NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

**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 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

historic name _____

other names/site number Phillips, Blaine T., House (preferred) / S-9741

## 2. Location

street & number 324 Atlantic Avenue ☐ not for publication

city or town Millville ☐ vicinity

state Delaware code DE county Sussex code 005 zip code 19967

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 commenting or other official Date

State or Federal agency and bureau

## 4. National Park Service Certification

I, hereby certify that this property is:

- ☐ entered in the National Register.
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register.
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:) _____

Signature of the Keeper Date of Action

Phillips, Blaine T., House
Name of Property

Sussex, 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 | 3 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 1 | 3 | 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**

N/A

## 6. Function or Use

**Historic Functions**
(Enter categories from instructions)

Domestic/single family - residence

**Current Functions**
(Enter categories from instructions)

Domestic/single family - residence
Domestic/secondary structure - garage
Agricultural/animal facility - vacant/pen
Agricultural/animal facility - vacant/chicken house
Agricultural/storage - wood shed

## 7. Description

**Architectural Classification**
(Enter categories from instructions)

Mid 19th Century/Gothic Revival
Other: vernacular
Other: vernacular

**Materials**
(Enter categories from instructions)

foundation Stone
walls Aluminum
roof Asphalt
other Brick chimneys
Wood frame porch

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

## 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 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 a 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

**Period of Significance**

c. 1860

**Significant Dates**

N/A

**Significant Person**
(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Narrative Statement of Significance**
(Explain the significance of the property on one or more continuation sheets.)

## 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:
McCormick, Taylor & Associates, Inc.

Phillips, Blaine T., House
Name of Property

Sussex, DE
County and State

## 10. Geographical Data

**Acreage of Property** Less than 1 acre

**UTM References**
(Place additional UTM references on a continuation sheet.)

| | Zone | Easting | Northing | | Zone | Easting | Northing |
|---|---|---|---|---|---|---|---|
| 1 | 18 | 607899 | 2265991 | 3 | | | |
| 2 | | | | 4 | | | |

☐ See continuation sheet

**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.)

## 11. Form Prepared By

name/title Elizabeth C. Harvey, AICP/Historic Preservation Planner

organization McCormick, Taylor & Associates, Inc. date July 2003; Revised December 2003

street & number 2 Commerce Square, 2001 Market Street telephone 215.592.4200

city or town Philadelphia state PA zip code 19103

## Additional Documentation

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)

## Property Owner

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

name Blaine T. Phillips

street & number 100 W. 10th Street telephone N/A

city or town Wilmington state DE zip code 19801

**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 the 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.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**Architectural Description**

The Blaine T. Phillips House is a two and one-half story, three-bay, aluminum-clad, Gothic Revival building with a cross-gable, asphalt-shingle roof with a partial return cornice. The main (north) façade features a full-width screened-in one-story porch with wood trim and an asphalt-shingle hipped roof. The second floor has wood two-over-two windows flanked by faux louvered shutters; there is a round-arched window in the gable peak. The east façade features two bays of wood two-over-two windows on the first and second floors and two fixed light windows in the gable peak. The east façade of the two and one-half story rear ell has the same windows on the second floor and an enclosed one-story porch with the same wood detailing as on the main façade. It also features a one-story shed roof addition. The west façade features the same fenestration on the main block as the east façade. There are interior brick chimneys on the east and west ends of the main block and in the southern end of the rear ell. This a contributing feature of this resource.

To the south of the house is a c. 1925 two-story, one-bay, asbestos-clad, front-gable garage. The first floor of the main (north) façade has a vehicular entrance with a metal roll-down door; centered above it in the gable peak is a wood 6/6 window. This is a noncontributing feature of this resource.

To the south of the garage and east of the main house there is a one-story wood shed with a front-gable roof; to the west of it there is a small wood animal pen with a front-gable roof. This is a noncontributing feature of this resource.

To the south of the main house, wood shed, and animal pen, there is a one-story, wood frame chicken house with wood six over six windows. This is a noncontributing feature of this resource.

