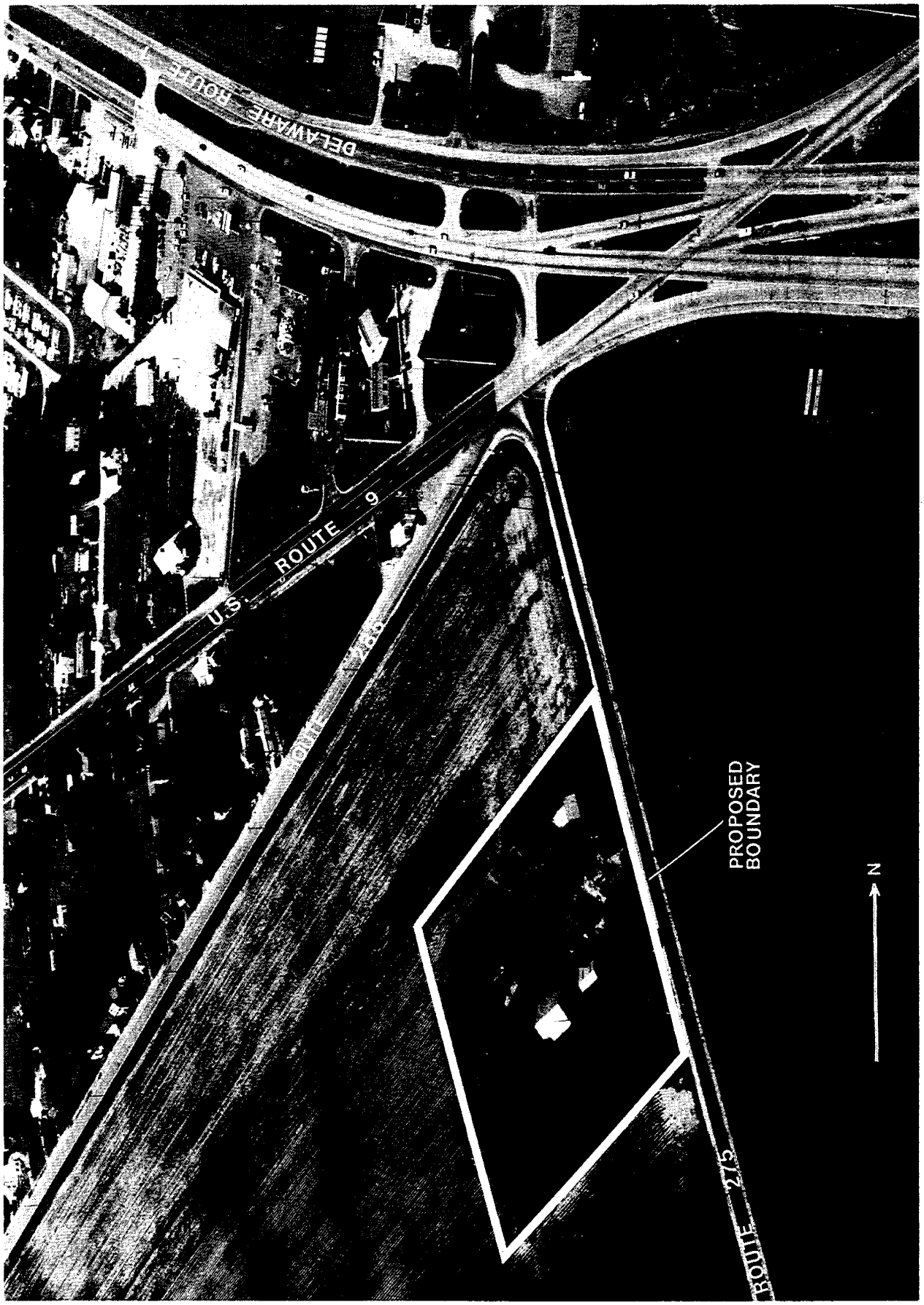

Plate 42. Aerial View of the Knapp Family Farmstead.

flanked by two window openings to the south and one window opening and an entrance door to the east. The northwestern side elevation duplicates the southeastern elevation.

The pig barn, sited south of the dwelling beyond the garage shed, is a one story rectangular wood framed block, its walls sheathed with fiberboard above a concrete foundation. The building is topped by a corrugated metal gabled roof. Vertical board doors are located at the center of the northeastern elevation and at the northern end of the northwestern elevation. On the side elevations a long covered area indicates the location of window openings.

