

*5.0 DESCRIPTION OF  
ARCHITECTURAL RESOURCES*



## 5.0

## DESCRIPTION OF ARCHITECTURAL RESOURCES

### 5.1 Wix/Robbins Property (CRS #K-6740 )

*General Description.* The Wix/Robbins Property is located on the west side of Bay Road (SR 1). The property consists of a dwelling constructed ca. 1890 and a modern (ca. 1990) garage/storage shed (Photographs 1, 3 to 6). A large, grassy yard surrounds the buildings on all sides, and agricultural fields are located to the north, south, and west of the yard. A gravel driveway extending along the south elevation of the dwelling provides access to the property from SR 1. The property is in excellent condition.

*Dwelling.* The dwelling is a two-and-one-half-story wood frame vernacular dwelling with a gable ell roof form (Photographs 3, 4 and 6). It rests upon a brick foundation. The entire exterior of the dwelling is clad in vinyl siding. Window openings in the dwelling contain replacement, vinyl, one-over-one, double-hung sash windows and wood four-light casement windows (in the half story). A gable wall dormer is centered in the façade, forming a small cross gable with the main roof. The roof is covered with asphalt shingles. A small brick chimney protrudes from the north interior gable end, and parged chimneys protrude from the south and east interior gable ends. Enclosed porch additions are attached to the façade (east elevation), south elevation, and north elevation. Small, single-story additions are also attached to the north and west elevations.

The façade (east elevation) of the dwelling consists of four bays, including one entrance and three window openings in the first story, and three window openings in the second story. The entrance is located in the second bay from the north end of the wall, and contains a single-leaf door. The window openings contain single windows. The window openings in the second story are not vertically aligned with those in the first story. An additional window opening is centered in the gable wall dormer. A single-story, wood frame, screened-in porch with a hipped roof obscures the first story of the façade. Two concrete steps allow access to the porch entrance, which has a screen door. The dwelling's original open wood porch, with turned posts, scroll-sawn brackets, and spindles, is intact and visible within the screened-in porch.



**Photograph 3:** Wix/Robbins Property. Façade, view to west (April 2004).



**Photograph 4:** Wix/Robbins Property - overview of side and rear of house; small wing in foreground is attached to main building. View to the southeast (April 2004).



**Photograph 5:** Garage/shed at Wix/Robbins Property, view to the southwest (April 2004).



**Photograph 6:** Wix/Robbins Property showing side and rear of house, view to the northwest (April 2004).

The south elevation consists of four bays, including one entrance and three window openings in the first story and three window openings in the second story. Three window openings are located in the eastern half (gable end) of the elevation, and the entrance and three additional window openings are located in the south wall of the rear ell. There are also two small, four-light casement windows located in the gable. A single-story wood frame screened-in porch with a shed roof obscures the two westernmost bays in the first story.

The west elevation consists of three bays, containing window openings in the first and second stories. The openings in the northern and southern bays are situated in the rear (west) wall of the front section of the dwelling, and the central bay is located in the west wall of the gable ell. Small window openings containing four-light casement windows are located in the gable of the rear ell. Porch additions obscure the first story of the northern and southern bays.

The north elevation consists of four bays, including two window openings in the front section of the dwelling, and two window openings in the rear ell. A single-story wood frame enclosed porch addition with a shed roof is attached to the first story of the rear ell. A small, single-story addition with a gable roof is attached to the first story of the front section of the dwelling, and another small addition is attached to the northwest corner of that addition.

Garage/Shed. A single-story, modern garage/shed is located southwest of the dwelling (Photograph 5). The building is one story tall and is clad with vinyl siding. There are two bays in the façade (north elevation), including a pedestrian entrance and a garage opening.

State Historic Context Framework for the Wix/Robbins Property.

Time Period: 1880-1940 Urbanization and Early Suburbanization

Geographic Zone: Upper Peninsula Zone

Historic Period Theme(s): Agriculture; Architecture, Engineering and Decorative Arts.

Summary of Property History. This property, which was named as “Warren Robbins” in the original CRS inventory, originated from two separate parcels. On December 27, 1881, John Harrington, the administrator of John West’s will, conveyed the first parcel to William H. Wix.

On November 22, 1903, William H. Wix and his wife, Emma Wix, sold the property containing 70.0 acres along with "...buildings and improvements" to Luther Robbins, Sr. for \$3,300 (Kent County Recorder of Deeds [KCDB] V8: 125). On September 20, 1934, Luther Robbins, Sr. sold the property containing 70.0 acres along with "...all buildings and improvements" to Luther Robbins, Jr. and his wife, Natalie Robbins, for \$6,000. Luther Robbins, Jr. passed away on October 30, 1976, conveying entitlement to Natalie Robbins (KCDB N14: 443).

