Over the last 25 years, the National Park Service has published a series of articles called **Preservation Briefs**. The guides are designed to provide technical assistance to people who restore and rehabilitate historic buildings. Preservation Briefs address a variety of issues, ranging from energy conservation in historic buildings to the repair of plaster walls and the preservation of architectural ornaments.

A list of Preservation Briefs is included in the Appendix of this manual. They are available on the National Park Service web site and can be ordered from the U.S. Government Printing Office. (See the Appendix for information about ordering these publications.)

Exterior Wall Cladding – Siding

Maintaining original material for the exterior walls of Delaware City's historic buildings is preferred. Wood siding and trim should be repaired and repainted instead of installing new siding. Patching areas of deterioration with materials that match the existing siding is preferred to residing or replacing the entire wall surface. Appropriate preparation, application and paint selection will preserve and protect wood siding. NPS Preservation Brief #10 discusses exterior paint for historic wood buildings (see Appendix).

It is not appropriate to cover existing wood siding or to apply aluminum or vinyl siding to the principal street facade(s) of buildings in Delaware City's historic commercial district. Other inappropriate materials for street facades include patterned plywood, vertical siding, and composite shingles.

Corner boards, window trim, and door surrounds should be reused or recreated in the original material. It is not appropriate to cover ornamental wood trim with flat stock aluminum or vinyl. The spacing of the original siding should be recreated. If the original siding had a 4" exposure (reveal), new siding with the same spacing should be installed.

National Park Service Preservation Briefs #6, #8, and #10, discuss appropriate siding for historic buildings (see Appendix).

Exterior Wall Cladding – Brick

Brick should be repaired and re-pointed with materials that match the original brick masonry. Brick that is used to fill door or window openings or to repair damages should be toothed into the original brick pattern to minimize the appearance of the repair.

Special care must be used in the selection of new brick used to rebuild facades along Clinton Street. Simply selecting salvaged brick or patterns termed "historic" often produces construction in the wrong color or texture.

Historic masonry should be re-pointed with a mortar that is as soft or softer than the material originally used. Testing of the original material should be done to determine the strength that the existing masonry can tolerate. New mortar joints should match the tooling, color, and joint size of the original joints. Any masonry trim, such as brick corbelling, should be preserved or reconstructed, and not covered.

Several National Park Service Preservation Briefs, including #2, #6, and #38, address the maintenance of masonry buildings (see Appendix).

Roofs, Gutters and Downspouts

Historic and modern roofing materials have a finite life span. The roof of almost any building must receive regular maintenance and periodic replacement. As roofs are replaced, original roofing materials are often replaced with modern materials—sometimes to the detriment of the historic character of the building. These are guidelines for maintaining and replacing roofs of Delaware City's historic buildings.

Different building styles are characterized by specific roof types. Federal era buildings typically had pitched roofs steep enough to support shingle, metal, or slate roofing, while Greek Revival roofs commonly had a low pitch and would have been covered in metal. Italianate roofs often had a very low pitch and were originally clad in asphalt membrane or metal. The Gothic Revival style usually featured a steeply pitched gabled roof covered with slate or wood (rarely metal) shingles.

Wood shingles, slate, terracotta tiles, metal shingles, sheet metal, and asphaltic membrane were historically used as roofing materials, and are most desirable for maintaining the character of buildings. Original materials have often been replaced by asphalt shingles, cement tiles, rubber, asphalt, or man-made membrane roofing.

Builders often selected roofing materials according to the form of the roof (peaked or flat) and the architectural style of the house (Greek Revival, Italianate, etc.). Pitched roofs usually received wood, slate, or metal shingles. Flat roofs, or roofs with shallow slopes, often required the use of sheet metal to repel water.

Original roofing materials and historically accurate replacement materials should be repaired or replaced in-kind. If repair is not possible, replacement with materials appropriate to the roof form and architectural style should be used.

Non-historic or historically inaccurate roof material should be replaced with materials appropriate to the roof form and architectural style of the building. In instances where the roof is not visible from street level or from surrounding buildings, non-historic materials may sometimes be used in order to provide the best roof possible.

Many older buildings have gutters that are integral to the roof structure. These gutters should be repaired if possible. Otherwise, half round metal gutters and round downspouts should be applied. Appropriate metals are copper, lead coated copper, terne metal, or aluminum. Corrugated downspouts and gutters with architectural profiles should not be installed.

It is inappropriate to alter or remove original roof forms or elements, such as the removal or addition of dormer windows on the front of buildings. Original roof pitch and height are important to the overall architectural character of a building, and should be retained.

National Park Service Preservation Brief # 4 addresses roofing for historic buildings (see Appendix 1).

Doors

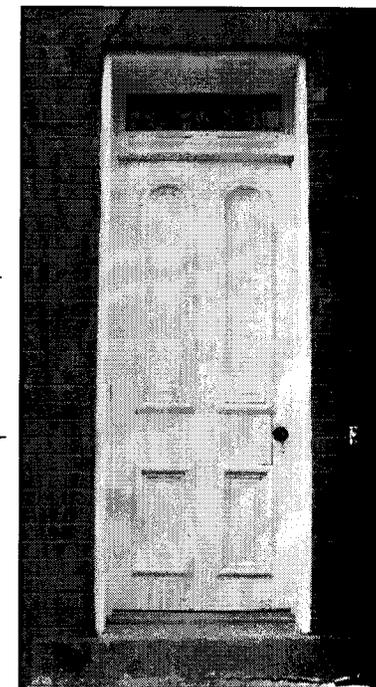
There are typically two doors in each building facade along Clinton Street. The primary door, or storefront door, provides access to the first floor commercial space. The second door usually leads to a stairway to the upper floors.

Storefront doors along Clinton Street are often fully or partially glazed. Proposals for new facades should conform to this pattern, with a full or half glazed door made out of wood or metal.

Secondary doors leading to residential or upper floors are typically paneled. Every stylistic period represented in Delaware City featured paneled doors. Because of their visibility to visitors and passers-by, doors were often more finely detailed or ornamented than other parts of a building's facades. Entrance doors are critical in representing the architectural style of a building, and preservation of the original door or appropriate replacement of the door is essential in maintaining the integrity of the building within the historic district.

Six to eight panel doors were the standard in the Federal, Greek Revival, and Italianate styles. Doorways in these periods were often surrounded with square or rectangular sidelights, or a transom. Door surrounds with decorative pilasters and pediments were also prevalent in these periods. Replacement doors for buildings Federal and Greek Revival buildings should be paneled.

It is always desirable to retain original architectural elements in any historic buildings, especially doors. If replacement is necessary, in-kind reproduction is preferred. Custom millwork may be required to recreate original designs in appropriate materials.



Windows

Window size, shape, and materials are often characteristic of different architectural styles and historical periods. The size and shape of individual windows is the result of the size of glass panes available to the builder. The size of glass panes in window sash typically increased from the Federal period, when smaller panes were typical, to the modern period, when large panes of glass were easily manufactured and set into windows.

Double-hung and single-hung window sash were most typically used in buildings throughout Delaware City's history. A double-hung window has two moving sashes: hung one above the other. Only one sash is movable in the single-hung type.

Different building styles are characterized by specific window types. Window openings in Federal and Greek Revival style buildings are regularly placed single units with small square panes in each sash. The windows in buildings of these styles are typically single-hung. Windows in the Italianate and Gothic Revival periods are usually double-hung with two long rectangular panes of glass per sash. Many houses in this period also have a large single pane of glass in each sash.

Existing windows in Delaware City's historic buildings should be repaired whenever possible, rather than being replaced with modern windows. Old windows may be made more fit for modern uses with the addition of screens and storm windows, which should match the sash division in the original window. If window replacement is required, new windows should match the original windows in operation and glazing style. Old sashes with multiple panes should be replaced with single glazed sashes that are divided to match the original pattern. Muntins applied to the exterior of the sash are preferable. For improved thermal resistance, storm windows can be installed on the exterior or energy panels can be placed on the interior of the single glazed sashes.

Window openings should not be modified to accommodate replacement windows. Original window openings should be retained. Window units should be wood or wood-clad, and painted to coordinate with the building. The following window options are not appropriate on principal street facades and are generally not preferred in the historic commercial district:

- Replacement windows for multi-paned sashes with snap-in muntins to replicate original pattern.
- Tinted glass in replacement windows.
- Vinyl or metal replacement windows.



National Park Service Preservation Brief # 9 outlines methods for repairing wood windows (see Appendix 1).

Shutters

Shutters are used on many of Clinton Street's historic buildings. Although modern buildings also have shutters that are purely ornamental, shutters have historically served more functional purposes. First floor shutters often were constructed of solid panels, and were shut over windows in order to provide extra security for the building at street level. Shutters on the upper levels were typically louvered in order to provide ventilation while also shielding the rooms from sun or bad weather conditions. Shutters were proportioned to completely cover the windows and were always operable, rather than fixed to the exterior siding.

Wood shutters should be repaired whenever possible, or replaced with wood shutters that match the original units. Appropriate preparation and painting will help protect and preserve wood shutters. Vinyl shutters are not appropriate on the principal street facade(s).

Paint Colors

Historically, paint colors varied according to prevailing styles and tastes. This manual provides guidelines for selecting paint colors based on the specific period and style of each building type—this is only a guide for selection.

