

United States Department of the Interior
National Park Service



379

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Tunnell - West House

other names/site number _____

2. Location

street & number 39 Central Avenue

not for publication

city or town Ocean View

vicinity

state Delaware code DE county Sussex code 005 zip code 19970

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Signature of certifying official/Title

5/4/12
Date

S4PO
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain) _____

Joe Edson H. Beall
Signature of the Keeper

7.3.12
Date of Action

Tunnell-West House
Name of Property

Sussex County, DE
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	2	buildings
		sites
		structures
		objects
1	2	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Domestic – single dwelling

Current Functions
(Enter categories from instructions.)

Recreation and Culture – museum

7. Description

Architectural Classification
(Enter categories from instructions.)

Late Victorian – Gothic Revival (vernacular)

Materials
(Enter categories from instructions.)

foundation: Brick

walls: Weatherboard

roof: Cedar shingles

other: Brick - chimney

Wood – porch, lintels, sills, front door

Tunnell-West House

Name of Property

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Tunnel-West House is a three-bay vernacular Gothic Revival dwelling constructed between 1868 and 1890 and expanded before 1910. Built in an L-shaped design, this two-story house features a center cross gable with lancet window centrally placed in the gable as well as on each gable end of the house. This single-pile wood-clad dwelling faces west and is situated on an angle along Central Avenue, Ocean View's main north-south thoroughfare. The roofs of the house and front porch are covered with cedar shingles. The gable roof has an open cornice and a corbelled brick chimney is positioned between the front and ell sections of the house. The house and lot are part of Ocean View's John T. West Park, the town's center for cultural and community activities. In addition to this nineteenth century residence, the lot contains a gravel driveway, a modern two-story gambrel-roof garage (non-contributing), and a recently relocated frame structure known as the town's historic post office (non-contributing). The Tunnell-West House is currently being restored by the Ocean View Historical Society and will function as a museum chronicling the history of coastal towns in the area.

Narrative Description

See Continuation Sheet Section 7.

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Tunnel-West House

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Section number 7 Page 1

DESCRIPTION

Exterior Description

Located at 39 Central Avenue, the Tunnell-West House is one of the oldest remaining residences in Ocean View, a coastal Delaware community incorporated in 1889. It was among the twenty-six buildings drawn on the 1890 map of Ocean View along Central Avenue. This historic dwelling is fronted by Central Avenue on the west, a picnic and park area known as the John West Park on the south, Town Hall property on the east, and a vacant parcel of land to the north. The house is set back approximately nine feet from the road. The recently relocated historic post office (non-contributing) is approximately 40 feet from the rear of the house and the two-story garage (non-contributing) is approximately eighty feet from the rear of the residence. This tax parcel contains an area of 13,993 square feet.

The west-facing front façade is three bays wide. Original fenestration includes two-over-two double-hung sash windows, molded window lintels, and a one-over-one lancet window in the cross gable. Vinyl siding, removed by the historical society, revealed the original pine clapboards. The three-bay-wide porch with hipped roof features turned posts with decorative capitals and diagonal braces. The split porch posts, attached to the clapboards, denote the end of the porch. The main entrance, located on the north end of the porch, retains its original single-paned glass door with decorative paneled ornamentation on the lower half and the original ceramic door knob. Original beaded corner posts are located on each corner of the front elevation.

The north side elevation features five two-over-two double-hung sash windows. The second-story windows retain their original sashes, lintels, and sills while the first story features modern window replacements of a similar configuration. Most of the original pine clapboards survive; however, where necessary, similar clapboards were installed to replace deteriorated weatherboards. The original one-over-one lancet window remains intact in the gable end.

The south side elevation features centrally placed two-over-two double-hung sash windows with original sills and lintels on the main block as well as a lancet window in the gable end. Removal of an enclosed area recently uncovered evidence of the original side porch including its wainscoted ceiling and ghost marks of porch columns similar in dimension to those on the front porch. Research suggests that during the late nineteenth and early twentieth centuries the ell was extended by adding a small two-story section to which a one-story wrap-around section was added at the rear of the house. The last addition functioned apparently as a kitchen since a new chimney was added to the rear of this room. However, that chimney was removed at a later date. The south façade of the newer additions feature two, two-over-two light double-hung sash windows with molded lintels.

Interior Description

The floor plan of the original house consists of two principal rooms on the first floor. A side hall with an open-string staircase is situated on the north end of the residence. This staircase features boldly turned newel posts, molded handrail, and an interesting local tradition featuring the placement of a single turned baluster on each tread. This narrow first-floor hallway features two doors. The doorway situated on the south wall leads into the parlor. This interior space retains its original floorboards,

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baseboards with molded trim, original windows with molded surrounds and bulls-eye corner block trim, lath and plaster walls, and an elongated four-panel double door with original hardware. The doorway at the east end of the hallway leads into the second principal room, which probably functioned as a kitchen and later as the dining room. A brick chimney survives with evidence of a metal ceiling vent that enabled the wood stove's heat to circulate to the second floor. Among the original features in this area are sections of its original lath and plaster walls, baseboards, and flooring. This room also features a unique four-inch band of wood, situated flush with the plaster walls, around the majority of the room near the top of the doors. Local historic restoration contractors note that this wood band was traditionally used as a surface from which to suspend pots and pans. Removal of paneling from the northwest corner of the room revealed an original built-in three-shelf feature.

A first-floor addition constructed east of the kitchen/dining room, in the early 1900s, was probably constructed as a new kitchen since it contained a chimney and stove. Its original chimney and stove were later removed to accommodate modern conveniences. There are three small bedrooms on the second floor. Two of the rooms retain their original flooring, baseboards, and five-paneled doors with original hardware, as well as original windows with molded surrounds, sills, and bulls-eye corner block trim. The middle room off the hallway was converted into a bathroom during the twentieth century. A doorway situated midway down the hallway provides access to a steep attic staircase. The attic features wide unfinished floorboards and provides an opportunity to examine original roof and cross-gable construction details. A fourth bedroom, added at the east end of the hallway when the original plan was expanded, still retains its original baseboard and paneled doors with hardware. These features match the historic materials used in the main part of the house on the second floor.

Non-contributing Structures

A small frame structure, known as Ocean View's historic post office, was recently moved to this museum complex. Situated approximately forty feet from the rear of the dwelling, this structure retains its original six-over-six double-hung sash windows, doors, clapboards, and narrow mail slot situated left of the gable end entrance. The 1868 Beers Atlas of Delaware indicates that this structure was situated north of the nominated dwelling and was the post office indicated at Halls Store.

Approximately forty feet from this relocated building is a large, frame, gambrel-roof two-story garage situated on a concrete-block foundation. This modern structure, clad with vertical siding, is two bays wide. Its west elevation features garage doors at the first floor level and a balcony with double sliding doors at the second story level.

Preserving Local History

The Ocean View Historical Society saved the Tunnell-West House from demolition and is overseeing its restoration. By negotiating with town officials, members of this volunteer society successfully developed a partnership with the town enabling them to raise funds for the restoration and preservation of this house. The society strives to preserve the historic integrity of the nominated building. The restored dwelling will become a museum housing local artifacts and exhibits chronicling the development of Ocean View, Millville, Clarkesville, Muddy Neck, and Cedar Neck -- coastal communities in Baltimore Hundred.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

architecture

Period of Significance

1868 – 1910

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Possibly James A. Rickards (local carpenter)

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification) The years 1868 to 1910 represent the period of significance for the Tunnell-West House because it is within that time period that the house was constructed and expanded.

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Tunnell-West house is significant at the local level under National Register Criterion C as a vernacular interpretation of the Gothic Revival style featuring a cross gable on the main facade. Though the exterior is plain, the interior of the dwelling retains a high level of integrity represented by its historic plan, materials, and interior embellishments such as electroplated hardware, original porcelain door knobs, baseboards, window and door surrounds. It is the earliest known example of the nine surviving Gothic Revival residences with cross gables constructed along Central Avenue, the town's primary north-south corridor. Unlike the others it was built in a plain, narrow single-pile form and does not feature exterior embellishment such as cut shingle decorative trim. It is one of two surviving examples within Ocean View with a side hall plan instead of a central entrance. The later cross gable examples use architectural features similar to those associated with the Tunnell-West House including the placement of a lancet window in the center of the cross gable and decoratively turned front porch posts.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

See continuation sheet Section 8.