On October 24, 1921, Sarah H. Listen sold the second parcel known as the "Chapel Lot" to Joseph S. Clark and his wife, Lillia B. Clark, for \$1,605 (KCDB B12: 97). On March 10, 1953, Joseph S. and Lillia B. Clark sold the property to Luther Robbins, Jr. and his wife, Natalie Robbins, for \$5,000. Luther Robbins, Jr. passed away in 1976, conveying entitlement to Natalie Robbins (KCDB W19:490). On December 10, 1976, Natalie Robbins conveyed both parcels containing 70.0 acres to Herbert D. Robbins and his wife, Dorothy S. Robbins (KCDB D31: 138). Dorothy Robbins passed away on July 11, 2002 leaving Herbert D. Robbins as the sole trustee of the property (KCDB 486: 55).

*Expected Resource Types for Agriculture.* Expected resource types for agriculture include farms composed of farmland and/or the farmstead (house, barn, and/or associated outbuildings); individual farm buildings; and rural historic districts. Expected domestic outbuildings will include summer kitchens, spring houses, butcher houses, garages, carriage houses, and wash houses. Expected agricultural outbuildings include corn cribs, wagon sheds, poultry houses, pig houses, stables, milk houses, tool sheds, and equipment sheds.

The farmhouse serves as the principal dwelling unit on the farm. Unlike the evolving function of other farm structures, the principal function of the farmhouse as a residence for the farm family has generally remained constant. Occasionally, early farmhouses of small size were converted to use as domestic outbuildings. In Kent County, some farmhouses remain from various periods of the county's history; however, some of these farmhouses have evolved over time from their original form and styles, while others have been demolished, with only barns and/or associated agricultural outbuildings still standing.

In order to be seen as significant as an example of a farm, resources should possess land reflecting agricultural use, a house, a barn, and other domestic and/or agricultural outbuildings and structures (exclusive of the main house/barn). It should also include some vegetation associated with the farm, including kitchen gardens, cultivated fields, woodlots, and orchards. Other characteristics may consist of a circulation network connecting the parts of the farm, including farm lanes and paths. In order to be seen as significant as an example of an individual farm building, a resource should be a unique or rare example of a barn, housing, outbuilding type, or landscape feature. It may also be a well-preserved example of a barn, housing, or outbuilding type that retains exceptional integrity of materials and design.

Tenant farms are likely to be a farm resource type in Kent County, at least archaeologically (since most of the historic agricultural buildings in the project area are no longer standing). Owners of farms who had multiple properties may have lived elsewhere and in larger buildings than their farm tenants. The historic context entitled *Agricultural Tenancy in Central Delaware 1770-1900+/-* indicates that “tenants and tenant farms reflected a cross section of the population and landscape of the Upper Peninsula Zone (Siders et al. 1991:vii).” Also, information on farm layout that is potentially useful for the project area, particularly for resources that no longer contain standing historic buildings, may be found in De Cunzo and Garcia’s *Historic Context: The Archaeology of Agriculture and Rural Life, New Castle and Kent Counties, Delaware, 1830-1940* (1992), and De Cunzo’s *A Historical Archaeology of Delaware: People, Contexts, and the Cultures of Agriculture* (2004). Should additional evaluation criteria need to be developed for the project (for example, if the the project area is expanded), other useful references for developing significance criteria for agricultural resources may include the two-volume study by Allen G. Noble entitled *Wood, Brick & Stone the North American Settlement Landscape, Volumes 1 and 2* (Noble 1984), and Noble and Cleek’s *The Old Barn Book* (2003). Reprinted nineteenth century guides such as *Barns, Sheds, & Outbuildngs* (Halsted 1881/reprinted 1994) would also be useful, at least for identification purposes.

*History of Victorian Dwellings/Farmhouses.* Victorian dwellings are very much a product of the rapid industrialization that occurred in the nineteenth century. During this period, the balloon frame replaced heavy timber frame as the predominant construction technique in the United

States. The development and widespread use of the balloon frame became one of the most important factors in the availability of the private home to the American middle class (Jackson 1985:124-128). A balloon frame consisted of two-by-fours spaced at 18.0-inch intervals and held together with cut or wire nails rather than forged nails. The balloon frame reflects the technical and industrial innovations of the nineteenth century in two very important aspects. The first is that this framing technique required a significant amount of nails, notably more than the amount builders used in traditional post-and-beam construction. Cut nails first appeared in the late eighteenth century but did not gain wide acceptance until the mid-nineteenth century. The manufacture of cut nails required a machine to stamp out the nail from a sheet of iron and another machine to fashion the head (Upton & Vlach 1986:199). Early nails produced by this method did not have the same durable qualities that hand-forged nails did. By 1830, however, improvements in cut nail production made them practical for use in home building.

