

United States Department of the Interior  
National Park Service

# 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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 100-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

historic name Houston (Edward W.) Dwelling

other names/site number Delaware CRS #S-12215

## 2. Location

street and number 201 East State Street  not for publication

city or town Millsboro  vicinity

state Delaware code DE county Sussex code 005 zip code 19966

## 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  nationally  statewide  locally. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title      Date

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title      Date

\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain). _____	_____	_____

Houston (Edward W.) Dwelling  
Name of Property

Sussex County, Delaware  
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	
2	2	buildings
0	0	sites
0	0	structures
0	0	objects
2	2	Total

**Name of related multiple property listing**

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

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC, single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

DOMESTIC, single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation BRICK  
walls WOOD, weatherboard  
\_\_\_\_\_  
roof ASPHALT  
other \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheet

**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.

**Criteria Considerations**

(Mark "x" in all 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 of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

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**Period of Significance**

c. 1870-c. 1910

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**Significant Dates**

c. 1870

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**Significant Person**

(Complete if Criterion B is marked above)

N/A

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**Cultural Affiliation**

N/A

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**Architect/Builder**

unknown

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**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.) See Continuation Sheet

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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  
# \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository:

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Houston (Edward W.) Dwelling  
Name of Property

Sussex County, Delaware  
County and State

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## 10. Geographical Data

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**Acreage of Property** .27 acres

**UTM References (NAD 83)**

(Place additional UTM references on a continuation sheet.)

1	<u>18N</u>	<u>474,759</u>	<u>4,271,521</u>	3	<u>18N</u>	<u>474,770</u>	<u>4,271,474</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>18N</u>	<u>474,784</u>	<u>4,271,512</u>	4	<u>18N</u>	<u>474,745</u>	<u>4,271,483</u>

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

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## 11. Form Prepared By

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name/title Courtney L. Clark/Project Architectural Historian

organization John Milner Associates, Inc. date September 2010

street & number 1216 Arch Street, 5<sup>th</sup> Floor telephone 215-561-7637

city or town Philadelphia state PA zip code 19107

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## Additional Documentation

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Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

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## Property Owner

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

name/title \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**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. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 1

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## Houston (Edward W.) Dwelling Sussex County, Delaware

### Description

#### *Narrative Description*

This property is located along the north side of East State Street, at the northeast corner of State and Morris Streets. The property contains a historic-period dwelling and privy, and a late twentieth-century garage and pergola. A short gravel driveway lies to the rear of the house, in front of the garage. Decorative landscaping heavily shades the property to its east and rear sides. A few hedges are planted along the façade. Concrete, public sidewalks lie along the southern and eastern sides of the parcel.

This c. 1870 two-and-one-half-story, wood-framed house stands on a brick foundation, with walls covered in horizontal wood siding. The L-shaped dwelling features a side-gabled main block, with a gabled ell that extends north from the rear, northwest corner. Asphalt shingles cover both rooftops. Three brick chimneys rise from the interior of house, one from the interior of both gabled ends of the front, and one from the center interior of the rear ell. A wraparound porch stands across the entrance level of the façade and west end of the main block; it is supported by paired columns on brick pedestals. Additional details include wood decking, wood balustrades between each pedestal, and decorative lattice that hangs on the outside edge of the decking obscuring the open area beneath the porch. The facade measures three bays wide and features a centralized main entrance flanked by single window openings. The wood, four-panel door is highlighted by three-light-over-single-panel sidelights and multi-light transom. Double-hung, two-over-two, wood sash windows primarily light the interior throughout. The west sidewall measures eight bays deep. Six windows and two secondary entries pierce the first floor, five windows pierce the second level, and two small openings pierce the attic level. One of the entries is located within the end of the main block, sheltered by the wraparound porch. The other entrance is located within the north end of the ell, fronted by a brick stoop. The east sidewall measures five bays deep, featuring four windows and one entrance along the first story, three windows and one door along the second level, and two small openings within the attic level. Both entrances are located within the ell. A portion of the second level porch is open, and highlighted by turned wood porch supports, turned wood balusters, and decorative woodwork