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Historical Background – Baltimore Hundred

Baltimore Hundred is a rural area located in the southeast corner of Delaware. With land disputes finally settled between the Calvert family of Maryland and the Penn family of Pennsylvania in 1775, the area was named Baltimore Hundred, in honor of Lord Baltimore. This geographic subdivision is bounded by Indian River Bay on the north, the Atlantic Ocean on the east, Worcester County, Maryland on the south, and Dagsboro Hundred on the west. Sparsely populated until recent decades, the majority of houses constructed in this area were frame and provided housing for an agrarian population as well as small crossroad communities. By 1807, Baltimore Hundred included 1239 free persons and 256 slaves.¹ Population gradually increased over the decades.

In addition to marsh and swamps, the hundred contained forests which provided a variety of timber including oak, cypress, cedar, poplar, and pine. Farmers planted a variety of crops including corn, wheat, rye, and flax. Historically, saw mills, grist mills, and stores dotted the landscape. The production of wood shingles became one of the area's major industries during the eighteenth and nineteenth centuries.

An architectural survey conducted by students from the University of Delaware in 1985 described the typical rural dwelling as a frame, two-story, three-bay dwelling with a kitchen wing and a gable roof. Facades were traditionally symmetrical and featured a central entrance flanked by two-over-two or six-over-six double-hung sash windows. Though some exteriors were sheathed with shingles, most were sided with clapboard. Houses were usually built upon brick piers or brick foundations and were traditionally of single-pile construction.² References to houses with cross-gables were rarely recorded in the rural area. This contrasts with the concentration of such houses in Ocean View.

Overview of Ocean View:

Ocean View is located approximately one mile west of Bethany Beach, a popular summer resort on the Atlantic Ocean. Originally established as an agricultural community, the town is now inhabited by approximately 1,900 residents. The town's close proximity to a popular beach resort provides continuous opportunities for growth and development. However, Ocean View retains examples of its vernacular nineteenth century buildings though numerous modern residences have been constructed within the town's city limits in recent years. According to local legend, people in the 1850s were able to see the Atlantic Ocean from roofs or attics of the community's two-story houses. Mariners began addressing letters to loved ones back in Hall's Store with the heading "Ocean View care of Hall's Store." When the town was incorporated in 1889, the community adopted the name of Ocean View.

Land upon which Ocean View was developed was a portion of a tract of land originally patented to Matthew Scarborough by Lord Baltimore. This 500 acre tract known as "Middlesex" was eventually acquired by William S. Hall who, by 1808, had established a store and post office on the property. Thus this rural community became locally known as Hall's Store. By 1868, Beers Atlas of Delaware indicates that Hall's Store consisted of approximately ten buildings. These structures, oriented toward its main north-south corridor later known as Central Avenue, extended to the crossroad intersection

¹ Joseph Scott, *A Geographical Description of the States of Maryland and Delaware: also the counties, towns, rivers, bays and islands, with a list of the hundreds in each county* (Philadelphia Conrad Kimber, 1807), p. 13.

² University of Delaware – Center for Historic Architecture and Engineering, *National Register of Historic Places Eligibility Evaluation: Baltimore Hundred, Sussex County, Delaware* (Newark: 1990), pp. 3 – 33.

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south of Hall's Store. Several of the historical buildings constructed between 1868 and 1900 have been demolished, altered, expanded, or burned within recent decades. Conversations with descendants of early property owners revealed that many families encountered financial hardships during the Depression and that these families relocated to other areas including Pennsylvania and New Jersey.

History of the Tunnell-West House:

The Tunnell-West House represents a vernacular example of the Gothic Revival style with minimal alterations. Few three-bay, two-story frame houses with cross gables survive in Baltimore Hundred today. Examination of complicated legal documents including deeds, wills, probate records, and tax assessments provides historical information about the dwelling named the Tunnell-West House by the Ocean View Historical Society. That decision was based on their analysis of the 1890 town survey showing that the former Hall property had been acquired by the prominent Tunnell and West families and their understanding that these families eventually conveyed the nominated house to a J.W. Rickards.

Documentation validates their analysis. On November 6, 1886, John T. West and his wife Anna Bell conveyed two-thirds of an acre to James A. Rickards (carpenter). Both parties were residents of Ocean View. This \$60 transaction conveyed the lot situated on the east side of the county road leading to Cedar Neck that was bounded by lands of John T. West and George W. Tunnell. The official transfer of land between the Rickards family occurred sixteen years later, on October 29, 1902, when James A. Rickards and his wife Emma conveyed the nominated house and lot to John W. Rickards for \$89.25.³ Tax records for Baltimore Hundred provide evidence that suggests that the house was constructed in the late 1880s. Between 1885 and 1892 values of the house and lot owned by James A. Rickards ranged between \$200 and \$400. Tax values indicate that some inflation occurred during the late nineteenth and early twentieth centuries but by the time the house was transferred to John W. Rickards, the house and lot was valued at \$600. These valuations probably support the physical evidence suggesting timeframes for the previously mentioned additions to the house including a small two-story section and the one-story wrap-around section. By the time John W. Rickards conveyed the house to Ferris Wharton in 1909, tax records indicate that the house and lot were valued at \$900. Since James A. Rickards was listed as a carpenter in 1886, it is possible that he constructed the house known today as the Tunnell-West House.

Since Ocean View possesses an unusual number of cross-gable houses that stylistically represent the time period 1880 – 1910, one wonders if the local resident, James A. Rickards identified as a carpenter an 1886 deed, may have been responsible for constructing the eight similar houses that survive today. Characteristics similar to the Tunnell-West House include the fact that they are all two-story dwellings, constructed in a single-pile design with lancet-shaped windows appearing in gable ends as well as in the cross gables. Though some dwellings feature enclosed porches, turned porch columns are present on façade porches. Some dwellings feature cut shingle trim in the gable ends as well as on

³ Though the hand-drawn survey of Ocean View dated 1890 identifies the property owner/occupant as "T.W. Rickards" deed transactions and tax records for Sussex County indicate that Theodore W. Rickards purchased lands and paid taxes in Broadkilm Hundred, not Baltimore Hundred. Therefore, it is believed that the correct initials are J.W. Rickards. The name "J.W. Rickards" is among the Rickards family names referenced in Sussex County deeds and tax assessment records for Baltimore Hundred during the late nineteenth and early twentieth centuries.

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the cross gable. Fenestration varies with one-over-one and two-over-two sashes. Occasionally, solid brackets are displayed on the soffits. It is possible that the Tunnell-West House may have had similar embellishments but that they were removed when vinyl siding was installed in recent years. Close analysis of the frieze area will be needed to verify that possibility.

Modern Conditions:

However, today Ocean View has become a popular summer resort and retirement area. As needs of the town and desires of its residents are re-assessed new construction and community improvements, such as the John T. West Park, are developed in order to improve the quality of life for its residents. As the community expands volunteers of the Ocean View Historical Society (tenants of the nominated property) work cooperatively with the Town of Ocean View (property owners) to generate interest in and promote the history of Baltimore Hundred. The Ocean View Historical Society conducts fund raising to facilitate the restoration of the Tunnell-West House as a future museum that will exhibit the history of Delaware's coastal towns and celebrate the historical legacy of Ocean View. Once restored, this historic house will become a focal point for the town's newly established historic district and will function as a rallying point in the community as part of the John T. West Park.