The second innovation required for balloon frame construction is the availability of commercially sawn lumber cut to exacting specifications. Post-and-beam construction utilized heavy timbers joined together with a mortise-and-tenon joint. This method required a skilled knowledge of joinery to fashion each joint into interlocking shapes (Clark 1986:17-18). With the balloon frame, a builder with relatively little experience could complete assembly. Home building became cheaper and quicker as this method gained acceptance.

American housing design and construction changed significantly during the Victorian Period. The rapid expansion of the railroads allowed builders to order pre-cut lumber from sawmills and have it shipped to the nearest railroad depot. The materials could then be transported to the building site and assembled, often by people with few skills or very little experience. The use of a balloon frame also allowed houses to depart considerably from the simple rectangular shapes of the past. These changes in form are clearly seen in the cross gables and complex shapes of Victorian homes. Victorian homes also exhibit many intricate house components not seen in earlier styles. Mass-produced windows, decorative shingles, siding, and doors became available at low cost to middle class builders in many of the areas serviced by the rapidly expanding rail network (McAlester 1984:239).

Many residences in Kent County are vernacular representations of these architectural styles, often displaying Victorian characteristics on a simpler vernacular building form. Homeowners also applied Victorian detailing to earlier farmhouses in an effort to update appearances. Many vernacular structures constructed during this period often exhibited traditional forms while featuring Victorian details. The application of Victorian details to traditional building forms is often referred to as “Folk Victorian” (McAlester 2000:308-317). The most common feature of Folk Victorian is a decorative porch with ornamentation that usually includes spindle-work or jig-sawn cutwork. Some important character-defining elements for Folk Victorian buildings include:

- Victorian detailing on traditional building forms;
- Simplified form with detailing confined to the porch, gable end and cornice;
- Decorative porch as dominant feature;
- Porch ornament includes spindle-work or fig-saw cut work;
- Symmetrical façade, except gable-front-and-wing form; and
- Cornices with brackets and molding.

Potentially eligible examples of Victorian or Folk Victorian dwelling should have integrity of location, setting, design, feeling, association, materials and workmanship. When evaluating architectural resources for historic significance, they should possess a strong association with community growth and development and/or architectural trends. To retain architectural significance, individual architectural resources should retain the characteristics of their style, period, or method of construction, and must convey their role in architectural history. The resources may be significant either for their building form, architectural style, or both. Individual resources should possess a high degree of material integrity; however, given the fact that design and material alterations are so common, architectural resources significant for their historic associations are expected to have slightly lower integrity. All architectural resources must maintain the character-defining elements of their form and style, however, and must convey the character of their period of significance, thus demonstrating sufficient integrity of feeling and association. Replacement windows may be acceptable if the building retains its original fenestration. A house of this type should also ideally exhibit integrity of location, setting, design, feeling, association, materials and workmanship in order to be considered individually

eligible for the National Register. Unsympathetic additions that hide the original house form and exterior alterations would unlikely be unacceptable.

*National Register Evaluation: The Wix/Robbins Property (CRS # K-6740).*

- Under Criterion A, the property was evaluated under an agricultural context, but was considered not eligible because it does not possess many of the necessary elements of a farm, as outlined in the historic context. The property does not contain a barn, or any other agricultural outbuildings that meet the age criterion, or other landscape features associated with farming. Only the house and surrounding fields remain. Because it isn't possible to determine what type of agricultural activity occurred on this property from the resources present, it is determined not eligible. This lack of integrity as a farm would also make it unlikely that the property would be eligible as part of a rural historic district, should one be subsequently identified.
- Under Criterion B, from preliminary research, no information was uncovered about residents of this property that rise to the level of significance for this Criterion, as outlined in *National Register Bulletin, How to Apply the National Register Criteria for Evaluation* (1997 National Park Service). The property is not associated with any persons who attained importance within any profession or group.
- Under Criterion C, the building reflects a typical expression of a late-nineteenth-century farmhouse in Delaware with the exception that the façade is not symmetrical because the fenestration pattern is irregular. The application of vinyl siding obscures the original design, possibly including the covering of window openings. Although the porch detail is retained within the front porch enclosure, it appears that other woodwork may have been removed from the eaves and raking cornice area of the dormer. Because of these alterations to character-defining elements of a Folk Victorian dwelling, the building does not retain sufficient integrity for an example of this common Delaware house form to be considered individually eligible under Criterion C.
- The building does not appear to be eligible under Criterion D because it appears to be a typical example of late nineteenth century balloon frame construction, a technology well known and studied in architectural literature. While physical investigation into the

structure of the building was beyond the scope of this current investigation, it does not appear that the building includes any variations on the standard balloon frame design that might offer important information regarding local building materials or techniques. Should this building be planned to be demolished as part of this project, a more detailed study, including selective demolition, should be carried out to explore the significance of the construction technology and the building should be re-evaluated at such time.