**Statement of Significance**

Baltimore Hundred is located along the southeastern coast of Sussex County, Delaware. A part of both the Lower Peninsula/Cypress Swamp (Eastern) Zone and the Coastal Zone as identified in the *Delaware Comprehensive Historic Plan,* Baltimore Hundred's history is tied to the natural features of the landscape. Bounded to the north by the Indian River Bay, to the south by the state of Maryland, to the east by the Atlantic Ocean, and to the west by Dagsboro Hundred, Baltimore Hundred's boundary was much contested through the eighteenth century. Both the colonies of Delaware and Maryland claimed the area of Baltimore Hundred; it was not until 1775 that Worchester County, Maryland, released its claims to the land and ceded the territory to Delaware (Scharf, p. 1339).

Settlement during the early to mid nineteenth century mimicked earlier colonial patterns. People preferred to live in non-nucleated patterns away from previously established communities. The arrival of the railroad through Sussex County in the 1850s and 1860s, however, forever altered these settlement patterns. The Delaware Railroad, which pushed south to Delmar in 1859, helped connect Sussex County to northern urban communities (Williams, pp. 1-2). Small towns or cross roads proliferated (such as Roxana and Frankford) in response to these rail lines. While these new railroad lines were an improvement over the shallow, shoal-filled

bays and atrocious dirt roads in Baltimore Hundred, the rail lines did not bring immediate local prosperity (Carter, p. 8). Instead, these railroads helped to slowly transform the nature of commerce and transportation throughout the Baltimore Hundred area over time (Carter, p. 8).

One of the emergent property types along the Route 26 corridor that typically dates to this period is the agricultural complex.[1] An Agricultural Complex is composed of a farmstead with one or more dwellings on the property, along with yards, gardens, fences, ditches, wells, and other standing "domestic and agricultural outbuildings" (De Cunzo & Garcia, pp. 234-5). Most agricultural complexes from this time period featured vernacular I-house dwellings that the farm owner is presumed to have lived in; other dwellings such as tenant houses, or farm manager houses may have been located on the property which date to this time period, but most are anticipated to have been razed, moved, or deteriorated (De Cunzo & Garcia, p. 235). Domestic and agricultural outbuildings such as corn stacks (houses), small barns, sheds, granaries, hay poles, and root houses are also expected features of intact nineteenth century agricultural complexes; however, owing to their often impermanent nature, and changes in agricultural technology, few are expected to have survived into the twenty-first century. According to De Cunzo and Garcia, "utilitarian and nonutilitarian spaces and features directly associated with these buildings—landscaped lawns, yards, and gardens; kitchen gardens; work yards; animal pens; wells and other water sources; drives, lanes, and paths; trash and other waste disposal area and features" are all key features spatially to the farmstead plan of agricultural complexes (De Cunzo & Garcia, p. 235). Agricultural fields, wood lots, marshes, ditches, streams, and orchards are all important natural features of agricultural complexes as well, which contribute to the overall setting and feeling of a property (De Cunzo & Garcia, p. 235).

The arrival of the railroad during the period of Industrialization and Early Urbanization helped continue what came to be known as the I-house form in Baltimore Hundred.[2] I-houses are usually found on agricultural complexes, are two and one-half stories in height, one or two rooms deep, three, four, or five bays in width, and feature a side-gable roofline. While the I-house from existed in pre-railroad America, especially in regions of the Tidewater South where traditional British folk forms persisted, rail lines helped provide cheap, plentiful lumber to areas once limited by water transportation routes, which helped continue the popularity of the familiar, side-

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[1] The following discussion of the Agricultural Complex property type is derived from Lu Ann De Cunzo and Ann Marie Garcia's October 1992 *Historic Context: The Archaeology of Agriculture and Rural Life, New Castle and Kent Counties, Delaware, 1830-1940*; this same definition of an Agricultural Complex was used again by De Cunzo & Garcia in their August 1993 report *"Neither a Desert Nor A Paradise:" Historic Context For The Archaeology Of Agriculture And Rural Life, Sussex County, Delaware, 1770-1940* . While the original context focused on the northern two-thirds of Delaware, the "social and cultural aspects of farm life" as developed in the report can be refined with modification to Baltimore Hundred, Sussex County, Delaware area (De Cunzo & Garcia, p. i). In addition, John Bedell's *Historic Context: The Archaeology of Farm and Rural Dwelling Sites in New Castle and Kent Counties, Delaware 1730-1770 and 1770-1830* (2002) also helped inform, to a lesser degree, the definition of an Agricultural Complex within this report. Meetings with MTA, DelDOT, and the Delaware SHPO in December 2002 and May 2003 encouraged a focus on the evaluation of agricultural resources functionally, rather than stylistically.