Paint schemes for Federal and Greek Revival buildings often utilized colors with high contrast in an effort to replicate materials such as marble. These buildings usually had white trim with dark-colored shutters, usually dark green or black. Italianate style buildings with wooden siding were often painted in gray or earth tones in order to resemble masonry. Trim was painted in contrasting colors that included browns, grays and fawn.

New Construction

Clinton Street is composed of two and three story buildings built on deep narrow lots, resulting in a commercial area that has a human scale. The buildings date from the 1830s to the late nineteenth century, with a few modern buildings filling previously vacant lots. Many are of frame construction with wood siding, and several are built of red brick.

The zoning ordinance in Delaware City currently mandates a maximum building height of 35 feet. Infill massing for new construction sites should be required to conform to the height and massing of existing historic buildings.

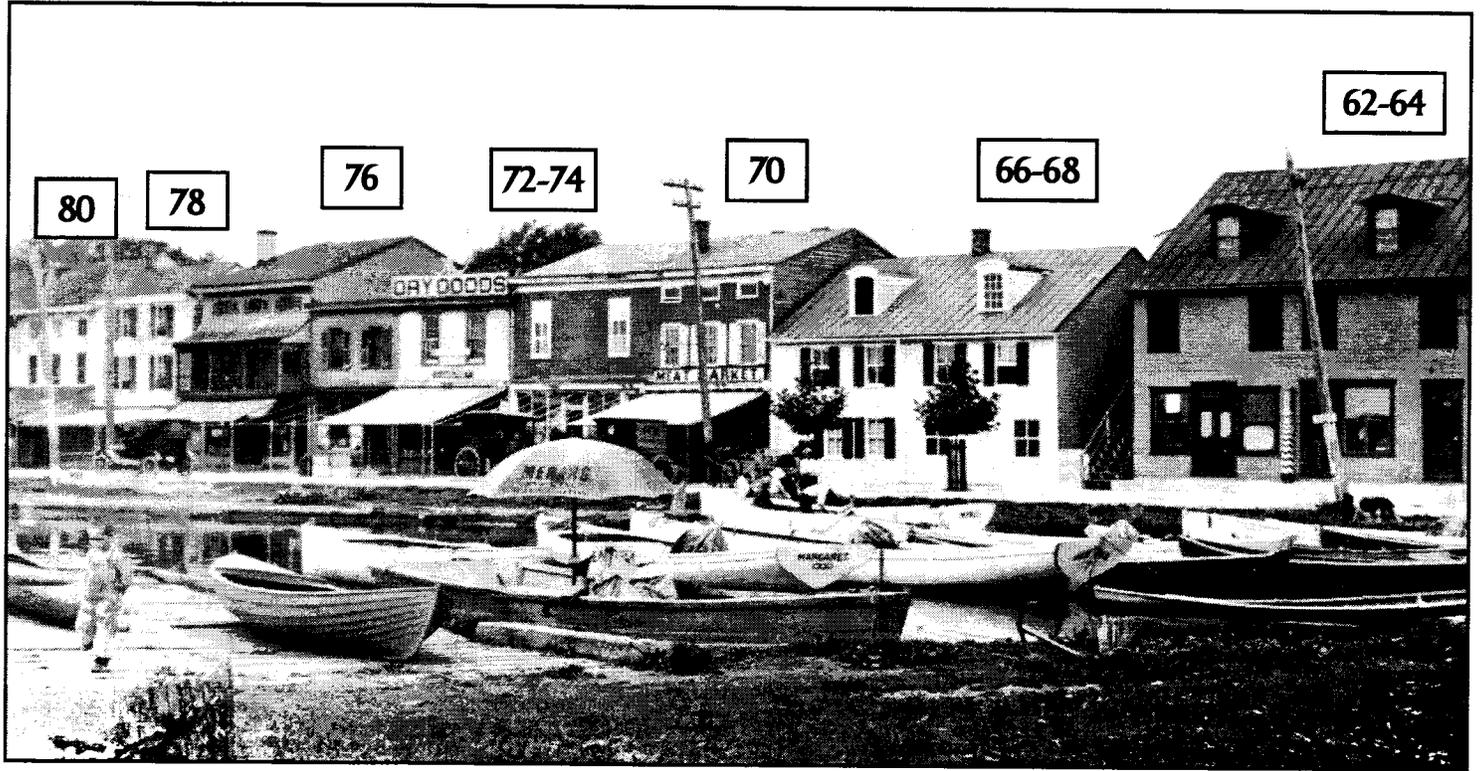
New construction should be constructed on the property line flush with the sidewalk, and should be scaled to meet the two to three story heights of the surrounding buildings. If infill construction is built on several contiguous lots, it should reflect the division of those lots. This can be done by incorporating vertical divisions into the facades of the new building, dividing the face of the building into what appears to be several adjoining buildings. The width of the original lots should be preserved in new construction in order to maintain the visual rhythm that contributes to the human scale of the street. Window and door openings in new construction should be of a similar size and spacing as those in surrounding historic buildings.

V. PUTTING IT ALL TOGETHER: Rehabilitation Recommendations for Buildings In the Clinton Street Historic Commercial District

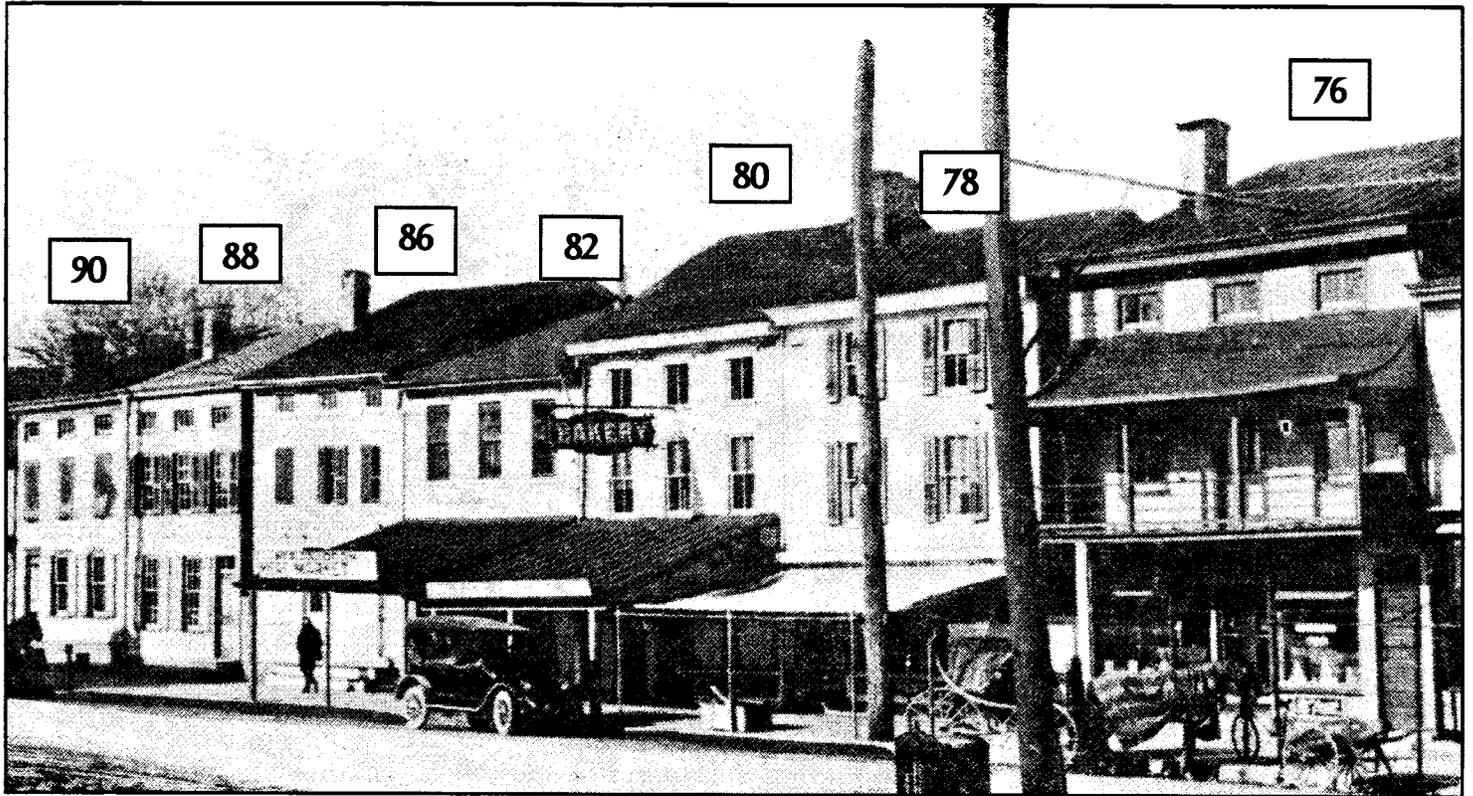
This section presents rehabilitation recommendations for each building along Clinton Street from Harbor Street to Front Street. Historic photographs dating to the 1890s and early 1900s were the primary source of information about the historic appearance of these buildings. Several of these photographs are reprinted in the following pages, and close-up views appear within the design recommendations for individual buildings. The recommendations are intended to aid in the preservation, repair, and maintenance of the historically significant aspects of street facades in the historic business district.



Postcard view of lower Clinton Street in the late nineteenth or early twentieth century looking east. Modern-day street numbers are indicated above each building.