In summary, the Wix/Robbins Property (CRS # K-6740) is recommended not eligible for listing in the National Register of Historic Places because it does not meet the eligibility criteria established by the National Park Service (NPS 1997). It does not possess all of the qualities necessary to be considered a significant farm; similarly, it lacks the salient characteristics for consideration both as a significant individual farm building and as a significant individual Victorian dwelling. The resource is an example of an altered, late-nineteenth-century residence within the proposed SR 1 Interchange study area. The resource retains integrity of location and setting, but lacks integrity of design, materials, workmanship, association, and feeling, and is unable to convey its historical or architectural significance. Perhaps most importantly, this farmstead has lost its associated historic barn(s) and all of its historic outbuildings. The only extant associated is a modern garage/shed.

## **5.2 Langrell Property (CRS #K-7242)**

*General Description:* The Langrell Property is located on SR 12, on the west side of the road (Photograph 7 and 8). The property consists of a dwelling constructed ca. 1925-1930. A small, grassy yard surrounds the building on all sides. The property is in good condition.

*Dwelling:* The dwelling is a one-and-one-half-story, light frame, vernacular building with a cross gable roof (Photographs 7 and 8). The rear ell that forms the cross gable appears to be a late-twentieth-century addition. The building rests on a concrete foundation. Its exterior walls are clad with vinyl siding. Window openings throughout the dwelling contain single and paired replacement, vinyl, one-over-one, double-hung sash windows. The roof is covered with asphalt



**Photograph 7:** Langrell Property, overview of façade, view to west (April 2004).



**Photograph 8:** Langrell Property, overview of north elevation, view to south (April 2004).

shingles. An enclosed porch addition is attached to the west elevation of the rear ell, and an open porch extends the width of the façade (east elevation).

The façade (east elevation) of the dwelling consists of three bays, including an off-center entrance and two window openings. The entrance contains a single-leaf door and the window openings contain single windows flanked by decorative, louvered shutters. A single-story, open, wood porch extends the width of the façade and wraps partially around the south wall. The porch floor consists of a concrete slab resting directly on the ground, and six thin wood posts support the porch roof. A shed roof dormer containing four window openings is centered in the front roof slope of the dwelling.

The south elevation consists of three bays, including one entrance and two window openings in the first story, and a second entrance in the half story. The window openings and one entrance (in the half story) are located in the west wall of the front (main) section of the dwelling. The other entrance is located in the enclosed porch addition attached to the west wall of the rear ell. An exterior wood staircase provides access to and from the entrance in the half story. Both entrances contain single-leaf doors, and decorative, louvered shutters flank the window openings.

The west elevation consists of two bays, including two window openings in the first story and one window opening in the half story. Decorative, louvered shutters flank the window openings.

The north elevation consists of three bays, including three single window openings in the first story and a paired window opening in the half story. One of the first-story openings is located in the rear ell, and the other three openings are located in the front section of the dwelling. Decorative shutters flank all of the window openings in this elevation.

*State Historic Context Framework for the Langrell Property.*

Time Period: 1880-1940 Urbanization and Early Suburbanization.

Geographic Zone: Upper Peninsula Zone.

Historic Period Theme(s): Architecture, Engineering, and Decorative Arts.

Summary of Property History: On November 14, 1893, Benjamin Clarke and Margaret Warren lost their 5.0-acre property in a lawsuit. On January 1, 1894, Alfred Dunn, the sheriff of Kent County, sold the 5.0-acre property along with "...all the buildings and improvements" to Sallie Clark (KCDB O7:216). On December 5, 1919, Joseph Clark sold the property containing 5.0 acres along with "...all the buildings and improvements" to Jester A. Gray for \$3,000 (KCDB Q11:489). On February 24, 1927, Jester Gray sold the property containing 1.0 acre along with "...all the buildings and improvements" to Edwin Langrell for \$200 (KCDB D13:468). On September 12, 1949, Edwin Langrell sold the property containing 1.0 acre to Margaret Wagner for \$3,750 (KCDB T18:2). On June 8, 1994, Truitt Wagner sold the property containing 1.0 acre to Peter A. Boelens and his wife, Lina L. Boelens, for \$15,000 (KCDB U54:218). Although the 1894 transaction (KCDB O7:216) might suggest that there was a standing building on the property (such as a house) at that time, the size of property was subsequently reduced by 80 percent, from five acres to one acre. If there was a building on this property in the late nineteenth century, it could have been on another portion of the parcel.

Expected Resource Types for Architecture Resources. Expected architectural resource types in southern Kent County include individual dwellings, motels (roadside resources), and commercial buildings as well as residential historic districts (such as Frederica). Dwellings will likely be examples of national architectural styles from the early nineteenth century to the mid-twentieth century, as well as examples of nineteenth-century vernacular architecture.