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Developmental history/additional historic context information (if appropriate)

Geographic zone: Lower Peninsula/Cypress Swamp
Chronological period: Urbanization & Early Suburbanization, 1880 – 1940+
Theme: Architecture, engineering, and Decorative Arts
Type: Late Victorian vernacular cross-gable dwelling

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Beers, D.G. Atlas of the State of Delaware. Philadelphia: Pomeroy & Beers, 1868.
Ocean View Minutes 1889 – 1977, Microfilm Record Group # 7170.001 – DE Public Archives
Scharf, J. Thomas. History of Delaware, Volume II. Philadelphia: L.J. Richards & Co., 1888.
Sussex County, Delaware Board of Assessment Tax Records – Baltimore Hundred 1880 – 1916 (DE Public Archives)
Sussex County, Delaware Recorder of Deeds Office:

- Volume 2852 Page 154
- Volume 687 Page 780
- Volume 397 Page 397
- Volume 181 Page 23
- Volume 168 Page 58
- Volume 149 Page 361
- Volume 149 Page 363
- Volume 148 Page 420
- Volume 122 Page 301
- Volume 113 Page 534
- Volume 111 Page 234
- Volume 115 Page 69
- Volume 86 Page 72
- Volume 50 Page 81
- Volume 50 Page 34
- Volume 50 Page 32
- Volume 45 Page 100

Sussex County Wills & Probate Records (DE Public Archives) – William S. Hall, John Tunnell, Scarborough Tunnell, George West, John T. West

Survey - The Town of Ocean View, February 1890, Drawn by John T. West (Ocean View Historical Society)

University of Delaware, Center for Historic Architecture and Engineering. National Register of Historic Places Eligibility Evaluation: Baltimore Hundred, Sussex County, Delaware. Newark, 1990.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: DE Public Archives, Sussex County Recorder of Deeds Office.

Historic Resources Survey Number (if assigned): CRS # S11602

10. Geographical Data

Acreage of Property 0.321235 acres
(Do not include previously listed resource acreage.)

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

See attached list of photographs

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number:

1 of ____.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Town of Ocean View
street & number 32 West Avenue telephone 302-539-9797
city or town Ocean View state DE zip code 19970

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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List of Figures:

- | | |
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| 1 of 8 | Photo Collage – Exterior restoration activities undertaken by the Ocean View Historical Society |
| 2 of 8 | Tax parcel document for 39 Central Avenue – Ocean View, Delaware |
| 3 of 8 | 2007 Aerial view of Ocean View, Delaware |
| 4 of 8 | 1954 Aerial view of Ocean View, Delaware |
| 5 of 8 | Hand drawn 1890 Town Survey of Ocean View, Delaware |
| 6 of 8 | 1868 Beers Atlas of Delaware – Baltimore Hundred with Hall's Store (Ocean View) |
| 7 of 8 | Chart – Top Nine Property Values for Baltimore Hundred 1905 – 1915 |
| 8 of 8 | Photo Collage: Victorian cross-gable houses on Central Avenue – Ocean View, Delaware |

List of Photographs:

Exterior Photographs:

(Photographs numbered 1 – 11 record views of the house prior to and during early phases of restoration activities undertaken by the Ocean View Historical Society between 2010 and 2011.)

- | | |
|----------|---|
| 1 of 25 | west façade view fronting Central Avenue – Ocean View Historical Society, c. 2011 |
| 2 of 25 | ¾ view of west façade porch showing turned porch columns, decorative capitals with corner braces – Ocean view Historical Society, c. 2011 |
| 3 of 25 | original paneled and glass entrance door (west façade) and clapboards - Ocean View Historical Society, c. 2011 |
| 4 of 25 | north elevation with modern, three-section window and vinyl siding - Ocean View Historical Society, c. 2011 |
| 5 of 25 | north elevation with restored two-over-two double hung windows and clapboards - Ocean View Historical Society, c. 2011 |
| 6 of 25 | east elevation with recently constructed deck and one-story addition - Ocean View Historical Society, c. 2011 |
| 7 of 25 | east elevation showing restored wall of late 19 th century wrap-around addition - Ocean View Historical Society, c. 2011 |
| 8 of 25 | south elevation showing enclosed side porch area - Ocean View Historical Society, c. 2011 |
| 9 of 25 | south elevation showing opened side porch area - Ocean View Historical Society, c. 2011 |
| 10 of 25 | west façade, second floor showing original clapboards, windows, roof cornice and paneled frieze (where decorative brackets may have been nailed) - Ocean View Historical Society, c. 2011 |
| 11 of 25 | detailed view of second story west façade window, clapboards, cornice, and paneled frieze - Ocean View Historical Society, c. 2011 |
| 12 of 25 | detail of the north west corner of house showing original clapboards, beaded corner trim, and the attached, split turned column – DE State Historic Preservation Office, November 2011 |
| 13 of 25 | detail of original c. 1900 window (south elevation, one-story wrap around addition) - DE State Historic Preservation Office, November 2011 |

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Interior Photographs

(First Floor Area)

- 14 of 25 side hall open-string staircase with large turned newel post, turned balusters, molded handrail, baseboard trim, and original pine flooring - DE State Historic Preservation Office, November 2011
- 15 of 25 double door with elongated panels in parlor with original molded trim and decorative corner blocks, original hardware, and enameled door knob - DE State Historic Preservation Office, November 2011
- 16 of 25 detail of electroplated door lock with pull chain for double door in parlor - DE State Historic Preservation Office, November 2011
- 17 of 25 local feature - wooden board trim located on south side of kitchen/dining room wall from which pots and pans were hung - DE State Historic Preservation Office, November 2011

(Second Floor Area)

- 18 of 25 second floor view of staircase showing large turned newel post, turned balusters, original flooring, and molded door surround trim - DE State Historic Preservation Office, November 2011
- 19 of 25 original five-panel closet door with original hardware and molded trim with decorative corner blocks - DE State Historic Preservation Office, November 2011
- 20 of 25 original second floor window with molded trim casing and sills, decorative corner block trim, and baseboard - DE State Historic Preservation Office, November 2011
- 21 of 25 attic construction details showing lancet window framing (south gable end) - DE State Historic Preservation Office, November 2011