[2] Note: the term "I-house" will be used interchangeably with the two and one-half story, three, four or five bay, side-gable building form in the discussion which follows. Virginia & Lee McAlester's *A Field Guide to American Houses* (2000) section on "Folk Houses – National" (pages 88-101) helped provide a description of I-houses in the which will be used to assess National Register eligibility along the Route 26 APE.

gable house form (McAlester, p. 96). Railroads also helped disseminate changing stylistic trends and urban news to the rural inhabitants of Baltimore Hundred. Affluent local farmers could now add stylistic details to make their simple, side-gabled dwellings appear fashionable, as they were no longer restricted exclusively to local building materials and customs (McAlester, pp. 96, 89).

Along a portion of the former Middlesex tract near White Creek, W. S. Hall opened a store on his farm (*Ocean View: Our Hometown*, 1997). United States Postal Service records indicate the area became known as Hall's Store by 1833, and included portions of what is now known as Cedar Neck (NSDAR, p. 25; U.S. Postal Service, *Record of Appointment of Postmasters*, Volume 9, *circa* 1832-1843, Sussex County, DE). A post office was established there in 1822, and shortly thereafter a small community of farmers, watermen and seamen took root (*Ocean View: Our Hometown*, 1997). Hall's Store was officially re-named Ocean View just a few years after the Civil War (1870) in recognition of its proximity to the Atlantic Ocean (Alotta, p. 293). Around 1881, mail was received in Ocean View about three times per week via stagecoach from Georgetown, driven by a local, Mr. William Betts (Pepper, p. 30). On April 13, 1889, sea captain George W. West became the first elected town council president of the newly incorporated village. Captain W. Tunnel later replaced George West as town council president (*Ocean View: Our Hometown*, 1997).

Around this same time, the community of Clarksville was also established. In 1850, Peleg W. Helm opened a store in present-day Clarksville (what is presumed to be this "store" is shown on the 1868 Pomeroy & Beers *Atlas of the State of Delaware*), and a few years later a post office was organized (The U.S. Postal Service *Record of Appointment of Postmasters*, does not list a salaried postmaster in Clarksville until Charles S. Richards petitioned for a post office in 1893, however). Clarksville reputedly is named in honor of Gideon Clark, an early pioneer living in the vicinity during the nineteenth century. By the turn of the twentieth century, Clarksville was a small community of 225 to 250 residents, most of whom were likely engaged in some form of agriculture (U.S. Postal Service, *Post Office Department Report of Site Locations*, 1893).

Existing I-houses were altered during the post-railroad era to include front and side porches, chimneys, and rearward ell extensions, and vernacular Gothic Revival and Italianate details as their owners saw fit (McAlester, p. 96). Some earlier side-gable houses featured Greek Revival style elements, such as a lower-pitched gable roofline, with wide cornice lines with boxed returns and six-pane glazed windows, while other later dwellings exhibited hints of Italianate influences with slightly overhanging eaves supported by decorative brackets, and single, tall, narrow, arched windows (McAlester, p. 178, 210). In rural areas along the present-day Route 26 corridor, architectural styles such as vernacular Greek Revival, Italianate and Gothic Revival continued long past their popularity in urban centers. Local residents opted to selectively adapt elements from popular styles in their own vernacular housing forms long after they were out of vogue in cities. Defining characteristics of side-gabled houses (I-house) built after the railroad arrived in Sussex County include dwellings that are two and one-half stories in height, three-to-five bays in width, and one or two rooms deep, typically with a center stair or passage (Bucher, p. 244).