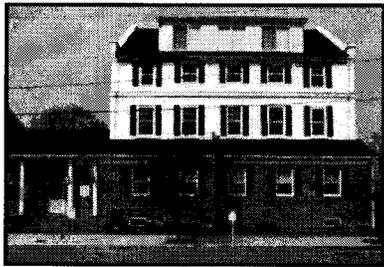


Late nineteenth or early twentieth-century postcard view of the Clinton Street commercial area looking northeast from the waterfront. Modern-day street numbers are indicated above each building.



Postcard view of the of Clinton Street's "mid-business section" during the early twentieth century, looking northeast. Modern-day street numbers appear above each building.

30 Clinton Street



The Olde Canal Inn, also known as the Delaware City Hotel, is one of the earliest surviving buildings in Delaware City, dating to 1829. The one-and-a-half story, side-gabled style building exhibits a symmetrical five-bay arrangement, and the two-part block commercial composition. The third-story frieze band of windows is reminiscent of the Greek Revival style, although the barrel dormers visible in historic photographs are more characteristically

Federal style. The building is composed mostly of brick, with a few small frame additions, and weatherboard on the northeast elevation. A one-story enclosed brick porch runs along the Clinton Street façade, with windows that mirror those on the main block. The porch extends beyond the end gable wall to the southwest, providing an entry vestibule for the restaurant. The enclosed porch is a twentieth century renovation; historic photos show a two-story wood frame porch with spindle railing.

The sash windows on the second floor of the main block are equally sized and evenly spaced. The third-floor sash windows are evenly spaced, but not equally sized: the three center windows are not as long as the two flanking windows, and the entire row is proportionally smaller than the second-floor windows. A modern three-bay shed-roofed dormer is centered in the composite shingled roof above the three small center windows on the third floor. The single dormer replaced three barrel-roofed dormers (visible in historic photos) sometime in the mid-twentieth century. A stringcourse extends the length of the façade between the second and third floors.

The main building was constructed in 1829, and was itemized in an 1846 deed from John Ashurst to Francis D. Dunlap as "a brick hotel and other buildings." By 1870, Orphan's Court records indicate that "a large Three Story Brick Hotel, Stables, Carriage House, [and] Icehouse" were on the property.

Recommendations

While the Olde Canal Inn has retained some of its historic character, several key features on its façade have been altered.

- 1) Remove the enclosed brick front section and entry vestibule.
- 2) Restore the two story front porch with square corner posts and turned spindles.
- 3) Remove the shed roof dormer, and reconstruct three barrel-roofed dormers.
- 4) Replace composite shingle roof with standing seam metal roof.
- 5) Reconstruct the brick gable end walls and chimneys.
- 6) Restore operable canvas awnings to gable end windows to help control sun and heat.



32 Clinton Street



This two-story brick building with frame additions was built circa 1890. The original structure on this property, a frame dwelling listed on the 1868 Beers map as being owned by "T. J. Clark," burned in the fire of 1887. Rebuilt by Alice C. Clark, the property was sold in 1893 to Alexander B. Holliday. It was subsequently used as a lunch shop, tobacco shop and dwelling.

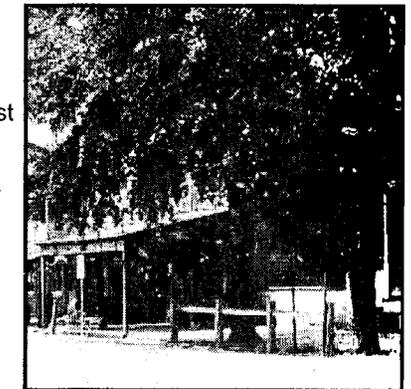
Similar in appearance to 36 and 46 Clinton Street, 32 is characterized by its flat-roofed two-story form. The building, although obscured in historic photos, clearly had a deep canopy across the sidewalk similar to those seen along much of the block. In

this picture, circa 1910, the canopy roof extended across the façade of both 32 & 34 Clinton Street. The first floor has undergone considerable renovation. The front door in the first bay is flush with the second story, while the two northern bays are recessed, with large eight-over-sixteen pane windows. On the other hand, the second story, with its elongated, evenly spaced, two-over-two windows, dates to the original construction period, and gives the buildings its Italianate appearance.

Recommendations

Since the building is not entirely visible in historic photographs, recommendations are based on standards existing on the block.

- 1) Restore the canopy clearly delineated on both photographs and Sanborn maps.
- 2) Remove shutters.
- 3) Replace divided light sash windows on first floor with plate glass.
- 4) Replace door with more appropriate glass and panel design.



34 Clinton Street

This building was built circa 1890, after the fire of 1887 consumed an earlier building on the lot. Both before and after the fire, the property was used as a grocery store, and remained in that use throughout the early twentieth century. This property, along with 36 Clinton Street, was owned by W. C. Robertson at the time it was built.

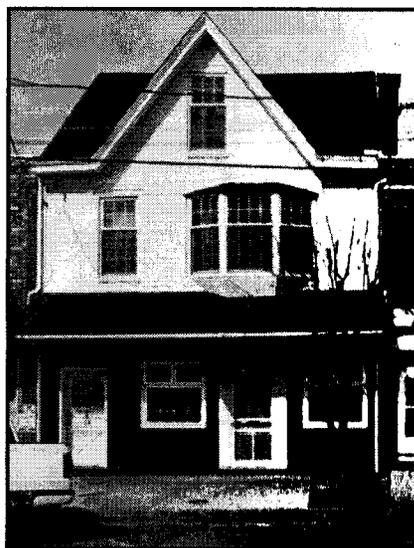
Although no historic views of 34 Clinton Street are available, it is still possible to identify elements of the building's original form. The building shares characteristics of many commercial establishments along Clinton Street, despite modern changes to the façade. The building still exhibits its original two-part box construction, representing the division between commercial and residential spaces. The distinctive four-bay door-window-door-window pattern on the first floor also occurs on neighboring properties, 36 and 38 Clinton Street, and was certainly part of the original construction.

Modernization has substantially changed the overall materials used on the building. The windows on the first floor were certainly plate glass display windows, similar to other shops on the street. The pent roof between the first and second floors has replaced an earlier porch roof construction. The windows in the upper stories have likewise been changed from their original two-over-two configuration, including the addition of the bay window. The Gothic Revival style gable may or may not be original to the building, and there are no historic photos that reveal the original roof form. The skin of the building has been modernized with composite shingles and synthetic siding.

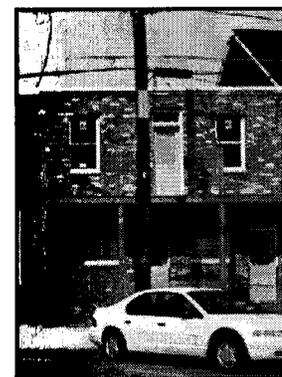
Recommendations

Lacking documentary photographs from the turn of the century, treatments for this building should remain conservative. The building façade lacks historic materials from its original construction.

- 1) Remove modern windows and doors on first floor. Replace with doors that feature a single glass pane over a panel, and plate glass display windows.
- 2) Remove bay window on second floor, and re-establish original two or three three-bay configuration.
- 3) Remove six-over-nine sash windows, and replace two-over-two windows.
- 4) Replace modern roofing materials on porch with standing seam metal roofing.
- 5) After architectural investigation, further recommendations might include removal of siding to expose brick exterior.



36 Clinton Street



Similar in form to both 32 & 46 Clinton Street, 36 Clinton is a flat-roofed two-story brick building. The façade is asymmetrical, with five bays on the first floor and three on the second. In historic photos, a second-story porch is perched atop a first floor shed roof awning. Today, the second-story door remains over a skeletal porch. Single one-over-one replacement sash windows have been installed on the second floor. The variegated brick face is a modern treatment, and anomalous on the street.

In the mid-nineteenth century, W. C. Robertson owned the parcel of land. The current building is a replica of the building that was constructed after the fire of 1887, which consumed nearly a dozen buildings on Clinton

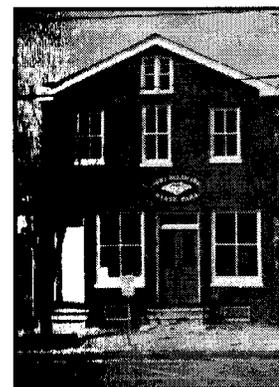
Street. Historically it was used to sell clothing and dry goods. The 1910 Sanborn map indicates that 36 and 38 Clinton Street were connected on the interior in a single commercial space.

Recommendations (historic photograph appears on page 34)

Since the building is obscured by foliage in the historic photograph, recommendations are based on standards for other buildings on the block.

- 1) Restore the first floor shed roof that angles out from the second floor porch.

38 Clinton Street



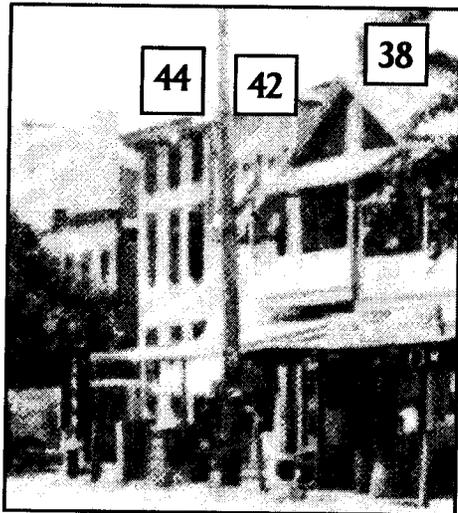
The fire of 1887 destroyed nearly a dozen buildings on Clinton Street, including the original building on this lot. This two-and-one-half story brick building was constructed soon after the fire. An unusual variant of the Italianate style on Clinton Street, this building features a front-facing gable roof. The first floor has a four-bay door-window-door-window configuration, while the second floor has three evenly spaced two-over-two wood single-hung sash windows, altogether forming a one-part block arrangement. A pair of one-over-one sash windows are centered in the gable end at the attic level. A two-story frame porch, once a characteristic of the streetscape, has been removed. The building is listed in the 1904 Sanborn map as "Gents Furr'g" (Gentlemen

Furnishings), and appears on the 1923 Sanborn Map as a store.