The corncrib is a one and a half story rectangular wood framed block, moved to a site southwest of the pig barn and set on concrete block piers. Beneath the shingled gable roof the walls are composed of vertical and angled wood boards. An entrance opening is centered in the northeastern elevation.

The gable roofed barn (Barn 2) is located to the south of the house, a one and a half story wood framed rectangular block set on a brick and concrete block foundation and covered with a wood shingled gable roof. A wood framed shed roofed addition on the southeastern elevation is covered by an extension of the southeastern slope of the roof. Three large door openings in the vertical boards which cover all of the northwestern elevation face the gambrel roofed barn, the higher central opening having mitred upper corners. On the northeastern gable end a hinged door at the hayloft level is centered in the gable. An entrance door of vertical boards is located in the northernmost bay of the northwestern elevation.

A shed adjacent to the gable roofed barn is a one story wood framed rectangular block, the exterior walls covered with horizontal boards above a concrete block foundation. The gable roof is covered with corrugated metal, the northwestern slope of the roof extending farther than the slope to the southeast. The southeastern elevation or facade contains an axial entrance door flanked by windows divided into five sections.

A small shed located to the south of the house near the well has a gable roof, a concrete block foundation, and wood framed construction. Horizontal boards line the inside of the wooden posts which uphold the corrugated metal covered roof. An entrance door opening on the northeast gable end facing the dwelling is missing a door.

Evaluation of the Knapp Family Farmstead: Tax records from 1860 indicated that the Knapp Family Farmstead dates from c. 1856-1860. Thomas Prettyman of Sussex County purchased this land in the early nineteenth century (Deed Book 28:198). The land passed through inheritance to his daughter, Elizabeth Prettyman

White, after his death in 1814. In 1856 William R. White, Elizabeth's husband, owned 50 acres of land assessed at a value of $250 (Lewes and Rehoboth Hundred Tax Records 1856). At the next assessment in 1860, White was listed as owning 50 acres of land, improved with a house (Lewes and Rehoboth Hundred Tax Records 1860).

The 1860 Agricultural Census for Lewes and Rehoboth Hundred listed White as owning 48 improved acres and two unimproved acres of land worth $500. His livestock included one milch cow, four working oxen and five swine, with a total value of $130. His crops for that year included Indian corn (200 bushels), peas and beans (one bushel), Irish and sweet potatoes (60 bushels), and buckwheat (five bushels).

In 1866 Elizabeth sold the property after William's death to John V. Sinclair for $1200 (Deed Book 74:533). In less than a year Sinclair sold the 50 acre farm to Edmund Dodge for $2780 (Deed Book 77:223). Sinclair probably made significant improvements to the property because he received more than twice what he originally paid for the same 50 acres. Dodge may not have resided in Lewes and Rehoboth Hundred since at the time of the purchase he was living in New York State and, in 1878 when he sold the property, was living in Williamsport, Pennsylvania (Deed Book 90:584). Dodge also does not appear in the 1870 Federal Agricultural Census for Lewes and Rehoboth Hundred. The 1868 Beers Map (Figure 27), however, did show a farm labeled E. Dodge in the correct location. It is probable that this map listed properties only by owner since several individuals were shown as owning more than one farmstead, including Dodge. Presumably the owners resided in one location. Dodge not only owned this property, but also one located near Prettymanville.

Dodge sold the property to Mary H. Johnson of Lewes and Rehoboth Hundred in 1878 for $800 (Deed Book 90:584). Ownership of this property is uncertain after Mary H. Johnson purchased it. Although unrecorded, John H. Price acquired the farm and sold it to George W. Johnson in 1887 for one dollar (Deed Book 108:14). Further confusing the issue is the fact that George was listed in the 1880 Agricultural Census as owner of a 50 acre farm in Lewes and Rehoboth Hundred. It seems likely that Mary and George were somehow related, perhaps as husband and wife, and that the Price transaction may have occurred simply to make George's ownership legal. In any event, it is clear that the same property was involved in both the 1878 and 1887 transactions.

The Agricultural Census for 1880 indicated that the farm under George W. Johnson's ownership was more prosperous than it had been earlier. It is interesting to note that later records recording information about Johnson indicated that he was colored (Orphan Court Record Book 49:347). Johnson's farm was

valued at $1250, his machinery at $75 and his livestock at $350 in 1880. His livestock included two horses, two working oxen, two milch cows, two calves, four swine, thirty chickens, and two unidentified animals. Crops included Indian corn (500 bushels), wheat (120 bushels), and Irish and sweet potatoes (260 bushels). Johnson also added the production of milk products to his inventory, producing 500 gallons of milk in 1879 and 100 pounds of butter.