I-houses are also seen along the Route 26 corridor with vernacular Gothic Revival detailing, such as a cross-gable.[3] Gothic Revival style was popular especially in rural areas, as it was an architectural form that was "compatible with the natural landscape," with stylistic details (such as multiple gables and full-width porches) that were particularly well suited for large lots and preexisting dwellings, such as I-houses (Herman, p. 139). Steeply pitched roofs, frequently pierced with cross gables and decorated with vergeboard, along with pointed-arch windows and full-width one-story porches all characterize vernacular Gothic Revival structures (McAlester, p. 197). Frequently these modified I-house dwellings are symmetrical in feeling with an open-rake, open-eave roofline, feature two-over-two double-hung sash windows, bay windows, or false shaping details surrounding rectangular windows (McAlester, p. 199). The Gothic Revival style was popular in rural areas from *circa* 1840, when Andrew Jackson Downing first published his *Cottage Residences* (1842) pattern book, until *circa* 1885, when the resurgence for the style faded after English critic John Ruskin's designs waned in popularity (McAlester, p. 200). It is likely, however, given the popularity of the Gothic Revival style in rural areas that it lingered on well into the twentieth century in the Baltimore Hundred vicinity.

**Determination of Eligibility**

When considering the four eligibility criteria, the seven attributes of integrity, and the characteristics for the I house plan and Gothic Revival interpretation found within Sussex County, Baltimore Hundred, the Blaine T. Phillips House is eligible for the National Register of Historic Places under Criterion C. The property is not associated with an event of importance, nor is it representative of a pattern of events or historic trends. Research has not yielded information that supports or refutes that this property was associated with the agricultural patterns, trends, or techniques of a given time in Delaware history (Criterion A). The property is not affiliated with any persons important to local, state, or national history. Blaine T. Phillips, who owns the store on Route 26 between Routes 349 and 351, also owns this property; he purchased the store from Mae Phillips in 1976 but ownership of this property changed from May to Blaine sometime between March 2002 and July 2003 (Criterion B). The main building meets many of the criteria to be considered an eligible I-house plan executed in the Gothic Revival style: it is symmetrical, two and one-half stories, and three bays wide. In addition, it features a central cross-gable roof, corbelled brick interior chimneys, 2/2 wood windows, and a screened-in wood frame porch that extends across the full first floor of the main façade. Owing to prior ground disturbance, there is little probability that new information will result from any archaeological testing performed in the vicinity of the property (Criterion D). This property retains integrity of location, setting, design, feeling, materials, workmanship, and association with residential development in Sussex County, Baltimore Hundred.

[3] The I-house with vernacular Gothic Revival detailing is distinguished within this report because of the great number of resources seen along the Route 26 corridor that can be categorized as this architectural property type. All resource which exhibit the basic I-house form (even with different exterior stylistic characteristics) will be evaluated using the same basic I-house criteria on pages 10-11).

**Bibliography**

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Pomeroy & Beers. "Atlas of the State of Delaware." Philadelphia, PA: Pomeroy & Beers, 1868.

Scharf, J. Thomas. *History of Delaware 1609-1888*. Philadelphia, PA: L. J. Richards & Company, 1888.

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Williams, William Henry. *Delmarva's Chicken Industry: 75 Years of Progress*. Georgetown, DE: Delmarva Poultry Industry, 1998.

