

January 18, 2024

Ms. Hannah Wertz

AZ-RI Consultants

**RE: Historic Preservation Determination  
Sussex County Habitat for Humanity (multiple sites)  
Milton and Milford, Delaware  
AZ-RI Project No. 231128-1**

Ms. Wertz,

Thank you for your email and information, received in this office December 21, 2023, regarding Section 106 Consultation for the proposed construction of nine scattered site homes on behalf of Sussex County Habitat for Humanity.

According to materials submitted Sussex County Habitat for Humanity is a recipient of two federal awards which include Economic Development Initiative/Community Project Funding from the U.S. Department of Housing and Urban Development (HUD) and Self-Help Homeownership Opportunity Program (SHPO) also from the U.S. Department of Housing and Urban Development, which will be used to help build 9 single-family homes for low-income homeownership in Sussex County, Delaware. The project involves building nine scattered site homes for affordable homeownership across Sussex County. The project will stabilize nine households by providing the opportunity to build and purchase an affordable home. Construction of each home will take place entirely within the property lines of each lot. All of the properties are located within ***The Milford Shipyard Area Historic District*** except for 28292 Fisherman Drive, Milton. The Milford Shipyard Area Historic District is listed in the National Register of Historic Places. The nine parcels being reviewed are located at **28292 Fisherman Drive, Milton parcel# 334-10.00-206.00, Lot 2362 Mispillion and Columbia Street, Milford parcel# 330-7.17-15.00, Lot 2374 McColley and Mispillion Street, Milford Parcel# 330-7.17-27.00, Lot 2375 McColley and Mispillion Street, Milford parcel# 330-7.17-28.00, 19 Columbia Street, Milford parcel# 330-7.17-17.00, 21 Columbia Street, Milford parcel# 330-7.17-18.00, 19 McColley Street, Milford parcel# 330-7.17-31.00, 17 McColley Street, Milford parcel# 330-7.17-30.00 and 15 McColley Street, Milford parcel# 330-7.17-29.00.**

A review by Delaware SHPO of the site in conjunction with the submitted materials has determined that the proposed new construction projects would have an **Adverse Effect** on the Milford Shipyard Area Historic District as a result of the undertaking. Our archaeologist is recommending a full phase I archaeological survey for the eight parcels located in Milford. All eight parcels located within the ***Milford Shipyard Area Historic District*** have previously identified archaeological sites on the parcels.

We have no archaeological concerns for 28292 Fisherman Drive, Milton, and the lot is currently vacant. The dwellings located at **15 and 17 McColley Street on parcels 330-7.17-29.00 & 330-7.17-30.00** are both contributing properties within the Milford Shipyard Area Historic District and listed on the National

Register of Historic Places. The dwellings need updated architectural surveys with the appearance of the district changing over time. Therefore, our office is also recommending architectural surveys of the exteriors with photographs for the 15 & 17 McCollley Street, Milford dwellings with demolition being proposed on both parcels. The remaining six parcels for review within the district are all vacant lots but have archaeological concerns.

We reviewed the designs, and it is our opinion that the new housing is compatible with the existing structures and also previous buildings within the *Milford Shipyard Historic District* and will not adversely affect the physical characteristics and qualities that made the area eligible for the National Register of Historic Places.

Feel free to contact me if there are additional questions.

Thanks

***Carlton Hall***

Carlton Hall  
Architectural Historian  
Delaware State Historic Preservation Office

copy: Gwen Davis, Deputy State Historic Preservation Officer, Luke Pickrahn, SHPO Archaeologist