Johnson died intestate in 1907 and his heirs sold the property the following year to George E. Hudson of Lewes and Rehoboth Hundred for $1315.88 (Deed Book 165:380). By that date the farm had been divided, and Hudson received only 38 acres and 149 square perches of land. Hudson sold the property to Ernest M. Jefferson of Indiana, Pennsylvania in 1915 for three dollars (Deed Book 195:540). Jefferson probably hired a tenant farmer to work the property because he continued to live in Pennsylvania. In 1934 the farm was sold by Jefferson to Leslie G. Knapp of Lewes and Rehoboth Hundred for $1750 (Deed Book 298:186). The property has remained in the Knapp family since 1934. The Knapps have always hired tenant farmers to farm the land.

The Knapp Family Farmstead is a typical farm dating from the mid-nineteenth century. During the period 1830-1860, large portions of farm income were invested in new houses and outbuildings with the result that many new structures were erected on the landscape (Herman 1987a:116). The typical farmhouse from this period has been identified as a two-story, center passage, single-pile dwelling (Herman and Siders 1986:87). As can be seen in Plate 39, the Knapp house, dating from the end of the building period, is of this type.

During the period 1830-1880, most farmers farmed at a subsistence level (Herman and Siders 1986:87-88). Production focused on wheat, cattle and swine. Corn was primarily grown as fodder for the livestock. According to information in the Agricultural Census for 1860, the Knapp Family Farmstead was one of these typical subsistence-level farms. Production at this farm, as at most in the Lewes and Rehoboth Hundred area for this period, focused on providing food for the animals and people residing on the farm.

The orientation of agriculture began to change in this period, however, with a shift occurring toward the production of crops for an urban market (Herman and Siders 1986:85). This development may be associated with transportation improvements brought about by the expansion of the railroad into southern Delaware. This shift did not begin in Lewes and Rehoboth Hundred until after 1868 because the Junction and Breakwater Railroad was not completed into Lewes until that year. After completion of the new rail line, the Knapp Family Farmstead was

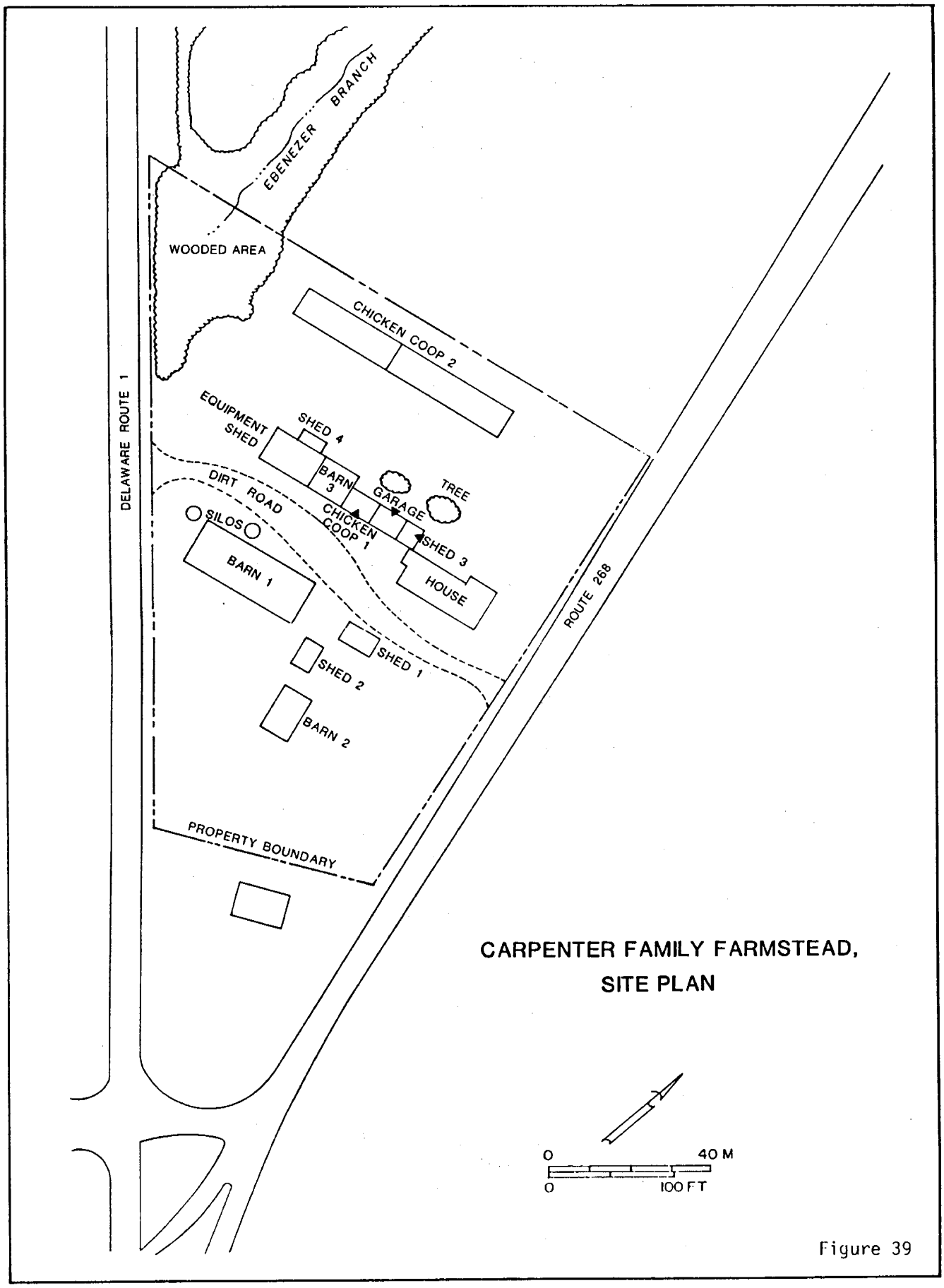
EBENEZER BRANCH
WOODED AREA
CHICKEN COOP 2
DELAWARE ROUTE 1
EQUIPMENT SHED
SHED 4
BARN 3
GARAGE
TREE
DIRT ROAD
SILOS
CHICKEN COOP 1
SHED 3
HOUSE
BARN 1
ROUTE 268
SHED 1
SHED 2
BARN 2
PROPERTY BOUNDARY
CARPENTER FAMILY FARMSTEAD,
SITE PLAN
0
40 M
0
100 FT