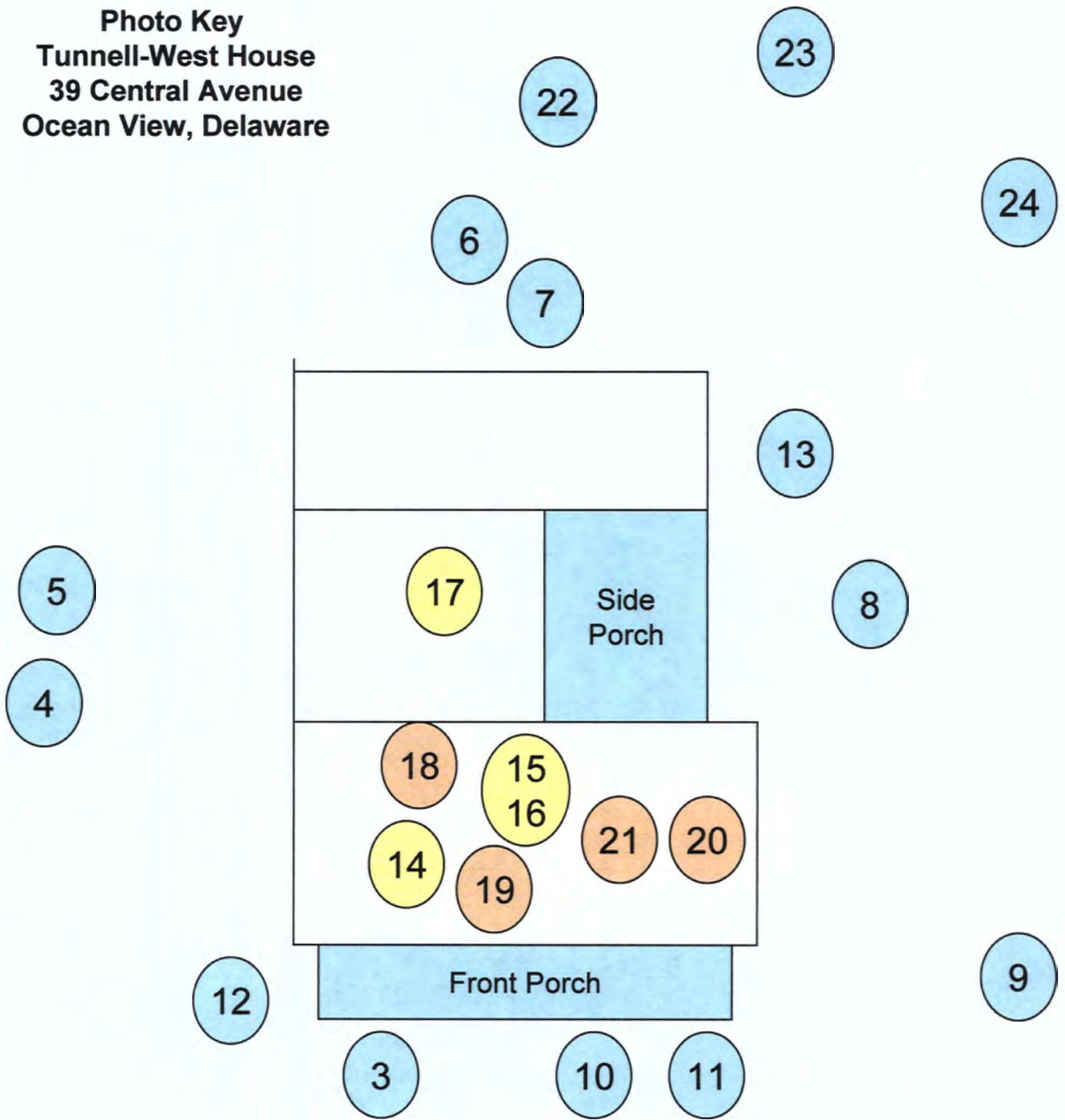
Non-Contributing Resources

- 22 of 25 Ocean View's 19th century post office – moved to the premises in 2011 near the eastern gable end of the house - DE State Historic Preservation Office, November 2011
- 23 of 25 recently constructed two-story, two bay gambrel-roofed garage - DE State Historic Preservation Office, November 2011

Miscellaneous Views

- 24 of 25 John T. West Park – a municipal park located south of the nominated property
- 25 of 25 view looking north on Central Avenue (Ocean View's primary north-south corridor), wall of John T. West Park and the Tunnell-West House under restoration (on right), and neighboring residential properties - DE State Historic Preservation Office, November 2011

Photo Key
Tunnell-West House
39 Central Avenue
Ocean View, Delaware



Key:

Exterior Views

Interior Views
1st Floor

Interior Views
2nd floor
& Attic

Not Drawn to Scale

25

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Tunnell--West House

MULTIPLE NAME:

STATE & COUNTY: DELAWARE, Sussex

DATE RECEIVED: 5/18/12 DATE OF PENDING LIST: 6/13/12
DATE OF 16TH DAY: 6/28/12 DATE OF 45TH DAY: 7/04/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000379

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7-3-12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

**Exterior Restoration Photographs
Tunnell-West House c. 2010
39 Central Avenue - Ocean View, Delaware
(Ocean View Historical Society)**



West (Main) facade



North side of residence with modern first floor windows



North side of house with restored windows and clapboards



East side of house before the recently constructed addition was removed



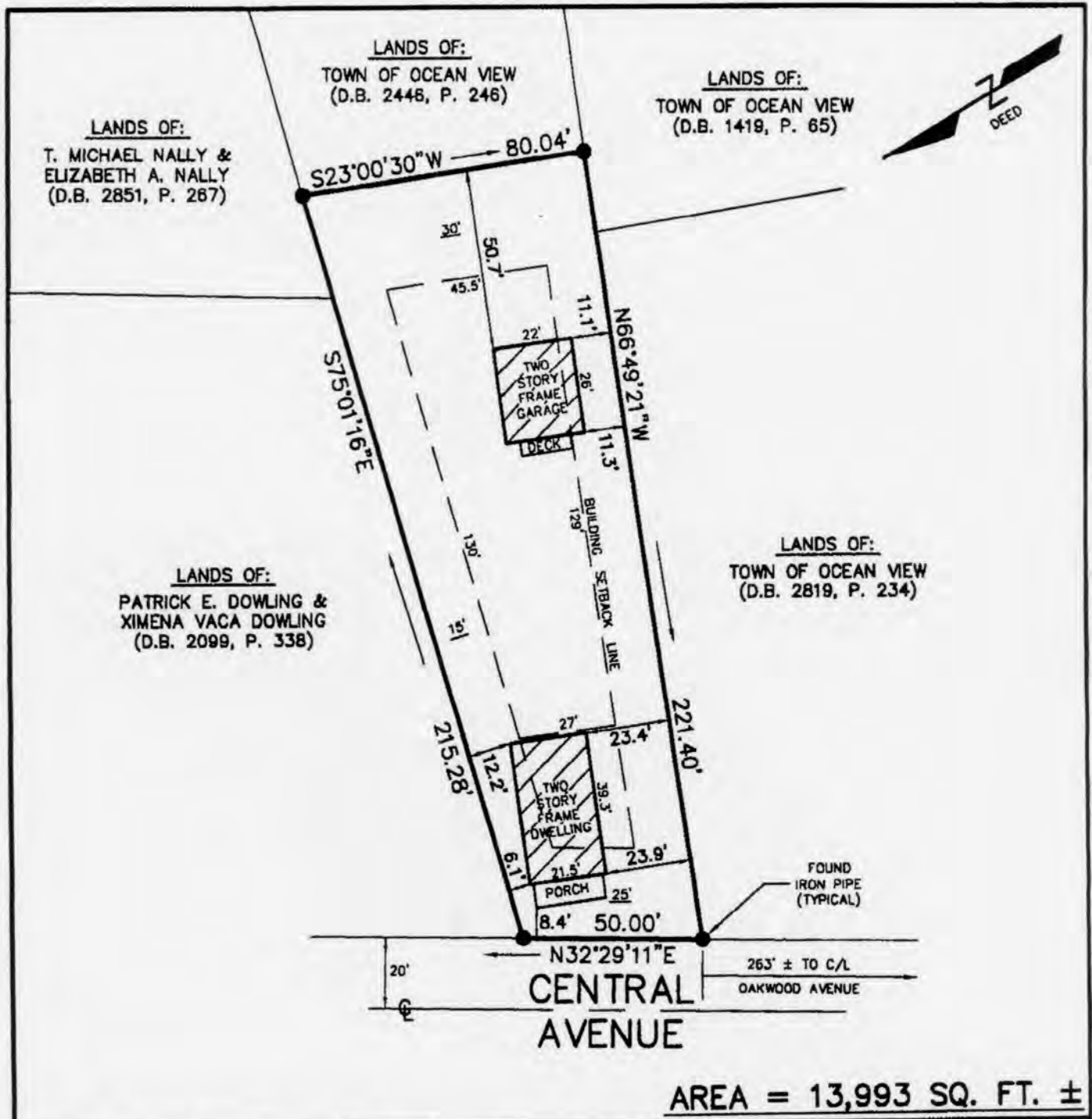
East side of house revealing early 20th century addition and restored window



South side of house with enclosed side porch



South side of house with porch enclosure removed



DELAWARE SURVEYING SERVICES MAXWELL J. MORRIS, DE. PLS 625 P.O. BOX 1121 OCEAN VIEW, DE. 19970 (302) 537-7094 * FAX(302) 537-6534	DATE: NOV. 18, 2010	DEED REF: D.B. 2852, P. 154
	SCALE: 1" = 40'	TAX MAP #: 1-34-12.00-609.00
BOUNDARY & LOCATION SURVEY CLASS "B" SURVEY		
DESCRIPTION: LANDS OF: TOWN OF OCEAN VIEW TOWN OF OCEAN VIEW * BALTIMORE HUNDRED * SUSSEX COUNTY * DELAWARE	DRAWING #: 03-110A	