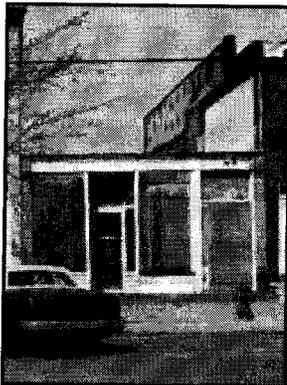
Recommendations (historic photo appears on page 34)

The building retains a high level of integrity.

- 1) Restore the two-story awning style porches with second floor railing. These porches are characteristic of the turn of the century streetscape.



42 Clinton Street



The fire of 1887 destroyed the original building on this lot. This storefront is the surviving section of a circa 1888 building that was constructed after the fire. The three-story frame building was faced with a brick façade. The building matched the height, scale, and window arrangement of its neighbor, 44 Clinton, as illustrated in historic photos. Sanborn maps indicate that the property was used as a barber shop throughout the early twentieth century.

The building has suffered extreme deterioration and was recently disassembled. The storefront is the only section of the building still standing. The remaining façade materials have been stored for future reassembly.

Recommendations

Since a significant portion of this building has been demolished, it will be necessary to reconstruct this site.

New construction should:

- 1) Conform in height, mass and setback to the earlier building, a two or two-and-one-half-story, side-gabled structure that was Greek Revival in style. The historic photograph shows that the building was a one-part commercial block at the turn of the twentieth century.
- 2) Utilize similar materials (weatherboard, brick) and façade rhythm (width of buildings, setback from street) as other historic buildings along Clinton Street.

44 Clinton Street



The style of this three-story frame townhouse is characteristic of the slow pace of change in Delaware architecture. Its Greek Revival style, defined by three attic-frieze windows, is reminiscent of the mid-nineteenth century; however, this dwelling was built circa 1888. A fire demolished many buildings on lower Clinton Street in 1887, and this townhouse was built soon after the fire. Historic maps indicate that the building has been used exclusively as a dwelling, not as a commercial property, which accounts for its unchanged one-part block configuration.

The form, mass, and openings on the building have not been changed from their original locations. The low pitch of the gable roof appears flat from the ground. The two-over-two wood sash windows are original to the building.

Recommendations

This building has retained many of its character-defining features, including its two-over-two windows, window surrounds on the first and second floors, window and door openings, roof pitch, and overhanging cornice. However, small losses of historic material have changed the character of this building.

- 1) Restore the molding around the door and attic frieze windows.
- 2) Install a divided-light wood sash transom over the front door.
- 3) Restore attic frieze windows with vertically divided windows (see historic photo of 80 Clinton Street.)
- 4) Remove composite shingle siding and restore clapboard.



46 Clinton Street



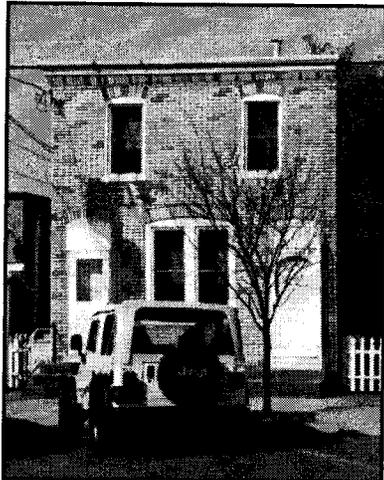
As with other buildings in this section of town, the original mid-nineteenth century building on this site burned in the fire of 1887. Its replacement can be dated by the simple flat-roofed, box-like construction to the turn of the twentieth century, and Sanborn maps indicate a change in building footprint on this lot between 1904 and 1910. Similar in form to both 32 and 36 Clinton Street, the building retains the roofline, mass, and window pattern from the original building. Aluminum siding replaces the original clapboard. The shed porch roof is an important character-defining feature for the building and for the street. However, the raised porch does not appear to be original. Historically, this building was a store dealing in stoves and tinware.

Recommendations (historic photograph appears on page 35)

While the building has retained its shape, modest exterior changes could significantly improve its historic character.

- 1) Remove modern plastic signs, and install appropriate wooden replacements.
- 2) Consider replacement of aluminum siding with wood clapboards.

52 Clinton Street



Built in 1840, this two story Italianate-style dwelling was constructed in brick. A modern renovation covered the front facade with a brick patterned veneer, yet the one-part block configuration has been preserved.

Recommendations (no historic photo available)

- 1) Removing the brick veneer and reinstalling wood clapboard siding, though expensive, would enhance the historic character of the building.
- 2) New paneled wood doors and glazed transoms are recommended. A new half or full glazed storm door would also be also appropriate.

54 Clinton Street

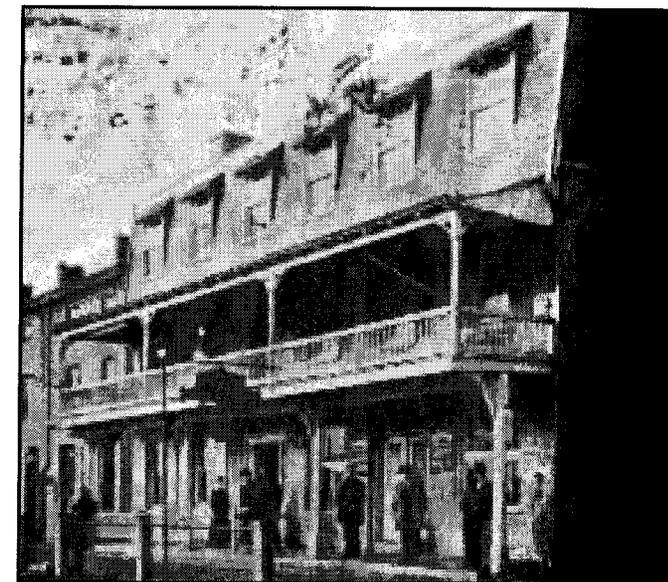


The Delaware City Post Office stands on the site of the old Robinson Hotel.

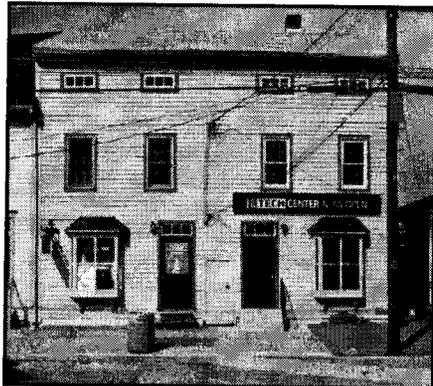
The hotel was built in two main sections. The first, three-bay section on the west end of the building, was constructed prior to 1868. A second three-bay section was added to the east end of the building prior to 1885, and the whole composition was unified under a mansard roof and two-story porch on the Clinton Street elevation, a two-part block configuration. These buildings served as a drug store and post office before becoming the Robinson Hotel. The current post office, a single-story, one-part block, brick building, was constructed in the mid-twentieth century. The flat roof, light brown brick, and curtain wall of glass windows are characteristic of mid-to-late twentieth century commercial and institutional architecture with a modernist influence.

Recommendations

There are no recommendations for this building. It should not be "disguised" by any effort to historicize its exterior appearance. A historical marker with a picture of the Robinson Hotel might improve a visitor's ability to appreciate the history of the lot, and to get a feeling for the streetscape before the construction of the new post office. This site would be an appropriate site for new construction that is better designed to conform to the height, setback, building materials, and rhythm of the historic streetscape.



56-58 Clinton Street



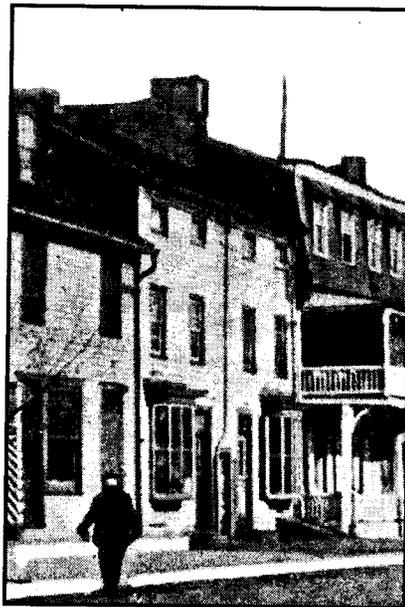
56-58 Clinton Street is a Greek Revival style frame building clad in wood clapboard on the front elevation, and vinyl siding on the side and back elevations. Constructed as a mirror-image pair of buildings under one roof, each of the two and-one-half-story buildings are two bays wide, with a door and window in each bay, in a one-part block configuration. The outside bay on the first floor of each building is comprised of a bay oriel window supported by brackets and covered with a standing seam metal roof. The second floor of each unit contains alu-

minum sash replacement windows that have the appearance of six-over-six divided-light windows, aligned with a band of attic story windows.