Figure 39

conveniently located near Nassau, one of the stops on the new line into Lewes. Availability of transportation to urban markets probably accounts for some of the growth occurring at the Knapp farmstead between 1860 and 1880. George W. Johnson, who farmed the land at the time of the 1880 Agricultural Census, had added chickens and milk production to his output. The large increase in milk production was probably a direct result of the new transportation system since a convenient market was critical for these highly perishable products.

Not only was the Knapp Family Farmstead located near a new transportation system, it also was located near an available source of temporary day labor. Herman (1987a:115) has pointed out that a constant supply of day laborers was necessary if the farm was to develop into a real business. Local informants have related that many Belltown residents made their living working as laborers on nearby farms or in Lewes. It is likely Belltown residents worked at the Knapp farmstead since it was located adjacent to the community.

During the period 1880-1940, the family farm has been identified as the basic unit of the southern Delaware landscape (Herman and Siders 1986:94). This unit included a dwelling with a kitchen wing, and a partial court behind the house with groupings of two to ten buildings. The Knapp Family Farmstead follows this pattern (Figure 38).

Although not unique in southern Delaware or Lewes and Rehoboth Hundred, this property is representative of a typical farm dating from the mid-to-late nineteenth century and, as such, appears to meet the Criteria for Evaluation. Its history illustrates many of the patterns identified in the development of agriculture during the second half of the nineteenth century and the first half of the twentieth century (Criterion A).

Recommendation: Eligible for the National Register.

Boundary: The recommended boundary for the Knapp Family Farmstead correponds to the present farmstead lot and is of sufficient extent to maintain the integrity of setting and feeling associated with the property.

Carpenter Family Farmstead mid 19th-early 20th c.
Route 268 (tax map #3-34-6-64)
Figures 34, 39; Plates 43-48
CRS #S-1041

Description: The Carpenter Family Farmstead is located northeast of Route 1 within a triangular parcel bounded by Route 1, Route 268 and Route 9. On this property stand 12 buildings: a house, a garage, three barns, five sheds, and two chicken

Plate 43. Carpenter Family Farmstead (3-34-6-64), Site, From the East.

Plate 44. Carpenter Family Farmstead (3-34-6-64), House, From the Southeast.