History of Twentieth-Century House Forms and Styles: Bungalows and Vernacular Cottages.

Classic Bungalow style residences are typically one to one-and-one-half stories high, with gently pitched gable roofs. Dormers penetrate the roof of most bungalows, allowing light into the upper level. The eaves overhang, exposed rafters, purlins, and beams often extend beyond the wall and roof. Bungalows typically have a substantial one-story integral front porch, supported by battered wooden columns on massive masonry piers. Many bungalow walls are covered in wood shingles, although brick and stucco are also used in some cases. Chimneys are generally rough masonry, visually anchoring the building to the ground. Windows vary in configuration, but are generally made of wood. The Bungalow or Craftsman style was generally popular from the turn of the century through 1930, although both earlier and later examples may exist.

The vernacular cottage is one of the most prolific house forms of the 1900-1940 period and is characterized by a one- or one-and-one-half-story height, side-gable roof, and a two- or three-bay width. Stylistic details are sometimes present, though stylistic simplicity defines the character of the vernacular cottage. The Colonial Revival style rekindled an interest in small seventeenth- and eighteenth-century Dutch Colonial, Cape Cod, and English house forms of the Atlantic seaboard (McAlester 2000:324). Dutch Colonial variants typically feature exaggerated side gambrel roof and continuous dormers across the front, while others have front-facing gambrel roofs with a cross gambrel.

Some important character-defining elements for Bungalows include:

- broad, gently pitched gables;
- one and one-half stories in height;
- single, paired, and grouped windows;
- preferably clad in local materials (such as wood shingles);
- open or enclosed front and rear porches and/or integral porches with battered posts, or large masonry piers supporting columns, wood posts, or stickwork;
- wide roof overhangs with exposed details such as rafter tails and knee-bracing;
- wood front door with lights in the top portion above vertical panels; and
- stylistic ornamentation such as Colonial Revival, Tudor Revival, and Spanish Revival.

Some important character-defining elements for Colonial Revival cottages (including vernacular versions thereof), include:

- One to one-and-one-half stories in height;
- broad side-gable or hipped roof;
- three bays wide with central entrance;
- gable dormers;
- full-width front wood porch;
- multi-light, double-hung sash windows;

- simplified woodwork and ornament such as flat wood trim at corner boards and around windows; and
- Georgian-style front door and surround.

Potentially eligible examples of Bungalows and Colonial Revival cottages should have integrity of location, setting, design, feeling, association, materials and workmanship, without significant unsympathetic, recent or late twentieth-century additions that mask their original form. Although ideally, original fenestration should remain intact, the buildings should at minimum retain their original window and door locations if they no longer have their original windows or doors. Infilled and/or added porches are usually not acceptable for in order to reach the threshold as an eligible resource.

When evaluating architectural resources for historic significance, they should possess a strong association with community growth and development and/or architectural trends. To retain architectural significance, individual architectural resources should retain the characteristics of their style, period, or method of construction, and must convey their role in architectural history. The resources may be significant either for their building form, architectural style, or both. Individual resources should possess a high degree of material integrity; however, given the fact that design and material alterations are so common, architectural resources significant for their historic associations are expected to have slightly lower integrity. All architectural resources must maintain the character-defining elements of their form and style, however, and must convey the character of their period of significance, thus demonstrating sufficient integrity of feeling and association. In some cases, residential neighborhoods, rather than individual residences, best represent the events and/or trends of the area; in such cases, the group of residences should be evaluated as districts. There are no residential neighborhoods in the immediate project APE.

*National Register Evaluation for the Langrell Property (CRS # K-7242):*

- Under Criterion A, the property was evaluated under a historic context, but the property lacks integrity of feeling and association with significant historic trends or patterns (on local, regional, state, or national levels), so it is recommended not eligible under Criterion

A. This lack of integrity as an individual residence would also make it unlikely that the property would be eligible as part of a historic district, should one be subsequently identified.

- Under Criterion B, from preliminary research, no information was uncovered about residents of this property that rise to the level of significance for this Criterion, as outlined in *National Register Bulletin, How to Apply the National Register Criteria for Evaluation* (1997 National Park Service). The property is not associated with any persons who attained importance within any profession or group.
- Under Criterion C, the building is a typical and altered expression of a mid-twentieth century Bungalow/Colonial Revival dwelling in Delaware. The replaced windows on the main elevation have altered the fenestration and the overall look of the house, as does the installation of an exterior stairway leading to the second floor on the south elevation. Although the porch is retained on two elevations, the columns and deck appear to be replacements that change the character of the house. Because of these alterations to character-defining elements of a Bungalow/Colonial Revival dwelling, the building does not retain sufficient integrity for an example of this common Delaware house form to be considered individually eligible under Criterion C.
- The building does not appear to be eligible under Criterion D because it appears to be a typical example of twentieth century light frame construction, a technology well documented in architectural literature. While physical investigation into the structure of the building was beyond the scope of this current investigation, it does not appear that the building includes any variations on the standard balloon frame design that might offer important information regarding local building materials or techniques. Should this building be planned to be demolished as part of this project, a more detailed study, including selective demolition, should be carried out to explore the significance of the construction technology and the building should be re-evaluated at this time.