To the rear of the house, towards the northeast corner of the property stands a one-story, wood-framed, rectangular-shaped, late nineteenth-century outbuilding. Historically, this building served as a double-seater privy, but is currently used for storage (LeCates 2009). This building stands on a brick foundation, is covered in horizontal wood siding, and is sheltered by a gable-front roof sheathed in standing-seam metal. The façade features an open, inset entry supported by turned wood supports, and is pierced by a wood-panel door. The sidewalls are each pierced by small, fixed openings.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 1

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## Houston (Edward W.) Dwelling Sussex County, Delaware

### Statement of Significance

#### *Narrative Statement of Significance*

Architecturally, this dwelling is representative of a vernacular, folk Victorian I-house. The style is typically defined by the presence of detailed porches and Victorian design elements on simple house forms that mimic, but do not copy, high-style Victorians (McAlester and McAlester 1997:308). This example possesses a typical L-plan form with a wrap-around porch that retains decorative woodwork. Its secondary porch to the rear also retains spindlework. Overall, the house retains a great deal of its architectural integrity and is a well-preserved and rare surviving example of this style for the area. It is therefore recommended eligible under Criterion C.

#### *Historical Narrative*

Architectural and documentary evidence dates this dwelling to the mid-to-late-nineteenth-century. The Beer Atlas of 1868 denotes a building in the general vicinity of this property under the ownership of "JM Burton," but no documentary evidence has been found thus far to validate that it is actually this dwelling. The earliest deed reference located for the property was in 1947, when William Blaine Atkins acquired it from Edna H. and Raymond Dodd and Martin W. and Corrine Jones. The 1947 transfer described the property as Tract 2, a 2-acre parcel that Anna P. Quattlander inherited from the estate of Edward W. Houston and in turn left to her niece, Edna H. Dodd, and her nephew, Martin W. Jones (Sussex County Deed Book 368:512). Quattlander's will provided no details of her real estate holdings (Sussex County Will Book 37:161). Deed research on Edward W. Houston was unsuccessful because of the large number of recordations in his name.

The Kent County Mutual Insurance records, located at the Delaware Public Archives, included no policies under the surname Quattlander, but there was one policy for Edward W. Houston, dated May 31, 1870, for a property in Millsborough (Kent County Mutual Insurance Company:Policy #3610). The policy included the following details for "a private residence in Millsboro, Sussex County, owned and occupied by the applicant":

*a two-story, frame dwelling, measuring 18x 40 feet,  
a one-story, frame attachment, measuring 16x28 feet,  
a porch and pantry attachment, measuring 8x28 feet,  
a portico in front of main building, measuring 9x18 feet,  
a frame smokehouse, measuring 10x 12 feet  
a lot of household furniture in dwelling.*

Although the precise location of the house is not specified, the dimensions are strikingly similar to the dwelling depicted at the corner of East State and Morris Streets on the 1929 Sanborn map. The main block, facing East State Street, measured approximately 19 x 42 feet; the north block—apparently two stories by 1929—measured approximately 17 x 29 feet; and a porch to the rear of the north block measured approximately 8 x 29 feet.

The insurance policy also indicated early changes to the building. An item dated May 14, 1880, references a permit for an addition. Another entry dated July 23, 1919, makes reference to a permit for a mechanic to work for 30 days to make addition, alterations, and/or repairs. The policy was stamped as being "cancelled" during that same year.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 2

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## Houston (Edward W.) Dwelling Sussex County, Delaware

### Statement of Significance (cont.)

#### *Historical Narrative (cont.)*

As described by Aubrey Murray in *Rambling Around Millsboro*, the Quatlander's were a well-known and prosperous Millsboro family living in "an expensive house in its day." At the time they owned the property, it extended from State Street north along Morris Street to the Indian River, then along the river south to Ward's Wharf (present day River Drive) and then back to State Street. Dr. Blaine Atkins later purchased the property, which he subdivided and developed for residential purposes during the mid-to-late twentieth century (Murray 1987:81).