The buildings were constructed in 1843, when Robert and Margaret Polk sold the lot to John Carson for \$4,500. Carson and his heirs owned the lot until 1917, when the property was sold to Francis J. Brenner. The buildings have been used as dwellings, a barbershop, candy shop, and jewelry shop.

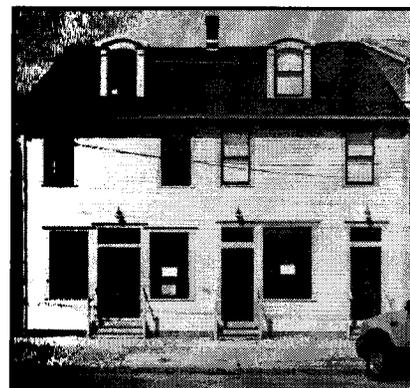
Recommendations

Due to its recent renovation, no modifications are suggested for this building. It is unfortunate that much of the historic fabric on the façade was removed during this recent renovation; however, the changes were made in keeping with the form and material of the original building.



It is important to note that the outline of the original bay windows on the first floor have been changed. The windows originally had low-pitched roofs, as seen in the historic photo. The new windows have steeply angled metal roofs, likely styled to prevent water accumulation.

62-64 Clinton Street



Designed and constructed as a pair, these two-and-a-half story Federal-style buildings are clad with wood clapboard siding. The gabled roofs are shingled and have a single barrel-roofed dormer centered over each half. Photographs of these buildings taken at the turn of the century show that the building has historically had a one-part block configuration. Originally, there were doors on the second floor in the center of each façade. There was also a deep canopy extending out over the sidewalk. This canopy and second floor doors disappear after 1923 when 64 Clinton Street

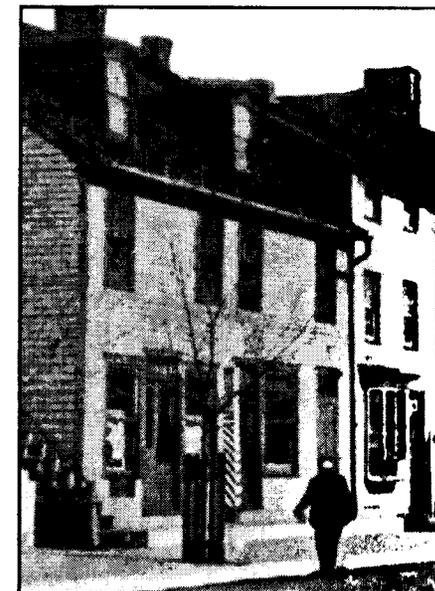
became a barbershop. Photographs from the 1920s show an exterior stairway leading to the second floor of 64, providing access for the mixed use on that floor.

Records for these two buildings show that 62 Clinton was a dwelling until 1910 when it became a shoe store, and it remained a retail store into the mid-twentieth century. Its pair, 64 Clinton, entered the twentieth century as a clothier, changed to a grocery, and then to a pool hall. The building was listed as a store in 1923.

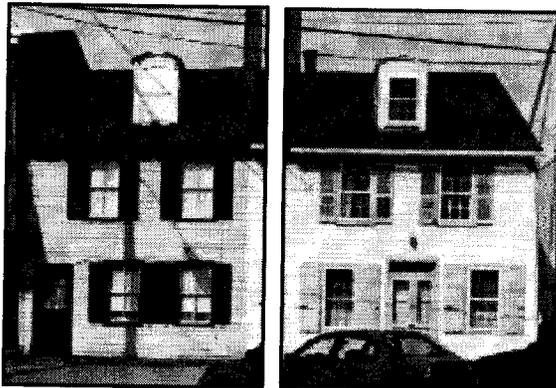
This history would be consistent with the configuration of the 64 Clinton Street façade. A single central entrance with generous windows flanking the openings indicated that activities on the first floor were predominately retail. An exterior stair connecting to the second floor suggests a modification to make an original dwelling into a commercial building. The two entrances on the 62 Clinton façade allowed the second floor to operate separately from the first level indicating a mixed use for the building.

Recommendations

These buildings were renovated recently in accordance with historic guidelines. They now contribute significantly to the historic character of Clinton Street.



66-68 Clinton Street



The buildings at 66 and 68 Clinton were constructed as a pair of dwellings. Manuel Eyre purchased the lots for 66 and 68 Clinton Street in 1828 from Michael Newbold, one of Delaware City's founders. Eyre probably constructed the adjoining buildings during the 1830s. 68 Clinton was used as a bakery from 1885 through 1891, and was converted back into a dwelling by 1904.

Simple in detail, these two-and-a-half story Federal townhouses are of frame construction with three first-floor bays, two second-floor windows, and a third-floor barrel-top dormer centered over each façade. The gable roofs were originally clad in metal. The building at 68 Clinton has a side entrance, windows with two-over-two divided lights, and shutters. The 66 Clinton dwelling has a center entrance with a window opening to each side. Both units feature the one-part block configuration, with no physical or ornamental division between lower and upper floors.

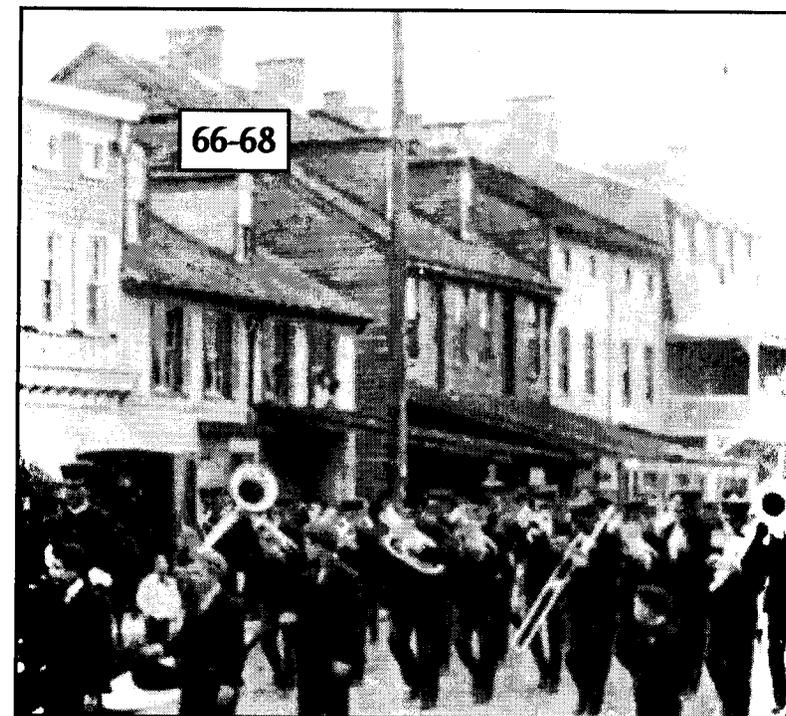


Photographs from the late nineteenth century show two-over-two light window glazing and a bay window at the first floor. 66 Clinton was used as a grocery from 1885 into the early part of the twentieth century and several historic photographs from the 1910s show a deep canopy over the sidewalk at this building.

Recommendations

Basically intact, the buildings at 66 and 68 Clinton Street have maintained the integrity of their original design. Door and window openings are in original locations and the metal roof cladding on 68 is appropriate to the period of construction. The façade for 66 Clinton needs little or no work to be appropriate for the 1890 period of significance. Design recommendations for 68 Clinton are based on restoring the Clinton Street façade to that period.

- 1) Modify window sashes to provide 4/4 light glazing and repair siding.
- 2) Replace window sash, and repair trim and roof on dormer.
- 3) Install full canopy over sidewalk at 66 Clinton.



70 Clinton Street (formerly 70 & 72)



Originally composed of two buildings located at 70 & 72 Clinton Street, 70 Clinton Street was combined into a single store in the twentieth century.

Historic photographs show 70 Clinton as a three-bay, two-and-a-half-story frame Greek revival building probably constructed in the mid nineteenth century. The adjoining building, 72 Clinton Street, was originally constructed in the same configuration, but late-nineteenth century

renovations altered the façade into a two-bay, two-story frame building with a recessed side entrance and large glass storefront. Both buildings supported deep awnings spanning the full width of the facades, which was typical for Clinton Street in the late nineteenth century. Historic maps show a building on the lot at 70 Clinton Street in 1868 with a vacant lot next to it at 72 Clinton, which was probably constructed in the last quarter of the nineteenth century.

The current building is now a three-bay, two-story wood frame structure. The first floor has a center entrance with large plate glass windows on either side. The front wall features two large plate glass display windows above a brick veneer. The upper floor is been covered with a painted plywood mansard-style roof. None of the existing windows openings on the upper floor are visible from the exterior. A pent roof has been added above the storefront windows and is covered by composite-type shingles. The building has a side gable, low pitch tin roof that is consistent with the historic photographs. An original brick chimney on the gable end of 70 Clinton was removed with the twentieth century modifications.