In summary, the Langrell Property is recommended not eligible for listing in the National Register of Historic Places because it does not meet the eligibility criteria established by the National Park Service (NPS 1997). It now lacks most of the typical or salient qualities to be considered a good example of a Bungalow/Colonial Revival cottage. The resource is an example

of an altered, twentieth-century property within the proposed SR 1 Interchange study area. The resource retains integrity of location and setting, but lacks integrity of design, materials, workmanship, association, and feeling, and is unable to convey its historical or architectural significance. Property-specific research and documentary research of the area in general did not reveal any associations between this property and significant events or trends. The property is recommended not eligible for listing in the National Register under Criterion A for this reason. Likewise, research did not reveal any associations with significant individuals; therefore, the property is recommended not eligible for listing under Criterion B. The Langrell Property does not display the distinctive characteristics of a type, style, or method of construction, nor does it represent the work of a master or possess high artistic value; therefore, it is recommended not eligible under Criterion C. Archaeological investigations have not yet been conducted on this property; therefore, the resource's eligibility under Criterion D (potential to yield information important to history or prehistory) cannot be assessed at this time.

### **5.3 Barratt's Chapel (CRS #K-103)**

General Description. Barratt's Chapel lies on a large, triangular piece of land abutting the east side of SR 1 (Photograph 9). Although there have been recent land acquisition(s) to the Barratt's Chapel property, the main, historically older, parcel which contains the standing buildings and most of the cemetery is approximately triangular in shape and comprises 24.6 acres. The complex of buildings at this site is at the northwestern corner of the property, near SR 1, and it now includes a small parking lot and several paved driveways. The cemetery however, occupies most of the large expanse of land at this site (Photographs 10 and 11), and the cemetery has been expanding to the east. The cemetery features a variety of headstones, ranging from simple flat (vertical) stone slabs to obelisks and other, larger features and structures, including at least one mausoleum and an (elevated) tomb. There are also a variety of markers, including tall granite shafts. The cemetery grounds feature low-cut grass and several walkways. Trees are sparse, and a brick wall encloses part of the cemetery (Photograph 11). Although the brick wall is not actually a part of the chapel, it abuts the building at two ends. Similar to other Delaware churches of this period, Barratt's Chapel has a central-entry meetinghouse form. These other examples of late-eighteenth-century brick churches in Delaware include Old Drawyer's Presbyterian church (ca. 1773) near Odessa, and St. Anne's church (ca. 1765) near Middletown



**Photograph 9:** Barratt's Chapel, view to northeast, showing west and south elevations (April 2004).



**Photograph 10:** Overview of cemetery grounds, view to northwest (April 2004).



**Photograph 11:** View of cemetery with cemetery wall and gate to right of photo. View to west (April 2004).

(Upton 1997:93-94 and Clark and Herson 1984).

The Barratt's Chapel complex has evolved over the years. Since the original National Register nomination was completed in 1961, four other buildings have been erected in addition to the chapel. These modern buildings include a brick museum building (ca. 1964-1965), a brick vestry (1991), and two modern utility sheds (ca. 1990s). There is also a frame, Colonial Revival-style residence that dates from about 1941 and has been recently occupied by the Barratt's Chapel caretaker, Mr. Ray Phillips. This residence was not included in the National Register form or on the CRS form, so a new CRS form was completed for it as part of this project. Appropriate CRS forms were also completed for the other standing buildings at Barratt's Chapel: the Caretaker's House, the Museum, the Vestry, the cemetery, and two modern sheds. As of March 2004, a new house for the caretaker was under construction on the adjacent property to the north of Barratt's Chapel. According to the caretaker, Ray Phillips, the extant frame Colonial Revival will be dismantled in order to enlarge the parking lot at Barratt's Chapel (Phillips, personal communication 2004).

*Historic Overview of Property.* Barratt's Chapel was built in 1780 on land donated by Philip Barratt, who was a prominent political figure in Kent County, Delaware. Barratt, who had recently become a Methodist, wanted to build a center for the growing Methodist movement in Delaware. Barratt's Chapel is the oldest surviving church building in the United States built by and for Methodists and is known as the "Cradle of Methodism".