In April 1948, William B. and Ollie T. Atkins conveyed a "parcel of land...fronting State Street by ninety-one (91) feet and extending along Morris Street by one hundred thirty (130) feet... containing 11,830 square feet ... with improvements" to Kathleen V. Willey for an undisclosed amount (Sussex County Deed Book 380:94). Twelve years later, the same parcel of land was conveyed back to William Blaine Atkins (Sussex County Deed Book 526:518).

In January of 1971, Atkins and his wife sold the property to John and Ina Cordrey. Seven and half years later, in June of 1977, the Cordrey's sold the property to Donald and Kathleen Tipton for \$34,500.00. Finally, in November of 1993, the Tipton's sold the property to Daniel and Dorothy Lecates, of Salisbury, Maryland, the current owners (Sussex County Deed Books 664:331; 843:25; 1944:181).

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 9 Page 1

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## Houston (Edward W.) Dwelling Sussex County, Delaware

### Major Bibliographic References

Kent County Mutual Insurance Company

v.d. Insurance policies. Record Group 9035, Delaware Public Archives, Dover.

LeCates, Daniel

2009 Property owner (S-12215). On-site interview with Courtney L. Clark, JMA architectural historian, 3 November 2009. Notes on file, JMA, Philadelphia, PA.

Murray, Aubrey P.

1987 *Rambling Around Millsboro*. The Countian Press, Georgetown, DE.

Sussex County Deed Books

v.d. Sussex County Recorder of Deeds. Administration Building. Georgetown, DE.

Sussex County Will Books

v.d. Sussex County Register of Wills. Chancery Court. Georgetown, DE.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 10 Page 1

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## Houston (Edward W.) Dwelling Sussex County, Delaware