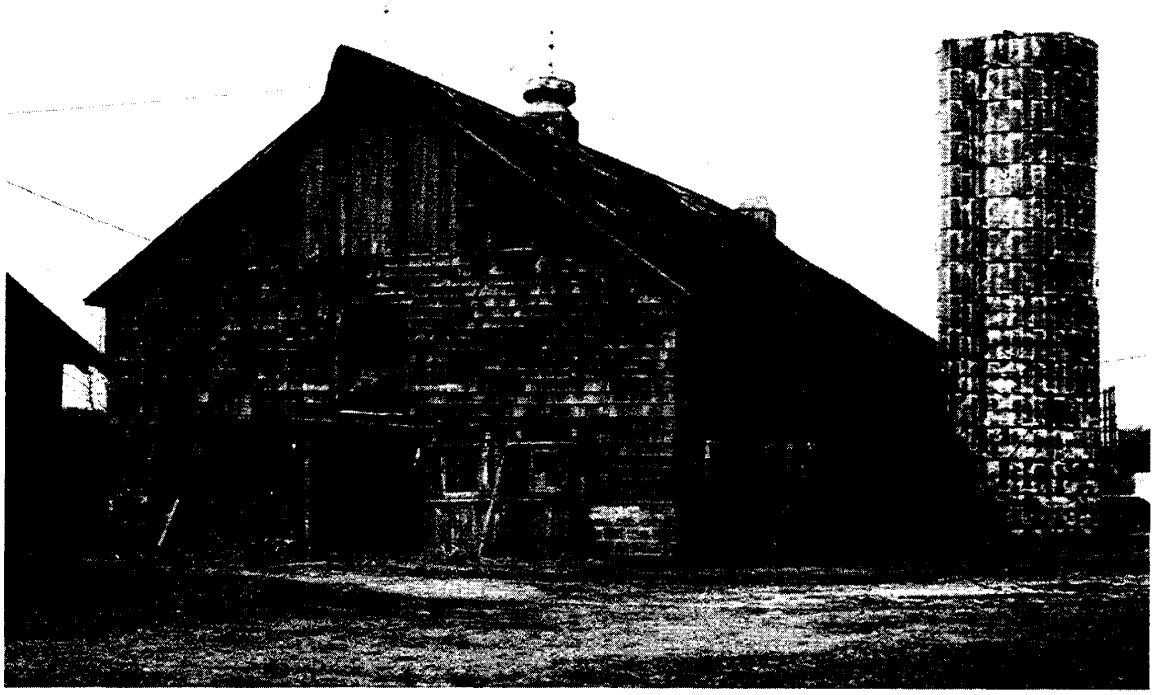

Plate 45. Carpenter Family Farmstead (3-34-6-64), Barn 1, From the Northeast.

Plate 46. Carpenter Family Farmstead (3-34-6-64), Barn 3, From the Southeast.

Plate 47. Carpenter Family Farmstead (3-34-6-64), Chicken Coop 2, From the Southwest.