Methodism began in England as a movement within the Church of England led by John and Charles Wesley. As members of the Methodist societies emigrated to the American colonies, Methodism began to increase its following in the Colonies. Between 1768 and 1774, John Wesley sent Francis Asbury and seven other Methodist lay preachers from England to minister to the growing societies. When the Revolutionary War broke out, only Asbury and James Dempster chose to remain in America. Dempster withdrew to upstate New York, where he remained for the rest of his life, thus Asbury became the effective leader of American Methodists (<http://www.barrattschapel.org/bachSTOa1.aspx>, accessed 10 November 2003).

Barratt's Chapel was listed in the National Register of Historic Places on October 10, 1972, and it was given a Historic American Buildings Survey (HABS) designation of HABS No. DEL-16. The date of the HABS recordation is not given on the Library of Congress website (<http://memory.loc.gov/>, accessed 24 March 2004). Barratt's Chapel is also referred to in the HABS description as Barratt Hall and Old Barratt's Chapel.

Barratt's Chapel is owned by the Commission on Archives and History of the Peninsula-Delaware Annual Conference on the United Methodist Church. According to the Barratt's Chapel pastor, Philip Lawton, the cemetery, which is owned by a different corporation than the chapel's owner, continues to be used to the present day. He stated that the interments are being placed in the lands toward the west of the Chapel, so the cemetery is expanding to the west. In a telephone interview on April 13, 2004, Mr. Lawton stated that the oldest dated stone is from 1783, but he indicated that there could possibly be older headstones that are undated (Lawton, personal communication 2004).

According to the Barratt's Chapel website, the Chapel is an "officially designated Heritage Landmark of the United Methodist Church" (<http://www.barrattschapel.org/bachSTOa1.aspx>, accessed 13 April 2004). Today, in addition to religious services, the Chapel is used for weddings, baptisms, funerals, and other special services.

*State Historic Context Framework for Barratt's Chapel.*

Time Period: 1770-1830 Early Industrialization.

Geographic Zone: Upper Peninsula Zone.

Historic Period Theme(s): Religion; Architecture, Engineering, and Decorative Arts.

*National Register Evaluation for Barratt's Chapel (CRS # K-103).* Barratt's Chapel has already been listed in the National Register of Historic Places (August 23, 1972, Appendix B). In the registration form, the Period of Significance (POS) was checked as "Eighteenth Century", and the Area(s) of Significance were shown as "Architecture" and "Religion/Philosophy". The information on the Area(s) of Significance is still accurate today. The apex of the chapel's significance was, in fact, during the late eighteenth century. However, since the significance of

the chapel has continued after the eighteenth century, if the registration form were to be updated, the POS could probably be expanded to include later time period(s). The chapel, which has been restored, retains very good architectural integrity and it should continue to be considered an eligible resource. The chapel is in good physical condition and retains its essential character-defining elements, such as the three-bay fenestration, broad gable roof, square-form building footprint, Flemish bond brickwork, and molded box cornices. Although the Barrett's Chapel National Register nomination form does not include a boundary description, it would appear that the National Register boundary coincides with the tax parcel.

*Description of Caretaker's House (CRS # K-103.001).* The caretaker's house (ca. 1941) for Barratt's Chapel is located on the front of the Barratt's Chapel lot immediately along SR 1 (Photographs 12 and 13). The one-and-one-half-story, three-bay Cape Cod/Colonial Revival dwelling is located southeast of the chapel and is surrounded by yard space and mature trees. Overall, the property is in good condition.

The main block of the house has a contemporary one-story addition to the north elevation that is set back from the facade. The walls of the dwelling and addition are clad in vinyl siding and rest on a concrete block foundation. The façade (west elevation) features a central entrance, which is sheltered by a gable front portico and accessed via concrete stairs. Eight-over-eight, double-hung wooden sash windows flank the door. Gable front dormers are located above the window openings in the façade. Six-over-six, double-hung sash wooden windows provide light in through the dormers. Like the windows of the façade and most of the windows in the gable ends, vinyl shutters flank the dormer windows. The roofs of the dwelling and the two gable front dormers are clad in asphalt shingles.

A brick chimney flue protrudes from the rear slope of the roof. A concrete patio with steps provides access to the rear entrance, which is located in the addition. Three six-over-six double-hung windows pierce the rear of the main block and lack the vinyl shutters found at the other elevations. The small size of the second window opening and the location of ventilation stacks in the roof above indicate a bathroom is located in the rear portion of the dwelling. A metal oil tank adjoins the rear elevation of the building.



**Photograph 12:** Caretaker's house, view to southwest, showing SR 1 in background (April 2004).



**Photograph 13:** Caretaker's house, view to southeast with chapel and cemetery in background (April 2004).

At the north elevation of the main block there is a set of paired six-over-six double-hung sash wooden windows at the first story and a similar set in the half story. The one-story addition features three six-over-six double-hung sash wooden windows at the first story. The windows in the addition are not adorned with imitation vinyl shutters. The upper portion of the gables of both the main block and the addition is louvered to provide ventilation into the attic space.