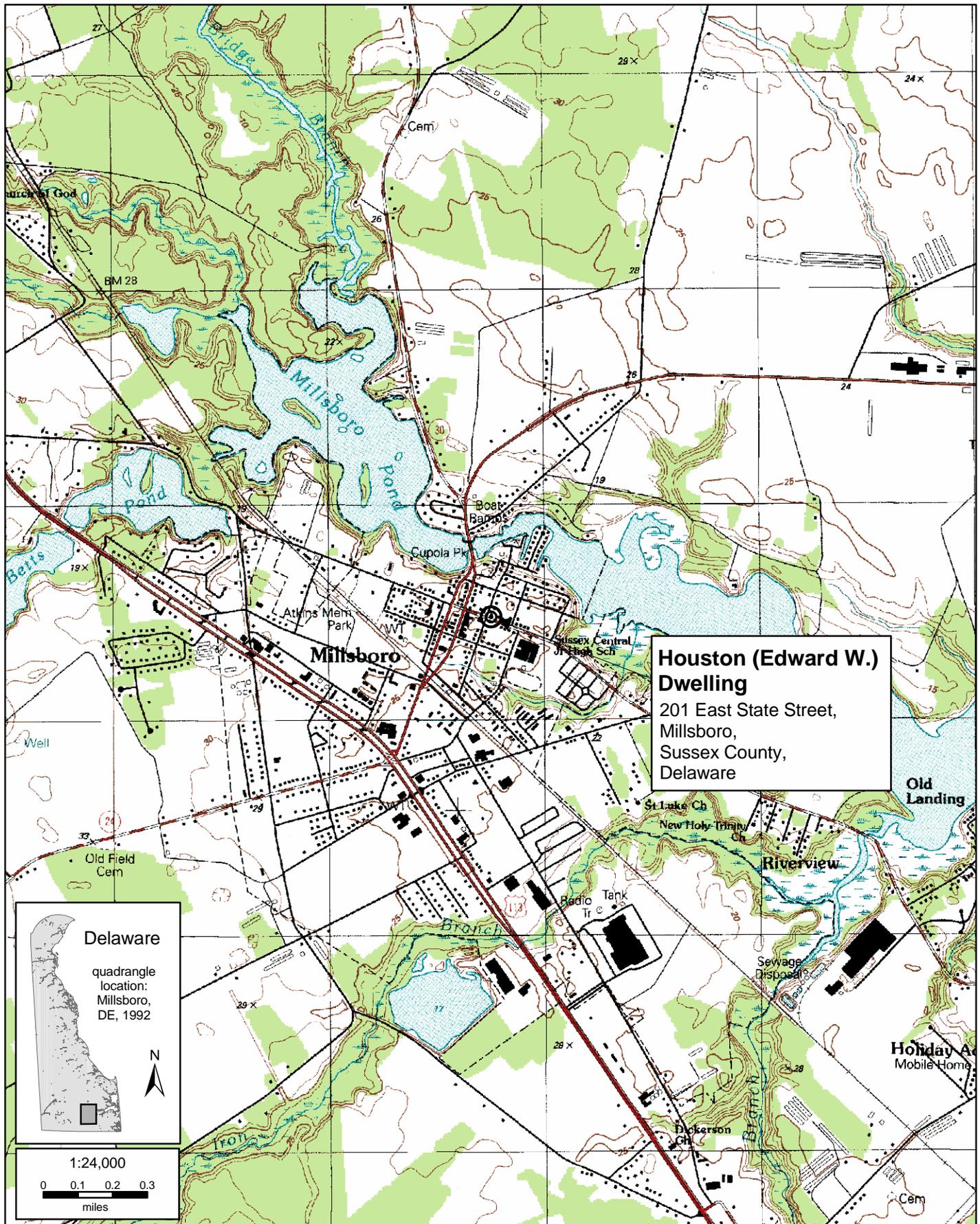
### Geographical Data

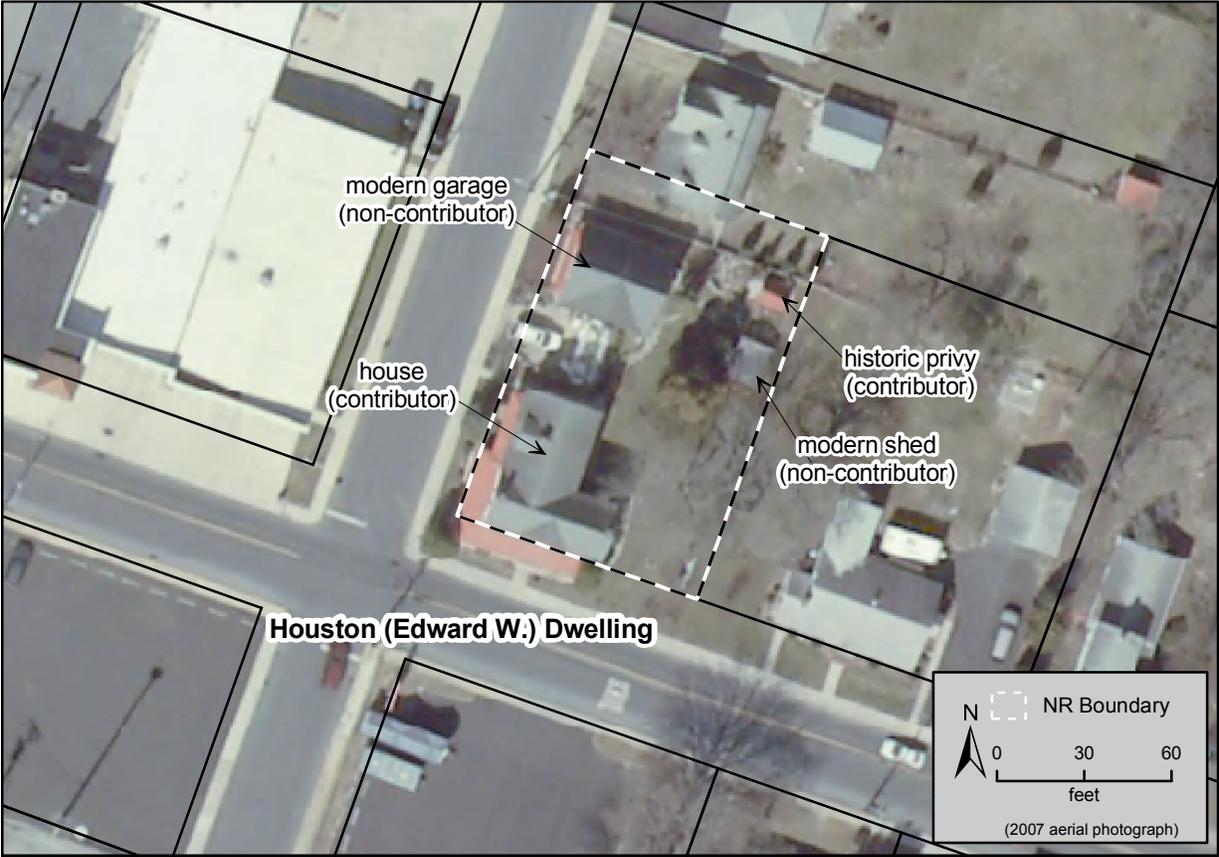