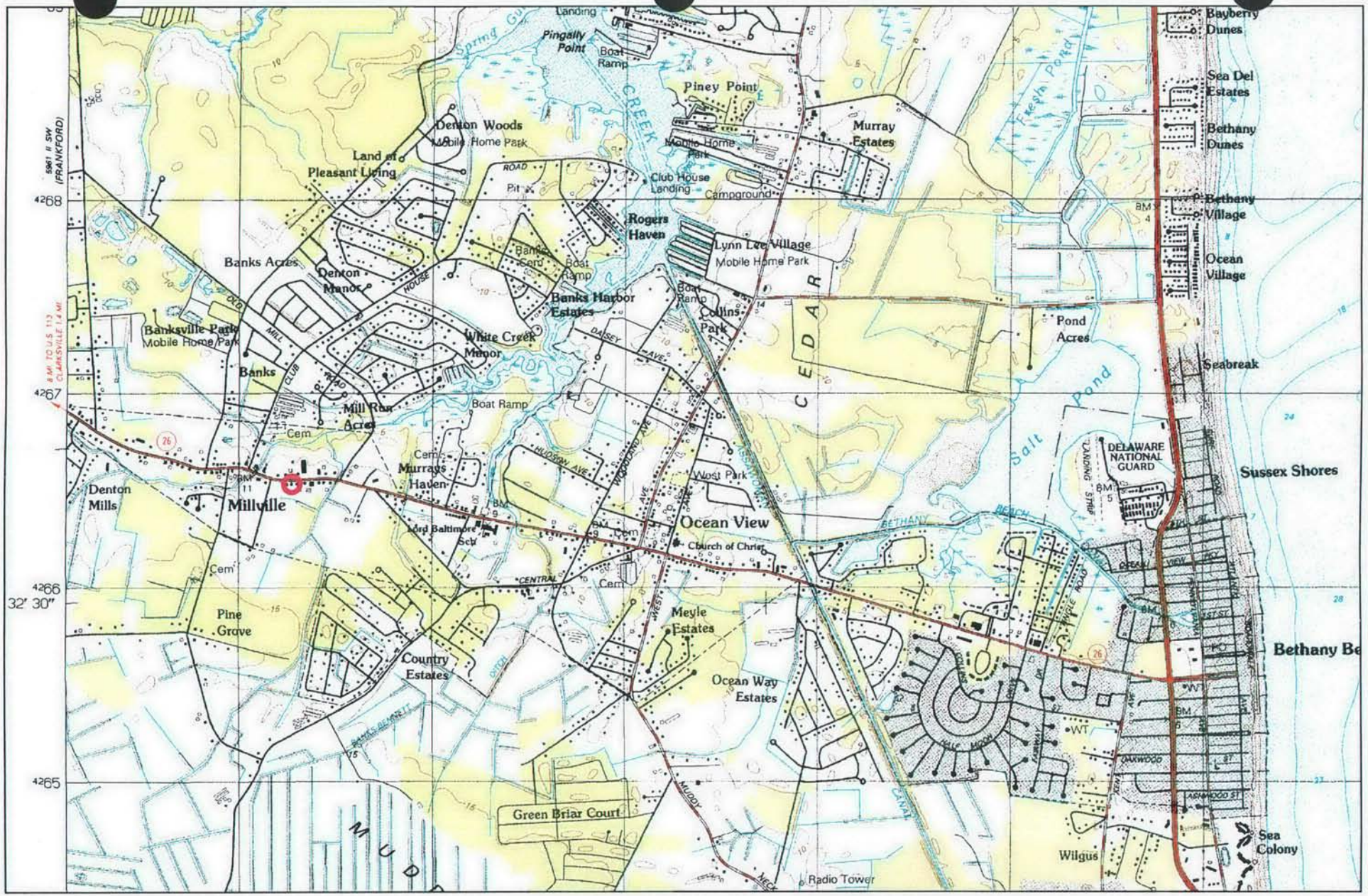
Williams, William Henry. *Delaware: The First State*. American Historical Press, 1999.

**Verbal Boundary Description**

The proposed boundary for this resource follows that of Tax Parcel 1-34-12-404.00. The boundary as delineated includes the main dwelling, associated outbuildings, and landscape features such as the fencing, sidewalk, and vegetation.

**Boundary Justification**

In accordance with "National Register Bulletin: Defining Boundaries for National Register Properties (Revised 1997)," consideration was given to the distribution of resources, current legal boundaries, historic boundaries, natural features, and cultural features. This boundary is sufficient to convey the significance of the resource under Criterion C.