At the south gable elevation there are two six-over-six double-hung sash wooden windows at the first story and paired six-over-six, double-hung sash wooden windows in the half story. Imitation vinyl shutters flank both sets of windows. A window in the foundation provides light into the basement from the south elevation. A triangular louvered attic vent is also found at the south elevation.

*Description of Museum (CRS # K-103.002).* The museum is a one-story brick building resembling a Ranch-style house (ca. 1963-1965; Photograph 14). The primary gable is oriented away from the road (side gable), and there is a shallow ell extending from the northeast corner of the building. The façade is pierced by a cross gable that has two eight-over-eight, double-hung sash windows. The remainder of this elevation features a total of four six-over-six, double-hung sash windows. There is an off-center door on the façade, toward the south end, that features pilaster surrounds capped by a broken pediment. This door also features a transom panel with four lights. There are no windows on the north elevation, and there are two on the south elevation. There are two exterior doors on the rear of the building: the one on the east wall features 12-light glazing and the door on the ell is a solid, single-leaf, paneled door.

*Historic Overview for the Museum.* According to the Barratt's Chapel pastor, Philip Lawton, funds were raised to build the museum from the proceeds of the sale of Bethel Church on the Chesapeake and Delaware (C & D) Canal in 1965, when the church and its associated land were sold to the Army Corps of Engineers (Lawton, personal communication 2004). George Caley, a member of the Chapel's board, stated in a telephone interview that the vestry, which was constructed in 1991, was built with funds given by a member (deceased) of the Commission (Caley, personal communication 2004).



**Photograph 14:** Museum, showing façade (west elevation), looking east/southeast (April 2004).

Description of Vestry (CRS No. K-103.003). The vestry is a one-story brick building that was constructed in 1991 to resemble an eighteenth-century-style vestry (Photograph 15). The vestry is sited just north of the Barratt's Chapel Museum, and there is a paved walkway on the west side of the building that leads to one of the entrances. This rather diminutive building has stuccoed, interior brick chimneys at each gable end, and the building is generally oriented with its gable roof running north-south. There are wood box cornices with returns, and the building's roof is protected with wood shingles.

Most of the bonding on the vestry, on all walls except the eastern wall, utilizes three rows of stretchers for every row of headers. In contrast, the eastern elevation features Flemish bond, with alternating headers and stretchers in each row. The header ends are glazed, with a dark finish. The fenestration on east and west elevations mirrors the other, each featuring three bays with a center door flanked by two six-over-six, double-hung sash windows. Windows have wood surrounds, with plain jack arch brick lintels. The wooden doors feature vertical, beaded siding, and each door has a wood surround. Brick jack arches similar to the window lintels are over the doors as well.

On the north end gable wall, just beneath the chimney, light-colored glazed bricks bear the lettering "1991" to indicate the year when the building was constructed. Just below and to the west of the "1991" is a small wooden door that is very similar to the vertical beaded-style door on the west and east elevations. The door apparently allows access to the roof crawl space from the outside. The south gable wall was masked by trees and was not visible for inspection.

Historic Overview for Vestry (CRS No. K-103.003). The brick vestry was constructed in 1991. According to the Barratt's Chapel Reverend Phil Lawton, its design was based on another extant chapel on the Eastern Shore in nearby Kent County, Maryland. The Reverend Lawton indicated that the original Barratt's Chapel vestry was built of brick, and was probably similar to the one that was reconstructed. The Reverend Lawton states that the original Barratt's Chapel vestry was dismantled ca. 1840, and the bricks were used to build the cemetery wall. During the planning phase, they decided not to build the vestry in its original location to the east (or back) of the



**Photograph 15:** Vestry, showing north and west elevations; view to southeast (April 2004).

chapel, as this area had been shown by archaeologists to be a potter's field (Lawton, personal communication 2004).

*Description of Modern Garages/Sheds – (CRS # K-103.004 and K-103.005).* There are two modern garages/sheds on the Barratt's Chapel property (Photograph 16). They both stand side-by-side, each with gently pitched gable roofs. The garages/sheds rest on, and are surrounded by, concrete pads. No. K-103.005 is an aluminum shed with two overhead garage doors and a small pedestrian door on the west elevation. No. K-103.006 is constructed with concrete blocks, and it has an overhead garage door on the west wall and a pedestrian door on the south wall. Adjacent to the pedestrian door is the ghost of a filled-in window, and there are also ghosts of filled-in windows on the east wall. There is a small, stuccoed chimney on the north gable end of this building.



**Photograph 16:** Sheds located to southeast of Barrett's Chapel, view to north (April 2004).