

Principle: Preservation and restoration is in the **interest** of the community as a whole. Each aspect of the Report shall be written as if it contributed toward an opportunity rather than served as a requirement for something which eventually would be for greater use to others than to the person **immediately** involved. Every change or alteration carried out within the area will, if uncontrolled, probably lead to greater ultimate **expense**.

Historical interest should be **considered**, for the purpose of this Report, as centered only in New Castle, The purpose of the enterprise is to focus this historical interest in the minds of an ever-increasing American public. Pride of possession and pride of maintenance are the two attitudes which must be fostered within the **Town**. The citizenry will be called upon rather to preserve and to maintain than to **reconstruct**.

First **steps** in reconstruction would follow acquisition of land under **circumstances** which would avoid all appearance of pressure on local **prejudices** and sentiments. Thus, the purchase of a building by the Foundation might precede by a number of years any definite change in the appearance of it, so accustoming the Town to the process of land and property acquisition,

Every conceivable means should be fostered and invented to produce an **atmosphere** in the **Town** receptive of this movement. The first prerequisite is an attitude on the part of those in control **of** the Foundation which shall be so dedicated to the first principle above that they or their assistants will always, feeling that attitude, foster a recognition of it.

The most practical approach to the majority of land **owners** whose interest is no doubt primarily one of privately conducting their businesses and maintaining the privacy of their homes will **be** toward a demonstration of the bona fide **intention** of the Foundation. Piecemeal purchases will help. By an awakening of the Town to the fact that increasing **visitors** by interested outsiders will bring far more benefits than perhaps they could normally expect. Certainly increased **visitors** brings **increased** trade. The **same** increase however might conceivably violate the privacy of houses and gardens. Experience has shown that the benefits to be derived from the former are far greater than any sacrifice accruing from the latter.

Hence, **it** is suggested that the construction of an hotel or motel in the New Castle neighborhood be immediately considered. **This** would be an hotel which would be designed to derive income from a much wider **public** than those who would be interested particularly in New Castle. It appears that this area is lacking in **just** such accommodations. The proximity to **Wilmington** and the nature of the surroundings with a **view** to the River will combine to tempt investors in such **an** enterprise.

Without such an hotel and a restaurant attached thereto or located in the **Town** serving good food, no appraisal could be made of the success of the **future** possibilities which are outlined in **this** Report. A stopping place in New Castle for an appreciable number of people is a primary necessity, Located at a distance from the historical center, the impact on the Town could not be otherwise than favorable, The merchants would immediately feel the lift and **the** personalities of the people who, experience has shown, are interested **in** such restorations, will appeal to the householders and garden lovers **who** at present **may** fear encroachment on their privacy. **The**

hotel would be the entering wedge. **Not only would it bring** interested visitors, but it might bring **contributing** visitors. Obviously local **organizations** would be individually or **collectively** canvassed, but always after the principal **objectors** are given a thorough indoctrination in the **principles** underlying the **enterprise**. **The announcement** to these groups should be more general and broad than particular, careful phraseology being previously prepared to cover the **obvious** question which would be asked in every **instance**; questions **which** usually begin with, "What are you going to do with my property?" It has been therefore decided in preparing the Report carefully to **segregate** from the **classification** of "restoration" all buildings which though slightly out of character in detail, **nevertheless** comprise the majority of buildings, which after all form the justification for the enterprise in the **first** place. **Thus**, most of those people **whose** houses are already acceptable in character would at once **be** assured that **it is because** of the character which they have so carefully maintained that the **Town** has its value, and that their care and maintenance and appreciation has **served** as a background for a movement which is for the purpose of carrying such maintenance long beyond the period of their lives. By such **means it is possible that** a merchant **whose** house is thus classified might readily be the first to propose that his shop or business be eventually made to conform with the general pattern. Should such an approach be successful, example will **take** care of the rest, provided of course such **reconstruction** would not be beyond his purse. It is here that precaution should be exercised in avoiding anything in the nature of pressure. **Just** as **gifts** from outside **must arise** from spontaneous interest, so it **seems** should all the **improvements** which are to be **paid for** **within** the Town by **its** inhabitants.

To achieve some of the purposes a resident representative of the Foundation most carefully chosen and preferably well known to the community should be appointed and sustained: A person who can answer questions readily, provide information speedily, and mix with the people with a constant eye to the activities of the various Town organizations and the preparation of programs and publicity,

As an exception to the suggestion above made that properties might be bought in general at an appreciable time before reconstruction of the property is undertaken, such a building as the old Dutch Tile House might be acquired with a view to producing one reconstruction which would be spectacular and outstanding, which would be authentic and at the same time different from the general type of building within the Town, A restoration done at this time would stimulate wide circulation and have its effect on outside donors,

W. G. Perry