Figure 2: Tax parcel document, DE_Sussex County_Tunnell-West House

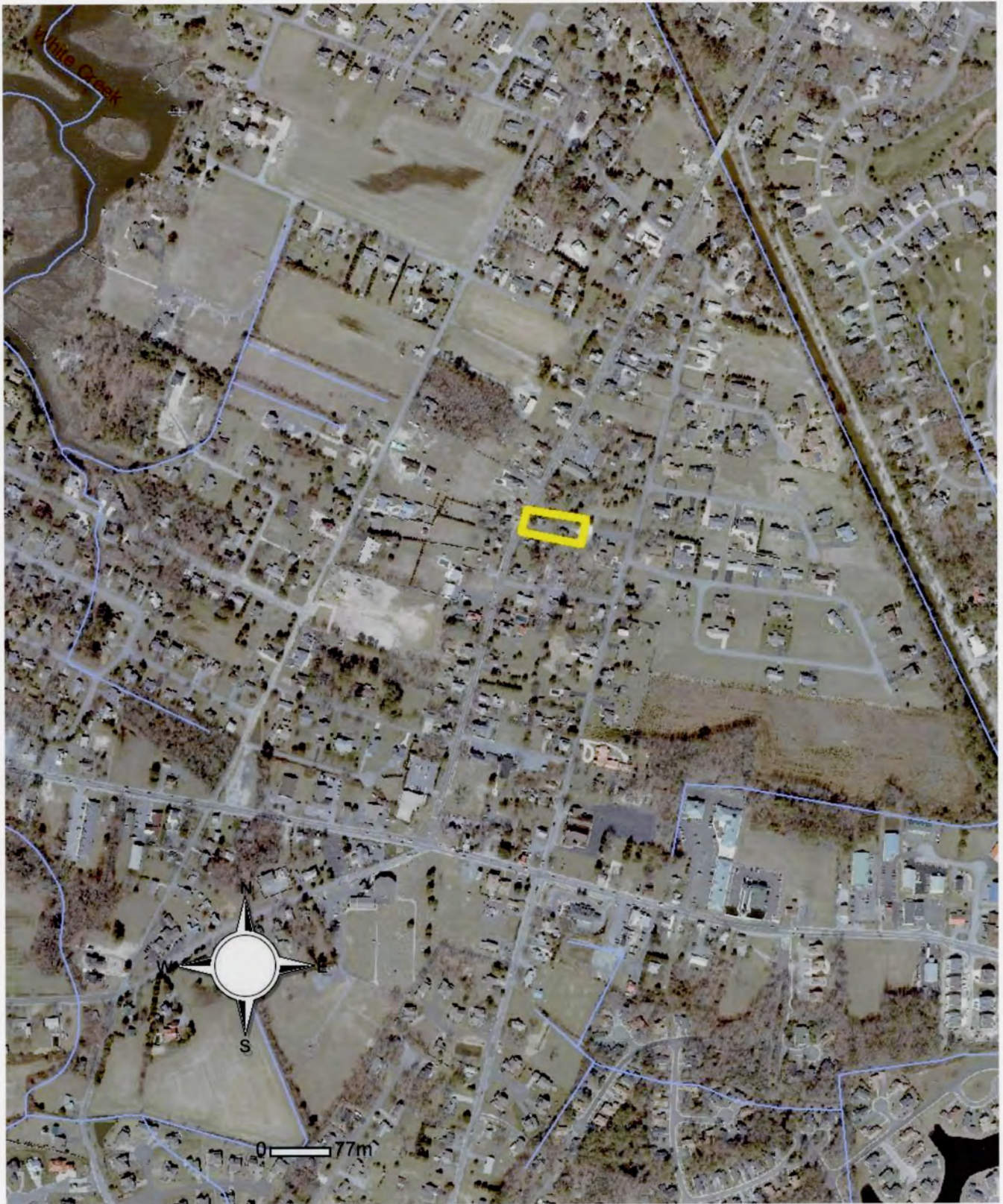


Figure 3: 2007 Aerial View, DE_Sussex County_Tunnell-West House



Figure 4: 1954 aerial view, DE_Sussex County_Tunnell-West House

THE TOWN OF OCEAN VIEW

COPIED AUGUST 11 1970
BY
KATHRYN TUNNELL THOMPSON
COPIED SEPT. 14 1983
BY
D.W. TOOMEY

SHOWN IN RED INK
DATED SPRING 1889

DRAWN BY: JOHN T. WEST
FEB. 1890

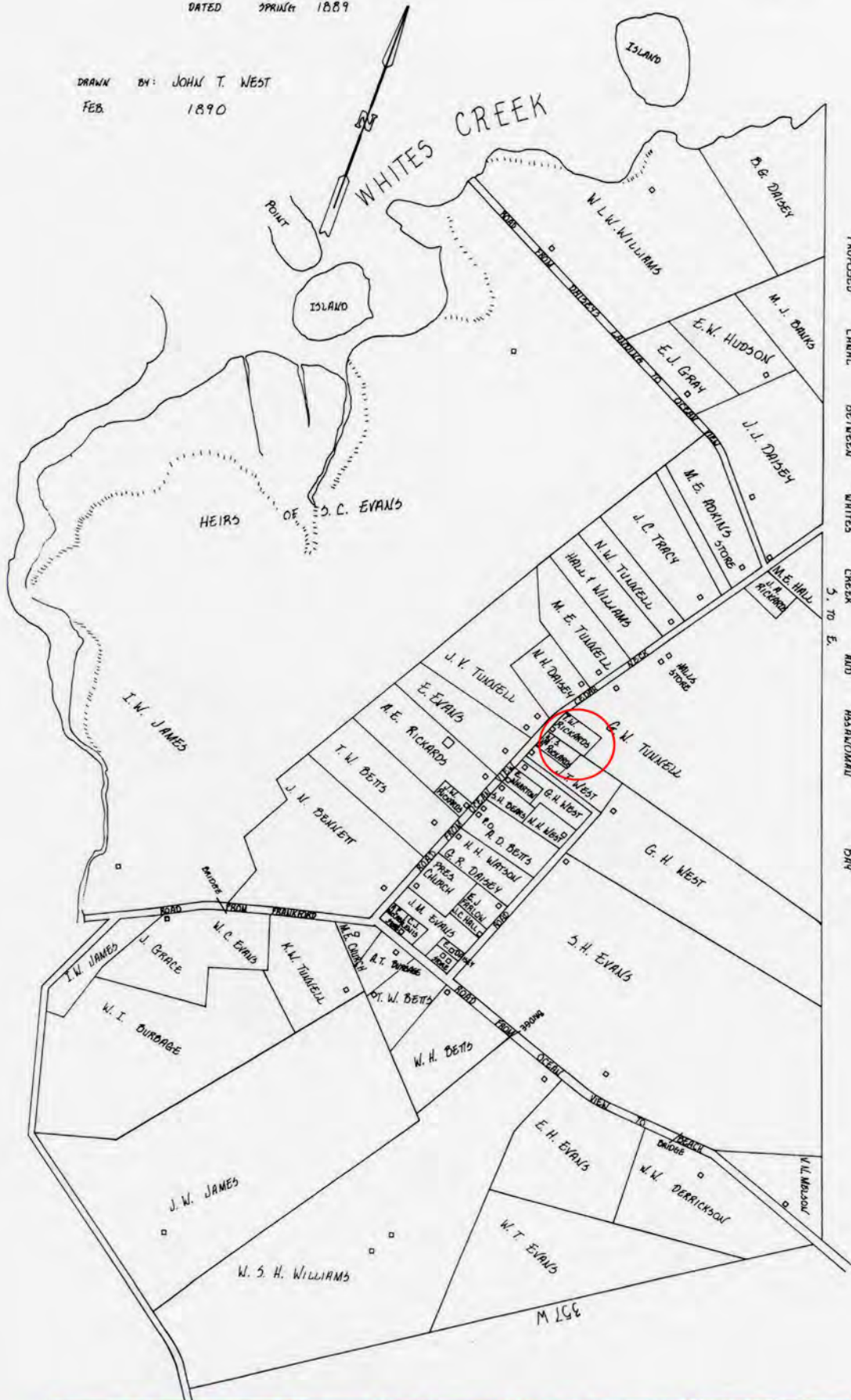


Figure 5: 1890 Town Survey, DE_Sussex County_Tunnell-West House



Figure 6: 1868 Beers Atlas, section of Baltimore Hundred, DE, Sussex County, Tunnell-West House

Top Nine Property Values
Baltimore Hundred 1905 – 1915
Board of Assessment Records
Sussex County, Delaware
 (Total # represents 78.5% of recorded houses.)