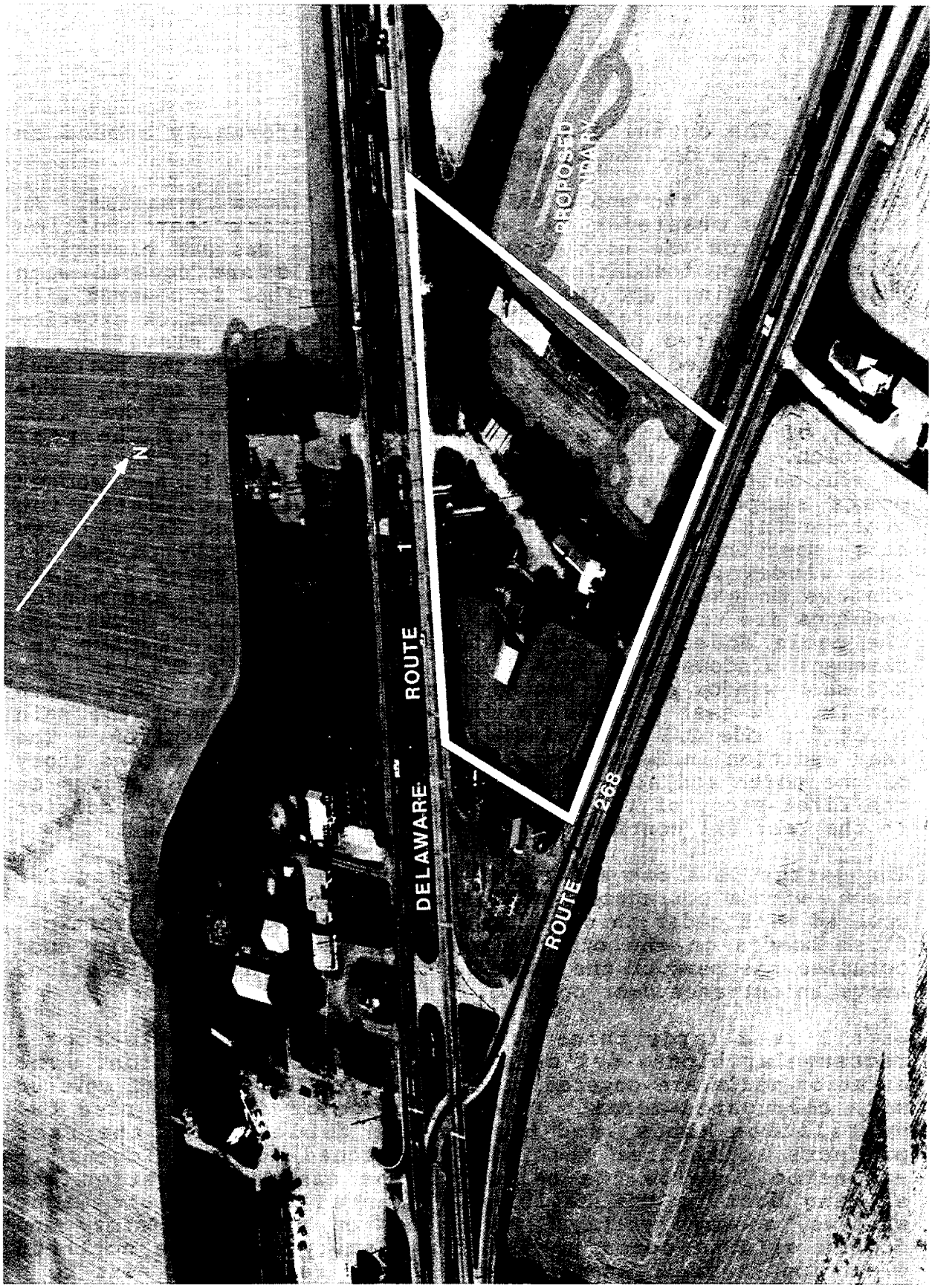

Plate 48. Aerial View of the Carpenter Family Farmstead.

coops. The outbuildings are arranged informally around an east-west axis defined by the house.

The house is a two and a half story wood framed farmhouse. An ell plan is created by a two and a half story rear addition extending from the northernmost half of the western elevation. Above a brick foundation the exterior walls are covered with composite siding, and the overhanging gable roof is covered with composite shingles. There are three chimneys: a brick exterior chimney centered on the southern gable ended elevation, a stuccoed corbeled chimney rising from the ridge at the northern end of the main block, and a third chimney centered on the ridge of the rear addition. A shed roofed addition covers the first story of the southern and western elevations of the rear addition. A one story shed roofed porch shelters the three bays of the eastern elevation or facade, with four turned wooden posts supporting the porch roof and bandsawn detailing ornamenting the juncture of the porch posts and beams. The axial sash entrance door and transom are flanked by paired 1/1 sash windows, beneath three symmetrically arranged 2/2 sash windows on the second story of the facade. Door and window openings are trimmed with plain surrounds with molded detailing. The gable ended side elevations of the main block have two casement windows with four lights on the attic story, and one 2/2 sash window on the second story. On the first story there are two 2/2 sash windows in the southern elevation of the main block and one 2/2 sash window in the northern elevation. The rear addition includes four 2/2 sash windows on the second story of the north and south elevations and four 2/2 sash windows on the first story of the north elevation. The one story addition to the rear ell contains paired 2/2 and 1/1 sash windows.

The garage is a one and a half story wood framed rectangular block, with a corrugated metal covered roof above exterior walls covered with cedar shingles on the south elevation and vertical flush boards on the other elevations. A vertical board door occupies the peak of the gable in the south or facade elevation, above an entrance door opening.

Barn 1 is a large three story wood framed and gable roofed rectangular block, set on a concrete block foundation. The exterior walls are covered with cedar shingles, the roof covered with corrugated metal. From the ridge of the roof rise two ventilation hoods, and the eastern gable end of the roof projects to shelter the pulley attached to the ridge pole extension. Below the pulley on the eastern elevation the sliding door to the hayloft is flanked by two eight light windows, above a vertical plank door on the second story and double sliding doors on the first story. On the northern elevation, a small shed roofed addition is centered next to a cylindrical silo. Another silo is positioned at the northwestern corner of the barn. There are eleven nine light

sash windows on the northern elevation, one 6/6 sash window, and a four light sash. The southern elevation of the barn contains 14 six light windows.