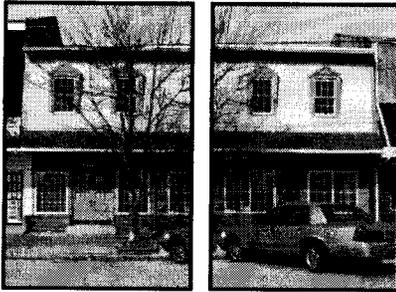
Recommendations

When 70 and 72 Clinton were combined under a single facade, the building lost its architectural integrity. The storefront level was completely modified to accommodate a single center entrance where originally there were two. At the first floor, the brick veneer, storefront windows, and plywood roof hid whatever remained of the window openings at the upper level. However, recent renovations to the building (pictured above) have uncovered much of the original facade. The building is well on its way to recovering its historic appearance.

The following design modifications for 70 Clinton Street are recommended for restoring the Clinton Street façade to the 1890s appearance, based on historic photographs that show two distinct facades – 70 and 72 Clinton.

- 1) Remove plywood mansard roof and recreate low-sloped gable roof line.
- 2) Provide period appropriate cornice line, with the dentil molding applied to 70 Clinton.
- 3) Renovate or restore window openings on the upper level of each building to match the original openings. Glaze with window lights to match the 1890 appearance.
- 4) Provide shutters for 70 Clinton.
- 5) Install deep canopies for each new façade, re-establish the signage zone above the canopy line, and create a cornice above a new storefront.
- 6) Remove veneer brick base and redesign the storefront to a period appropriate design incorporating a single entrance and a side entrance to 70 Clinton.

72-74 Clinton Street (formerly 74-75)



Originally two Italianate buildings, 72-74 Clinton Street have dramatically changed from their appearance at the turn of the century. Historical photographs circa 1900 show two frame row houses of similar proportion, with side gabled roofs and clapboard siding. Both buildings had the distinct two-part box division, with commercial uses on the first floor, and residential uses on the upper stories. On the first floor, 74 Clinton had a side entrance and a plate glass storefront win-

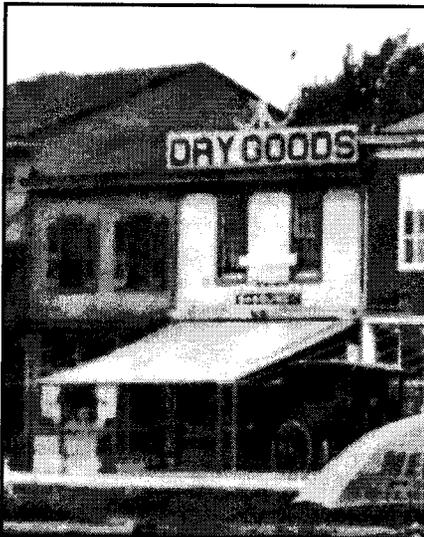
dows, while 72 had a center entrance with glass storefront windows to either side. On the second floor, each building contained two symmetrical bays of divided light windows, 6/6 without shutters in number 72, and two-over-two with shutters in number 74. Canvas awnings covered the entire sidewalk area in front of the two buildings.

Today, the modern mansard cladding of the upper story, modified window openings, and continuous brick base create the image of a single building. All of the exterior finishes of the buildings have been altered from their historic appearance.

The pair of buildings were constructed circa 1860, and appear under the name of J. R. Pennington in the 1868 Beers map. 72 Clinton was used as a dry goods and grocery store throughout its history. 74 Clinton has had multiple uses, variously selling stationary, meat, and groceries.

Recommendations

As it stands today, 72-74 Clinton Street has no historic integrity. There is no visible relationship between the buildings today and their historic appearance. Restoration of historic features on this building should focus on re-establishing two distinct building façades, removing the modern treatments (including the mansard roof and continuous brick foundation), and restoring the original window pattern.



- 1) Remove the modern mansard cladding on the second floor façade and the gable dormers over the windows.
- 2) Recreate the original window openings. 72 Clinton had six-over-six sashes, while 74 Clinton had two-over-two sashes with louvered shutters.
- 3) Redesign the storefront on the first level to appear as two distinct buildings, or at least be sympathetic to other historic storefronts on Clinton Street

76 Clinton Street (formerly 78 Clinton)



The street façade of 76 Clinton Street has radically changed since the building was constructed in the mid nineteenth century. While it currently retains the historic two-part block commercial division with a liquor store on the first floor and residential living space in the upper floors, all of the original finishes on the façade have been removed or covered. The building was constructed in the mid nineteenth century, and appears on the 1868 Beers map belonging to W. J. Robinson. According to Sanborn maps, it was used as a drug store throughout the late-nineteenth and early-twentieth centuries.

Constructed in the Greek Revival style, the four bay, two and a half story frame building was originally clad in clapboard and had a standing seam metal roof. The first floor featured a central door recessed between plate glass display windows. A second door, offset on the northeast end of the building, provided access to the upper floors. The second and attic stories are three bays wide. A door in the central bay of the second floor opened onto a two story porch with a distinctive curved porch roof. A band of two-light attic-story windows ran under the cornice of the side-gable roof.

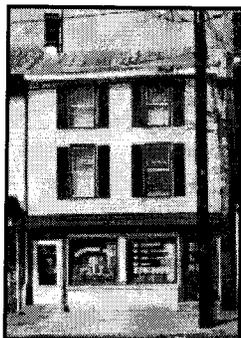
The major element of the façade is now the composite shingled mansard roof, which covers the upper one-and-a-half floors. The roof extends into a pent eave that divides the first and second floors. Three evenly spaced gabled dormers punctuate the mansard roof. A central door on the first floor is flanked by two divided light display windows, and opens into the commercial space. The second door remains offset on the northeast end of the building.

Recommendations (historic photograph appears on page 46)

Because of renovations, this building has retained virtually none of its original architectural integrity on the façade. At the first floor, a brick veneer was constructed below new storefront windows, and a shingled mansard roof with gabled dormers hides the original configuration of the the upper levels.

- 1) Remove shingle mansard roof and first floor wall cladding and restore to original clapboard type finish, keeping the proportions of the original clapboard reveal.
- 2) Re-establish the sloped gable roof line, preferably with a seamed metal roof.
- 3) Restore attic story window openings under the cornice to match the original openings. Glaze with two window lights as seen in historic photos.
- 4) Restore second story window and door openings, including center door and two over-two sash windows on either side of the door.
- 5) Reconstruct the two-story porch, including the flared porch roof that once existed between the second and attic stories.
- 6) Restore historic elements of the storefront, including a recessed center entrance with period appropriate door style, and plate glass display windows on either side of the center entrance.

78 Clinton Street



78 Clinton Street illustrates the two-part box composition that was a critical element in main street retail establishments during the nineteenth and early twentieth centuries. The third-story windows, slightly shorter than those on the second floor, indicate the lingering influence of the Greek Revival style in an otherwise Italianate style building. The standing seam metal roof is an important surviving section of original cladding material. In historic photos, the arrangement of the first floor shop windows was obscured by an exaggerated porch awning that extended to the curb; however, the window pattern and door openings seem to remain in their original places. There is a symmetrical two-bay window arrangement on both the second and third floors. The two-over-two wood window sash have been replaced by modern single-pane aluminum sash windows. During its history, the building has alternately been used as a fruit and confectionery store and a dwelling.

Recommendations

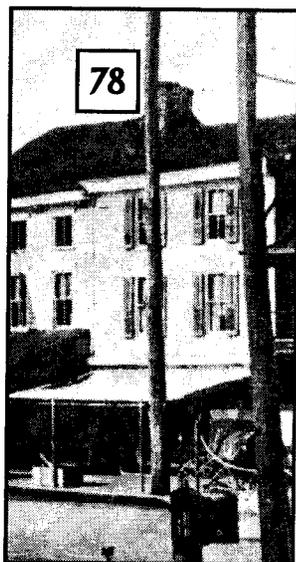
Overall, the form and pattern of openings on the building has been maintained from its appearance at the turn of the century; however, small but critical losses of historic fabric and elements detract from the overall appearance. Maintenance of the standing seam metal roof should be given high priority.

1) Restore two-over-two divided light windows in second and third story.

2) Re-establish the porch awning.

3) Replace synthetic shutters with authentic wood shutters.

4) Remove vinyl siding and restore original clapboard siding or replace with new wood clapboard siding, keeping the proportions of the original clapboard reveal.



80 Clinton Street



Now joined into one building on the first floor, 80 and 82 Clinton Street were originally constructed as independent structures. 80 Clinton Street, a three-story frame building, was constructed circa 1880 by the Akers family. Like its neighbor 78 Clinton, the narrow band of third story windows looks Greek Revival, but the construction date and elongated windows on the second floor indicate the Italianate style. It retains the side-gable roof and three-bay form (evident in the upper stories) seen along much of the street. As a two-part box, the building has two distinct functions visible on the façade: the first floor commercial section, and the residential areas on upper floors, differentiated by a standing seam metal awning roof. The building functioned as a bakery throughout the late nineteenth and early twentieth centuries. Barely visible in historic photos, the entry door originally stood in the left (southwest) bay adjacent to a large plate glass window which displayed the fresh goods of the bakery.

Recommendations (see historic photograph on page 49)

See recommendations for 82 Clinton Street.

82 Clinton Street



Now joined into one building on the first floor, 80 and 82 Clinton Street were originally constructed as independent structures. 82 Clinton Street, a two-and-a-half-story frame building with side-gable roof, illustrates the two-part box construction so common on Clinton Street. In this building, the bottom floor is dedicated to commercial use, while the upper floors are residences. In its original configuration, the two parts were differentiated by a standing seam metal awning. The windows in the second story, still arranged in their original three-bay configuration, now have single pane replacement sash windows. Constructed circa 1880, the building served originally as a meat market, and diversified into a variety food market between 1904 and 1910.