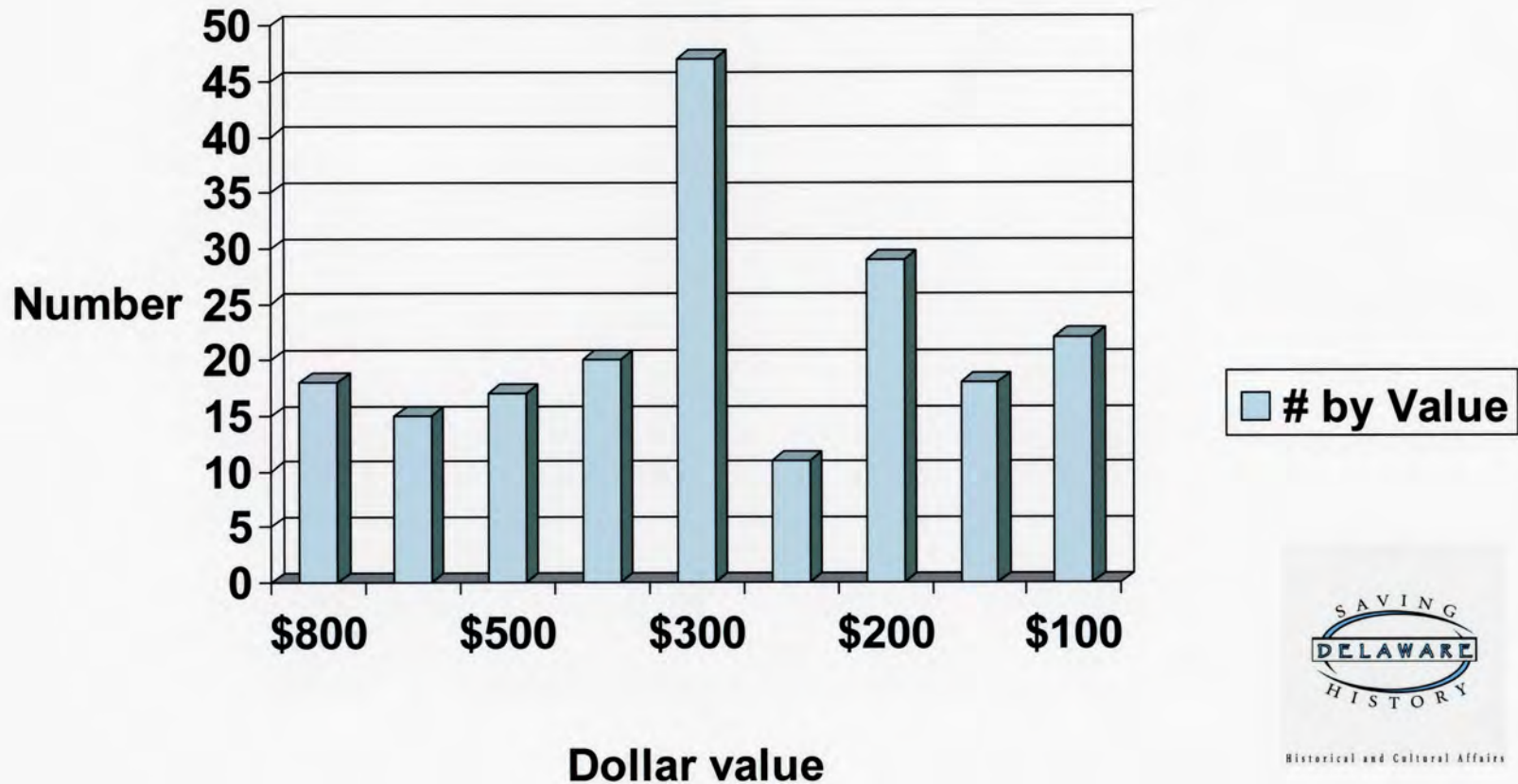


Figure 7: Top Property Values Chart, DE_Sussex County_Tunnell-West House





Tunnell-West House
39 Central Avenue
Ocean View,
Delaware



Figure 8: Photo Collage of Victorian cross-gable houses on Central Avenue – Ocean View, Delaware
DE_Sussex County_Tunnell- West House



Tunnell - West House_Sussex County_DE
west facade fronting Central Avenue



Tunnell - West House_Sussex County_DE
three-quarter view of west facade, original porch columns
with decorative capitals and corner braces



Tunnell - West House_Sussex County_DE
original glass and decorative paneled front door (west
facade)



Tunnell - West House_Sussex County_DE
north elevation with modern, three-section window and vinyl
siding



Tunnell - West House_Sussex County_DE
north elevation with restored two-over-two, double-hung
windows



Tunnell - West House_Sussex County_DE
east elevation with recently constructed deck and one-story
addition



Tunnell - West House_Sussex County_DE
east elevation showing restored wall of late-nineteenth century
wrap-around addition



Tunnell - West House_Sussex County_DE
south elevation showing enclosed side porch area



Tunnell - West House_Sussex County_DE
south elevation showing opened side porch area



Tunnell - West House_Sussex County_DE
west facade detail - second floor features original clapboards,
windows, roof cornice with plain frieze (where decorative
brackets may have been nailed)



Tunnell - West House_Sussex County_DE
detailed view of second story west facade window,
clapboards, cornice, and plain frieze



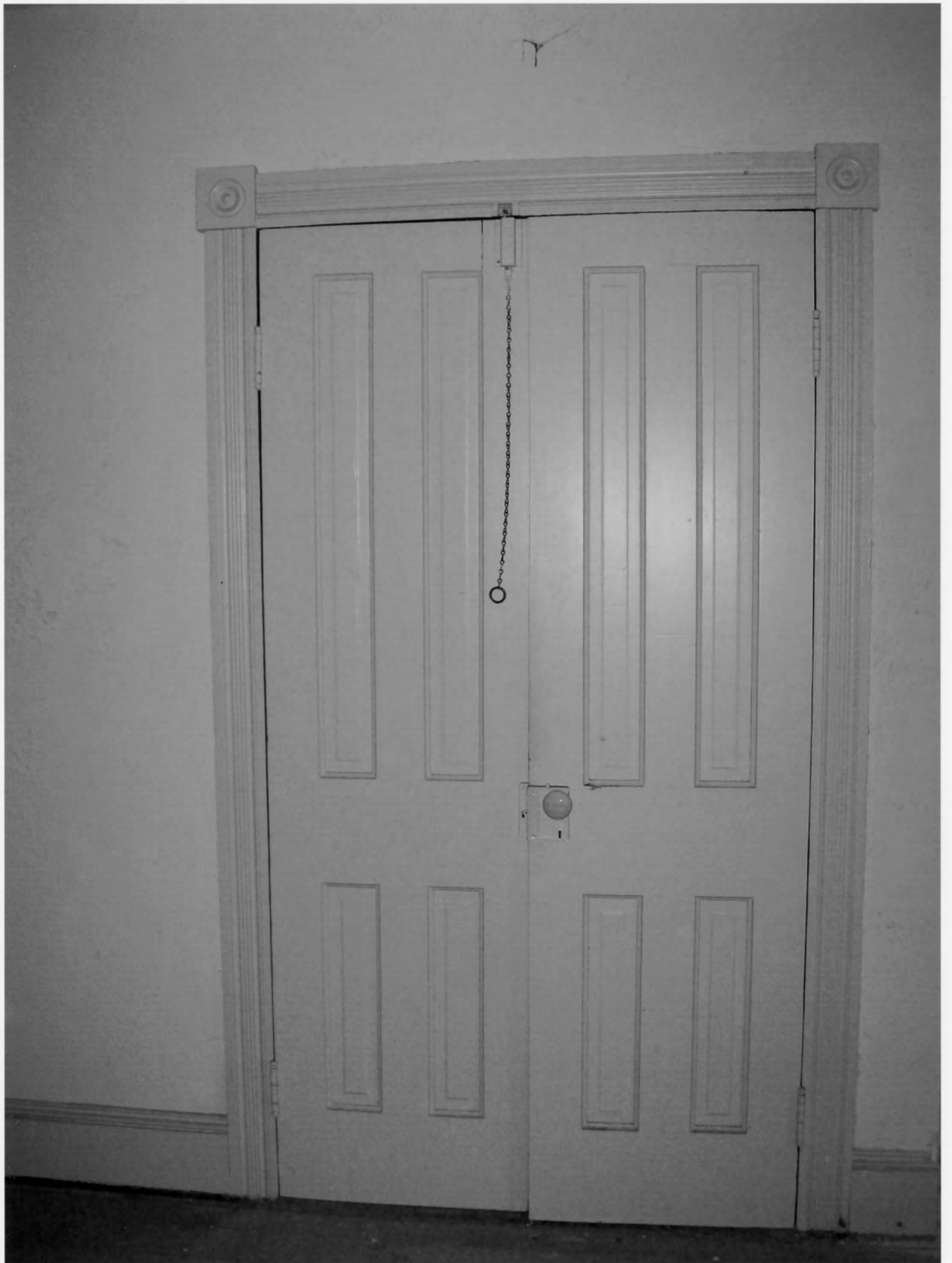
Tunnell - West House_Sussex County_DE
detail of northwest corner of house showing original
clapboards, beaded corner trim, and the attached turned,
split-column on clapboards