Barn 2 is a one story wood framed rectangular block, probably a barn for housing livestock. The exterior walls are covered with vertical boards and the gable roof is covered with composite shingles. On the gable ended north and south elevations, a vertical board Dutch door is centered between window openings and below an opening in the peak of the gable. Six similar windows are spaced symmetrically on the eastern and western elevations, with wooden shutters hinged beside each opening.

Barn 3 is a one and a half story wood framed corn crib, with vertical boards covering the southern elevation or facade, and widely spaced horizontal slats making up the canted side elevations. Corrugated metal covers the gabled roof. On the facade, a vertical board door is centered in the gable and an axial sliding door is flanked by vertical board doors.

Shed 1 is a one story rectangular concrete block shed with a gabled roof covered with cedar shingles. A double paneled door is centered on the gable ended western elevation. Two nine light sash windows are located on the southern and northern elevations, and one nine light sash window on the eastern elevation.

Shed 2 is a one story rectangular concrete "brick" block with a low shed roofed concrete block addition to the southern elevation. The gable roofed main block is covered with cedar shingles. The paneled entrance door occupies the northern bay of the gable ended western elevation. A 6/6 sash window is centered on the northern and eastern elevations, and a 6 light casement window on the southern elevation.

Shed 3 is a one and a half story wood framed rectangular block, set on concrete block piers and topped with a corrugated metal covered gable roof. Vertical boards cover the exterior walls. On the southern gable end or facade, a door opening is located on the first story under a vertical board door centered in the peak. On the side elevations a door is centered, with 6/6 sash windows in plain surrounds alongside.

Shed 4 is a one story wood framed rectangular block, resting on concrete block piers. Vertical boards cover the exterior walls, and corrugated metal covers the gabled roof. The entrance door is missing from the eastern elevation.

The equipment shed is a one story wood framed block. Corrugated metal covers the gabled roof and walls on the northern, eastern and western elevations. The southern elevation is open.

Chicken Coop 1 is a one story wood framed block with walls covered with cedar shingles on the south elevation or facade, and vertical flush boards on the other elevations. Composite shingles cover the shed roof. Eight window sash for three vertical lights are ranged along the vertical surface between the ridge and the shallow southern roof slope. In the southern elevation are located one paired and one single two light casement window. A sash entrance door is centered in the facade.

Chicken Coop 2 is a long rectangular one story block, composed of four main sections with varying roof pitches. The exterior walls are covered with vertical boards and the shed roof slopes are covered with corrugated metal and composite shingles. The 20 window openings in the southern elevation and the two on the end elevations held 6/6 sash windows, many now missing. Six vertical board doors are located in the southern elevation.

Evaluation of the Carpenter Family Farmstead: The Carpenter Family Farmstead dates from c. 1860. According to land records for Sussex County, this farm was part of the landholdings owned by Harbeson Hickman during the second half of the nineteenth century. As can be seen in Figure 37, Hickman owned a number of farms in Lewes and Rehoboth Hundred during this period. The 1870 Agricultural Census indicated that Hickman had 610 acres of improved land and 478 acres of unimproved land which is probably the total acreage owned by Hickman throughout the Hundred. It is likely that the different parcels of land were farmed either by tenant farmers or other family members.

The 1870 Agricultural Census listed Hickman as owning horses, mules and asses, milch cows, working oxen, cattle, and swine. His crops for 1869 were listed as wheat, rye, Indian corn, oats, Irish and sweet potatoes, orchard products, and milk products. Because the different farm parcels were not addressed in separate listings, it is not possible to determine specifically which crops were raised on the Carpenter farm. By 1880 Hickman owned five farms in Lewes and Rehoboth Hundred, according to the 1880 Agricultural Census. Livestock remained the same with the addition of poultry. Crops included Indian corn, wheat, Irish and sweet potatoes, and peaches.