Recommendations (see historic photograph on page 49)

The first floor facades of 80 and 82 Clinton Street have been remodeled. Restoration should focus on reestablishing the separate facades of the two buildings.

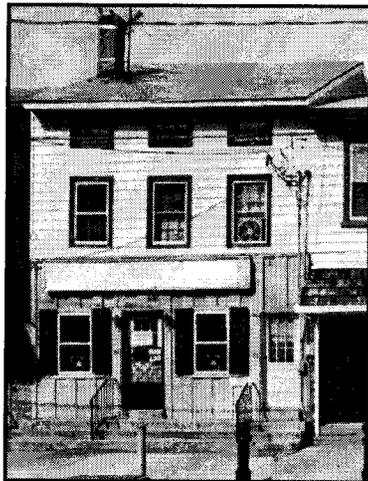
1) Remove the first floor stone façade and divided light display windows.

2) Restore clapboard wall cladding, and plate glass display windows, reestablishing the original building dimension.

3) Restore window configuration with two-over-two windows on second floor and vertically divided panes in the attic story.

4) Remove shingled pent eave, and replace with an awning roof.

86 Clinton Street



This three-bay, two-and-a-half-story frame building was built in the Greek Revival style, incorporating a third tier of frieze windows characteristic of that type. Historic maps indicate that 86 Clinton Street was originally built as a dwelling. The first floor was not converted to commercial use until 1923, and the building was adapted for the two-part block commercial form. Photographs from the early-twentieth century show this building without the deep awning over the sidewalk that was typical for commercial buildings in Delaware City at the time.

The façade of the existing building is covered with T 111 plywood at the first floor and aluminum siding on the upper levels. There is a central entrance to the first floor and a side entrance that provides access to the upper level. A concrete

stair spans the full width of the building. There are shutters on the two windows on the first floor and a flat sign above the door.

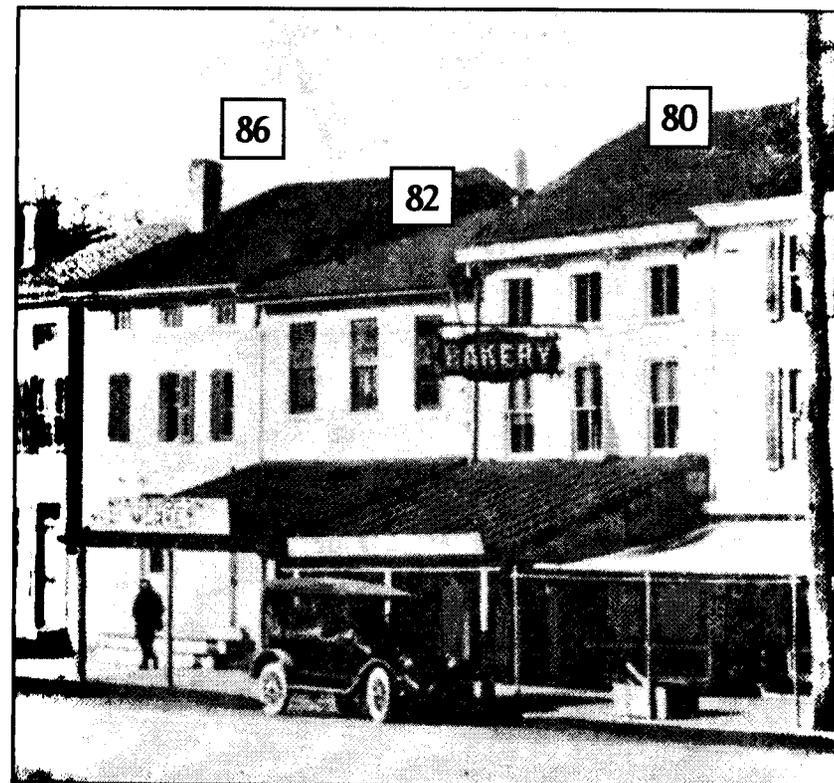
Recommendations (see historic photograph on page 49)

The basic integrity of the original Greek Revival façade has been maintained. The window openings on the upper levels and the door openings on the first floor are most likely original.

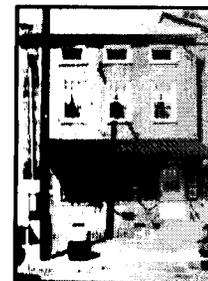
There is little documentation for the type, size, or location of the windows on the first level. Close examination of the surviving structure and removal of modern materials will provide more accurate information for the configuration of those openings and how they may have changed, reflecting the building's use over time.

The following recommendations are based on photographs from the early twentieth century and would reflect the desired late nineteenth-century period of significance for the façade improvements:

- 1) Remove the T111 plywood and aluminum siding on the exterior façade and replace it with painted wood clapboard. Flat trim wood can be used around the window openings and should be painted a color that does not provide much contrast with the color of the siding.
- 2) Provide solid-panel wood shutters on the first-floor windows and louvered wood shutters on the second floor windows.
- 3) Replace the concrete steps with a set of wood steps that span from the central door to the side door.
- 4) The screen door on the central door should be replaced with a door that has a half-glazed or screened panel



88 Clinton Street



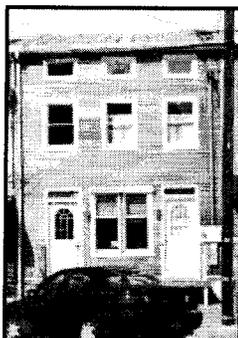
With the narrow frieze band of third story windows, 88 Clinton Street exhibits a classic characteristic of the Greek Revival style. While this building currently exhibits a two-part box division, the building was originally constructed in a one-part box style, without visible differentiation between the commercial and non-commercial sections of the building. This change can be seen in the alteration of the original three-bay first floor (which was symmetrical with the upper stories) into two bays with a large plate glass window and door, punctuated by an awning between the first and second stories. The building has also been refaced in brick. The building was used as a harness shop throughout the late-nineteenth and early-twentieth centuries.

Recommendations

88 Clinton Street, like many other buildings in Delaware City, still retains much of its original shape and mass, but has been seriously altered by modern renovations.

- 1) Remove brick facing, and repair or replace wood clapboard siding, retaining the original clapboard reveal.
- 2) Install three-light sash windows in attic story windows.
- 3) Install wood shutters on second story windows.

90 Clinton Street



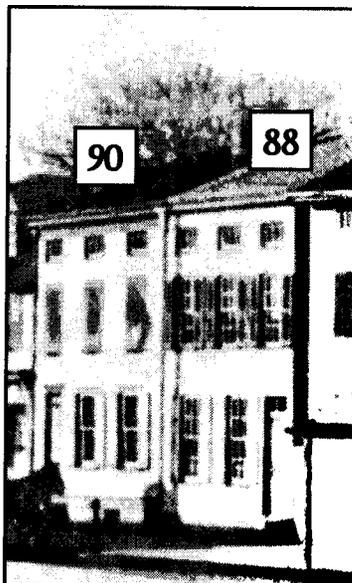
The narrow townhouse form of this two-and-one-half story frame building represents a typical one-part box, Greek Revival style form on Clinton Street. The façade is symmetrically arranged in three bays. On the first floor, the door was originally located on the southwest end of the building beside two evenly spaced windows. The second floor featured three wood sash windows symmetrically placed above the first-floor bays. A band of three narrow attic-story windows ran along the cornice line under the eaves. The modern-day standing seam metal roof is appropriate for this historic character of the building.

William Neff is listed as owner in the 1868 Beers Atlas, and the building served both retail and residential uses through the years. The 1885 Sanborn lists it as a "Fancy" shop, while the 1904 and 1923 Sanborn maps indicates that it was then used as a dwelling.

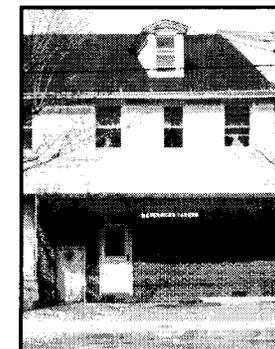
Recommendations

The form and mass of this townhouse remain consistent with its nineteenth century appearance. Character-defining materials such as the standing seam metal roof are particularly important on the streetscape, and should be retained. The loss of vertical symmetry and historic windows, however, has negatively impacted the historic façade.

- 1) Restore original façade symmetry by replacing the double window on the first floor with a single sash window with divided lights.
- 2) Restore the appearance of historic wood sash windows through use of divided lights/muntins, particularly in the attic story windows, which had three lights.
- 3) Restore solid wood panel doors.



92-94 Clinton Street



One of several pairs of duplexes in the business district, 92 and 94 Clinton Street exhibit an amalgam of architectural elements. Both are three-bay, two-and-one-half story frame structures with side-gable roofs and two-part box configurations. The barrel-roofed dormers of both buildings are characteristic of the earliest Federal style buildings in Delaware City,

and help to date their original construction to circa 1840.

Sanborn maps from 1885 indicate that number 92 and number 94 were used as retail establishments ("B.&S.") for boots and shoes. By 1910, 92 Clinton was renovated for use as a dwelling. A projecting bay window was added to the central bay of the second floor. 94 Clinton was renovated for use as a dry goods and grocer by 1904, and later was used as a dwelling.