Tunnell - West House_Sussex County_DE
detail of original c. 1900 window (south elevation, first story
wrap around addition)



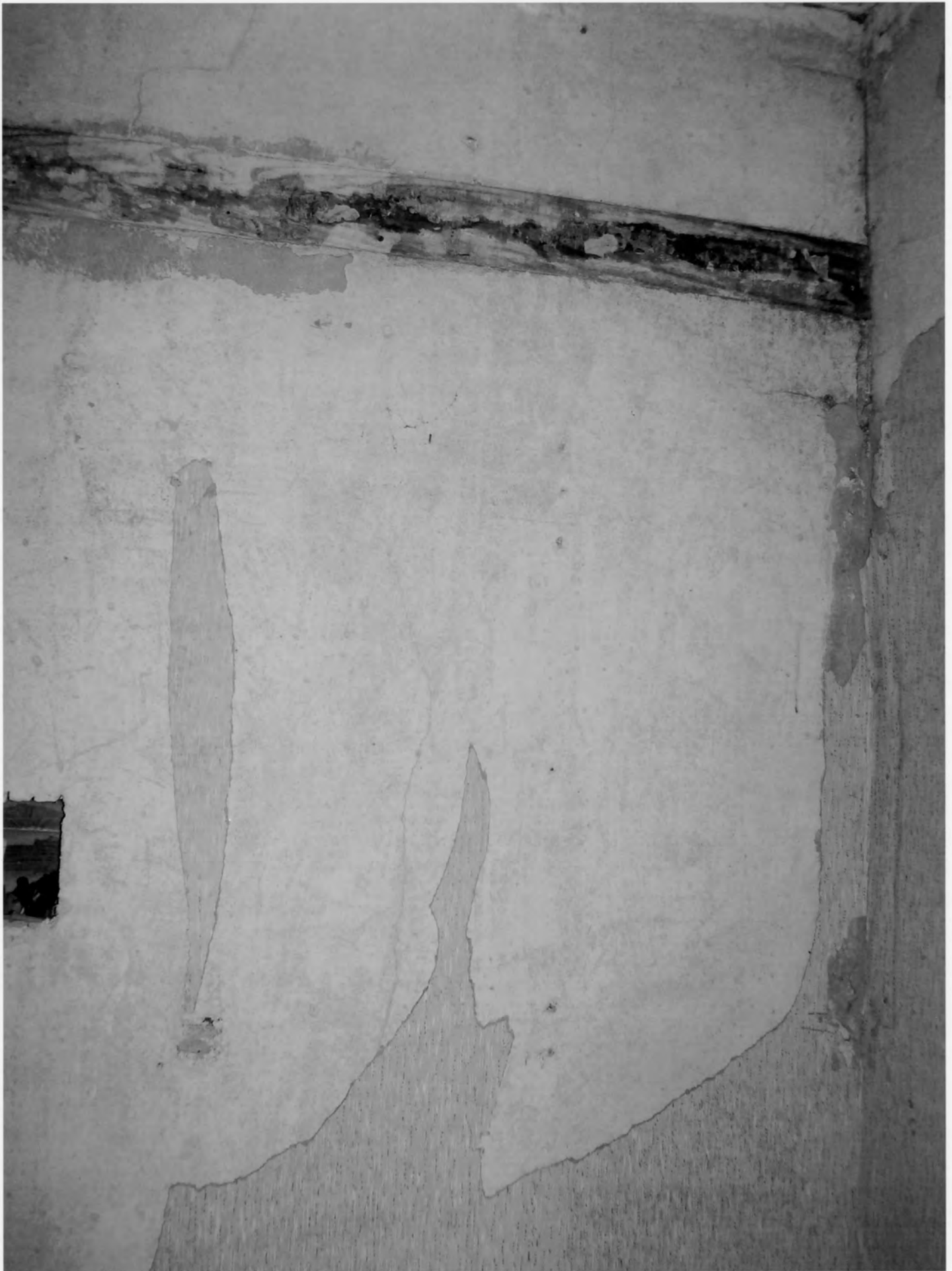
Tunnell - West House_Sussex County_DE
side hall open-string staircase with original turned newel post,
turned balusters, moulded handrail, baseboard trim, and pine
flooring



Tunnell - West House_Sussex County_DE
parlor double-door with elongated panels, original moulded trim
and decorative bulls-eye corner blocks, hardware, and
enameled door knob



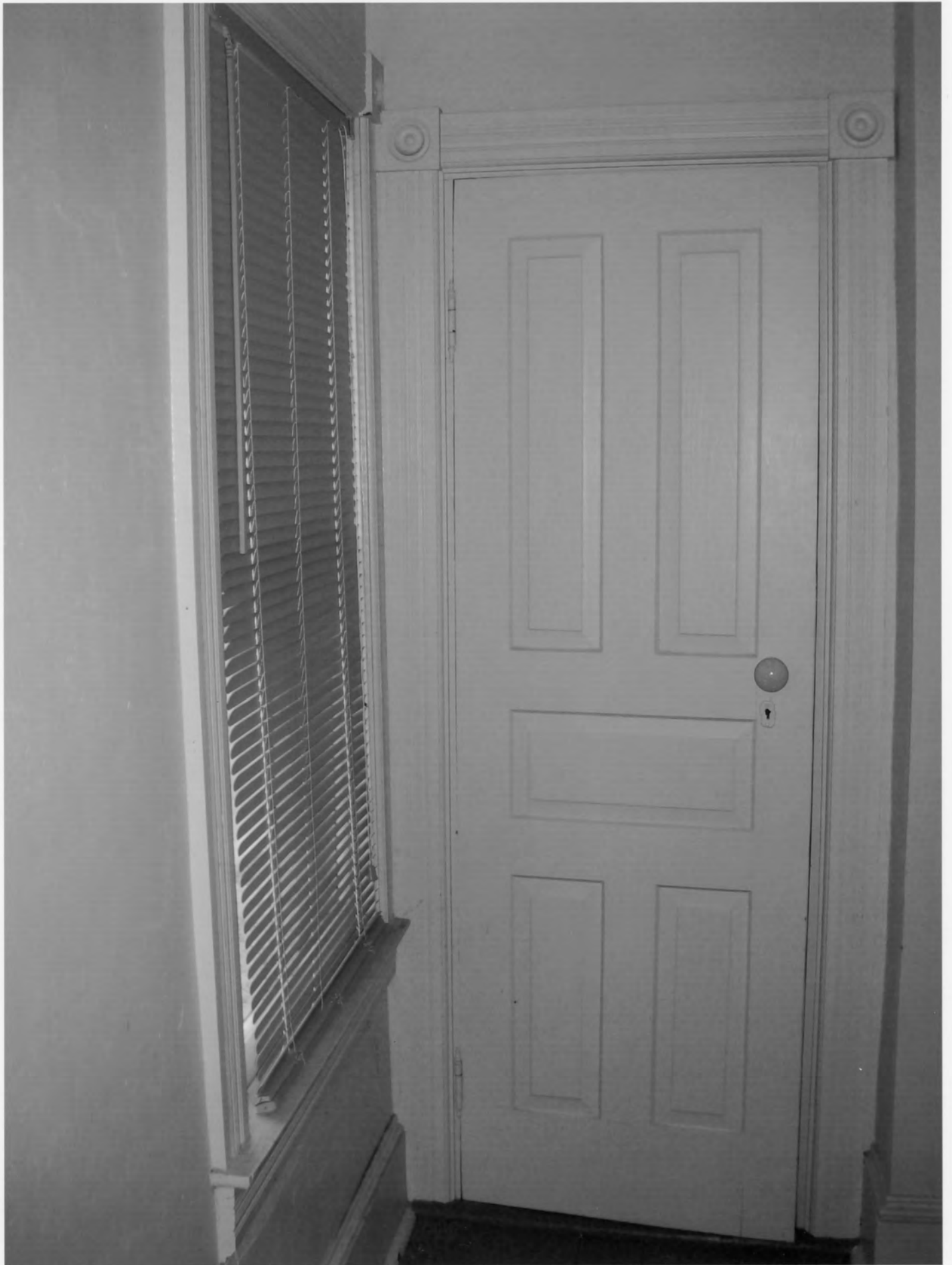
Tunnell - West House_Sussex County_DE
parlor door detail of electroplated door lock with pull chain