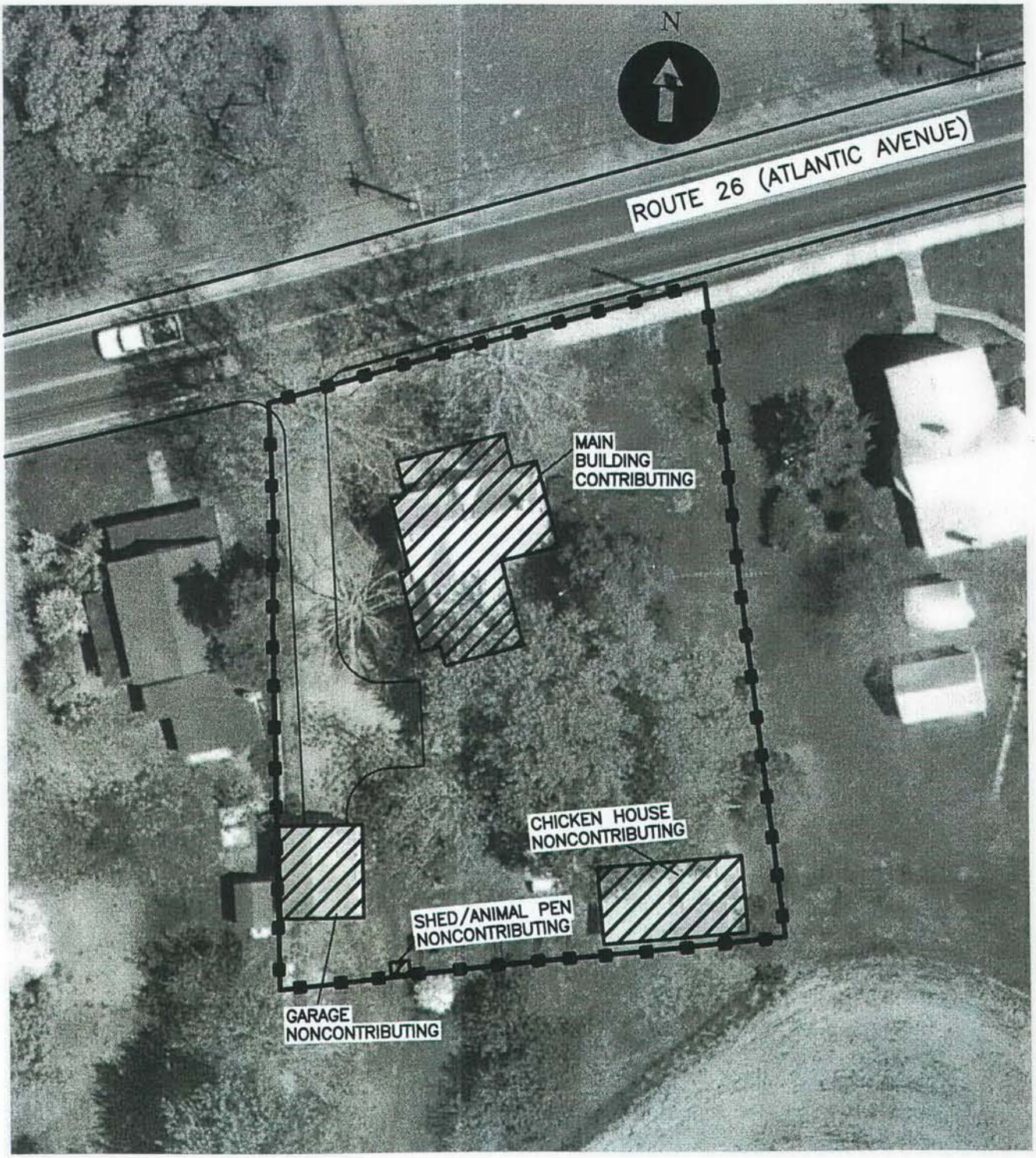

Phillips, Blaine T., House
324 Atlantic Avenue
Sussex County, DE

Zone: 18
UTM: N-226599
E-60789

N

Bethany Beach, Delaware
USGS Quadrangle
1984, Photorevised 1991

Phillips, Blaine T., House
Sussex County, DE




APPROX. SCALE 1"=40'

BUILDING 50 YEARS OLD OR OLDER

BUILDING LESS THAN 50 YEARS OLD

NATIONAL REGISTER BOUNDARY (FOLLOWS TAX PARCEL BOUNDARY)

Photo 3: Blaine T. Phillips House at 324 Atlantic Avenue facing southeast.