92 Clinton Street recommendations (see historic photograph on page 53)

Modern renovations have obscured many important historic elements.

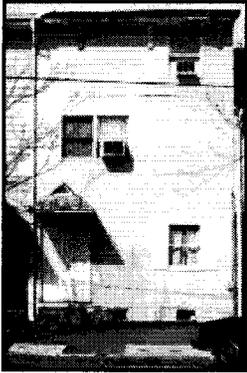
- 1) Remove first floor brick wall cladding.
- 2) Re-establish storefront with recessed entrance. Include decorative brackets and trim.
- 3) Reconstruct projecting bay window on second floor or standardize window sizes for all three window bays on second floor.
- 4) Install six-over-six or two-over-two divided light windows in upper stories.
- 5) Install trim molding around exterior window surrounds.
- 6) Remove vinyl siding and either restore original clapboard siding, or replace with new clapboard siding, keeping the original clapboard reveal.
- 7) Consider new roofing material, such as standing seam metal roof.

94 Clinton Street recommendations (see historic photograph on page 53)

Modern renovations have obscured many important historic elements.

- 1) Remove first floor brick wall cladding.
- 2) Redesign storefront with recessed entrance. Detailing should include decorative brackets and trim.
- 3) Install six-over-six or two-over-two divided light windows in upper stories.
- 4) Install trim molding around exterior window surrounds.
- 5) Remove vinyl siding and either restore original clapboard siding, or replace with new clapboard siding, keeping the original clapboard reveal.
- 6) Consider new roofing material, such as a standing seam metal roof.

96 Clinton Street



Built as a pair with 98 Clinton circa 1880, 96 Clinton Street mirrored many of the details of its companion building. In its original form, the three-story frame building with clapboard siding exhibited many characteristics of the Italianate style: tall narrow mass, low sloping roof with overhanging and bracketed cornice, and window moldings surrounding narrow windows that echo the shape of the façade. The window pattern was also characteristic of the style, symmetrically aligned with two windows on each of the three floors. The entry door on the first floor was offset from the windows, and featured a molded surround and transom.

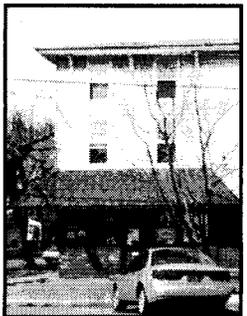
Unlike many of the buildings on Clinton Street, 96 Clinton has been used as a dwelling throughout its history, and retains a one-part box configuration.

Recommendations (see historic photograph on page 53)

The historic character of this building has been compromised in several key areas. Most critically, the window pattern, which was one of the most prominent features of the building, has been completely disrupted. The roof line and bracketed cornice, which remain from the original façade, should be retained.

- 1) Remove vinyl siding and either restore original clapboard siding, or replace with new clapboard siding, keeping the original clapboard reveal.
- 2) Restore window pattern: two vertical columns of two-over-two wood sash windows.
- 3) Replicate historic window surrounds.
- 4) Remove porch roof, and restore historic door form, including transom window.

98 Clinton Street



Historic records from 1845 – 1868 show that the lot at the corner of Clinton and Front Streets was a double-wide lot containing a granary and dwelling. The granary was demolished circa 1880, and an Italianate building was built with a retail space on the first level and residential units above.

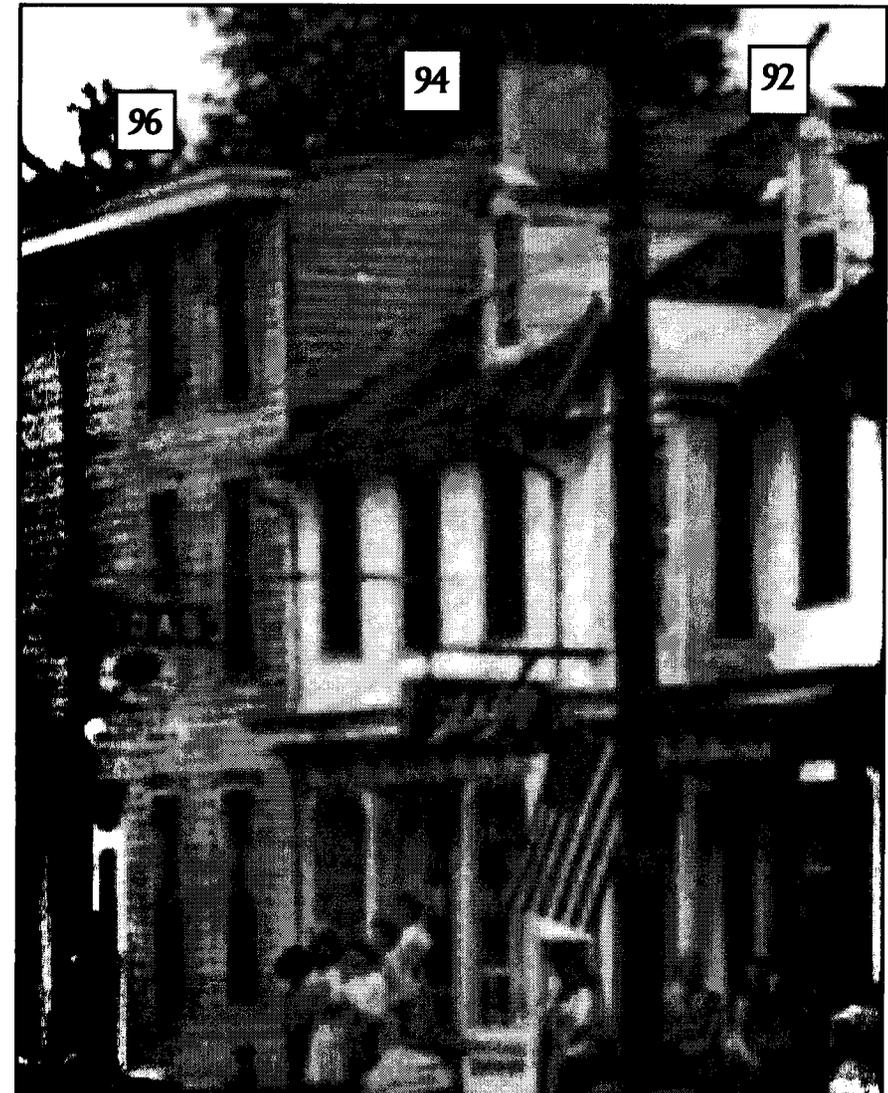
The building currently has an over-scale pent eave which serves as a sidewalk awning, and gives the building its two-part box configuration. Brick cladding on the first level distinguishing the retail use from the residential upper levels. A side entrance on Clinton provides access to the second and third floors. The basic massing and the composition of

the upper stories are intact from the original building. The roof is a low-sloped gable with deep overhangs and large brackets in keeping with the Italianate style. It shared many of its original detailing, roof line, and façade materials with its companion building, 96 Clinton.

Recommendations (no historic photograph available)

The building is relatively intact and major changes are not necessary to restore its historic character.

- 1) Install new storefront and awning.
- 2) Install two-over-two glazed window sashes.
- 3) Install wood shutters. There were shutters on the original building. The hardware still remains.
- 4) Remove siding and either restore original clapboard siding, or replace with new clapboard siding, keeping the original clapboard reveal.



APPENDIX

The Technical Preservation Services Division of the National Park Service provides advice for people involved in the care and maintenance of old and historic buildings. A series of Preservation Briefs, partially listed below, may be ordered from the U.S. Government Printing Office or downloaded from the internet. For ordering information or to view the publications online, visit the Heritage Preservation Services/ Preservation Briefs website: <http://www2.cr.nps.gov/tps/tpscat.htm>

- 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- 2: Repointing Mortar Joints in Historic Masonry Buildings
- 3: Conserving Energy in Historic Buildings
- 4: Roofing for Historic Buildings
- 5: The Preservation of Historic Adobe Buildings
- 6: Dangers of Abrasive Cleaning to Historic Buildings
- 7: The Preservation of Historic Glazed Architectural Terra-Cotta
- 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- 9: The Repair of Historic Wooden Windows
- 10: Exterior Paint Problems on Historic Woodwork
- 11: Rehabilitating Historic Storefronts
- 12: The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
- 13: The Repair and Thermal Upgrading of Historic Steel Windows
- 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- 15: Preservation of Historic Concrete: Problems and General Approaches
- 16: The Use of Substitute Materials on Historic Building Exteriors
- 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
- 18: Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements
- 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- 20: The Preservation of Historic Barns
- 21: Repairing Historic Flat Plaster - Walls and Ceilings
- 22: The Preservation and Repair of Historic Stucco
- 23: Preserving Historic Ornamental Plaster
- 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- 25: The Preservation of Historic Signs
- 26: The Preservation and Repair of Historic Log Buildings
- 27: The Maintenance and Repair of Architectural Cast Iron
- 28: Painting Historic Interiors
- 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
- 30: The Preservation and Repair of Historic Clay Tile Roofs
- 31: Mothballing Historic Buildings
- 32: Making Historic Properties Accessible
- 33: The Preservation and Repair of Historic Stained and Leaded Glass
- 34: Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
- 35: Understanding Old Buildings: The Process of Architectural Investigation
- 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
- 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
- 38: Removing Graffiti from Historic Masonry
- 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- 40: Preserving Historic Ceramic Tile Floors
- 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
- 42: The Maintenance, Repair and Replacement of Historic Cast Stone

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