Tunnell - West House_Sussex County_DE
local feature - wooden board located in the wall in the former
kitchen/dining room area from which pots and pans were
suspended



Tunnell - West House_Sussex County_DE
second floor view of staircase showing large turned newel
post, turned balusters, original flooring, and moulded door
surround trim



Tunnell - West House_Sussex County_DE
second floor bedroom - original five-panel closet door with
hardware and moulded trim with decorative bulls-eye corner
blocks



Tunnell - West House_Sussex County_DE
original second floor window with moulded trim casing and
sills, decorative bulls-eye corner blocks, and baseboards
20 of 25



Tunnell - West House_Sussex County_DE
attic construction detail (main block of house) showing lancet
window framing (south gable end) and roof rafters



Tunnell - West House_Sussex County_DE
Ocean View's nineteenth century, frame, post office - moved
to the premises near the east gable end of the house in 2011
22 of 25



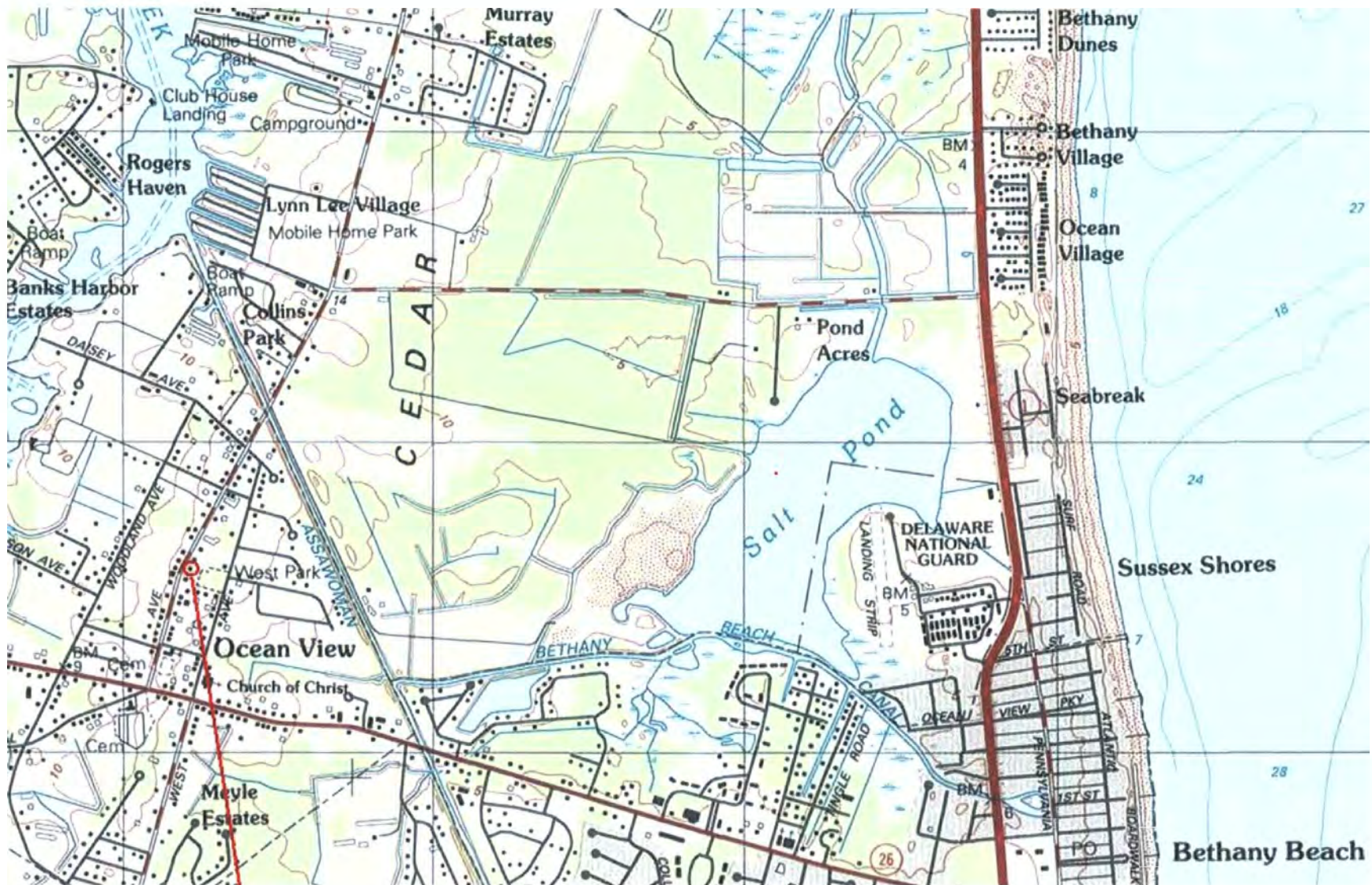
Tunnell - West House_Sussex County_DE
recently constructed two-story, two-bay, frame, garage with
gambrel roof



Tunnell - West House_Sussex County_DE
John T. West Park - a municipal park situated south of the
nominated property



Tunnell - West House_Sussex County_DE
streetscape view looking north along Central Avenue - the
Tunnell-West House is located on the right



UTM Zone 18
E 492229.27
N 4266626.29

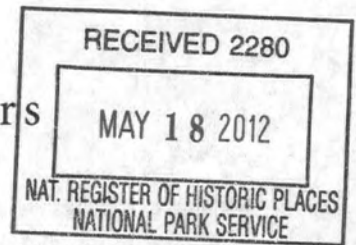
USGS 7.5' Topographic Map
Bethany Beach, Del. 1991

State of Delaware
Historical and Cultural Affairs

21 The Green
Dover, DE 19901-3611

Phone: (302) 736.7400

Fax: (302) 739.5660



May 4, 2012

Carol Shull, Interim Keeper
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, N.W.
Washington, D.C. 20005

Dear Ms. Shull:

Enclosed please find the following nomination for listing in the National Register of Historic Places:

Tunnel-West House Ocean View, Delaware Sussex County

If there are any questions regarding these documents, please contact Madeline Dunn, Curator of Education-Historian for the Delaware State Historic Preservation Office at (302) 736-7417.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Slavin".

Timothy A. Slavin, Director
Delaware Division of Historical and Cultural Affairs
and State Historic Preservation Officer

Enclosures

