

November 6, 2025

Mr. Nathaniel Alper
Project Manager
AZ-RI Consultants

RE: Section 106 Request: Sussex County Habitat for Humanity – James Place (N. Bedford St., NE side, N of Carriage Ln., Georgetown, Delaware)

Dear Mr. Alper,

Thank you for your email and information, received in this office October 13, 2025, regarding Section 106 for the proposed acquisition and new construction of single-family homes. According to the materials submitted, the review is being conducted as part of a required HUD Environmental Review. The subject property is located at N. Bedford Street, Northeast side, north of Carriage Lane, Georgetown, Sussex County, Delaware. HUD Community Project Funding (CPF) grants will be used, and additional Self Help Homeownership Opportunity Program (SHOP) Grant Funding could be used dependent on infrastructure needs for the project. The undertaking includes acquisition of the property and new construction of approximately 60 single-family dwellings with a mix of standalone, duplex, and townhomes, with Sussex County Habitat for Humanity building nearly 20 of the units. Ground disturbance will take place during the construction of the homes.

The Delaware State Historic Preservation Office (SHPO) staff reviewed the site location and area. There are no known archaeological sites or known National Register-listed or eligible properties on the parcel. There was an agricultural complex on the parcel that was demolished or destroyed. There is an area on the eastern side of the parcel that has the characteristics of a historic family cemetery. Abandoned or unmarked family cemeteries are very common in Delaware, especially on historic farm sites, rural areas, or open space lands. There are multiple archaeological sites within a mile of the subject parcel. Our review concluded that there is moderate to high potential for precontact archaeological resources and high potential for historic archaeological resources. Our office highly recommends an archaeological survey prior to any ground disturbance activities for the project. We ask that the applicant and anyone involved in the development be aware of the Unmarked Human Burials and Skeletal Remains Law (Del. C. Title 7, Ch. 54). Feel free to contact me if there are additional questions.

Thanks

Carlton Hall

Carlton Hall

Architectural Historian

Delaware State Historic Preservation Office

copy: Hannah Lewis, Delaware Division of Historical & Cultural Affairs