Hickman's will, dated August 28, 1877, was probated on January 13, 1890 (Will Book 16:40). At his death, his landholdings were divided among his children or their heirs. This farm passed to his daughter, Maria D. Powell, and her husband Roger in 1890. Maria and Roger Powell sold the Carpenter farm in two parcels to John T. B. Wilson in 1895-1896 (Deed Books 123:95 and 281:141). The total acreage of the farm at that date was 168 acres and 80 square perches. Wilson's son, Edwin C. Wilson, inherited the property from his father. He sold it to Clarence M. and Walter R. Carpenter, two brothers from Lewes and Rehoboth Hundred, in

1940 (Deed Book 328:185). After the Carpenter brothers died, the land was inherited by Edna Holston of Media, Pennsylvania (Will Books 35:1 and 53:32).

The Carpenter Family Farmstead is a typical Lewes and Rehoboth Hundred farm of its period. Similar to the Knapp Family Farmstead, this farmstead consists of a house with a kitchen wing and a partial court of ten outbuildings behind the house. Like the Knapp house, this house is a typical two-story, center passage, single-pile dwelling dating from a period previously identified as significant for the development of southern Delaware farms (Herman and Siders 1986:87; Herman 1987a:116).

In addition, the Carpenter Family Farmstead seems to illustrate a known shift in agricultural orientation for the period 1830-1880 to market production (Herman and Siders 1986:85). In both the 1870 and 1880 Agricultural Censuses some of Hickman's farm income was attributed to milk and orchard products. Although it is impossible to know for certain that these products were produced at the Carpenter farm, it does seem likely for several reasons. First, the size of the large barn suggests that it probably housed a number of cows. Second, a local informant has also indicated that during the first quarter of the twentieth century (Marshall 1987) a large fruit orchard was located in the field across from the house. It is possible that this orchard dates from the 1870s. Third, the Carpenter farm was located less than two miles from the Nassau stop on the Junction and Breakwater Railroad and only three miles from the Lewes station. Rail access to urban markets, would have been convenient. Finally, the farm was located one and a half miles from Belltown, which is likely to have provided the necessary labor force for market production.

Following construction of a state highway system throughout southern Delaware in 1925, the broiler industry flourished (Herman and Siders 1986:92). The presence of two chicken coops on this farm, including one very large one, indicates that the Wilsons and/or the Carpenters may have been involved in this industry as well.

The Carpenter Family Farmstead appears to meet the Criteria for Evaluation as a representative example of a typical farm dating from the mid-nineteenth century. Its development follows the trends identified for the history of agriculture in Sussex County (Criterion A). Like much of the historic architecture located near the resort areas of lower Delaware, it is threatened by continual changes brought on by tourist-related industries.

Recommendation: Eligible for the National Register.

Boundary: The recommended boundary for the Carpenter Family Farmstead includes all of the farmstead components and is of sufficient extent to maintain the integrity of setting and feeling presently associated with the property.

Thompson Family House c. 1922
Route 1 (tax map 3-34-12-93)
Figures 34, 40; Plates 49-50
CRS #S-8016

Description: The Thompson Family House is a two and half story rectangular brick dwelling of the American foursquare type that has been converted to use as a bank building. On the southwestern and southeastern elevations are one story hip roofed additions, including on the southeastern elevation a pyramidal roofed porte-cochere used as a drive-in teller's window. On each slope of the composite shingled roof is centered a large hip roofed dormer containing tripled 1/1 sash windows. With the exception of the dormer windows, all the original window and door openings have segmentally arched openings with keystone detailing of yellow brick.

The northeastern elevation faces Route 1 and forms a four bay facade, with a sash entrance door with side lights in the easternmost bay. Sheltering the entrance and the porch in front of it is a hipped porch roof supported on battered wooden posts. Sharing the first story of the facade with the entrance is a semi-hexagonal bay window, replacing the original fenestration. On the facade the second story contains four 1/1 sash windows, symmetrically arranged.

The northwestern elevation is composed of four bays, including as the second bay from the western end a two story semi-hexagonal bay with three 1/1 sash windows on each story. An exterior brick chimney rises on the northwestern elevation near the northern end, piercing the overhang of the roof and extending more than an additional story in height. On the first story of the northwestern elevation, small one light casement windows flank the chimney and a paired 1/X sash window occupies the westernmost bay. On the second story above are four 1/1 sash windows.

The southeastern elevation of the main block contains a tripled window with 1/1 sash in the easternmost bay of the first story and, on the second story, an axial paired 1/1 sash window flanked by single 1/1 sash windows.

Evaluation of the Thompson Family House: The Thompson Family House dates from c. 1922. It stands on a parcel of land purchased by Hannah Dodd Thompson in 1914 (Deed Book 192:471). Sarah T. Fillingame bought the house and land in 1963 (Deed Book