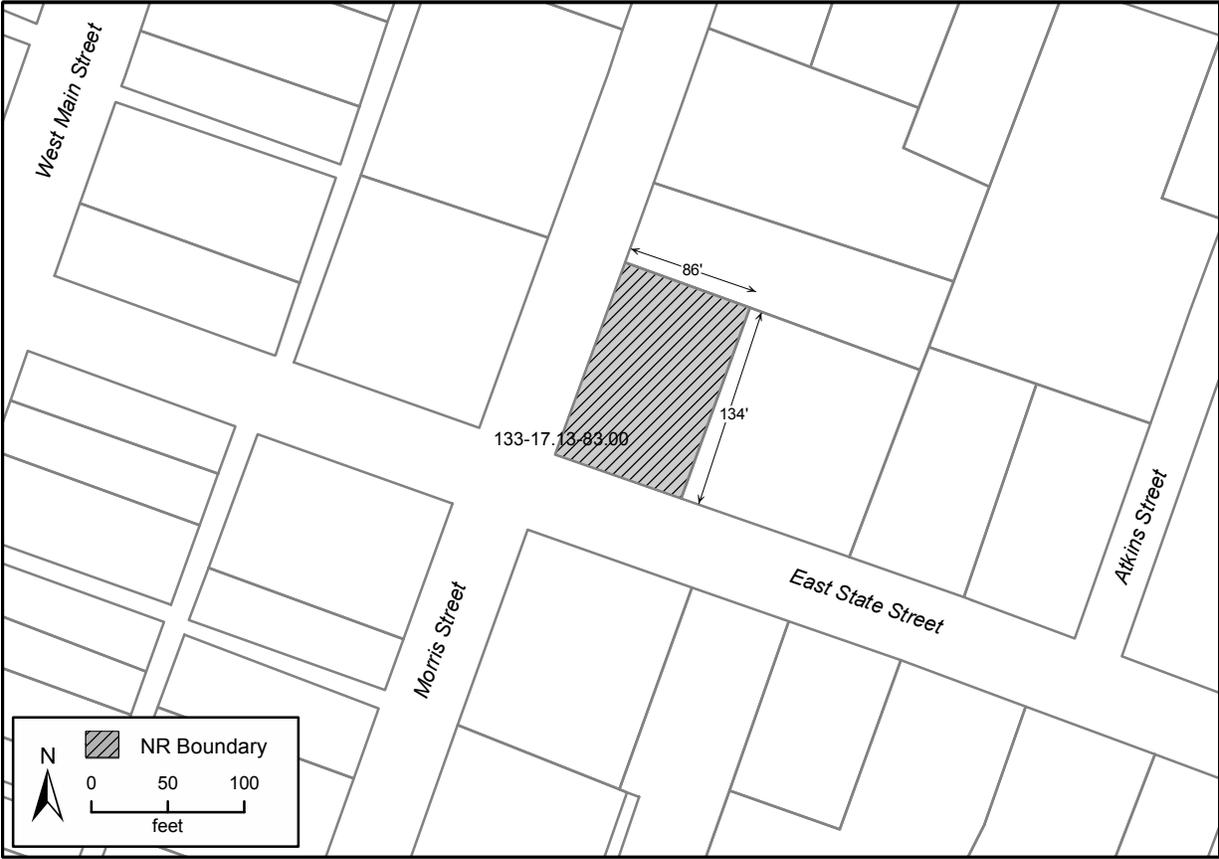
#### *Verbal Boundary Description*