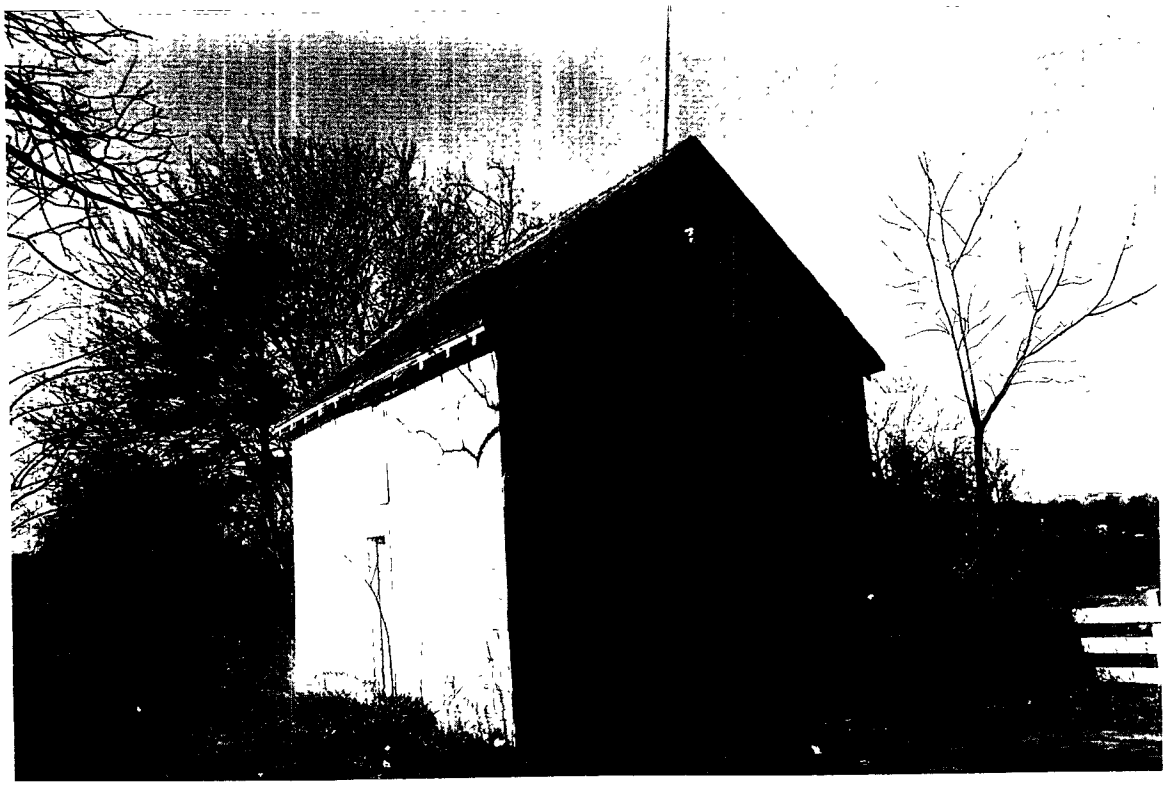


Photo 4: Blaine T. Phillips Garage at 324 Atlantic Avenue facing southwest.

**Photographer: Elizabeth C. Harvey**
**Date: March 2002**

Photo 1: Blaine T. Phillips House at 324 Atlantic Avenue facing southwest.

Photo 2: Blaine T. Phillips House at 324 Atlantic Avenue facing northwest.

**Photographer: Elizabeth C. Harvey**
**Date: March 2002**

Photo 5: Blaine T. Phillips Woodshed and Animal Pen at 324 Atlantic Avenue facing southeast.

Photo 6: Blaine T. Phillips Chicken House at 324 Atlantic Avenue facing north.