The proposed National Register boundary consists of the entirety of tax parcel 133-17.13-83.00, which is a polygon containing .27-acres. The south side of the proposed boundary, which runs along State Street, is approximately 86 feet long; the west side, which runs along Morris Street is 134 feet long; the north side is 86 feet long; and, the east side is 134 feet long. The proposed boundary includes the house and a historic-period privy building, both of which are contributing elements. Also within the boundary is a modern garage and a shed, both of which are non-contributing elements.

#### *Boundary Justification*

The proposed National Register boundary encompasses a small portion of the original, historic-period parcel that includes the house and the privy. The remainder of the historic-period parcel was sold off and has been developed with dwellings unrelated to the Houston property.





United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Additional Documentation Page 3

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**Houston (Edward W.) Dwelling**  
**Sussex County, Delaware**

## Photographs

Photograph 1 of 7. View of façade of dwelling, camera faces north. (10/2009)

Photograph 2 of 7. View of façade and east side of dwelling, camera faces northwest. (10/2009)

Photograph 3 of 7. View of rear and west side of dwelling, camera faces southeast. (10/2009)

Photograph 4 of 7. View of rear and west side of dwelling and modern garage (on left), camera faces southeast. (10/2009)

Photograph 5 of 7. View of rear and east side of dwelling, camera faces southwest. (10/2009)

Photograph 6 of 7. View of privy, camera faces northeast. (10/2009)

Photograph 7 of 7. View of privy and modern shed (non-contributing elements), camera faces northeast. (10/2009)

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# National Register of Historic Places Continuation Sheet

Additional Documentation Page 4

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**Houston (Edward W.) Dwelling**  
**Sussex County, Delaware**

Photograph 1 of 7:



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# National Register of Historic Places Continuation Sheet

Additional Documentation Page 5

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**Houston (Edward W.) Dwelling**  
**Sussex County, Delaware**

Photograph 2 of 7:



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## National Register of Historic Places Continuation Sheet

Additional Documentation Page 6

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**Houston (Edward W.) Dwelling**  
**Sussex County, Delaware**

Photograph 3 of 7:



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# National Register of Historic Places Continuation Sheet

Additional Documentation Page 7

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**Houston (Edward W.) Dwelling**  
**Sussex County, Delaware**

Photograph 4 of 7:



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# National Register of Historic Places Continuation Sheet

Additional Documentation Page 8

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**Houston (Edward W.) Dwelling**  
**Sussex County, Delaware**

Photograph 5 of 7:



United States Department of the Interior  
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# National Register of Historic Places Continuation Sheet

Additional Documentation Page 9

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**Houston (Edward W.) Dwelling**  
**Sussex County, Delaware**

Photograph 6 of 7:



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Additional Documentation Page 10

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**Houston (Edward W.) Dwelling**  
**Sussex County, Delaware**

Photograph 7 of 7:

