U.S. 301 PROJECT DEVELOPMENT
Historic Context And Reconnaissance Survey Report

St. Georges, Pencader, and Appoquinimink Hundreds, New Castle County, Delaware
July 2006

Prepared for:

Delaware Department of Transportation (DelDOT)
P.O. Box 778
Dover, Delaware 19903

and

Federal Highway Administration (FHWA)
300 South New Street, Suite 2101
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In association with:

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July 2006

ABSTRACT

This Historic Context and Reconnaissance Survey Report presents the results of an initial cultural resource planning study conducted in preparation for proposed corridor improvements to U.S. 301 in Pencader and St. Georges Hundreds, New Castle County, Delaware (Figure 1). The purposes of the proposed improvements are to enhance safety, reduce traffic congestion, and improve traffic flow. A number of alternatives are being explored to meet these needs. This report was prepared in conjunction with Rummel, Klepper, and Kahl (RK&K) for the Federal Highway Administration (FHWA) and the Delaware Department of Transportation (DelDOT) to assist in the identification of historic properties within the Area of Potential Effect (APE). Generally, the limits of the APE extend from the Maryland state line, north along U.S. 301, to just south of the Chesapeake and Delaware Canal (C&D Canal). North of Middletown, the APE extends west and runs along Choptank Road and extends east to SR 1 (Figure 2). The APE will continue to be refined based on the ongoing development of the proposed undertaking.

To prepare this report, previous work relevant to the historical development of the APE was examined and photocopied, including the Cultural Resource Survey (CRS) forms on file at the Delaware State Historic Preservation Office (DE SHPO). A reconnaissance survey of the APE was then conducted to field verify previously documented and/or evaluated resources, identify new resources, and observe resource types. Through the synthesis of the previous studies and the results of the reconnaissance survey, the historical development of the APE was established and relevant property types and registration requirements were developed.

Background research included an examination of previous cultural resource surveys and studies within the APE as well as primary and secondary resources available in local repositories, including the DE SHPO, the DelDOT archives, the Delaware Public Archives, and the University of Delaware. Many previous studies with relevance to the APE were identified (see discussion in Section 5.0 and Bibliography). Twenty-two (22) resources in the APE have been listed in the National Register, and 12 of these were listed as a result of the multiple property nomination form, *Rebuilding St. Georges Hundred, New Castle County, 1850-1880* (Herman et al. 1985) (Figure 3; Table 1). Seven resources have been determined eligible, and eleven resources have been determined not eligible. The number of previously documented resources that have not yet been evaluated for National Register eligibility totals 99 (Table 2). Following background research, the CRS forms collected in the APE were entered into a Geographical Information Systems (GIS) database provided by DelDOT. Historic mapping layers were added to GIS to assist in the identification of dates of construction. The limits of cultural resource surveys in the APE will be mapped and presented in future reports.

In an effort to gain further understanding of the type of resources in the APE, a reconnaissance survey was conducted (Section 6.0). The historic resource survey documented all above-ground features present in the APE by 1962. Using the 1962 aerials mapping and previous documentation, the survey identified the sites of former historic buildings. A total of 81 newly identified resources (not previously documented) are located in the APE (Table 2). Thus, a total of 180 previously unevaluated resources are located in the APE (Table 2). The field survey also revealed that the integrity of six of the previously listed and/or eligible resources has been compromised since the initial period of listing (Table 1). Additionally, the National Register

boundaries of many of the resources were not concisely presented in written and descriptive illustrations in the original National Register nominations (Figure 3). Cases of unclear National Register eligibility and boundaries will be addressed as part of future work efforts in coordination with DelDOT and DE SHPO staff. A summary of the property types and registration requirements identified for the project is provided in Section 6.0, Results of Reconnaissance Survey.

Historic contexts were developed to assist in the identification and evaluation of identified historic resources as they relate to the major historical themes within the APE. The historic themes expand upon the context previously prepared for this project (Siders et al. 1993) and are based on themes outlined in the *Delaware Historic Preservation Plan* (Ames et al. 1989). Historic themes include Agriculture, Residential Architecture, Community Development, Commercial Development, Industry, Transportation, and African-American History and Culture. Information contained in previous reports/contexts was used as a foundation on which to build a more complete historic context of the APE.

The Historic Context (Section 7.0) provides information on the historical development of these themes in the APE. Section 8.0 provides guidance for the National Register evaluation of properties in the APE and is organized by theme. This portion of the report includes descriptions of the identified property types and discusses the frequency of the occurrence of the property type and/or specific examples identified during the reconnaissance survey. Section 8.0 also provides a discussion of the National Register Criteria and Aspects of Integrity required for eligibility.

Section 9.0 outlines recommendations for future work. Following approval of this report by the DE SHPO, CRS-1 and -9 forms will be completed. CRS-10 or update forms will also be provided to the SHPO for previously identified resources located in the APE. The GIS database prepared for this project will be forwarded to DelDOT for delivery to the DE SHPO at a future date.

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1.0 Introduction

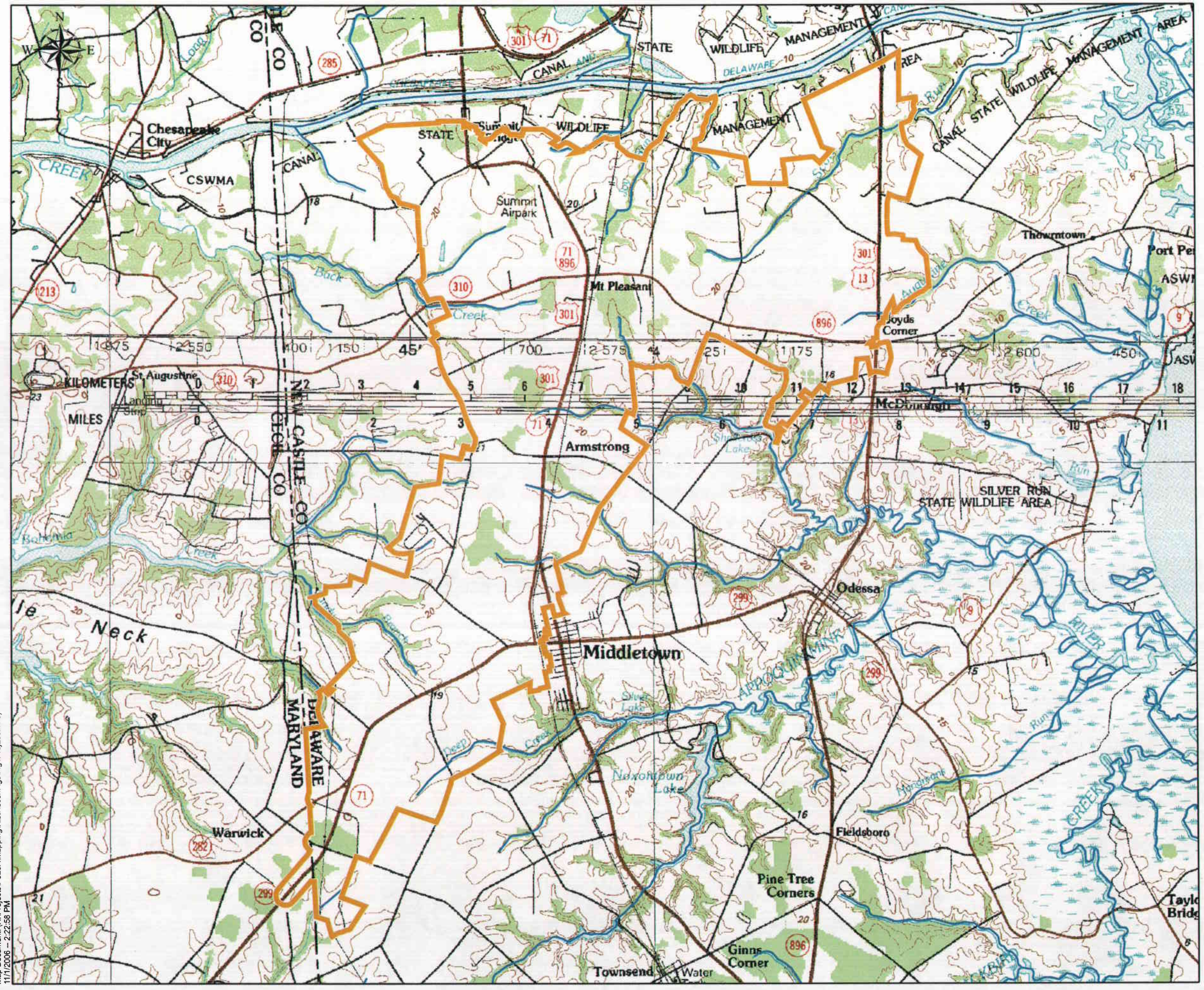
1.0 INTRODUCTION

The U.S. 301 corridor has been the subject of considerable study since the early 1960s. Two of the more recent studies that explored ways of improving travel along U.S. 301 were conducted in the 1990s. First, the *U.S. 301 Corridor Study* (VHB 1993) sought an improved connection from U.S. 301 at the Delaware-Maryland state line from west of Middletown to I-95. As a result of this study, the Delaware Department of Transportation (DelDOT) announced in 1994 that any future highway improvements to U.S. 301 would occur along the "Ridge Alternative" south of the C&D Canal, and along the existing SR 00896 corridor north of the canal (DelDOT website).

In 2000, the *Greater U.S. 301 Major Investment Study* (MIS) (VHB 2000) evaluated additional prospects for regional transportation planning and ways of integrating transportation and land use. The MIS recommended east-west roadway capacity improvements south of the canal linking U.S. 301 and SR 1.

The effort to improve U.S. 301 has now entered the project development phase. A Notice of Intent to prepare an Environmental Impact Statement (EIS) was published in the Federal Register on January 18, 2005. The Section 106 process was initiated by a letter dated January 26, 2005. As was recommended by the MIS, this phase will evaluate improvements to U.S. 301 extending south of the C&D Canal to the Delaware-Maryland border and east to SR 1.

As part of Section 106 compliance during the project development phase, A.D. Marble & Company of Conshohocken, Pennsylvania, conducted a cultural resources planning study, including background research and an architectural resource reconnaissance survey of the APE (Figure 1) and formulated a historic context for proposed corridor improvements to U.S. 301. This Historic Context and Reconnaissance Survey Report presents the results of the cultural resource planning study. This report was prepared in conjunction with Rummel, Klepper & Kahl (RK&K) for the Federal Highways Administration (FHWA) and the Delaware Department of Transportation (DelDOT) to assist in the identification of historic properties within the vicinity of the proposed roadway improvements.



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U.S. 301 Project Development Historic Context and Reconnaissance Survey Report

Reconnaissance Level APE

Sources:
USGS 30'x60' DRGs: Wilmington, DE. Dover, DE.

Figure 1
Project Location Map

1 0 1 Miles

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2.0 Project Need and Description

2.0 PROJECT NEED AND DESCRIPTION

Over the past five years, over 1,200 accidents have been reported in the project area. Over 34 percent of the accidents have involved injuries or death. A total of 20 fatalities occurred in the project area, with ten on U.S. 301 south of the C&D Canal. Several roadway segments on U.S. 301/SR 896 are on the Department's Highway Safety Improvement Program (HSIP) list.

U.S. 301 currently operates as a regional truck route, bypassing the congestion and tolls of the I-95 corridor from Richmond, Virginia, to Wilmington, Delaware. As a result, U.S. 301 carries a high ratio of trucks. The mix of trucks with local traffic has affected roadway capacity, operations, and safety.

Significant population and housing growth in the area south of the C&D Canal between the Delaware-Maryland border and the SR 1/U.S. 13 corridor, coupled with increases in through and seasonal traffic, has resulted in worsened traffic congestion and decreased safety on the existing roadway system. Projections for continued significant growth forebode an ever-worsening situation in one of Delaware's most rapidly developing areas. At the same time, infrastructure improvements have failed to keep pace with development. Many of the major roadways in southern New Castle County are projected to operate at or below acceptable levels of service.

To meet the project needs, a range of alternatives both off and on alignment is currently being developed. These alternatives involve a combination of options, including: construction on the existing U.S. 301 alignment; construction of a north-south corridor known as the "Ridge Alternative" to the west of the existing U.S. 301; and construction of an east-west connector between Summit Ridge Road (U.S. 301/SR 896) and SR 1 to the east.

3.0 Description of the Area of Potential Effect

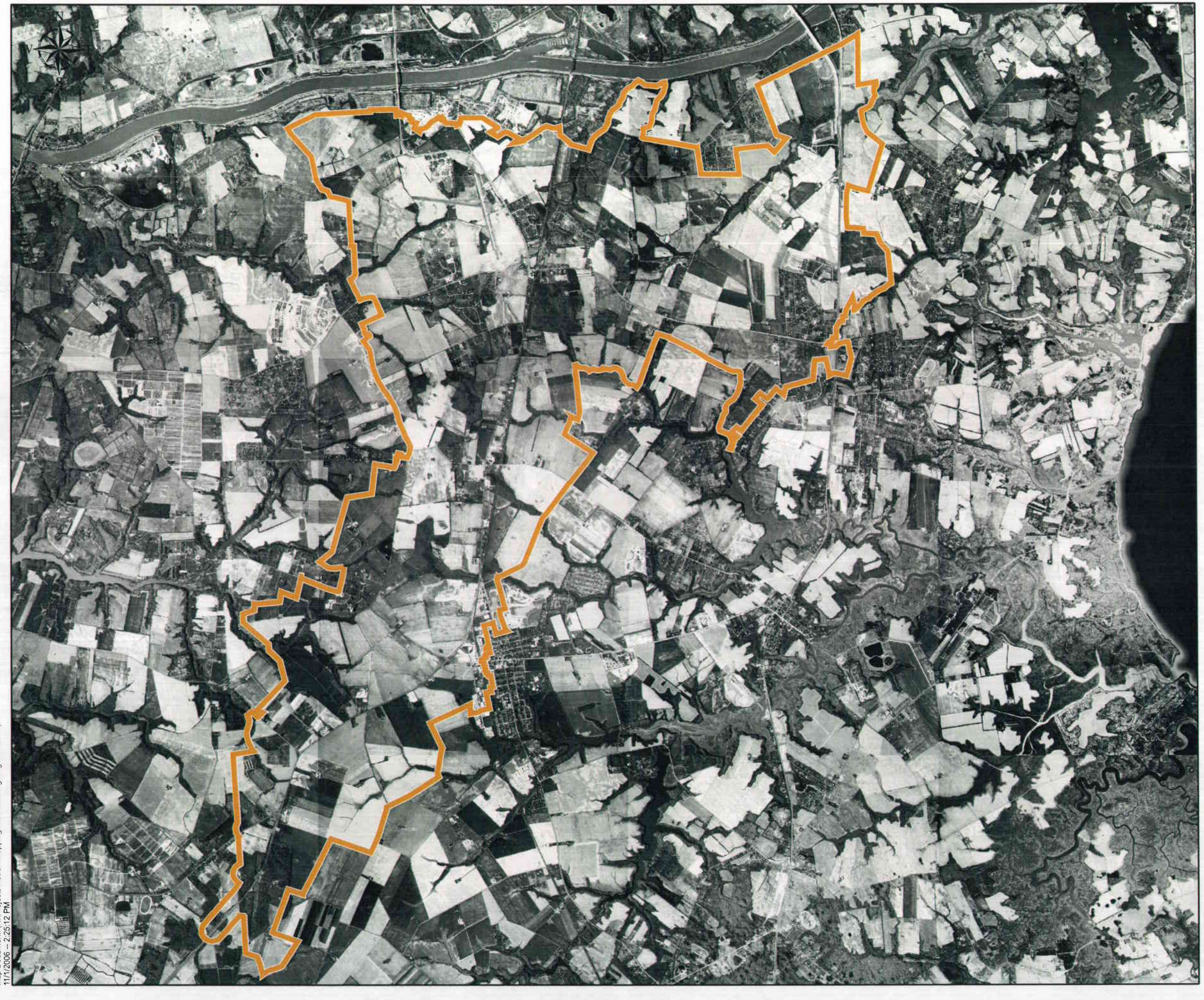
3.0 DESCRIPTION OF THE AREA OF POTENTIAL EFFECT

For the purposes of Section 106 of the National Historic Preservation Act of 1966, the APE is defined as "the geographic area within which an undertaking may cause changes in the character or use of historic properties, if any such properties exist" (36 CFR Section 800.4, Advisory Council for Historic Preservation website, accessed 06/07/05). The APE, shown in Figures 2 and 3, generally encompasses an area that extends 1,000.0 feet to either side of the center line of the various current preliminary alternatives. These alternatives extend north from the Delaware-Maryland state line to just south of the existing bridge over the C&D Canal. The irregularly-shaped APE follows along the boundaries of tax parcels and measures approximately 27.5 square miles. The APE will be modified to accommodate changes in project engineering and/or to include additional potentially affected historic resources as needed through the project development process.

The APE is located south of the C&D Canal in New Castle County in the Upper Peninsula Zone. The study area falls primarily within the historical boundaries of St. Georges Hundred, although a small portion of it is situated in Pencader and Appoquinimink Hundreds. The main north-south portion of the study area follows U.S. 301 from just south of the C&D Canal (Summit Bridge) to west of Middletown and terminates at the state line. The eastern portion of the study area follows SR 896 from Mt. Pleasant to Boyds Corner, ending just east of SR 1. Along with the aforementioned villages, the study area includes the hamlets of Armstrong (formerly Armstrongs Corner) and a small portion of the Town of Middletown.

While numerous runs and small creeks drain the study area, no major waterways are found within the APE. The northern portion of the study area is drained by several small runs, including Crystal Run and Joy Run, which flow into the C&D Canal. Back Creek and its tributaries drain the northwestern corner of the study area. The headwater branches of Drawyer Creek drain the east-central portion of the study area, while tributaries of Bohemia Creek drain the west-central and southern areas. Scott Run and the headwaters of Augustine Creek drain the eastern section of the study area.

As the area is relatively flat and well-watered, the earliest European settlers in the area practiced agriculture. Until recently, the APE was characterized by a pattern of dispersed farms connected by expansive agricultural fields. During the eighteenth century, the early road network began to expand, which augmented an already vital waterway transport system. Small settlements began to develop at crossroads road and creek landings. In the nineteenth century, the introduction of the railroad further facilitated the expansion of the area's settlements, especially Mt. Pleasant and Armstrongs Corner. By the early twentieth century, many old roadways were modernized and improved, as was the case for U.S. 301. Wholly new highways, including the Du Pont Highway (U.S. 13), further opened the area to development. Commercial businesses and services grew up along these modern roads. More recently, large-scale residential and commercial developments are replacing the agricultural landscape.



U.S. 301 Project Development Historic Context and Reconnaissance Survey Report

Reconnaissance Level APE

Sources:
1997 Aerial Photography

Figure 2
Area of Potential Effect

1 0 1
Miles

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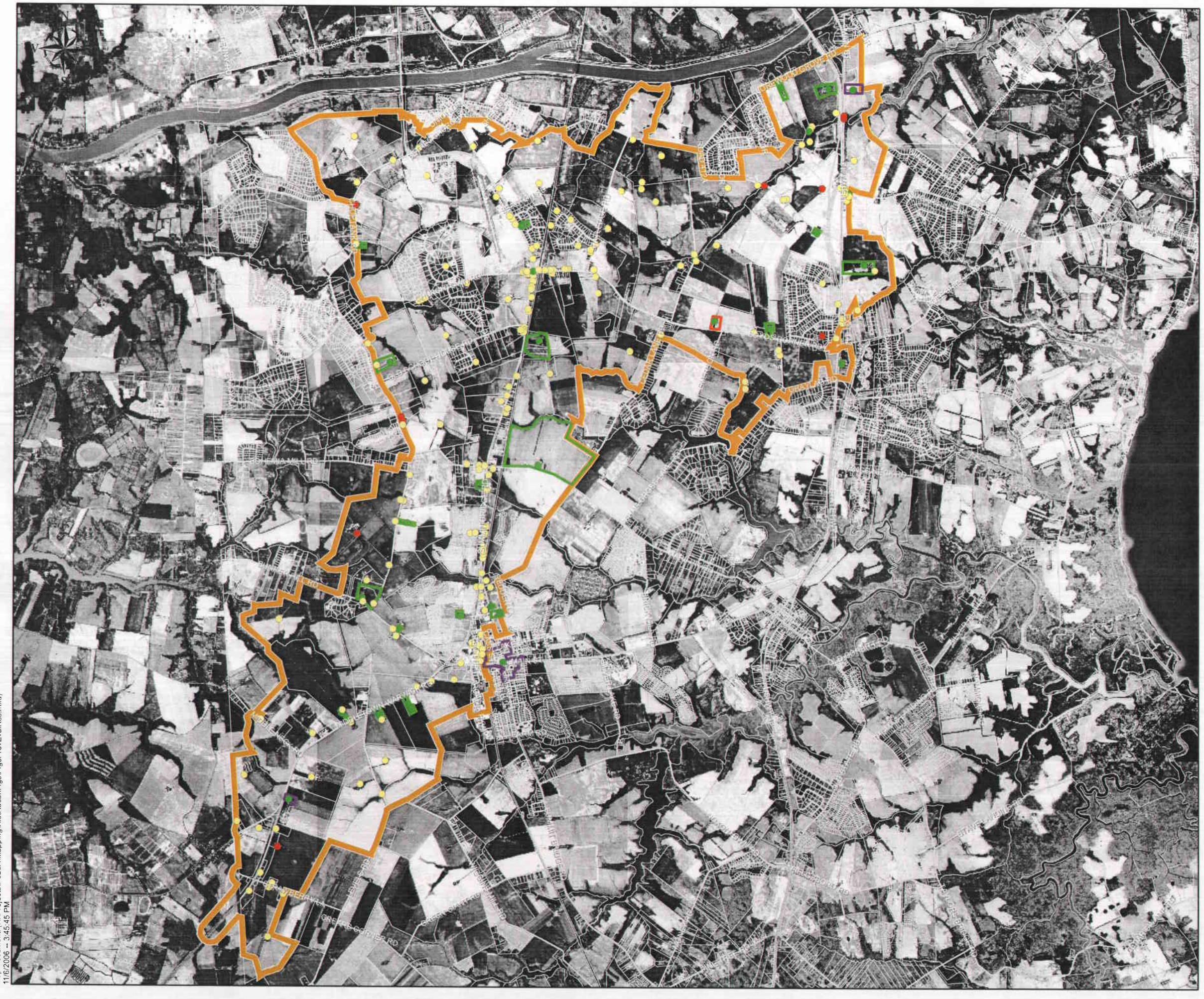

U.S. 301 Project Development Historic Context and Reconnaissance Survey Report

Reconnaissance Level Survey APE

CRSPoints

- Properties Listed or Determined Eligible for the National Register
- Properties Previously Determined Not Eligible
- Unevaluated

Previously Listed or Determined Eligible (boundaries confirmed):

- Determined Eligible
- Listed
- Previously Listed or Determined Eligible (boundaries under investigation)

Sources:
1997 Aerial Photography

Figure 3
Identified and Potential Resources

1 0 1
Miles

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4.0 METHODOLOGY

4.0 METHODOLOGY

4.1 Background Research

4.1.1 Previous Survey Forms and Determinations of Eligibility
Prior to any field survey, A.D. Marble & Company conducted background research, which is presented in Section 5.0, Summary of Previous Documentation, of this report. This began with an examination of the survey forms, notes, and photographs on file at the DE SHPO. Specifically, CRS forms and National Register nomination forms for properties within the APE were collected and copied. The microfiche files for survey forms for all CRS numbers referenced on the State Planning Office (SPO) mapping were examined. When indicated by the DE SHPO staff, additional paper documentation was consulted. For those surveyed resources that were not listed in the National Register, staff searched the DE SHPO files for determinations of eligibility and/or supporting documentation on official eligibility evaluations and decisions.

Historic American Buildings Survey (HABS) documentation of resources in the APE was accessed online through the Library of Congress and collected. In addition, the files of the New Castle County Planning Department and the University of Delaware Center for Historic Architecture and Design (formerly the Center for Historic Architecture and Engineering) (CHAE/CHAD) were visited to search for any additional survey forms or HABS documentation that may not have been on file in other locations. Copies of previous documentation for listed and eligible resources are included in Appendix A of this report.

4.1.2 Previous Reports and Studies
A.D. Marble & Company staff retrieved and copied relevant cultural resource reports, studies, historic contexts, and historic maps on file at the DE SHPO. Other institutions and/or repositories visited or consulted with for this task include: DelDOT, the New Castle County Planning Department, CHAE/CHAD, the Morris Library at the University of Delaware, the Historical Society of Delaware (Wilmington), and the Hagley-Eleutherian Mills Library. After the background research was completed, a bibliographical list of previous studies and contexts relevant to the study area was prepared by A.D. Marble & Company and provided to RK&K and DelDOT staff for informal review and comment. For a complete list of previous studies and contexts relevant to the U.S. 301 APE, consult the Bibliography section of this report.

4.1.3 GIS Database
A GIS database was used to facilitate the management of data for this project. The template for this database was provided to A.D. Marble & Company by DelDOT. The DE SHPO's GIS data layer for St. Georges Hundred was received and integrated into the project GIS database. For all cultural resources (standing buildings, bridges, archaeological resources, and other historic-period sites) with previously assigned CRS numbers, previous survey documentation was entered into the project GIS database. When entering information into associated attribute tables, A.D. Marble & Company

coordinated with DelDOT and utilized the protocol provided for the database. The limits of previous surveys are shown in Figure 4.

Tax Assessment Data

Tax assessment data was collected from the New Castle County Tax Assessors Office. This information, which usually included year of construction, was collected prior to field survey work so that dates of construction could be verified during the course of survey work.

National Register Boundaries

When available, National Register boundaries for properties previously listed or determined eligible were mapped as polygons in GIS prior to fieldwork. Discrepancies in boundaries were noted during field work.

Historic Maps

Historic mapping for the project area was incorporated into GIS to help determine the presence or absence of properties on the landscape by specific years. Maps incorporated as layers in GIS to help illustrate changes to the landscape over time as well as aid in the dating of resources in the study area are: Rea and Price, *Map of New Castle County, Delaware*, 1849; D.G. Beers, *Atlas of the State of Delaware*, 1868; G.W. Baist, *Atlas of New Castle County, Delaware*, 1893; and the A.H. Mueller, *Map of the Delaware River*, 1919 (Figures 5 to 8).

The availability of 1962 SPO mapping for the project area determined the cut-off date for survey work; all buildings present on the landscape by 1962 were identified and mapped. USGS 7.5 Minute Quadrangles from the 1950s, including Cecilton, MD-DE (1958), St. Georges, DE (1953), Middletown, DE (1953), were also referenced to pinpoint dates of construction (Figure 9).

The archived road plans, the map collection, and annual reports in the DelDOT archives were reviewed. The road plans relevant to the APE were photocopied as they are useful for determining the historic development of individual properties. The 1941 and 1964 state highway maps were also photocopied.

4.2 Reconnaissance Survey

Upon the completion of the work described in the background research tasks, the reconnaissance survey was begun. During the reconnaissance survey, teams drove all passable roads in the study area. Generally, resources were examined from the public right-of-way(s); private property was only accessed when resources were not visible from the roadway. All survey information was gathered using Global Positioning System (GPS) units and field computers (IPAQ), which allowed data to be directly entered into the project database in the field. The information was then transferred directly into the computers back in the main office at the end of each field session.

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Reconnaissance Level APE

Survey Boundaries

- CR15 (Boyds Corner to Mt. Pleasant)
- Choptank Road Improvements
- US 13 Relief Route
- US 301 Weigh Station and Inspection Facility
- US Route 301 Corridor Study
- Woodstock Cell Tower Report

Sources:
1997 Aerial Photography

Figure 4
Limits of Previous Surveys

1 0 1 Miles

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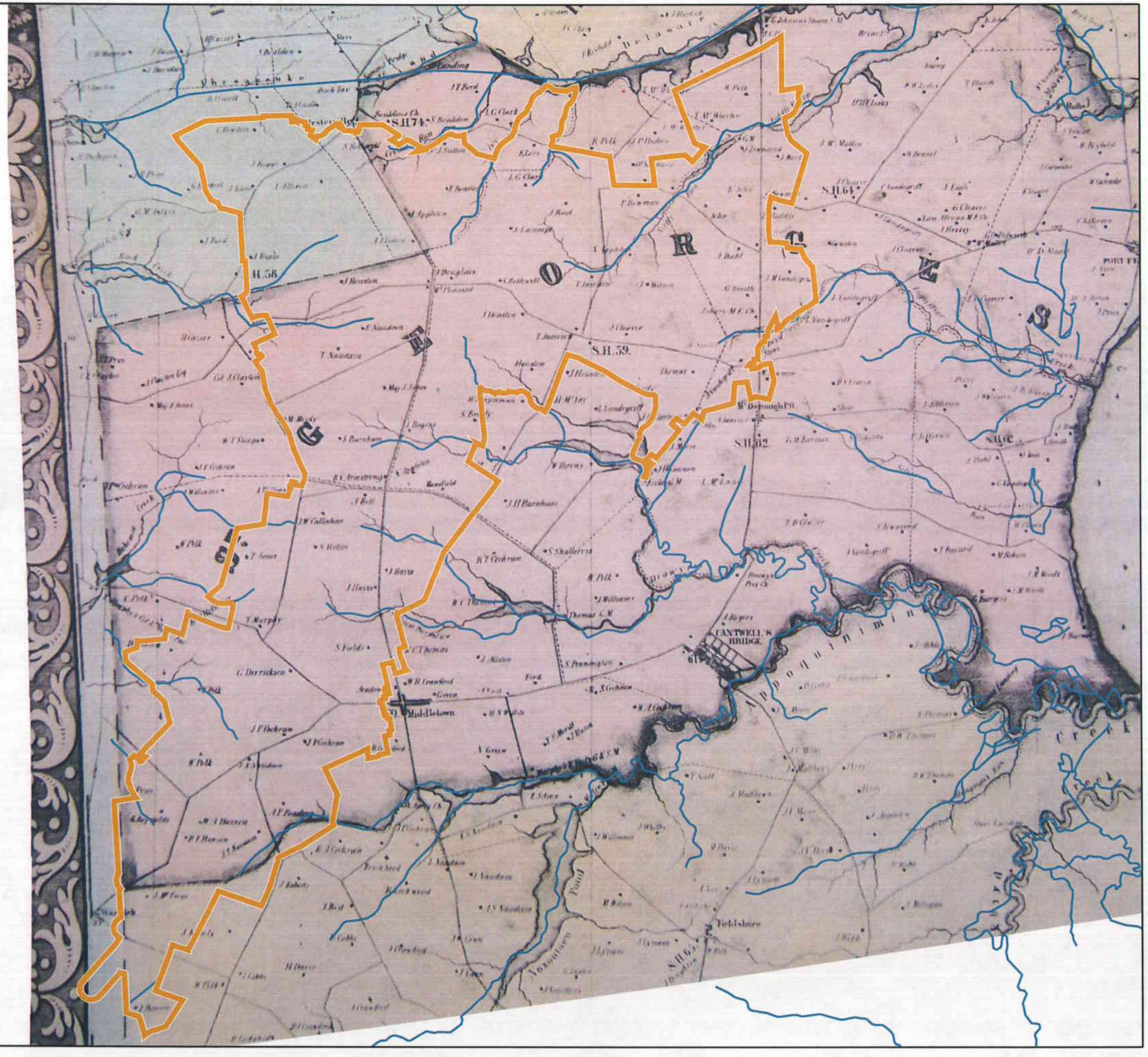

U.S. 301 Project Development Historic Context and Reconnaissance Survey Report

Reconnaissance Level APE

Sources:
Rea and Price, Map of New Castle County, Delaware, 1849
A.D. Marble Site Investigation

Figure 5
Rea and Price
New Castle County, Delaware, 1849

1 0 1 Miles

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Map Document: (X:\Projects\P8264\Mapping\HistReconFigs\Fig5RaeAndPrice.mxd)
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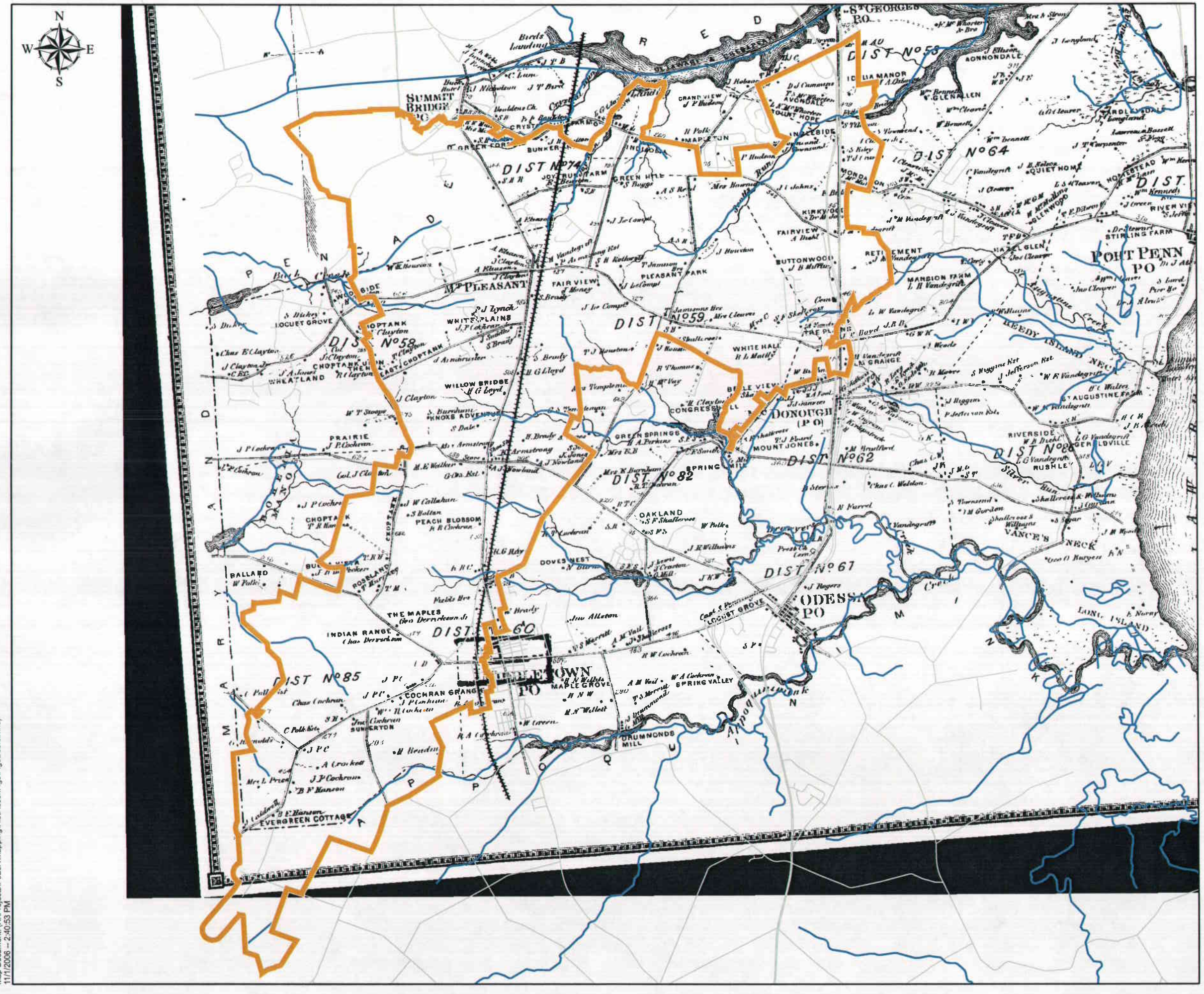

U.S. 301 Project Development Historic Context and Reconnaissance Survey Report

Reconnaissance Level APE

Sources:
J.G. Beers, Atlas of the State of Delaware, 1868
A.D. Marble Site Investigation

Figure 6
J.G. Beers
Atlas of the State of Delaware, 1868

1 0 1 Miles

July 2006

Map Document: (X:\Projects\P826A\Mapping\HistReconFigs\Fig6Beers.mxd)
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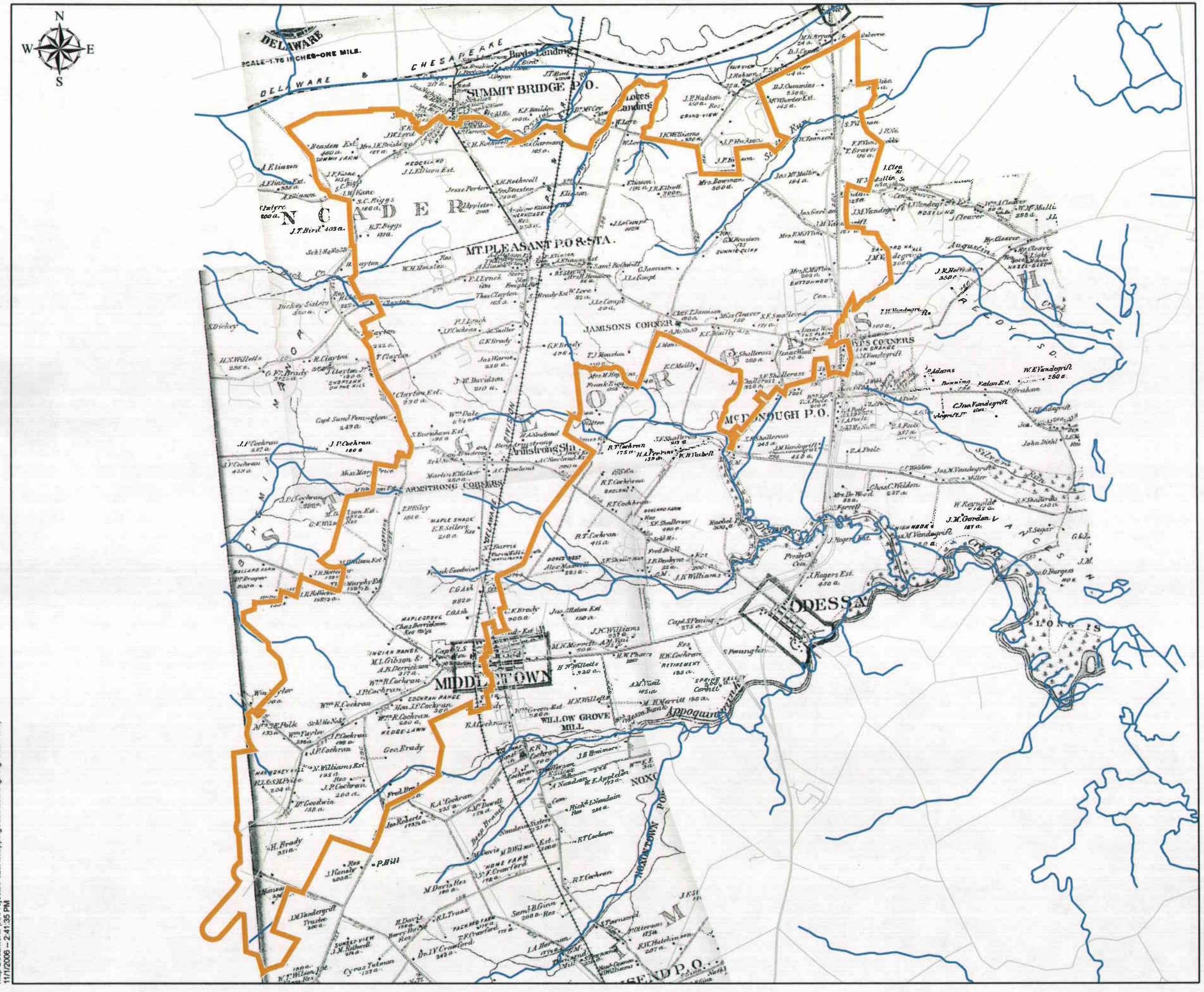

U.S. 301 Project Development Historic Context and Reconnaissance Survey Report

Reconnaissance Level APE

Sources:
G.W. Baist, Atlas of New Castle County, Delaware, 1893
A.D. Marble Site Investigation

Figure 7
G.W. Baist, Atlas of
New Castle County, Delaware, 1893

1 0 1 Miles

July 2006

Map Document: (X:\Projects\P8265A\Mapping\HistReconFigs\Fig7Baist.mxd)
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Map Document: (X:\Projects\P826A\Mapping\HistReconFigs\Fig8Mueller.mxd)
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U.S. 301 Project Development Historic Context and Reconnaissance Survey Report

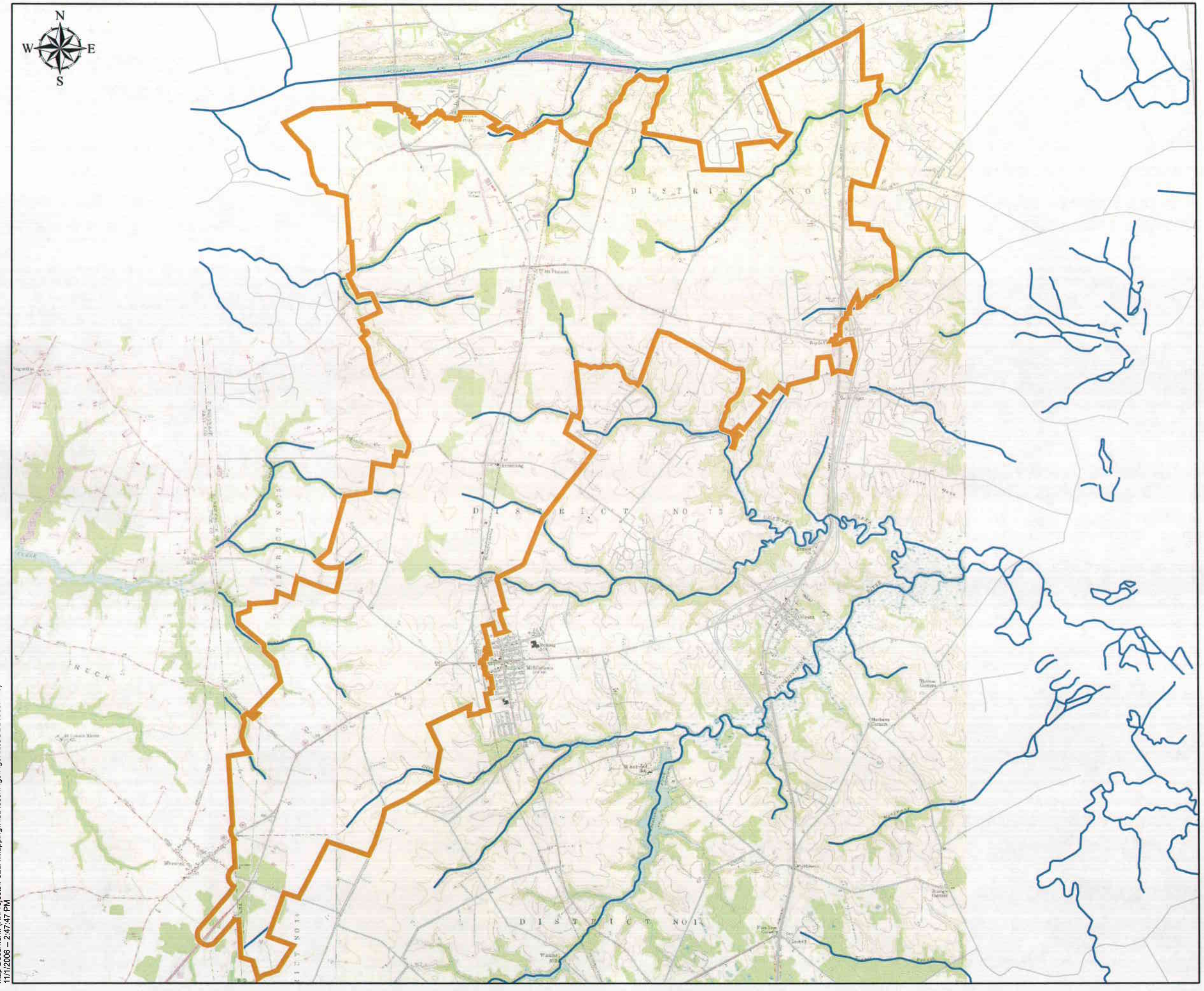
Reconnaissance Level APE

Sources:
A. H. Mueller, Map of the Delaware River, 1919
A.D. Marble Site Investigation

Figure 8
A. H. Mueller
Map of the Delaware River, 1919

1 0 1 Miles

July 2006



U.S. 301 Project Development Historic Context and Reconnaissance Survey Report

Reconnaissance Level APE

Sources:
USGS 7.5 DRGs
Cecilton, MD-DE (1958). Middletown, DE (1953).
Saint George's, DE (1953).
A.D. Marble Site Investigation

Figure 9
USGS 7.5 Minute Quadrangle

1 0 1 Miles

July 2006

Map Document: (X:\Projects\P826A\Mapping\HistReconFigs\Fig9HistUSGS1950.mxd)
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During the reconnaissance survey, A.D. Marble & Company staff:

- field-checked all of the previously surveyed resources (CRS points) to assess their presence or absence on the landscape and to verify database information;
- examined previously listed and determined eligible resources to determine if they retained integrity and to verify National Register boundaries;
- confirmed the presence or absence of all buildings, structures and objects shown on the 1962 aerials;
- took digital photographs of each property that contained buildings, structures, and objects pre-dating 1962; and,
- noted additional buildings, structures, and objects that visually appeared to date from 1962 or earlier (but that were not clearly indicated on the 1962 aerials).

Resources that were no longer standing, but which had previously assigned CRS numbers, were noted as demolished and as potential sites because these could contain intact archaeological resources. A unique code was developed for these properties in the database. As necessary, county tax parcel data was referenced in the field to confirm or refute dates for year of construction.

All resources identified during the windshield that were not previously assigned a CRS point were assigned a temporary control number and relevant information was collected in the database. Eight of the newly identified resources in the reconnaissance survey were not advanced for further study as they were archeological sites (CRS Nos. A00004, A00005, A00036, A00053, A00058, A00070, A00215, and A00220). There were six buildings (A00034, A00038, A00052, A00055, A00062, A00223) and one cemetery (CRS No. A00018) that were discovered to post-date the 1962 survey cut-off date following the reconnaissance survey and prior to the intensive level survey. One dwelling identified on the 1962 aerials had been moved (CRS No. A00217) and was not advanced for further study. DelDOT coordinated with the DE SHPO to add the remaining 91 newly identified aboveground resources to their survey database and received CRS numbers (CRS No. N14307 to CRS No. N14376 in Table 2).

4.3 Historic Context

The National Register of Historic Places, established by Congress in 1966, is the inventory of historic resources significant at the local, state, and national levels. Historic resources that can be considered for the National Register include districts, sites, buildings, structures, and objects that manifest significance in American history, architecture, archaeology, engineering, and culture; possess integrity of location, design, setting, materials, workmanship, feeling, and association; and that have:

A. Association with events that have made a significant contribution to broad patterns of our history;

B. Association with the lives of persons significant in our past;

C. Distinctive characteristics of a type, period, method of construction, a master, or high artistic values; or represent a significant and distinguishable entity; or

D. Information, or potential information, important to history or prehistory. (Ames et al. 1989:5)

A historic context is a body of information organized by theme, place, and time that assists in the evaluation of National Register eligibility of resources that meet the age consideration (1962 is used as the cut off date for this study). The historic context section of this report (Section 7.0) provides background on the historical development of the APE and the Upper Peninsula Zone. The historic context is organized by the five chronological periods presented in the *Delaware Comprehensive Historic Preservation Plan* (hereafter referred to as the historic preservation plan) and by identified historic themes (Ames et al. 1989:37).

Chronological periods addressed in this report include:

1630-1730±	Exploration and Frontier Settlement
1730-1770±	Intensified and Durable Occupation
1770-1830±	Early Industrialization
1830-1880±	Industrialization and Early Urbanization
1880-1940±	Urbanization and Early Suburbanization
1940-1960±	Suburbanization and Early Ex-Urbanization

No aboveground resources dating to the 1630-1730± and 1730-1770± periods have been identified in the APE to date; however, these periods are addressed in this document to provide a more complete understanding of the historical development of the study area.

As noted above, the information presented in the historic context is organized by historic themes. The 1993 study identified two general historic themes based on the historic preservation plan: Agriculture, Settlement Patterns & Demographic Change, and Architecture, Engineering, and Decorative Arts, as well as the following contexts for the evaluation of specific property types:

- Dwellings of the Rural Elite
- The Rebuilding of St. Georges Hundred
- Agricultural Tenancy in Central Delaware
- Early Twentieth Century Rural Architecture
- Log Building Construction in Central Delaware
- Early Twentieth Century Farm Planning
- Rural Family Development
- Resources Related to the African American Experience in Delaware (Siders et al. 1993:8-9).

The seven themes identified for this report relate to the historic themes outlined in the historic preservation plan and include the subthemes addresses in the 1993 survey. The seven identified themes are:

- Agriculture (related to historic preservation plan theme: Agriculture);
- Residential Architecture (related to historic preservation plan theme: Architecture, Engineering, and Decorative Arts);
- Transportation (related to historic preservation plan theme: Transportation and Communication);
- Community Development (related to historic preservation plan theme: Settlement Patterns and Demographic Changes);
- Industry (related to historic preservation plan theme: Manufacturing);
- Commercial Development (related to historic preservation plan theme: Retailing/Wholesaling); and
- African-American History and Culture (related to historic preservation plan theme: Settlement Patterns and Demographic Changes). (Ames et al. 1989:23)

The historic context is linked to aboveground resources through the concept of property types. Property types are based on a set of shared physical or associative characteristics. Physical characteristics may include structural forms, architectural styles, or building materials. Associative characteristics relate to events, activities, or specific individuals or a group of individuals. Section 8.0, Associated Property Types and Registration Requirements, identifies property types for each historic theme, provides a discussion of the distribution of these property types within the APE, and identifies potentially eligible examples in the APE based on the results of the reconnaissance survey. Section 8.0 also provides guidance for evaluating property types in the study area. A summary of property types and registration requirements is presented in Section 6.3.

5.0 Summary of Previous Documentation

5.0 SUMMARY OF PREVIOUS DOCUMENTATION

An examination of the DE SHPO files revealed that 22 properties have been listed in the National Register within the U.S. 301 APE (Table 1). In the 1970s, persons affiliated with the Division of Historical and Cultural Affairs prepared National Register nominations for eight properties within the study area. Two more properties were individually listed in the 1980s. In 1985, CHAE/CHAD at the University of Delaware prepared the *Rebuilding St. Georges Hundred* multiple property nomination which included 12 extant resources within the U.S. 301 APE (Herman et al. 1985) (Table 1). CHAE/CHAD also prepared the nomination *Dwellings of the Rural Elite in Central Delaware* in 1992 (Herman et al. 1992). Two previously listed properties in the APE, CRS No. N00188 and CRS No. N03930, were related to this multiple property nomination.

CHAE/CHAD has also completed HABS level documentation of ten properties with the U.S. 301 APE, including CRS No. N00105, CRS No. N00117, CRS No. N00118, CRS No. N00188, CRS No. N00413, CRS No. N03135, CRS No. N03930, CRS No. N05123, CRS No. N05184, and CRS No. N05201. The CHAE/CHAD documented the following resources as part of the Threatened and Endangered Buildings Survey: CRS No. N05149, CRS No. N05195, CRS No. N05247, and CRS No. N05248.

Additionally, several properties in the APE were documented as part of reports prepared for planned development, including the Crosslands Development, which provided for the documentation of CRS No. N05197 (Young and Siders 2005). The New Castle County Planning Department requested that CRS Nos. N05185 and N05196 be documented and evaluated as part of the Bayberry North proposed subdivision (Heite 2004). CRS No. N05186 was examined by the New Castle County Planning Department as part of the proposed Bayberry Town Center. CHAD's 2002 report, *Neighborhood Property History: Jamison's Corner and Shallcross Lake Vicinity*, documented some history on CRS Nos. N05247, N05195, and N05248 (Bernhardt et al. 2002).

In the 1980s, a group of farms located within "The Levels," an expanse of flat land around Levels Road toward the southern end of the project area, was considered for nomination as a potential rural historic district made of farms with a related agricultural heritage. However, meetings with property owners indicated a strong objection to this designation, and the nomination process was subsequently discontinued. The draft documentation prepared for the area around Levels Road, which includes discussions of individual farm complexes in the APE, was collected (Brooks, Jicha, and Herman 1985).

The DE SHPO and DelDOT file examinations also revealed that previous cultural resources studies have addressed historic resources within the U.S. 301 APE. Between 1985 and 1986, the firm of Killinger Kise Franks Straw (KKFS) evaluated resources within the eastern portion of the U.S. 301 corridor as part of their work for the U.S. 13 Relief Route corridor (present-day SR 1) that extended from SR 7 in New Castle County to U.S. 113 in Kent County. Three reports were prepared as part of this survey (KKFS 1985, Benenson and Bower 1987, FHWA et al. 1987). As a result of their work, KKFS prepared documentation for one property (CRS No. N05244) within the U.S. 301 APE. Three additional resources

documented by KKFS were determined eligible in the late 1980s as part of proposed improvements to CR 15/SR 896: CRS Nos. N05182, N05186, and N05248.

In 1992, CHAE/CHAD completed a preliminary survey for a proposed U.S. 301 corridor extending from the Maryland state line to I-95. CHAE/CHAD presented eligibility recommendations for 33 properties situated south of the Chesapeake & Delaware Canal (Siders et al. 1993). CHAE/CHAD's findings were submitted as part of the U.S. 301 Draft Environmental Impact Statement and the U.S. 301 MIS (VHB 1993, 2000). No formal determinations of eligibility were made as a result of this study.

One resource in the APE, the Gov. Benjamin T. Biggs Farm (CRS No. N06190), was determined not eligible in 1995 as a result of planned right-of-way acquisition for U.S. 301.

Lichtenstein Consulting Engineers, Inc.'s inventory of Delaware bridges evaluated four bridges within the U.S. 301 APE. Only one bridge (CRS No. N12636) was determined eligible for National Register listing. The three remaining bridges (CRS No. N12637, CRS No. N12638.1, and CRS No. N12638.2) were determined not eligible (Table 1) (Lichtenstein Consulting Engineers, Inc. 2000). CRS No. N12637 was subsequently replaced. Three resources in the APE were previously determined not eligible for listing in the National Register as a result of a study along Choptank Road: CRS Nos. N14080, N14081, and N14082.

Table 1. Previously Evaluated Resources in the U.S. 301 APE.

CRS Number	Historic Name	NR Status	Associated Study/Context	Retains Integrity?
CRS No. N00105	Fields Heirs	Listed	Rebuilding St. Georges Hundred; HABS	N (demolished)
CRS No. N00106	Maples	Listed	Individual NR nomination	Y
CRS No. N00107	S. Holton Farm	Listed	Rebuilding St. Georges Hundred	Y
CRS No. N00109	Choptank	Listed	Rebuilding St. Georges Hundred	Y
CRS No. N00113	Rumsey Farm Complex	Listed	Individual NR nomination	Y
CRS No. N00117	Cochran Grange	Listed	Individual NR nomination; HABS	Y
CRS No. N00118	Hedgelawn	Listed	Individual NR nomination; HABS	Y
CRS No. N00121	Weston	Listed	Rebuilding St. Georges Hundred	Y
CRS No. N00188	Greenlawn	Listed	Dwellings of the Rural Elite; HABS	N (demolished)
CRS No. N00413	A. Eliason House	Listed	Rebuilding St. Georges Hundred; HABS	Y
CRS No. N00425	Middletown Historic District	Listed	Individual NR nomination	Y
CRS No. N03930	Achmester (Farm Complex)	Listed	Dwellings of the Rural Elite; HABS	Y

CRS Number	Historic Name	NR Status	Associated Study/Context	Retains Integrity?
CRS No. N03935	Biddle House	Listed	Individual NR nomination	Y
CRS No. N03947	Idalia Manor	Listed	Rebuilding St. Georges Hundred	Y
CRS No. N05123	Governor Benjamin T. Biggs Farm	Listed	HABS	Y
CRS No. N05146	Armstrong-Walker	Listed	Rebuilding St. Georges Hundred	Y
CRS No. N05148	Rosedale	Listed	Rebuilding St. Georges Hundred/KSK Choptank Road Survey	Y
CRS No. N05181	Elm Grange/J.M. Vandergift	Listed	Rebuilding St. Georges Hundred	Y
CRS No. N05182	Thornton's Store	Eligible	CR 15/SR 896	N (demolished)
CRS No. N05186	Cleaver Farm/Biddle Mansion Farm	Eligible	CR 15/SR 896	Y
CRS No. N05196	Old Ford Dairy	Listed	Rebuilding St. Georges Hundred	N (deteriorated)
CRS No. N05197	McWhorter Farm	Listed	Rebuilding St. Georges Hundred	N (house gone)
CRS No. N05201	Retirement Farm	Listed	Rebuilding St. Georges Hundred; HABS	Y
CRS No. N05208	The Plains	Not eligible	U.S. Route 13 Relief Route DOE by KKFS	Y
CRS No. N05216	George Brady's Farm Managers Dwelling	Eligible	Rebuilding St. Georges Hundred	N (relocated)
CRS No. N05225	B.F. Hanson House	Listed	Individual NR Nomination	Y
CRS No. N05226	Frederick Brady Farmhouse	Not eligible	Skelly & Loy U.S. 301 Weigh Station and Inspection Facility	Y
CRS No. N05244	Fairview/A.H. Diehl	Eligible	U.S. Route 13 Relief Route Final EIS	Y
CRS No. N05246	Mondamon Tenant Farm	Not eligible	U.S. Route 13 Relief Route DOE by KKFS	N
CRS No. N05248	S.F. Shallcross Farm	Eligible	CR 15/SR 896	Y
CRS No. N06190	Gov. Benjamin T. Biggs Farm	Not Eligible	U.S. 301 Property Acquisition	Y
CRS No. N12636	Bridge 383	Eligible	Delaware's Historic Bridges	Y
CRS No. N12637	Bridge 382	Not eligible	Delaware's Historic Bridges	N (demolished)
CRS No. N12638.1	Bridge 399N	Not eligible	Delaware's Historic Bridges	Y
CRS No. N12638.2	Bridge 399S	Not eligible	Delaware's Historic Bridges	Y

CRS Number	Historic Name	NR Status	Associated Study/Context	Retains Integrity?
CRS No. N12769	Bennett Thomas Mill Site	Eligible	U.S. Route 13 Relief Route	Y
CRS No. N14080	Sharp Farm	Not Eligible	MTA Management Summary/Choptank Road	Y
CRS No. N14081	1706 Choptank Road	Not Eligible	MTA Management Summary/Choptank Road	Y
CRS No. N14082	1692 Choptank Road	Not Eligible	MTA Management Summary/Choptank Road	Y
CRS No. N14375	Brady Tenant House/Yaiser Property	Not Eligible	Woodstock Cell Tower Report	Y

Source: DE SHPO files and DelDOT and DE SHPO staff coordination

A Phase I Cultural Resources Survey was prepared for Bridge 377 on Rt. 435 (Choptank Road) over Back Creek in 2001 (Emory and Archibald 2001). This report, located at the western end of the APE, did not evaluate or reevaluate any aboveground resources.

The Choptank Road Management Summary prepared by McCormick, Taylor and Associates in 2001 provided revised National Register boundaries for two properties that were previously listed: CRS No. N00427 and CRS No. N05148 (Silber and Seavey 2001). This study also recommended five properties not eligible for National Register listing, three of which are included in the U.S. 301 APE (CRS Nos. N14080, N14081, and N14082).

A study prepared by Skelly and Loy in March 2005 associated with the U.S. 301 Weigh Station and Inspection Facility resulted in a not eligible determination for CRS No. N05226 (Gundy et al. 2005). The Woodstock Cell Tower Report, prepared for Nextel Communications, surveyed 12 resources within the U.S. 301 APE, including two previously listed properties, CRS Nos. N00121 and N03930 (Rotenstein 2004). One resource (CRS No. N14375) was determined not eligible for listing in the National Register.

Other studies with the potential to yield information on resources within the U.S. 301 APE include Land Use Planning Act (LUPA) and Preliminary Land Use Service (PLUS) documentation prepared for the Office of State Planning Coordination, which has been examined using online resources. Any additional relevant documentation prepared for proposed developments in the APE will also be collected at the New Castle County Planning Office and included in future reports.

The limits of previous studies are depicted in Figure 4.

6.0 Results of Reconnaissance Survey

6.0 RESULTS OF RECONNAISSANCE SURVEY

The goals of the reconnaissance survey were to: 1) identify resources present within the APE by 1962; 2) field check those properties that were previously listed or determined eligible for listing in the National Register; and 3) expand upon the resource inventory and historic context developed in the 1993 reconnaissance survey (Siders et al. 1993).

6.1 Resource Identification

As a result of the reconnaissance survey, a total of 220 resources were field-inspected. Table 2 presents a summary of the previously unevaluated resources (historic name, address, date of construction, and property type) identified in the survey. To provide specific location information for each of the CRS points identified during field survey, Figure 2 was enlarged and is included in this report as Attachment A. Photographs 1 to 16 are examples of the resource types that were identified during survey work, which are discussed below in Section 6.3.

6.2 National Register Boundary Discrepancies and Changes to Integrity

The boundaries of the previously listed and eligible resources were mapped in GIS and examined during the field survey. Due to discrepancies in verbal boundary descriptions and mapping and/or a lack of boundary descriptions provided in early nominations, the boundaries of many of these historic properties will need to be established in consultation with DelDOT and DE SHPO as part of future work. Previously listed and determined eligible resources are shown in Figure 3, and those boundaries requiring additional investigation are indicated.

In addition to boundary revisions, documentation of loss of integrity (see Integrity column of Table 1) will be included in the forthcoming eligibility report. Field examination revealed that two of the previously listed resources have been demolished: Fields Heirs (CRS No. N00105) and Greenlawn (CRS No. N00188). George Brady's Farm Manager's Dwelling (CRS No. N05216) has been relocated to the vicinity of Brook Gable (CRS No. N00101), outside the APE. The dwelling of the McWhorter House (CRS No. N05197) has burned since it was listed, although the outbuildings and landscape features remain. The Old Ford Dairy (CRS No. N05196) is in a state of deterioration. Finally, Thornton's Store (CRS No. 05182) has been demolished.

Table 2: Previously Unevaluated Resources in the U.S. 301 APE

CRS Number	Year Built	Circa	Integrity	Property Type	Source
A00004	1940	X	Demolished	Site	Archaeology, USDA 1932 Aerials and USGS 1958 Cecilton quadrangle
A00005	1940	X	Demolished	Site	Archaeology, USDA 1932 Aerials and USGS 1958 Cecilton quadrangle
A00008	post-1962		Original to Site	Building	1962 aerials
A00018	1980	X	Original to Site	Site	Deed research
A00034	post-1962		Original to Site	Building	1962 aerials
A00036	1920	X	Demolished	Site	NCC Tax Data
A00038	post-1962		Original to Site	Building	1962 aerials
A00052	post-1962		Original to Site	Building	1962 aerials
A00053	1840	X	Demolished	Site	Rea & Price 1849 Map
A00055	post-1962		Original to Site	Building	1962 aerials
A00058	1840	X	Demolished	Site	Rea & Price 1849 Map
A00062	post-1962		Original to Site	Building	1962 aerials
A00070	1840	X	Demolished	Site	Rea & Price 1849 Map
A00215	1925	X	Demolished	Site	Mueller 1919 Map and USDA 1932 Aerial
A00217	1965	X	Moved	Building	Field identification
A00220	1840	X	Demolished	Site	Rea & Price 1849 Map
A00223	post-1962		Original to Site	Building	Field identification
N00112.	1855	X	Original to Site	Building	NR Nom, 1979
N00113.01	1850	X	Original to Site	Building	Field identification
N00117.01	1842		Original to Site	Building	NR Nom, 1972
N00118.01	1856		Original to Site	Building	NR Nom, 1978
N00138.	1840	X	Demolished	Building	Rea & Price 1849 Map
N03797.	0000		Unknown	Site	Archaeology
N03798.	0000		Unknown	Site	Archaeology
N03799.	0000		Unknown	Site	Archaeology
N03935.01	1880	X	Original to Site	Building	Field identification
N05117.	1860	X	Demolished	Building	Beers 1868 Map
N05127.	1860	X	Demolished	Building	Beers 1868 and Hopkins 1878 Maps
N05131.	1840		Original to Site	Building	Rea & Price 1849 and Beers 1868 Maps
N05143.	1850	X	Demolished	Building	Rea & Price 1849 and Beers 1868 Maps
N05144.	1870	X	Demolished	Building	Beers 1868 and Hopkins 1881 Maps
N05145.	1840	X	Demolished	Building	Rea & Price 1849 Map
N05147.	1840	X	Demolished	Building	Rea & Price 1849 Map
N05149.	1860	X	Demolished	Building	Rea & Price 1849 and Beers 1868 Maps
N05150.	1860	X	Demolished	Building	CRS, 1979
N05151.	1840	X	Demolished	Site	Rea & Price 1849 Map
N05152.	1850	X	Demolished	Building	Rea & Price 1849 and Beers 1868 Maps
N05153.	1800	X	Original to Site	Building	CRS, 1979
N05183.	1840	X	Original to Site	Building	Rea & Price 1849 Map
N05184.	1800	X	Original to Site	Building	Rea & Price 1849 Map, examination of files and photos
N05185.	1860	X	Original to Site	Building	CRS, 1988
N05188.	1840	X	Demolished	Building	Rea & Price 1849 Map
N05189.	1880	X	Original to Site	Building	NCC Tax Data
N05191.	1836	X	Original to Site	Building	CRS, 1979
N05195.	1880	X	Original to Site	Building	NCC Tax Data
N05198.	1880	X	Original to Site	Building	Rea & Price 1849 Map, examination of files and photos
N05218.	1920	X	Original to Site	Building	Rea & Price 1849 Map
N05218.02	1950	X	Original to Site	Building	CRS, 2004
N05219.	1840	X	Demolished	Building	Rea & Price 1849 Map
N05220.	1840	X	Demolished	Building	Rea & Price 1849 Map
N05221.	1840	X	Original to Site	Building	NCC Tax Data

Table 2: Previously Unevaluated Resources in the U.S. 301 APE

CRS Number	Year Built	Circa	Integrity	Property Type	Source
N05223.	1850	X	Original to Site	Building	Rea & Price 1849 Map
N05224.	1830	X	Original to Site	Building	CRS, 1992
N05235.	1915	X	Original to Site	Building	CRS, 1992
N05236.	1920	X	Original to Site	Building	Field identification
N05237.	1820	X	Demolished	Building	Rea & Price 1849 Map, examination of files and photos
N05238.	1880	X	Original to Site	Building	CRS, 1992
N05239.	1840	X	Demolished	Building	Rea & Price 1849 Map
N05240.	1870	X	Original to Site	Building	CRS, 1979
N05241.	1940	X	Original to Site	Building	CRS, 1979
N05242.	1860	X	Original to Site	Building	CRS, 1979
N05245.	1840	X	Original to Site	Building	CRS, 1979
N05247.	1840	X	Demolished	Building	Rea & Price 1849 Map
N06191.	1840	X	Original to Site	Building	CRS, 1980
N06320.	1800	X	Original to Site	Building	CRS, 1981
N07838.	0000		Unknown	Site	Archaeology
N07839.	0000		Unknown	Site	Archaeology
N07840.	0000		Unknown	Site	Archaeology
N07841.	0000		Unknown	Site	Archaeology
N10304.05	1830	X	Demolished	Building	CRS, 1985
N10304.25	1960	X	Original to Site	Building	Field identification
N10304.26	1860	X	Original to Site	Building	CRS, 1985, Field identification
N12014.	1890		Original to Site	Building	CRS, 1988
N12015.	1882	X	Original to Site	Building	CRS, 1988
N12016.	1921	X	Original to Site	Building	NCC Tax Data
N12017.	1913	X	Demolished	Building	CRS, 1988
N12018.	1915	X	Moved	Building	CRS, 1988
N12019.	1925	X	Original to Site	Building	CRS, 1988
N12020.	1890	X	Original to Site	Building	CRS, 1988
N12116.	0000		Unknown	Site	Archaeology
N12717.	1900	X	Demolished	Building	CRS, 1990
N12739.	1950	X	Original to Site	Building	CRS, 1991
N12740.	1955	X	Original to Site	Building	CRS, 1991
N12741.	1930	X	Demolished	Building	CRS, 1991
N12742.	1952		Original to Site	Building	CRS, 1991
N12754.	1880	X	Demolished	Building	CRS, 1991
N12758.	1865	X	Original to Site	Building	CRS, 1991
N12770.	1840	X	Demolished	Site	Archaeology, Rea & Price 1849 Map
N12786.	0000		Unknown	Site	Archaeology
N12787.	0000		Unknown	Site	Archaeology
N12788.	0000		Unknown	Site	Archaeology
N12812.	1840	X	Demolished	Site	Archaeology, CRS, 2002
N12813.	1840	X	Demolished	Site	Archaeology, Rea & Price 1849 Map, CRS, 1992
N12814.	1860	X	Demolished	Site	Archaeology, Rea & Price 1849 and Beers 1868 Maps
N13294.	0000		Demolished	Site	Archeaology
N13309.	1940	X	Original to Site	Building	USGS Map, Field identification
N13310.	1870	X	Demolished	Building	Beers 1868 and Hopkins 1881 Maps
N13311.	1900	X	Demolished	Building	USGS Map
N13410.	0000		Unknown	Site	Archaeology
N13536.	1923	X	Original to Site	Building	NR Nom, (African American Schools 1919-1940)
N13607.	1957		Original to Site	Building	NR Nom, 1995
N13675.	1910	X	Original to Site	Building	Field identification
N14176.	0000		Unknown	Site	Archaeology
N14179.	0000		Unknown	Site	Archaeology

Table 2: Previously Unevaluated Resources in the U.S. 301 APE

CRS Number	Year Built	Circa	Integrity	Property Type	Source
N14180.	0000		Unknown	Site	Archaeology
N14202.	1860	X	Demolished	Site	Archaeology
N14203.	0000		Unknown	Site	Archaeology
N14204.	1860	X	Demolished	Site	Archaeology, Rea & Price 1849 and Beers 1868 Maps
N14205.	1870	X	Demolished	Site	Archaeology
N14206.	1830	X	Demolished	Site	Archaeology
N14207.	0000		Unknown	Site	Archaeology
N14209.	0000		Unknown	Site	Archaeology
N14213.	0000		Unknown	Site	Archaeology
N14214.	0000		Unknown	Site	Archaeology
N14307	1955	X	Original to Site	Building	Field identification
N14308	1957	X	Original to Site	Building	Field identification
N14309	1961		Original to Site	Building	Field identification
N14310	1956	X	Original to Site	Building	Field identification
N14311	1930	X	Original to Site	Building	Field identification
N14312	1952	X	Original to Site	Building	Field identification
N14313	1952	X	Original to Site	Building	Field identification
N14314	1920	X	Original to Site	Building	Field identification
N14315	1940	X	Original to Site	Building	Field identification
N14316	1961	X	Original to Site	Building	Field identification
N14317	1958	X	Original to Site	Building	Field identification
N14318	1820		Original to Site	Site	Cemetery
N14319	1948	X	Original to Site	Building	Field identification
N14320	1970	X	Original to Site	Building	Field identification
N14321	1947	X	Original to Site	Building	Field identification
N14322	1945	X	Original to Site	Building	NCC Tax Data
N14323	1951	X	Original to Site	Building	NCC Tax Data
N14324	1959	X	Original to Site	Building	NCC Tax Data
N14325	1947	X	Original to Site	Building	Field identification
N14326	1962	X	Original to Site	Building	NCC Tax Data
N14327	1958	X	Original to Site	Building	NCC Tax Data
N14328	1960	X	Original to Site	Building	Field identification
N14329	1955		Original to Site	Building	NCC Tax Data
N14330	1985	X	Original to Site	Building	Field identification
N14331	1940	X	Original to Site	Building	Field identification
N14332	1955	X	Original to Site	Building	Field identification
N14333	1962	X	Original to Site	Building	NCC Tax Data
N14334	1900	X	Original to Site	Building	NCC Tax Data
N14335	1960	X	Original to Site	Building	Field identification
N14336	1960	X	Original to Site	Building	Field identification
N14337	1961	X	Original to Site	Building	NCC Tax Data
N14338	1960	X	Original to Site	Building	NCC Tax Data
N14339	1950	X	Original to Site	Building	NCC Tax Data
N14340	1959		Original to Site	Building	Field identification
N14341	1960	X	Original to Site	Building	NCC Tax Data
N14342	1959		Original to Site	Building	Field identification
N14343	1950	X	Original to Site	Building	Field identification
N14344	1959	X	Original to Site	Building	NCC Tax Data
N14345	1960	X	Original to Site	Building	NCC Tax Data
N14346	1960	X	Original to Site	Building	NCC Tax Data
N14347	1961	X	Original to Site	Building	NCC Tax Data
N14348	1860	X	Original to Site	Building	Field identification
N14349	1953	X	Original to Site	Building	NCC Tax Data

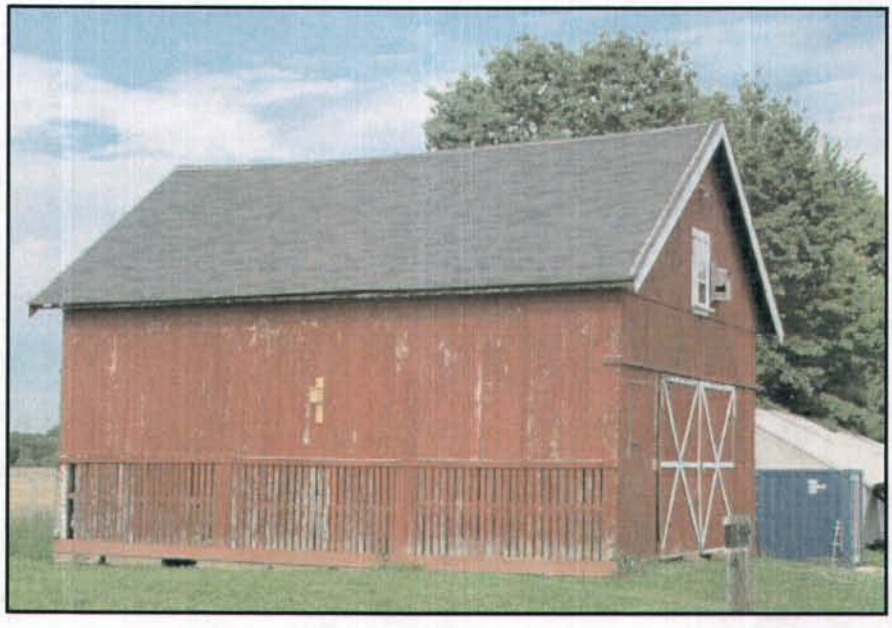
Table 2: Previously Unevaluated Resources in the U.S. 301 APE

CRS Number	Year Built	Circa	Integrity	Property Type	Source
N14350	1950	X	Original to Site	Building	NCC Tax Data
N14351	1930	X	Original to Site	Building	NCC Tax Data
N14356	1956	X	Original to Site	Building	Field identification
N14357	1947		Original to Site	Building	Field identification
N14358	1815	X	Original to Site	Site	Cemetery
N14359	1955	X	Original to Site	Building	Field identification
N14360	1920	X	Original to Site	Building	Field identification
N14361	1925	X	Original to Site	Building	Field identification
N14362	1938		Original to Site	Building	Field identification
N14363	1930	X	Original to Site	Building	Field identification
N14365	1930	X	Original to Site	Building	Field identification
N14366	1940	X	Original to Site	Building	Field identification
N14367	1915	X	Original to Site	Building	Field identification
N14368	1956	X	Original to Site	Building	NCC Tax Data
N14369	1950	X	Original to Site	Building	NCC Tax Data
N14370	1953	X	Original to Site	Building	NCC Tax Data
N14371	1961	X	Original to Site	Building	NCC Tax Data
N14372	1940	X	Original to Site	Building	Field identification
N14373	1855		Original to Site	Building	History
N14374	1829	X	Original to Site	Building	Field identification
N14376	1955	X	Original to Site	Building	Field identification
N14398	1945	X	Original to Site	Building	Field identification
N14399	1920	X	Original to Site	Structure	Field identification

Photograph 1: Elm Grange (CRS No. N05181) was previously listed in the National Register as part of the *Rebuilding St. Georges Hundred* nomination (May 2005).

Photograph 2: The dwelling at the S. Holton Farm (CRS No. N00107) was listed in the National Register as part of the *Rebuilding St. Georges Hundred* nomination (May 2005).

Photograph 3: This side-gable bank barn at Cochran Grange (CRS No. N00117) is one of only a few surviving examples of bank barns in the U.S. 301 APE (May 2005).



Photograph 4: This frame corncrib/granary associated with Idalia Manor (CRS No. N03947) is representative of similar farm buildings found throughout the study area (May 2005).

Photograph 5: This photograph of the McWhorter farm (CRS No. N05197) illustrates common landscape features reflecting nineteenth-and twentieth-century agricultural prosperity in St. Georges Hundred. These features include rows of trees leading to the farm complex and expanses of crop fields (May 2005).

Photograph 6: The central portion of the Biddle House (CRS No. N03935) is the only known example of plank (sawn) log construction. The Biddle House is listed in the National Register of Historic Places (National Register) and is also included in the *Rebuilding St. Georges Hundred* nomination (May 2005).

Photograph 7: The Maples (CRS No. N00106) represents the only extant example of Second Empire architecture in the U.S. 301 APE (May 2005).

Photograph 8: This frame cottage (CRS No. N14313) is typical of the small dwellings that were erected on small parcels at the edge of large farm complexes in the twentieth century (May 2005).

Photograph 9: This frame dwelling (CRS No. N05240) is located at the southwest corner of U.S. 301 and Old Schoolhouse Road. The surrounding area is believed to have been an African-American community and the dwelling likely served as a tenant house for the nearby Weston farm (CRS No. N00121) (May 2005).

Photograph 10: This gas station (CRS No. N14310) along U.S. 301 is representative of the type of commercial development that took place along the highway in the APE in the early to mid-twentieth century (May 2005).

Photograph 11: This twentieth-century industrial building, now home to Southern States (CRS No. N14317), is one of several industrial operations located in the APE and retains the siding which allows access to the railroad (May 2005).

Photograph 12: This one-story dwelling, a former duPont school (CRS No. N13536), served as the Mt. Pleasant Schoolhouse for the surrounding African-American community (May 2005).

Photograph 13: Rosedale (CRS No. N05148) is an example of a Federal style dwelling that was previously listed in the National Register (May 2005).

Photograph 14: The B.F. Hanson House (CRS No. N05225) is listed in the National Register for its architectural significance as a well-elaborated example of the Greek Revival style of architecture (May 2005).

Photograph 15: Weston (CRS No. N00121), which features brackets common to the Italianate style, was previously listed in the National Register (May 2005).

Photograph 16: This dwelling (CRS No. N14322) shows a Colonial Revival form and details, including a pedimented entry, shutters, and double-hung sash windows (May 2005).

6.3 Summary of Identified Property Types and Registration Requirements

Historic-period resources within the APE range in date of construction from the second quarter of the eighteenth century to the early 1960s. Readily identifiable property types in the APE include: agricultural resources, residential dwellings and developments, commercial resources, industrial resources, transportation resources, and resources related to African-American history. This section serves as a summary or quick reference guide of the discussion of property types and registration requirements, which are fully detailed in Section 8.0 of this report. For more specific discussion of the historical development of these property types, consult Section 7.0 of this report.

6.3.1 Agriculture

Agricultural lands comprise a significant portion of the APE, and farm complexes are a predominant property type. Survey work shows that the majority of the buildings in the farm complexes on the landscape date to the 1830-1880± period, which was the height of agricultural prosperity in the APE. The *Historic Context Master Reference and Summary* notes:

> Survival rates for the Upper Peninsula Zone in the 1830-1880+/- period are among the best for historic resources throughout the state. Several National Register of Historic Places listings and nominations have recognized the integrity and significance of entire landscapes. Integrity, relative to significance, condition, developmental pressures, and rarity therefore should be reviewed more critically for all cultural resources [from this period]. (Herman et al. 1989:30)

Agricultural resources from the 1770-1830± and 1880-1940± historic periods also remain on the farm complexes of the study area.

Additionally, much previous work relevant to the agricultural landscape of the U.S. 301 APE has been prepared (see Section 8.1.1 for a complete list). Most of the historic-period farms observed during the reconnaissance survey were previously listed or determined eligible for listing in the National Register, many as a result of the *Rebuilding St. Georges Hundred, New Castle County, 1850-1880* thematic National Register nomination (Photographs 1 and 2) (Herman et al. 1985). Additional contexts specific to agriculture in the study area include: *Dwellings of the Rural Elite, 1770-1830+/-* (Herman et al. 1992); *Agricultural Tenancy in Central Delaware, 1770-1900+/-* (Siders et al. 1991); and the *House and Garden in Central Delaware, 1780-1930+/-* (Sheppard et al. 2001). These three contexts provide information on the chronological development of associated property types and specific evaluation criteria for property types associated with specific socio-economic groups. Due to the large number of previously listed resources and extant farm complexes in the APE, integrity of agricultural properties should be afforded considerable scrutiny.

Agricultural resource types include agricultural complexes, individual farm buildings, and potential rural historic districts. A discussion of the evaluation of farm complexes

follows. Individual farm buildings within the farm complex would be eligible only if they were rare or unusual examples of their types and retain high levels of integrity. Further efforts are required to investigate the potential for rural historic districts in the U.S. 301 project area. These efforts will involve mapping approved planned future developments on historic-period farms and farmland, as well as additional consultation with DelDOT and DE SHPO staff.

Agricultural complexes feature a number of interrelated features including: residence(s) (Photographs 1 and 2), barns (Photograph 3), domestic and agricultural outbuildings (Photograph 4), associated landscape features (Photograph 5), small-scale features (fencing), circulation systems, and their overall spatial relationship. It is important that the farm complex be evaluated in the context of all of its interrelated buildings, landscape features, and circulation network. At least some of the farm land should be retained to establish the setting for the resource (Siders et al. 1991:34)

Farm complexes may be identified by types and modes of production (grain farming, dairy farming, peach farming, and truck farming), as indicated in the historic preservation plan (Ames et al. 1989:24). Agricultural property types in the study area generally present evidence of three predominant agricultural activities:

- Field Crop Agriculture (associated outbuildings include corn crib/granaries, threshing barns, hay barns, and multipurpose barns);
- Dairy Farming (associated outbuildings include dairy barns, silos, milk houses, and milk parlors); and
- Vegetable Farming (associated outbuildings include roadside stands, equipment sheds, and shelters housing produce cleaning and packing activities).

Peach farming, which was practiced in the study area for a period of about 30 years, does not appear to have made a significant impact on the landscape in terms of associated agricultural buildings; no packing houses were identified on farms of the study area during the reconnaissance survey. Additionally, the impact of peaches on the rebuilding effort of the landscape is questionable. *Rebuilding St. Georges Hundred* states: "Peaches had been grown locally since the mid eighteenth century, but their cultivation related to the financing of mid nineteenth century building activity is overestimated" (Herman et al. 1985:8-2). Thus, the peach house (a term given to dwellings of landowners erected in the mid-nineteenth century) appears to be a misnomer and would not be considered a property type associated with peach farming.

National Register Criteria and Aspects of Integrity

Agricultural resources must be eligible under at least one of the criterion and should retain at least four of the seven aspects of integrity to be considered eligible for listing in the National Register.

Criterion A—An agricultural complex may be significant if it demonstrates an intact farm comprising evidence of the farming types listed above. Evidence of the type of agricultural activity practiced on a farm may be gained from an examination of extant

features and/or documentary resources. Due to a significant loss of farm complexes in this area, a farm complex that retains sufficient integrity to convey one of the farming types listed above will likely be considered eligible under National Register Criterion A. In some cases, agricultural census data may be consulted to reinforce the historic significance of the property. The census data will assist in placing the property in a context with other agricultural properties in St. Georges Hundred and will indicate if the property has comparable or higher yields than other farmsteads of similar size in the area.

Criterion B—The eligibility of an agricultural complex for association with a significant individual would be based on information uncovered during property-specific research. The individual would need to have played a role in the historic development of St. Georges or Pencader Hundred or New Castle County.

Criterion C—A farm complex would be eligible if it retains a nearly complete grouping including: residence(s), barn(s), outbuildings, circulation pattern, small-scale features (e.g., fencing, ditching), spatial orientation, and field patterning. Usually, a farm complex that is eligible under Criterion C would also be eligible under Criterion A. Farm dwellings should be evaluated in the context of landscape features and associated outbuildings and not individually under Criterion C for architecture unless they are rare or unusual examples of their type.

Criterion D—An agricultural complex may be significant under this criterion if it provides information about the physical nature of agricultural development in the study area.

Historic integrity requires that the various characteristics that shaped the land and buildings during the period of significance be present today in much the same way as they were historically. This assessment should consider whether the property reflects the spatial organization, physical components, and historic associations that it attained during the periods of significance (National Park Service [NPS] 1999:21). Those farm complexes that represent recent or common farm types would need to retain a higher degree of integrity from the period of significance than a farm that would be potentially eligible for its early-nineteenth-century agricultural activities. Agricultural resources must retain four of the seven aspects of integrity to be considered eligible.

Setting--A farm should retain its farmland or open space setting. At a minimum, a sufficient buffer should exist between the farm and surrounding land uses. A small parcel of land with a farm complex surrounded by other, newer uses would not retain integrity of setting. Landscape components associated with setting include evidence of responses to natural environment, continued land use activities, boundary demarcations, and small-scale elements. Physical features associated with setting can be natural or manmade and include such elements as topographic features, vegetation, buildings, and the relationship between buildings and other features or open spaces.

Location—Aspects of location include siting, with respect to natural features and topography; use of local and indigenous materials; relationship to roadways; the presence

of native species in creek bottoms; and other responses to the natural environment. In some cases, the historic movement of farm buildings within the complex should otherwise be considered reflective of the dynamic nature of agriculture. Integrity of location of farm buildings within the farm complex is considered essential only for those farm clusters that are considered significant as representative examples of farm plan types.

Association—A property may be associated with trends in agriculture or patterns of ownership by a particular family. Continuing or compatible land uses and activities and patterns of ownership enhance the integrity of association.

Design—The original design of a farm may be affected by changes in agricultural production, the size of the farm family, and aesthetic considerations. Presence or absence and the layout of buildings and structures, vegetation, small-scale elements, and land uses are the most important features to consider when addressing the integrity of design of a farm complex.

Materials—When assessing integrity of materials, it is important to identify when and why the changes were made. Questions to ask include: do the material changes reveal important aspects of the history and evolution of the property, such as changing trends in agriculture, or do they detract from the overall integrity of the property? Replacement siding and rebuilt structures may enable a property to continue to function (i.e., a grain bin on a dairy farm), but these modern features detract from integrity of materials.

Workmanship—Evidence of workmanship must remain visible and be maintained in good working condition. Excessive deterioration through abandonment or long-term neglect would diminish integrity of workmanship.

Feeling—A farm that continues under agricultural use can be considered to have a higher degree of integrity of feeling than an upscale restored farmhouse where there has been substantial architectural restoration, but where there is little evidence of agricultural work.

6.3.2 Residential Architecture

Except for most of the resources that were previously listed in the National Register, most of the residential architecture in the study area can be considered to be vernacular or local interpretations of national trends in architecture. As there is little to no need to develop evaluation procedures for pure, high-style property types in the study area, criteria for evaluating architectural properties in the APE is based largely on an examination of the existing built environment, previous context work specific to the APE, and the regional field guide, *Everyday Architecture of the Mid-Atlantic* (Lanier and Herman 1997), with some supplemental information taken from the national style guide *A Field Guide to American Houses* (McAlester 2000). When high-style examples of residential architecture are encountered, they will be evaluated using *A Field Guide to American Houses* (ibid.).

Although once common to the landscape, only a few extant examples of log construction dating to the 1770-1830± and 1830-1880± periods were noted during the background research and reconnaissance survey (Photograph 6). The R.G. Hayes House (CRS No. N05153), which appears to be an unusually well-preserved survivor of log construction, was previously unevaluated and may be evaluated for listing in the National Register. This and other dwellings identified as of log construction should be evaluated using the criteria outlined in the *DRAFT Log Dwellings in Delaware, 1780-1860+/-* (Andrzejewdki and Siders 1995) specific to the exterior examination of buildings.

Agricultural dwellings, including tenant houses, date to the three historic periods spanning the years 1770-1940. Most of these dwellings are two-and-one-half-story, center or side hall, side gable dwellings. Generally, these dwellings were erected with minimal stylistic detailing, unless they were constructed as part of the rebuilding campaign as described in the National Register multiple property nomination *Rebuilding St. Georges Hundred, 1850-1880*. The majority of farmhouses in the study area will be documented as part of the farm complex they historically served. If the associated outbuildings, land, landscape, and small-scale features no longer remain, the former farm dwelling will be evaluated individually for its architectural significance and agricultural association.

Additionally, dwellings types associated with specific class groups, the rural elite and the agrarian tenant, have been identified in the study area. Associative property types and registration requirements are outlined in the following contexts: *Dwellings of the Rural Elite, 1770-1830+/-* (Herman et al. 1992); *Agricultural Tenancy in Central Delaware, 1770-1900 +/-* (Siders et al. 1991); and the *House and Garden in Central Delaware, 1780-1930+/-* (Sheppard et al. 2001). An examination of the historical record reveals that farm managers, tenants, and laborers did not always occupy dwelling types typically associated with their class group. For example, where a landowner held a number of farmsteads, the farm manager may have occupied a dwelling that was equivalent to or better than those occupied by landed farmers. Due to their associative nature, these three contexts usually require documented association with a specific class group. For the purposes of this study, documentary efforts to establish association with a specific class group should only be undertaken if the dwelling retains sufficient integrity to convey its period of significance.

As aforementioned, within the study area and most of rural Delaware, fully executed, high-style examples of dwellings appear to be rare and are generally confined to urban areas. For those resources in the study area that do exhibit a significant level of stylistic detailing, most illustrate stylistic mixtures. These mixtures are the result of either 1) an intention of the original owner/designer/builder or 2) later attempts to alter style through remodeling, such as the Maples (CRS No. N00106) (Photograph 7). The *Rebuilding St. Georges Hundred* context notes that "the buildings make use of a locally characteristic mix of Italianate, Second Empire, Gothic, Late Federal, and Greek Revival architectural elements" (Herman et al. 1985:7-1).

Excluding agricultural dwellings, most of the residences in the APE are single-family homes that were constructed between 1920 and 1962. Those from the second quarter of the twentieth century tend to be simple, one-story side and front gable cottages (Photograph 8), while the post World-War II residences generally consist of one-story ranch and/or Minimal Traditional styles. With a few exceptions, most of these resources have not been documented during previous cultural resource surveys, and make up the majority of newly identified resources in the APE.

Due to their predominance on the landscape of Delaware, twentieth-century dwellings dating to the second and third quarters of the century would not be considered eligible for listing in the National Register unless they retain an exceptionally high degree of integrity and a significant associated documentary record (construction plans, buildings contracts, etc). Most twentieth-century dwellings in the study area are located in groupings on strips of land at the edges of farms facing the roadway. A mobile home park located in the study area will also be documented as a grouping. If rare or notable examples of mobile homes are identified in the park, then they will be documented individually.

National Register Criteria and Aspects of Integrity

Residential resources must be eligible under at least one of the criterion and should retain at least four of the seven aspects of integrity to be considered eligible for listing in the National Register.

Criterion A—Residential dwellings would generally be eligible under Criterion A for trends or patterns in history developed under the agricultural or community development contexts. For example under Criterion A, tenant houses are reflective of economic and social stratification of the agricultural landscape. Vernacular dwellings in the U.S. 301 APE would most appropriately be evaluated under Criterion A for their reflections of trends or patterns in history related to the agricultural or community development context.

Criterion B—A dwelling must be associated with the productive life of an individual who has played a role in the historic development and/or prosperity of the area, state, or nation. There must be a documentary record of this association and this must be the resource that best represents the contribution of the individual.

Criterion C—A property must include a building or structure that embodies the distinctive characteristics of a type, period, or method of construction, as outlined in the property type discussion. For individual buildings to be eligible under Criterion C, they must possess strong integrity of design and materials. Under Criterion C, a vernacular dwelling needs to embody the characteristics or construction methods of a vernacular type popular in New Castle County, the region, or Delaware, to retain strong integrity of design and materials, and to be one of the better-preserved examples of its type.

Criterion D—A dwelling must posses the potential to yield information on building practices or methods of construction. Only an extremely well-preserved example of a

dwelling style, form, or construction method with significant historical documentation and the potential to answer important resource questions related to residential architecture, domestic agriculture, or community development would be eligible under Criterion D.

Design—The aspect is most critical when evaluating individual resources as representative examples of a type under Criterion C. Integrity of building design may be compromised on the exterior through incompatible additions as well as changes in at least three of the five major architectural elements (rooflines, windows, doors, chimneys, and porches).

Materials—The cladding of original siding with historic-period replacement siding (clapboards or asbestos shingles) is acceptable if the building retains its original design, form, and massing. While replacement windows and/or doors may have been installed in a building, the original fenestration pattern should remain. More common dwelling types from the twentieth century would require greater material integrity than rare examples of a type such as a log dwelling.

Workmanship—This aspect is masked or lost when materials or methods are replaced.

Location--For tenant houses, which were historically mobile in nature, if a dwelling has been removed from its original location, it may still be eligible if it was relocated during the period of significance, retains a visual connection with the main dwelling, and its original location is known (Sheppard 2001 et al.:F48). For other property types, if the dwelling has been relocated, integrity of location is lost.

Setting—The House and Garden in Central Delaware has established that retention of integrity of setting is important for the tenant house type (Sheppard 2001 et al.:F48). In establishing the boundaries of a residential resource, enough surrounding area should be included to establish the historic setting of the resource. Physical features associated with setting can be natural or manmade and include such elements as topographic features, vegetation, buildings, and the relationship between buildings and other features or open spaces.

Feeling—The cumulative effect of integrity of setting, design, materials, and workmanship creates a sense, or feeling, of the past.

6.3.3 Transportation

Transportation resources within the APE include or are associated with roadways, a railroad, bridges, and a municipal airport. The majority of roadways in the study area were present by 1868 (Beers 1868), although most appear to have been widened or repaved in the twentieth century. Most of the historic-period roadway bridges in the APE have been previously surveyed as part of a state-wide bridge survey (P.A.C. Spero 1991). Any additional roadway bridges not included in the previous survey will be identified as a specific type and evaluated in the context of the state-wide bridge survey and *Delaware's Historic Bridges* (Lichtenstein 2000).

The Delaware Railroad (DRR), which runs in a generally north-south direction through the entire APE, is still functional and retains some features from its period of historic use (1855 to 1962), including alignment, berm, and track profile. The portion of the line within the APE does not appear to retain any support buildings or structures. While the railroad's historic significance is recognized, future research is required to evaluate the integrity of this linear resource and its contributing features (railroad stations, shelters, depots, and freight houses, etc.) within the APE. The line should retain the course and construction features (berm and track bed) associated with the operation of the railroad during the period of significance. The replacement of historic features in-kind (such as railroad ties) would not detract from the overall integrity of the resource.

Summit Aviation, an active local airport that was started in the mid-twentieth century, will require documentation and evaluation as a grouping. Background research will be conducted to reveal if the airport continues to serve its historic purpose and the level of historic fabric that remains. Retention of the majority of historic features in their historic location (runways, hangars, airfields, terminals, etc.) would be required for eligibility. The introduction of large-scale buildings in the historic-period footprint of the airport would detract from the overall integrity of the resource.

National Register Criteria and Aspects of Integrity

Transportation resources must be eligible under at least one of the criterion and should retain at least four of the seven aspects of integrity to be considered eligible for listing in the National Register.

Criterion A—The transportation resource must retain the majority of physical features that characterized its appearance and function during the period of its association with a significant trend in transportation history. This includes the retention of ancillary features, as well as the historic path of the transportation corridor. Physical developments of the landscape related to transportation expansions, such as the growth of towns along the DRR in the mid- to late nineteenth century, should be evaluated under Criterion A in the area of Community Development.

Criterion B—A historic transportation resource must have a documented association with the life/lives of a person or people that were historically important within the transportation context, and best illustrate the person's important achievements.

Criterion C—Airports and railroad corridors could represent significant periods in transportation design or significant construction techniques or technologies. Airfields may also be eligible under Criterion C as a grouping of buildings that lack individual distinction but were historically related.

Criterion D—A resource must be likely to yield important information about the history of transportation corridors or facilities.

Location—The location of the transportation resource, complemented by its historic setting, enables the resource to convey its past character. Additionally, the retention of the relationship between the transportation corridor and the towns and other destinations along its route is important. If the transportation resource has been relocated, integrity of location is destroyed.

Design—The result of decisions made during the planning of the transportation resource. If the transportation path (rail bed or airstrip) has been widened or repaved, or if related features have been highly altered or replaced, integrity of design is reduced.

Setting—How the transportation resource is located within the larger setting and the relationship to surrounding features should be considered. The maintenance of the relationship between a corridor and the buildings or locations that it provided service to during the period of significance enhance integrity of setting.

Materials—A transportation corridor should retain or replicate the key exterior materials that were present during its period of historic significance.

Workmanship—This aspect can provide evidence on the technology of construction. Those transportation resources that have been rebuilt or reconstructed would not retain integrity of workmanship.

Feeling—Integrity of feeling results from the presence of physical features that, taken together, convey the property's historic character. A transportation corridor that continues to serve its historic function would retain a higher degree of integrity of feeling than one that does not.

Association—This aspect refers to the direct link between an important historic event or person and a transportation resource. A resource has integrity of association if it retains features that enable it to convey its historic use to an observer.

6.3.4 Community Development

Community Development resources in the APE include crossroads communities, strip residential developments, and mobile home parks. These groupings of buildings were identified based on geographical and/or historical development rather than shared architectural features. Planned suburban development did not occur in the study area until after 1962 and is therefore not addressed as part of this context. Rural African-American communities are evaluated as part of the African-American History and Culture context (Sections 6.3.7 and 8.7).

The crossroads communities date to the 1830-1880± and 1880-1930± historic periods and are visibly recognizable as clusters of buildings, which are usually situated near major road intersections and/or railroad stops or stations. Historically these communities may have been united by function as well, as groupings of tenant houses were sometimes located at prominent intersections separate from the farm complexes they served (Photograph 9). Summit Bridge and Middletown, although located on the periphery of the

APE, were important communities historically and their impact on the APE is discussed as part of this historic context.

To be considered eligible, a crossroads community would need to retain physical proximity to the force that drove settlement and development of the community (railroad and/or roadway). Additionally, a variety of building functions and types that are reflective of the historic fabric of the community should remain. Overall, there should be a lack of modern infill and vacant lots in the location of former historic buildings and/or structures that date to the community's period of significance. Historic mapping and the context should be used in assessing the integrity of a crossroads. Due to loss of historic buildings and modern infill, none of the crossroads communities that existed in the study appear to retain sufficient integrity to be considered eligible. Buildings that are individually eligible and located within a crossroads community would be documented on separate CRS forms.

Other property types associated with community development include strip residential developments dating to the 1880-1940± and 1940-present historic periods. These developments are usually oriented along one side of a roadway in the location of former farm fields. The frequency of strip development in Delaware indicates that this trend is not uncommon. An eligible strip development would need to retain dwellings with exceptionally high integrity as well as a substantial documentary record that could provide previously unavailable information on this type of residential development.

A mobile home park dating to the 1940-present historic period was also identified in the study area. While the Mt. Pleasant Mobile Home Park appears to contain prefabricated housing that dates to the early 1960s, this park features a very simple layout with one main access road and office, and does not appear to be individually eligible. Additionally, many of the mobile homes in the park post-date 1962; for a mobile home park to be eligible the majority of the buildings would need to date to 1962 or earlier.

National Register Criteria and Aspects of Integrity

Community development resources must be eligible under at least one of the criterion and should retain at least four of the seven aspects of integrity to be considered eligible for listing in the National Register.

Criterion A—The resource must reflect its association with a significant trend or pattern in community development, such as transportation induced-growth resulting from the construction of the DRR. Community development resources would likely be evaluated as groupings since they represent a unified cluster of buildings. A large majority of the buildings in the community must date to the period of significance and retain integrity.

Criterion B—The historic cluster would have to be the property type that best illustrates the person's important achievements. Planned communities that would be potentially eligible under Criterion B are rare and do not appear to exist in the APE.

Criterion C—In order for a community development resource to be considered eligible it must represent a significant and distinguishable entity whose components may lack individual distinction. Potentially eligible groupings must retain a high degree of integrity of architectural and landscape characteristics, as well as orientation to the transportation route that led to the development. Retention of the local historic road network should be a salient characteristic for a crossroads community.

Criterion D—To be eligible for potential to yield information, a resource must be likely to answer questions about the development of a community or a specific type of residential development. Retention of a high degree of integrity and a substantial documentary record are required for eligibility under this criterion.

Location—Retention of location along a major transportation route, complemented by its historic setting, enables a community to convey its past character. Moved or relocated features (buildings, roadways, etc.) within the community would detract from the integrity of the grouping.

Design—Retention of layout, spatial relationship between buildings, and original ornamentation and materials from the period of significance would enhance the design integrity of a community.

Setting—Features considered under integrity of setting include vegetation, paths or fencing, and the relationship between buildings and other features, such as open space. Integrity of setting would be compromised by the removal of or major alterations to buildings and the addition of buildings that post-date the period of significance.

Materials—A community must retain the key exterior materials for the majority of buildings and small-scale features dating from the period of its historic significance to be eligible.

Workmanship—Retention of integrity of workmanship can reveal aesthetic and technological principals practiced during the period of construction of a community.

Feeling—Integrity of feeling results from the presence of physical features that, taken together, convey the resource's period of significance. Communities that retain integrity of location, setting, design, and materials would likely retain integrity of feeling.

Association—An example of integrity of association is the retention of the relationship between a community and a transportation corridor that led to its development. Similar to integrity of feeling, new land uses and the loss of elements of design would diminish a community's integrity of association.

6.3.5 Commercial Development

Commercial resources fall under the Retailing and Wholesaling Theme of the historic preservation plan, which notes: "In general, retail establishments are classified by the kind of business according to the principal lines of commodities sold, or the usual trade

designation" (Ames et al. 1989). Commercial resources in the APE include retail stores, eating establishments, a motel, roadside stands, and service stations (Photograph 10) that date to the 1880-1940± and 1940-present historic periods.

Most of the commercial resources in the APE can be considered commercial roadside architecture. This includes resources located along major highways (outside of existing downtown districts) which grew up along the roadside to service the specific needs of the automobile traveler in the twentieth century. Thus, the historic context predominately used in the development of the commercial property types evaluation discussion is the *Historic Context for Evaluation of Commercial Roadside Architecture* (Rossin and Bowers 1992). This context was prepared for pre-1942 architecture and did not address post-World War II commercial architecture, although the same procedures would be applicable for commercial resources in the APE dating through 1962. The context states: "In general, properties qualifying under this context should illustrate ... commercial activity that occurred in direct response to automobile use and travel. Qualifying properties should feature site layouts that facilitate service to customers arriving by car, such as motor courts or parking lots" (Rossin and Bowers 1992:24).

National Register Criteria and Aspects of Integrity

Commercial resources must be eligible under at least one of the criterion and should retain at least four of the seven aspects of integrity to be considered eligible for listing in the National Register.

Criterion A—Properties eligible under this criterion should retain evidence of association with the automobile. Resources must possess sufficient stylistic and structural integrity and integrity of setting to be identified with the original commercial use and period of significance. Continued commercial use under the same name, in the same location, and/or operation by the same family or company would enhance eligibility under Criterion A.

Criterion B—Properties eligible under this criterion would be associated with a particular individual or family who was involved in the development of commercial establishments. The resource must be the only building remaining associated with the significant individual when he or she was in business.

Criterion C—Properties eligible under this criterion should embody the commercial architecture of the period in which they developed, such as the automobile era. Diners and gas stations would be eligible as early and/or important types of roadside architecture. Good examples of standardized designs of gas stations used by oil companies seeking to use the building as a vehicle for advertising and a method of product identification would also be eligible under Criterion C.

Criterion D—Aboveground resources would be eligible under Criterion D if they have the potential to be an important source of information on specific types of commercial development.

Association—The commercial resources should present an association with the automobile traveling public that it served. Retention of integrity of location and elements of workmanship and design as well as continued commercial use enhance integrity of association.

Design—The original design of a property should be visible in the plan and form of the buildings. If the property was part of an architecturally standardized chain (such as a Texaco gas station) retention of integrity of design is particularly critical.

Materials—The majority of the property's original materials should be intact. The exterior wall sheathing and pattern and size of fenestration should remain at the exterior. Retention of original elements at the interior enhances integrity of materials. The replacement of original materials not in kind detracts from integrity of materials.

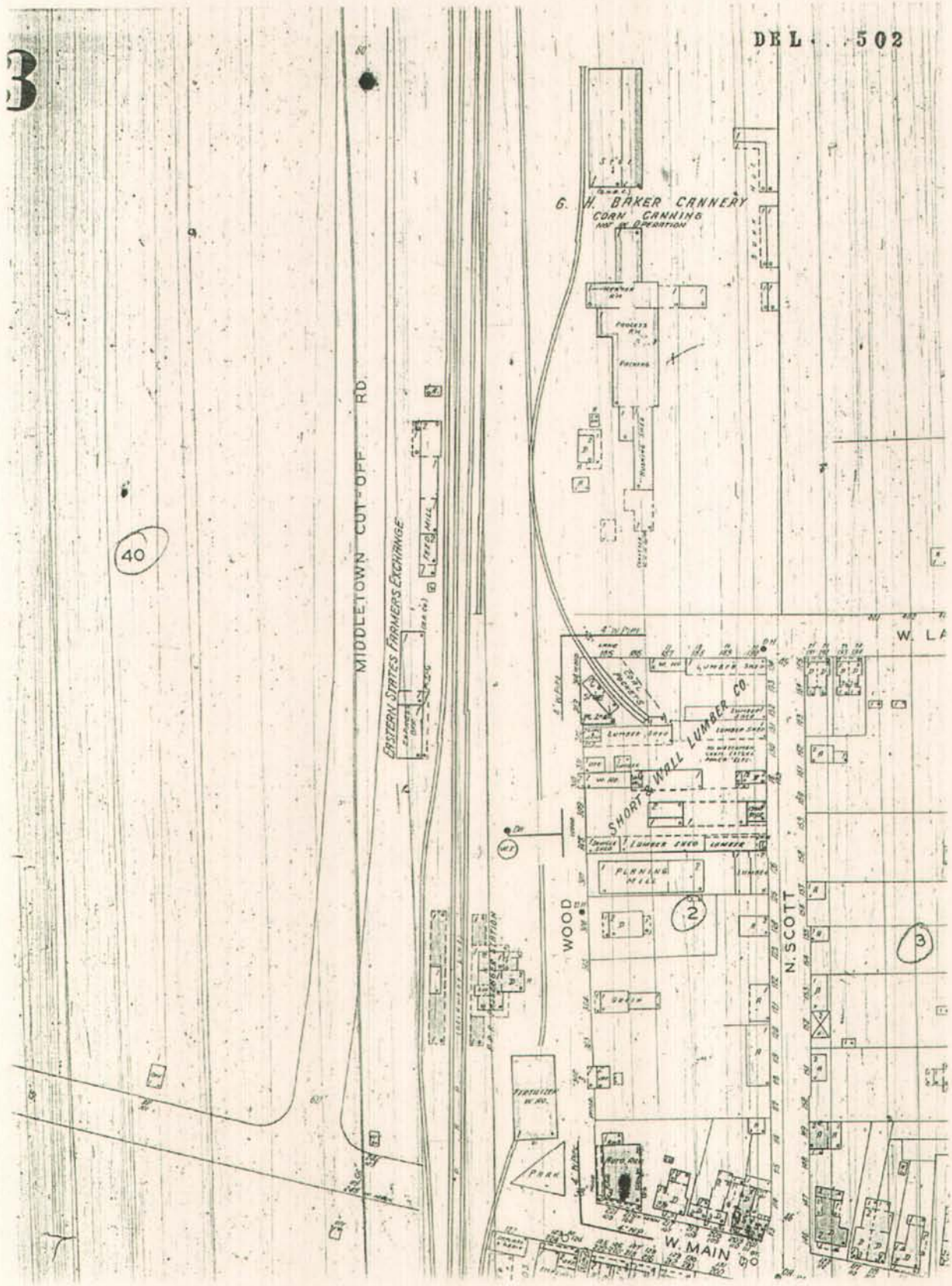
Feeling—Integrity of feeling results from the presence of physical features that, taken together, convey the resource's period of significance. Commercial establishments that retain integrity of location, setting, design, and materials would likely retain integrity of feeling.

Setting—Retention of a setting that incorporates evidence of automobile use and a surrounding commercial environment enhances integrity of setting. Service stations should retain features that influenced integrity of setting, including sight lines, property boundaries, curb cuts, traffic circulation patterns, and accessibility from the roadway it served.

Location—The property should be located with access to a roadway. If a property has been moved, it should retain its roadside setting and continue to serve an automobile-related function.

6.3.6 Industry

The reconnaissance survey revealed that resources historically associated with the types of industry conducted before the 1880-1940± period (e.g., milling, brick yards, and tanneries) have been removed from the landscape and may now exist as archaeological sites; one eligible mill site was noted within the APE (CRS No. 12769). Extant industrial resources identified in the APE date to the first half of the twentieth century and were not previously documented or evaluated as part of previous studies. Industrial resources in the APE are generally concentrated northwest of Middletown along Broad Street adjacent to the railroad and include: a former feed mill (now a lumber yard) located along the railroad tracks just outside of Middletown (CRS No. N14311) (Figure 10); Johnson Controls (CRS No. N14316), a car battery manufactory built in 1961 (with later additions and alterations); and a former industrial building with railroad siding that now houses the retail store Southern States (CRS No. N14317) (Photograph 11). Inquiries and examinations of primary documentation (e.g., census records, corporate paperwork, etc.) will be conducted during the intensive-level survey to identify the historic function and significance of the non-descript twentieth-century industrial buildings located in the APE.



Not to Scale

Figure 10
Industrial Resources in Middletown Vicinity, 1942
U.S. 301 Project Development
New Castle County, Delaware

Source: Sanborn Map Company, Fire Insurance Maps of Middletown, DE, 1942.

Map Document: X:\Graphics\Projects\p-826A\mapping\Figure 9_sanborn map

Once the specific industrial property types are established, they will be evaluated within a context of similar industrial buildings types.

Two resources associated with canning industry, which was predominant in the Upper Peninsula zone during the 1830-1880± and 1880-1930± time periods, were identified in the APE: along Wood Street in Middletown (CRS No. 14314) and along Marl Pit Road (CRS No. N14331). *The Canning Industry in Delaware, 1860-1940 +/-: An Historic Context* (Doerrfield et al. 1993) context will be used to evaluate the eligibility of these resources.

National Register Criteria and Aspects of Integrity

Industrial resources must be eligible under at least one of the criterion and should retain at least four of the seven aspects of integrity to be considered eligible for listing in the National Register.

Criterion A—An industrial resource must possess a strong association with a trend in industry and the industrial development of the area. Industrial development in the study area appears to have associations with manufacturing (canning and batteries) and agriculture (canning and grain processing). Manufacturing facilities can illustrate adaptations and evolving operations, such as changes in production methods or the use of automated production lines. Retention of elements reflecting the historic function of the building, such as manufacturing equipment, would be necessary for eligibility under Criterion A.

Criterion B—The resource must represent the significance of the person/people within this historic context; important people within the industrial context may include those associated with the establishment of significant industries, or significant inventions or innovations in industrial activities. The industrial property must be the extant resource most associated with the significant accomplishments of that person's life.

Criterion C—An industrial resource is most likely to be eligible for its building form or utilization of significant structural design, or as an example of significant or innovative engineering. Early industrial structures may possess additional significance because of their rarity.

Criterion D—An industrial resource must be likely to yield important information about historic industrial practices for which there is little documentary record.

Design—It is the design of the building that allowed it to function as it did. Thus, the historic function and form of an industrial building must be evident to maintain significance. It should be recognized that industrial resources have an accretionary quality in their design and may reflect evolution of processes over time. Alterations carried out during the past 50 years may destroy an industry's integrity of design by masking or eliminating the features of importance during the historic period of operation of the cannery.

Location—Retention of location in relation to major transportation corridors is critical for most industrial facilities dating to the twentieth century. Sidings leading from nearby railroads to industrial buildings enhance integrity of location. Buildings associated with industry that have been relocated would not retain sufficient integrity to be considered eligible unless they are rare or unusual examples of a specific property type.

Setting—The setting of industrial facilities should be generally oriented toward transportation corridors and areas of industrial development. If historically present, industrial resources should retain a link with the landscape that once supplied raw materials (i.e., canneries in an agricultural landscape).

Materials and Workmanship—The extensive use of replacement materials on both buildings and equipment compromises the integrity of materials and workmanship of an industrial facility.

Feeling—Industrial facilities should convey a sense of a particular time. New construction that is not sympathetic to the scale, workmanship, or materials of a factory may undermine integrity of feeling.

Association—This criterion relates to the ability of a historic resource to convey the link between the existing elements and the activities that were conducted here. For canning resources, retention of physical machinery associated with the industry would enhance integrity of association (Doerrfield et al. 1993:161).

6.3.7 African-American History and Culture

African-American history and culture resources as defined in the historic context may consist of small rural communities, churches, and schools that are affiliated with the local African-American population. During the reconnaissance survey, two associated resources were identified within the APE: the Mt. Pleasant School (CRS No. N13536) (Photograph 12) and the Ringgold Chapel A.M.E Church in Armstrongs Corner (CRS No. N14330). One additional building (CRS No. N05241) has also been identified as an early African-American school and warrants further investigation. Schools will be evaluated using the context, *African American Education Statewide in Delaware: 1770-1940+/-* (Skelcher 1995b). The church will be evaluated for the role it played in the history of the local African-American community. Integrity evaluations will be aided by a comparison with other extant African-American resources in the Upper Peninsula zone.

As noted in the previous cultural resources survey conducted for this area, "due to the history of this group of people, and the fact that historically they have been poor and often landless, architectural resources that can be tied specifically to them are rare" (Siders et al. 1993:58). Thus, special consideration will be given to African-American property types. Documentary research and oral interviews will be used to establish historical association with the African-American community and provide further detail on this historic context.

Historian Bradley Skelcher has categorized African-American communities into rural and urban settlement communities (Skelcher 1995a:147). With the exception of Middletown, which is on the edge of the APE, a small rural community with African-American associations is located in the APE along U.S. 301. This community appears to have included Armstrongs Corner (Marl Pit Road and U.S. 301) to the south, Mt. Pleasant (Churchtown Road and U.S. 301) to the north, and the interim grouping of dwellings and school at the intersection of Old Schoolhouse Road and U.S. 301. The extent and development of this rural community will be investigated as part of future studies. Due to the changing nature of African-American communities, loss of integrity of location and some contributing features is expected. Still, the community must retain some integrity from the period of significance and historic association (Skelcher 1995a:144).

National Register Criteria and Aspects of Integrity

Resources with African-American associations must be eligible under at least one of the criterion and should retain at least four of the seven aspects of integrity to be considered eligible for listing in the National Register.

Criterion A—African-American community resources must possess a strong association with the local community and retain integrity from the period of significance. Demonstration of an African-American association would most likely be accomplished through documentary research and/or oral interviews.

Criterion B—African-American resources eligible under this Criterion must be associated with the lives of a person or people who were historically important within this context. There should be a documented association with the contributions of the notable individual and the resource. Additionally, the resource should be the property that best illustrates the person's important achievements.

Criterion C—A resource should represent distinctive characteristics of its type, period, or method of construction and retain sufficient integrity to convey historic character. In the African-American context, resources eligible for architectural significance would include school buildings that retain sufficient integrity (historic fenestration patterns, cornices, and entry porticos) to be recognizable as a school type.

Criterion D—A resource must be likely to yield important information about the African-American community. Skelcher notes that possible examples of information include uniquely African American arrangements and/or use of rooms or lots (Skelcher 1995a:148).

Criterion Consideration A—Religious buildings are eligible for the National Register if they are integral parts of larger properties (i.e., historic districts) or if they derive their primary significance from architectural or artistic distinction or historic importance.

Criterion Consideration B—If a property has been removed from its original or historically significant location, it may be eligible as the extant property most associated with a historic person or event. Some African-American resources such as schools may

have been moved to new locations and adapted to new uses over time. According to Skelcher, these changes may not detract from the integrity of a rural community if:

> ...a building originally located within the district has been moved to another location within the district (at any point in time); or, a building from outside the district was moved into the district during the period of significance. A building from the district, which was moved out of the district at any point in time, no longer contributes to the district. (Skelcher 1995a:149)

Location—The community overall must be located where it was during the period of significance. Religious buildings and schools should retain their historic location at the center of a community. Some resources may have been moved to new locations and adapted to new uses over time.

Design—Retention of the general layout and appearance of the community must remain intact from the period of significance (Skelcher 1995a:149). In the case of those buildings which often had a specific interior arrangement and features (schools and churches), integrity of interior floor plans would enhance integrity of design.

Materials—Skelcher notes: "Changes to original fabric are expected. Still, some original material must remain for a building to contribute to the district" (Skelcher 1995a:150). Additionally, individual resources evaluated under this context need equivalent or higher levels of material integrity than other African-American churches and schools identified in the area.

Setting—The physical environment of a rural community must retain character from the period of significance (i.e., a rural settlement must remain in a relatively rural setting) (Skelcher 1995a:149)

Feeling—This is a subjective aspect of integrity and is usually present if a resource retains integrity of setting, location, materials, and design.

Workmanship—Integrity of workmanship is not required for rural settlements but can add to the integrity of an individual building (Skelcher 1995a:150).

Association—The continuation of the original function and features associated with that function is important for those examples significant under Criterion A for trends in community use. Skelcher notes that "[b]ecause the physical aspects of the collection are not specific to African-American occupation, the documentary linkages demonstrating African-American use and/or occupation must be established" (Skelcher 1995a:150).

7.0 Historic Context

7.0 HISTORIC CONTEXT

This section provides an overview of the historical development of St. Georges and Pencader Hundred, New Castle County, and the Upper Peninsula zone with a focus on the APE for a period extending from 1630 to the present. The majority of information presented herein was compiled from a review of previous historic contexts and studies prepared for this area (presented in Sections 5.0, 8.0, and the Bibliography of this report). Additional research was conducted to supplement the existing data review on an as-needed basis. The prehistoric history of the area will be provided in a future draft of the Archaeological Predictive Model Report.

7.1 1630-1730±, Exploration and Frontier Settlement

7.1.1 General History

The European settlement of Delaware was initiated by the competing colonial powers of Sweden and Holland in the 1620s and 1630s. They established several small, fortified settlements along the Delaware River and Bay. Following a series of military conflicts, the Dutch took control of Delaware in 1656 and established the town of New Amstel (New Castle) near Fort Casimir (Weslager 1961:12).

Because Delaware's Upper Peninsula Zone was removed from major navigable waterways, there was virtually no European presence in this interior area during the Swedish, Dutch, and early English periods of colonization along the Delaware River and Bay in the 1620s and 1630s. Significant settlement into the Upper Peninsula Zone did not occur until the 1680s when William Penn granted large tracts to Maryland and Virginia landowners, who were seeking to expand their holdings. However, settlement in St. Georges Hundred was sparse during this era; by 1683 only 50 taxable individuals and their families lived in the hundred, representing perhaps 250 total inhabitants (Scharf 1888:982). During the first decades of the eighteenth century, settlement of St. Georges Hundred increased and the local population began to grow.

7.1.2 Agriculture

Settlers in St. Georges Hundred found that this area contained some of Delaware's most fertile, well-drained, and highly productive soils. Initially practicing subsistence-level agriculture, farmers cleared and cultivated a patchwork of crop fields around their farm complexes (Herman 1987:84). Large, unimproved marsh or woodland areas were often kept for livestock forage (Herman et al. 1985). Early farmers followed a mixed farming strategy; large tracts of land provided the acreage to grow cash crops of wheat as well as to sustain subsistence gardens for the household and provide grazing for livestock. Largely following Old World patterns, the initial settlers constructed small, impermanent (i.e., earthfast or post-in-ground) barns and related farm structures of wood and earth to provide shelter for livestock and crops.

By the beginning of the eighteenth century, regional urban markets and transportation networks began to improve and stabilize. In response, farmers in the Upper Peninsula Zone began to shift the focus of their endeavors from subsistence to market-oriented

agriculture (Loehr 1952; Hoffecker 1977). During this period, wheat crops produced higher incomes than tobacco, rye, or barley. Also, a few permanent farm dwellings started appearing on the area's rural landscape, while most farm buildings were still constructed using impermanent methods and materials (Herman and Siders et al. 1989). No extant farm-related structures from this period are found within the study area.

7.1.3 Residential Architecture

As mentioned above, it was not until William Penn's immigration initiative of the 1680s that St. Georges Hundred began to be settled in any systematic way. However, even as the colonial population expanded, it was several decades before the new residents built permanent houses. As noted by Herman, "the first phase of building activity, up until ca. 1740, focused on the construction of impermanent architecture - temporary houses intended to endure from a few years to a decade or more" (1987:84). The builders of such dwellings "expected to replace them with more durable houses with the span of a generation," although they did not always succeed in doing so (Herman 1987:84).

Both impermanent and permanent dwellings were constructed of logs stacked horizontally and connected at the corners to form an interior space. Many of these early log dwellings, like their more common earthfast cousins, were without foundations. As a result, they were "constantly in want of repair" and have not survived to the present (Herman 1987:84-85).

The most common house form constructed during this period was a small single-room, one-and-one-half story dwelling with an interior chimney stack centered on the gable end wall. On the interior was a single room with a square or near-square plan and a ladder or winder stair adjacent to the fireplace (Nelson et al. 1992:E4; Herman 1992).

7.1.4 Transportation

During the period of Dutch and Swedish occupation, water transportation was the primary mode of conveyance; primitive paths were used for limited overland transport (Scharf 1888:413). Similarly, as English settlers moved into what would become New Castle County during the late seventeenth century, they established plantations along or near navigable waterways for a ready transportation modality. Initially, the settlers undertook road construction to move goods to landings along the streams, to gain access to mills for processing, to attend church or meetings, or to travel to larger communities on market days or for government business (Fox 2003:7). However, colonial government authorities quickly observed the need for roads and established standards for their construction (Scharf 1888:413-416).

One of the first roads in the area was "Herrman's Cart Road." This cartway extended from the village of Appoquinimink and reputedly traveled through present-day Middletown to Bohemia Landing, one of the most important places in the colony of Maryland for commerce (Scharf 1888:413-416). Bohemia Landing was located only a few miles from the navigable portion of Appoquinimink River, which provided a perfect opportunity to transship goods between the Delaware River and the Chesapeake Bay via the overland cartway (Johnston 1881:186-204). During a 1679 trip through Delaware,

Labadist missionary Jasper Danckaerts recorded several other cartways in present-day New Castle County in his journal (James and Jameson, eds. 1913:113, 127-128, 130) Also in 1679, the government established seven road districts and ordered the construction of a continuous road from Blackbird Creek northward through the Drawyer's Creek area to beyond the Brandywine Creek. This new highway (present-day SR 71) intersected several extant cartways: some were likely the same ones that Danckaerts recorded in his journal. For a more detailed discussion of Augustine Herrman's Cartway, see *Route 301 Project Development Archaeological Predicative Model* prepared in September 2005 (A.D. Marble and Company 2005:24-29).

7.1.5 Community and Commercial Development

The initial European occupation of Delaware in the mid 1600s was manifested by closely spaced Dutch and Swedish villages along the Delaware River and the Delaware Bay. Little community development occurred during this time in the interior areas. With the advent of English control of the Mid-Atlantic region in 1664, settlement patterns in Delaware began shifting to scattered farm complexes along internal drainages, such as the Appoquinimink River and along the emerging road network. The only village to develop in St. Georges Hundred during this time was the settlement of Appoquinimink, which later became known as Cantwell's Bridge and then Odessa (located southeast of the study area). This early village developed because of the transportation hub created by landings on the Appoquinimink River and Herman's Cart Road.

7.1.6 Industry

Industries dating to the first period of European settlement were generally conducted on a very small, local scale. The early industries were almost always related to agriculture or to the production of materials needed for the settlement and development of the region. These industries were located on or very near sources of raw materials and/or waterpower. Rural industries such as mills and tanneries began to be established. As early as March 1681, Edward Cantwell received a warrant for 200 acres bisected by Drawyer's Creek with the stated intention of constructing a mill. It is not known whether Cantwell succeeded in building his mill (Scharf 1888:981-1015).

7.1.7 African-American History and Culture

According to Hoffecker and Woolard, the Dutch sent 38 African men and 34 African women to Delaware in 1664 (1997). This indicates that that the Dutch were not just sending African men to the colony for menial labor, but were also sending women who could perform farm and household labor and propagate the next generation of slaves. By 1721, an estimated 500 African-American slaves lived in Delaware (Newton 1997). Of course, not all people of African descent in the colony were slaves: some were indentured servants, while others were free. Perhaps as many as 200 free African Americans also lived in Delaware around 1720 (United States Bureau of the Census 1961:756).

During the late 1600s, few differences existed between African-American and white servants. However, following similar laws imposed throughout the Mid-Atlantic colonies, an act of the provincial assembly in 1700 began to change the legal and social status of African Americans in Delaware. This act imposed harsh penalties on African Americans

for offenses, prohibited them from bearing arms, banned them from assembly, and established a separate jury system for the trial of African Americans. Subsequent laws placed even greater restrictions on African Americans by prohibiting them from voting, holding office, giving evidence against whites, and marrying outside of their race (Newton 1997).

7.2 1730-1770±, Intensified and Durable Occupation

7.2.1 General History

The mid-eighteenth century in Delaware's Upper Peninsula Zone was a time of intensified population growth, maturation of the rural economy, establishment of local agricultural service center towns, improvement to the transportation network, and expansion of market-oriented farm production. During this period, farming dominated Delaware's colonial economy, as it did in the wider Mid-Atlantic region, with 80 to 90 percent of the population engaged in agriculture (Egnal 1975:201). The built environment became a much more prominent and permanent element of the rural landscape during this period.

7.2.2 Agriculture

During this time, large grant parcels were broken up by absentee Maryland and Virginia landholders and sold as smaller farms, which were increasingly operated by their new owners or by tenants. Gone were the days of isolated or scattered farm complexes. Rather, the expansion of the agricultural landscape during this period meant that farms now literally abutted one another across most of the Upper Peninsula Zone. This period of agricultural intensification was physically manifested by a major increase in the acreage tilled as cropland. The increased need for larger tracts of land forced new buyers to purchase and cultivate property once reserved as marginal grounds (Herman and Siders et al. 1989).

Mixed crop and livestock farming continued to be practiced with wheat constituting the primary crop, followed by rye, corn, barley, oats, and garden vegetables. Livestock husbandry supplemented the income produced from field crops; additionally, home manufactured products such as soap, butter, and cloth were introduced into the local economy (Main 1972). But it was the desire to produce surplus crops, predominately wheat and Indian corn, to sell in the open market that drove many farm operations during this period. With the focus on surplus production for the market and the expansion of tilled cropland, the need for human labor also grew markedly. During the mid 1700s, Upper Peninsula Zone farmers increasingly met labor needs through the use of indentured servants from Europe and slaves of African origin, the latter becoming a significant and permanent portion of the population in the study area (Herman and Siders et al. 1989:19-37).

Advantageously situated along the mid-peninsular drainage divide (a subdivision of the Atlantic Coastal Plane physiographic province that runs north-south through the center of Delaware), farmers in the study area were able to ship their surplus produce to markets in the north and east up the Delaware River via landings on the Appoquinimink River

(present-day Odessa) or to markets to the south and west via the Bohemia and Sassafras Rivers and the Chesapeake Bay. The income generated from surplus production facilitated a greatly increased standard of living among successful farmers during the mid 1700s. Surplus income was used to build durable new dwellings and furnish them with domestic and imported luxury goods. Also, surplus income helped finance farm expansions, thereby increasing the potential for more production. Construction of specialized farm structures, such as granaries, corncribs, and barns, became more commonplace. No extant farm-related structures from this period are found within the study area.

7.2.3 Residential Architecture

Logs continued to be the preferred building material for early permanent dwelling construction in southern New Castle County during this period. Log houses predominated in rural Delaware until the nineteenth century (Andrzejewski and Siders 1995:E1, E9). Log dwellings of a wide range of proportions and various styles housed the poor, middling, and elite alike. Timber-frame dwellings were also built during this period, although less commonly than log houses. Throughout the eighteenth century, brick was also used in house construction in the Upper Peninsula Zone. However, owing to its much higher production and associated construction costs, brick was the least common of the generally employed domestic building materials, used only by the elite (Herman 1987:83; Lanier and Herman 1997:101).

The types of forms used in house construction expanded during this time. The most common Mid-Atlantic dwelling type in the period of earliest settlement, the single-cell plan, was replaced with the hall-parlor plan by those who were able to afford new construction or expansion of an original one-room plan. These structures, composed of two rooms of unequal size without passages or entryways, persisted until the mid-nineteenth century. Some members of Delaware's rural elite elaborated on the two-room plan to create three-room and four-room plans or two-and-one-half story tall versions (Nelson et al. 1992:E8).

Closed plan dwellings, most commonly associated with Georgian architecture and characterized by unheated formal entry halls or passages whose sole purpose was to house the stairs, were introduced in this period but did not become common until the late eighteenth and early nineteenth centuries (Lanier and Herman 1997:28). This form, which emphasized order and individual privacy, became the norm among the wealthier classes. In southern New Castle County, stair-passage plan types were introduced in the late 1740s (Siders et al. 1993:32). The earliest houses of this type were single-pile.

Domestic outbuildings were generally located in close proximity to the dwelling and sheltered specific activities that were usually related to the processing or storage of a particular food item. These spaces were considered to be separate and distinct from the living space of the formal dwelling. Examples of domestic outbuildings that developed in this period include kitchens, dairies, wash houses, and smoke houses. When a separate kitchen (the most common domestic outbuilding during this period) was not constructed near the dwelling, there was usually a separate space for domestic activities in the form of

a rear kitchen wing or a particular kitchen room incorporated into the house (generally the cellar) (Nelson et al. 1992:E10-E12).

7.2.4 Transportation

The connected system of early roadways and waterways became increasingly important in the rural development of the Upper Peninsula Zone. Roadways also improved during this time. In 1752, the Delaware Colonial Assembly passed an act establishing minimum standards for roads designated as "King's Highways." The Lower King's Highway (present-day U.S. 13/SR 1) connected St. Georges Hundred to Wilmington and Philadelphia. Other roads developed throughout New Castle County and some eighteenth-century maps reflect at least a portion of the growing colonial roads matrix that developed as residents and travelers sought overland routes for travel and to conduct their affairs (Evans 1749; Faden 1777). Some of the local thoroughfares that appear on the cited colonial maps include: Choptank Road; Bunker Hill Road; Middletown-Odessa Road; and a route from St. Georges to Warwick, Maryland; they also appear to include portions of Lorewood Grove Road, Jamison Corner Road, Cedar Lane Road, and Middletown-Warwick Road. The mills at Noxontown became a nexus for roads; they provided an impetus for surveying roads, as mills did throughout Delaware. North-south through routes are also very much in evidence on these maps, indicative of the colonial government seeking to meet the need for an internal, dry-ground transportation corridor (ibid.).

7.2.5 Community and Commercial Development

Similar to today, the transportation system directly affected where settlements were established. This was particularly true for crossroad areas and creek landings. For instance, the settlement of Appoquinimink grew into the village of Cantwell's Bridge and became one of the more prominent transportation hubs in the area due to its proximity to crossroads and landings. The construction of a bridge over the Appoquinimink River in 1731 by Sir Richard Cantwell made the settlement even more advantageous and further improved overland transportation in St. Georges Hundred. Thus, by 1761, David Witherspoon established a tavern at the crossroads of Herman's Cart Road (SR 299/U.S. 301) and the road traveling north from Blackbird Creek (SR 71) at the site of present-day Middletown (Scharf 1888:416-418). These "commercial towns" served as focal points for the local society and economy (Heite and Heite 1986).

7.2.6 Industry

Mills, the backbone of rural industry in the eighteenth and nineteenth centuries, became a much more common sight in the rural landscape of St. Georges Hundred during this time. The expanding agrarian economy and the ever-improving transportation network spurred the growth of the milling industry. Mills produced products for local use as well as for export.

One millseat was erected in 1761 near the northeastern part of the study area on the estate that later became known as "The Plains" (CRS No. N05208) (Scharf 1888:981-1015). It can be surmised that this mill is no longer extant since no mention of it is made on the CRS form for "The Plains" (CRS No. N05208). A fulling mill for the treatment of

woolen cloth was also operated by the Vandegrifts at the headwaters of Augustine Creek (CRS No. N05201). No extant mills from this period survive on the landscape today although archaeological remains may be extant (CRS No. 12769).

7.2.7 African-American History and Culture

As more land was cleared and farms greatly expanded in Delaware, indentured servants from Europe could no longer supply the demand for agricultural labor. As a result, slaves began to be imported into Delaware after 1730 at increasing rates. This followed similar patterns that occurred in the tobacco colonies of Virginia and Maryland during this same period (Berlin 1998).

During this time, African-American slaves largely worked as field laborers or as domestic servants. However, some became skilled tradesmen, working as tanners, blacksmiths, shoemakers, cabinet and furniture makers, carpenters, and tailors. An estimated 1,836 African Americans lived in Delaware by 1770 (United States Bureau of the Census 1961:756).

7.3 1770-1830±, Early Industrialization

7.3.1 General History

During this period, profound economic, political, social and scientific changes occurred, all of which affected the agricultural landscape of the Upper Peninsula Zone, both positively and negatively. The study area was spared from the direct effects of military action during the American Revolution save for an ill-fated foraging mission by the Continental forces (American Philosophical Society web site). Similarly, the War of 1812 had no direct military effect on the study area. However, economic disruption caused by the wars and a series of trade embargoes, the depletion of soils, and the opening of new lands in the West, seriously affected the farm families of St. Georges Hundred. The population of St. Georges Hundred actually decreased markedly between 1800 and 1830 (Herman et al. 1989:28). A ray of hope on the horizon for the area, however, was the construction of the Chesapeake and Delaware Canal, which opened in 1829.

7.3.2 Agriculture

Despite wild economic fluctuations precipitated by war and embargoes, market-oriented farming further intensified during this period. Farmers continued to practice the same mixed farming, centered on grain production, and still predominantly wheat and corn. However, scientific agricultural principles, chiefly four- to nine-field crop rotation systems, began being applied during this time. Also, market-oriented livestock holdings increased significantly after the Revolution (Passmore et al. 1978:34-35). Recognizing the need to improve soils and increase crop production, farmers formed the first agricultural society in New Castle County in 1804, which was subsequently revived in 1818 (Reed 1947:378). By 1820, farm complexes in the Upper Peninsula averaged just over 200 acres, with 60 to 70 percent kept as improved land (Herman 1987:113-114).

During this period, lines of social and economic stratification became more pronounced as a highly successful rural farming elite class began to develop out of this prosperous

farm economy. While possessing multiple properties and hundreds of acres, members of the elite farming class diversified their wealth through investment in urban property, banking, transportation, and manufacturing interests. Elite farmers constructed well-ordered rural estates that reflected their prominence in the social hierarchy. Dwellings on these estates often took Georgian forms (Herman et al. 1992).

The period also saw the emergence of more durable and numerous farm outbuildings on the more economically successful farms in the study area. These outbuildings included smokehouses, barns, granaries, corncribs, stables, and combination structures (i.e., barns with attached stables). Also, specialized horse barns were constructed as farmers shifted from oxen to horses as preferred work animals (Herman et al. 1992). Few examples of farm outbuildings from this period survive in the study area. One exception is a three-bay, English style frame barn at the Retirement Farm (aka James M. Vandegrift Farm). This barn is one of the last known surviving examples of an agrarian outbuilding dating to the eighteenth century in St. Georges Hundred (National Register Nomination CRS No. N05201). The barn is of braced frame construction with mortise and tenon joints.

Absentee landownership and the consolidation of large land holdings among the wealthy elite further increased the rate of tenancy in St. Georges Hundred during this time. The widespread manumission of slaves between 1780 and 1830 also greatly contributed to farm tenancy among the African-American population. In response to increased needs for tenant housing wrought by demographic pressures, changing farm practices, and the influence of agricultural reform writers, the "house and garden" plan developed. Under the "house and garden" plan, a farm owner leased his laborer a small house and a small plot for raising garden crops and livestock as part of a formal contract. These tenancies were often clustered together along roadways or tree lines, but were always within sight of the main farm complex. Built on piers and thus being portable, "house and garden" tenant houses were easily moved; farm owners would frequently move these dwellings within the farm (Sheppard et al. 2001). According to the 1816 tax assessment of St. Georges Hundred, over 70 percent of taxable individuals and their families were living in dwellings provided for them on parcels owned by the landowning minority (Herman et al. 1985). The size and quality of construction of these tenant houses was not equivalent to the more permanent main dwellings; thus, few tenant houses remain on the landscape from this or later periods.

During the 1810s and 1820s, wheat farmers in the Upper Peninsula Zone (and in other portions of the Mid-Atlantic region, as well) suffered from a series of set-backs. The European grain export market via Philadelphia began to seriously erode after 1815. Economic depression followed in 1819 and grain prices fell throughout the 1820s. Also, the opening of new and fertile wheat-producing farmland in America's Midwest and in the Ohio and Mississippi valleys, put immense pressure on grain operations in the East. Increasing competition for labor also ensued, as industries began to expand in the Northeast and as former propertyless farm laborers and tenants sought land and opportunity in the West. To make matters worse, soils became depleted and crop yields diminished in the Upper Peninsula Zone, despite nascent scientific attempts to improve

farm production. As a result of these collective conditions, many farms failed during the early 1800s (Herman et al. 1985:8-2).

7.3.3 Residential Architecture

According to *Dwellings of the Rural Elite, 1770-1830+/-*:

> The architectural development of Delaware's Upper Peninsula Zone from 1770 through 1830 was strongly influenced by a period of an intensive building activity that resulted in increased numbers of durable houses. A significant component of this new architectural landscape was made up of houses of the rural elite—individuals who were among the wealthiest 20 percent of the taxable population, owned land, and were engaged in a market-based extensive agricultural economy. . . . The dwellings of the rural elite symbolized their self-perceived status within the communities they occupied. (Siders et al. 1993:18)

The double-pile, closed plan, "full Georgian" dwelling variations were introduced in the study area in the later decades of the eighteenth century (Lanier and Herman 1997:26, 31). Variations in the placement of the unheated entrance and stair hall resulted in the popular central-passage plan (center hall flanked by two heated rooms) and the side-passage plan (stair passage ran full length of one gable end of the building) (Nelson et al. 1992:E9-E10). The presence of the interior passageway served to provide functional control (separating domestic and social space) and effective direct movement through the house: it was most common to the dwellings of the upper classes during this period (Siders et al. 1993:E5-E6). Also in this period, architectural ornamentation on dwellings became more common, particularly among the houses of the rural elite (Siders et al. 1993:E4).

Brick was used less commonly than wood during this period; only five percent of the population of St. Georges Hundred owned brick houses in 1816 (Siders et al. 1993:E11). Nevertheless, brick is the most common building material of the surviving eighteenth-century dwellings in the Upper Peninsula, largely because of their larger size and their ownership by members of the elite class who could afford to construct these dwellings. In the absence of locally available fieldstone, the upper class often erected local brick kilns to supply their needs (Siders et al. 1993:E4). No brick dwellings dating to this period were identified in the APE during the reconnaissance survey.

Houses generally continued to be constructed of frame or log. Achmester (CRS No. N03930) built of braced frame construction in 1829, is an example of a single-pile, five-bay wide center hall plan with rear ell that was later expanded with a linear addition. The dwelling is notable as it was not removed for reconstruction during the rebuilding period that occurred among the elite of St. Georges Hundred in the next period (1830-1880) (National Register Nomination CRS No. N03930).

Plank construction, which utilized logs sawn on all sides and joined at the corners with vertical planks, was also used. One example of plank construction remains in the study

area: the Biddle House (CRS No. N03935). The earliest portion of the house dates to the last quarter of the eighteenth century and is a one-story, one-room plan. This small dwelling was expanded in the first quarter of the nineteenth century when a two-story, three-bay, braced frame side-passage addition was made to the west gable end (National Register Nomination CRS No. N003935).

As noted above in the agricultural discussion for this period, another dwelling type that appeared with increasing frequency on the rural landscape was the tenant house. These open plan structures, built with log or timber frame, contained one to three rooms and ranged from one to two stories in height and provided shelter for agricultural laborers on the farm (Sheppard 2001:11). No extant tenant houses dating to this period were identified during the reconnaissance survey.

7.3.4 Transportation

The transportation network continued to improve during this period. One example of such improvement is the Warwick-Middletown Road. This roadway first appeared on William Faden's 1777 map of New Jersey, revised on Dennis Griffith's 1795 map of Maryland, and later revised again on Heald's 1820 map of New Castle County roads. The road provided access to Warwick, Maryland, and the landings on the Sassafras River. At Middletown, the Warwick-Middletown Road connected with the Appoquinimink Road, which led to Cantwell's Bridge and the landings on the Appoquinimink Creek, providing another route for transshipments between the Delaware River and the Chesapeake Bay (Faden 1777; Griffith 1795; Heald 1820; Johnston 1881:200-204; Scharf 1888:413-433). A review of Heald's 1820 map suggests that a crop of new roads had eclipsed some of the older routes. Heald does not show a road extending from St. Georges to Warwick, Maryland, as Faden does. However, Heald does show Armstrong Corner Road between Choptank Road and present-day Summit Bridge Road. He also shows the continuation of this route, known today as Marl Pit Road, Shallcross Lake Road, and Greylag Road, thereby connecting Choptank Road and Summit Bridge Road with present-day U.S. 13. Other modern local roads appearing on Heald's map include: Bunker Hill Road; Silver Lake Road; Trap Road; Boyds Corner Road; a portion of Lorewood Grove Road; Rutledge Road; and another section of Lorewood Grove Road and Hyetts Corner Road (Heald 1820; ADC 2002).

A major transportation improvement of this period was the construction of the Chesapeake and Delaware (C&D) Canal. Beginning with the Dutch in the seventeenth century, men conceived of constructing a canal between the Delaware River and the Chesapeake Bay to improve trade opportunities and provide means to move goods more easily. During the 1760s, Thomas Gilpin conducted a number of surveys for such an undertaking but accomplished nothing further. In December 1799, the Maryland General Assembly chartered the Chesapeake and Delaware Canal Company and work on the canal began in 1804. Despite a large expenditure of money, the company failed to complete any substantive work. Practical construction work began during the mid-1820s. Finally, the canal opened to general boat traffic in 1829 (Scharf 1888:413-433; Gray 1989).

7.3.5 Community and Commercial Development

Because the primary groups living in the community at this time were generally self-sufficient, commercial centers and villages developed relatively slowly in the study area. In time, however, businesses were established within the communities to service the growing population and were generally formed at the intersection of major roads or at economically strategic locations. Within the study area, today's largest remaining communities, Middletown, Summit Bridge, and Mt. Pleasant, were also among the earliest organized communities in the APE. Commercial development in the study area, which included taverns for travelers, was limited to these early crossroads villages (Figure 1).

Middletown

The town of Middletown was laid out and developed significantly during this period. The earliest industry recorded in the vicinity of modern Middletown was the Peterson Tannery, which was purchased by David Witherspoon in 1761 from the heirs of the tannery's original owner. In the same year, a tavern was recorded in St. Georges Hundred, also belonging to David Witherspoon. A small settlement subsequently began to grow around the tavern and, in December 1784, Thomas Witherspoon, nephew and heir of David Witherspoon, announced in *The Pennsylvania Gazette* that he had platted a town called Middletown around the Witherspoon Tavern and offered 300 building lots for sale (*The Pennsylvania Gazette,* August 4, 1784). A second advertisement in December of the same year announced the town's layout completed (*The Pennsylvania Gazette,* December 15, 1784).

Middletown profited from the economic activity associated with the wagon traffic that passed through the town (Heite 1972:2). The Academy, the first educational institution in Middletown, was constructed in 1824 (Heite 1972:5). In 1822 its largest church, the Bethesda Methodist Episcopal Church, included among its members the state's governor, Benjamin T. Biggs (Scharf 1888). Biggs was one of a number of gentleman farmers who resided in Middletown and cultivated land located outside of the town's boundary; Biggs operated at least two farms northwest of Middletown on present-day Choptank Road (CRS Nos. 005123 and 06190).

Summit Bridge

At the northern end of the study area, the intersection of the St. Georges Creek (later the C&D Canal) and the upper King's Road was a perfect location for a colonial tavern and for the development of a village. In the eighteenth century, the village at this location came to be known as Summit Bridge. At that time, the old "Buck Tavern" was situated in St. Georges Hundred on the Upper King's Road. In 1797, Jacob Glinn was the proprietor (Scharf 1888:958). The community would remain a small crossroads town throughout this period.

Mt. Pleasant

Mt. Pleasant initially developed as a crossroads community at the intersection of present-day U.S. 301 (SR 71/Summit Bridge Road) and Churchtown Road on the west and SR 896 (Boyds Corner Road) on the east. By 1705, John Davids owned the land upon which

Mt. Pleasant is now situated. During the Revolutionary War, the land was transferred to William Bird and later to his daughters, Mrs. Buchanan and Mrs. Mary Scott. The earliest commercial activity in Mt. Pleasant was a hotel kept by Zachariah Jones in the late-eighteenth and early-nineteenth century. The hotel was abandoned by the 1820s (Scharf 1888:993).

7.3.6 Industry

No significant changes occurred in the industrial character of the study area during this period. According to the 1804 tax list, four mills were in operation in St. Georges Hundred during this time (Scharf 1888:981-1015). Also, a tannery was located in Middletown.

7.3.7 African-American History and Culture

A series of social movements and economic changes affected Delaware's African-American population during this period. This period witnessed large-scale manumission of slaves, thus creating a significant free segment among the African-American population. The widespread manumission began among the Methodists and Quakers. Delaware Quakers began to free their slaves in 1775. Soon, many other slave owners followed their example (Newton 1997).

In 1787, Delaware's assembly passed a manumission law and an act banning the sale of Delaware slaves out of state (Berlin 1998:278; Gooding 1978:3; Newton 1997). Despite the new manumission law and the efforts of local abolitionist societies, in 1790 the first United States decennial census recorded 2,565 slaves in New Castle County and over 8,800 slaves statewide. A total of 484 slaves resided in St. Georges Hundred in 1800, representing 50 percent of the Hundred's African-American population. At this time, African Americans accounted for 29 percent of the Hundred's total population. In comparison with New Castle County as a whole, St. Georges Hundred had a higher percentage of slaves and a higher proportion of total African Americans in 1800 (Gooding 1978). In addition, during this period other labor arrangements, such as tenancy, sharecropping, and employment of wage-laborers, proved to be much more practical and profitable solutions and began to replace the institution of slavery.

As a result of these social, legal, and economic changes, a large-scale manumission of slaves occurred in Delaware between 1780 and 1830. The slave population in New Castle County decreased by almost 70 percent during the period between 1790 and 1830 (Table 3).

Table 3. African Americans in New Castle County, Delaware: 1790-1860.

Year	Total Population in New Castle County	Slaves in New Castle County	Free African Americans in New Castle County	Percentage of Total African Americans in New Castle County Population
1790	19,688	2,562	no data	no data
1800	25,361	1,838	2,754	18%
1810	24,429	1,047	3,919	20%
1820	27,899	1,195	4,343	20%
1830	29,720	786	5,708	22%
1840	33,120	541	6,773	22%

1850	42,780	394	7,621	19%
1860	54,797	254	8,188	15%

Source: United States Historical Census Browser, University of Virginia

The manumitting of the state's slaves directly resulted in the burgeoning of the free African-American population. Between 1800 and 1830, New Castle County's free African-American population more than doubled. Skelcher identified both free and slave African-American settlements in St. Georges Hundred extending from the Delaware River shore at Port Penn south to Odessa and west into Middletown (1995a:81-82). In the rural portions of the county, free African-American men worked as farm laborers or in trades relating to the growing agricultural economy, such as milling and hauling. Increasingly, African Americans became tenant farmers. They rented farms via cash payment to the landlords or through distribution of a share of the crop harvest. Landownership among African Americans in rural New Castle County remained low throughout this period (Skelcher 1995a).

Still, Delaware's white majority population generally regarded African Americans, slaves and free alike, with suspicion and condescension. In spite of adopting laws fostering manumission and barring interstate slave trade, the Delaware assembly passed a law in 1807 in response to the rapidly growing free African-American population in Delaware barring "free negroes" from entering the state. Although this law was repealed the following year, an even stricter law was subsequently passed that all but prohibited African-American migration into the state (Gooding 1978:4).

This period also witnessed the birth of the African Methodist Episcopal Church (A.M.E.), which was formed by Richard Allen, a former Delaware slave, and black preacher Absalom Jones in 1816 (Wright 1916:5). By 1824, the Smyrna Circuit of the A.M.E. had 173 congregants including 17 from Middletown (Payne 1891:44).

7.4 1830-1880±, Industrialization and Early Urbanization

7.4.1 General History

During the mid-nineteenth century, the inhabitants of St. Georges Hundred generally experienced an economic upsurge, which resulted in a revitalization and rebuilding of the agricultural landscape. This boom was the result of the convergence of a number of positive factors, including the full exploitation of the C&D Canal, the extension of the railroad into the area, improved farming techniques, the adoption of new agricultural products, and the blossoming of major markets in the industrial cities of the Mid-Atlantic and Northeast. During this period, manufacturing expanded, with 380 factories in the state at the beginning of the Civil War. Although a border state, Delaware remained unscathed during the Civil War. The Underground Railroad, the emancipation of slaves in 1863, the subsequent Union victory, and economic opportunity brought thousands of free African Americans from the South to Delaware during this time. Many of the large-scale farm complexes that remain on the landscape today were constructed during this period. The Multiple Property National Register Nomination Form entitled *Rebuilding St. Georges Hundred, New Castle County, 1850-1880* was prepared in the mid 1980s to

document the effects of this period of agricultural prosperity on the landscape; 13 properties in the study area were listed in the National Register as a result of this effort.

7.4.2 Agriculture

Agriculture was at the center of the economic prosperity that occurred during this period in the Upper Peninsula Zone. The general upswing in fortunes for farmers in the northern section of the Upper Peninsula Zone was the result of numerous factors. Farm revenues increased greatly as new farming techniques and crops were adopted, mechanization was introduced into the agricultural process, the urban market grew, and the transportation network greatly expanded and improved. During the mid-1800s, farms in New Castle County and in particular those in the area around Odessa were some of the most productive in the state (Reed 1947:374-375). The average farm size in St. Georges Hundred in 1850 was 210 acres of which an average of 88 percent was held as improved land. The Hundred's average farm size reduced to 188 acres by 1880 with 91 percent maintained as improved land (Mayer 1975:57-71).

Farmers in the northern section of Upper Peninsula Zone continued wheat and corn cultivation during the first half of this period. However, farms in this area became more specialized, diversified, and commercially-oriented after the Civil War as dairy production and the fairly short-lived boom in peach growing became important aspects of this area's agricultural output. This move to diversification was the result of negative pressures resulting from the massive expansion of grain production in the Midwest and Upper Midwest and positive factors resulting from the growth of Delaware's railroad system. Railroads facilitated quick shipment of perishable dairy and fruit products to the growing urban markets in Wilmington, Philadelphia, and Baltimore (Herman and Siders et al. 1989). These cities experienced a great industrial boom during this period, which resulted in major population influxes and exponential growth. Railroads directly linked rural areas in central Delaware to these burgeoning urban markets. Population in the study area, which had been in decline, rebounded in this period as prosperity returned.

Also, by 1874 the Grange movement had spread to the study area with the chartering of the Peach Blossom Chapter of the Grange in Middletown (Delaware State Grange 1975:10, 317). These societies, which helped farmers share knowledge and experience in a spirit of fellowship and cooperation, fostered innovative agricultural methods that aimed to increase production and thereby promote farm life. Of particular importance in the Upper Peninsula Zone was the effort to encourage fertilization to restore exhausted farmland. A system of manuring, liming, and marling was vigorously employed throughout Delaware. Improved land drainage practices were also adopted, as was the increasing use of much-improved, horse-powered farm implements such as mechanical planters, hay rakes, and reapers. These combined efforts resulted in a major growth in crop yields per acre, which also led to a great increase in the value of farmland (Reed 1947:373-377).

The peach industry was also a major economic boost for Delaware farmers in the mid- and late 1800s. Beginning in the 1830s in the vicinity of Delaware City to the northeast, peach orchards became wildly profitable for a number of prominent farmers. Peach

growing spread south in the 1850s and 1860s into the Middletown-Odessa area. Peaches netted Daniel Corbit, a prosperous farmer near Odessa, over $12,000 in 1857 and over $21,000 in 1860 (Reed 1947:382). As the peach crop was so potentially profitable, some farmers converted as much as half of their former wheat fields into peach orchards during the mid-1800s. According to Reed, by 1875 the center of Delaware's peach growing industry was in the Middletown area (1947:382). Governor Benjamin T. Biggs raised thousands of peach trees on multiple farms including his farm southwest of Summit Bridge (National Register Nomination CRS No. N05123). Henry Clayton also became a highly successful peach grower on his farm "Woodside" which is located just outside the APE (National Register Nomination CRS No. N00427). At the height of his successful foray into peach cultivation, Clayton became the largest shipper of peaches in St. Georges Hundred in 1875, boasting 19,000 peach trees on his farm (National Register Nomination CRS No. N00427). At the Rumsey Farm (CRS No. N00113), located in the U.S. 301 APE west of Middletown on Choptank Road, Governor John P. Cochran and his son Charles cultivated a 200-acre peach orchard (National Register Nomination CRS No. N00113). The peach growing industry subsequently moved south as a peach blight known as the "yellows" began decimating Delaware's peach orchards. The blight had appeared as early as 1842 in the Delaware City area (DeCunzo and Garcia 1992:46). The blight then spread throughout the state. By the 1890s, Delaware's peach boom was over (Smith n.d.:56 in Reed 1947:382).

Significant dairy production also emerged during the mid-1800s in New Castle County. The upper portion of New Castle County had traditionally been known as the primary dairy production center of the state. Dairying first centered on butter production. In 1850, farmers in St. Georges Hundred produced butter at an average rate of 534 pounds per year (Herman et al. 1985:3). In the study area, the Old Ford Dairy (CRS No. N05196) and the Plains (CRS No. N05208) represent farms that successfully engaged in dairy production during the mid- and late- nineteenth century. However, with the demand spurred by expansion of urban markets now accessible by the railroad network, liquid milk became a more viable product. Farmers in St. Georges Hundred responded to this market opportunity, and by 1880 sold nearly 50,000 gallons of milk (Mayer 1975:93). St. Georges Hundred farmers also raised cattle for beef at an increasing rate between 1850 and 1880, no doubt for the expanding urban market (Mayer 1975:84-99).

The fortunes of Delaware farmers vastly grew between 1830 and 1880. This was particularly true for farmers in St. Georges Hundred, which was ranked among the top three wealthiest hundreds in Delaware in 1850. With their increased wealth, farmers and the rural gentry in St. Georges Hundred and surrounding areas reinvested substantial quantities of newfound capital back into their farms through a concerted effort to refurbish and rebuild their houses and farm complexes (Herman et al. 1985).

Continuing a trend from the late 1700s, farm tenancy became an even more common and vital system during this period, with approximately half the farms being operated by tenants during any given time (Siders 1991:3). Tenant farmers paid landlords through a share of the crops or a fixed rent. The employment of tenant laborers and day laborers also increased during this period. The "house and garden" system continued to be

employed to shelter farm tenants. In some cases, farm owners actually sold or gave the house and a small lot to their tenants, particularly after 1860 (Sheppard et al. 2001:E3). Members of the Cochran, Biggs, and Clayton family owned a number of tenant farms scattered through out St. Georges Hundred, while George Brady owned operations in St. Georges, Red Lion, and Appoquinimink Hundred (Brooks, et al. 1985:7-12).

Numerous agrarian outbuildings were constructed during this period as commercial farming developed and diversified. Common agrarian outbuildings were related to the fattening of cattle and included grain and hay storage facilities such as threshing barns, corncribs/granaries, and hay barns. The Cochran Grange retains a threshing barn (1834), brick bank barn (1834), and granary (1834) from this period (National Register Nomination CRS No. N00117). Transportation related outbuildings that appeared in this period include carriage houses, wagon sheds, and stables (Lanier and Herman 1997:55-57). Also, by this time outbuildings related to transportation repairs and domestic craftwork were beginning to be constructed including shops for blacksmiths, coopers, cord wainers (shoemakers), weavers, wagon builders, furniture makers, and joiners. These shops were not always part of the farm complex and were sometimes located on small parcels of land adjacent to urban areas or major roadways.

7.4.3 Residential Architecture

As mentioned above, the vastly increased wealth of farmers and the rural gentry in St. Georges Hundred precipitated a widespread rebuilding of the built environment. The self-stated goals of the St. Georges Hundred farmers in this rebuilding effort were to create rural estates that reflected their social values and economic station. The initial phase of this rebuilding focused on remodeling existing houses by adding service wings and replacing dilapidated farm buildings. By the late 1840s, rebuilding of the St. Georges Hundred rural landscape entered a new phase as the construction of wholly new houses rose dramatically and continued vigorously through the mid-1860s. Known throughout the area as "Peach houses," these new and rebuilt houses and their surrounding landscapes were architectural representations of the rural elite's agrarian sensibilities regarding class, economics, social relationships, and domestic roles (Herman et al. 1985:8-3 to 8-5). The term "Peach house," used to describe the new farm houses built in St. Georges Hundred during the 1840s through 1860s, is largely a misnomer. The peach boom did not affect the area until the end of the rebuilding phase described by the *Rebuilding St. Georges Hundred* National Register multiple property nomination (Herman et al. 1985).

In the rebuilding of the dwellings on the St. Georges Hundred farm complexes, the owners used an amalgamation of architectural styles that were in common use by the mid-nineteenth century. According to the National Register Nomination Form, *Rebuilding St. Georges Hundred, New Castle County, 1850-1880*, "All the [twenty-eight] buildings make use of a locally characteristic mix of Italianate, Second Empire, Gothic, late Federal, and Greek Revival architectural elements" (Herman et al. 1985:7-1). While it is difficult to isolate a house of a "pure" style, it is possible to see the preponderance of a few dominant post-Georgian styles including Federal, Greek Revival, and Italianate in individual examples.

A late example of rebuilding is The Maples on Bunker Hill Road (CRS No. N00106) (Photograph 7). This dwelling was constructed using the standard two-and-one-half story, side gable, center hall form that persisted from the late eighteenth through the early twentieth century. When the building was erected in the 1850s, elements of the Federal, Greek Revival, and Italianate styles were applied. In the 1880s, the house was reworked to present the Second Empire style. At that time, the Graham Gable, a form of cross-gable meant to be used with a mansard roof, was added. This dormer form was more commonly found in cities and towns and several examples exist in Middletown (CRS Form for CRS No. N00106).

The B. F. Hanson House (1843) at the southern end of the study area is peculiar in the study area as it is a pure example of the Greek Revival style. This dwelling, constructed by one of St. Georges Hundreds most affluent residents, exhibits a high level of exterior detailing associated with the Greek Revival style (barge boards, wide band of trim at eaves, classical entry porch, transom with sidelights) and is reflective of the conspicuous consumption that occurred during this period of prosperity (CRS No. N05525). Unlike most of the other dwellings of the period, which combined stylistic details, the Hanson house lacks stylistic details of other styles such as brackets (Italianate) or dentils (Federal).

The dwellings of tenants were not always relegated to simple one- and two-room structures. Some of the dwellings erected on tenant farms during the rebuilding period of the mid-nineteenth century were similar in design and finish to other dwellings being erected by landed farmers in the area. A more complete picture of the hierarchy of dwellings erected in this period is discussed in documentation of the area around "The Levels":

> Major tenants, also known as farmers and farm mangers, were provided with houses comparable in plan and finish to those of the owners, but still decidedly less extravagant. The tenants' residences describe a middle range of an architectural hierarchy. At the upper end were mansions like those occupied by the Cochrans; at the bottom for laborers were the rough one and two-room cottages set on the edges of nearby towns or along the margins of fields. Competent farm mangers were in demand in the mid 19th-century neighborhood of the Levels, and among the concessions made to their stature was housing appropriate to their social and economic station. Despite their non-property owning status, the tenants on the Levels in the 1850s were probably better off financially, materially and certainly architecturally than most land-holding farmers in the remaining three-quarters of the state (Brooks et al. 1985:7-13-71-15)

Dwellings also arose for the housing of slaves. On Cochran Grange (CRS No. N00117), a two-room brick quarters was constructed to the rear of the dwelling to provide living space for the house laborers. This dwelling was subsequently expanded in a linear fashion

with the addition of a brick room and a later frame room (CRS No. N00117.01). Extant buildings associated with slavery are rare in the APE.

7.4.4 Transportation

Innovations in the transportation system, particularly the establishment of railroads, were critical to the economic expansion of the United States during the mid-1800s. This was true for the agricultural economy of St. Georges Hundred as well. The use of the full potential of the C&D Canal also facilitated economic expansion. In 1837, 100,000 tons of cargo passed through the C&D Canal, and by the late 1850s, tonnage on this route exceeded the half-million mark (Taylor 1951:41-42; Snyder and Guss 1974). By 1872, the peak tonnage year, over 1.3 million tons were transported on the manmade waterway (Snyder and Guss 1974). The towns of St. Georges and Summit Bridge grew rapidly and became social and economic points for the local community as a result of the commercial traffic on the canal. The canal, along with the completion of the DRR in 1855, provided the necessary transportation linkages with major markets and assured the economic success of the farms in the APE and New Castle County (Taylor 1951:78).

Weston, a farm located south of the canal on the east side of U.S. 301 (CRS No. N00121), served a role in the operation of the canal. The James Brady family lived here in the mid-nineteenth century and Mr. Brady is said to have kept horses and mules in his large bank barn, which were used in towing along the canal. He also cut ice from the canal to keep it open, stored the blocks in an ice house on his property, and sold ice to local farmers in the area (Fulman n.d.:7).

The construction of the Philadelphia, Wilmington, and Baltimore (PW&B)-backed DRR changed the fortunes of central and southern Delaware. First incorporated in 1836, the DRR Company envisioned linking Wilmington and the southern half of the state by rail. However, periodic downturns in the economy stalled the project for years (Hoffecker 1977:46). The State of Delaware delayed lending its financial backing to the project until 1852. Within a year, the PW&B grew increasingly interested in the Delaware project and threw its weight behind the line's successful completion by funding construction work. In 1855, the PW&B leased the DRR for a period of 21 years, which gave the PW&B operational control of the route. As a result, the PW&B provided the rolling stock necessary to service the line. The track gangs reached Middletown by August 1855 where the DRR erected a handsome brick station building (once located in the APE but no longer extant). The railroad also had a station at Mt. Pleasant (no longer extant) and eventually a flagstop at Armstrongs Corner. By the end of 1856, the DRR's tracks had passed through Dover and arrived in Seaford, a distance of over 70 miles. In 1859, the DRR reached to the Delaware-Maryland state line at a location the railroad company dubbed Delmar (Hayman 1979:19-31).

According to Thomas Scharf's *History of Delaware*, the DRR had a profound effect on the state's agricultural economy, allowing perishable produce to quickly reach distant markets (1888). Even before the DRR's completion, peach orchards began to be planted along its route. During 1875, the Middletown railroad station shipped 35 carloads of peaches daily with 530 baskets per car, making a total of 1.5 million baskets shipped to

market during that year. Total peach shipments for the entire state in 1875 amounted to five million baskets (Scharf 1888:433-444). Hence, it can be safely said that the railroad directly precipitated Delaware's amazing, albeit short-lived, peach boom.

Maps contemporary with this time period more accurately show an expanded local road network. The 1849 Rea and Price map includes such roads as Old School House Road and Churchtown Road (Rea and Price 1849). By the time Griffith Morgan Hopkins compiled his 1881 map of New Castle County, the road system in the local area between Middletown and the Chesapeake & Delaware Canal was essentially complete (Hopkins 1881).

7.4.5 Community and Commercial Development

Largely due to developments in transportation and economic prosperity on the surrounding farm complexes, the towns in the study area experienced significant growth during this period. Middletown in particular became a hub for the shipment of local farm produce on the DRR to urban centers to the north and south (Darsie 1997:35-38). A number of canneries for the processing of peaches were started within the crossroads communities located along the DRR south of the canal, including Middletown and Armstrongs Corner. The intersection of primary and secondary roadways came to be known as "corners" in the nineteenth century. These small communities were generally named for a prominent local landowner and contained one or two commercial services, the dwellings of those who worked in nearby factories or farms, and sometimes a school.

Middletown

Due to the commercial and residential growth that the coming of the railroad prompted, Middletown was formally chartered in 1861. In 1867, Middletown Hall was erected, and by 1868 the town's population had reached 1,000, up over 650 residents from the year 1850. The *State Directory* (Boyd 1874) characterized Middletown as a railroad town and listed among its business enterprises four banks, a carriage maker, a wagon maker, a tinsmith, five hotelkeepers, a postmaster, four general merchants, a saloon, a physician, two milliners, a watchmaker, a shoemaker, and an undertaker (Boyd 1874). (The tinsmith is particularly noteworthy as tinsmiths were often associated with the canning industry).

Summit Bridge

While Middletown grew as a result of the railroad, Summit Bridge's growth was more directly related to the coming of the C&D Canal along the bed of St. Georges Creek. The post-office at Summit Bridge was established on April 20, 1825 (Scharf 1888:958), and the town was incorporated in 1827 (Doherty 2002). With the formal opening of the canal in 1829, the town became a stopover point between the Delaware and Chesapeake Bays (Scharf 1888:949).

The 1849 Rea and Price map of the area shows the Summit Bridge Post Office, the Buck Tavern, a store in Summit Bridge, and a small hamlet of residences located to the south of Summit Bridge in a town called Jesterville (Figure 5). The 1868 Pomeroy and Beers map suggests that this small town was subsequently incorporated into Summit Bridge

(Figure 6). By 1881, smaller side-streets had developed and Summit Bridge contained a number of residences (Hopkins 1881).

Mt. Pleasant

The 1849 Rea and Price map reveals that the community of Mt. Pleasant had changed little since the previous period, containing two structures at the northwest and southwest corners of the crossroads (Figure 5). The construction of the DRR in the mid-1850s east of U.S. 301 prompted mid-nineteenth-century development in Mt. Pleasant, as reflected on the 1868 Beers map of St. Georges Hundred (Figure 6). By this date, a store at the northeast corner of the crossroads was under the operation of "H. Vandegrift." Residences at the northwest corner were attributed to prominent landowners "A. Eliason" and "J. Clayton." Clayton also owned a residence at the southwest corner of the crossroads (Beers 1868). Although not reflected on the map, Vandegrift evidently established a post office at his store one year earlier (Scharf 1888:993). Vandegrift sold the store to John F. Eliason, a land holder and peach farmer in St. George Hundred, in 1879 (CRS No. N05182).

Armstrongs Corner

Armstrongs Corner (also known as Armstrong) initially developed as a crossroads community at the intersection of U.S. 301 and SR 429 (Bohemia Mill Road/Marl Pit Road), a local road that existed by the early nineteenth century to connect the local farming community to the market route. Armstrongs Corner is likely named for the Armstrong family who occupied lands in the area along the north side of SR 429 from sometime in the nineteenth century through the twentieth century. While shown only as an area of farmland at a crossing of roadways in 1849, by 1868 eight buildings occupied the immediate vicinity of the crossroads including a store and shoe shop labeled collectively as "Armstrongs Corner" (Beers 1868) (Figure 6). This growth of the community was largely encouraged by the construction of the DRR along the east side of U.S. 301. In 1868, a number of the buildings located in the community were shown as under the ownership of Benjamin Armstrong, a farmer who operated a brickyard in the area of Armstrongs Corner. It is likely that this group of buildings (no longer extant), located in close proximity to each other, were tenant houses or houses for workers in the brickyard. Benjamin's dwelling, known as the Armstrong-Walker House (CRS No. N05146), a ca. 1870 dwelling, was constructed at the southwest corner of the intersection, possibly from bricks produced in the local yard and may be the only aboveground evidence of this former operation.

Boyds Corner

Boyds Corner initially developed as a crossroads community at the intersection of U.S. 13 and SR 896, a local road that existed in the early nineteenth century to connect the local farming community to the shipping point at Port Penn. Boyds Corner is named for the Boyd family who occupied lands in the area along the Kings Road (present-day U.S. 13/DuPont Highway) in the nineteenth century (Rea and Price 1849) (Figure 5). The 1849 map also reveals that a store was in operation at the crossroads by this time. Subsequent nineteenth-century maps, however, make no mention of this store (Beers 1868, Hopkins 1881, Baist 1893) (Figures 6, 7, and 8).

In 1868, J.R. Boyd still owned land at the crossroads (Beers 1868) (Figure 6). The crossroads intersection was surrounded by large seated farms such as "The Plains" (CRS No. N05208) and "Elm Grange" (CRS No. N05181). "Boyds Corner" is identified on the 1881 Hopkins map. The 1881 map reveals only agricultural activity in the vicinity. The village of McDonough to the south likely provided residents of Boyds Corner with necessary supplies (Hopkins 1881). Maps produced in the late nineteenth and early twentieth century reveal no significant changes to Boyds Corner (Baist 1893, Mueller 1919) (Figures 7 and 8).

Jamisons Corner

The small hamlet of Jamisons Corner is located at the present day intersection of Cedar Lane, Boyds Corner Road, and Jamisons Corner Road. Jamisons Corner was named after a prominent citizen, Thomas Jamison, who owned a large tract of land located in the vicinity of this hamlet in 1804 (Scharf 1888). Very little is specifically known about the early development of this area, but, similar to other small crossroads communities of the area, a number of farm complexes began to develop at this intersection during the first half of the nineteenth century.

The 1849 Rea and Price map of the area shows a "T. Jamison" owning two dwellings north of Boyds Corner Road on the west side of Jamisons Corner Road. A schoolhouse labeled "S.H. 59" was located on the south side of Boyds Corner Road and east of Cedar Lane. (Figure 6). It was not until the preparation of the 1881 Hopkins atlas of the area that the small crossroads community is officially labeled as "Jamisons Corner." It appears that there was little non-residential development in this area besides the school, which no longer remains on the landscape today.

7.4.6 Industry

The types of industrial enterprises operating in the study area diversified during this period. Joining the traditional grist milling operations were brickmaking and canning firms. The expansion of industry was linked to the extension of the DRR to St. Georges Hundred in the 1850s. The industrial facilities were built with sidings on the railroad for easy loading and unloading of goods. This allowed for the further expansion of industry through this agricultural area.

Brick manufacturing and associated clay mining never played a large role in Delaware's economy. Brickmaking was performed on a small scale throughout the eighteenth and nineteenth centuries in all three Delaware counties (Booth 1841:177). By 1860, only four brickyards were operating in the state along with one drain tile works, one firebrick manufactory, and four potteries (Ries and Leighton 1909:77). Around 1870, Benjamin Armstrong identified a local clay deposit along the tracks of the DRR north of Middletown and established a brickyard at this location. By 1882, Armstrong only produced bricks during seven months of each year, closing down operations when the weather became too cold to properly temper the clay and mold the bricks. At that time, Armstrong provided part-time employment to three men and fired 100,000 bricks per year, which he sold entirely to the local market (Scharf 1888:992). It is currently

unknown when Armstrong closed his brickyard. Armstrong's dwelling at the southwest corner of Armstrongs Corner was likely constructed of bricks that were fired in his brickyard (CRS No. N05146).

During the 1840s, canning represented almost 12 percent of the state's manufacturing establishments, employed a number equaling 25 percent of the labor force, and hired more women than all other industries combined. From 1860 to 1940, the number of canneries operating within Delaware increased from three to more than 70, and the value of cannery products approached $7 million or nearly five percent of the state's manufacturing production (Doerrfield et al. 1993:1). Most canneries were located south of the C&D Canal, which separates the northern third of New Castle County from the southern portion of the state. The Upper Peninsula and Lower Peninsula/Swamp zones contained a majority of the canneries in the state (Doerrfield et al. 1993:9-11).

The canneries more than likely produced canned fruits and vegetables including peaches, tomatoes, peas, and sweet potatoes. Survey forms prepared for CRS Nos. N05143 and N05146 mention that the small crossroads community of Armstrongs Corner grew in size due to the number of industries concentrated at this intersection and within several hundred feet of the DRR. The cannery at Armstrongs Corner, known as the Cole Canning Company, was owned by a Baltimore businessman (Mildred Schafer, personal communication, 2005) (CRS Form Nos. N05143 and N05146). The property is now vacant with the exception of one building located adjacent to the DRR tracks. The property is currently being used as a gravel operation. One additional property type commonly associated with areas of peach production is basket factories; background research revealed no known basket factories within the APE.

7.4.7 African-American History and Culture

During the antebellum period, Delaware continued to follow a conflicted path in regard to African-American rights. Efforts by Delaware abolitionists to enact a law banning slavery failed in the legislature in 1847 (Dalleo 1997). In the same year, the legislature issued laws protecting the property of African Americans and their right to seek redress in the court system for injury to property. In 1852 the Delaware legislature enacted further constraints that barred African Americans from holding public office, restricted them from testifying against whites, and curtailed voting rights. In 1859, the state passed a Jim Crow law that prohibited blacks from riding in any Delaware railroad car used to convey white passengers (Reed 1947:576).

Being a border state in regard to the slave issue, Delaware became an important conduit in the Underground Railroad. Harriet Tubman, the most recognized figure on the Underground Railroad, made 19 forays into slave territory, which took her through many Delaware communities including Middletown (Thompson 1986; Hoffecker and Woolard 1997; Bernhardt 2003:67-73). According to Bockson, Underground Railroad "stations" were located in Middletown and Odessa (1987:146). Members and ministers of the A.M.E. Church Smyrna Circuit were suspected of helping slaves escape via the Underground Railroad (Trusty 1999:295). According to documentation on file at the DE

SHPO, the ice house at Weston (CRS No. N00121) had an underground passage into it that was used for concealing slaves (Fulman n.d.).

The trend of decreasing slave numbers and a rising free population among African Americans continued up until emancipation in 1863. Just prior to the Civil War, New Castle County had only 254 slaves. The county's total free African-American population also rose significantly between 1830 and 1860 (Table 3). By 1840, free African Americans accounted for 20 percent of the county's total inhabitants. By 1860, eleven free African Americans owned farms in Pencader Hundred, and four owned their own farms in St. Georges Hundred (Dean 1970). Just prior to the beginning of the Civil War in 1860, both St. Georges and Pencader Hundreds had the highest proportions of African American inhabitants of all the hundreds in New Castle County. Thirty-six percent of the inhabitants in St. Georges and Pencader Hundreds were of African descent in 1860 (DeCunzo and Catts 1990:76).

Following trends from previous periods, African Americans in St. Georges and Pencader Hundreds were predominately employed in agriculture during the mid- and late 1800s. African-American enclaves also began developing in Odessa and, in particular, Middletown, where the extension of the railroad and the related economic growth created non-agricultural employment opportunities. By the late 1860s, a small African-American community was established on the northeast side of Middletown on Lake and Lockwood streets. This community came to be known as "Hamtown" (Skelcher 1995a:107-109). The small cadre of A.M.E. adherents in Middletown eventually formed the Trinity A.M.E. Church on Lockwood Street. It is unclear when the church received its charter although the Beers map of Middletown indicates that the A.M.E. church was there by 1868. The congregation erected the current edifice in 1899 (New Castle County Parcel View website). By 1874, Middletown also had an African-American school.

Delaware provided very little support for public schools until 1829 when the state legislature passed a free school act. The act provided for the education to whites only and did not fund schools for black children (Bevan 1929:667-669). As a result, the education of African-American children fell to philanthropic or religious organizations. Prior to the Civil War, only seven schools dedicated to the education of African-American children existed in Delaware (Skelcher 1999:3). In 1866, Quakers and Methodists formed the Delaware Association for the Moral Improvement and Education of the Colored People to create an educational system for African Americans (Skelcher 1999:6-7). Between 1867 and 1876, this association established 32 schools throughout Delaware, enrolling 1,200 students (Hoffecker 1977:107-108). By 1874, African-American schools were also operating in Middletown, Mt. Pleasant, Summit Bridge, and Odessa (Skelcher 1995b:213).

7.5 1880-1940±, Urbanization and Early Suburbanization

7.5.1 General History

During this period, industry and manufacturing greatly expanded in Delaware. A reciprocal decrease in the number of people employed in agriculture also occurred. With

this change, a greater percentage of the state's population resided in cities rather than in rural areas. Important improvements in transportation occurred, chiefly the construction of U.S. 113/U.S. 13, T. Colman DuPont's innovative concrete highway. By 1900, commercial agriculture, urbanism, and light industry were all growing in Delaware. Farmers in this "automobile age" further diversified their products, moving towards dairy, poultry, and garden vegetable/orchard farming. Toward the end of the period, suburban communities began developing outside of urban centers (DelDOT website).

7.5.2 Agriculture

During this period, farmers in the study area faced a growing set of challenges. They responded to changing market and economic conditions by adopting new products, moving into product specialization, finding new labor sources, and increasingly using laborsaving technology.

Following the short-lived peach boom of the 1870s, farmers in St. Georges Hundred began to suffer a series of setbacks. During the last quarter of the nineteenth century, farm commodity prices began to fall. The value of farmland also began to decrease. By 1880, farm values in the Upper Peninsula Zone had fallen back to their 1850 levels (Herman et al. 1989:34). Depressions in the early 1890s and in the 1930s further eroded the holdings of farmers, disrupting well-established landownership patterns. Some farmers were forced to split up and sell off their land holdings, which resulted in diversification and reallocation of property.

Although the expanding industrial cities of the Mid-Atlantic and Northeast were a vital market for Delaware's agricultural production, the industrial sector also created its share of problems. As industries greatly expanded in and around Wilmington, the competition for labor increased. Workers were increasingly lured away from farm jobs in rural New Castle County to urban industrial jobs, which promised significantly higher wages. As a result, the overall cost of labor rose, and in some cases, rural labor shortages developed. In 1920, a shortage of reliable tenants also developed, disrupting the long-standing labor relationships, and negatively affecting landlords' standards of living (Bausman 1933:165-166 in DeCunzo and Garcia 1992:188-190). In response, farmers began to increasingly employ laborsaving technology, including steam-powered and internal combustion engine-powered machines and tractors. They also employed itinerant or migrant laborers during periods of seasonal demands, primarily during harvest time.

Another factor in the complex agricultural milieu of this period was the advent of large-scale canning companies, which began purchasing large tracts of agricultural land in the state. These big commercial operations used modern mechanization to significantly reduce product costs. This made it difficult for small, independent farmers to compete with the canning companies (Doerrfield et al. 1993).

In spite of growing industrialization in northern Delaware and the challenges that it wrought, agriculture remained an important and viable economic pursuit in New Castle County although farm sizes and total agricultural acreage decreased (Siders et al. 1993:16). Farmers in St. Georges Hundred responded to the changing economic and

market conditions by continuing to commercialize their efforts. Dairy production steadily rose between 1880 and 1940. As a result, a milk station and granary were located at Mt. Pleasant adjacent to the railroad during this period (DeCunzo and Garcia 1992:163). The sanitary dairy movement also resulted in the construction of modern dairy barns, which included concrete floors, improved ventilation, and much better milk handling mechanisms (Shriber 2002). The raising of poultry for both egg and meat production also became an important component of the area's farm economy after 1880. Apple and pear crops became profitable replacements for the once mighty peach harvest. Many of St. Georges Hundred farmers focused on growing grains such as wheat and corn although they also cultivated other crops, specifically soybeans (Brooks et al. 1985:7-3).

With the advent of the automobile in the early 1900s and vastly improved highways, farmers could truck their fresh produce directly to farmers' markets in Wilmington and Philadelphia and sell it themselves. Some farmers began to specialize in truck farming (the cultivation of vegetables on a large and specialized scale), while others focused on dairy or poultry production. Some farmers raised produce on a contract basis for the canning companies. These large corporations were able to utilize the most up-to-date machinery, effectively decreasing their costs in manpower and making it difficult for the small independent farmers to compete. Still other farmers continued to grow a diverse range of products as their forefathers did. Farmers with access to large amounts of acreage generally focused on field crop production such as wheat and corn (Siders et al. 1993:47; DeCunzo and Garcia 1992:170).

7.5.3 Residential Architecture

Beginning around 1900, residential building types diversified. A change in building materials took place around the turn of the century as improving transportation and technology made mass-produced building materials available including concrete, crushed stone, and cinder block. The new materials replaced fieldstone and other traditional masonry materials. Brick was also used, especially as less costly machine-made bricks became available. Cut lumber was brought in by rail from the West as local lumber supplies became depleted. These new, cheaper materials were used for most building types, from farm buildings to residences. Another important aspect of house construction during this period was the expansion of materials available for exterior cladding and roofing materials. These included wooden clapboards, tar paper, asphalt siding and shingles, and tin roofing (McAlester 2000:33-48).

By 1900, the romantic styles of the previous period were generally replaced by new styles, including the Colonial Revival and new forms such as the Bungalow. A few housing forms were built repeatedly in the study area with limited stylistic pretension applied to a vernacular shell. The most common forms of this period were the Bungalow, the Front Gable Cottage, the Side Gable Cottage, and the Cape Cod Cottage. These forms featured more open floor plans than the central hall dwellings of earlier periods, and they quickly became the new forms used in the APE.

Despite the introduction of new dwelling styles and forms, the two-story home with a side gable roof and central hall continued to be erected in the APE during this period (CRS No.

N05226). The addition of a cross gable at the façade was a common elaboration at the turn of the century (McAlester 2000:263-265). Examples of this form are found south of Mt. Pleasant (CRS Nos. N12014 and N12015) and on Retirement Farm (CRS No. N005201).

Also during this period, with the introduction of the automobile, garages began to appear on residential properties in the APE. These early garages were not attached to the house and were generally located either beside or behind the residence (CRS No. N14363).

Simple, vernacular, open-plan forms were still used during this time for resident laborers. A survey of a laborer house on the Cochran Grange property in 1977 documented a frame tenant house that was constructed in the early twentieth century. This was one of six buildings designated on Beers' 1868 atlas. The house, constructed of frame with a one-story shed addition against the west gable-end chimney wall, was very similar in size (one and one half stories in height with two interior rooms and a loft) to the brick slave quarters located to the rear of the main dwelling that was constructed nearly 100 years earlier. This dwelling was subsequently destroyed in 1978 (CRS No. N00117.02) (Brooks et al. 1985:7-15).

7.5.4 Transportation

In March 1881, the Pennsylvania Railroad (PRR) gained control of the PW&B and with it came the PW&B lease of the DRR. At the turn of the twentieth century, before the highway era, railroads provided the most important means of transportation in Delaware (Hoffecker 1977:157). The PRR continued to operate the DRR under the existing lease arrangement until 1917 when the PRR directly assumed the lease of the DRR and began operating the route as a direct PRR subsidiary (Burgess and Kennedy 1949:404-406, 554). By 1923, the DRR featured the stations and sidings within or in the vicinity of the U.S. 301 APE (Table 4).

Table 4. List of Stations and Sidings on the Delaware Railroad within the U.S. 301 APE.

Station or Siding Including Names of Businesses Served	Distance From Wilmington Passenger Station
Mt. Pleasant, Del. (Scale Yard) [Telegraph Office]	20.0
Mt. Pleasant, Del. (Scale)	20.0
Mt. Pleasant, Del. (Marlin-Rockwell Loading Co.)	20.5
Mt. Pleasant, Del. (Station) [Telegraph Office]	20.6
Mt. Pleasant, Del. (Supplee-Wills-Jones Milk Co.)	20.7
Mt. Pleasant, Del. (J. Lawson and Andrew M. Crothers)	20.7
Mt. Pleasant, Del. (Harry P. Strasbaugh No. 2)	20.9
Armstrong, Del.	22.7
Middletown, Del. (J.B. Baker)	24.7
Middletown, Del. (Short & Walls)	24.8
Middletown, Del. (Station)	24.9

Source: Pennsylvania Railroad 1923:132

During the opening years of the twentieth century, maritime officials expressed interest in developing the Intracoastal Waterway, which would include the C&D Canal. However, its narrow channel and relatively small locks prevented modern ships from passing through the canal. In order to bring the canal up to modern standards befitting the

Intracoastal Waterway, the federal government acquired the C&D Canal in 1919. Work to improve the canal began in 1922, and the U.S. Army Corps of Engineers completed the project in 1927. As a result of widening the waterway and removing the locks, shipping skyrocketed from 608,000 tons in 1927 to 3.8 million tons in 1940 (Gray 1989:199-247).

In 1916, the United States Congress approved the Federal Aid Highway Act, which offered 50 percent matching funds to states that established highway departments. The Delaware General Assembly passed the Highway Act of 1917 creating such a department within the state. The new highway department initiated the planning of a state highway network by surveying and defining routes. This first effort in establishing intrastate routes resulted in present-day SR 1, U.S. 13, and U.S. 113. In 1923, the state lawmakers approved a motor vehicle fuel tax to fund highway construction and improvements. With federal matching funds and fuel tax revenue, every large population center in Delaware had a paved road to connect to the primary highway system by the mid-1920s.

The DuPont Highway (U.S. 13/U.S. 113) served to connect northern and southern Delaware and shifted the state's agricultural production permanently toward non-local markets. The Federal Highway Administration designated DuPont Highway as "U.S. 13" from Wilmington to Dover and "U.S. 113" from Dover southward to the Delaware-Maryland state line. Named for T. Colman DuPont, who personally financed the project, the DuPont Highway was the first modern, paved road to run the entire length of Delaware (Historical Society of Delaware website). A contract for $164,961.84 was awarded to Sutton & Corson of Ocean City, New Jersey on April 11, 1923, for construction of an 18-foot concrete roadway between Boyds Corner and St. Georges (Delaware State Highway Department 1923:111). The DuPont Highway opened in 1924 (Historical Society of Delaware website). During the late 1920s, Delaware obtained federal funding to widen the DuPont Highway from two to four lanes (Spero 1991:183-188). The Delaware State Highway Department approved plans for a 20-foot northbound concrete route located immediately east of the existing 18-foot wide DuPont Highway in 1930 (Delaware State Highway Department 1930c). The dual-lane highway was completed through New Castle County in 1933 (Delaware State Highway Department 1933:25).

Modern, paved highways not only aided Delaware's agricultural economic sector, but also gave rise to automobile tourism at the eastern end of the study area. The rise of the automobile led to a need for better roads. In November 1921, national lawmakers approved a $75 million appropriation for road construction in the Federal Highway Act (FHWA 1976:108-109). With federal assistance, highway construction during the 1920s boomed. However, following the stock market crash in 1929, Congress sought to shore up the economy by authorizing large sums of money for public works projects, including road construction. Federal funds apportioned for highway aid increased to $125 million during 1930; the representatives budgeted the same amount for 1931 and 1932. Other federal agencies and departments also provided money for rural road work (FHWA 1976:123). Delaware received its apportionment of these funds.

The availability of federal highway aid dollars, along with an increase in automobile traffic in Middletown likely prompted the State Highway Department to construct the "Frogtown Cutoff" in 1930, along with other improvements to Middletown-Mt. Pleasant Road (Delaware State Highway Department 1930b). The 1.22-mile cutoff, partially known as Peterson Road today, paralleled the western boundary of the Delaware Railroad and avoided two railroad crossings at the northern and western entrances of Middletown. George & Lynch, Dover, submitted the winning bid of $184,720.60 for the entire 5.12-mile contract, which included 1.22 miles of 18-foot width concrete roadway (the Frogtown Cutoff) and 3.90 miles of roadway between Frogtown and Mt. Pleasant comprised of concrete and amiesite (Delaware State Highway Department 1930a).

Other improvements to the U.S. 301 study area's network of roads included paving of a 9-foot roadway along Levels Road in 1929 and the widening of SR 71 between Mt. Pleasant and Tybout's Corner in 1936 (Delaware State Highway Department 1929:15; 1936:65). Seasonal traffic to resorts on the Chesapeake Bay "overtaxed" the road between Warwick, Maryland, and Middletown (Delaware State Highway Department 1940a). Improvements to Middletown-Warwick Road included the building of a 22-foot concrete roadway and the straightening of curves at Warwick Road, Middle Neck Road, and Bunker Hill Road (Delaware State Highway Department 1940b).

7.5.5 Community and Commercial Development

The vastly improved transportation system and technology of the late 1800s and early 1900s had a profound effect on community development across the state. Access to railways and trolley transportation systems and the introduction of the automobile, opened up new areas to development, particularly residential development, as residents could now commute relatively long distances to their jobs. During this early phase of suburbanization, residential communities not only expanded outwards from the urban cores of cities like Wilmington but also from moderately sized towns such as Middletown and Summit Bridge (Herman et al. 1989:34). As a result, a number of new houses were built in the area, generally on the outskirts of existing communities or on narrow strips of land at the edges of farms in close proximity to the improved highways. While some communities expanded in this period, others, including Boyds Corner and Jamisons Corner, appear to have remained the same in size or to have ceased growing altogether.

The introduction of modern transportation also greatly facilitated the growth of commercial districts, which provided retail, leisure, and tourist services. A new breed of automotive business developed along the modernized roads and highways in the second quarter of the twentieth century. These businesses included gas stations, diners, motels, campsites, roadside stands, and specialty shops. Within the study area, this new automotive entrepreneurship appears to have been confined to U.S. 301 and U.S. 13, and, to a lesser extent, on secondary roads such as SR 299.

<u>Middletown</u>

With the decline in the local area's peach production in the 1880s, the focus of Middletown's canneries turned to processing tomatoes and other vegetable crops. By 1888, the population had reached 1,600, with the focus of economic activity still related

to farming in the study area. In 1900, there were five canneries operating in the town (Darsie 1997:53).

Despite the growth of the canning industry, by 1900 Middletown had begun to experience a net decrease in population, as the prospect of higher-wage manufacturing jobs in Wilmington, Philadelphia, and Baltimore, and instability in the local farm economy led many workers previously engaged in agricultural activities to seek jobs in the cities. The trend continued throughout the early part of the twentieth century with Middletown's population reduced to 1,247 by the time of the 1930 census. The loss of labor available to farmers was in part offset by increasing mechanization on farms.

The trend toward suburban residential development that had begun in the 1930s in other parts of Delaware, closer to cities, initially had a modest effect on Middletown. By 1940, the town's population had climbed to 1,529, and by 1950 it had reached 1,755. These increases in population were reflected a trend toward the subdivision of strips of land fronting on major roads along the edges of farms for the purpose of constructing residences.

As local and interstate highway traffic increased during the 1920s, traffic in downtown Middletown became intolerable. To relieve the problem, the State Highway Department drafted plans during 1930 to improve the stretch of Summit Bridge Road between Mt. Pleasant (Boyds Corner Road) and Lockwood Street, Middletown. This project included a cutoff or bypass around the west side of Middletown, extending from Frogtown Crossing to the western end of Main Street (Delaware State Highway Department 1930b). While this bypass portion of this project relieved the traffic in downtown Middletown, it also provided interstate travelers with a through route around Middletown.

Summit Bridge

A historical account of Summit Bridge in 1888 states the following with regards to the growth of the town: "It [Summit Bridge] contains a church, a post-office, the Delaware Wagon Works, two blacksmith-shops, a hotel, three stores, the proprietors of which are A.P. Alrichs and Harry Salmon, and about fifteen residences" (Scharf 1888:958). The 1893 Baist map of the area shows continuing development of Summit Bridge with a number of residences and small farm complexes developing along the main arteries of the town (Figure 7). Also, by the late nineteenth century, a school was located on one of the town's main thoroughfares (Baist 1893) (Figure 7). The early-twentieth-century development of Summit Bridge continued much like the nineteenth century had ended. The 1919 Mueller map of the area shows the continual development of the town with the expansion of roads and an additional school on the northern side of the C&D Canal (Mueller 1919) (Figure 8).

Armstrongs Corner

By 1881, the community of Armstrongs Corner, likely spurred by industrial operations in the immediate vicinity, contained ten buildings centered largely on the intersection of SR 896 and U.S. 301 (Hopkins 1881). In the late nineteenth century, a store, the brickyard, a

Presbyterian Chapel, a wheelwrights shop, a blacksmith shop, a school, and about 20 dwellings extended out from the crossroads and railroad (Baist 1893) (Figure 7). By 1919, the village retained a school located east of the village (Mueller 1919) (Figure 8). Road plans dating to 1930 and 1938 depict approximately 11 frame dwellings, a store, a church, and three buildings related to the cannery as directly fronting either Summit Bridge Road or Armstrong Corner Road (Delaware State Highway Department 1930b; 1938).

Mt. Pleasant

The 1881 map reveals that development at Mt. Pleasant continued spreading outward from the crossroads in this period. By 1881, the DRR had erected a station and freight house at Mt. Pleasant (Hopkins 1881). Also by this date, the community boasted two stores, a post office, a blacksmith and wheelwright shop, and residences owned by the Clayton, Eliason, Vandegrift, and Brady families. In 1888, the community was described as consisting of "a railroad station, a post-office, two stores (kept respectively by J.F. Eliason and Mrs. Eliza Devereaux), a blacksmith and wheelwright-shop and thirteen residences" (Scharf 1888:993). Eliason's store was purchased in 1934 by George Thornton who reoriented the store property to no longer front the railroad but instead to front SR 896 and thereby accommodate automobile traffic (CRS Form No. N05182). Similar to Armstrongs Corner, the 1930 road improvement project had no direct impact on Mt. Pleasant, but the resultant concrete and amiesite highway likely changed this hamlet from its role as a rural crossroads community (Delaware State Highway Department 1930b). As indicated above, however, George Thornton saw an opportunity with the improved highway and reoriented his store to attract the motoring public (CRS No. N05182)

Although the Mt. Pleasant Schoolhouse (CRS No. N12020) was erected along the north side of Churchtown Road west of U.S. 301 ca. 1890; it is not depicted in Baist's 1893 map of the area. An examination of the Baist map reveals little development has occurred in and around Mt. Pleasant since 1881 (Baist 1893) (Figure 7).

Following the turn of the century, new residences were erected along both sides of Churchtown Road (CRS Nos. N05235, N05236, N12018, N12019). By the 1930s, Crother's Granary, a successful feed business, was operating out of a warehouse at the southeast corner of the crossroads. A general store was also established on the property (CRS No. N12017). A milk station was located in the village and served the area's dairy farmers. Today there is no physical evidence of the former milk station, the granary, or the general store in Mt. Pleasant.

7.5.6 Industry

In 1882, a fertilizer production firm was established in the study area near the Middletown railroad station. The initial phosphate manufactory was started by Parvis and Biggs in a former machine shop. In the following year, the partners constructed a building, measuring 36 by 70 feet, approximately one mile north of Middletown, along the railroad at Armstrongs Corner (Scharf 1888:992, 1001). In 1884, Nathaniel J. Williams purchased Biggs' share of the partnership. The partners constructed several

additions to the plant, and by 1888 the manufactory measured 130 by 170 feet. At that time, the plant's capacity was ten tons per day produced by eight men. The partners marketed their products under brands that included "Delaware Wheat Grower," "Globe Guano," "Soluble Bone and Potash," and "Delaware Soluble Bone," which they shipped throughout Delaware and adjacent states (Scharf 1888:992). The products that Biggs and Williams manufactured represent a range of chemically processed fertilizer options for its agrarian customers. Production of "Delaware Wheat Grower" likely stemmed from the expansive wheat fields surrounding the manufactory in the Middletown area (DeCunzo 2004:130). The former location of the phosphate plant is currently being used as a sand and gravel operation in the Armstrongs Corner area.

7.5.7 African-American History and Culture

The African-American population continued to grow in New Castle County during this period, although it began slipping in terms of its percentage of the total county population (Table 6). This growth, however, was increasingly due to expansion of the African-American population in Wilmington, as thousands of blacks migrated northward to flee from the economic privations and discrimination of the Jim Crow South. In rural central Delaware, including the study area, African-American populations actually declined, especially during the 1920s and early 1930s (Skelcher 1995a:114). Still, African-American population concentrations could be found around Summit Bridge, Mt. Pleasant, Middletown, Odessa, and Port Penn during this time (Skelcher 1995a:131). This was largely due to poor economic conditions and limited opportunities. Some rural black communities were also displaced by infrastructural improvements. For instance, the African Americans living along the C&D Canal at Summit Bridge were forced to relocate when the canal was expanded in 1937. Other groups were displaced by the construction of the DuPont Highway in the 1920s (Skelcher 1995a:112-113).

Table 5. African Americans in New Castle County, Delaware: 1880-2000.

Year	Total Population in New Castle County	African Americans in New Castle County	Percentage of Total African Americans in New Castle County Population
1880	77,716	12,636	16%
1890	97,182	14,365	15%
1900	109,697	16,241	15%
1910	123,188	15,682	13%
1920	148,239	16,325	11%
1930	161,032	18,471	11%
1940	179,562	20,446	11%
1950	218,879	25,739	12%
1960	307,446	36,039	12%
1970	385,856	n.d.	n.d.
1980	398,115	59,492	15%
1990	441,946	71,895	17%
2000	500,265	99,648	20%

Sources: United States Historical Census Browser, University of Virginia, Accessed 5/25/05; United States Census, 1950-2000. Note: n.d.= no data

African Americans in Delaware continued to be at a social and economic disadvantage due to a number of chronic negative factors. First, literacy rates remained below average, although over 80 schools for African Americans had been established by the turn of the

twentieth century (Skelcher 1999:35). A boon for African-American public education came in the form of Pierre DuPont, who created the Delaware Auxiliary Association and funded it with a $2.5 million trust. Between 1920 and 1931, the Auxiliary Association completed 89 schools for African-American children. These new schools improved the education of black children in Delaware dramatically (Skelcher 1995b:144). The Mt. Pleasant Schoolhouse (CRS No. 12536), located south of the community for which it is named along Old Schoolhouse Road, is a highly altered example of a DuPont Schoolhouse. By the early 1930s, some rural African-American schools were being closed due to declining population, lower enrollment, and consolidation: the African-American school in Odessa closed by 1932 (Skelcher 1995a:115). Schools remained segregated throughout this period.

Although they gained the right to vote, African Americans were not able to organize an effective political base during this period, as state politics were dominated by the pro-white Democratic Party. Democrats had established a restrictive poll tax in 1873 although it was abolished by the new state constitution in 1897 (Livesay 1968:91-9).

Although farming continued to be the economic mainstay of southern New Castle County, census statistics from 1900 show that African Americans owned only 1.7 percent of New Castle County's farms (United States Historical Census Browser, Year: 1900). Of the 69 farms in the county overseen by managers, only three were operated by African-American managers in 1900 (United States Historical Census Browser, Year: 1900). Following wider trends, African Americans began leaving agricultural jobs during this period for work in industry. Nevertheless, African Americans still made up a significant percentage of Delaware's agricultural labor force in 1940 (United States Historical Census Browser, Year: 1940).

Still, when African Americans did find industrial work, they were mainly relegated to unskilled jobs. By 1940, African Americans accounted for just over two percent of the skilled and semi-skilled jobs in Delaware (Livesay 1968:101). Non-farm opportunities for African Americans in the study area would have included jobs in areas such as industry and transportation.

The A.M.E. Church experienced unprecedented growth during the late 1800s and into the 1900s, remaining a social pillar for the African-American community (A.M.E. Church website). During the first half of the twentieth century, a group of blacks residing in and around Armstrongs Corner formed the Ringgold Chapel A.M.E. Church (CRS No. N14330). The congregation's edifice still stands along U.S. 301 in Armstrong and members of the Ringgold family own the property and building, which may be the derivation of its name (New Castle County Parcel View website).

7.6 1940-Present, Commercialization and Suburbanization

7.6.1 General History

As transportation networks expanded and automobiles became commonplace after World War II, suburbanization spread throughout northern Delaware in earnest. Dense

suburbanization and commercialization began around Wilmington and then affected areas adjacent to Newark and New Castle. As the available lands around Wilmington were swallowed up by massive-scale residential and commercial development, the more rural portions of New Castle County became attractive locations for further development. This pressure, the modernization of SR 896, and the construction of the new SR 1 highway in the 1990s, all helped facilitate the extreme level of suburbanization and commercialization present in and/or planned for development in the study area today. With this dramatic change in land use, farming in the study area declined, ending its nearly 300-year prominence as the primary livelihood in St. Georges Hundred.

7.6.2 Agriculture

Farmers in the study area continued to successfully run dairy, grain, and truck operations throughout the mid-twentieth century. Some farmers continued to grow sweet corn, melons, and other vegetable crops, which were either trucked to nearby urban markets or sold from the farm, usually from a roadside stand. Increases in agricultural production were accomplished by the increased use of modern farm machinery, hybrid crop species, man-made fertilizers, and agrichemicals. The use of large diesel tractors enabled larger tracts of land to be cultivated. Mechanical milking equipment also facilitated increased dairy production from larger herds, as fewer young people entered the agricultural labor force. These modern inputs pushed agricultural production yields to heretofore unattainable levels.

Despite record production levels, adverse economic pressures affected the remaining farmers in the study area. By 1990, agriculture accounted for only one-half of one percent of the total jobs in New Castle County (Mullin & Lonergan Associates, Inc. 2003). This statistic can be related to the demand for new houses in northern Delaware. As the housing demands increased in the late twentieth century, land prices rose to record levels. Infrastructural needs created by the increase in the residential population of formerly sparsely-populated agricultural areas like St. Georges Hundred caused property taxes to rise dramatically. Faced with rising operational costs, increasing competition from industrial-scale agribusinesses, and unwillingness or inability of the younger generation to take over farm operations, many older farmers ceased operation and sold their land to large development companies. These firms have constructed or plan to construct multi-unit residential subdivisions and commercial services on former agricultural land. This trend is altering the area's rural landscape.

Although limited in scale, agriculture is still practiced in the study area. Agricultural fields not yet consumed by ever-expanding residential developments are still cultivated, although this is done via large-scale custom farming. In these cases, crop farming operations pay rent to lease large agricultural tracts, often from multiple landowners. These operations often grow soybeans, corn, wheat, and barley, which are sold in bulk to large agribusinesses. Generally, these large field tracts are actively cultivated in those portions of the study area not located in the immediate vicinity of Middletown.

Horse farming is conducted at the west end of the APE and includes Rosedale/Marydel farm (CRS No. N05148). This operation, which owes some allegiance to the horse

country traditions of nearby northeastern Maryland, appears to include breeding and training of race horses and contains stable spaces and a race track (CRS No. N05248). Another activity that is widely popular in the area is pleasure horse riding, which includes Western, English, and Dressage forms as well as trail riding and fox chases. The Middletown Pony Club still sponsors many shows and events today. Based on the results of the reconnaissance survey, it appears that horse farming did not begin in this area until the 1960s; future investigations should be conducted to confirm or refute this theory.

7.6.3 Residential Architecture

The most recent period of development has seen dramatic changes in the range of building types in the APE and a significant increase in the number of non-farm residences. The earlier dwellings were generally one-story in height and were constructed on small strips of land at the edges of farms or as secondary dwellings on family farms. More recent residential development is usually located in planned subdivisions and is generally larger in size than the dwellings constructed through the 1970s.

Minimal Traditional, or "tract," houses (small one-story houses with side gable roofs, often with dominant front gable projections) were constructed during this post-World War II period in the APE. As suggested by their label, Minimal Traditional houses incorporate a minimal amount of traditional detailing. Ranch houses became popular in the 1950s and 1960s and are still built to some extent today. After 1945, garages were most commonly attached to the house.

There is one development of mobile homes located in the APE north of Mt. Pleasant. The Mt. Pleasant Mobile Home Park appears to contain some examples of prefabricated housing that date to the early 1960s. Other examples of mobile homes are located within the farm complex and appear to have served as secondary dwellings.

7.6.4 Transportation

In the late 1930s through the late 1940s, as passenger ridership on the railroads began to wane, the PRR started decreasing service on various lines in southern Delaware. Passenger train operations between Wilmington and Delmar ended in 1965 (Baer, personal communication, 2004). However, freight service continued on the DRR. During the early to mid-1970s, freight traffic dropped precipitously and the northeastern railroad companies deferred track maintenance as a cost-saving measure (Gunnarsson 1991:165-166). Today, Norfolk Southern operates the former DRR line through Mt. Pleasant and Middletown and southward through the State of Delaware.

The C&D Canal remains as the route of choice for cargo ships and pleasure craft traveling between the Delaware River and the Chesapeake Bay. In 1954, the U.S. Army Corps of Engineers received authorization to increase the canal's measurements to a working depth of 35 feet and a channel width of 450 feet to accommodate ever larger ships that were being built, although the agency did not complete the enlargement project until 1981. Even without the improvements being completed, tonnage increased beyond 11 million in the mid-1960s. In 1989, tonnage on the C&D Canal was projected to reach

the 20 million ton mark, with deep-draft commercial ship traffic exceeding 10,000, not to mention the pleasure craft that used the waterway (Gray 1989: xi, 247, 255-256).

By 1940, the Delaware State Highway System comprised 3,930 miles of improved roadways, with 70 percent of New Castle County's highways hard-surfaced (Spero 1991:189). During the early 1940s, the State Highway Department began assigning State Route (SR) numbers to various roadways throughout Delaware. Middletown-Warwick Road and Middletown-Odessa Road became SR 4, while Summit Bridge Road was designated SR 71 from its intersection with U.S. 13 near Blackbird State Forest to the C&D Canal. Above the C&D Canal, SR 71 veered to the northeast on Red Lion Road, and the state designated the northern section of Summit Bridge Road SR 896 (Delaware State Highway Department 1942). These designations appear on a "General Highway Map" of New Castle County published in 1941. The U.S. 301 study area's network of roads was comprised of a various types of roadways in 1941. DuPont Highway (U.S. 13) was identified as a "divided highway" while Middletown-Warwick Road (SR 4), Summit Bridge Road (SR 71), and Boyd's Corner Road were identified as "paved" roadways. Other roads, such as Churchtown Road, Marl Pit Road, and Lorewood Grove Road were identified as "low type bituminous" roads. Cedar Lane Road, Old Schoolhouse Road, Choptank Road, Jamisons Corner Road, and Ratledge Road were "graded and drained earth" road. Levels Road was identified as a "dual type" road, comprised of both "paved" and "graded and drained earth" types (Delaware State Highway Department 1941).

Numerous road improvements occurred within the study area in the 1950s. In addition to widening, road plans approved in 1952 straightened out a curve north of Mt. Pleasant (Delaware State Highway Department 1952). The process of widening the road and straightening the curve north of Mt. Pleasant resulted in the removal of two frame dwellings at the northwest intersection of Summit Bridge Road and Churchtown Road. A contract in the amount of $543,929 was awarded in November 1952 for the scheduled 7.38 miles of improvements (Delaware State Highway Department 1953:49). In 1955, plans for a "bypass" of Warwick, Maryland, were approved (Delaware State Highway Department 1955). The new roadway also served as a link between the new Maryland expressway and its connection of the Bay Bridge with Delaware. George & Lynch submitted a winning bid of $148,748 for the 1.21-mile Warwick connector, which commenced in 1955 and was completed in 1956 (Delaware State Highway Department 1955a:19; 1956:80). The "Middletown Warwick Spur" led to the establishment of auto-related businesses along its route. Other improvements within the study area included the widening of U.S. 13's northbound route between McDonough and St. Georges. The widening route's median side resulted in a 24-foot wide roadway (Delaware State Highway Department 1957a:18).

By 1957, the Delaware State Highway Department had re-designated Middletown-Warwick Road as combined SR 71/SR 299. At Middletown, SR 71 extended north on Summit Bridge Road, combining with SR 896, while SR 299 traveled east on Middletown-Odessa Road (Delaware State Highway Department 1957b). Two years later, Middletown-Warwick Road and Summit Bridge Road received the federal highway designation of U.S. 301, a route designed to carry traffic between Richmond, Virginia,

and U.S. 13 in the Wilmington metropolitan area, where it provided connections to other highways traveling north and south (Delaware State Highway Department 1959; Esso 1964).

In 1960, the new Summit Bridge over the C&D Canal opened after the State Highway Department constructed a new section of road around the north end of Baker Airfield to connect SR 71/SR 896/U.S. 301 to the new bridge (Delaware Department of Transportation 1959b; AARoads website). Today, Summit Bridge Road remains a two-lane roadway north of Middletown. In the early 1990s, a small stretch of roadway west of Peterson Road formed a direct link with Middletown-Warwick Road (AARoads website). This bypass of the original 1930s bypass of Middletown prompted modern commercial development along its stretch that continues today. Also in the 1990s, a large section of SR 896 was reconstructed and widened north of the study area. Originating in the 1990s and continuing into the 2000s, SR 1 was rebuilt into a limited-access, four-lane highway.

Following World War II, airfields proliferated throughout Delaware. The 1953 air navigation sectional chart shows 20 aviation facilities around the state. Around 1950, Franklin B. Baker Sr., owner and founder of Baker Petroleum, acquired a 209-acre farm situated six miles north of Middletown in Summit, Delaware. In 1953, the Baker family began to construct a private airfield at the farm. By 1955, Frank Baker obtained a state license to operate the airfield, known as Baker Airfield, for commercial and public use (CRS No. N14341). Frank Baker constructed a combination hangar/operations office in close proximity to his house and installed aviation fuel pumps. During the subsequent three years, Frank acquired a small fleet of aircraft for rental and flying school purposes (Frebert 1998:267-270).

In 1960, Richard C. "Kip" DuPont Jr. succeeded in leasing the airfield and formed Summit Aviation, Incorporated, with himself serving as president and Baker as vice president. In 1964, DuPont purchased the facility and renamed it "Summit Airpark." Between 1960 and his death in 1986, DuPont's tenure continually expanded the airpark to include two 4,500-foot runways, numerous hangars and service shops, corporate offices, and a lounge. Summit Aviation boasted a flight school, cargo and air-taxi services, fixed-wing aircraft and helicopter maintenance, and hangar storage. After DuPont's death, Summit Aviation reorganized and found a niche market in performing annual Federal Aviation Administration inspections along with repairs and routine aircraft maintenance. As of 1998, the physical plant of Summit Airpark consisted of 540 acres and it provided employment for over 100 skilled aviation technicians. The company continues its strong presence along 301/SR 71/SR 896 today in 2005 (Frebert 1998:278-286)

7.6.5 Community and Commercial Development

By the end of World War II, the pattern and density of settlement in Delaware had spread from localized urban centers to interlocked suburban communities across the state. Small communities were replaced by commercial and industrial strip development extending along major roads. Planned communities began to grow out of subdivided former farm fields. Most of the subdivisions are single-family residential developments of low or

medium density and typically feature modest to ample lots on curvilinear streets terminating in cul-de-sacs. As in the case of Middletown, suburbanization also continued to expand outward from established towns. The growth of automobile ownership in the second half of the twentieth century fueled these patterns of development. This scenario is still in effect today, as planned communities and commercial strip developments continue to be created, approved, and constructed in the U.S. 301 study area.

Middletown

Since the early 1990s, the southern New Castle County area has undergone rapid development. Growth in residential, commercial, and industrial areas surrounding the town of Middletown has greatly contributed to this expansion. This unprecedented growth has changed the rural character of the area. Towns like Middletown and nearby Odessa have traditionally been the centers of residential, educational, commercial, and industrial activities within the broader agricultural landscape. However, this pattern has been replaced by intensive planned residential communities concentrated around the C&D Canal bridge crossings of major highways: SR 896/U.S. 301 and SR 1 (Middletown Comprehensive Plan Update 2001:6).

Because rapid growth was outstripping infrastructure capacity, affecting resources and impacting quality of life, both local and county governments realized the need to manage new development. In the late 1990s, New Castle County government outlined its plans for the pattern of development in the region (New Castle County, Department of Land Use 1997 and 2002; Tatman and Lee Associates 1999). These plans zoned areas north, northwest, and northeast of the Middletown municipal boundaries for residential, commercial, and industrial development with a suburban character ideally serviced by a new public sewer and water system. The 1999 Wastewater Management Facility Plan designated a total of 5,735 acres as "Proposed Development," and 2,135 acres as "Approved Plans," representing an aggregated 7,870 acres in some stage of the development process. Of this area, the State of Delaware's 1997 Land Use/Land Cover survey classified 6,812 acres as agricultural land (Delaware Office of State Planning Coordination 1997; Middletown Comprehensive Plan Update 2001:6-7).

In an effort to manage local development, the town of Middletown began an annexation program of rural lands west, east, and south of the original municipal boundary between 1997 and 2001. This added nearly 1,900 acres to Middletown, doubling the size of the incorporated town. Of these annexations, just over 800 acres were in the adopted Growth and Mixed Use corridor along SR 299. Between 1998 and 2000, annexations of 435 acres on the west side of Middletown provided space for office, business, and light industrial park. Annexations included land to provide public service facilities, open space, and school sites (Middletown Comprehensive Plan Update 2001:11-12).

In May 2001, the State Assembly entertained a bill to limit Middletown's expansion. The lag in State-provided roadway and school infrastructure provided the impetus for the bill (Jackson 2001). Ultimately, Middletown officials agreed to a five-year annexation moratorium (Tyrrell 2004). According to Chuck Mulholland (2005) of the Southern New Castle County Alliance, beginning in early 2005, the New Castle County government has

delayed expansion of the Southern Sewer Service area, since the towns of Middletown, Townsend, and Smyrna have absorbed much of the recent growth. This absorption has removed the need for the estimated $100 million sewer expansion for the foreseeable future. Still, growth is expected to continue unabated. The Delaware Population Consortium's report (2000) projects population in the Middletown-Odessa Census County Subdivision to grow 52% from an estimated 28,379 persons in 2000 to 43,123 persons by 2020. Households in the Middletown-Odessa area are projected to grow 73% from 9,564 to 16,607.

Other Communities

While the historic-period core of Middletown remains at the center of more recent development, the other communities in the study area experienced a general decline due to the loss of associated industry and businesses during this period. Most of the former "corner" communities, located at the crossroads of important roadways, have been removed or are slated for removal to make way for planned development.

As the industrial operations in Armstrongs Corner ended, so did the residential dwellings and the former services (general store) located there. Today, all that remains of the community of Armstrongs Corner (now known as Armstrong) are a few wood-framed residences along U.S. 301, a former industrial building on the west side of the DRR (now the site of a sand and gravel operation), and a small A.M.E. Church on the east side of U.S. 301 south of the intersection with SR 429.

The historic-period core of Mt. Pleasant has been reduced to five residences located along Churchtown Road, west of U.S. 301. Following the consolidation of schools in the area, the Mt. Pleasant Schoolhouse was sold and converted into a residence ca. 1943, which remains today (CRS No. N12020). By the mid-twentieth century, the nineteenth-century homes located along the east side of U.S. 301 north of Churchtown Road were no longer extant. The granary at the southeast corner of U.S. 301 and Boyds Corner Road has been demolished, and Thornton's Store (CRS No. N05182) at the northeast corner has been removed. Modern commercial strip development is located at the northeast and northwest corners of U.S. 301 and Boyds Corner Road.

The construction of the SR 1 Expressway (a "relief" route for U.S. 13) immediately east of Boyds Corner in recent decades has spurred development in the surrounding area. A Wawa convenience store stands at the northeast corner of U.S. 13 and Boyds Corner Road. Historic-period resources in the vicinity include two former farm complexes (CRS Nos. N05181 and N05202), the Parkway Motel (CRS No. N12742) (ca. 1952), and mid-twentieth-century residences along U.S. 13 (CRS Nos. N14352-N14357).

Today, the community of Summit Bridge remains a largely residential, nineteenth-century village, with two churches on the west side of Old Summit Road. It appears that the construction of a new Summit Bridge Road around the community in the 1960s contributed to the retention of the original core of the village.

7.6.6 Industry

Industrialization began to expand throughout the U.S. 301 project area during the World War II and post-war eras. As the automobile became a part of everyday life and the network of local, state, and national roadways continued to grow, so did the idea of moving businesses along major thoroughfares outside of the historic-period cores of small-town America. This phenomenon was no exception in the U.S. 301 corridor. During this time period a number of industrial businesses that began to develop in the project area. These businesses continued to take advantage of the C&D Canal, the DRR, and the numerous state and national highways that service the area. A number of industrial resources dating to this period are located north and west of the residential community of Middletown in the vicinity of the railroad. Figure 9 shows the appearance of the industrial area of Middletown in 1942.

7.6.7 African-American History and Culture

During the first half of this period, segregation continued to limit opportunities for African Americans desiring a higher education. The State College for Colored Students in Dover remained the only institution of higher learning for African Americans until 1948, when the University of Delaware opened a few of its programs to black students. While the *Brown v Board of Education, Topeka* decision ended legal segregation of public schools in 1954, the U.S. Civil Rights Commission did not certify Delaware's school desegregation until 1968 (Skelcher 1999:117-118). In the interim, the schools built by DuPont and the Auxiliary Association not only provided for education but also served as community centers for many African-American communities.

As indicated by Table 6, the African-American population of New Castle County continued to grow in the mid- and late twentieth century, becoming an increasingly larger portion of the total population. This growth was largely due to the expansion of the African-American population of urban and suburban Wilmington to the north. The proportion of African Americans in rural parts of the county decreased, especially as upscale residential developments began encroaching into former agricultural areas. The African-American residents in the study area appear to have remained in Middletown, as they constituted 20% of the population of the town in the late twentieth century (Vanasse 2000)

Churches continued to serve as important social and cultural centers for the African-American community during this time. African-American churches still operating in the study area include the Ringgold Chapel A.M.E in Armstrongs Corner, the Trinity A.M.E. in Middletown, and the Rehoboth Apostolic Church, also in Middletown.

8.0 Associated Property Types and Registration Requirements

8.0 ASSOCIATED PROPERTY TYPES AND REGISTRATION REQUIREMENTS

The influences and trends that encouraged the development of specific property types are identified and included in the preceding historic context (Section 7.0). In this section the expected property types are defined and a list of character-defining elements or features is included for most property types. A discussion of the applicability of the National Register Criteria and the seven aspects of integrity is provided for each of the themes.

8.1 AGRICULTURE

Much previous work relevant to the agricultural landscape of the U.S. 301 APE has been prepared (Section 8.1.1), and numerous farmsteads have been listed in the National Register (Section 5.0). Additionally, property types associated with agriculture were previously identified in the 1993 U.S. 301 study (Siders et al. 1993). This section of the report attempts to synthesize the previous context work by summarizing the registration requirements developed in the previous studies. Additionally, this discussion expands upon previously developed registration requirements in an effort to provide sufficient guidance for a thorough assessment of the significance of agricultural property types in the APE.

8.1.1 Previous Context Work

Previous work on this topic relevant to the U.S. 301 APE includes:

- *Rebuilding St. Georges Hundred, New Castle County, 1850-1880* (Herman 1985);
- *Agricultural Tenancy in Central Delaware, 1770-1900 +/-* (Siders et al. 1991);
- *Historic Context: The Archaeology of Agriculture and Rural Life, New Castle and Kent Counties, Delaware, 1830-1940* (DeCunzo and Garcia 1992);
- *Dwellings of the Rural Elite in Central Delaware, 1770-1830+/-* (Herman et al. 1992);
- *A Cultural Resource Survey of the Proposed Route 301 Corridor, New Castle County, Delaware* (Siders et al. 1993);
- *Suburbanization and the Integrity of Historic Agricultural Landscapes: Middletown and Vicinity, New Castle County, Delaware* (Darsie 1997);
- *The House and Garden in Central Delaware, 1780-1930+/-* (Sheppard et al. 2001);
- *Delaware's Dairy Barn Blues: The Sanitary Evolution of a Building Form* (Shriber 2002);
- *National Register Bulletin: Guidelines for Evaluating and Documenting Rural Historic Landscapes (NPS 1999);*
- *Architecture and Rural Life in Central Delaware, 1700-1900 (*Herman 1987); and
- *Everyday Architecture of the Mid-Atlantic* (Lanier and Herman 1997).

8.1.2 Associated Property Types

Property types with agricultural associations include: the farm complex, individual buildings within the farm complex, and the rural historic district, with the majority of agricultural resources in the APE dating to the 1830-1880± and 1880-1940± time periods. Agricultural resources dating to the 1770-1830+/-period are rare in the study area, as many of these resources were removed during the rebuilding campaign that occurred in the mid-nineteenth century.

Farm Complex

The farm complex is the most historically persistent feature of the built environment within the APE, often with origins that begin as early as the eighteenth century. The farm consists of the farm complex (residence(s), barn(s), domestic and agricultural outbuildings and surrounding yard space, and gardens) located within a setting of land under agrarian use, including fields and meadows. As discussed previously, farm complexes in the study area would most likely be associated with: field crop cultivation, dairy farming, horse breeding, and vegetable farming, and would have been constructed in the 1830-1880± and 1880-1940± time periods.

In order to be seen as significant as an example of a farm complex, a resource must possess the following features that date to and retain integrity from the period of significance:

- Feeling of a farm complex;
- Setting of land reflecting agricultural use or at a minimum a visual buffer between the farm and surrounding land use;
- Historic house with or without additions and extensions;
- Historic barn with or without additions and extensions;
- At least two agricultural or domestic outbuilding(s) and/or structure(s) exclusive of the main barn or house that retain sufficient integrity of materials and design to convey the types of farming conducted on the property:

  Field Crop Agriculture: corn crib/granary, threshing barn, hay barn, multipurpose barn, equipment shed, horse barn

  Dairy Farming: dairy barn, silo, milk house, milk parlor, cow shed

  Vegetable Farming: roadside stand, equipment shed, packing/processing shed

  Horse Breeding: stables, hay barn, track, tack storage, run-in sheds

- Identifiable plan or arrangement of buildings and structures of the farm;
- Some small-scale features associated with the practice of farming including fence lines or ruins;

- Some vegetation associated with farming, including gardens, fields, woodlots, or treelines;
- Circulation network connecting the parts of the farm, including farm and field lanes and paths;
- Few modern structures located within the historic farm plan;
- Retention of spatial relationship of buildings within the farm complex; and
- Retention of spatial relationship with buildings and/or complexes associated with the main farm, such as tenant houses and/or tenant farms.

A discussion of the specific features that make up the farm complex (farm plan, individual buildings [dwelling, agricultural outbuildings, domestic outbuildings], and landscape features) follows.

Farm Plan

A hierarchy is visible in the design and placement of the primary dwellings, secondary dwellings, and agrarian structures of the farm complex. The most common building arrangement is the main dwelling facing the roadway with associated outbuilding complexes arranged to the rear in a courtyard or aligned along the farm lane, similar to the farm plans visible at Cochran Grange (CRS No. N00117), Hedgelawn (CRS No. N00118), and Summerton (CRS No. N00112) (Herman 1997:183-186; Lanier and Herman 1997:223-225). The smaller dwellings of tenant farmers were usually located in less visible locations, including behind or to the side of the main house, along the main road or farm lane, or sometimes on a separate parcel, often at a nearby intersection of roadways (Sheppard et al. 2001; Siders et al. 1991).

While a farm complex's eligibility cannot solely be based on the retention of the original plan, the identification of a coherent plan or arrangement of buildings and structures is important when considering the eligibility of a farm under Criterion A in the area of agriculture. Farm plans are reflective of "the kinds of agriculture historically and currently practiced, regional preferences, and spatial innovations accompanying various agricultural reform movements" (Lanier and Herman 1997:223). The introduction of large modern structures (grain bins, cow sheds, etc.) within the midst of a historic-period farm plan detracts from the integrity of the farm plan and the overall farm complex.

Individual Farm Buildings

Unless an individual building is all that remains of the farm complex, farm-related buildings, including residences, will generally be evaluated within the context of the farm complex rather than for their individual architectural significance. Discussion of features specific to each of the farm buildings types follows.

In order to be seen as significant as an example of a farm building, a resource must possess the following as well as integrity from the period of significance:

- Unique or rare examples of barn, dwelling, or outbuilding types or landscape feature;
- Well-preserved examples of barn, dwelling, or outbuilding types that retain exceptional integrity of materials, workmanship, and design;
- Barn, dwelling, or outbuildings types that exceed the level of workmanship of other properties in the study area and retain integrity of workmanship and materials; or
- Barn, dwelling, or outbuildings that reflect the artistic values of a cultural group and retain integrity of workmanship and materials.

Dwellings

Rebuilding St. Georges Hundred explains that in the late eighteenth and early nineteenth centuries, dwellings in the Middletown area were:

> typically hall or hall-parlor plan dwellings with separate outbuildings containing the cooking function of the household and quarters for servants. There were, of course, the houses of the wealthy which incorporated fashionable stair-passage plans and attached service wings. In the matter of long term durability, it is the latter which have survived and skewed our perceptions of what the normative range of housing historically included in terms of form and fashion (Herman et al. 1985: 8-2).

The mid-nineteenth century saw the rebuilding of nearly every house and farm building in the study area; few early nineteenth century examples survive in the study area, and no dwellings with confirmed eighteenth-century construction dates have been identified.

The center-passage home, commonly constructed of brick or frame, came to dominate the architecture of the dwellings of the landowners and farm managers of the study area in the second quarter of the nineteenth century. Small frame structures (usually two-rooms wide and one-room deep) typically served as the homes of farm laborers during the corresponding period. However, a specific housing type cannot always be assumed to be associated with a specific socio-economic group; situations in which farm laborers occupied the dwellings originally constructed for landowners and/or farm managers have been identified in the APE.

Additionally, one extant slave cabin was previously identified in the APE on Cochran Grange (CRS No. N00117) and was listed in the National Register. No other slave cabins were identified in the APE during background research or the reconnaissance survey. As a result, evaluation procedures for this property type were not developed as part of this report; should additional examples of slave cabins be identified, *Everyday Architecture of the Mid-Atlantic* should be consulted for a list of registration requirements (Lanier and Herman 1997:16-17).

Farm dwellings should be evaluated as part of a farm complex. Evaluations of farm dwellings should consider the associated buildings (domestic and agricultural outbuildings) and landscape features (lawns, yards, gardens, kitchen gardens, work yards, paths, and wells) (DeCunzo and Garcia 1992:236). Individual dwellings may also be individually significant even if the farm complex is not eligible. consult the residential architecture evaluation discussion of this document (Sections 6.3.2 and 8.2) for information on residential housing types, their registration requirements, and their character defining features.

Agricultural Outbuildings

Beginning in the mid-nineteenth century, farm buildings began incorporating the mechanical and industrial functions of the farm in their plan and use. Also around this period work and storage spaces became more specific. As a result, outbuildings like the granary/corncrib, stable/horse barn, and poultry house developed. Most of these former specialized spaces are now vacant or used for non-specific storage, except on active farms where they may continue to serve their original function or another agricultural use. The most commonly identified examples of agricultural outbuildings are discussed below. If additional outbuilding types are identified in the APE, *Everyday Architecture of the Mid-Atlantic* should be consulted for features of specific outbuilding types (Lanier and Herman 1997:177-222). Additionally, *The Archaeology of Agriculture and Rural Life, New Castle and Kent Counties, Delaware, 1830-1940* (DeCunzo and Garcia 1992) should be consulted for agricultural outbuildings that housed commercial or industrial functions and were isolated from the farmstead. Examples of this property type include blacksmith shops, roadside stands, and craft or artisan shops (DeCunzo and Garcia 1992:224-246).

Gable-Fronted Barn

Gable-fronted barns were erected from the late eighteenth century to the twentieth century and generally featured timber frame construction. At the gable ends of these buildings are door openings that provide access to a wide central work area with an overhead loft space. Storage spaces or stalls flank the central aisle and are sometimes integral to the overall structure, while others are lean-to shed additions. Gable-fronted barns were identified on a number of farms in the APE during the reconnaissance survey. A rare early-nineteenth-century example of a gable-fronted, three-bay barn on Retirement Farm (CRS No. N05201), not removed during the rebuilding campaign, has previously been documented and listed in the National Register as a contributing resource to the historic farm complex.

Multipurpose Barn

Multipurpose barns developed in the second quarter of the nineteenth century. Their erection was promoted by agricultural reformers who advocated large, multifunctional barns that combined the farm's storage, processing, stabling, and other related work functions into a single structure. The bank barn, a type of multipurpose barn, was generally constructed in the hillier areas of northern New Castle County, although several were also constructed in southern New Castle by the mid-nineteenth century, such as the

bank barn at Cochran Grange (CRS No. N00117). When erected on flat terrain, the earthen hill was artificially created, as is the case with the Cochran barn. Erected in 1835, this barn, notable for its brick construction, has stable space for animals at the main block of the lower level. A shed roof addition to the stable side allows for the shelter of unpenned animals. Overhead, the main floor is divided into three sections with a central threshing aisle and two equal-sized mows. Unlike most multipurpose barns, the Cochran Grange barn does not retain space for grain bins on the interior. That function was historically served by a separate corncrib/granary located nearby. Cochran Grange also retains a notable threshing barn, an activity that was usually carried out in the covered area of the corncrib/granary (Herman 1987:206-217; Lanier and Herman 1987:197-200).

Dairy Barn

Shriber's thesis *Delaware's Dairy Barn Blues: The Sanitary Evolution of a Building Form* (2002) presents the evolution of the dairy barn, beginning with the initial sanitary requirements that influenced the design of these structures and continuing through the obsolescence of the dairy barn form. Specific features associated with this property type that are visible from the exterior include: a large loft area for hay storage (gable roof, gambrel roof, or Gothic roof forms); ventilation systems; concrete block foundations; and numerous windows at the ground level. Common additions made to the dairy barn include milking parlors (areas where cows were milked) and milk houses (areas housing cooling tanks). Interior features utilized twentieth-century technology, emphasized cleanliness, and included: concrete floors; glass bricks; steel tubing for stall partitions; sliding doors; iron window and door frames; and steel trusses.

The stable level of many earlier barns has been altered by the addition of metal milk stanchions, the paving of floors in concrete, the plastering of walls and ceilings in cement, and the installation of a variety of systems (gutters, gutter cleaners, paved concrete floors) to allow for the removal of manure. Structures that were present by 1962 and retain the majority of interior and exterior features that convey their historic function as a dairy barn, as well as associated outbuildings (milk houses and silos), may be considered individually eligible if they retain a high degree of integrity of design and materials (Shriber 2002; Lanier and Herman 1997:220-221).

Corncrib/Granary

The earliest corncribs were small in size and constructed of logs and heavy timber frame. These small corncribs were replaced in favor of more spacious storage spaces for corn as early as 1800. A notable early example was located at Achmester (CRS No. N03930) where Richard Mansfield built a log and frame granary, which contained two log-walled corn cribs, a central work and storage area, and loft storage bins in 1820. This combination corncrib/granary form was widely constructed through the late nineteenth century and according to *Rebuilding St. Georges Hundred*, was found on nearly every farm in the study area (CRS Form No. N03920; Lanier and Herman 1997:191-196; Herman et al. 1985). Several of these structures were identified on farms in the APE during the reconnaissance survey. A somewhat later, well-preserved example of a crib and granary, constructed in 1857, and documented by HABS in 1983, remains at Hedgelawn (CRS No. N00118).

Horse Barn/Stable
After 1830, as horses began to replace oxen for pulling farm machinery and wagons, and a myriad of farm equipment began to be introduced, farmers increasingly began to build structures exclusively designed to shelter horses as well as riding and driving carriages. Usually constructed of frame and sheathed in vertical board siding like barns, horse barns or stables are generally similar in appearance to barns except they are smaller in size. The ground floor is used to house horses and/or for the shelter of carriages, while the loft is used for hay storage. Dutch doors provide access to the interior of the stall spaces which flanked a central feeding aisle. After the middle of the nineteenth century, stables were increasingly absorbed into the connected building complex of the farm, although some separate stables were constructed into the twentieth century (Lanier and Herman 1997:205-207). Horse barns were identified on numerous farms in the APE during the reconnaissance survey and would likely be considered eligible only as contributing structures to a farm complex. Specialized horse breeding facilities, identified along Choptank Road at the western end of the study area, would be evaluated as contributing resources within farm complexes that are reflective of trends in horse breeding.

Cart/Wagon Shed
With the rise in mechanized agriculture in the mid-1800s, buildings that could house the associated equipment (threshers, wagons, harrows, plows, etc.) were constructed. These sheds consisted of a low frame structure with an asymmetrical gable roof and an open front. The location of the cart shed is largely determined by two factors: convenience and ease of use. Typically, the cart shed is sited as close to the barn as possible. Occasionally, these structures were erected facing each other and at a right angle to the barnyard to form a courtyard plan. In the twentieth century, the asymmetrical roof structures were commonly replaced with a shed roof form. A former cart shed was identified during the reconnaissance survey at the Rumsey Farm (CRS No. N00113). Similar to other historic-period cart sheds, this structure is currently used for the housing of automobiles and equipment. Cartsheds constructed by 1962 would only be considered eligible as contributing resources in a farm complex if they were erected during the period of agricultural significance.

Cowshed
Cowsheds developed in the twentieth century with the rise of confined feeding lots on dairy farms. Cowsheds may be freestanding frame structures with open ends to allow for the entry and access of cattle seeking shelter or feed. Cowsheds are also found as additions made to the forebay of the barn. Modern cowsheds are usually framed using upright poles inserted directly into the ground. Cowsheds constructed by 1962 would only be considered eligible as contributing resources in a farm complex if they were erected during the farm's period of significance for association with dairy farming.

Silo
The silo was developed for the long-term storage of green fodder or silage (commonly chopped corn stalks) to be consumed by animals on the dairy farm. Prior to the upright silo, wholly or partially excavated pits lined with stone masonry, usually located inside

the barn, were used to store wet feeds. The upright silo was much cheaper to construct and was initially built within dairy barns, although it was quickly relocated to the exterior. The upright silo likely first appeared on the landscape of the APE in the 1870s but was not commonly used until after 1890. The silos on most farms were round and measured from 12 to 20 feet in diameter. The height nearly always measured approximately twice the diameter of the base. Early-twentieth-century silos were made of brick and tile until cement and sheet metal silos became common after 1930. Since World War II, mass produced steel silos with glass linings and poured concrete foundations such as the silos sold under the trade name Harvestore have become the norm for the storage of ensilage, although concrete silos are still occasionally constructed (Lanier and Herman 1997:214). Recently, large pits, often of poured concrete, have been used to store ensilage. Unless it is a rare or unusual example of its type (wooden stave, brick, or tile), a silo would not be considered individually eligible. It would, however, be considered contributing to a farm complex that is eligible for its association with dairy farming.

Roadside Stand
Several roadside stands that sold produce and appear to date to pre-1962 were identified on the former truck farms of the study area, including CRS No. N14367. Roadside stands may be contributing resources on a farm complex that is eligible under Criterion A for fruit or vegetable production. For further discussion of the roadside stand property type, consult the commercial property types discussion, Section 8.5, of this document.

Domestic Outbuildings

Domestic outbuildings were generally located in close proximity to the dwelling and sheltered specific activities that were usually related to the processing or storage of specific food items. To be eligible as a contributing resource in a farm complex, domestic outbuildings must display characteristics associated with farm life and the common household chores of the period of significance of the property. Only rare or unusual examples of domestic outbuilding types would be individually eligible for listing in the National Register and would need to retain a high degree of integrity of materials, design, and workmanship.

Kitchen
In the late eighteenth and early nineteenth centuries, kitchens stood as separate structures behind the main dwelling, providing shelter for a number of household chores. In addition to food preparation, kitchens often served other functions such as washhouse, butcher house, or dairy. Kitchens usually resemble small, one-room houses, measuring one to one-and-one-half stories in height, built of frame or brick, with a single chimney. By the time of the rebuilding that occurred in this area, during the second and third quarters of the nineteenth century, the detached kitchen was replaced with the rear kitchen wing or was incorporated into the rear of the dwelling. Based on an examination of previous documentation and the lack of kitchens identified during the reconnaissance survey, it appears likely that the kitchen, once a common domestic building type, is now a relatively uncommon feature on the farms of the study area (Lanier and Herman 1997:52-54; Herman et al. 1985:8-4).

Privy
Until the installation of indoor plumbing in farmhouses in the twentieth century, most farms had outdoor privies. Typically, the privy is a small, gable- or shed-roofed building with a hinged door. Light is often provided to the inside by a small window located high on a wall or by a cutout in the door. Some privies contain a trapdoor at the bottom rear to permit occasional cleaning. Privies may occasionally remain within the setting of the farm complex, although most all are no longer in use. Most extant privies have been moved; thus, the below-grade sections of privies may be potentially significant archaeological sites (Lanier and Herman 1997:57-58). During the course of the reconnaissance survey, a privy was identified on the Rumsey Farm (CRS No. N00113).

Smokehouse
Smokehouses were used to prepare and cure meats and were common to most farms in the nineteenth century. Smoking rooms or chambers adjacent to the chimney were also found in the attics of farmhouses and detached kitchens. Smokehouses are typically detached frame buildings located to the rear of the house, convenient not only for carrying the meat to and from the smokehouse but also for tending the fire. Smokehouses are typically square in plan, usually not measuring more than 12 feet on a side, and are covered by a gable or hip roof. Smokehouses generally do not have any windows, and only a small singular door pierces the exterior walls. Chimneys are not found on smokehouses, as the purpose was to contain most of the smoke within the structure. An individually eligible smokehouse would need to retain its original roof framing system on the interior, as it was here that meats were suspended from lightweight poles that were often nailed to the sides of the rafters and laid across the collar beams. The meats were hung on iron hooks and then attached to the poles in the roof. The retention of workbenches where cuts of pork and beef were rolled and packed as part of the curing process would enhance the integrity of a smokehouse (Lanier and Herman 1997:53-55). Smokehouses that remain standing today are likely used for storage purposes, as were the smokehouses that were identified during the reconnaissance survey on Rumsey Farm (CRS No. N00113) and Hedgelawn (CRS No. N00118).

Icehouse
Icehouses were usually located in a shady area near the dwelling and were occasionally built into a bank of earth with small openings at the lower level for drainage. Icehouses are typically constructed of stone or wood and often have insulated or cork-lined walls with few windows and ventilators at the roof. Some icehouses had dairy additions that enabled milk and dairy products to be stored. Icehouses do not appear to have been common to every farm. An examination of background research revealed one extant ice house, now serving as a secondary dwelling, in the APE. This icehouse is associated with a former occupant of National Register-listed Weston (CRS No. N00121), who cut ice from the C&D Canal and sold it to local farmers.

Landscape Features

Landscape components associated with the farm complex include evidence of responses to natural environment, continued land use activities, the circulation network, and small-scale elements, such as fencing. In order for a farm complex to be eligible, in addition to retention of buildings, the land must display characteristics from the period of agricultural significance of the property. The land must retain characteristics that provide evidence of its use in the production of crops or livestock, although past and current agricultural uses and methods may have changed. While the landscape does not need to appear exactly as it did in the past, the general character of the historic period must be retained for eligibility (NPS 1999:21).

The 1993 cultural resources investigation identified a historic woodlot near Mt. Pleasant located along Churchtown Road to the west of U.S. 301 and states that it should be "considered a significant part of this [*Rebuilding St. Georges Hundred*] multiple property nomination as it relates to the remaking of the agricultural landscape in the nineteenth century and is a rare surviving example of a manmade woodlot and wet meadow." While the woodlot was historically an important part of the agrarian landscape, it would not be individually eligible but should be assessed either as part of a rural historic district or as a contributing feature to an associated eligible farm complex. Additionally, the historic-period plantings, such as the trees in the front lawns of the mid-to-late-nineteenth-century dwellings associated with the *Rebuilding St. Georges Hundred* properties, or historic fence rows would be considered contributing features as they contribute to integrity of setting and feeling (Siders et al. 1993:33).

The circulation network, including farm lanes and paths that facilitated movement within the farm complex, should be considered contributing features to the farm complex if they retain integrity from the period of significance. Small-scale features associated with agricultural and domestic life on farms, such as fencing, wells, and ditches, would also be considered contributing elements to an eligible farm complex.

In establishing the National Register boundaries of eligible farm complexes, landscape features should be used as boundary demarcations, especially if this was the historic purpose that they served. The edges of farm fields, fence lines, tree lines, farm lanes, and streams can delineate boundaries for farm complexes if these features date to or have origins in the period of significance.

Rural Historic Districts

Also, with regard to the landscape, the 1993 investigation suggests that the large number of properties previously listed under this context could possibly form a rural historic district (Siders et al. 1993:33). A landscape of contiguous farm complexes with potential agricultural significance, "The Levels", has been identified southwest of Middletown along U.S. 301 (Brooks et al. 1985). In addition to agricultural association and land use, adjacent farms in the study area might be grouped based on historical association with the same family, as presented in the 1993 report (Siders et al. 1993:33-47). Historically, on

the farms of the study area, divisions of lands occurred among families resulting in clusters of farm complexes on adjacent properties. Examples of multiple-family farm properties in the APE include the Clayton, the Cochran, and the Shallcross farms (Darsie 1997:61; Herman 1987:179; Brooks et al. 1985:7-6).

As the APE is currently experiencing an unprecedented amount of on-going and planned commercial, industrial, and residential growth in the location of farmlands, prior to establishing boundaries for any rural historic districts, planned and approved development mapping available from the New Castle County Department of Planning and Land Use should be critically examined. This mapping will aid in an accurate assessment of the potential existence of rural historic districts in the study area.

Should a potential rural historic district be identified within the APE, a critical assessment of integrity will be required. In order to be seen as significant as an example of a rural historic district, a potential district must possess the following as well as integrity from the period of significance:

- Land reflective of agricultural use that was historically under agrarian use;
- Farmstead clusters comprised of:
    - Historic house and/or barn with or without additions;
    - Historic agricultural and domestic outbuildings exclusive of the main barn (at least two historic outbuildings must be present if the barn or house are modern);
    - Circulation network connecting the parts of the farm, including farm lanes and paths.
- Limited boundary demarcations, including fencelines and streams;
- Circulation network that serves the rural community and connects it to the surrounding area;
- Visual continuity;
- Feeling of an agrarian landscape;
- Tenant houses;
- Cemeteries that served the rural communities; and
- Small-scale features related to agricultural land use;

Potential contributing resources would include:

- Ruins associated with resources that served the agricultural community;
- Buildings that service the agrarian community:
    - Occasional church;
    - Occasional small, one-room school.

According to *National Register Bulletin 30,* the historic integrity of the rural landscape is threatened by:

> . . . single major changes such as large scale farming practices that obliterate historic field patterns, flatten the contours of the land, and erase historic boundary markers, outbuildings, and fences. Integrity may also be

> lost due to the cumulative effect of relocated and lost historic buildings and structures, interruptions in the natural succession of vegetation, and the disappearance of small-scale features that defined historic land uses (NPS 1999:23).

The following changes, when occurring after the periods of significance, may reduce the historic integrity of a rural landscape:

- Changes in land use and management that alter vegetation, change the size and shape of fields, and erase boundary demarcations;
- Introduction of non-historic land uses that are visually intrusive;
- Loss of vegetation related to significant changes in land uses;
- Deterioration, abandonment, and relocation of historic buildings and structures;
- Substantial alteration of buildings and structures so that they are no longer visibly recognized as dating to the period of significance;
- Replacement of structures such as dams, bridges, and barns;
- Construction of new buildings and structures;
- Loss of boundary demarcations and small-scale features;
- Abandonment and realignment of roadways; and
- Widening and resurfacing of historic roadways (NPS 1999:23).

8.1.3 Registration Requirements for Properties with Agricultural Significance

Agricultural property types in the Upper Peninsula zone have been well documented, and many farmsteads in the study area were previously listed in the National Register. Reconnaissance survey work has identified a number of extant farm complexes dating from the 1830-1880± and 1880-1940± time periods. Due to the large number of previously listed resources, integrity of agricultural properties should be afforded considerable scrutiny.

Agricultural properties will be evaluated according to the National Register criteria for significance and integrity as outlined below. It is important that entire farm complexes, including farm dwellings, be evaluated in the context of landscape features and associated outbuildings (Siders et al. 1991:34). Property types should retain or possess specific character-defining features as outlined above and should be evaluated in specific regional contexts, alongside other comparable properties.

Evaluation Criteria

To be eligible under *Criterion A* in the area of agriculture, a farm complex must have originally, or through much of its history, been associated with and be reflective of a trend or pattern in agriculture. An agricultural complex would likely be significant under Criterion A if it demonstrates an intact farm comprising evidence of the types of farming that were conducted in the study area (field cropping, dairying, vegetable farming, and horse breeding). Evidence of the type of agricultural activity practiced on a farm may be gained from an examination of extant features and documentary resources. If a farm

complex appears to retain sufficient integrity to convey one of the farming types listed above, agricultural census data will be consulted. The census data will assist in placing the property in a context with other agricultural properties in St. Georges Hundred.

Trends may include agricultural practices confined to a specific period, or those that reflect substantial change and adaptation over time. For example, dairy farming has evolved as a dynamic farming practice, brought about by changes in regulations and production techniques. Peach farming, while well-documented historically in this area, does not appear to be reflected on the landscape in a specific agricultural building type or landscape feature. Based on the research and documentation that was conducted for those resources previously listed as part of the thematic nomination *Rebuilding of St. Georges Hundred*, the term "peach house" appears to be a misnomer. These mid-nineteenth century dwellings of the social elite, similar in form and mixture of stylistic features, were part of the social, domestic, and economic changes of this period and are more properly evaluated as farm complexes under the *Rebuilding of St. Georges Hundred* context.

The retention of those buildings and landscape features that are reflective of trends in farming is necessary for eligibility under Criterion A. For example, a farm historically recognized for its contributions to dairy farming would not be eligible under Criterion A unless it retained related outbuildings such as a milk house. Resources that have lost the context of their agricultural activity or surroundings cannot be considered significant under Criterion A, but may possess significance under another Criterion.

To be eligible under Criterion A in the area of agriculture, a rural historic district must have originally, or through much of its history, been associated with and be reflective of a trend or pattern in agriculture, as defined in the historic context, and include both the land and the buildings where these agricultural trends took place. Trends may include agricultural practices confined to a specific period, or those that reflect substantial change and adaptation over time. The retention of those buildings and landscape features that are reflective of trends in farming and land in agricultural use is required for a property to be contributing to a historic district under Criterion A in the area of agriculture.

To be eligible under Criterion B in the area of agriculture, a property must include buildings or structures that represent the contribution of an individual who has played a role in the historic development and/or prosperity of St. Georges or Pencader Hundred, New Castle County, or the nation. The eligibility of an agricultural complex under Criterion B would be uncovered during property-specific research. The continued operation of a farm by the same family over a number of generations may be significant under Criterion A, not Criterion B, since it would be reflective of a pattern of ownership, rather than the accomplishments of an individual. Additionally, some farm complexes may be eligible for association with an individual whose significance lies outside agriculture, eg. the farm of a prominent local figure, such as Governor Cochran's Cochran Grange.

To be eligible under Criterion C in the area of architecture, a farm complex must include buildings or structures, landscape features, small-scale features, circulation pattern, and spatial orientation that embody the distinctive characteristics of a type, period, or method of construction.

Additionally, a farmhouse, a barn, or an outbuilding may be individually eligible if it is a rare or unusual example of its type. Individually eligible buildings must exhibit characteristics of a form that was constructed for a specific function even if it was later converted to an alternate function. For individual structures to be eligible under Criterion C, they must possess an exceptionally high degree of integrity of design and materials.

A property can also be eligible under Criterion C if it represents the work of a master. A master is generally recognized as an individual known for greatness in a field or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The work of the master would need to clearly exceed the level of workmanship of other properties identified in the APE. A property can also be eligible under Criterion C if it possesses high artistic values. In order to merit National Register eligibility under Criterion C as the work of a master or possessing high artistic value, individual historic resources must possess a high degree of integrity of design, materials, and workmanship.

A rural historic district would be eligible under Criterion C if it represents a significant and distinguishable entity whose components may lack individual distinction. The farms that make up the district would need to be interrelated in terms of historic agricultural function and development. The individual farms in the group may or may not be individually distinguished but may represent a significant agricultural entity when considered as a whole.

To be eligible under *Criterion D* in the area of agriculture, a resource must be likely to yield important information about historic agricultural practices, architectural practices, commodities, land use patterns, production methods, and social relations, activities, or agricultural lifestyles.

Aspects of Integrity

Those farm complexes that represent recent or common farm types (dairy farms) would need to retain a higher degree of integrity from the period of significance than a farm that would be potentially eligible for its early nineteenth-century agricultural activities. Agricultural resources must retain four of the seven aspects of integrity to be considered eligible. In assessing the integrity of farms, it is important to use the identified period of significance as the benchmark for measuring whether subsequent changes contribute to the historic evolution of the property or alter its historic integrity.

On occasion, more than one period of significance may be appropriate when a property contains resources or features, such as additions, that date from substantially different periods or have different historic associations. Additionally, a property can be significant

not only for the way it was originally constructed but also for the way it was adapted in a later period or for the way it illustrates changing tastes, attitudes, or uses over a period of time. The period of significance should be directly related to the significance of a property. Historic integrity requires that the various characteristics that shaped the land and buildings during the period of significance be present today in much the same way as they were historically. This assessment should consider whether the property reflects the spatial organization, physical components, and historic associations that it attained during the periods of significance (NPS 1999:21).

Integrity of *setting* requires that the character of the physical environment of an historic agricultural property and its relationship to surrounding features and open space remain intact. Landscape components associated with setting include evidence of responses to natural environment, continued land use activities, boundary demarcations, and small-scale elements. Physical features associated with setting can be natural or manmade and include such elements as topographic features, vegetation, buildings, and the relationship between buildings and other features or open spaces.

Setting is one of the most important aspects of integrity when evaluating farms for National Register eligibility under Criterion A. A farm should retain its farmland or open space setting. In instances where a resource's setting has been lost or compromised by urban, residential, commercial, or industrial development, the resource will need to possess high levels of integrity of location, design, materials, workmanship, feeling, and/or association to be individually eligible.

In order to have integrity of *location*, an agricultural property must be located either where it was constructed or where important trends or patterns in agriculture occurred. The location of the farm property, complemented by its setting, is important in conveying the sense of historic farming trends. Siting, with respect to natural features and topography, use of local and indigenous materials, relationship to roadways, the presence of native species in creek bottoms, and other responses to the natural environment all add to integrity of location.

In some cases, the historic movement of farm buildings within the complex reflects the dynamic nature of agriculture. Agricultural practices sometimes resulted in the movement of a structure within a farm complex and occasionally to another farm within the vicinity in response to agricultural needs; this integral movement does not necessarily detract from a farm's integrity of location. Integrity of location of farm buildings within the farm complex is considered essential only for those farm clusters that are considered significant as representative examples of farm plan types.

Association is the direct link between a property and the important events and persons that shaped it. Continuing or compatible land uses and activities enhance the integrity of association. A property may be associated with trends in agriculture or patterns of ownership by a particular family.

To retain sufficient integrity of association, a resource must be able to reflect its historic relationship to agriculture and/or cultural traditions. Agricultural uses are expected to change from time to time within the large category of agricultural land use, and land is expected to be used more or less intensively at various times. Continued land use activities may reinforce integrity of association. New technology, modern farming practices, and modern construction may alter a property's ability to convey historic agricultural associations.

The *design* of a property is reflective of social status, historic functions and technologies, and aesthetic considerations. Farm complex design is a combination of natural and cultural elements that create the form, plan, style, and organization of space of a property. The original design of a farm may be affected by changes in agricultural production, the size of the farm family, and aesthetic considerations. Presence or absence and the layout of buildings and structures, vegetation, small-scale elements, and land uses are the most important features to consider when addressing the integrity of design of a farm complex. These changes are considered significant if they represent important trends in agriculture and occurred during the period of significance, i.e., the conversion of a bank barn to a dairy barn on a farm that is recommended eligible under Criterion A for its association with dairy farming.

Integrity of design is most critical when evaluating individual resources as representative examples of a type under Criterion C. For buildings and structures, design refers to massing, fenestration, ornamentation, and other architectural qualities. Integrity of building design may be compromised on the exterior through incompatible additions as well as changes in major architectural elements (rooflines, windows, doors, chimneys, and porches). If a farm has lost its surrounding farmland and integrity of setting, retention of integrity of design of individual buildings in the farm complex is critical for significance under Criterion C.

Integrity of *materials* is the retention of those physical elements of construction used to create buildings, structures, and features. Integrity of materials helps to convey a property's sense of place and time and may include indigenous natural resources available or considered appropriate at the time of construction. When addressing integrity of materials in this rural area, components to consider include buildings and structures, vegetation, and small-scale elements.

Additive changes are often clearly identifiable as products of a particular period or value of the owner and do not necessarily compromise integrity. When assessing integrity of materials, it is important to identify when and why the changes were made. Questions to ask include: do the material changes reveal important aspects of the history and evolution of the property, such as changing trends in agriculture, or do they detract from the overall integrity of the property? The practice of re-using materials and modifying structures for changing needs is characteristic of the vast majority of rural properties and should be taken into account. Replacement siding and rebuilt structures may enable a property to continue to function (i.e., a grain bin on a dairy farm), but these modern features detract from integrity of materials.

Integrity of *workmanship* is physical evidence of functional and/or decorative craftsmanship. Brick houses and barns, wood beam construction, and even small-scale elements reflect evidence of artisan labor and skill. Evidence of the reuse and reworking of older materials for functional purposes may contribute to integrity of workmanship, as farmers often recycled materials when constructing or altering a building or structure. Evidence of workmanship must remain visible and be maintained in good working condition. Excessive deterioration through abandonment or long-term neglect would diminish integrity of workmanship.

Feeling is a property's ability to express the sense of a particular time and place in history, or its historic character. The cumulative effect of integrity of setting, design, materials, and workmanship creates a sense, or feeling, of the past. Continuing or compatible land uses and activities enhance the integrity of feeling. Incompatible land use, such as surrounding residential or commercial development, would detract from integrity of feeling. A farm that continues under agricultural use can be considered to have a higher degree of integrity of feeling than a farmhouse that has undergone substantial architectural restoration, but where there is little evidence of its agricultural history.

8.2 RESIDENTIAL ARCHITECTURE

This section introduces and describes the most common construction techniques, forms, and styles evident in the built environment of the APE as property types and identifies their typical characteristics. Much of the previous work on residential architecture specific to the APE is related to the evaluation of resources in a rural or suburban setting (Section 8.2.1), and most of the examples of more elaborate architecture have been previously listed in the National Register either individually or as part of eligible farmsteads (Section 5.0). This context summarizes the registration requirements developed under previous contexts and provides a discussion of additional dwelling styles and types. The majority of the architecture in the study area reflects regional construction practices and design preferences, with little stylistic detailing reflecting contemporary or sometimes earlier national trends (Lanier and Herman 1997:122). Due to the lack of pure, high style property types in the study area, criteria for evaluating architectural properties in the APE is based largely on existing contexts and the regional field guide, *Everyday Architecture of the Mid-Atlantic* (Lanier and Herman 1997). Supplemental information on national trends is taken from the style guide *A Field Guide to American Houses* (McAlesters 1998).

8.2.1 Previous Context Work

Previous context work on this topic relevant to the U.S. 301 APE includes:

- *Rebuilding St. Georges Hundred, New Castle County, 1850-1880* (Herman 1985);
- *Dwellings of the Rural Elite in Central Delaware, 1770-1830* (Herman et al. 1992);

- *A Cultural Resource Survey of the Proposed Route 301 Corridor, New Castle County, Delaware* (Siders et al. 1993);
- *Suburbanization in the Vicinity of Wilmington, Delaware, 1880-1950+/-: A Historic Context* (Chase, Ames, and Siders 1992);
- *DRAFT The Log Dwellings in Delaware, 1780-1860+/-* (Andrzejewski and Siders 1995);
- *The House and Garden in Central Delaware, 1780-1930+/-* (Sheppard et al. 2001); and
- *DRAFT Architectural Trends in Delaware, 1720-1780+/-* (Nelson et al. 1992).

8.2.2 Associated Property Types

The majority of architecture resources in the APE date to the 1880-1940± and 1940-present historic period and are generally associated with the twentieth-century residential development that occurred at the edges of farms along roadways, known as strip residential development in this report. As a result of their close proximity and similar construction forms, most twentieth-century residential dwellings will be evaluated individually and as part of collections or groupings of resources under the Community Development context (Section 8.4). Other residences present in the study area are current or former farm dwellings of owner-occupants, farm managers, and tenants dating from the 1770-1830±, 1830-1880±, and 1880-1940± periods. Dwellings dating to the 1730-1770± period appear to be rare in the study area and would likely be located in the midst of subsequent additions and/or remodeling efforts.

Associative/Thematic Studies

The University of Delaware has developed three contexts for documenting and evaluating properties associated with specific social groupings, and several resources in the APE have been previously determined eligible or listed under these studies. Evaluations using these contexts often require a detailed examination of primary records, an effort that is outside the scope of work for this project. Should a resource that is considered potentially eligible as part of one of the three associative studies be identified during the intensive level survey, the evaluation form will recommend future work efforts that include a detailed examination of the documentary record as presented in the relevant associative context.

Dwellings of the Rural Elite, 1770-1830±

The *Dwellings of the Rural Elite, 1770-1830+/-* context identifies a distinctive property type based on the sharing of architectural features and association with an elite class of farmers. This context addresses architecture that arose during a period of more permanent dwelling construction at the end of the eighteenth and beginning of the nineteenth centuries in the Upper Peninsula. The registration requirements note that the primary criterion for determining whether an individual property is eligible for listing in the National Register is associative. The context recommends documentation of the dwelling's association with the top 20 percent of the total local taxable population and

that the occupation of the dwelling by the landowner at the time of its construction is established through an examination of a number of primary resources. The recommended level of primary research is outside the scope of work for this project. For the purposes of this study, limited documentary research efforts will be undertaken if an example of an elite dwelling constructed between 1770 and 1830 with sufficient integrity to be considered potentially eligible under the *Dwellings of the Rural Elite* context is identified in the APE (Herman et al. 1992: F-IV, 1-2).

Extant examples of properties previously identified as eligible under this context and located within the APE include: CRS Nos. N00113, N00117, N00118, N00413, N03930, and N05149. The 1993 report identified one previously unevaluated resource (CRS No. N00112, Summerton) as meeting the requirements of this context.

In order to be seen as significant as a property eligible under the *Dwellings of the Rural Elite, 1770-1830+/-* context, a resource must possess the following features as well as integrity from the period of significance:

- Usually two- to three-story, center-hall plan dwelling usually constructed of stone or brick;
- May be one of a number of multiple complexes that were under historic ownership;
- Large farm complex with several extant outbuildings from the period of significance;
- Portion of the dwelling dating to 1770-1830± retains a common form and construction detailing (period walling, roofing, and cladding features);
- Prominent siting of dwelling within the farm complex;
- A setting surrounded by agricultural lands and extant outbuildings or their archaeological remains; and
- As remodeling was more common on non-masonry dwellings, retention of integrity is more important for frame or log than masonry buildings (Herman et al. 1992: F-IV: 1-2).

Tenant Houses/House and Garden Dwellings

Tenancy played a major role in shaping the rural landscape of central Delaware (Siders et al. 1993:25). Tenants lived in a variety of dwelling types on the farm. For example, it is possible that a dwelling built specifically for farm managers was later occupied by a tenant. Thus, the primary method for determining if a resource is related to the agricultural tenancy context is through documentary research to locate a clear reference to the property being used as a tenant farm. This level of documentation (requiring a search for primary documents such as lease agreements and tax assessments) is outside the scope of work for this project. Oral interviews and an examination of historic mapping and secondary histories will be conducted to determine if a building may have been used as a tenant house. Should an example of this property type that retains integrity be identified, limited additional research will be conducted using the guidance presented in *Agricultural Tenancy in Central Delaware 1770-1900+/-* (Siders et al. 1993) and *The*

House and Garden in Central Delaware, 1780-1930+/- (Sheppard 2001). Research efforts outside the scope of this project, including determining the number of farms held by a single owner and those managed by individual tenants, will be noted in the evaluation discussion for eligible tenant houses as recommendations for future work (Siders et al. 1993:25-30).

Given the portable nature of tenant houses, if a dwelling has been removed from its original location, it may still be eligible if it was relocated during the period of significance, retains a visual connection with the main dwelling, and its original location is known (Sheppard et al. 2001: F48). For those tenant houses that stood apart from the farm complex and its associated lands, often at nearby crossroads, the physical boundaries of those legal properties or lots on which the buildings are located would be a sufficient National Register boundary (DeCunzo and Garcia 2002:239). Tenant houses that were located separate from the main farm were sometimes part of a tenant farm complex and should be evaluated as a farm complex under the agricultural property types developed for this study.

In order to be seen as significant as an example of a tenant house/house and garden dwelling, a resource must possess the following characteristics as well as integrity from the period of significance:

- Typically a two- to three-bay wide, two-room building of between one-and one-half and two stories in height;
- The interior living space, if accessible, should present a finished room and kitchen with stove at the ground floor and a winder stair leading to a second room at the half or second story;
- Typically of frame construction;
- Plain exterior finishes and lack of architectural detailing;
- May rest on piers so the building could be relocated, although continuous foundations are also possible;
- Typically a shed addition to the end or rear elevation;
- Retention of location, usually at the edge of an agricultural property adjacent to a public roadway, at a roadway intersection, or at the end of a lane that provides a connection to the original farm;
- Retention of proximity to employer's dwelling with limited intervening development that post-dates the period of significance (Sheppard 2001 et al. F-42 and Siders et al. 1993).

Rebuilding St. Georges Hundred, 1850-1880±

The National Register Nomination Form for *Rebuilding St. Georges Hundred, New Castle County, 1850-1880+/-* addresses a period of over 40 years of "repairs and renewals" that occurred on nearly every large farm concurrent with agricultural, economic, transportation, and social developments, as discussed above in the historic context. Many of the more architecturally elaborate dwellings in the study area have been listed in the National Register as a result of this thematic nomination.

Regarding eligibility considerations under this context, the nomination does not detail registration requirements but instead provides a general overall framework for establishing significance. Buildings eligible under this context need to reflect the types of period development that occurred in New Castle County during the 1850 to 1880 period and retain evidence of the way the new and rebuilt houses of this period redefine the social and domestic relationships through the organization of household space (Herman et al. 1994; Siders et al. 1993:32).

Although specific requirements for *Rebuilding St. Georges Hundred* are not included in the context, an examination of the properties listed in the National Register under this context reveals that in order to be seen as significant, a resource must possess the following as well as integrity from the period of significance:

- Farm complex newly constructed or redeveloped (through the alteration of old houses or the redevelopment of established sites) between 1850 and 1880±;
- Documentary record reflecting the acquisition of large tracts of land into consolidated holdings;
- Rear service wing of main dwelling incorporating domestic space in main dwelling, rather than having separate outbuilding for cooking function and quarters for servants;
- Rear ell/wing may contain an earlier dwelling;
- Mix of Late Federal, Greek Revival, Gothic, Italianate, and Second Empire architectural details on main dwelling;
- Multi-functional outbuildings (bank barn, cart sheds, two-story stables/horse barns, granary/corncribs) arranged in range or courtyard plan;
- Retention of agricultural setting; and
- Use of tree-lines to demarcate the area between the dwelling and/or farm complex and surrounding agricultural lands (Herman et al. 1994; Siders et al. 1993:32.

Stylized Architecture

Almost all of the high-style examples of architecture within the U.S. 301 APE have been previously documented and evaluated for listing in the National Register as part of eligible farm complexes. Most resources in the APE reflect some architectural detailing of popular styles but are not examples of fully elaborate forms. High-style dwellings would generally be evaluated for eligibility under Criterion C, although eligibility under the other National Register criteria is also possible. A high style dwelling that was not previously listed in the National Register would be rare in the study area and would need to retain the features common to the style as well as strong integrity of materials and design to be considered eligible. A discussion of the most common architectural styles in the APE (Federal, Greek Revival, Italianate, and Colonial Revival) and registration requirements follows.

Federal

The Federal style was popular from approximately 1780 through 1830 and replaced its successor, the Georgian style, which was short-lived in Delaware. Within the study area elements of the Federal style may be found in combination with the Greek Revival and Italianate styles. An example of a dwelling in the APE that exhibits Federal characteristics is National Register-listed Rosedale (CRS No. 05248; Photograph 13).

In order to be seen as significant as an example of the Federal style, a resource must possess the following as well as integrity from the period of significance:

- Symmetrical fenestration;
- Central entryways with detailed surrounds, double-hung sash windows, and elaborated cornices;
- Rectangular form with rear additions;
- Doors are likely to be topped by fanlights rather than simple paned transoms;
- Windows are likely to be larger and more elongated proportions than Georgian style, but have fewer panes (usually six-over-six) and thinner mullions;
- May include smaller third story windows; and
- The cornices may feature swags or other embellishments in addition to dentils and modillions (Lanier and Herman 1997:127-138; McAlester 1992:164-165).

Greek Revival

The Greek Revival style (ca. 1830-1850) did not take hold in southern New Castle County with the same vigor one would find in other places. Thus, "[local] builders tended to use Greek Revival motifs without resort to the total image" (Lanier and Herman 1997:138). In the APE, the B.F. Hanson House (CRS No. N05225; Photograph 14) is a pure example of Greek Revival architecture, and at the time of its listing in the National Register was said to be one of the best examples in Delaware.

In order to be seen as significant as an example of the Greek Revival style, a resource must possess the following as well as integrity from the period of significance:

- Columned porch spanning all or a portion of the facade;
- Low-pitched roof, sometimes with pedimented gables;
- Heavy cornice with unadorned frieze, sometimes including attic story windows;
- Symmetrical fenestration including tall first-floor windows, transom and door surrounds;
- Rectangular form with rear additions;
- Center-hall plan; and
- Front or corner pilasters (Lanier and Herman 1997:138-139).

Italianate

The Italianate style, fashionable from ca. 1850 to 1880, "originated in the romanticism of the Picturesque movement" and was disseminated in the United States via pattern books (Lanier and Herman 1997:149). Although it was decidedly more popular than the Gothic Revival style in this area, the Italianate was still most likely to be realized piecemeal, modestly, or by alteration to existing houses. As noted by Lanier and Herman; "A less elaborate interpretation might feature only a few of the most essential elements of the style, tall, squarish proportions, a projecting, bracketed cornice, a few elongated, round-headed windows, and a divided front door" (Lanier and Herman 1997:149). Indeed, "Most Italianate houses in the region are essentially Georgian houses with Italianate features such as bracketed corners grafted onto them" (Lanier and Herman 1997: 153). Weston (CRS No. N00121; Photograph 15) is a notable example of Italianate architecture in the U.S. 301 APE.

In order to be seen as significant as an example of the Italianate style, a resource must possess the following as well as integrity from the period of significance:

- Characterized by low-pitched, usually hipped roofs with deep overhanging eaves and sometimes with square cupolas;
- Symmetrical façades with elongated, often hooded windows
- Corner quoins,
- Rusticated foundations;
- Rectangular or irregular form;
- Balustraded balconies and arcaded porches;
- Rounded window tops;
- Brackets at cornice; and
- Divided front door with arched panels (Lanier and Herman 1997:149-153).

Colonial Revival

The Colonial Revival style had its origins in the Centennial and, like many of the other national styles, was not widely constructed in the study area. Colonial Revival-style dwellings were most popular during the 1920s and 1930s and were typically erected in urban and suburban settings, with rural examples being less common (Chase et al. 1992:46; Lanier and Herman 1997:182). The dwellings of the study area retain few features of the Colonial Revival style. The only true execution of this style identified during the reconnaissance survey is CRS No. N14322 (Photograph 16). The Colonial Revival style would continue to influence dwellings throughout the twentieth century and into the twenty-first century; the persistence of the Colonial Revival style is most visible in the modern subdivisions that are being constructed on the landscape today.

In order to be seen as significant as an example of the Colonial Revival style, a resource must possess the following as well as integrity from the period of significance:

- Accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form entry porch;
- Façade normally shows symmetrically balanced windows and center door (less commonly with door off-center);
- Main entrance doors commonly have overhead fanlights or sidelights;
- Windows with double-hung sashes, usually with multi-pane glazing in one or both sashes;
- Windows frequently in adjacent pairs;
- Frame or masonry construction;
- Usually rectangular in shape with rear additions; and
- A wide variety of exterior cladding materials that imitates historic building materials (Chase, Ames, and Siders 1992:46 and McAlester 1993:321).

Vernacular Architecture

Vernacular architecture is a term that refers to buildings and structures that were built in a functional manner, sometimes using indigenous materials, with little to no stylistic embellishment. Vernacular buildings are those that were erected without the benefit of architects' plans.

Vernacular dwellings typically appear as common house forms or plans. Occasionally, minimal stylistic detailing is included on these forms and plans, often representing a greatly simplified interpretation of a higher style example. As noted above in the discussion of stylized architecture, most of the dwellings in the study area can be stylistic as vernacular interpretations of higher styles or as local forms with applied stylistic detailing. An example of a vernacular interpretation of the Gothic Revival style would be a center-hall plan in which a centrally placed cross gable or pointed arch dormer window are the only stylistic detailing.

Vernacular dwellings in the U.S. 301 APE would most appropriately be evaluated under Criterion A for their reflections of a trends or patterns in history. Vernacular dwellings would likely be eligible under Criterion A under the agricultural or community development context, such as the eligibility of tenant houses that are reflective of economic and social stratification on the landscape. Under Criterion C, a vernacular dwelling would need to embody the characteristics or construction methods of a vernacular type popular in New Castle County, the region, or Delaware, to retain strong integrity of design and materials, and to be one of the better-preserved examples of its type.

Vernacular dwellings in the APE can be categorized and evaluated using the following construction methods, plans, and forms.

Construction Methods

The walls of pre-1962 dwellings within the U.S. 301 APE are generally constructed of wood or masonry. Wood is executed through the use of frame or log construction. Masonry buildings include those constructed of brick and/or concrete. The use of stone on the landscape of APE is very limited, generally used in foundations and not as a wall material.

Generally, a dwelling would not be considered individually eligible as an example of a construction method unless it is a rare or outstanding example of its type. As log dwellings, once prevalent within the APE, are now rare, details for the evaluation of log dwellings follow.

Log Construction
As the most abundant and least labor intensive building material in southern New Castle County prior to the Civil War, logs were preferred for early permanent construction. Indeed, log houses predominated in rural Delaware until the mid-nineteenth century. Log dwellings of a wide range of proportions and various styles housed the poor, middling, and elite alike. Even so, remarkably few log structures have survived, and all antebellum log dwellings in New Castle County have been incorporated into larger structures and sheathed with clapboards, shingles, weatherboards, or other siding (Andrzejewski and Siders 1995:E1-E16; Lanier and Herman 1997:73).

The *DRAFT Log Dwellings in Delaware, 1780-1860+/-* context identified two subtypes of log buildings: the free-standing log dwelling and the incorporated log dwelling, and provided guidance on the evaluation of log dwelling types. The *Log Dwelling* context also states that the social and economic status of the builder, owner and/or occupants should be considered when evaluating the eligibility of log dwellings, and suggests examinations of tax assessment, probate records, or other period documentation to determine the original period of construction and any later development that may have occurred in the mid-nineteenth century (Andrzejewski and Siders 1995:F12-F20). This level of effort is outside the scope of this project. Should an example of a log dwelling that retains the features outlined below and sufficient integrity of materials, design, and workmanship be identified during survey work, then a limited review of land records and census records will be undertaken. Additional research will be noted as recommendations for future work in the narrative for eligible log dwellings.

One known resource in the U.S. 301 APE, the R.G. Hayes House (CRS No. N05153) will require National Register evaluation as a log dwelling. A plank dwelling, the Biddle House (CRS No. N03935), was previously listed in the National Register.

In order to be seen as significant as an example of a log dwelling, a resource must possess the following as well as integrity from the period of significance:

- Log portion of dwelling must be built of horizontal logs (rounds, hewns, or planks);

- Log portion of dwelling should retain original door and window openings;
- Log portion of dwelling should retain evidence of original exterior finish;
- Retention of chimney stack; and
- Additions to the log core should retain integrity from the date of construction at the exterior (Andrezejewski and Siders 1995:F12-F20).

A number of additional character defining features may be established if the interior is accessible. Since interior access is not within the scope of this project, these features are not required for eligibility:

- Retention of original plan;
- Retention of original fireplace; and
- Retention of some original interior finishes, including mortar/chinking (Andrezejewski and Siders 1995: F-18-F20).

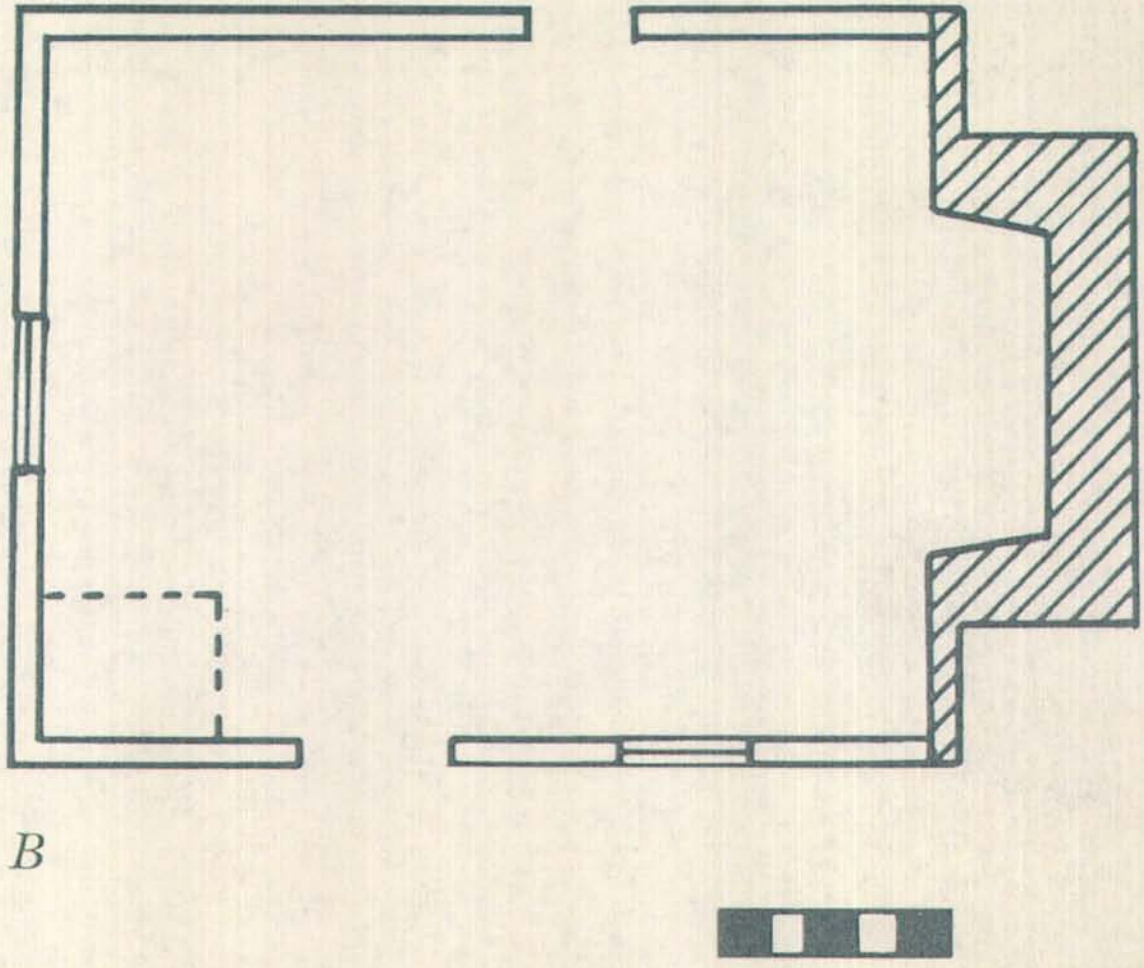
Plans

An examination of the resources in the APE revealed that few, if any, resources remain from the eighteenth century or early nineteenth century. If any one or two-room examples of hall or hall and parlor plans do remain from this historic period, they are likely now part of a larger dwelling. Should these resources be identified, the DRAFT context *Architectural Trends in Delaware, 1720-1780+/-* (Nelson et al. 1992) should also be consulted for a proper evaluation of eligibility. Historical research will be required to confirm the age of any structures identified as hall and/or hall-parlor plans.

Hall
The hall plan is the simplest floor plan and is associated with the earliest (pre-1830) dwellings in the APE (Figure 11). Later one-room dwellings (post-1850) more commonly served as the residence of farm laborers or slaves.

In order to be seen as significant as an example of a hall plan, a resource must possess the following as well as integrity from the period of significance:

- Retention of one-room plan visible at exterior and interior (if accessible), despite any later additions;
- Nearly square in shape, with dimensions ranging from 10 feet square to 20 x 26 feet;
- Single door that opened directly into living space;
- One- to one-and-one-half story height;
- At least one window, typically set in the gable end away from the chimney or the door;
- Interior features include a ladder or loft to upper story used for sleeping or storage and open fireplace or stove (not required if interior is not accessible); and
- If dwelling has additions, the additions must retain integrity from the date of construction at the exterior (Lanier and Herman 1997:12-16).



Not to Scale

Figure 11
Hall Plan (Lanier and Herman 1997)
U.S. 301 Project Development
New Castle County, Delaware

Map Document: X:\Graphics\Projects\p-826A\mapping\Figure 10_hall plan

Hall-Parlor
This two-room plan was erected as the organization of domestic space changed, usually after 1830 (Figure 12). In these dwellings the second room, the parlor, holds a different, usually more private, functional and spatial relationship than the hall.

In order to be seen as significant as an example of a hall-parlor plan, a resource must possess the following as well as integrity from the period of significance:

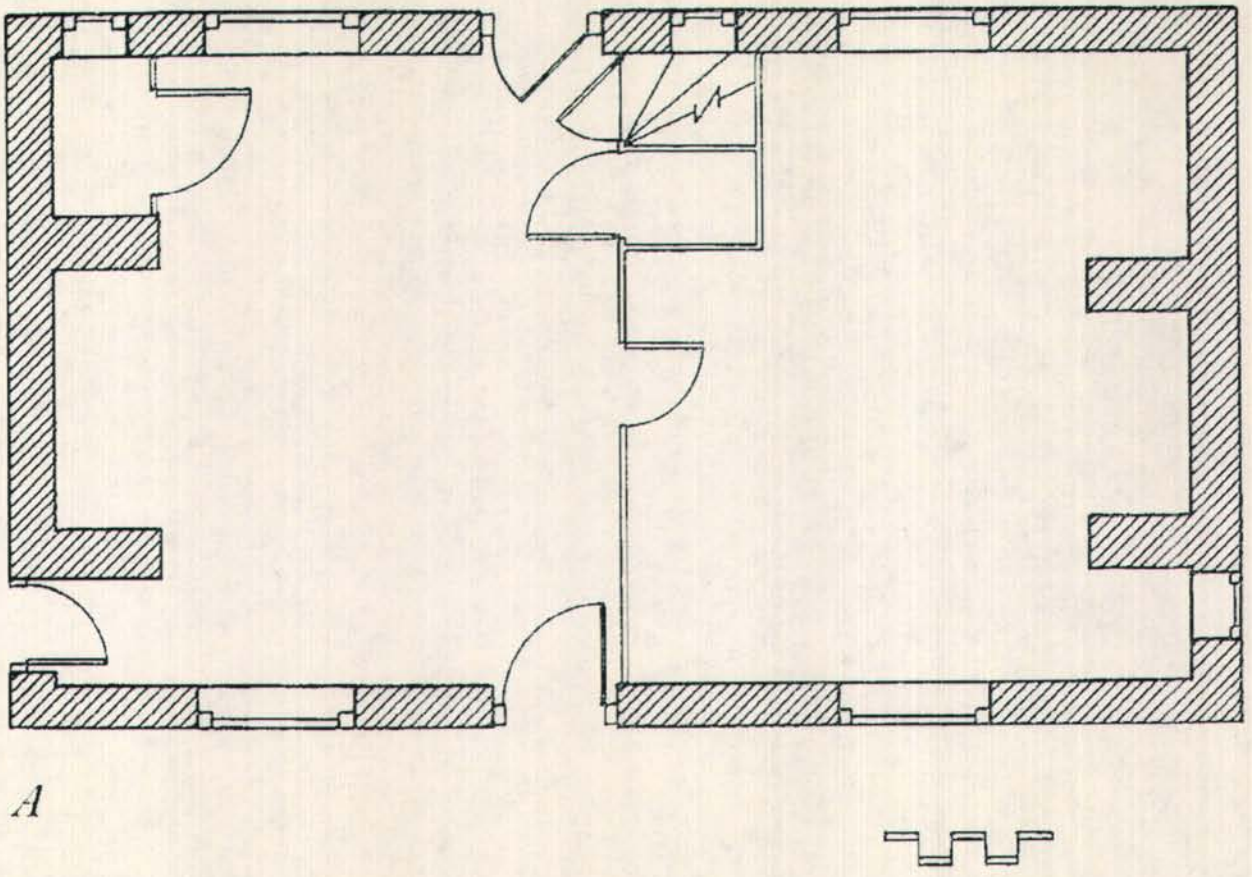
- Retention of two-room plan at exterior and interior (if accessible);
- Chimney at one or each gable end;
- Generally one, one-and-one-half or two-story height;
- Exterior door(s) leading into one of the two rooms;
- If interior is accessible, differentiation between rooms at the first story is identifiable by quality and finish;
- Often has lean-to additions; and
- If dwelling has additions, the additions must retain integrity from the date of construction at the exterior (Lanier and Herman 1997:16-21).

Center Hall Plan
The earliest closed plans featured unheated formal entry halls or passages. In southern New Castle County, stair-passage plan types, in which the principal stairs to the upper story or stories were found in the entry hall or passage, were introduced in the late 1740s (Siders et al. 1993:323). The same space allowed access to the ground-floor rooms located in the main body of the building while access to service wings was indirect (Lanier and Herman 1997:28). The earliest houses of this type were single-pile, while double-pile "full Georgian" variations already familiar to the vicinities of Philadelphia and Annapolis were introduced to the study area in the later decades of the eighteenth century (Lanier and Herman 1997:26-31). Center passage, double-pile houses continued to be constructed throughout the 1800s. As noted by Lanier and Herman, "In the mid-nineteenth century . . . the image of the imposing boxlike Georgian house became the symbol of agricultural success and polite society on the rich farmlands of the region" (Lanier and Herman 1997:32).

At the exterior a center hall plan may be identified by a centrally placed doorway leading into a stair passage connecting all of the rooms in the main block of the dwelling (Figure 13). As it was a common plan, a dwelling would not likely be individually eligible as an example of a center-hall plan but rather as an example of an architectural style or form that utilizes the center-hall plan.

Forms

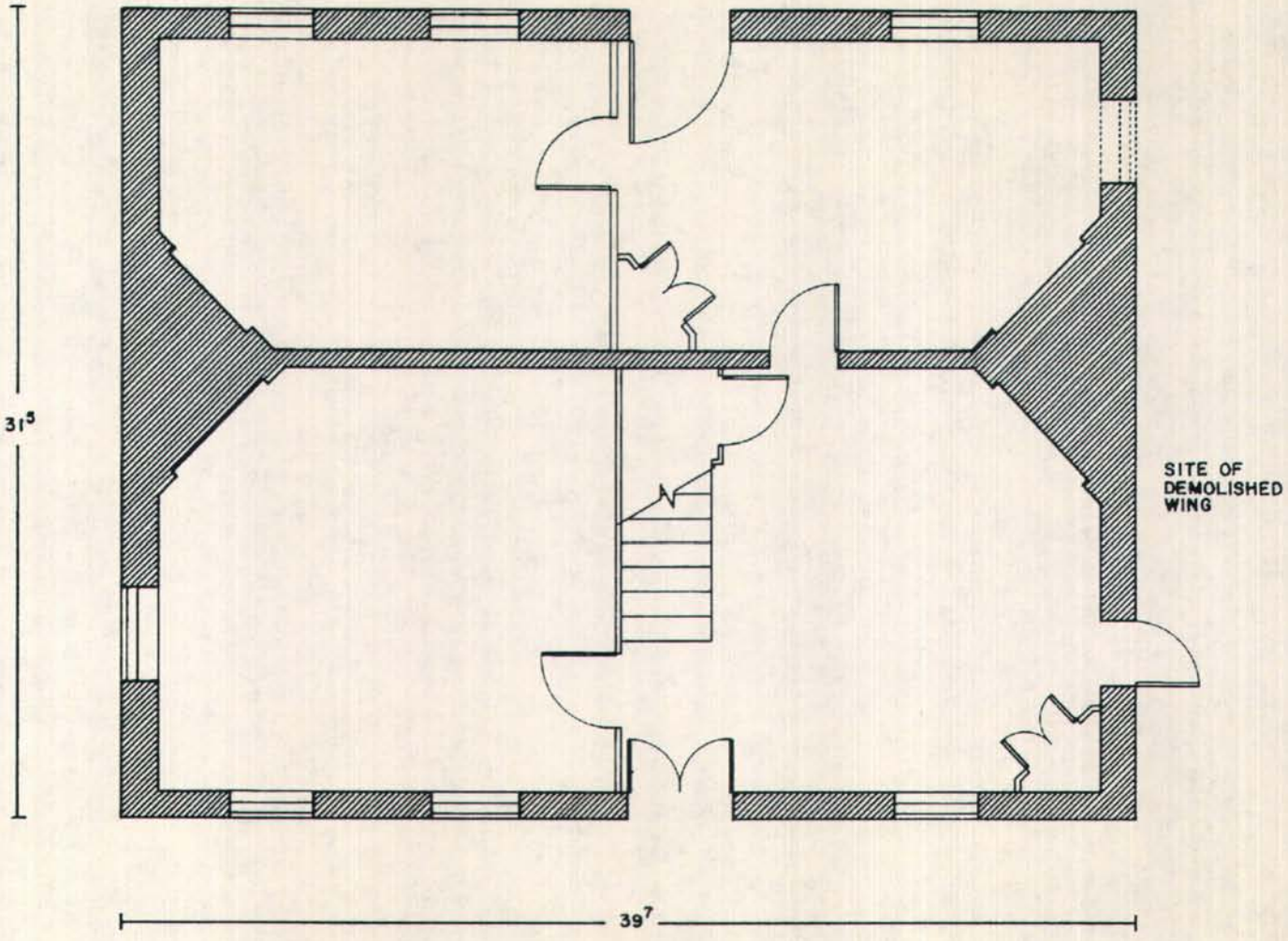
There are a number of twentieth-century vernacular housing forms present on the landscape of the study area. As most of the housing forms discussed in this section are common examples, to be individually eligible as an example of a housing form, a dwelling would have to retain a higher degree of integrity of materials and design from the period of significance than other examples of its type located in the APE or the



Not to Scale

Figure 12
Hall Parlor Plan (Lanier and Herman 1997)
U.S. 301 Project Development
New Castle County, Delaware

Map Document: X:\Graphics\Projects\p-826A\mapping\Figure 11_hall parlor plan



Not to Scale

Figure 13
Center Hall Plan (Lanier and Herman 1997)
U.S. 301 Project Development
New Castle County, Delaware

Map Document: X:\Graphics\Projects\p-826A\mapping\Figure 12_center plan

surrounding area. A substantial documentary record would enhance eligibility of the twentieth-century housing forms.

Some of these housing types could be examples of mail-order homes. Eligible mail-order houses would need to retain their original form and detailing and some historic documentation of the standardization of the construction process, such as plans or buildings instructions and/or records of material purchases or shipping costs (Lanier and Herman 1997:172-173).

Front Gable Cottage
The front gable cottage was extremely simple and inexpensive to build. Sears marketed a one- and one-half-story version of the dwelling type between 1908 and 1916, and a larger, two-story version in the 1920s (Chase et al. 1992:52).

In order to be seen as significant as an example of a front gable cottage, a resource must possess the following as well as exceptional integrity from the period of significance:

- One-and one-half story in height, sometimes two;
- Front gable roof with moderate pitch, sometimes with cross gable;
- Full- or partial-width porch; and
- May be embellished with brackets, ornamental shingles, classical columns at porch (Chase et al. 1992:52).

Side Gable Cottage
Like the front gable cottage, the side gable cottage was extremely simple and inexpensive to build. Plans for the dwelling type were sold by catalogue between ca. 1915 and 1925, and again during the 1940s, when it reached the height of its popularity. Side gable cottages were built in multiple groups and also as single dwellings in many suburban subdivisions and were widely constructed in the U.S. 301 APE at the edges of farms, facing roadways (Chase et al. 1992:48, 50; Photograph 6).

In order to be seen as significant as an example of a side gable cottage, a resource must possess the following as well as exceptional integrity from the period of significance:

- One- to one-and-one-half-story height;
- Side gable roof with moderate pitch and shallow eaves;
- Three-bay width;
- Lack of ornamentation;
- Symmetrical or asymmetrical fenestration; and
- Entrances sometimes sheltered by small, shed- or flat-roofed porches or gabled door hoods (Chase et al. 1992:50).

Bungalow
The bungalow dwelling type was very popular in Delaware between the 1910s and the 1930s. The bungalow's low cost, versatility, and ease of construction all contributed to its proliferation (Chase, Ames, and Siders 1992:40). Most bungalows in Delaware were

constructed as multiple groups in new suburbs that developed in and around Wilmington; however, single dwellings were also commonly built in villages and rural areas of the state, and a few unremarkable examples were identified in the U.S. 301 APE (Lanier and Herman 1997:180).

In order to be seen as significant as an example of a bungalow, a resource must possess the following as well as exceptional integrity from the period of significance:

- Typically one-and-a-half stories;
- Low-pitched gable or hipped roof with wide, overhanging eaves; gable usually faces street; often with dormer windows;
- Three-bays wide with central entrance;
- Roof rafters usually exposed; decorative beams or braces are visible under gables;
- One-story integral porch, often supported by massive, short, battered square columns or piers; column bases generally extend to ground level without breaking at level of porch floor;
- Wood shingle siding is most common; stone, brick, stucco, and rusticated concrete block are also used;
- Exterior chimney, generally constructed of rough masonry; and
- Varied window openings, including bay windows, often small windows flanking chimney at side elevation (Chase et al. 1992:40; Lanier and Herman 1997:180).

Mid-Twentieth-Century Architecture

Virginia and Lee McAlester, in an examination of American post-1935 residential dwellings, discuss three property types which are found in the study area: the Minimal Traditional, the Ranch, and the Mobile Home. For examples of these dwelling forms that post-date 1930, asbestos shingles are considered original materials. Aluminum siding, when present on examples constructed after 1945, is also considered an original material.

Mid-twentieth-century properties that are part of clusters of dwellings, often oriented in a linear fashion adjacent to the highway, would be evaluated as part of strip residential development under the Community Development context. Due to their predominance on the landscape, post-1940 dwellings would not be considered individually eligible for listing in the National Register in the area of architecture unless they retain an exceptionally high degree of integrity as well as a significant associated documentary record (i.e., construction plans, buildings contracts). Distinctive characteristics of the mid-twentieth-century architectural forms in the APE are detailed below.

Minimal Traditional

The Minimal Traditional-style dwelling was the earliest of the modern dwelling types that developed after World War II. This housing style, which was loosely based on the earlier Tudor style, dominated residential architecture from the late 1930s to the early 1950s (McAlester 1998:477).

The distinctive characteristics of the Minimal Traditional form are:

- Typically one story in height;
- Low-pitched side-gable roof, often with front projecting gable and close, not overhanging, eaves;
- Usually built of wood, sometimes with aluminum or brick veneer; and
- Limited traditional (Colonial-inspired) detailing (McAlester 1998:478).

Ranch
The Ranch form originated in the late 1930s but did not reach the height of its popularity until the 1950s and 1960s, the period to which most examples in the study area date (Chase et al. 1992:60).

The distinctive characteristics of the Ranch form are:

- One-story height;
- Low-pitched or flat roof;
- Broad, rambling (asymmetrical) front façade;
- Rectilinear or elongated shape;
- Rambling floor plan;
- Usually garage or carport attached to the kitchen end, but may be separate;
- Often have large picture windows, low chimneys, and minimal front porches; and
- Little ornamentation; some with colonial detailing.

Modular/Trailer Homes
The trailer home developed during the post-war era out of the house trailers that were prominent during the 1950s and 1960s. Guidelines for evaluation of mobile homes as part of mobile home parks are included in Section 8.2.3 of this report.

The distinctive characteristics of the Trailer Home form are:

- Semi-permanently stationed once it is positioned on its parcel of land;
- Pre-fabricated linear structures;
- Interior composed of a line of rooms that are accessed by one long hallway; and
- Two units can be combined to form a "double-wide" home that provides more room and options than a single unit (Howe 2002: 384).

8.2.3 Registration Requirements for Properties with Residential Architectural Significance

Evaluation Criteria

The features for determining whether individual resources are eligible for listing in the National Register under the residential architecture context are primarily physical and usually apply to the resources' eligibility under *Criterion C*. To be eligible under Criterion C in the area of architecture, a property must include a building or structure that embodies the distinctive characteristics of a type, period, or method of construction, as outlined in the property type discussion. A dwelling may represent the characteristics or construction methods of an architectural style or type of vernacular architecture popular in New Castle County, the region, or Delaware in a given period. For individual buildings to be eligible under Criterion C they must possess strong integrity of design and materials. Examples of high-style architecture are rare in the study area and must be retain the features common to the style in order to be considered eligible for listing in the National Register under Criterion C in the area of architecture.

A property can also be eligible under Criterion C if it represents the work of a master. A master is generally recognized as an individual known for greatness in a field or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The work of the master would need to clearly exceed the level of workmanship of other properties identified in St. Georges Hundred or New Castle County.

A property can also be eligible under Criterion C if it possesses high artistic values. Although specific examples have not yet been identified, the potential for properties possessing high artistic values exists. In order to merit National Register eligibility under Criterion C as the work of a master or possessing high artistic value, individual historic resources must possess a high degree of integrity of design, materials, and workmanship.

To be eligible under Criterion A, a dwelling must have originally, or through much of its history, been associated with and be reflective of a trend or pattern in history. Residential dwellings would likely be eligible under Criterion A for trends or patterns in history developed under the agricultural or community development context. For example under Criterion A, tenant houses are reflective of economic and social stratification of the agricultural landscape. Documented or confirmed examples of mail-order or kit houses may be eligible under Criterion A if they retain a substantial documentary record, such as original house plans and correspondence.

To be eligible under Criterion B in the area of architecture, a dwelling must be associated with the productive life of an individual who has played a role in the historic development and/or prosperity of the area, state, or nation. The continued occupation of a dwelling by the same family over a number of generations may be significant under Criterion A, not Criterion B, since it would be reflective of a pattern of ownership, rather than the accomplishments of an individual.

To be eligible under Criterion D in the area of architecture, the dwelling fabric must posses the potential to yield information on building practices or methods of construction not available in any other way or the property much possess archaeological potential. Eligibility of above-ground resources under Criterion D is rare; generally only an extremely well-preserved example of a dwelling style, form, or construction method with significant historical documentation that has the potential to answer important resource questions would be eligible under Criterion D. If a dwelling is a rare example of a method of construction, and could yield information on construction techniques, it may not require as high a degree of integrity as other residential dwellings.

Aspects of Integrity

Residential architecture resources must retain a minimum of four of the seven aspects of integrity to be considered eligible. Integrity of *design* is most critical when evaluating individual resources as representative examples of a type under Criterion C. For buildings and structures, design refers to massing, fenestration, ornamentation and other architectural qualities. Integrity of building design would be compromised on the exterior through incompatible additions as well as the loss of at least two of the five major architectural elements (rooflines, windows, doors, chimneys, and porches).

Integrity of *materials* is the retention of those physical elements of construction used to create buildings, structures, and features. The cladding of original siding with historic-period replacement siding (clapboards or asbestos shingles) is acceptable if the building retains its original design, form, and massing. While replacement windows and/or doors may have been installed in a building, the original fenestration pattern should remain. More common dwelling types, such as Bungalows, Minimal Traditional dwellings, Ranch dwellings, Cape Cod dwellings, and side gable cottages, would require greater material integrity than rare examples of a type such as a log dwelling. Dwellings that have poor integrity of materials will generally not be individually eligible; however, they may still be eligible as contributing elements in historic districts.

Additive changes are often clearly identifiable as products of a particular period or value of the owner and do not necessarily compromise integrity. When assessing integrity of materials, it is important to identify if the changes were made during the period of significance and why they were made. Questions to ask include: do the material changes reveal important aspects of the history and evolution of the property, such as changing trends in agriculture or cultural values, or do they detract from the overall integrity of the property?

Integrity of *workmanship* is physical evidence of functional and/or decorative craftsmanship during a given period in history. Evidence of traditional or historic workmanship is exhibited in the way buildings and structures are constructed. Examples of workmanship in the study area include decorative woodworking and brickwork. When materials or methods are replaced, evidence of workmanship is either masked or lost.

Location is defined as the place where a historic-period building was constructed. Dwellings that have been relocated and retain integrity of materials, design, and workmanship would still be eligible under this context. For tenant houses, given the portable nature of the property type, if a dwelling has been removed from its original location, it may still be eligible if it was relocated during the period of significance, retains a visual connection with the main dwelling, and its original location is known (Sheppard et al. 2001: F48). National Register Criteria Consideration B states that if a property that has been removed from its original or historically significant location it may be eligible if it is significant primarily for its architecture value or as the extant property most associated with a historic person or event.

Setting is defined as the physical environment of a dwelling. *The House and Garden in Central Delaware* has established that retention of integrity of setting is important for the tenant house type (Sheppard et al.2001:F48). Integrity of setting is most critical for those properties being recommended eligible under Criterion A in the area of agriculture. For those residential resources that are eligible under Criterion C in the area of architecture, integrity of setting is not critical.

Feeling is a property's ability to express the aesthetic sense of a particular time and place in history, or its historic-period character. The cumulative effect of integrity of setting, design, materials, and workmanship creates a sense, or feeling, of the past.

Association is the direct link between a property and the important events and persons that shaped it. For those dwellings that reflect the social and economic status of the families who built and inhabited them (eligible under *Rebuilding St. Georges Hundred* or *Dwelling of the Rural Elite*), integrity of association may contribute to the integrity of the building. For tenant houses, oral history can document lengthy relationships or associations between a particular family as tenants/owners of a specific house or between a family of farm owners and a family or tenants (Sheppard et al. 2001: F49).

8.3 TRANSPORTATION

Beyond several highway bridges, the majority of the transportation-related resources in the APE were not previously evaluated for National Register significance. An examination of the libraries of relevant repositories revealed context work related to Delaware's highway bridges, roadways, and railroads (Lichtenstein 2000; Spero 1991). The National Register's guidance for the evaluation of aviation properties and coordination with DESHPO staff proved helpful in developing evaluation procedures for the one airport in the APE.

8.3.1 Previous Context Work

Previous context work on this topic relevant to the U.S. 301 APE includes:

- *Delaware's Historic Bridges and Evaluation of Historic Bridges with Historic Contexts for Highways and Railroads* (Lichtenstein 2000);

- *Delaware Historic Bridges Survey and Evaluation,* DelDOT Historic Architecture and Engineering Series No. 89 (P.A.C. Spero 1991); and
- *National Register Bulletin: Guidelines for Evaluating and Documenting Historic Aviation Properties* (NPS 1998).

8.3.2 Associated Property Types

Examples of associated property types include bridges, roadways, railroads, and airports. Although the C & D Canal is another important transportation property type in the vicinity of the project area, it is not being considered in this discussion because it is outside the APE.

Railroads

One railroad, the DRR, passes through the APE. The DRR has not been previously evaluated for National Register eligibility. Historic mapping and Table 4, List of Stations and Sidings on the Delaware Railroad within the U.S. 301 APE, should be consulted to determine the historic integrity of the DRR and its contributing features. Generally, the historic right-of-way of the railroad line would serve as the boundary for the resource (Lichtenstein 2000).

In order to be seen as significant as an example of a railroad, a resource should possess the following as well as integrity from the period of significance:

- Retention of the course and construction features (berm and trackbed) associated with the operation of the railroad during the period of significance (replacement of tracks, if necessary for the continued operation of the railroad, would not detract from the overall integrity of the line);
- Small-scale features included within the right-of-way of the line, such as switches and signals;
- Remain under active use (enhances integrity of feeling);
- Some support buildings and structures, such as railroad stations and freight houses, which were critical to the continued operation of the railroad (enhance the integrity of the line and be considered contributing resources); and
- Majority of railroad sidings that historically served properties along the railroad.

Bridges

Generally, historic-period bridges consist of the five following types: stone arch bridges, truss bridges, movable bridges, metal girder bridges, and reinforced concrete bridges. Within the project area, bridges are most often found over small stream crossings, with concrete bridges being the predominant type. A historic bridge may be eligible for technological, engineering, and/or architectural significance. Four bridges in the project area have been previously surveyed by P.A.C. Spero (1991) and Lichtenstein (2000); three are extant, two have been determined not eligible, and one has been determined eligible (Table 1). One previously unevaluated bridge, (CRS No. N14399) was identified

in the study area during the course of future work. This and any other bridges identified as present by 1962 and not previously evaluated should be assessed in the context of the bridge inventory which is presented in *Delaware's Historic Bridges* (Lichtenstein 2000).

Aviation Facilities

There is one historic-period aviation facility in the APE that retains integrity of location: Summit Aviation. This airfield was founded in the mid-twentieth century and continues to be used to the present day. Aviation properties may be limited to a single resource, but would more likely include a group of resources comprising a grouping or district, such as airplane hangars, passenger terminal, and runways, and therefore would likely be evaluated as a collection of buildings. In evaluating the significance of the resource, it is important to determine why it was originally constructed (i.e., as a privately-owned, general aviation facility) and what its current use is. Extant examples of other airports that served similar purposes should be identified, and the resource should be evaluated within the context of similar examples. The answers to questions of why was the airport founded and by whom will also be helpful in assessing significance under Criterion B. For a critical examination of integrity, the physical features that existed during the initial period of construction should be investigated (using aerial photography and historic photographs) and compared to the current conditions.

Previous documentation on Delaware aviation facilities was examined for information relevant to the evaluation of aviation facilities in Delaware (Heite 1996, Hall et al. 2002; Baicy et al. 2005; and McVarish and Siegel 2004). These resources were useful for historical information, but they did not provide clear guidance on the development of evaluation criteria for aviation properties.

In order to be seen as significant as an example of an airport, resources must possess the following as well as integrity from the period of significance:

- Majority of historic landscape features in their historic location, such as runways, airfields, taxiways, parking aprons, and tie down areas;
- Most of the buildings dating to the period of significance, such as hangars, terminals, warehouses, and maintenance shops;
- Retention of small scale features, such as fuel facilities, runway lights, traffic and safety signals and devices; and
- Lack of modern infill that post-dates the period of significance (no more than 25% of the structures may post-date the period of significance).

Roadways

Beyond the DuPont Highway (U.S. 13), which is located on the eastern edge of the APE, there do not appear to be any roadways that played a major role in the twentieth-century transportation history of Delaware in the APE. If a historically significant roadway is identified, it would need to retain integrity from its period of transportation significance. While the APE largely retains its roadway pattern from the nineteenth century, the

widening, resurfacing, and straightening of the roadways in the study area has affected their potential to retain integrity. Transportation corridors that fail to retain road construction, design features, or materials from their period of significance, and retain few ancillary features or intact associated buildings and structures from the period of significance, would not be eligible for the National Register within the context of transportation.

8.3.3 Registration Requirements for Properties with Transportation Significance

Evaluation Criteria

To be eligible under *Criterion A* in the area of transportation, a historic resource must reflect its association with an event or a trend in transportation history in the APE. Such trends may include, but are not limited to, developments in railroad or aviation transportation. To be eligible under Criterion A, the transportation resource must retain the physical features that characterized its appearance and function during the period of its association with the significant trend in transportation history. This includes the retention of ancillary features, as well as the historic path of the transportation corridor. Physical developments of the landscape related to transportation expansions, such as the growth of towns along the DRR in the mid- to late nineteenth century, should be evaluated under Criterion A in the area of Community Development.

To be eligible under *Criterion B* in the area of transportation, a historic transportation resource must be associated with the life/lives of a person or people that were historically important. There must be a documented association with the contributions of the notable individual, who was important to St. Georges Hundred, New Castle County, or Delaware. Additionally, the property would have to be the historic resource that best illustrates the person's important achievements. Pioneers in air or rail transportation, for example, could be associated with this criterion. No transportation resources in the APE appear to be potentially significant under Criterion B.

To be eligible under *Criterion C*, a transportation resource must represent a type, period, or method of construction; or the resource may represent the work of a master builder or designer. The specific and/or innovative design of an airport hangar or a bridge, or aspects of engineering and technological innovations pertaining to a railroad are examples. Additionally, airports and railroad corridors could represent significant periods in transportation design or significant construction techniques or technologies. Airfields may also be eligible under Criterion C as a grouping of buildings that lack individual distinction but were historically related.

To be eligible under *Criterion D* in the area of transportation, a resource must be likely to yield important information about the history of transportation corridors or facilities or other historical topics.

Aspects of Integrity

If significant transportation resources are identified within the APE, their integrity must be assessed to make a determination of National Register eligibility. The most important aspects of integrity when evaluating transportation resources such as railroads and airports are location, setting, design, and materials. Railroads that have been widened, realigned, resurfaced, or straightened and whose setting has changed dramatically from its period of significance would no longer be considered eligible.

Retention of the *location* of the transportation resource, complemented by its historic setting, enables a resource to convey its past character. Additionally, the retention of the relationship between the transportation corridor and the towns and other destinations along its route is important. If the transportation resource has been relocated, integrity of location is destroyed.

Design is the result of decisions made during the planning of the transportation resource. The use of original materials and layout and construction technologies dating to the period of significance of the resource would result in retention of integrity of design. If the transportation path (rail bed or airstrip) has been widened or repaved, integrity of design is reduced.

When considering integrity of *setting*, how the transportation resource is located within the larger setting and the relationship to surrounding features should be considered. For example, the relationship of a resource to topographic features is considered under integrity of setting. The maintenance of the relationship between a corridor and the buildings that it provided service to during the period of significance (i.e., a railroad retaining sidings leading to industrial buildings it historically served) enhance integrity of setting.

The choice and combination of *materials* reveal the preferences of those who designed and built the route and indicate the availability of particular types of materials and technologies. A transportation corridor should retain or replicate the key exterior materials that were present during its period of historic significance. If the roadway has been repaved, the integrity of materials has been compromised. Reconstructed or rebuilt transportation corridors would not retain integrity of materials.

Workmanship can furnish evidence of the technology of construction. Those transportation resources that have been rebuilt or reconstructed would not retain integrity of workmanship.

Feeling is a resource's expression of the historic sense of a particular period of time. Integrity of feeling results from the presence of physical features that, taken together, convey the property's historic character. Transportation resources that retain integrity of location, setting, design, and materials, would likely retain integrity of feeling. A

transportation corridor that continues to serve its historic function would retain a higher degree of integrity of feeling than one that does not.

Association is the direct link between an important historic event or person and a transportation resource. A resource retains integrity of association if it retains features that enable it to convey its historic use to an observer.

8.4 COMMUNITY DEVELOPMENT

8.4.1 Previous Context Work

Previous context work on this topic relevant to the U.S. 301 APE includes:

- *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Ames and McClelland 2002);
- *Suburbanization in the Vicinity of Wilmington, Delaware, 1880-1950+/-: A Historic Context* (Chase, Ames, and Siders 1992); and
- *Wheel Estate: The Rise and Decline of Mobile Homes* (Wallis 1991).

8.4.2 Associated Property Types

Expected community development property types consist of crossroads communities (dating to the 1830-1880± and 1880-1940± historic periods) and suburban developments and mobile home parks dating to the 1880-1940± and 1940-present historic periods. Within the project area, communities developed at roadway intersections and along the small stations or stops for the DRR. Crossroads communities in the project area are located at important roadway intersections, such as Mt. Pleasant (at the intersection of SR 896 and U.S. 301). Strips of residential development are located near the edges of farms along roadways in the study area. Planned suburban development did not occur in the study area until after 1962. One mobile home park, the Mt. Pleasant Mobile Home Park, is located on U.S. 301.

Middletown, which originally developed as a crossroads community, is the largest community in the APE, with a gridded street layout and a historic period core at its center. Only a small portion of this previously listed historic district extends into the APE, and the reconnaissance survey did not indicate that the National Register boundary for this resource should be extended to include additional resources in the APE.

<u>Crossroads Communities</u>

A number of crossroads communities were historically located in the APE, many of which were termed Corners (Armstrongs, Biddles, Jamisons, and Boyds). Historic mapping and the context report should be used in assessing the integrity of a crossroads community.

In order to be seen as significant as an example of a crossroads community, a resource must possess the following as well as integrity from the period of significance:

- Retain physical proximity to the force that drove settlement and development of the community (railroad and/or roadway);
- Contain a variety of building functions and types, including a combination of commercial, civic, and residential resources, and perhaps industrial and/or transportation resources that are reflective of the historic fabric of the community;
- Include a range of construction dates and architectural styles to represent several periods of development;
- Lack modern infill; and
- Lack vacant lots in the location of former historic buildings and/or structures that date to the community's period of significance.

Residential Strip Development

The trend toward suburban residential development that had begun in the 1930s in other parts of Delaware, closer to cities, initially had a modest effect on Middletown. In response to the population growth that began after World War I, in rural areas throughout Delaware, residential subdivisions began to appear on the peripheries of towns on land fronting major roads along the edges of farms. This trend continued in the APE through 1962. Although these small linear subdivisions often contain houses of similar design, fronting a single roadway, this type of development is of insufficient size to be termed suburban development and to be evaluated as such. The frequency of strip residential development in Delaware indicates that this trend is not uncommon.

In order to be seen as significant as an example of a strip residential development, a resource must possess the following as well as integrity from the period of significance:

- Evidence of historic division of former farmlands for the purpose of residential development at the edge of a former farm field;
- Alignment of a strip of residential lots along a roadway;
- Retention of dwellings with architectural unity (similar form, materials, and/or details) and exceptionally high integrity; and
- A substantial documentary record that provides information on the development and execution of this type of residential development.

Mobile Home Park

Most mobile homes in the APE can be found grouped together in the Mt. Pleasant Mobile Home Park, one of a number of small communities in New Castle County commonly known as mobile home, trailer, or manufactured home parks. These communities consist of a multiple-lot subdivision with individual parcels for each trailer, and usually feature a linear layout with streets. Often an office (sometimes converted to a single family dwelling) is included in the complex. Some of the larger communities feature shared

Eligible mobile home parks would include a circulation network, spaces for the location of mobile homes, and community resources such as offices or recreations areas. For a mobile home park to be eligible the majority of the buildings would need to date to 1962 or earlier.

8.4.3 Registration Requirements for Properties with Community Development Significance

Evaluation Criteria

To be eligible under Criterion A in the area of community development, the resource must reflect its association with a significant trend or pattern in community development. Such trends may include, but are not limited to, early settlement patterns; transportation induced-growth resulting from the construction of the DRR; and growth resulting from the construction of U.S. 301 and its major crossroads. Community development resources would likely be evaluated as historic districts since they comprise clusters of buildings, with individual buildings included as basic components of the districts (Chase et al. 1992:105). A large majority of the buildings in the community must date to the period of significance. Additionally, the community must retain sufficient architectural integrity (at least four of the seven aspects) to convey the character of the period for which the district is recommended eligible. The neighborhood may also reflect the heritage of a certain social or economic group important in the history of the area. For further information on the evaluation procedures for rural African-American communities, consult Section 8.7 of this report.

Community development resources may be eligible for the National Register under Criterion B if there is a documented association with the contributions of a particularly notable individual, such as a builder or a developer, who was important at a local, state, or national level. The district would have to be the property type that best illustrates the person's important achievements. Planned communities that would be potentially eligible under Criterion B are rare and do not appear to exist in the APE.

In order for a community development resource to be considered eligible under National Register Criterion C, it must embody distinctive characteristics of its type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction. Within this category, community development resources are potentially eligible as significant examples of various eras and functions, or for their incorporation of various architectural styles, types, or building materials. Potentially eligible groupings or districts must retain a high degree of integrity of both their architectural and landscape characteristics, as well as orientation to the transportation route(s) that led to the development. Retention of the local historic road network should be a salient characteristic for a crossroads community.

Community developments can also be eligible as significant representations of specific methods of construction, if examples are found in the APE. To date, no districts that represent the work of a master or possess high artistic value have been identified in the APE. To be eligible under Criterion C, the buildings and structures that make up the district must retain integrity of materials and design. .

To be eligible under *Criterion D* in the area of community development, a resource must be likely to yield important information about the development of a community or a specific type of residential development

Aspects of Integrity

Retention of *location* along a major transportation route, complemented by its historic setting, enables a community to convey its past character. The integrity of location would remain intact if buildings and features remain in their original location. Moved or relocated features (buildings, roadways, etc.) within the community would detract from the integrity of the grouping.

Design is the combination of elements that create the form, plan, and spatial organization of a settlement community. Design is the result of decisions made during the original conception or planning of the community. Retention of layout, spatial relationship between buildings, and original ornamentation and materials from the period of significance would enhance the design integrity of a community. The buildings and structures that make up the community should retain some integrity of design to be considered contributing components.

Setting is the physical environment of a community. Whereas location refers to the place the community was built, setting refers to the character of the surroundings. When considering integrity of setting, how the community is located within the larger setting and the relationship to features outside the community's boundaries should be considered. For example, the relationship of a strip development to a roadway is considered under integrity of setting. Other features considered under integrity of setting include vegetation, paths or fencing, and the relationship between buildings and other features, such as open space. Integrity of setting would be compromised by the removal of or major alterations to buildings and the addition of buildings that post date the period of significance.

Materials are the physical elements that were used during a particular period of time and in a particular manner to form a community. The choice and combination of materials reveal the preferences of those who designed and built the community and indicate the availability of particular types of materials and technologies. A community must retain the key exterior materials for buildings, fencing, landscaping, and sidewalks dating from the period of its historic significance.

Workmanship is the physical evidence of the craftsmanship used in the construction of the elements that make up a community, including buildings, structures, objects, or sites.

Retention of integrity of workmanship can reveal aesthetic and technological principals practiced during the period of significance.

Feeling is a community's expression of a historic sense of a particular period of time. Integrity of feeling results from the presence of physical features that, taken together, convey the resource's period of significance. Communities that retain integrity of location, setting, design, and materials would likely retain integrity of feeling.

Association is the direct link between an important historic event or person and a community. An example of integrity of association is the retention of the relationship between a community and a transportation corridor that led to its development. Like feeling, integrity of association requires the presence of physical features that convey a property's historic character, as well as the retention of spatial relationships. New land uses and the loss of elements of design would diminish a community's integrity of association.

8.5 COMMERCIAL DEVELOOPMENT

8.5.1 Previous Context Work

Previous context work on this topic relevant to the U.S. 301 APE includes:

- *Historic Context for Evaluation of Commercial Roadside Architecture* (Rossin and Bowers 1992);
- *More than Just a Pair of Red Pumps: Preserving Historic Gas Stations* (Puleo 2001);
- *The Tell-Tale Motel: The Past, Present, and Future of Roadside Accommodations on U.S. Route 40 1900-1970* (Yost 2003);
- *The Motel in America* (Jakle et al. 1996); and
- *The Gas Station in America* (Jakle and Sculle 1994).

8.5.2 Associated Property Types

Expected commercial (retail) establishments in the project area are associated with highway transportation, particularly the development of the automobile and date to the 1880-1940± and 1940-present historic periods. Within the study area, the dominant transportation corridors are U.S. 13 and U.S. 301, which accommodate north-south travel; most examples of commercial architecture are located along these corridors.

Commercial districts, or areas where a number of commercial properties exist within close proximity to one another, would tend to form in a linear pattern along roadways outside of towns or around intersections, where they could serve both local residents and travelers. Within the U.S. 301 project vicinity, historically commercial districts seem to have been located to areas outside of the APE.

Service Stations/Repair Garages

In order to be seen as significant as an example of a service station, a resource should possess the following as well as integrity from the period of significance:

- Retention of roadside location;
- Retention of roadside signage;
- Retention of gas pumps in front of building adjacent to roadway, often sheltered by a canopy or porte-cochere
- Horizontal form emphasized by painted lines at façade, rounded corners, etc.
- Separation of office from auto repair facility; usually corner office with adjacent garage bays;
- Retention of original fenestration;
- Continuation under commercial use; and
- Retention of features that influenced integrity of setting, including sight lines, property boundaries, curb cuts, traffic circulation patterns, and accessibility to the roadway it served (Puleo 2001:109-111).

Eating Establishments

In order to be seen as significant as an example of an eating establishment, a resource should possess the following as well as integrity from the period of significance:

- Retention of decorative façade elements (such as neon, art deco detailing, or similar features);
- Retention of roadside location;
- Retention of original signage;
- Retention of original layouts with specifically designed parking/service areas that provided access to the establishment; and
- If additions have been made, original core must be visible from the roadway and still serve as the major dining area for the operation (Rosin and Bowers 1992:11-13).

Roadside Stands

In order to be seen as significant as an example of a roadside stand, resources should possess the following as well as integrity from the period of significance:

- Located at the roadside either at a farm, or in conjunction with a small gas station or store;
- Small frame buildings ranging from one- to one-and-one-half stories tall;
- A large window opening on the front elevation that allows the customer to order and purchase goods from the roadside;

- Retention of orientation to the roadside; and
- History as a noted stopping point for travelers along the associated roadway.

Motels

The evolution of roadside lodging began with early auto camps and tourist homes and eventually evolved into the large highway hotels of today. Within the study area, only one example of roadside lodging, a motel, has been identified. Thus, the motel (1930s-1960s) is the only lodging type discussed in this document. This discussion was developed using *The Tell-Tale Motel: The Past, Present, and Future of Roadside Accommodations on U.S. Route 40, 1900-1970* (Yost 2003) and *The Motel in America* (Jakle et al. 1996).

In order to be seen as significant as an example of a motel, a resource should possess the following as well as integrity from the period of significance:

- Building forms and architectural styles which accommodate transitory visitors (departure from residential building forms);
- On-site automobile parking;
- Original site layout with central courtyard;
- Retention of neon signage is desirable;
- Original construction size, form, and amenities;
- Original architectural features including entry porches and wood associated service features;
- Proximity to other services such as a gas pump(s), restaurant, and/or bar; and
- Facilities usually located directly in the vicinity of major travel routes (Yost 2003 and Jakle et al. 1996).

8.5.3 Registration Requirements for Properties with Commercial Significance

Evaluation Criteria

The *Historic Context for the Evaluation of Commercial Roadside Architecture* (Rosin and Bowers 1992) provides general eligibility characteristics for commercial roadside architecture. This context was prepared for pre-1942 architecture and did not address post-World War II commercial architecture, although the same procedures would be applicable for commercial resources in the APE dating through 1962. The context states: "In general, properties qualifying under this context should illustrate . . . commercial activity that occurred in direct response to automobile use and travel. Qualifying properties should feature site layouts that facilitate service to customers arriving by car, such as motor courts or parking lots" (Rossin and Bowers 1992:24). The nomination provides the following guidance for the evaluation of roadside architecture specific to the National Register criteria:

> Under Criterion A (properties associated with events that have made a significant contribution to the broad patterns of history), eligible properties

should be associated with patterns of settlement and development that occurred in response to the automobile. This includes the development of secondary commercial districts along newly constructed state highways, and eating and lodging facilities for tourists in areas not commonly associated with colonial or railroad era travel.

Under Criterion B (properties associated with the lives of persons significant in our past), eligible properties should be associated with a particular individual or family who was significantly involved with the development of commercial architecture. This might include an architect who designed numerous, unique service stations, restaurants, or motels, or is an influential owner of a series of such facilities.

Under Criterion C (properties that embody a type, period or method of construction), eligible properties should embody the architecture of the automobile era. This includes early, traditional designs for service stations, tourist cabins and motels, as well as later, streamlined designs or buildings that exhibit identifiable traits of specific companies that developed or flourished during the automobile era. Properties that exhibit the use of modern construction techniques and materials, such as enameled porcelain, stainless steel, aluminum, and glass blocks, would also qualify under this Criterion.

Under Criterion D (properties that have yielded or may be likely to yield information), eligible properties will include those standing buildings and archaeological sites that have the potential to yield information about construction technology that otherwise could not be gleaned from documentary sources. (Rossin and Bowers 1992:25-26)

Aspects of Integrity

The *Historic Context for Evaluation of Commercial Roadside Architecture* provides the following information specific for evaluating integrity of commercial resources:

The association with the automobile as seen in a property's *location* and *setting* are intrinsically important to roadside architecture. The property should be located with direct access to an improved roadway in a setting that incorporates the automobile as evidenced by a drive court and/or on-premises parking. A property that was once sited on a principal thoroughfare may now be located a distance from the main flow of traffic or may have been moved to accommodate the road expansion. Moving an auto-related building in response to road improvements would not damage the building's integrity of location. While it is no longer located on its original site, it is still situated in a roadside setting and continues to serve an automobile related function.

The original *design* of a property should be visible in the plan and form of the building(s), and the property's original *materials* should be intact. This includes framing, exterior wall sheathing and the rhythm and size of openings, as well as the details and quality of *workmanship* that went into the original construction. Similarly, building interiors should retain original elements, including fixtures, tilework, and woodwork, and the original plan should be unaltered. The removal of original details and the application of new materials weaken the property's integrity of materials and workmanship. Likewise, structural additions and removals weaken a property's integrity of design. Only if alterations were made prior to 1940 [1962] can they be considered historic. The property's original function (restaurant, service station, auto show room, motel) should be identifiable, as should the company if the property belonged to an architecturally standardized chain (such as a Texaco or Gulf gas station or a Howard Johnson restaurant).

The historic *feeling* of a property is extremely subjective to characterize and more accurately reflects an amalgamation of the aforementioned characteristics in varying degrees. While a still functioning, 1940 service station may retain its setting and plan, it may have been significantly remodeled and expanded so that its original appearance (including design, materials and workmanship) is no longer discernable. On the other hand, the exterior sheathing of a court of tourist cabins may have been replaced, either to update the property's appearance or to transform the individual units into a "single building" of connected motel units. While the exterior materials and design have been altered, the individual units remain intact below the new sheathing and the property could still be considered eligible.

A property's *association* with an important person or event would typically be derived from the overall building or site plan as well as any architectural details that are particularly unique to that individual or occurrence. An example might include the unique design or signage of a restaurant chain owned by an important individual or designed by a prominent architect if the building exhibits those features that are associated specifically with the individual. (Rossin and Bowers 1992:25-26).

8.6 INDUSTRY

8.6.1 Previous Context Work

Previous context work on this topic relevant to the U.S. 301 APE includes:

- *The Canning Industry in Delaware, 1860-1940 +/-: An Historic Context* (Doerrfield et al. 1993).

8.6.2 Associated Property Types

As discussed in the historic context section of this document, included among the prominent industries in the APE were canning, milling, tanning, brick making, fertilizer manufacturing, and more recent twentieth-century industry. The majority of the industrial property types that remain in the APE are associated with the 1880-1940± and 1940-present historic periods. One building is all that remains of a former cannery operation at Armstrongs Corner. Additional inquiries will be required during the intensive level survey to identify the historic function of the non-descript twentieth-century industrial buildings located northwest of Middletown along Broad Street adjacent to the railroad.

Canneries

A local industry that flourished in this predominately agricultural area, with help from the railroad, was canning. The canning factory is the primary property type associated with the canning industry. The registration requirements were developed using the guidelines outlined in *The Canning Industry in Delaware* (Doerrfield et al. 1993:155). While many of these industrial buildings have been razed or recycled for usage in other industries, portions of a now defunct cannery still exist in the crossroads community of Armstrongs Corner.

In order to be seen as significant as an example of a cannery, a resource should possess the following as well as integrity from the period of significance:

- Buildings constructed of brick or wood frame;
- Documented historic association as part of an industrial complex that canned local produce;
- Frontage on the railroad and/or local roadways;
- If part of a complex, must retain the majority of buildings from the period of significance as well as reflect historic use as a cannery;
- If a building is longer part of a canning complex, the building must:
    - remain unaltered and
    - retain its original processing equipment or provide sufficient evidence on the interior to reconstruct its processing equipment (Doerrfield et al. 1993)

Twentieth-Century Industrial Operations

Within the APE a number of industrial buildings that appear to date to ca. 1930 and later have been identified immediately northwest of the historic core of Middletown along the east side of the DRR. The earliest of these industrial plants are constructed of concrete block and feature simple metal casement sash with little to no architectural detailing and no notable historic engineering features at the exterior. One of the resources, now the Southern States, retains an original siding to the railroad. Another industrial building,

obscured by later additions, serves as a home to Johnson Controls. As these are modest and non-descript industrial buildings, it is difficult to discern their historic function. As part of future studies, oral histories will be undertaken with knowledgeable individuals and an examination of land records will be carried out. If necessary, additional property type descriptions will be developed to enable accurate assessments of National Register eligibility for specific industrial property types. Examples of significant or innovative engineering or structural designs would be considered individually eligible under Criterion C.

In order to be seen as significant as an example of a twentieth-century industry, a resource should possess the following as well as integrity from the period of significance:

- Location near major transportation corridors, especially railroads and/or roadways;
- Buildings constructed of concrete and/or wood or metal frame;
- Retention of main building;
- Retention of some additional buildings and/or ancillary features related to historic industrial use;
- Retention of equipment that conveys historic function on the interior and/or exterior of extant buildings;
- Continued industrial use and/or location amidst additional industrial resources enhances integrity of feeling; and
- For those industrial resources that have additions, retention of sufficient historic fabric to convey historic function is important (no more than 25% of the total complex may post-date the period of significance).

8.6.3 Registration Requirements for Properties with Industrial Significance

Evaluation Criteria

For eligibility under Criterion A, an industrial resource must possess a strong association with an event, or the patterns or trends that characterize industry and industrial development in the area. Industrial development in the study area appears to have associations with manufacturing (canning and batteries) and agriculture (canning and grain processing). Retention of elements reflecting the historic function of the building would be necessary for eligibility under Criterion A.

Industrial resources can be eligible for the National Register under Criterion B if they are associated with an individual or group of particular historical significance. The resource must represent the significance of the person/people within this historic context; important people within the industrial context may include those associated with the establishment of significant industries, or significant inventions or innovations in industrial activities. The industrial property must be the extant resource most associated with the significant accomplishments of that person's life.

To be eligible under Criterion C for architectural significance, an industrial resource must retain the characteristics of its style, type, period or method of construction, and must convey its role in industrial history. Representative examples of typical industrial designs, or buildings that exhibit the ornamentation of a specific architectural style, may be eligible under Criterion C. An industrial resource is most likely to be eligible for its building form or utilization of significant structural design, or as an example of significant or innovative engineering. Industrial buildings tend to be function-specific, often clearly reflecting the nature of their industry, and retention of elements reflecting the historic function of the building would be necessary for eligibility under Criterion C. Early industrial structures may possess additional significance because of their rarity.

To be eligible within this context under Criterion D, an industrial resource must be likely to yield important information about historic industrial practices for which there is little to no documentary record.

Aspects of Integrity

The most important aspect of integrity for industrial resources is *design*. It is the design of the building that allowed it to function as it did. The historic function and form of an industrial building must be evident to maintain significance.

Location and *setting* are also important to industrial resources. Early extractive facilities were generally located at the source of raw materials, while early productive industries were located near waterways, which provided power to the facilities. Later, as transportation capabilities improved and power could be generated in a variety of locations, industrial facilities were often located near major transportation corridors, especially railroads. The setting of these industrial facilities was generally remote and industrial in nature, most often located on the fringes of growing communities, near waterways, or transportation facilities.

Although *materials* and *workmanship* are not particularly relevant aspects of integrity for industrial resources, the extensive use of replacement materials may detract from the integrity and architectural significance of a resource.

The *feeling* of most historic industrial facilities has changed over time, as the buildings have gone out of use, or the industries contained within evolved. Industrial facilities that reflect their historic function and remain in their historic location/setting generally retain sufficient integrity of feeling.

When evaluating industrial complexes and processes, *association* relates to the ability of a historic resource to convey the link between the existing elements and the technology the resource represents. For canning resources, retention of physical machinery associated with the industry would enhance integrity of association (Doerrfield et al. 1993:161).

8.7 AFRICAN-AMERICAN HISTORY AND CULTURE

8.7.1 Previous Context Work

Previous context work on this topic relevant to the U.S. 301 APE includes:

- *African American Settlement Patterns on the Upper Peninsula Zone of Delaware, 1730-1940 +/-: Historic Context* (Skelcher 1995a);
- *African American Education Statewide in Delaware: 1770-1940 +/-:Historic Context* (Skelcher 1995b); and
- *African American Education in Delaware: A History Through Photographs, 1865-1930* (Skelcher 1999).

8.7.2 Associated Property Types

Armstrongs Corner and Mt. Pleasant are two communities within the APE that have been identified as having African-American associations. The two types of properties most commonly historically associated with the social order of the African-American community are schools and churches. Historic research conducted on the African-American community of the APE to date has revealed that at least one extant African-American school exists: a DuPont School (CRS No. 13536) is located east of U.S. 301 and south of Old Schoolhouse Road. A building to the east of the DuPont School (CRS No. N05241) may have served the local African-American community before the DuPont School was erected to the west. Additionally, one A.M.E. Church, Ringgold Chapel (CRS No. N14330), has been identified in the APE and appears to continue under use today.

Historian Bradley Skelcher has categorized African-American communities into rural and urban settlement communities (Skelcher 1995a:147). With the exception of Middletown, which is on the edge of the APE, very small rural communities with African-American associations include Hamtown (northeast of Middletown and outside the APE), Armstrongs Corner, Mt. Pleasant, and a small grouping of dwellings at the intersection of Old Schoolhouse Road and U.S. 301. The latter three rural communities are all located along U.S. 301 and may be individual African-American enclaves but are more likely part of a larger rural community; Skelcher indicates rural African-American communities can extend up to 1.5 miles in size (Skelcher 1995).

<u>Rural African-American Communities</u>

According to Skelcher, an African-American rural community is "a district or a more or less definitely circumscribed place containing African-American members that is locate[d] [sic] remotely from the nearest Euro-American community, usually found at crossroads in the countryside." Skelcher indicates that the DuPont schools were typically located at the center of the African-American population with the intention of improving

school attendance; this seems to indicate that the community in the APE was centered around the former DuPont school near the intersection of Old Schoolhouse Road and U.S. 301 (Skelcher 1995a:22).

Oral interviews with members of the African-American community will be undertaken as part of future work for this project. Two elderly informants who live in African-American communities located within or in the vicinity of the APE have been identified: Mr. John Haman is 88 years old, attended the Mt. Pleasant DuPont School, and has lived in Armstrongs Corner for all his life. Mrs. Cornelia Ross is 93 years old and has lived in Summit Bridge for all her life. Through these oral interviews and additional documentary research, the historic limits and integrity of the rural African-American communities in the APE will be established.

In order to be seen as significant as an example of a rural African-American community, a resource must possess the following as well as integrity from the period of significance:

- African-American institutions such as churches or schools;
- Retention of rural setting;
- At least two residential dwellings with documented association with members of the African-American community; and
- Other associated features, such as a mill pond used for baptisms, agricultural outbuildings, agricultural landscapes, buildings that served commercial functions, and/or a cemetery (Skelcher 1995a:145-146).

In order for a community to be identified as African American in origin, the following documentary record must be found:

- Historic mapping indicating the presence of an African-American church;
- Records of schools associated with the education of African-American children; and
- Documentary evidence of the ownership or tenancy of a property in the vicinity of the church and school as African American during the historic period.

Oral histories could also prove useful to supplement the documentary information.

Regarding integrity, Skelcher recognizes that buildings in rural African-American communities are generally highly altered and may have been relocated.

> If communities survived, quite often their communities were altered....In addition, African American communities expanded and contracted geographically with population changes over time. Changes in economic opportunities have also led to the abandonment of rural communities. Some contributing elements such as schools were moved to new locations and adapted to new uses over time. These changes may not detract from the contributing elements, but reflect the changes within the community over time....Therefore, given the socioeconomic and political status of

> African Americans in central Delaware, it is expected that African American settlements will have alterations to their original appearances. It is also expected that contributing elements will have undergone changes in form and functions over time. Yet, there still needs to be some level of original fabric. (Skelcher 1995a:144)

African-American Schools

Skelcher developed physical and associative characteristics for African-American schools in his context *African American Education Statewide in Delaware: 1770-1940 +/-: Historic Context.* Skelcher identifies the property type by periods of construction: schools constructed from 1770-1865 and schools constructed from 1865-1919. Evaluation criteria for the schools are also provided in the 1995 study and will be referenced during the evaluation stage of this project (Skelcher 1995b).

The Mt. Pleasant Schoolhouse (CRS No. N13536) was erected by 1923 (Skelcher 1995b:172). The former education institution now serves as a dwelling and is an altered example of a DuPont school. Criteria for the evaluation of DuPont schools were developed as part of the African-American school context (Skelcher 1995b). The criteria and the pool of other examples of DuPont schools in New Castle County will also be utilized for the evaluation of the Mt. Pleasant Schoolhouse.

Typical elements specific to DuPont schools include:

- Documentary evidence of erection by P.S. DuPont for the local African-American community;
- Retention of Colonial Revival details;
- Retention of banked, nine-over-nine awning windows;
- Evidence of wood-shingle siding (may be located beneath later wall coverings);
- Deep cornices with gable returns; and
- Retention of pedimented porticos if historically present (Skelcher 1995b).

A comparison of the current appearance of the building with a historic photograph from the 1930s indicates the dwelling has experienced a loss of integrity of materials and design from the period of use as an African-American school. Further investigations are also warranted to determine if another dwelling in the area served as an earlier, pre-DuPont African-American School, as is indicated on the CRS form for CRS No. N05241.

African-American Churches

Religious buildings are important for their associations with ethnic heritage and/or community development, as they were often the focal points of historic African-American communities. African-American churches still operating in the APE include the Ringgold Chapel A.M.E. Church (CRS No. N14330) near Armstrongs Corner, which appears to date to the mid-twentieth century. A local informant has indicated that a historic church is located within the core of this building. Further investigations (oral

interviews and examination of church records) will be required to determine the historical development of the congregation and the history of the building itself. The church will then be evaluated for its local significance. Integrity evaluations will be aided by a comparison with other extant African-American churches in the Upper Peninsula zone.

8.7.3 Registration Requirements for Properties with African-American Significance

National Register Criteria

Under *Criterion A*, African-American community resources must possess a strong association with the African-American community and associated historical trends. An important trend of the first quarter of the twentieth century in Delaware is Pierre DuPont's school-building movement and initiative to improve schools, particularly for African-American children. As noted by Skelcher, to retain significance under Criterion A, a resource must demonstrate a connection to the community and date to the period of significance. Demonstration of an African-American association would most likely be accomplished through documentary research and/or oral interviews.

To be eligible under *Criterion B*, African-American resources must be associated with the lives of a person or people who were historically important. There should be a documented association with the contributions of the notable individual, who was important to the area, hundred, county, or state. Additionally, the resource would have to be the property that best illustrates the person's important achievements.

To be eligible under *Criterion C*, a resource should represent distinctive characteristics of its types, period, or method of construction and retain sufficient integrity to convey historic character. In the African-American context, resources eligible for architectural significance would include school buildings that retain sufficient integrity to be recognizable as a school, including historic fenestration patterns, cornices, and entry porticos.

To be eligible under *Criterion D*, a resource must be likely to yield important information about the African-American community. Skelcher notes that possible examples of information include uniquely African-American arrangements and/or use of rooms or lots (Skelcher 1995a:148).

Criterion Consideration A. Religious buildings are generally not individually eligible for the National Register under Criteria A, B, C, or D unless they are either integral parts of larger properties (i.e., historic districts), or meet the special requirements of Criterion Consideration A (a religious property can be eligible if it derives its primary significance from architectural or artistic distinction or historical importance).

Criterion Consideration B. Moved properties are generally not individually eligible for the NR under Criteria A through D. If a property has been removed form its original or historically significant location, it may be eligible as the extant property most associated

with a historic person or event. Some African-American resources such as schools may have been moved to new locations and adapted to new uses over time (Skelcher 1995a:149). However, they should be evaluated under Criterion Consideration B.

Aspects of Integrity

If significant African-American community resources are identified within the APE, their integrity must be assessed to make a determination of National Register eligibility. As summarized by Skelcher, a historic district (community) must possess the qualities of *location, design, setting,* and *association* (Skelcher 1995a:149-150). Generally, African-American resources should retain at least four of the seven aspects of integrity to be considered eligible for listing in the National Register.

Regarding integrity of *location*, the community overall must be located where it was during the period of significance. Religious buildings and schools should retain their historic location at the center of a community. Some resources such as schools may have been moved to new locations and adapted to new uses over time. According to Skelcher, these changes may not detract from the building's integrity if:

> a building originally located within the district has been moved to another location within the district (at any point in time); or, a building from outside the district was moved into the district during the period of significance. A building from the district, which was moved out of the district at any point in time, no longer contributes to the district. (Skelcher 1995a:149)

For an African-American community to retain integrity of *design*, "the general layout and appearance of the community must remain intact from the period of significance [including street pattern, setbacks, and distances between buildings]" (Skelcher 1995a:149). In the case of those buildings which often had a specific interior arrangement and features (schools and churches), integrity of interior floor plans would enhance integrity of design.

Regarding integrity of *materials*, Skelcher notes: "Changes to original fabric are expected. Still, some original material must remain for a building to contribute to the district" (Skelcher 1995a:150). Additionally, individual resources evaluated under this context need to have equivalent or higher levels of material integrity than other African-American churches and schools identified in the area.

To retain integrity of *setting,* the physical environment of a rural community must retain character from the period of significance. For example, a rural settlement must remain in a relatively rural setting (Skelcher 1995a:149).

Feeling is a subjective aspect of integrity and is usually present if a resource retains integrity of setting, location, materials, and design.

Skelcher notes that the integrity criterion for *workmanship* is not required under the settlement context but can add to the individual integrity of a building (Skelcher 1995a:150).

Retention of integrity of *association* is important for those examples significant under Criterion A for trends in community use and under Criterion B for association with specific individuals. Skelcher notes that "[b]ecause the physical aspects of the collection are not specific to African-American occupation, the documentary linkages demonstrating African-American use and/or occupation must be established" (Skelcher 1995a:150).

9.0 Recommendations for Future Work

9.0 RECOMMENDATIONS FOR FUTURE WORK

The reconnaissance survey identified 180 previously unevaluated resources present on the landscape (Table 2 and Attachment A). Following DE SHPO approval of this context report, as part of future work efforts, CRS-1 (property identification) and CRS-9 (map) forms will be prepared for previously unevaluated resources using designated State Inventory numbers. CRS-10 (update forms) will be prepared for those resources that have been demolished since their initial documentation. Additional CRS forms will be prepared for properties that may be affected by the Alternatives Retained for Detailed Study.

Twenty-nine of the properties in the APE have been previously listed or determined eligible for listing in the National Register (Table 2). These resources will be used as a standard of comparison to similar properties during future survey work. Upon approval of this context report by DelDOT and DE SHPO staff, historic themes and associated property types relevant to the APE will be used to direct future evaluation efforts (Table 6).

Table 6. Summary of Themes and Associated Property Types in the U.S. 301 APE:

Theme	Associated Property Type(s):
Agriculture	Farm complexes, individual buildings, and rural historic districts
Residential Architecture	Log construction, tenant houses, nineteenth- and twentieth-century forms and styles
Transportation	Railroads, airports, bridges, and roadways
Community Development	Crossroads communities, strip development, and mobile home parks
Commercial Development	Gas/service stations, roadside stands, motels, and eating establishments
Industry	Canning facilities and twentieth-century industries
African-American History and Culture	Rural settlement communities, schools, and churches

As part of future work efforts, buildings that share geographic, historic, or architectural features will be documented as collections or districts. The following property types are examples of resources that would be documented collectively: farm complexes, crossroads communities, strip development, mobile home parks, and rural African-American communities. Those resources possessing individual significance located within non-eligible collections will also be documented on a separate CRS form.

Many of the previously unevaluated resources in the APE appear to lack integrity for the following reasons:

- Significant alterations. (These changes were often made to meet a new use and include incompatible additions and alterations. Generally, the loss of at least three of the five major architectural elements [e.g., rooflines, windows, doors, chimneys, and porches] and/or a large, incompatible addition constitutes a significant alteration.);

- Moved from historic setting and location; or
- Loss of associated features dating to the initial period of construction and/or historic-period of use (i.e., for farm complexes, loss of outbuildings, surrounding land, and small-scale features, such as fencing).

Additionally, a physical examination of the APE revealed many examples of common architectural forms (including Side Gable Cottage, Front Gable Cottage, Ranch, Minimal Traditional) with limited or unremarkable architectural detailing. These dwelling forms, found widely throughout Pencader and St. Georges Hundreds, New Castle County, and Delaware, do not appear to warrant detailed examination unless they are particularly well-preserved examples of their type or part of an eligible collection.

Due to the number of previous National Register listings in the APE and the general level of compromised integrity and/or lack of architectural significance for most of the remaining resources, evaluations of National Register eligibility will initially focus on retention of integrity. If the integrity of the property is so diminished that it would preclude the property from conveying significance under specific National Register criteria, then the historic research effort will be limited.

Using this model, historic research will be required for:

- Resources that retain integrity from the period of significance; and/or
- Resources that are rare or notable property types, as these will require lesser levels of integrity to be potentially eligible (i.e., log dwellings and resources associated with the African-American community).

The appropriate levels of historic research to be conducted as part of future work efforts will be determined in coordination with DelDOT and the DE SHPO.

Finally, following its completion, the GIS database prepared for this project will be forwarded to DelDOT for delivery to the DE SHPO. Copies of documentation on file at the DE SHPO and collected for this report will be forwarded to DelDOT at the time of the GIS database submission.

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Appendix A: Copies of Previous Documentation for Listed and Eligible Resources

N-105

Property Name: Fields Heirs (1868), built ca. 1820, enlarged mid 19th century

Location and Verbal Boundary Description:

The Fields House is located on the west side of route 71, 200 feet west of the roadway and .2 miles south of the junction of 71 and business 896. The house and outbuildings are surrounded by cultivated fields and the town of Middletown is clearly visible to the east. The nominated parcel includes 3 acres containing the house and contributing outbuildings.

The nominated parcel begins 100 feet north of the intersection of the present farm land and route 71, extends west 500 feet parallel to the farm lane, turns north for 400 feet at 90° to the previous line. From this point the parcel extends westward 600 feet and then turns southward at 90° and runs 750 feet. The line then turns eastward and continues back to route 71. The final line parallels route 71 and joins the two points defining the north and south boundary lines. The nominated acreage includes all grounds, buildings and the entire agricultural complex as well as sufficient land to preserve the site and its immediate environs as a whole.

UTM ~~18.37600.67520~~ Tax parcel 13-015.00-002

Owner: Prinz Von Croy
c/o Colonial I & M Co.
Dover, Delaware
19901

Description:

The Fields House is a two-and-a-half story, five-bay by two-bay center-hall plan residence with a one-and-a-half story rear wing forming an L-shaped house. The exterior walls are weatherboard under asbestos siding. The foundation is rubble stone with a full basement running under the main block of the house.

The gable roofs of both the main block and addition are covered with tin. The main block contains brick interior gable-end chimneys with corbelled caps, while the wing houses two interior brick chimneys of two different styles indicating multiple periods of construction. The wing, built of logs, has a total of four dormers, three on the south side and one on the north side, each with returning eaves and six over six sash. The cornice is boxed with no decorative trim.

The windows are six-over-six sash with wood surrounds. The attic is lit with four-light gable end windows flanking the endwall chimneys. The center front entrance is a single leaf door surrounded by a single pane transom and four pane sidelights. There is a shed porch on the south facade of the addition.

In 1980 the roof was covered. In the process, the two dormers on the east side of the roof were removed. The tops of these dormers were segmentally arched. A front porch which featured classical columns, a decorative cornice and pilasters on the facade of the house were also removed. Evidence of the porch can still be seen on the east facade of the house as one of the pilasters was left in place and brick foundation still exists.

On the interior are mid nineteenth-century mantels, woodwork and stairs. The fireplace in the south room is bricked over with a stove in front. The fireplace in the north room is boarded up. The woodwork on the mantels and around the doors is fluted wood with corner blocks.

A large number of outbuildings accompany this farmhouse. All are situated to the north and west of the farmhouse, forming a courtyard area. These buildings include a drive-through granary directly north of the house. Connecting the granary to the gambrel roof barn is an equipment shed. Directly west of the farmhouse is a row of equipment sheds, some open and others enclosed. Within the courtyard are the remnants of a windmill, a concrete block milk house and another small, one-story, frame structure with vertical planking, corrugated tin roof, and four-light windows flanking a center doorway. The gambrel roof barn, windmill, concrete milk house, and equipment sheds are listed as noncontributing elements.

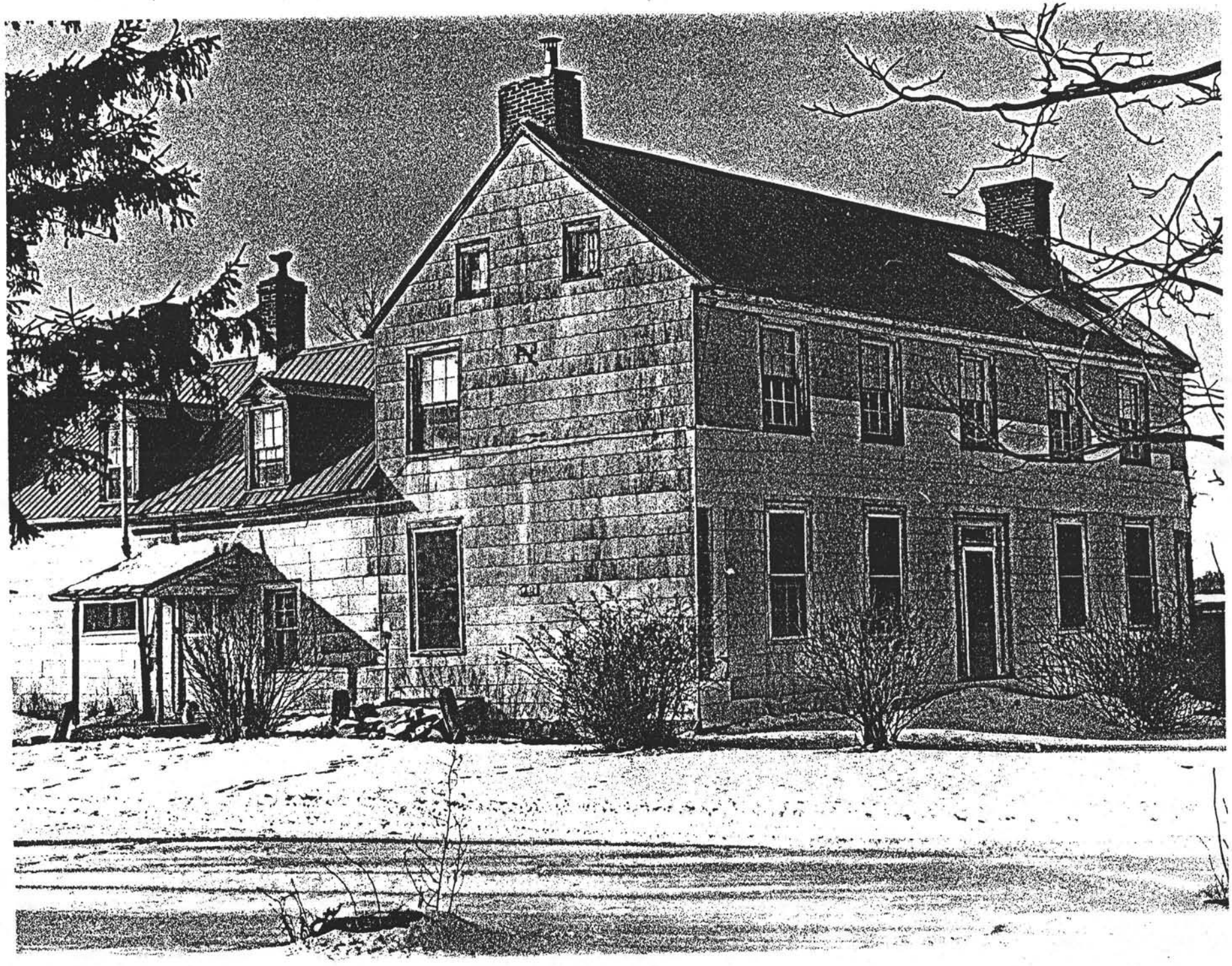
Historical Background and Significance

Little is known about the Fields House other than that in 1868 the farm was in the hands of an estate, and that in later years was owned by C. G. Ash and contained 382 acres. The paucity of information in this case is particularly significant. As the rebuilding cycle progressed many landholders acquiring new farms simply turned over the existing houses to farm managers as their personal residences. Ash's absence from any of the later agricultural census returns indicates that an unknown tenant and not the owner occupied and ran this farm adjacent to the most fertile and productive lands in St. Georges Hundred.

Architecturally, the dwelling exhibits the formal traits characteristic of the rebuilding period. Central stair-passage, secondary entries, service ells, and a clear progression from the front of the house to the rear in terms of both domestic

life and social interaction are hallmarks of this local building tradition.

Nomination by Bert Jicha, Trish Bensinger, and William Macintire



Fields-Heirs
CHR #: N-105
Location RT # 896
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
SOUTHEAST

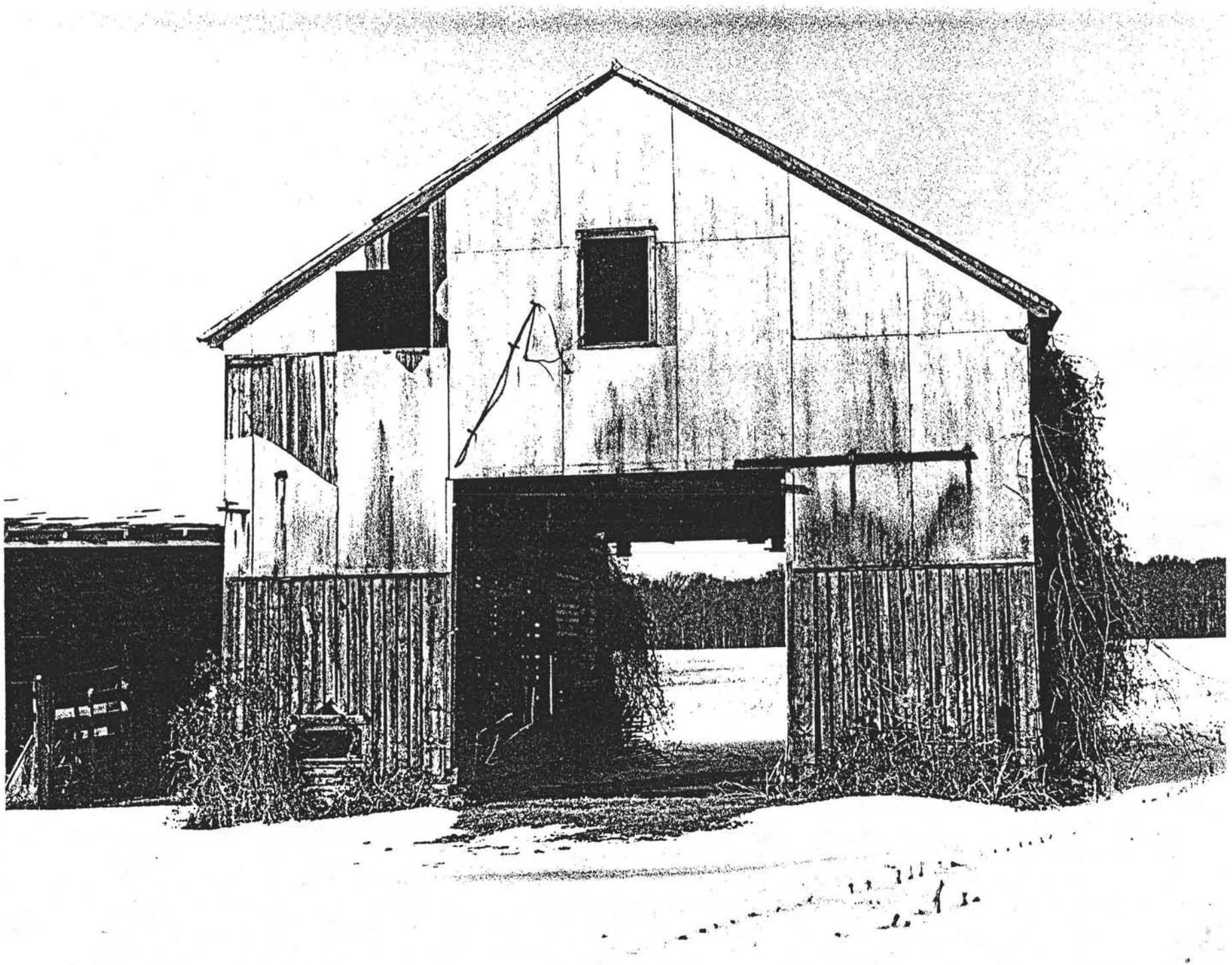
Photo #: 2 of (7)

C-2756-15

Fields-Heirs
CHR #: N-105
Location: RT # 896
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
North
Photo #: 3 of (7)

C-2756-16



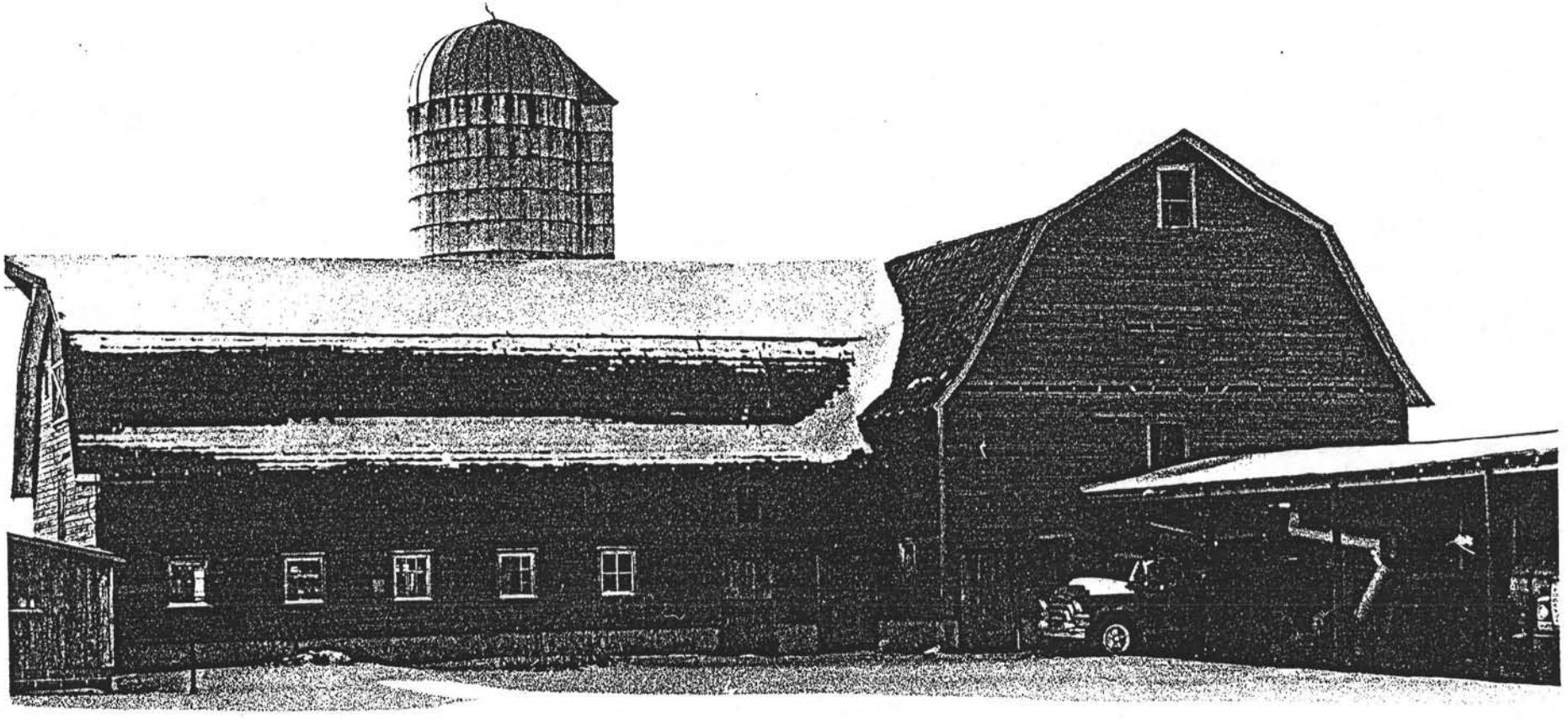
Fields-Heirs Gregory

CHR #: N-105
Location: RT# 896
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
south

Photo #: 4 of (7)

C-2756-17



Fields Heirs Barn
CHR #: N-105
Location: RT # 896
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
North

Photo #: 5 of (7)

C-2756-18

Fields-Heirs
CHR #: N-105
Location: RT# 896
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
SOUTH

Photo #: 1 of (7)

C 370-19

Fields-Heirs Barn
CHR #: N-105
Location: RT# 896
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From

northwest

Photo #: 6 of (7)

C309 13

Fields-Heirs
CHR #: N-105
Location RT # 896
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
SOUTHEAST

Photo #: 7 of (7)

C 369.20

[illegible] PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES - COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

The Naples FORM AS SUBMITTED TO O.A.H.P.

AND/OR COMMON

2 LOCATION

STREET & NUMBER On the northeast side of Sunker Hill Road, Rt. 300, approximately 7 miles north of its intersection with NOT FOR PUBLICATION Rte. 301.

CITY, TOWN Middletown X VICINITY OF

CONGRESSIONAL DISTRICT One

STATE Delaware CODE 10 COUNTY New Castle CODE 002

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
DISTRICT	PUBLIC	X OCCUPIED	AGRICULTURE	MUSEUM
X BUILDING(S)	X PRIVATE	UNOCCUPIED	COMMERCIAL	PARK
STRUCTURE	BOTH	WORK IN PROGRESS	EDUCATIONAL	X PRIVATE RESIDENCE
SITE	PUBLIC ACQUISITION	ACCESSIBLE	ENTERTAINMENT	RELIGIOUS
OBJECT	IN PROCESS	YES RESTRICTED	GOVERNMENT	SCIENTIFIC
	BEING CONSIDERED	YES UNRESTRICTED	INDUSTRIAL	TRANSPORTATION
		X NO	MILITARY	OTHER

4 OWNER OF PROPERTY

NAME John M. Gibson

STREET & NUMBER Box 76

CITY, TOWN Drumore VICINITY OF STATE Pennsylvania

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Public Building

STREET & NUMBER Rodney Square

CITY, TOWN Wilmington STATE Delaware

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Delaware Cultural Resource Survey N-106

DATE 1977 FEDERAL X STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Division of Histori[illegible] and Cultural Affairs

CITY, TOWN Dover, STATE Delaware

05/01/2005 DE STATE HIST PRESERVATION OFFICE

CONDITION

EXCELLENT — DETERIORATED
X GOOD — RUINS
FAIR — UNEXPOSED

CHECK ONE: UNALTERED / X ALTERED

CHECK ONE: ORIGINAL SITE / MOVED DATE

FORM AS SUBMITTED TO OAHP

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Maples is a good example of how classical architectural features can be effectively applied to vernacular architecture. The style in which the Maples is built is typical of many Delaware houses of the nineteenth century. However, the quality of the Greek Revival and Second Empire detailing distinguishes it from others of its type.

The Maples is laid out in an L-shape. The L-shaped pattern is repeated in the front porch which returns around the end of the house, meeting the wing. This porch extends from the front to the side door, and breaks the otherwise balanced facade. The porch is supported by square columns across the front and wrought iron piers along the side. The flat roof has a simple box cornice. The facade of the structure is pierced by five openings on each floor and surmounted by a gable roof with dormers. The sash have six-over-six lights and are flanked by paneled and louvered shutters. The dormer windows have two-over-two lights and were a later addition to the mid-nineteenth century house.

Centered on the roof and placed so as to break the cornice, and thereby extend the facade, is a form of cross-gable. It has a double-pitched roofline which is reminiscent of a mansard roof, a pierced bargeboard, and a balcony set under the window. This feature is found on structures built in the Second Empire style.

The pitched roof of the main section is presently sheathed with patterned shingles. These were installed at the same time as the cross-gable. The peak of the roof is broken by two interior end chimneys. A bracketed box cornice returns into the gable ends of the house. The north gable end of the house has only two small attic windows; the south gable end is more unusual in that a window has been placed next to the chimney on the first and second floors.

The house was originally sheathed in clapboard and the corners were marked by pilasters. In the 1920's, wood shingles were affixed to the house without removing the clapboard. The owner hopes to restore the original siding.

The interior plan of the Maples is a common one. A center hall is flanked by a parlor and living room. Access could be gained to the front and rear porches from this hall. A door in the rear of the living room provided access to the dining room and kitchen, both of which are in the wing. Doors leading to the front and rear porches were also found in the dining room. The rear porch has been almost entirely removed. A slope-roofed shed on the rear of the wing covers the rear door of the wing and the cellar entry.

Three staircases are found in the house. All rise the full two-and-a-half stories. One rises from the center hall, one from the living room, and one from the kitchen. The first of these is an open-string stair in the Greek Revival mode with a heavy newel and delicately turned balusters. The other two stairs are winding stairs set back to back and centrally located on the north wall of the wing. The second floor bedroom over the parlor, living room, and dining room are connecting; the room over the kitchen seems to have been segregated. The attics of the three sections have

05/01/2005 DE STATE HIST PRESERVATION OFFICE

always been isolated from each other. The two attic rooms in the wing are separated by the two staircases and the flue of the wing's central chimney.

The Greek Revival detailing found in the Maples is among the finest in the area. The designs of Minard Lafever, as found in his Builder's Guides, are reflected in the house. The front door is set between narrow sidelights with inside shutters and surmounted by a transom. Narrow, elongated recessed panels are found on the door. The windows are set on pedestals and have heavily moulded architraves with corner blocks. These corner blocks are particularly fine and are carved in a floral motif. The interior doors in the front section of the house are similarly detailed.

The two downstairs mantels have been replaced; however, the upstairs bedrooms retain their original mantels. The latter are quite plain; the sides are formed by simple Doric pilasters and the mantel shelf is very plain. The moulding which supports this shelf repeats the cyma reversa moulding found in the first-floor baseboards.

The wing is detailed in a much simpler manner than the front of the house. Window and door architraves and baseboards consist mostly of beaded boards. Doors have four panels, whereas those in the front of the house have six panels. The central fireplace in the wing has been covered over, but evidence as to its location is clear. Next to the fireplaces, and under the winding staircases in the kitchen and dining rooms, are closets. There is a small pass-through from between the closets. The kitchen has been modernized, but there is still evidence of the vertical board wainscotting which was around the room. At the same period that the main roof was replaced, a bay window was added to the south wall of the wing.

One of the most interesting features of the house is its window, cupboard, and door hardware. The front door lock is of a type that the outside doorknob is stationary; a key is needed to release the latch from the exterior even if the door is not locked. The chimney breast cupboard doors and interior shutters have spring latch catches and the windows have catches with porcelain knobs. The interior door latches are also quite unusual.

The Maples is located on the Choptank-Bunker Hill Road northwest of Middletown. It draws its name from the many maple trees in the front yard of the house. Beyond the house are modern farm buildings which are not included in this nomination.

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SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE - CHECK AND JUSTIFY BELOW			
PREHISTORIC	ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	LANDSCAPE ARCHITECTURE	RELIGION
1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	LAW	SCIENCE
1500-1599	AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE
1600-1699	X ARCHITECTURE	EDUCATION	MILITARY	SOCIAL/HUMANITARIAN
1700-1799	ART	ENGINEERING	MUSIC	THEATER
X 1800-1899	COMMERCE	EXPLORATION/SETTLEMENT	PHILOSOPHY	TRANSPORTATION
1900-	COMMUNICATIONS	INDUSTRY	POLITICS/GOVERNMENT	OTHER (SPECIFY)
		INVENTION		

SPECIFIC DATES BUILDER/ARCHITECT FORM AS SUBMITTED TO OAHP

STATEMENT OF SIGNIFICANCE

The Maples, a prime example of Delaware vernacular architecture, is particularly notable because of its unusual combination of architectural embellishments.

The Delaware vernacular style served as a basis of Delaware architecture for over one hundred years. From the mid-eighteenth to the late-nineteenth century, two-and-a-half-story, five-bay, single pile, center hall houses were built in Delaware. Many of these are still extant and have become a part of the agrarian landscape. One of the peculiarities of the Delaware vernacular is the manner in which it adopted the most current stylistic elements, while maintaining its continuity of form and plan. Should the wealth of the owner and/or the skill of the carpenter permit, the interior and/or the exterior of the vernacular style house might be detailed with the most fashionable stylistic elements. Georgian, Federal, Greek Revival, Italianate, and Gothic Revival elements were frequent and pleasing additions to the Delaware vernacular form. It was not often, however, that later nineteenth-century elements were incorporated into the vernacular form. The Maples is an example of this uncommon occurrence.

The Maples was built in the 1850's. The two-and-a-half-story, five-bay facade is pierced by six-over-six sash, has a doorway with sidelights and transom, and is surmounted by a bracketed cornice. These architectural features are indicative of the Federal, Greek Revival, and Italianate, respectively. In the 1880's, the house received embellishments of the Second Empire style. One of the most outstanding features of the Second Empire was the mansard roof with its patterned shingles and highly detailed dormers. The Maples retained its gable roof but it was sheathed with patterned shingles and improved by the addition of a variation on the Graham Gable.

The Graham Gable was a form of cross-gable meant to be used with the mansard roof. As pictured in an 1880 pattern book, the gable is shown to be convex in shape with a pierced bargeboard, window and balcony. As found on the Maples, the gable is concave with a pierced bargeboard, window and balcony. Both forms were popular on Second Empire houses in Delaware cities and towns. Nearby Middletown, for instance, has several extant examples. However, its use on a country house is unusual.

George Derrickson, Sr., owned a great deal of land northwest of Middletown. Among his property was a tract called Indian Range, which he had purchased in 1837 and was his home until the mid-nineteenth century when he purchased land nearby and built the

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Maples. George's oldest son, Charles, retained the Indian Range farm until after his father's death. At about that time, Charles married and moved to the Maples. It was Charles who updated the house with the Second Empire features.

Although the Maples continues to be owned by the descendents of George Derrickson, it has been in the hands of tenants since Charles' death in 1926. Some rather unsympathetic changes have been made to the interior fabric, but old photographs reveal that the significant exterior architectural features remain. The current owner has taken an interest in the property and hopes to restore some of its lost details.

FORM AS SUBMITTED TO OAHP

05/01/2005 DE STATE HIST PRESERVATION OFFICE

Family Bible [illegible], 1786.
New Castle County [illegible], Delaware Territory, 1832.
Ford, H. Clay. [illegible] A History of the First State, Vol. II. New York: Lewis Historical Publishing Company, 1947.
[illegible] of [illegible] Hundred Architectural Heritage. New York: Bicknell and Comstock, 1980.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY: Two

UTM REFERENCES

Latitude: 39° 27' 1[illegible]"
Longitude: 75° 44' 18"

A [ ] ZONE [ ] EASTING [ ] NORTHING
B [ ] ZONE [ ] EASTING [ ] NORTHING
C [ ] ZONE [ ] EASTING [ ] NORTHING
D [ ] ZONE [ ] EASTING [ ] NORTHING

VERBAL BOUNDARY DESCRIPTION

The property line begins at Bunker Hill Road, south of the house, with a frontage of 200 feet. The east and west boundaries extend back 350 feet to form approximately 2 acres. The nominated area does not include any of the outbuildings of the farm.

FORM AS SUBMITTED TO OAHP.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE: Joan M. Morton, Architectural Historian — DATE: March 1977

ORGANIZATION: Division of Historical & Cultural Affairs — TELEPHONE: (302) 678-5314

STREET & NUMBER: Hall of Records

CITY OR TOWN: Dover, — STATE: Delaware 19901

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE: [signature]

TITLE Director/Division of Historical & Cultural Affairs DATE 10/25/77

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER

GPO 892-453

05/01/2005 DE STATE HIST PRESERVATION OFFICE

Beers' Atlas of Delaware, 1868.

Rea and Price, Map of New Castle County, 1849.

Baist's Atlas of New Castle County, 1895.

New Castle County Deeds.

05/01/2005 DE STATE HIST PRESERVATION OFFICE

05/01/2005 DE STATE HIST PRESERVATION OFFICE

The Maples

on Road 299, northwest of Middletown, DE

Ed Herbener's Post-Card & Music Shop

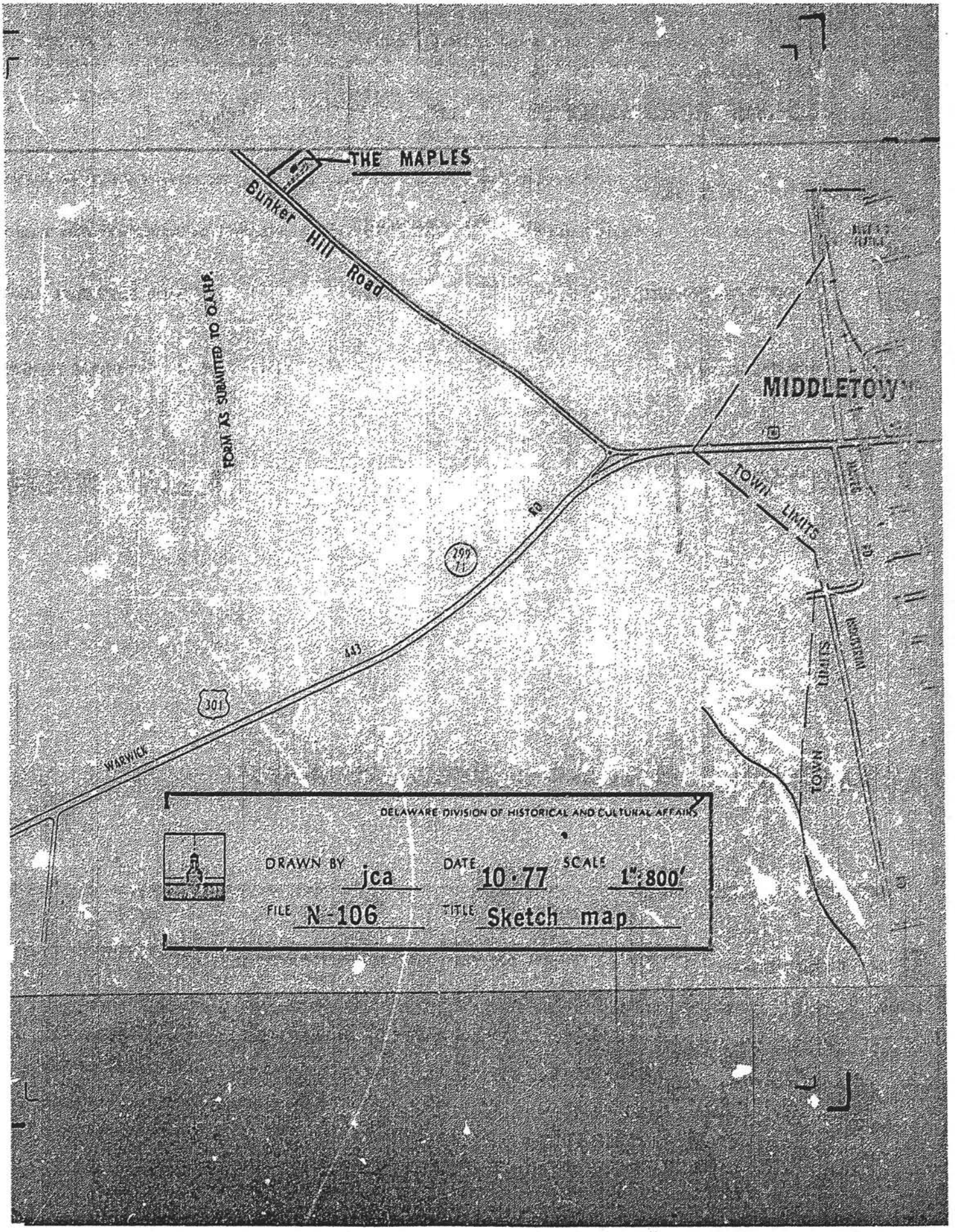
John M. Gibson,
Box 76
Drumore, PA

1

-106

FORM AS SUBMITTED TO OAHP.

05/01/2005 DE STATE HIST PRESERVATION OFFICE



05/01/2005 DE STATE HIST PRESERVATION OFFICE

N-107

Property Name: S. Holton Farm, (1868); built mid-nineteenth century

Location and Verbal Boundary Description:

The Holton Farm is located in cultivated farmland (including the entire 165 acre parcel of the mid-nineteenth century farmstead) on the east side of Rt. 435 approximately 2 miles northwest of Middletown. The house and outbuildings are set back about one-hundred yards from the road within a yard of dense ornamental plantings. The nominated parcel includes five acres containing all the outbuildings, the house, grounds, and the lane leading in from Rt. 435.

The nominated parcel begins at a point 250 feet south of the intersection of the present farmlane and Rt. 435 and extends in a line 1000 feet to the east at which point it turns 90° to the north and proceeds for a distance of 750 feet. From the northeast corner the line runs back to the east side of Rt. 435, turns 90° and joins the two points forming the western boundary.

The nominated parcel includes sufficient acreage to provide for the preservation of the house, outbuildings, grounds and immediate setting.

UTM ~~18.36640.69140~~ Tax parcel 13-017.00-093

Owner: Mary Crossland

P. O. Box 74

Middletown, Delaware

Description:

The farmhouse is a ca. 1850 three -story ell-shaped frame dwelling in the Greek Revival idiom and Georgian I-form. It has a five-bay symmetrical facade, central-hall plan, and a shallowly-pitched hipped roof with two square brick chimneys set in from each gable end. The two-story rear ell has a shallowly-pitched gable roof with a central brick chimney and corrugated iron sheathing. The structure has a 5" weatherboard exterior, painted white, with a wide plain board used as a frieze beneath the cornice and a central facade porch supported by four square and turned posts with scrolled cutwork supports. There are six-over-six sash windows on the first and second floors, and three-over-three shallow sash windows on the third floor. The central doorway is a simple interruption of Greek Revival style, with transom lights and side-lights atop wood-panel pilasters. The door is paneled wood. Windows and doors have plain wood lintels, sills, and surrounds. Trim is painted green.

The house retains its integrity. The facade remains unaltered in its feeling and rhythm although shutters have been removed, and has the box-like feeling of the nationally popular Greek Revival style. The farm outbuildings, particularly the granary and two milkhouses, contribute to the integrity of the approximately five-acre site immediately surrounding the house as they indicate the changing but continual use of the farm since at least the early nineteenth century. The lane leading to the house appears to be in its original place, and contributes to the integrity of the complex by retaining the setback from Choptank Road.

The overall dimensions of the core structure are 39' by 18'4". The rear ell on the north side of the house measures 34' long by 14'2" wide, excluding the porch addition which runs the full length of the ell and is 7'2" wide.

The single-pile house is entered through a central passage, with a staircase leading up the south side of the hall and symmetrical floor plan is repeated on the two upper floors. The staircase features turned balusters and a curved mahogany rail, and terminates in an octagonal newel post. The first floor front rooms have matching fireplace mantels with cupid's-bow or Moorish arch openings. From the back of the house, the stairway can be seen to be illuminated by two windows; the fenestration is irregular, and may have been altered at one time.

Interior access to the ell is through the north room of the core, where a large open doorway leads to the inside room (now a dining room) of the ell. The ell is single-pile, two rooms long, and two stories high, and was built in two sections. The inside room is pierced by opposing doors and windows, which form the north side of the ell and suggest a one-third Georgian facade. Stairs lead from the northeast corner of this inside room to upper chambers. The inside room shares a hearth wall (although it has no fireplace opening) with the kitchen, which features a large stone hearth. There are built-in cupboards and winder stairs on the west wall of the kitchen, leading to upper chambers formerly occupied by hired help. The kitchen has doors set opposite each other on the north and south walls, with the south-side door providing access to the house from the porch. Fenestration is symmetrical from side to side. There is an original chair rail in the kitchen. A shed-roof enclosed porch has been built along the south side of the kitchen/dining room ell; access to the basement, originally an outside entrance, is through this porch.

The ell shows evidence of some remodeling during or after the construction of the core; it can be read as two adjoining units with a chimney centrally located between them. The kitchen, or outside part of the ell, is set on stone piers which have been filled-in with brick. The inside room has a full basement of brick, as does the northern room of the core. There is a brick staircase foundation and a crawl-space beneath the southern room of the core structure, which overall has a half-foundation. This structural system is fairly typical of mid nineteenth-century building in the area.

There are several contributing outbuildings on the farm site, including a shed (formerly a chicken house), two milkhouses (one near the house, the other near the foundations of a cattle barn), a granary, and a small shed, as well as a gasoline pump. Of these, the granary and milkhouses are notable for their contribution to the integrity of the property, as they embody changing uses of the farm over time. The granary is a double-crib, drive-through, two-story timber-frame structure with a corrugated iron roof; it measures 32' long by 24'4" wide. The old milkhouse, formerly located near the well on what is now the enclosed south-side ell porch, was moved to the northeast corner of the house when a larger milkhouse was built closer to the cattle barn. The newer milk-and-pump-house survives with its cement watering trough and pump near the foundations of the cattle barn, torn down after the dairy herd was sold in the late 1930s. The foundations measure 32' x 32'. There are the remains of an apple orchard, three trees along the south side of the lane continuing towards woodlands at the eastern end of the property; the site of the orchard,which formerly had about 75 trees, is now a cultivated field. All of the outbuildings contribute to the integrity of the property surrounding and including the farmhouse and are included in the boundaries of the nomination, the approximately five acres surrounding the farmhouse and outbuildings, including the lane leading to the house from Choptank Road.

Historic Background and Significance:

The property was purchased in 1838 by Spencer Holton, from Andrew Eliason. Eliason had inherited some of the holdings of his father-in-law, William Cann, who owned ten different properties in Pencader and St. George's Hundreds. A description of the property, dated 1838, while Eliason still held it in trust for Cann's young son, Thomas, indicates three adjoining properties. Improvements on the land included "an old frame dwelling house", apple orchard, and outbuildings - a stable, log kitchen, and corncrib. Neighboring holdings contained several log buildings in various states of repair (see continuation sheet, item 8, page 6). An earlier record of these properties indicates a separate parcel from a fifty-acre tract of land by a private road (see continuation sheet, item 8, page 7). It is unclear exactly which portions of land Holton purchased from Eliason in 1838, but we know that he added to his acreage in 1850 with the purchase of adjoining lands from Adam Carson to bring his farm to its size of 164 acres. The farm has remained largely unchanged in size since that time and now totals about 165 acres.

In 1850, Holton was producing corn, wheat, oats, butter and potatoes as well as hay and clover seed. His livestock included milch cows, horses, other cattle, a couple of sheep, and some swine. The farm was valued at $6,000, which was below the average valuation for other farms in St. George's Hundred in 1850. His total acreage of 165 acres was also below the average landholding of 184 acres, but Holton's land was 100 percent improved, or cultivated. Given the data provided by the 1850 agricultural census, it is apparent that Spencer Holton was neither the biggest nor the smallest farmer in the area. In all the enumerated categories, his farm came in just under the average, with the exception of the production of butter, potatoes, and seed clover, which exceed the mean. He had an average number of milch cows - possibly very productive ones, given the large amount of butter the farm produced, and more than the average number of swine. He slaughtered $110 worth of animals that year, and either sold or used the meat.

Although comparative figures are not yet available for subsequent years of the agricultural census, we can follow the fortunes of the Holton Farm through 1880. The value of the farm increased to $8,500 in 1860, then leapt to $16,500 in 1870, before dropping again (despite an increase in size to 191 acres) to $10,000 by 1880. There was some diversification with the addition of market orchards sometime between 1860 and 1870; in 1870, the farm produced $725 worth of orchard products. By 1880, 25 acres of peach trees had been planted, although they were not bearing that year; the single acre of apple trees, however, produded 50 bushels of marketable apples. By 1880, also, poultry, eggs, milk, and rye were listed among the farm's output. Thus the farm shows a measure of diversification, perhaps in response to falling conditions in the wheat market after the Civil War and a general decline in farm price levels during the 1870s.

The family that occupied the farmhouse during the period it achieved significance included Spencer Holton, his wife, and several children - various sources indicate that there were seven or eight Holton children. In 1860, Spencer Holton, as head of household, was enumerated as farmer, while his older sons, Samuel, Randolph (or Jesse) and Andrew were listed as farm laborers. In addition to the family, the household included six black servants, farm laborers, and children. By 1870, the oldest surviving Holton son, Randolph (Samuel died in 1869) had taken over the farm after Spencer Holton's death in early 1870. Spencer Holton's was inventoried and valued at $433.85 in March 1870, with the largest values in livestock and crops; from the list of household furnishings, we can see that the Holton family enjoyed amenities such as a coal stove, large areas which were carpeted, a clock and looking glass, all items in keeping with a middling amount of farm prosperity.

In 1870 the household had dwindled in family and increased in hired help. Randolph (or Jesse) paid out $600 in wages that year, including the cost of board; there were five black servants and farm laborers living on the farm, some in the farmhouse and some in another dwelling on the farm. By 1880, the Holton family on the farmstead numbered only three, helped by three black farm hands and two domestic servants. Jesse Holton hired 100 weeks' worth of labor that year, paying $250 in wages, while the value of the farm decreased somewhat.

By 1886, the Holton farm was being auctioned for the payment of debts. The highest bidder, who paid $6,600 for the farm, was John Baily, executor of the estate of George Baily of Philadelphia, to whom a debt of $6,000 had been owed. The auction price of the farm was a further drop from its 1880 valuation of $10,000.

In 1893, the Holton farm was being worked by Thomas P. Riley, a farmer apparently hired by John Baily. Riley had been farming in east St. George's Hundred since at least 1860: in 1880 it was noted on the agricultural census that he "rents for share of products." The farms Riley had worked previously were similar to the Holton farm, producing wheat, corn, oats, potatoes, butter and hay and having a variety of livestock. In 1880, Riley's rented farm was diversifying in the same ways as the Holton farm, growing peaches and apples and producing poultry, eggs, and cattle for market.

The farm went through a series of owners around the turn of the century. It was purchased by Howard and Mary Crossland, parents of the current owner, in 1928, and has been in the Crossland family since that time. Dairy, vegetable and grain farming have been the most recent uses. Howard Crossland was forced to sell his herd of prize Guernsey cattle in 1938 because of an ongoing battle with the county health department over his refusal to put cement floors in the cattle barn. He had been selling milk (with the lowest bacteria count of any milk in the area) to Middletown until that time.

The farm is currently in corn and wheat, and retains much the same acreage as it did when Spencer Holton consolidated the land in 1850. According to the present owner, George Crossland, "field-swapping" was common practice among the neighboring farmers as a matter of convenience; this did not affect the size of individual farms, however.

Throughout the period of its agricultural use, the site has contained buildings - the farm dwelling and several outbuildings - that are significant both in their own right and in relation to the farm enterprise as a whole. The house that Spencer Holton built in the mid-nineteenth century, adding to or replacing another building on the site, was emblematic of rising agricultural fortunes in the area. Holton chose to build in a style that proclaimed both respectability and good taste. The main part of the house is a frame-built example of the Greek Revival style, which was used in buildings of every sort across the nation during the mid-nineteenth century. Holton's farmhouse is a relatively simple version, but it features-and, more importantly, has retained - the classic features of the Greek Revival.

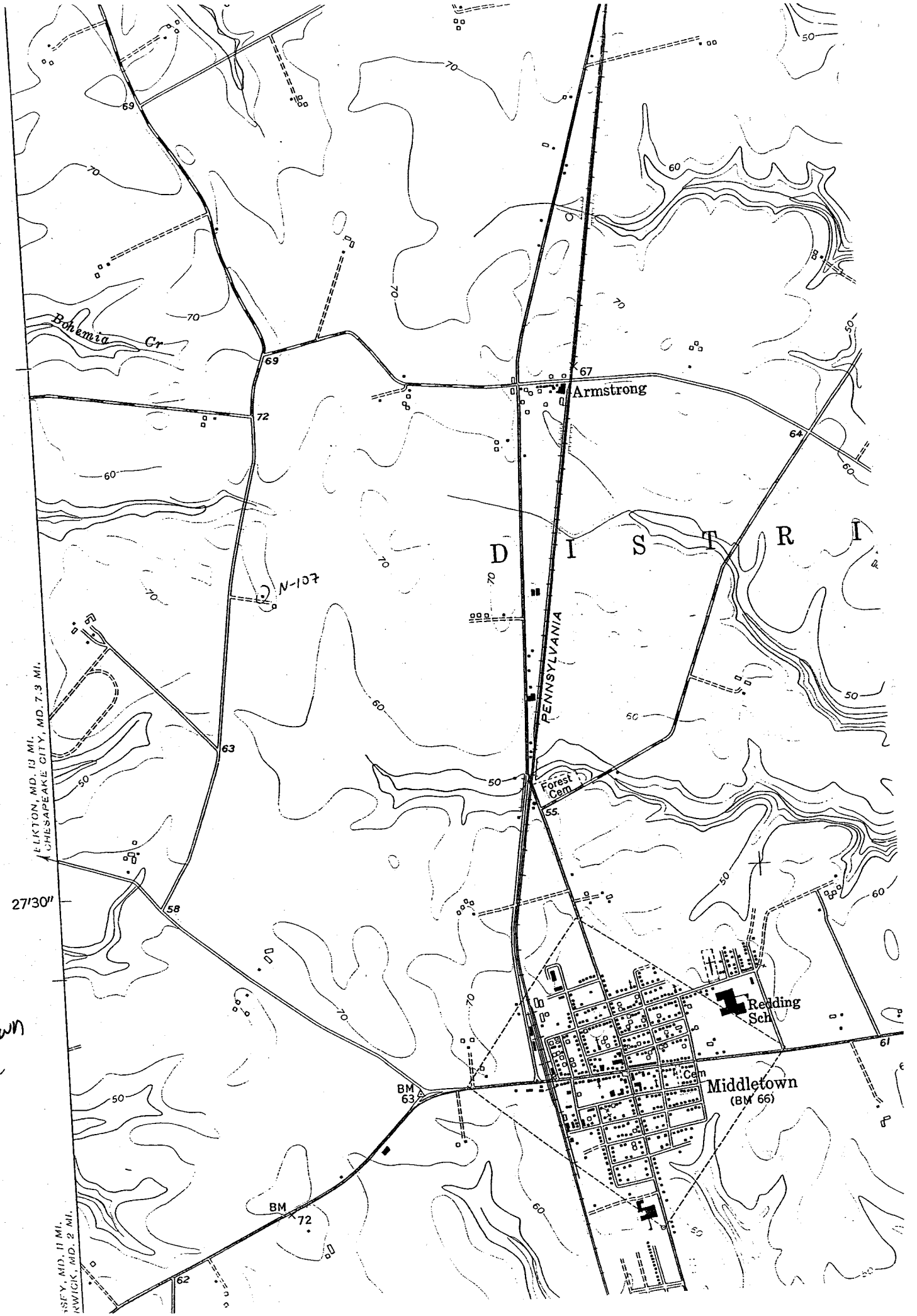
Although simple in detail and degree of embellishment, the core structure embodies the essence of the Greek Revival: classical symmetry and proportion. These attributes are also evident in the symmetrical fenestration on all three visible sides of the core, and in the central positioning of a facade porch whose roof is supported by four evenly-placed turned posts decorated with scrolled cutwork brackets.

With increasing agricultural prosperity in the nineteenth century, a fashionable house was a matter of pride in achievement for the farmer. The Holton farmhouse embodies this achievement and pride: it is a building in the local vocabulary that uses the national style of its time to proclaim democratic values and middle-class respectability. The Greek Revival symmetry and Georgian-idiom plan, stylistic details, and overall integrity of the structure are all emblematic of the progress of farmers and the achievement of wealth in nineteenth-century rural Delaware.

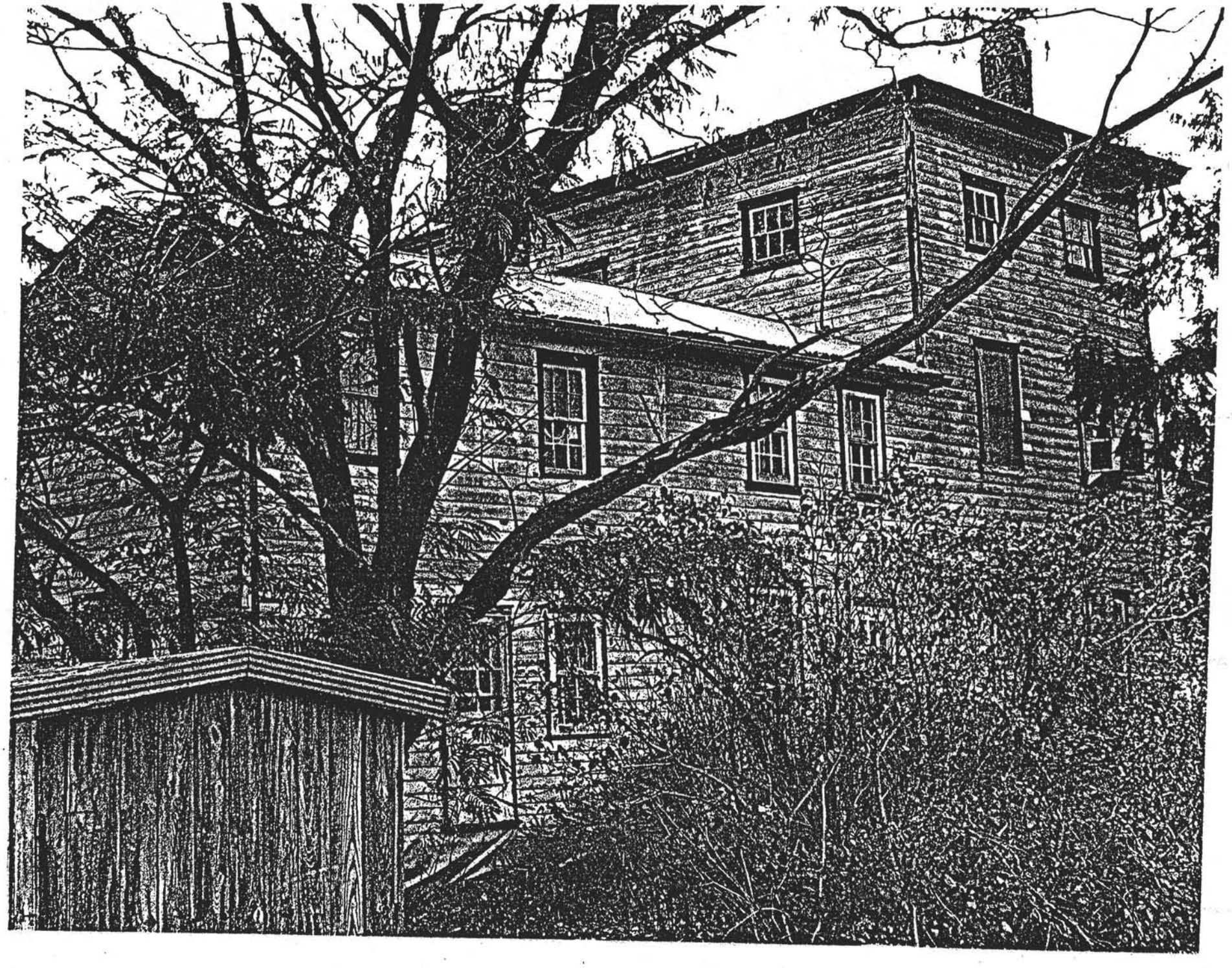
The farmhouse, with its related outbuildings, is significant on a local level as being one of many examples of rebuilding in the area. As Holton's prosperity increased, he was able to build a finer dwelling on his farm; he was able to diversify agriculturally as well. Thus the boundaries of the nomination include not only the house, but also the outbuildings - all of which are contributing factors-, the area of plantings surrounding the house and yard, and the approach to the house including the lane leading in from Choptank Road, a total of about 5 acres. The integral nature of the complex and the close ties of the house to its agricultural context justify these boundaries.

Nomination by Anne Witty

olton Farm



Middletown Quad



S. Holton Farm
CHR #: N-107
Location: RT# 435
St. Georges Hundred
Photo: CHAE: March 1984

Photo Location: Delaware BAHP
View From
northeast
Photo #: 1 of (4)

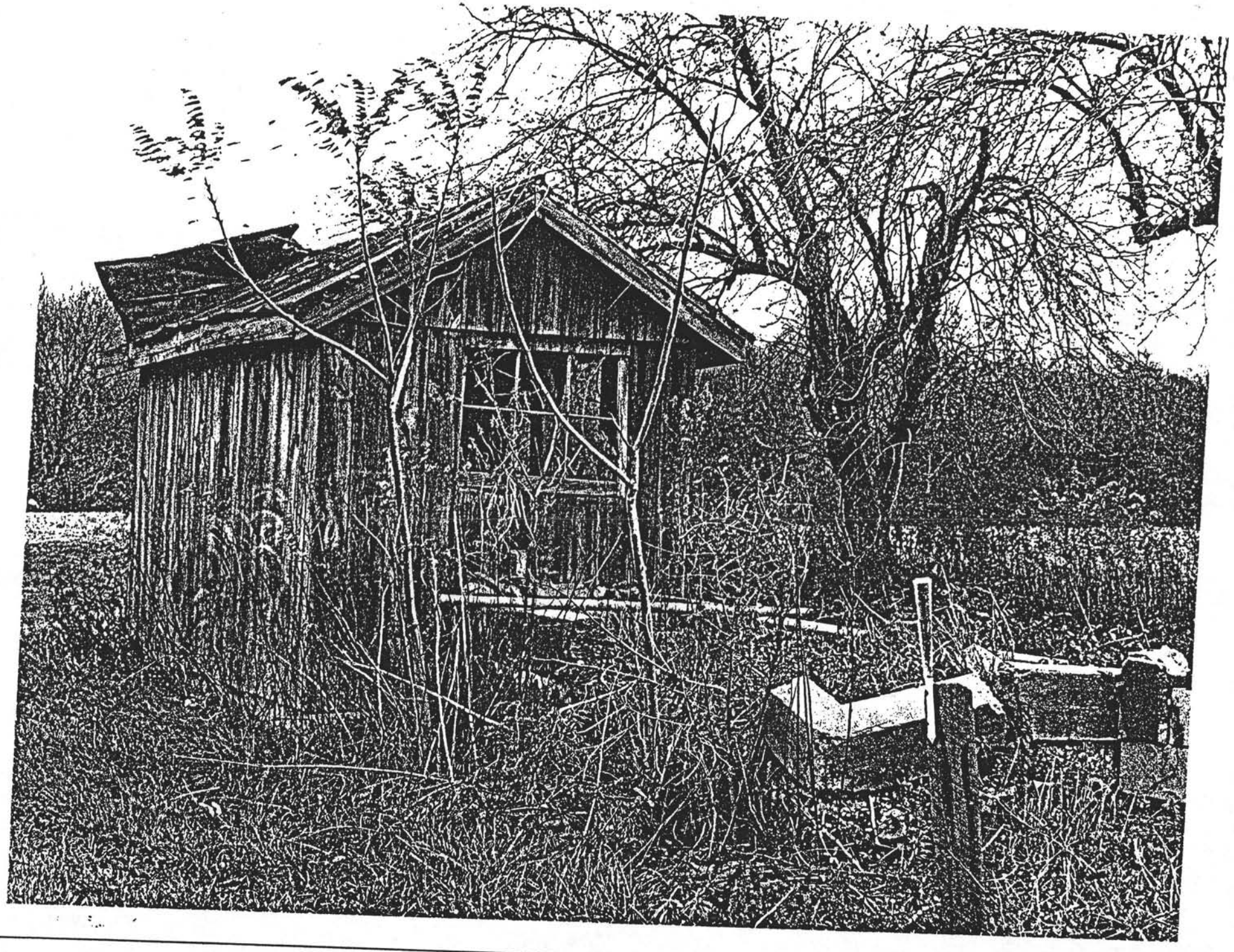
2762-11

S. Holton Farm
CHR #: N-107
Location: RT# 435
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
west

Photo #: 2 of (4)

2762-8

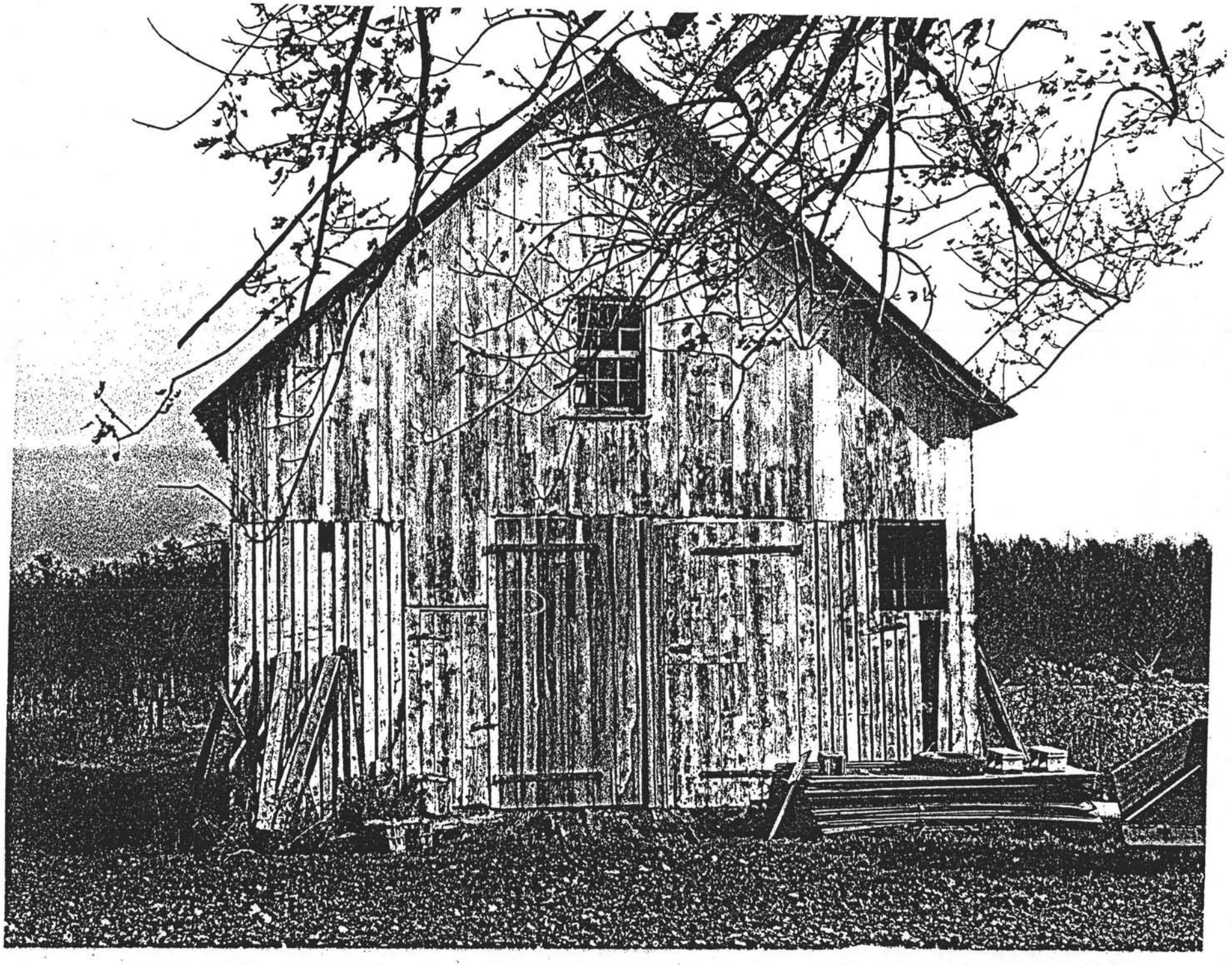


S. Holton Farm milk house?
CHR #: N-107
Location: Rt # 435
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
west

Photo #: 3 of (4)

2762-20A



S. Holton Farm GRANARY
CHR #: N-107
Location: RT# 435
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
SOUTH

Photo #: 4 of (4)

2762.13

The standing brick foundation of stretcher bond, the main block of the house is 26' x 43' with an attached kitchen wing on the northeast corner measuring 15'1" x 16'2". An 8' high basement runs the entire area under the main block of the house with a slightly shallower crawlspace under the kitchen. The walls of the basement are laid in stretcher bond brick covered with concrete stucco. In the basement, there four large (2'6" and 5' x 8' tall brick piers, also laid in mechanical bond, that support the floor joists and the rest of the house.

The first floor has 10' ceilings and is divided by a central entry hall, with a parlor and pantry on the south side and a large living area on the north. The kitchen opens onto the back of the living area. The entry hall houses a large staircase that reaches all the way to the third floor, doubling around a central axis.

The second floor is also divided in two by the central stairs. The master bedroom encompasses the entire south side of this floor. The north side of the floor is equally divided into two subordinate bedrooms. Over the kitchen, are two small rooms that were servant quarters, accessed by a steep and turning stair from the kitchen. During renovations, these stairs were removed due to their disintegrated condition and were not replaced. All ceilings are 8' high.

The third and uppermost floor is, like the others, divided by the central stairs into north and south sides. These are each equally divided into two subordinate bedrooms. Over the kitchen, are two small rooms forward and back of the central stairs. All the ceilings on this floor are 6'6".

The front facade is divided into five bays and the sides are divided into two. The first and second story windows are six-over-six light double hung sash; on the third floor are three-over-three lights double hung sash. All windows have wooden louvered shutters. The roof is tin sheet, painted green.

The farm structures associated with the site are all contemporary to the house. Those remaining are a large barn (64'6" x 20'2"), a corn crib (30'5" x 28'6"), and a small shed (18'3" x 15'6"). All are of timber frame construction and covered with vertical board siding. The barn and corn crib are roofed with corrugated sheet metal and the shed with tar paper.

Historical Background and Structure:

When the farm was begun in the 1850-1860 era, the agricultural census showed 240 acres planted primarily in corn, oats and wheat with a cash value of $18,000.00 for the farm. Ten years later, in 1870, the farm's value had jumped to $25,000.00 and it comprised only 190 acres with grain production much lower than in the previous decade. The large crop that seems to have boosted this farm's value was a peach orchard which had produced $2,500.00 of income in 1869. But the peach industry of this area was doomed

N-109

Property Name: Choptank (J. Clayton, 1868), built ca. 1850

Location and Verbal Boundary Description:

Choptank or the J. Clayton Farm is situated on the east side of Route 435, .65 miles south of its intersection with Route 432. The house and related outbuildings stand amidst cultivated fields at the end of the drive extending 400 feet east of Route 435. The nominated area extends along the drive from Route 435 in a rectangle back to a pond at the rear of the property, and from 200 feet north of the barn to 200 feet south of the main house. The total acreage is approximately 8 acres.

The nominated parcel begins at a point on the east side of Rt. 435, 200 feet south of the present farm lane and runs east (northeast) for 1,200 feet towards the creek. At this point the line turns north (northwest) at 90° and runs for 500 feet before turning west (southeast) for 1,200 feet back toward Rt. 435. The western boundary is formed by joining the two points along Rt. 435.

The nominated parcel includes sufficient acreage to protect the house, outbuildings, grounds and immediate setting.

UTM ~~18.36340.71920~~ Tax parcel 13-012.00-007

Owner: Francis Rhoades

Box 513, Choptank Road

Middletown, Delaware

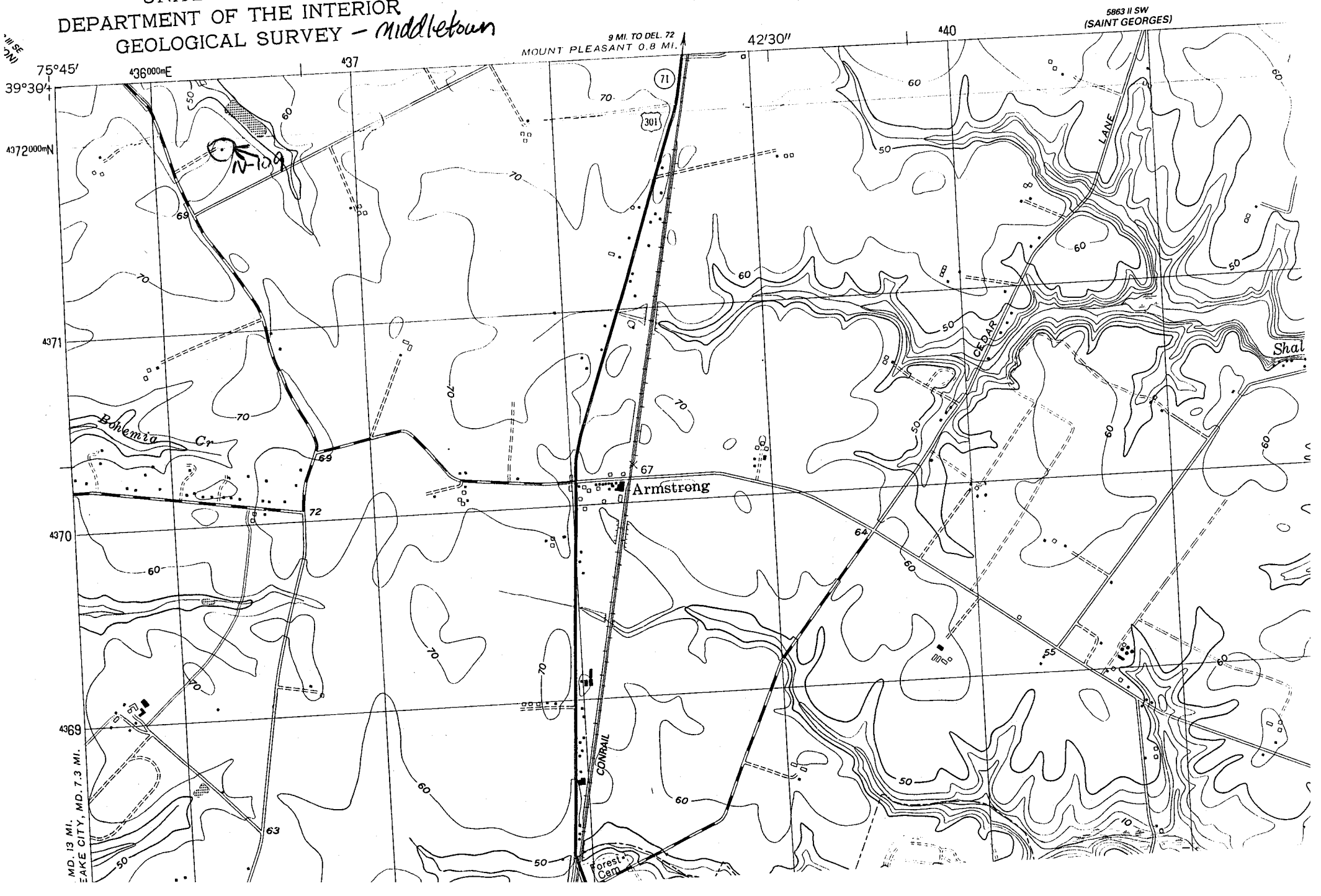
Description:

The Thomas Clayton farmhouse facing Rt. 435 is a three-story low-hip, roofed dwelling built circa 1850. It is of timber frame construction and is sheathed with sawn, horizontal weatherboard now covered with white aluminum siding. The surrounding fields are currently under cultivation as working farmland and a large pond exists east of the house on a small tributary stream.

and this farm like many others, was to suffer. The agricultural census for 1880 shows a marked drop in farm cash value to $15,000.00 and overall farm production was down to $2,569.00 with a 2,900 peach tree orchard on the farm. The orchard was not making money and a shift back to livestock, specifically milk cows and feed grains seemed to have bailed the farm out of its economic troubles. This property remained in the Clayton family until 1952, when the present owners purchased it from Elizabeth Clayton.

Nomination by Richard Lush

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY – Middletown

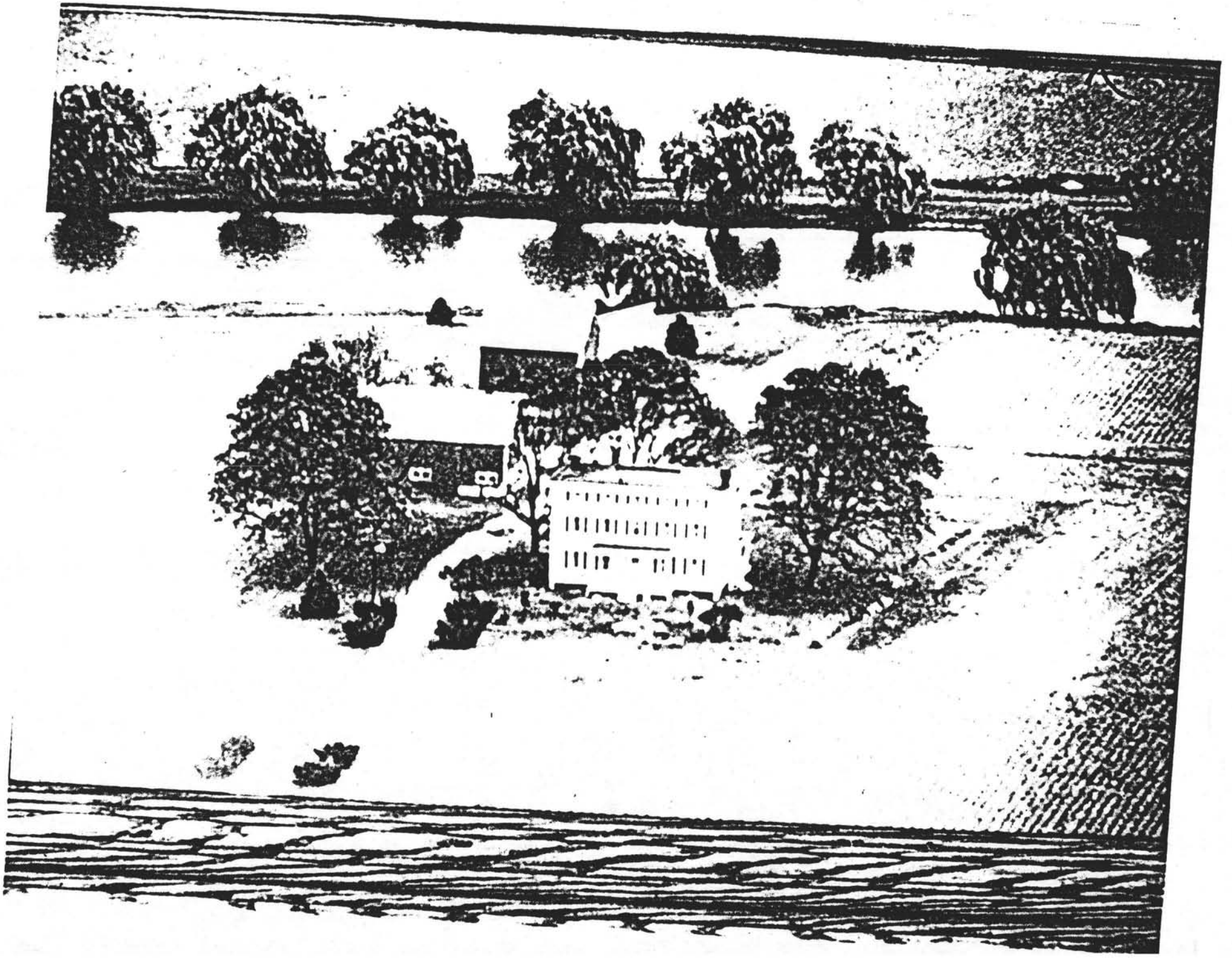


NAME: Choptank N. 109

Location: St Georges Hundred, New Castle County

Photographer: B. Herman
Date of Photograph: May 1985
Location of Negative: University of Delaware, Center for Historic Architecture & Engineering
Description: View from W

Photograph Number: 1 of 2



NAME: choptank N-109

Location: St Georges Hundred, New Castle County

Photographer: B. Herman

Date of Photograph: May 1985

Location of Negative: University of Delaware, Center for Historic Architecture & Engineering

Description: View from W & up

Photograph Number: 2 of 2

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: Rumsey Farm

FORM AS SUBMITTED TO OAHP.

AND/OR COMMON:

2 LOCATION

STREET & NUMBER: U.S. Rt. 301, On right 1.5 mi. west of RR tracks

NOT FOR PUBLICATION

CITY, TOWN: Middletown

X VICINITY OF

CONGRESSIONAL DISTRICT: One

STATE: Delaware

CODE: 10

COUNTY: New Castle

CODE: 002

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
DISTRICT	PUBLIC	X OCCUPIED	X AGRICULTURE	MUSEUM
X BUILDING(S)	X PRIVATE	UNOCCUPIED	COMMERCIAL	PARK
STRUCTURE	BOTH	WORK IN PROGRESS	EDUCATIONAL	X PRIVATE RESIDENCE
SITE	PUBLIC ACQUISITION	ACCESSIBLE	ENTERTAINMENT	RELIGIOUS
OBJECT	IN PROCESS	YES: RESTRICTED	GOVERNMENT	SCIENTIFIC
	BEING CONSIDERED	YES: UNRESTRICTED	INDUSTRIAL	TRANSPORTATION
		X NO	MILITARY	OTHER

4 OWNER OF PROPERTY

NAME: Jefferson P. Pool

STREET & NUMBER: Rumsey Farm

CITY, TOWN: Middletown

VICINITY OF

STATE: Delaware

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Public Building

STREET & NUMBER: Rodney Square

CITY, TOWN: Wilmington,

STATE: Delaware

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Delaware Cultural Resource Survey

N-113

DATE: 1972

FEDERAL X STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS: Division of Historical and Cultural Affairs

CITY, TOWN: Dover

STATE: Delaware

05/01/2005 DE STATE HIST PRESERVATION OFFICE

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	DETERIORATED	X UNALTERED	X ORIGINAL SITE
GOOD	RUINS	ALTERED	MOVED DATE
FAIR	UNEXPOSED		FORM AS SUBMITTED TO OAHS.

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Situated on a 400-acre farm in southwestern New Castle County, Rumsey Farm is a superior example of Delaware architecture characteristic of the peach prosperity. Built in 1854, it contains all the major characteristics of that style.

Rumsey is L-shaped in plan as were most of the peach houses. The wing is placed so as to extend one endwall of the main body of the house. From the lane which approaches the house, this presents a well-calculated illusion that the house is square. The roof is relatively flat and therefore does not detract from this impression.

Flat roofs with protruding bracketed cornices were characteristic of the Italianate, one of the styles reflected in peach house architecture. On Rumsey, the box cornice protrudes; however, enlarged Georgian dentils compose the bracket course. Below this is an unembellished freize and an architrave with guttae. This same cornice is found on all of the porches on the house.

Window placement is balanced and reflects the ceiling height of the interior. The facade is broken by five lights on each floor. Both of the endwalls in the main block have windows flanking the chimney. The rear wall of the wing has no fenestration. The sashes are small-paned and have thin muntins as in windows of Federal period houses. The sashes have six-over-six lights on the first two floors; three-over-three on the third floor. Shutters flank each of the windows throughout the house, paneled on the first floor, ouvered on the second and third.

Porches are found over the front and side doors and in the right angle of the rear. The front porch is small, being only wide enough to cover the entry. It is held up by square columns in the Doric order. Similar pilasters are fixed on each side of the door. The six-panel door is surrounded by narrow sidelights and transom. The moulding of the recessed door panel is repeated in the square columns, pilasters, and in the panels under the sidelights. The side porch encompasses the area which is the wing of the house. It is supported by square columns at the corner and by posts. The architrave has been replaced by lattice work. The door has four horizontal recessed panels and is flanked by sidelights. The door frame is plain and is similar to the front door. The rear porch has been screened. The fully-developed entablature is supported by square Doric columns similar to those on the front porch.

The Greek Revival style is reflected not only in the porches with their Doric columns, but also in the Doric pilasters with recessed panels which form each of the front corners of the clapboard-sheathed house. All of the detailing on the house is of wood.

The finest carpentry in the house can be found on the interior. The parlor of the house, its largest room, reflects this. A white marble mantel is set on the side wall and is flanked by windows. All of the windows are set on pedestals and are surrounded by a heavy moulded architrave, which terminates in a fully-developed entablature. The door is similarly detailed. The architrave takes the form of heavily moulded pilasters set on plinths. The architrave and freize of the entablature are devoid of embellishments and the cornice is slightly arched. The door has four recessed panels set with cyma reversa moulding and a brass doorknob with a porcelain keyhole cover. The

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baseboard is quite high and terminates in a cyma reversa moulding. This same moulding is repeated throughout the house. Another interesting feature is the folding doors which were located between the living and dining rooms. They have been removed but are in storage in the house. Plainer marble mantels and less elaborate window and door architraves are found in the latter two rooms.

Rumsey has a stacked floor plan. The front door opens onto a central hall. The parlor is to the left, the living and dining rooms to the right. Behind the dining room in the wing is the kitchen. From the center hall, the open string stair rises to the second and third floors. The bedrooms on the upper floors are located directly over the rooms below. On each of the upper floors, two bedrooms are located on the parlor side, and two over the living and dining room. The rooms are less elaborately detailed on the second floor and there is almost no detailing on the third floor. The wing, in which there is only one room on each floor, is even plainer for it was used for the servants. Two more stairs are located in this area.

The current owners have installed central heat and plumbing. Prior to 1957, heat had been provided by coal-fired heaters. Vents in the floor allowed the heat to travel to the second floor where there were no fireplaces. Only the parlor fireplace is operable since the installation of central baseboard heat. Other than running water in the kitchen, and a copper bathtub in a room behind one of the bedrooms, there was no plumbing in the house until 1957. There is now a bathroom located in the front of the center hall on the second floor. The privy is still standing, however, not far from the rear of the house. The kitchen of the house has been modernized, but some of the old woodwork is still present. The only major architectural feature which the present owners have added is the chair rail in the dining room.

Rumsey is set on a naturally landscaped plot of ground, two-tenths of a mile off of U. S. Route 301.

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PERIOD

PREHISTORIC	ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	LANDSCAPE ARCHITECTURE
1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	LAW
1500-1599	X AGRICULTURE	ECONOMICS	LITERATURE
1600-1699	X ARCHITECTURE	EDUCATION	MILITARY
1700-1799	ART	ENGINEERING	MUSIC
X 1800-1899	COMMERCE	EXPLORATION/SETTLEMENT	PHILOSOPHY
1900-	COMMUNICATIONS	INDUSTRY	POLITICS/GOVERNMENT
		INVENTION	

AREAS OF SIGNIFICANCE - CHECK AND JUSTIFY BELOW

RELIGION
SCIENCE
SCULPTURE
SOCIAL/HUMANITARIAN
THEATER
TRANSPORTATION
OTHER (SPECIFY)

FORM AS SUBMITTED TO O.A.H.P.

SPECIFIC DATES 1854 BUILDER/ARCHITECT Mr. Stevens

STATEMENT OF SIGNIFICANCE

Rumsey Farm is a finely detailed and preserved architectural expression of Delaware's peach prosperity, built by one of the State's most prominent agriculturalists, Governor John P. Cochran.

The peach industry developed in Delaware at about the middle of the nineteenth century. In the Levels, west of Middletown, the industry was extensively cultivated. The land was well-suited for peach orchards, and the peach growers prospered. They often chose to express their new wealth in their houses. Combining stylistic elements of the Georgian, Federal, Greek Revival, and Italianate, a highly eclectic style of architecture was created. Buildings of this style have come to be associated with the peach prosperity and have been termed peach houses. The Levels has many extant examples of this style, one of which is Rumsey Farm.

Rumsey Farm is one of the finer examples of Delaware's peach house architecture. It is L-shaped in plan, has a flat roof, the heavy bracketed cornice of the Italianate, the Doric corner pilasters of the Greek Revival, and the small-paned, thin-muntined windows of the Federal style. All of these features appear elsewhere on houses of the peach style; however, in its interior detailing Rumsey is surpassed by few. Among its finer details are interior doors with reeding on the flat of the exterior edge and fully-developed door and window surrounds. Changes to the fabric have been sympathetic and do not detract from the architectural character of the house.

In building Rumsey, Governor John P. Cochran contributed significantly to the architectural integrity of the Levels. Within sight of it are his other fine contributions - his own home, Cochran Grange, and Hedgelawn, a house almost identical to Rumsey. Cochran is said to have engaged a Mr. Stevens to build Rumsey. The same man is most certainly also the builder of Hedgelawn. The skill and craftsmanship exhibited in these two houses is also evident in the later work of a firm called Stevens, Miller and Company, and known to have been working in Middletown in the early 1880's.

Governor Cochran never introduced his children into political life, but he provided adequately for their establishment in agricultural pursuits. His goal seemed to be to provide each son with a farm so that he could draw his livelihood in that manner. Rumsey and Hedgelawn are two of the fine houses which he provided for his children. Rumsey was built in 1854 on land which Eliza Cochran had been recently bequeathed by her father, William Polk. In his will, Polk states that this tract was purchased from William Rumsey. The Cochran's intention may have been to deed the 400-acre

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farm to their oldest son William, who would soon come of age. Eliza's death in 1855 caused a change in these plans. As the land was still in her name, and she had died intestate, the land descended to her husband by right of courtesy and to her six children. In the next year, 1856, Hedgelawn was built on land which John Cochran owned and which he deeded to his oldest son William. There is no evidence to point to who lived in Rumsey until 1868 when Beer's Atlas lists Charles Cochran, John's second son, as the occupant. His marriage in 1867 may have precipitated the move to Rumsey.

Rumsey Farm did not come again into a single ownership until 1878, when William Cochran bought the other shares from his family. Throughout this period, about two hundred acres of the farm were used for the cultivation of peaches. The peach blight brought insolvency to many of the growers. In 1894, William Cochran was forced to sell Rumsey to pay his debts. In the next three years, the property changed hands several times. In 1897, it came into the possession of Jefferson B. Foard, the grandfather of the present owner.

Foard, a retired Middletown merchant, bought the property for investment purposes. He rented the land to tenant farmers who lived in the mansion house on the property. A half-mile horse track was built on the property and his interest in horse racing caused him to be on the farm quite often. The farmland has continued to be rented out to the present day. The main house returned to owner occupancy in 1957.

Rumsey Farm is fortunate to have retained not only the elegance of its mansion house, but also its full acreage as first possessed by the Cochrans in 1851, and an owner who is descended from a branch of the Cochran family.

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9 MAJOR BIBLIOGRAPHICAL REFERENCES

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Beer's Atlas of Delaware, 1868.
Historical & Biographical History of Delaware. Wilmington: Aldine Publications, 1882.
Coleman Wool Papers, unpublished Mss.

FORM AS SUBMITTED TO OAHP

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 3 acres

Latitude: 39° 26' 28"

Longitude: 75° 14' 58"

UTM REFERENCES

A ZONE EASTING NORTHING

B ZONE EASTING NORTHING

C

D

VERBAL BOUNDARY DESCRIPTION

The frontage of the nominated area on Route 301 is approximately 200 feet. It extends back (north) approximately 800 feet. The north boundary line falls at the rear of the flower garden in back of the house. The farm outbuildings are not included in the nomination.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE
Joan M. Norton, Architectural Historian

ORGANIZATION
Division of Historical & Cultural Affairs

DATE
March, 1977

STREET & NUMBER
Hall of Records

TELEPHONE
(302) 678-5314

CITY OR TOWN
Dover,

STATE
Delaware

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Karen C. L.

TITLE Director, Division of Historical & Cultural Affairs DATE 10/25/77

FOR NPS USE ONLY
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

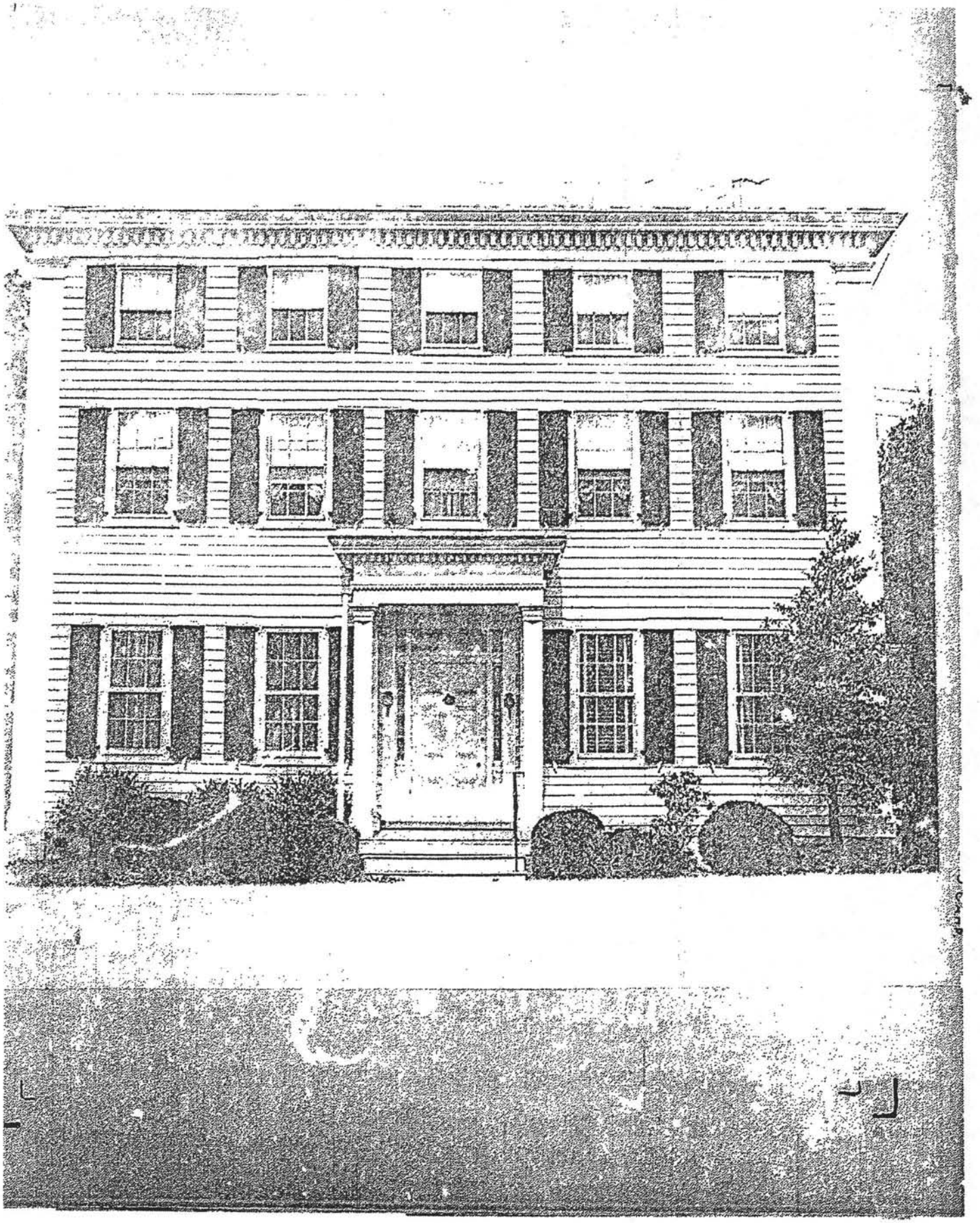
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER

GPO 888-448

05/01/2005 DE STATE HIST PRESERVATION OFFICE

05/01/2005 DE STATE HIST PRESERVATION OFFICE



05/01/2005 DE STATE HIST PRESERVATION OFFICE

Route 301, west of Middletown, DE

"Ramsey Farm"

Jean Athan

1977

Div. of Hist. & Cultural Affairs,
Bureau of Archaeology & Historic Preserv., Dover, DE

Facade which faces south.

1

N-113

05/01/2005 DE STATE HIST PRESERVATION OFFICE

FORM AS SUBMITTED TO O.A.H.P.

05/01/2005 DE STATE HIST PRESERVATION OFFICE

Rumsey Farm

Route 301, west of Middletown, DE

Jean Athan

1977

Div. of Hist. & Cult. Affairs,
Bureau of Archaeology & Hist. Preserv., Dover, DE

Detail of rear porch.

4

N-113

05/01/2005 DE STATE HIST PRESERVATION OFFICE

N-117

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

STATE:	
Delaware	
COUNTY: New Castle	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: Cochran Grange

AND/OR HISTORIC: Cochran Grange, John P. Cochran House

2. LOCATION

STREET AND NUMBER: U.S. Route 301, 9/10 mile west of Penn. Railroad tracks on left

CITY OR TOWN: Middletown

STATE: Delaware — CODE: 10 — COUNTY: New Castle — CODE: 003

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object	☐ Public ☒ Private ☐ Both	Public Acquisition: ☐ In Process ☐ Being Considered	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☐ Restricted ☐ Unrestricted ☒ No

PRESENT USE (Check One or More as Appropriate)

☐ Agricultural ☐ Commercial ☐ Educational ☐ Entertainment ☐ Government ☐ Industrial ☐ Military ☐ Museum ☐ Park ☒ Private Residence ☐ Religious ☐ Scientific ☐ Transportation ☐ Other (Specify) ☐ Comments

4. OWNER OF PROPERTY

OWNER'S NAME: Charles M. Cochran III

STREET AND NUMBER: U.S. Route 301, 9/10 mile west of Penn. Railroad tracks on left

CITY OR TOWN: Middletown — STATE: Delaware — CODE: 10

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Public Building

STREET AND NUMBER: Rodney Square

CITY OR TOWN: Wilmington — STATE: Delaware — CODE: 10

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: A List of Delaware Heritage Buildings and Areas in New Castle County

☐ Federal ☐ State ☐ County ☒ Local

DATE OF SURVEY: 1963

DEPOSITORY FOR SURVEY RECORDS: Greater Wilmington Development Council

STREET AND NUMBER: 300 Delaware Avenue, Suite 1320

CITY OR TOWN: Wilmington — STATE: Delaware — CODE: 10

FOR NPS USE ONLY: STATE: COUNTY: ENTRY NUMBER: DATE:

05/02/2005 DE STATE HIST PRESERVATION OFFICE

7. DESCRIPTION

CONDITION	(Check One) ☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated ☐ Ruins ☐ Unexposed	(Check One) ☐ Altered ☒ Unaltered	(Check One) ☐ Moved ☒ Original Site

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The house is a five-bay, two-story structure, with a main block housing rooms for use by the family; a two-story wing to the left of the main block, houses a kitchen and rooms for the help. The first floor of the main block contains a center hall with a stair that bisects the building. A ballroom runs the full depth of the right half, and a living room and a dining room occupy the left. There is access to the servants' quarters and kitchen wing through doors in both the living and dining rooms. The wing houses a kitchen and a general work room(now a modern kitchen), on the first floor, and a serving room and servants' bedrooms on the second floor.

Architecturally, the building is a composite, encompassing three styles: the Georgian, the Greek Revival, and the Italianate Revival. Under the influence of the Georgian style can be listed the five-bay facade; double pile floor plan; brickwork(although there is no water table or belt course) with higher quality bricks laid in flemish bond on the facade and second-grade bricks laid in common bond on the sides and back; and the Federal (or late Georgian), fanlight and sidelights. The Greek Revival style is seen in the two-story porch with its provincial square paneled Doric pillars, the one-story back porch with square fluted Doric main block of the house.

The building is surmounted by a square, flat - r o o f e d cupola. This cupola originally had Greek decorative detailing, with antefixa on the corners and pediment-like structures on the sides.

The roof of the house is nearly flat, being influenced by the Italianate Revival style, and although now covered with asphalt shingles, was originally tin with raised seams. Other features of the exterior include wooden window sills, a plain cornice with no detailing on the wing, some original walks, paths, and plantings, and a part of the original fence located near the road. A few of the out-buildings remain as well, notably the slave quarters. There is scored stucco on the end wall of the wing and on the east wall of the main house. The stucco is, however, a later addition added to retard dampness in the walls.

In contrast to the all-white exterior woodwork now found on the house, there is evidence that the original trim colors were green and white.

The paneled pillars on the front porch formerly had their raised corners painted green and their middle panels painted white, the cornice being treated in a similar manner, with horizontal striping. The cupola was painted similarly, the shutters alone remaining a solid green. This color scheme was most likely the original one.

The interior of the house has remained in nearly its original condition. The wall coverings have changed; a modern bathroom has been added in the wardrobe at the end of the second-floor hall, and a modern kitchen has been added in the general work room on the first floor of the servants' wing. Apart from these necessary changes, however, all else has been left as nearly original as possible.

SEE INSTRUCTIONS

05/02/2005 DE STATE HIST PRESERVATION OFFICE

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Delaware	
COUNTY	
New Castle	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

7. DESCRIPTION (continued)---

The interior, as a whole, is fairly plain for the period, especially when one considers the Greek Revival houses of Philadelphia or New England. The somewhat late date(1842), and the provincial character of the building may account for this plainness, however. The living and dining rooms are very much alike, both in size and treatment, having papered walls, no paneling of any kind, and modest moulding around the windows and doors. Their one notable feature is the fireplace(one in each room), made of black marble with fine Roman Doric columns supporting the mantle. The ballroom contains two black marble and slate fireplaces with simple Greek Revival detailing, six windows with panels below each window, and modest mouldings around the windows and doors. The original window cornices with Greek Revival details reminiscent of antefixa, painted in green with gold leaf, remain in their original locations. The stair hall was papered and had no paneling except for the section of wall under the stairs. One of the original lamps is found in the stair hall.

The second floor rooms are all similar, being papered, and having wooden fireplace mantels and simple mouldings around the doors and windows.

All the rooms in both stories of the main block of the house have ceilings eleven feet high. Rooms in the servants' wing have ceilings eight feet high and are three steps lower than the floors of the main block. This accounts for the difference in exterior height between the main block of the house and the wing.

The rooms in the wing are smaller and less well-finished than those of the main block. They appear to have been of painted plaster rather than papered. The mouldings are simple almost to the point of crudeness.

The old kitchen is the least well-finished room in the house, with rough plaster whitewashed walls. There was a board running around the room approximately five-and-one-half feet off ground level that was used for the hanging of pans and utensils. The cooking fireplace and bake oven have been rebuilt to the exact specifications of the original by the present occupants.

The basement is large with many small compartments for the storing of various necessities. The floor is brick laid in sand.

05/02/2005 DE STATE HIST PRESERVATION OFFICE

7. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian
- ☐ 15th Century
- ☐ 16th Century
- ☐ 17th Century
- ☐ 18th Century
- ☒ 19th Century
- ☐ 20th Century

SPECIFIC DATE(s) (If Applicable and Known) 1842-1845

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- Aboriginal
  - ☐ Prehistoric
  - ☐ Historic
- ☒ Agriculture
- ☒ Architecture
- ☐ Art
- ☐ Commerce
- ☐ Communications
- ☐ Conservation
- ☐ Education
- ☐ Engineering
- ☐ Industry
- ☐ Invention
- ☐ Landscape Architecture
- ☐ Literature
- ☐ Military
- ☐ Music
- ☐ Political
- ☐ Religion/Philosophy
- ☐ Science
- ☐ Sculpture
- ☐ Social/Humanitarian
- ☐ Theater
- ☐ Transportation
- ☐ Urban Planning
- ☐ Other (Specify)

STATEMENT OF SIGNIFICANCE

Cochran Grange was the home of John P. Cochran, forty-third Governor of Delaware(1875-1379). His family, of Scotch-Irish descent, originally settled in Maryland. After they came to Delaware, they acquired much of the eastern portion of Bohemia Manor, where Cochran Grange now stands. Governor Cochran was born in Appoquinimink Hundred in 1809; from the time of his birth, he spent nearly all of his life on a farm. He was one of the leaders in the development of peach growing in Delaware, and eventually became the largest peach producer in St. George's Hundred.

The house has remained in the hands of the Cochran family since it was built, and now is occupied by the Governor's great-grandson, who retains some of the original furnishings.

SEE INSTRUCTIONS

05/02/2005 DE STATE HIST PRESERVATION OFFICE

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Eberlein, Harold Donaldson, and Hubbard, Cortlandt V.D. Historic Houses and Buildings of Delaware. Dover: Public Archives, 1963.

Scharf, J. Thomas. History of Delaware: 1609-1888. 2 vols. Philadelphia: L. J. Richard & Co., 1888.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY

CORNER	LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
NW	°	'	"	°	'	"
NE	°	'	"	°	'	"
SE	°	'	"	°	'	"
SW	°	'	"	°	'	"

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES

LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
39°	26'	35"	75°	44'	11"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 10

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Mr. Richard Schmidt

DATE: 7/11/72

ORGANIZATION: Division of Historical and Cultural Affairs

STREET AND NUMBER: Hall of Records

CITY OR TOWN: Dover

STATE: Delaware

CODE: 10

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name: E. Berkeley Tompkins
Dr. E. Berkeley Tompkins

Title: Director, Div. of Historical and Cultural Affairs

Date: 8-24-72

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date

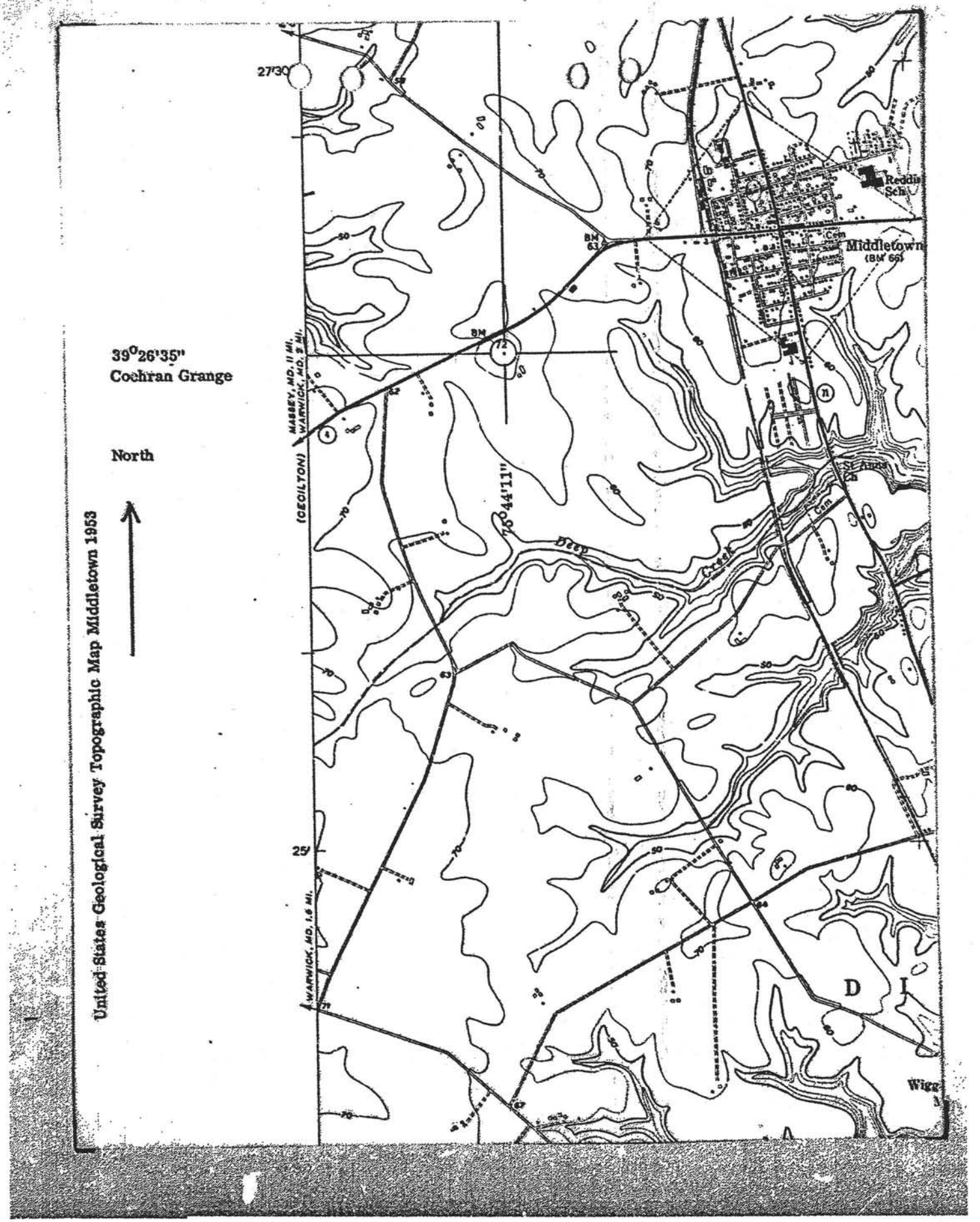
ATTEST:

Keeper of The National Register

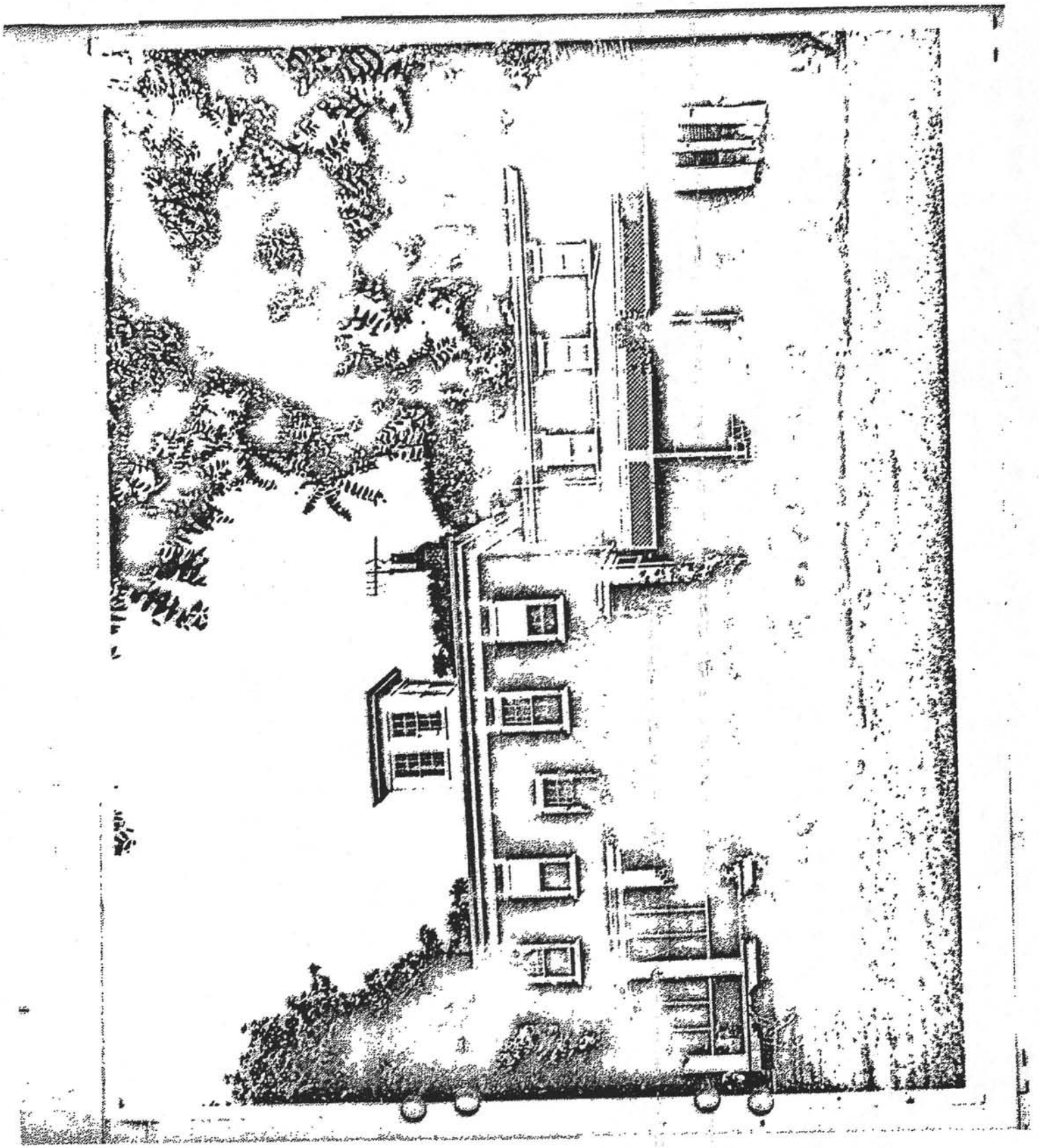
Date

SEE INSTRUCTIONS

05/02/2005 DE STATE HIST PRESERVATION OFFICE



05/02/2005 DE STATE HIST PRESERVATION OFFICE



05/02/2005 DE STATE HIST PRESERVATION OFFICE

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	
Delaware	
COUNTY	
New Castle	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: Cochran Grange

AND/OR HISTORIC: Cochran Grange, John P. Cochran House

2. LOCATION

STREET AND NUMBER:
U.S. Route 301, 9/10 mile west of Penn. Railroad tracks on left

CITY OR TOWN:
Middletown

STATE:	CODE	COUNTY:	CODE
Delaware	10	New Castle	003

3. PHOTO REFERENCE

PHOTO CREDIT: Graydon Wood

DATE OF PHOTO: July 1972

NEGATIVE FILED AT:
Historic Registrar's Office, Hall of Records, Dover, Delaware 19901

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Rear view from south.

L-

05/02/2005 DE STATE HIST PRESERVATION OFFICE

No photos w/ form

PROJECT DISPOSITION CARD

COMMON NAME Cochran Gra[illegible]e

HISTORIC NAME Cochran Grange, John P. Cochran House

LOCATION U.S. Rt. 301, 9/10 m. west of Penn. R.R. tracks on left, Middletown

OWNER Charles M. Cochran III

ADDRESS Same

SPONSOR

CONTACT Mr. Edward F. Heite, Historic Registrar

ADDRESS Hall of Records, Dover, Delaware 19901

RESEARCHER Mr. Richard Schmidt

REMARKS:

COMPLETED

TRANSACTION	DATE	TRANSACTION	YES	NO	OTHER	DATE
FORMS RECEIVED		BOARD RESPONSE	X			
ADDITIONAL INFORMATION REQUESTED		SUBMISSION TO NPS				
INFORMATION RECEIVED		NPS RESPONSE	X			4/3/73
FORMS COMPLETED	7/11/72	OWNERS NOTIFICATION				
PHOTO FORMS COMPLETED	8/21/72	NEWS RELEASE				
MAPPING FORMS COMPLETED	7/24/72					
STATE REVIEW BOARD						

05/02/2005 DE STATE HIST PRESERVATION OFFICE

XXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXX

April 25, 1973

Mr. Charles M. Cochran III
U.S. Route 301
Middletown, Delaware

Dear Mr. Cochran:

It is my sincere pleasure to inform you that Cochran Grange has been placed on the National Register of Historic Places, effective April 3, 1973. By virtue of its placement on the National Register, Cochran Grange now enjoys a certain measure of protection under the National Historic Preservation Act of 1966; the enclosed literature should explain the provisions of this law, but please do not hesitate to call on us if you have any questions.

A certificate, certifying the award of this honor, will be mailed within a few weeks.

Sincerely,

Grover A. Biddle
Assistant Secretary of State
(Acting Director)

GAB:efh:pfl

Enclosures

05/02/2005 DE STATE HIST PRESERVATION OFFICE

N18

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

STATE: Delaware
COUNTY: New Castle
FOR NPS USE ONLY
ENTRY NUMBER | DATE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

SEE INSTRUCTIONS

1. NAME

COMMON: Hedgelawn

AND/OR HISTORIC: Hedgelawn, Kohl House

2. LOCATION

STREET AND NUMBER: U.S. 301, 1.2 miles west of Middletown

CITY OR TOWN: Middletown

STATE: Delaware | CODE: 10 | COUNTY: New Castle | CODE: 003

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object	☐ Public ☒ Private ☐ Both	Public Acquisition: ☐ In Process ☐ Being Considered	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☐ Restricted ☐ Unrestricted ☒ No

PRESENT USE (Check One or More as Appropriate)

☒ Agricultural ☐ Commercial ☐ Educational ☐ Entertainment ☐ Government ☐ Industrial ☐ Military ☐ Museum ☐ Park ☒ Private Residence ☐ Religious ☐ Scientific ☐ Transportation ☐ Other (Specify) ☐ Comments

4. OWNER OF PROPERTY

OWNER'S NAME: Victor Kohl

STREET AND NUMBER: U.S. Rt. 301, 1.2 miles west of Middletown

CITY OR TOWN: Middletown | STATE: Delaware | CODE: 10

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Public Building

STREET AND NUMBER: Rodney Square

CITY OR TOWN: Wilmington | STATE: Delaware | CODE: 10

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: A List of Delaware Heritage Buildings and Areas in New Castle Co.

DATE OF SURVEY: 1963 ☐ Federal ☐ State ☐ County ☒ Local

DEPOSITORY FOR SURVEY RECORDS: Greater Wilmington Development Council

STREET AND NUMBER: 300 Delaware Avenue, Suite 1320

CITY OR TOWN: Wilmington | STATE: Delaware | CODE: 10

FOR NPS USE ONLY: STATE: | COUNTY: | ENTRY NUMBER | DATE

05/02/2005 DE STATE HIST PRESERVATION OFFICE

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☒ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)			(Check One)		
	☐ Altered	☒ Unaltered		☐ Moved	☒ Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

This five-bay, two-and-a-half-story frame house, sheathed in clapboard, is L shaped in its basic plan. The first story contains a parlor, entrance hall with stair, living room, and dining room in the main block, and a side stair, pantry, and kitchen in the wing. The second story contains chambers; those in the wing, for the use of the servants, were separated by a door that locked only from the family's side. The upper half-story contains bedrooms for both the family and the help in the main block, and more rooms for the help in the back wing; the servants' rooms again are segregated from the normal traffic patterns of the family by a separate hallway and another locked door. The house as it stands today is, with the exception of a few minor alterations, the house as built in 1856. It originally had three open porches: one on the front of the house facing northwest, one on the side to the southwest, and one on the back facing southeast. Of these only one remains open, that on the side being screened in at a later undetermined date and that in back being walled in shortly after the completion of the house. Contemporaneous with the alterations on the back porch are the additions of the lean-to storage area and covered work area that form a unit with the porch. The back porch was converted to a dining area for the hired help that came every harvest season. Curiously enough, the wall of the porch intersects a window belonging to the pantry, half of which was closed off in the course of the alteration. A second alteration occurred shortly after its completion, when one of the second-story windows on the front of the house was walled in, the shutters being permanently closed.

The house originally was gray with green trim. The present color scheme is yellow with white trim. Nearby is a privy with a hipped roof in a good state of preservation. Hedgelawn retains its original garden and entrance paths, especially in the front of the house.

Stylistically, the house is a composite. The Georgian style is visible both in the double-pile floor plan and in the transom light and sidelights around the door. The windows have large panes and thin muntons; if they can be said to be influenced by any particular style, it would be that of the Federal period. For the most part, however, the house was influenced by the Greek Revival and the Italianate Revival styles. The Greek Revival style is seen in the Doric pilasters running the full height of the building at every principal corner, as well as in the porches, which are all one story high, containing the provincial paneled Doric box pillars with box bases and capitals which support an equally provincial entablature, composed of an architrave with guttae, a frieze(devoid of any triglyphs or metopes), and above that a row of dentils borrowed from the Corinthian order, the whole superimposed by a slightly raking cornice.

The Italianate Revival is seen in the design of the mass of the building with its block-like form, two-and-a-half stories, box cornice, and overly large dentils which serve as brackets. The mixture of Doric pilasters and Italian box cornice with brackets may seem indelicate from a stylistic point of view, but is visually charming.

SEE INSTRUCTIONS

05/02/2005 DE STATE HIST PRESERVATION OFFICE

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Delaware	
COUNTY	
New Castle	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

7. DESCRIPTION (continued)---

In the interior, the second and third floor rooms are very plain, having only the simplest mouldings around the doors and windows and painted plaster or wallpapered walls. The rooms on the first floor, however, are larger and more grand in scale, especially the parlor which takes up one whole side of the main block of the house. All these rooms have ceilings that are ten feet high. The parlor was papered, although the original paper is gone. The windows are large and have a simple moulding around them, repeated in the doorway. The windows also have wooden panels below, to give a floor-to-ceiling effect. The room contains a white marble fireplace, and has a decorative plaster mount for a chandelier(now missing), in the middle of the ceiling. The main stair hall has another plaster chandelier mount similar to that found in the parlor. In addition, there is a newel post lamp that, if it is not original, was installed very shortly after the house was completed. The stairs themselves are very plain with no decoration whatever. The living room is the smallest room on the first floor. It contains a black-marble fireplace, and is papered to within about 18 inches of the ceiling, at which point is located a papier-mache moulding. The window treatment is very plain. The dining room contains another black marble fireplace and the same wall treatment of moulding above the wallpaper. This treatment was most likely devised to create a more intimate effect by visually lowering the ceiling.

05/02/2005 DE STATE HIST PRESERVATION OFFICE

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

- ☐ Pre-Columbian
- ☐ 15th Century
- ☐ 16th Century
- ☐ 17th Century
- ☐ 18th Century
- ☒ 19th Century
- ☐ 20th Century

SPECIFIC DATE(S) *(If Applicable and Known)* 1856

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

- Aboriginal
- ☐ Prehistoric
- ☐ Historic
- ☒ Agriculture
- ☒ Architecture
- ☐ Art
- ☐ Commerce
- ☐ Communications
- ☐ Conservation
- ☐ Education
- ☐ Engineering
- ☐ Industry
- ☐ Invention
- ☐ Landscape Architecture
- ☐ Literature
- ☐ Military
- ☐ Music
- ☐ Political
- ☐ Religion/Philosophy
- ☐ Science
- ☐ Sculpture
- ☐ Social/Humanitarian
- ☐ Theater
- ☐ Transportation
- ☐ Urban Planning
- ☐ Other *(Specify)*

STATEMENT OF SIGNIFICANCE

William R. Cochran, born on July 26, 1834, one of the sons of the 43rd Governor of Delaware, John P. Cochran, obtained the land for this house from his father, it being part of the Governor's extensive land holdings known as the Stockton tract. Little is known of the man, William R. Cochran; however, more can be told concerning his land. It, along with the other land in the Stockton tract, was used for the cultivation of peaches. The fact that the house was built in 1856, the year the completion of the Delaware Railroad brought an economic boom, is probably no accident.

In this same general period, the Governor further divided his land to create another farm for yet another son, Charles Cochran. It is interesting to note that these two houses - that of William R. and that of Charles - are identical except for minor details. The houses are representative of a style that gained in popularity in the 1840's through the 1860's - the Italianate Revival. As for Hedgelawn itself, its state of preservation and minimal amount of alteration makes it an important architectural specimen, as well as a good historic document of the Delaware peach prosperity.

SEE INSTRUCTIONS

05/02/2005 DE STATE HIST PRESERVATION OFFICE

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Scharf, J. Thomas. A History of Delaware, 1609-1888. 2 vols. Philadelphia: L. J. Richards & Co., 1888.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY

CORNER	LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
NW	°	'	"	°	'	"
NE	°	'	"	°	'	"
SE	°	'	"	°	'	"
SW	°	'	"	°	'	"

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES

LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
39°	26'	28"	75°	44'	31"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Mr. Richard Schmidt

ORGANIZATION: Division of Historical and Cultural Affairs

DATE: 7/18/72

STREET AND NUMBER: Hall of Records

CITY OR TOWN: Dover

STATE: Delaware

CODE: 10

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☒

Name: Dr. E. Berkeley Tompkins

Title: Director, Div. of Historical and Cultural Affairs

Date: _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

_____
Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

_____
Keeper of The National Register

Date _____

05/02/2005 DE STATE HIST PRESERVATION OFFICE

Joann

XXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXX

April 25, 1973

Mr. Victor Kohl
U.S. Route 301
Middletown, Delaware

Dear Mr. Kohl:

It is my sincere pleasure to inform you that Hedgelawn has been placed on the National Register of Historic Places, effective April 3, 1973. By virtue of its placement on the National Register, Hedgelawn now enjoys a certain measure of protection under the National Historic Preservation Act of 1966; the enclosed literature should explain the provisions of this law, but please do not hesitate to call on us if you have any questions.

A certificate, certifying the award of this honor, will be mailed within a few weeks.

Sincerely,

Grover A. Biddle
Assistant Secretary of State
(Acting Director)

GAB:efh:pfl

Enclosures

05/02/2005 DE STATE HIST PRESERVATION OFFICE

PROJECT DISPOSITION CARD

COMMON NAME Hedgelawn ( )
HISTORIC NAME Hedgelawn, Kohl House
LOCATION U.S. 301, 1.2 miles west of Middletown, Delaware
OWNER Victor Kohl
ADDRESS U.S. Rt. 301, 1.2 miles w. of Middletown, Middletown, Del.
SPONSOR
CONTACT Mr. Edward F. Heite, Historic Registrar
ADDRESS Hall of Records, Dover, Delaware
RESEARCHER Mr. Richard Schmidt

REMARKS:

COMPLETED

TRANSACTION	DATE	TRANSACTION	YES	NO	OTHER	DATE
FORMS RECEIVED		BOARD RESPONSE	X			
ADDITIONAL INFORMATION REQUESTED		SUBMISSION TO NPS				
INFORMATION RECEIVED		NPS RESPONSE	X			4/3/73
FORMS COMPLETED	7/18/72	OWNERS NOTIFICATION				
PHOTO FORMS COMPLETED	8/21/72	NEWS RELEASE				
MAPPING FORMS COMPLETED	7/24/72					
STATE REVIEW BOARD						

05/02/2005 DE STATE HIST PRESERVATION OFFICE

N-121

Property Name: Weston (S. Brady Farm, 1868): built ca. 1850

Location and Verbal Boundary Description:

Weston is located on the east side of Rt. 896 and the Pennsylvania railroad tracks approximately 1/2 mile north of the intersection of Rt.896 and Rt. 429. The nominated area includes the entire 36 acre parcel remaining from the mid nineteenth century farmstead.

The nominated parcel begins at a point 400 feet south of the intersection of the present farmlane and the eastern berm of the Pennsylvania Railroad tracks, extends 2500 feet to the east at which point it turns north for 1500 feet before turning west and running back out to the south berm of the railroad tracks. The property is closed off by joining the two points on the south side of the railroad berm.

The nominated parcel contains sufficient acreage to provide for the preservation of the house, outbuildings, grounds, and immediate setting.

UTM 18.39120.71740 Tax parcel 13.012.00-194

Owner: Dixie Robb

Route 1, Box 487

Middletown, Delaware

Description:

"Weston consists of an imposing main house made up of the original two-story brick farmhouse adjoining a later and larger brick three-story addition whose design displays influences of both Greek Revival and Italianate styles. Later still, a one-story wood structure was added to the north and east sides of the original house. Significant outbuildings on the farm include icehouse, smokehouse, barn, granary and tenant house. Together they represent an excellent and relatively unaltered example of a large and prosperous farm complex in St. George's Hundred in the mid-nineteenth century.

A white clapboard addition, built in 1941, extends to the north and east of the original house covering the existing porch and water pump. A powder room also was added to the old dining room. In addition, the original door and adjacent window on the south side of the old wing were removed and replaced with a larger door. Alterations in 1941 to the main wing included the removal of a an original side door and middle window from the south wall, the space being bricked up. This enabled the library to be created out of two rooms with a central fireplace instead of the original two, and window seats added to the remaining two windows on the south side. Bookcases were built into the window recesses and into either side of the fireplace. The porch was also repaired, with the columns replaced and the cornice repaired and ornament on fascia removed.

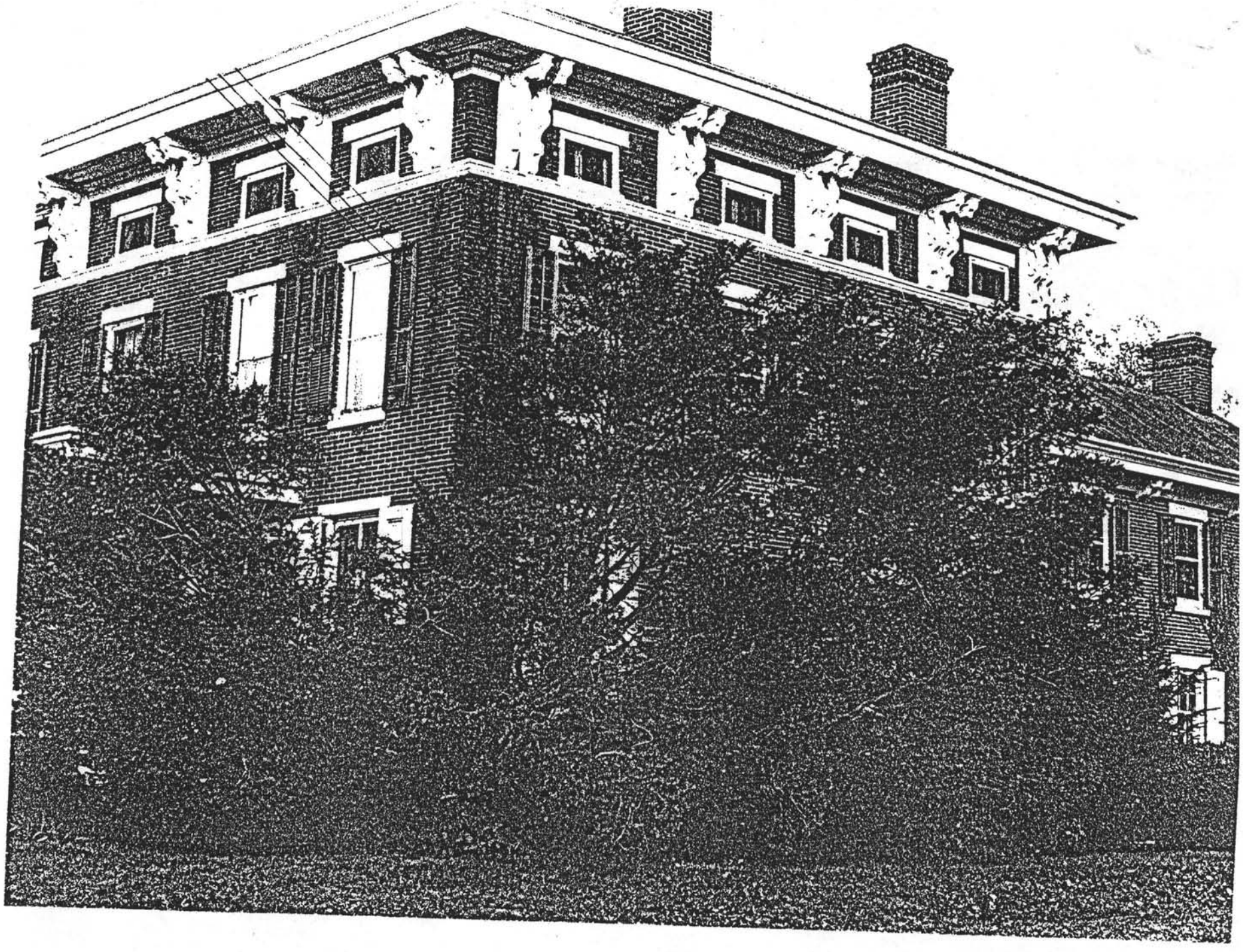
Outbuildings consist of a granary with hand hewn beams, unaltered on the first floor and with an apartment on the second. There is a tenant house of white clapboard behind the main house, which may have been moved onto the site sometime in the twentieth century. Other buildings include an icehouse with circular stone cellar, now coverted into a guesthouse and reroofed, and an unconverted smokehouse nearby. Completing the farm complex is a 30 by 55 foot gable-end bank barn with cattle and horse stalls on the first floor and hay mows above.

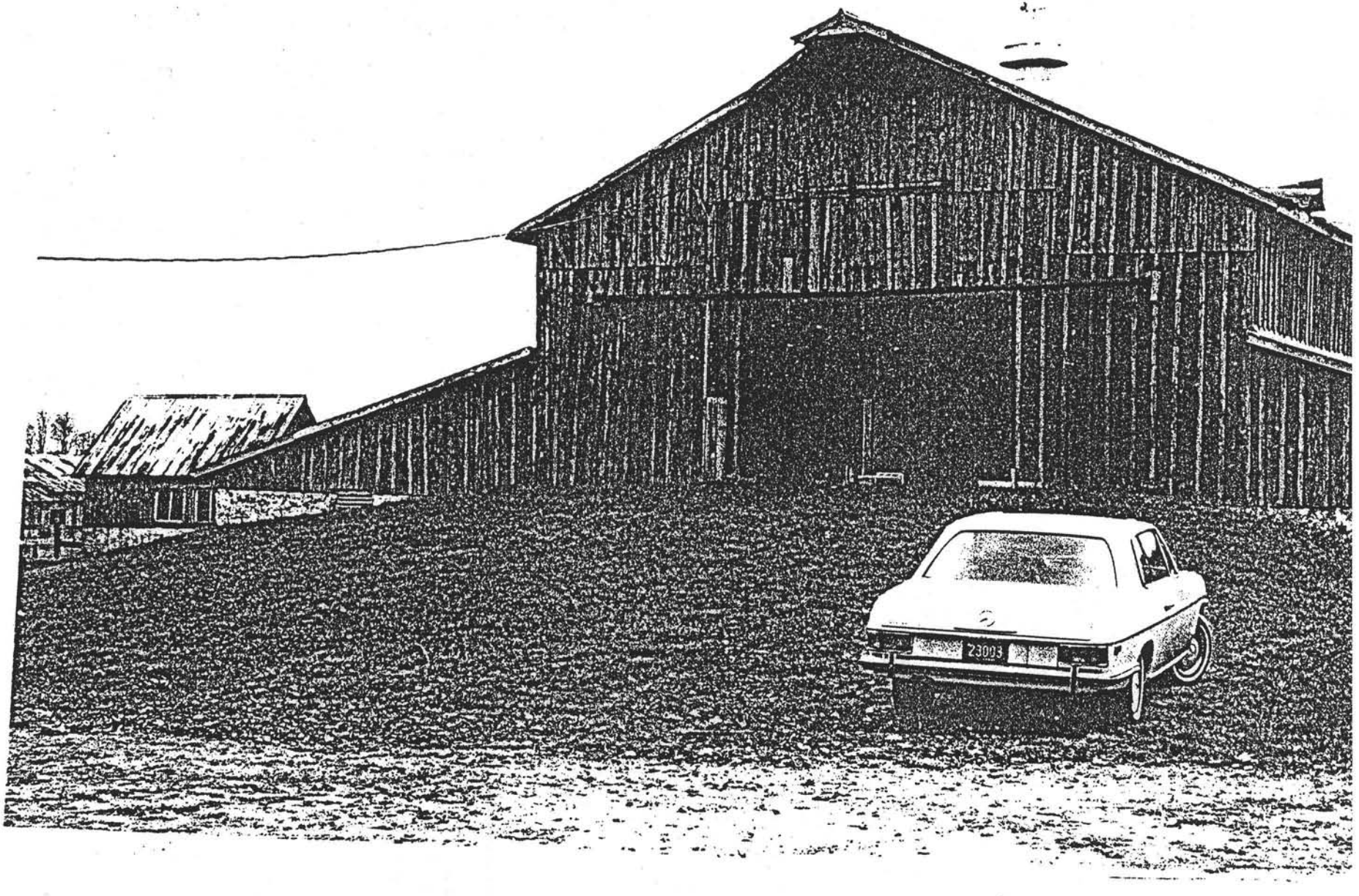
"Weston" is a significant architectural example from the rebuilding period in Delaware, ca. 1830 to 1860. A growing market for grain and other farm produce, the consolidation of land holdings, and the improvement of the means of transportation, brought new agricultural prosperity to the state. This manifested itself in buildings larger and more ornate than anything that had been seen before. Weston combined features of Greek Revival and Italianate styles in an unmistakable display of its owner's new found status. The house, together with its related outbuildings, shows great architectural merit and is an excellent example of a prosperous farm in Delaware in the mid-nineteenth century.

Historical Background and Significance:

James Brady brought his family from Ireland in 1828, settling first in Pennsylvania. The family moved to Delaware in 1847 when three sons, Samuel, William and George bought the 496 acre farm from the Rev. Nicholas Patterson and his wife. The farm subsequently remained in the Brady family until 1933.

By the time the Bradys arrived, Delaware was enjoying an agricultural boom. The cash value of the farm was $18,000 in 1850, well above the mean farm value in St. Georges Hundred. Wheat, corn, oats, potatoes and orchard produce were the most important crops. The Delaware Railway ran through the Brady property when it was extended to Middletown in 1855 and stimulated the distribution of farm produce to the growing urban centers of Delaware, Pennsylvania and Maryland. The nearby Chesapeake and Delaware Canal also facilitated transportation.




23003

N-188

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

STATE:	
Delaware	
COUNTY:	
New Castle	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON: Greenlawn

AND/OR HISTORIC: Outten Davis House ; William Brady House

2. LOCATION

STREET AND NUMBER: North Broad Street

CITY OR TOWN: Middletown

STATE	CODE	COUNTY:	CODE
Delaware	10	New Castle	003

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object	☐ Public ☒ Private ☐ Both	Public Acquisition: ☐ In Process ☐ Being Considered	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☐ Restricted ☐ Unrestricted ☒ No

PRESENT USE (Check One or More as Appropriate)

☐ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☐ Commercial	☐ Industrial	☒ Private Residence	☐ Other (Specify)	
☐ Educational	☐ Military	☐ Religious		
☐ Entertainment	☐ Museum	☐ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: Miss Helen Brady

STREET AND NUMBER: Box 144

CITY OR TOWN:	STATE:	CODE
Middletown	Delaware	10

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Public Building

STREET AND NUMBER: Rodney Square

CITY OR TOWN:	STATE	CODE
Wilmington	Delaware	10

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☐ Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:	STATE:	CODE

SEE INSTRUCTIONS

STATE: COUNTY: FOR NPS USE ONLY ENTRY NUMBER DATE

05/02/2005 DE STATE HIST PRESERVATION OFFICE

7. DESCRIPTION

CONDITION	(Check One)					
	☒ Excellent	☐ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One) ☒ Altered ☐ Unaltered			(Check One) ☐ Moved ☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

As it stands today, the Brady House is five bays wide, brick, two stories high, with cross-gable and a porch across the frontage. Two dormers flank the cross-gable. The house faces west, toward the old Peterson Road, now Route 896. Surrounding the house are numerous trees and outbuildings, arranged in a carefully planned pattern. At the highway frontage, there is an ornate iron fence that terminates a vista on axis with the front door of the house. A drive along the north edge of the yard connects the house and barns with the highway.

A rear brick ell, to which a lower brick wing has been added, extends the house eastward. Between this ell and the main house is an ornate screened verandah, now glassed in. Large brackets, a widow's walk on the roof, and ornate chimney caps are among the well-preserved exterior details.

The first floor contains a center stair hall with a large parlor to the right and a living room to the left in the main block; a small stair hall, office, dining room, breakfast room, kitchen, and pantry are situated in the brick rear wings. For the use of the family, there were two bedrooms on the second floor of the main block and three in the wing; a small servant's bedroom occurs in the second floor of the rear wing. The third floor contains three bedchambers.

The rooms on the first floor are large, but plain, embellished primarily with finely-detailed stone mantels. Greek Doric columns support the marble mantel shelves. Similar stone mantels are found in the second floor rooms of the main block. For additional decorations, Brady depended upon the rich draperies and other furnishings that still remain in some parts of the house.

The exterior brickwork, which is laid in Flemish bond on the front and in common bond on the sides and rear, was painted yellow, but much of the paint has weathered off. The trim remains painted white.

The front of the house is framed by a vista of random-sized plantings that surround a lawn on axis. At the roadside, an elaborate iron fence serves to terminate the vista.

SEE INSTRUCTIONS

05/02/2005 DE STATE HIST PRESERVATION OFFICE

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian
- ☐ 15th Century
- ☐ 16th Century
- ☐ 17th Century
- ☐ 18th Century
- ☒ 19th Century
- ☐ 20th Century

SPECIFIC DATE(S) (If Applicable and Known) 1810, 1860

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- Aboriginal
- ☐ Prehistoric
- ☐ Historic
- ☐ Agriculture
- ☒ Architecture
- ☐ Art
- ☐ Commerce
- ☐ Communications
- ☐ Conservation
- ☐ Education
- ☐ Engineering
- ☐ Industry
- ☐ Invention
- ☒ Landscape Architecture
- ☐ Literature
- ☐ Military
- ☐ Music
- ☐ Political
- ☐ Religion/Philosophy
- ☐ Science
- ☐ Sculpture
- ☐ Social/Humanitarian
- ☐ Theater
- ☐ Transportation
- ☐ Urban Planning
- ☐ Other (Specify)

STATEMENT OF SIGNIFICANCE

Greenlawn was originally built around 1810 by Outten Davis, a merchant and farmer who was instrumental in the development of Middletown as a commercial center. Davis built his house soon after he moved his operations from Cantwell's Bridge (Odessa) to Middletown. He was soon joined by other young entrepreneurs, who established a trading community around the Middletown crossroads. As the village grew, it eclipsed the older markets at Noxontown and Cantwell's Bridge. By mid-century Middletown was the commercial, cultural, and religious center for lower New Castle County. Outten Davis, as a founder of the Middletown Academy and active civic leader, had been at the forefront of this development.

As built, the house was a typical late-Georgian brick structure, 2½ stories high, with a five-bay frontage featuring such details as a semicircular fanlight over the entry and a small portico over the door.

William Brady, who bought the house in 1860, altered it radically, with the addition of a cross-gable, an ornate three-bay front porch, a widow's walk on the roof, bracketed cornices, and large-paned windows. The present owner, William's niece Miss Helen Brady, has preserved the house intact.

William Brady's alterations to Greenlawn were in keeping with the teachings of A. J. Downing, whose Country Houses was one of the most influential architecture books published during the nineteenth century. Landscaping, which includes a cast-iron fence along the highway frontage, has survived remarkably intact to testify to the influence of Downing's ideas.

SEE INSTRUCTIONS

05/02/2005 DE STATE HIST PRESERVATION OFFICE

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Outten Davis papers, microfilm, Eleutherian Mills Historical Library.

Personal interview, Miss Helen Brady.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY							OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES					
CORNER	LATITUDE			LONGITUDE				LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"		39 °	27 '	26 "	75 °	44 '	07 "
NE	°	'	"	°	'	"							
SE	°	'	"	°	'	"							
SW	°	'	"	°	'	"							

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Five

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Mr. Richard Schmidt

ORGANIZATION: Division of Historical and Cultural Affairs

DATE: August 1972

STREET AND NUMBER: Hall of Records

CITY OR TOWN: Dover

STATE: Delaware

CODE: 10

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☒

Name E. Berkeley Tompkins
Dr. E. Berkeley Tompkins

Title Director, Div. of Historical and Cultural Affairs

Date Nov. 21, 72

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

Date

SEE INSTRUCTIONS

05/02/2005 DE STATE HIST PRESERVATION OFFICE

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	
Delaware	
COUNTY	
New Castle	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: Greenlawn

AND/OR HISTORIC: Outten Davis House; William Brady House

2. LOCATION

STREET AND NUMBER: North Broad Street

CITY OR TOWN: Middletown

STATE:	CODE	COUNTY:	CODE
Delaware	10	New Castle	003

3. PHOTO REFERENCE

PHOTO CREDIT: Graydon Wood

DATE OF PHOTO: September 1972

NEGATIVE FILED AT: Historic Registrar's Office, Hall of Records, Dover, Delaware

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View from the west.

05/02/2005 DE STATE HIST PRESERVATION OFFICE

05/02/2005 DE STATE HIST PRESERVATION OFFICE

PROJECT DISPOSITION CARD

COMMON NAME Greenlawn

HISTORIC NAME Outten Davis House; William Brady House

LOCATION North Broad Street, Middletown, Delaware

OWNER Miss Helen Brady

ADDRESS Box 144, Middletown, Delaware

SPONSOR

CONTACT Mr. Edward F. Heite, Historic Registr

ADDRESS Hall of Records, Dover, Delaware

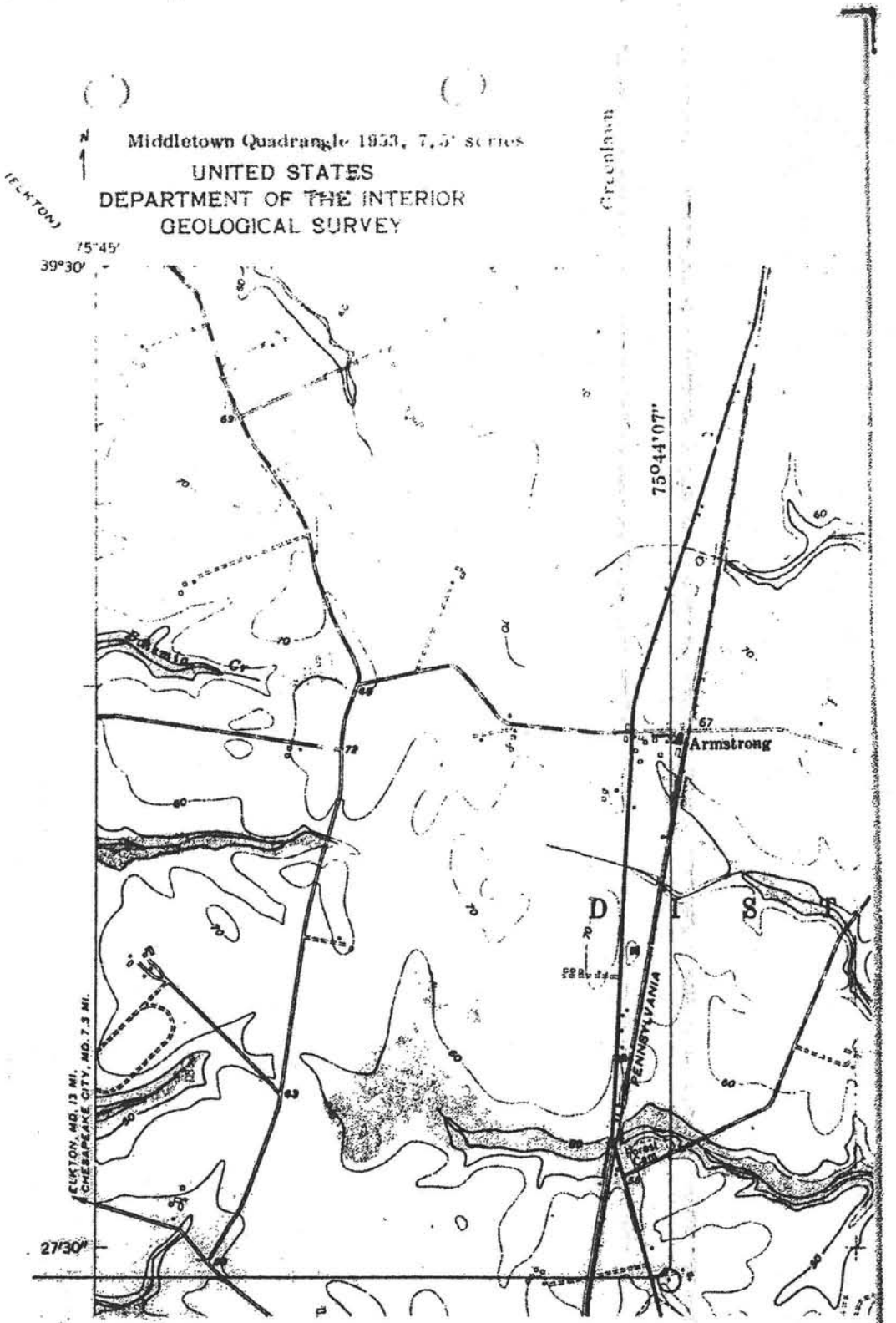
RESEARCHER Richard Schmidt

REMARKS:

COMPLETED

TRANSACTION	DATE	TRANSACTION	YES	NO	OTHER	DATE
FORMS RECEIVED		BOARD RESPONSE	X			11-14-72
ADDITIONAL INFORMATION REQUESTED		SUBMISSION TO NPS				
INFORMATION RECEIVED		NPS RESPONSE	X			4/24/73
FORMS COMPLETED	8/72	OWNERS NOTIFICATION				
PHOTO FORMS COMPLETED	11/22/72	NEWS RELEASE				
MAPPING FORMS COMPLETED						
STATE REVIEW BOARD						

05/02/2005 DE STATE HIST PRESERVATION OFFICE



'26"

05/02/2005 DE STATE HIST PRESERVATION OFFICE

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

STATE:	
COUNTY:	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: Twin Holly Farms

AND/OR HISTORIC: Andrew Eliason

2. LOCATION

STREET AND NUMBER: .5 miles north of Mount Pleasant on Rt 896 on right

CITY OR TOWN: Vicinity of Middletown

STATE: Delaware | CODE: | COUNTY: New Castle | CODE:

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object	☐ Public ☒ Private ☐ Both	Public Acquisition: ☐ In Process ☐ Being Considered	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☐ Restricted ☐ Unrestricted ☒ No

PRESENT USE (Check One or More as Appropriate)

☒ Agricultural ☐ Government ☐ Park ☐ Transportation ☐ Comments
☐ Commercial ☐ Industrial ☒ Private Residence ☐ Other (Specify)
☐ Educational ☐ Military ☐ Religious
☐ Entertainment ☐ Museum ☐ Scientific

4. OWNER OF PROPERTY

OWNER'S NAME: Mr. Fred Yaiser

STREET AND NUMBER: U.S. Rt 896 R.D. 1 Box 150

CITY OR TOWN: Vicinity of Middletown | STATE: Delaware | CODE:

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:

STREET AND NUMBER:

CITY OR TOWN: | STATE | CODE:

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☐ Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: | STATE: | CODE:

STATE: COUNTY: FOR NPS USE ONLY ENTRY NUMBER DATE

05/02/2005 DE STATE HIST PRESERVATION OFFICE

2. DESCRIPTION

CONDITION	☐ Excellent	☐ Good	☒ Fair	(Check One) ☐ Deteriorated	☐ Ruins	☐ Unexposed
	Interior (Check One) ☒ Altered	☐ Unaltered			(Check One) ☐ Moved	☒ Original Site

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

SEE INSTRUCTIONS

05/02/2005 DE STATE HIST PRESERVATION OFFICE

N-143 Twin Holly Farm

Condition: Fair; altered; interior, original site.

Description:

This house, built by Andrew Eliason in 1856, is three stories tall, five bays wide, of brick and L shaped in plan. The first floor contains a center stair hall, with a parlor to the left and a living room and a dining room to the right, while the wing contains a side entrance, kitchen, and a pantry. The second and third floors each contain four bedrooms for the family in the main block, and several smaller rooms for the help in the wing.

Some alterations have been carried out in the house, most of them restricted to the wing and the dining room in the main block. The parlor remains exactly as built save for the removal of the plaster chandelier mount in the center of the ceiling. A plaster decoration goes around the room at ceiling height, which when added to the Greek Revival mouldings around the windows and doors, and the marble fireplace, make a most elegant room indeed. The stairhall has doors leading into each of the principal rooms on the first floor - that of the dining room being walled in later - and has a main entrance, a double door surrounded by etched frosted glass in the transom light and side lights. Alterations have occurred in the living room and dining room, but not to an extent that their original identity has been lost. The wing has suffered most however, the original kitchen being almost unrecognizable behind its paneled walls and wall to wall carpet. The second floor rooms in the main block are well preserved, while those in the wing have been altered, the same being true for the rooms on the third floor. Many stylistic anomalies exist within the house for its rather late date - the most notable among those being the use of Greek Revival detailing both inside and outside the house. The mouldings around the doors and windows on both the first and second floors are unusual in the use of a pediment - like motif, which, while being out of date, lend a great deal of elegance to the otherwise bare rooms.

The exterior is brick on a stone foundation, laid in all stretches bond on the facade of the house, Flemish bond on the drive side of the house, and common bond everywhere else. The shutters are unusual for the Delaware area in being paneled and painted white on the first floor and louvered and painted green on the second and third floors. Stone sills set off every double hung sash window with six panes of glass per sash on the house. There are three porches on the house, one on the facade, one on the drive side, and one on the inside angle of the L. All three have been modified, however, excepting the porch on the inside angle of the L, the modifications have been only to change the material of the floors from wood to brick or cement, leaving the rest intact. The porch on the inside of the L however, was all removed, which only gives a partial idea of what it originally looked like. The facade is a bit unusual in having a central emphasis, which consists of the main doorway being ornamented, and the second and third story windows over the door having sidelights added to them. A cornice with brackets goes entirely around the house except for the rear of the house, where there is a cornice but no brackets. A viewing platform once occupied the center section of the almost flat roof, but is completely missing today.

05/02/2005 DE STATE HIST PRESERVATION OFFICE

Stylistically, the house is an excellent example of the Italianate Revival Style in the State of Delaware. It has the usual plan, but differs slightly from the usual examples in elevation, being a full three stories tall rather than just two and one-half. The half storm usually supplied a visual slowing down or terminus for the design in the Italianate Revival Style, but in this case, the wall rises slightly higher above the third storm window than normal, and thus, with the cornice,provides a visual terminus. Although being slightly different from the norm, the building does not appear badly scared and is in fact, quite pleasing.

Statement of Significance - 19th century; built 1856;
Areas of Significance: Architecture; Agriculture

Of Andrew Eliason born on April 30, 1810, Scharf writes:

"He has been all his life, engaged in farming, to the practical details of which he has given the closest attention. Every step of his life shows evidence of sound judgment and strong common sense. Commencing life as a driver of teams on the canal, he has advanced steadily, forward, and, by exercise of the sterling virtues of industry and frugality, has become the owner of four unencumbered farms, embracing nearly nine hundred acres, in St. George's and Pencader hundreds."

One of these farms was that belonging to his two half-brothers, their shares of which he bought up in 1838. It was on this property in 1856, that he built the house which we see today. As with many farmers in the area, Mr. Eliason was extensively engaged in the propagation of peaches, shipping them on the Chesapeake and Delaware canal to various cities on the east coast.

In addition to his agricultural pursuits however, he was three times a member of the House of Representatives of the State of Delaware, introducing the first bill securing property rights for married women and being an influential supporter of the bill prohibiting the sale of intoxicants in Delaware on election day.

The house merits our attention, then, on three counts; the first being its relationship to the peach industry, the second being the importance of its owner in state politics, and the third being the superior architectural merit of the house itself.

Bibliography Reference: Scharf, History of Delaware, pp. 984-985.

05/02/2005 DE STATE HIST PRESERVATION OFFICE

N-413

~~Property Name~~: A. Eliason House, (Beers 1868), built ca. 1850)

Location and Boundary Description:

The A. Eliason House is located on the east side of Rt. 896 approximately .5 miles south of Rt. 896 and Rt. 15, north of Mount Pleasant. The house and farmstead stands in cultivated farmland near the present Summit Airfield. The nomination includes the house, smokehouse, granary, cartshed, and a brick stable. Noncontributing elements are a modern addition to the brick stable and modern farm buildings to the rear of the lot. The nominated acreage encompasses 7 acres.

The nominated parcel begins at a point .5 miles north of the intersection of Rts. 896 and 15 north of Mt. Pleasant and 50 feet to the east of Rt. 15. Here it extends east for 500 feet where it makes a 90° turn to the north and proceeds for another 500 feet until it forms a 90° turn toward the west back toward Rt. 15. The boundary is completed where it makes another 90° turn and runs parallel to Rt. 15 to join the first point, now the south west corner.

The nominated parcel contains sufficient acreage to provide for the preservation of the house, outbuildings, grounds, and immediate setting.

UTM ~~18.38620.74380~~ Tax parcel 13-007-00-014

Owner: Federick C. and Clara Yaiser

R. D. 1, Box 364

Middletown, Delaware

Description:

The A. Eliason House is a five-bay, three-story brick dwelling with a shallow hipped roof, and two one-story, tetra-style porches. Built in the 1850s by Andrew Eliason, the house is laid out on a center-passage plan with an original service wing off the east elevation of the main block. Laid in mechanical bond on the front or west elevation and common bond on the remaining walls, the exterior is distinguished by six-over-six light sash windows diminishing in size from the ground floor to the third. The

central windows are set off by two-over-two sidelights. The main entry into the front of the house is through a central doorway with a plain transom and sidelights. The main entry into the front of the house is through a central doorway with a plain transom and sidelights encased in an austere classically inspired architrave. Also of note on the exterior of the main block of the house is the use of shallow ogee modillion blocks.

Behind the house extends a range of service structures progressing in the locally customary manner from those associated with the functions of the household back to those housing the dirtiest aspects of farm life. From the house eastward these are a two-story brick combination carriage house and storage loft, an earthfast cartshed framed on cedar posts and having a shed roof, a braced frame granary containing corn cribs flanking a central drive-through wagon floor and having overhead grain storage facilities, and at the end of the range a brick stable which recently has been altered with its conversion to a tractor shed.

Historical Background and Significance:

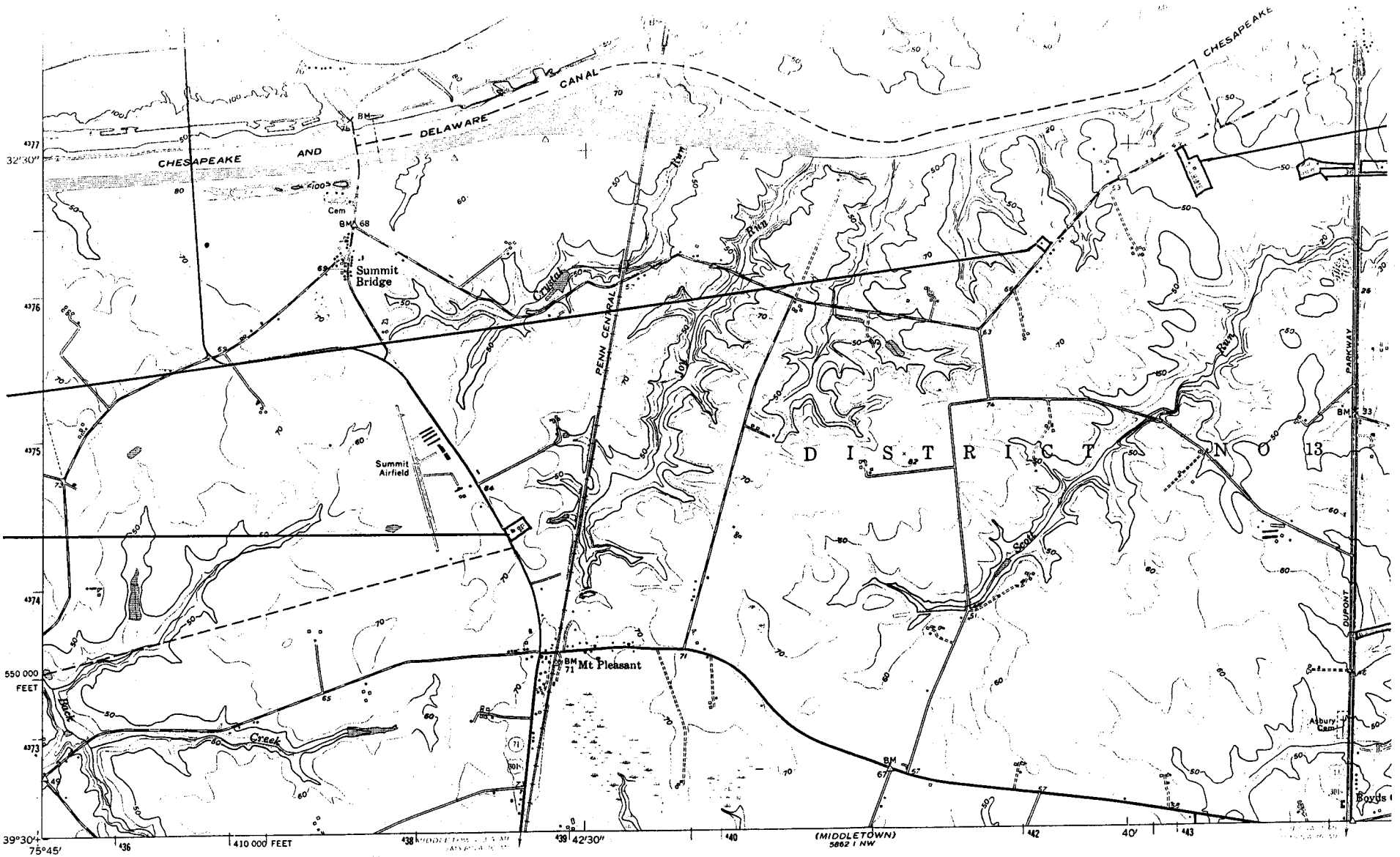
The A. Eliason House was commissioned in the 1850s by Andrew Eliason. Eliason's progress as a successful farmer in St. Georges and Pencader hundreds should serve as a coda for this nomination. As a subscriber to Scharf's History of Delaware, Eliason sponsored a biography as ostentatious as his three-story brick house. Scharf describes Eliason's rising fortunes from the time he worked as a drover on the Chesapeake and Delaware Canal, through his years as a tenant farmer, to his success as a landholder supervising the production of at least three farms. While Eliason's fortunes differ only in degree from those of his landed neighbors, his interest in the commissioning of history describes the final phase of the rebuilding cycle of the mid nineteenth century.

In the historical progression of agricultural reform, land reallocation, shifting markets, and rebuilding activity, the final phase was the creation of an appropriate past to match the historic present. It is significant that in these biographical sketches published by Scharf, the subjects almost invariably mention the physical improvements made to their dwellings. The houses, as symbols of personal attainment and the definition of an economically stratified social class hierarchy, were monuments to a present order. Through the writing of history, those monuments became fixed in time, place, and mind of singular historic moment.

Nominated by Bernard L. Herman

N-5193
Fairview

N-413
A. Eliason House



Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS and USCE

Topography from aerial photographs by Kelsh plotter
Aerial photographs taken 1951. Field checked 1953

Polyconic projection. 10,000-foot grid ticks based on Delaware coordinate system
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 7 meters south and 30 meters west as shown by dashed corner ticks

Revisions shown in purple compiled from aerial photographs taken 1970. This information not field checked.

MN GN
9° 160 MILS
0°26' 8 MILS
UTM GRID AND 1970 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000
1 ½ 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

DEL.
QUADRANGLE LOCATION

Heavy-
Mediur

USGS St Georges

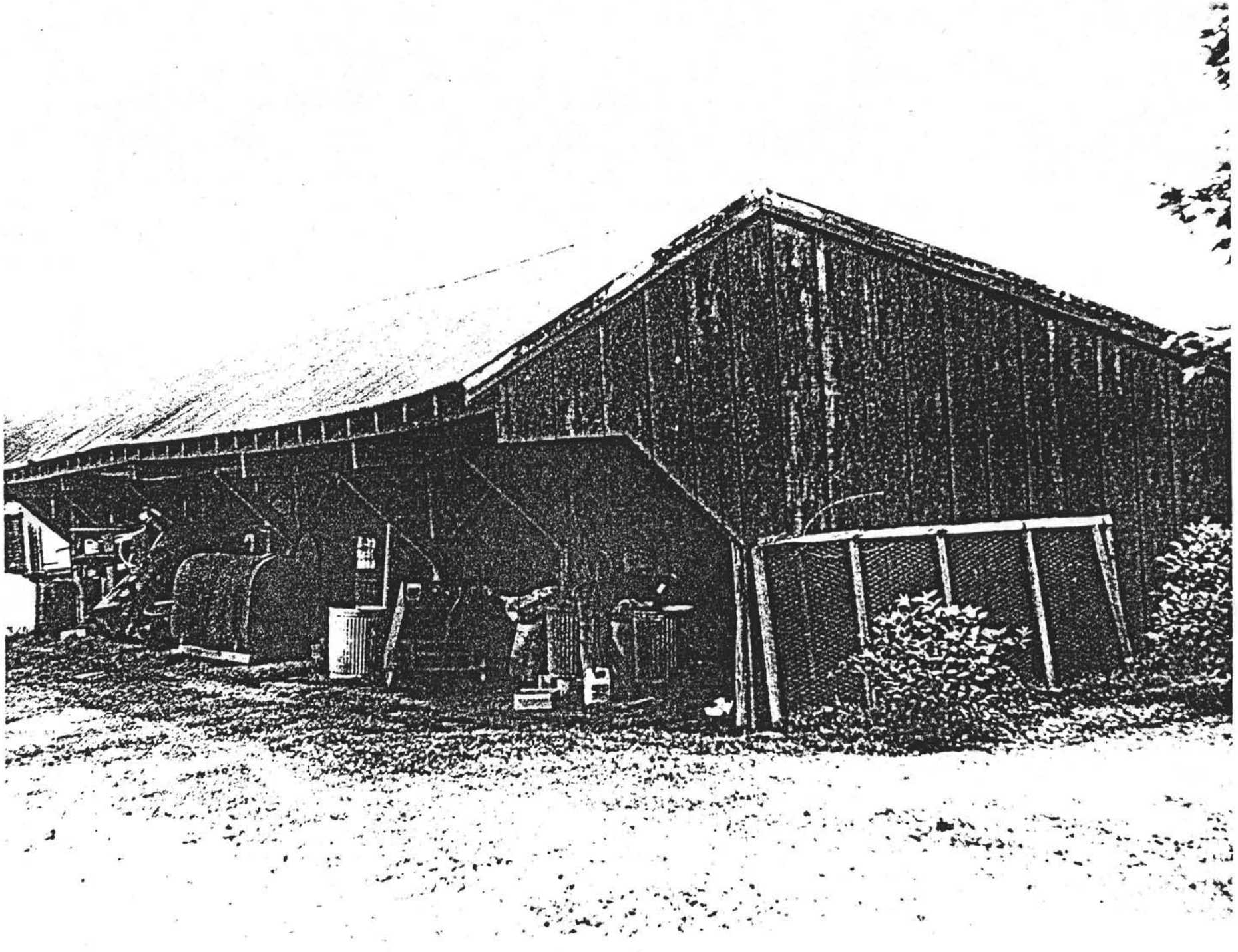
NAME: Eliason House N-413

Location: St Georges Hundred, New Castle County

Photographer: B. Herman
Date of Photograph: May 1985
Location of Negative: University of Delaware, Center for Historic Architecture & Engineering
Description: View from W

Photograph Number: 1 of 3

NAME: Eliason House N-413



Location: St Georges Hundred, New Castle County

Photographer: B. Herman
Date of Photograph: May 1985
Location of Negative: University of Delaware, Center for Historic Architecture & Engineering
Description: View from w
machine shed

Photograph Number: 2 of 3

NAME: Ellison House N-413

Location: St Georges Hundred, New Castle County

Photographer: B. Herman
Date of Photograph: May 1985
Location of Negative: University of Delaware, Center for Historic Architecture & Engineering
Description: View from SW
smoke House, granary & stable

Photograph Number: 3 of 3

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NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

STORIC: Middletown Historic District

AND/OR COMMON:

2 LOCATION

STREET & NUMBER:

NOT FOR PUBLICATION:

CITY, TOWN: Middletown

VICINITY OF:

CONGRESSIONAL DISTRICT: One

STATE: Delaware

CODE: 10

COUNTY: New Castle

CODE: 002

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
DISTRICT	PUBLIC	X OCCUPIED	AGRICULTURE	MUSEUM
BUILDING(S)	PRIVATE	UNOCCUPIED	X COMMERCIAL	PARK
STRUCTURE	BOTH	WORK IN PROGRESS	EDUCATIONAL	X PRIVATE RESIDENCE
SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	ENTERTAINMENT	X RELIGIOUS
OBJECT	IN PROCESS	YES: RESTRICTED	X GOVERNMENT	SCIENTIFIC
	BEING CONSIDERED	X YES: UNRESTRICTED	INDUSTRIAL	TRANSPORTATION
		NO	MILITARY	OTHER

4 OWNER OF PROPERTY

NAME: See Attachment

STREET & NUMBER:

CITY, TOWN:

VICINITY OF:

STATE:

5 LOCATION OF LEGAL DESCRIPTION

FORM AS SUBMITTED TO CAMP

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Public Building

STREET & NUMBER: Rodney Square

CITY, TOWN: Wilmington

STATE: Delaware

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Delaware Cultural Resource Survey M-425

DATE: 1977

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS: Division of Historical & Cultural Affairs

CITY, TOWN: Dover

STATE: Delaware

CONDITION

EXCELLENT
GOOD
FAIR

DATES

UNALTERED
ORIGINAL SITE
MOVED DATE

CHECK ONE

UNALTERED
ALTERED

CHECK ONE

ORIGINAL SITE
MOVED DATE

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The historic district contains almost all of Middletown's commercial and residential areas that were developed at the turn of the twentieth-century. The bounds of the district extend to the west along the Main Street almost to the railroad but excluding the industrial area near the railroad yard; east along Main Street to Catherine Street, the termination of the residential town area to the present day; north along Broad Street to Lake Street, beyond which point all of the nineteenth-century structures have been destroyed; and south on Broad Street to Redding Street to include the significant Victorian structures on the west side of the street as well as several excellent examples of early-twentieth-century architecture on the east side of the street. The town's commercial area is centered around the crossing formed by Main Street and Broad Street. Around these two early roads the town was laid out growing outward from this area. Prior to 1900, residential areas developed in the northwest, northeast, and southwest quadrants formed by the crossroads. The southwest quadrant was mostly undeveloped in 1900 and the area is not included in this nomination. The bounds of the district are laid out to reflect the architectural development of the town as well as its history.

The crossroads area has undergone a great deal of change since originally laid out. As viewed today it reflects almost every period of the town's history. Set into the southern corner of the crossroads area is Cochran Square, named for Robert A. Cochran and laid out by the mid-nineteenth century. On the west corner of the square is the remains of one of the oldest structures in Middletown, the Witherspoon Inn known also as the Middletown Hotel. It was built in 1761; fire and subsequent renovations have obliterated its historic fabric. Next to the Inn on the south side of the square is a structure built in 1871 to house the thriving mercantile business of S. H. Reynolds and Company. The Italianate structure retains a commercial use. On the northwest corner of the crossroads is the Delaware Trust Company, symbolizing the major development of the town. When the Georgian Revival brick structure was built in 1911, it replaced a full-equipped farm. To the east is a large brick Victorian commercial building with towers projecting from both corners of its mansard roof. It was once the general store of S.W.W. Chamlain, and is now associated with the Chamlain Gas Company. On the southeast corner of the crossroads is a brick structure which dates back to the early nineteenth century. Once a residence, its location brought it into commercial use. The interior of the first floor was removed; in 1960, a fire destroyed the remainder of the building's interior.

FORM AS PREPARED [illegible]

Middletown first developed along East Main Street towards Odessa. Unfortunately, most of the early structures on the south side of Main Street have been lost. Several intrusions have been inserted in the block east of South Broad Street and west of South Cox Street. One Victorian structure and one federal house have retained their original appearance. To the east of South Cox Street is a row of detached frame structures of the early-nineteenth-century. The frame commercial building on the southeast corner of Cox Street has a gabbrel roof and a two-story open porch. Beyond these houses is the Bethesda Methodist Church and Parish Hall. This large brick structure, built in 1833, is the oldest church building in Middletown.

Across Main Street in the block between Cox and Catherine Streets, is a row of early to mid-nineteenth-century frame structures, many of which are double houses. Those closest to Cox Street are the earlier structures and reflect the federal style. The first floor facades of many of these structures have been destroyed by the addition of modern porches. Between Broad and Cox Streets on East Main Street are commercial and residential structures.

At the time that it was growing to the west, Middletown was also developing a residential area north along Broad Street, the old Upper Finn's Road. Modern intrusions occupy most of the west side of Broad Street below Pennington. Most of this area was sold for building lots in this century. At the corner of Pennington Street is an old house, half of which has been totally remodeled for commercial use. Crossing Pennington Street, there is a row of four nineteenth-century frame residential structures. The detailing of the Victorian houses at 208 and 212 North Broad, particularly the etched transoms and doors, is quite fine. The Middletown Academy, now the Town Hall at 218 North Broad, was built in 1827. The roof of the stuccoed brick building is surmounted by a cupola; a tree-covered plot of ground lay between it and the street. To the north of the Academy lot is a small frame residence built in the 1870's.

On the east side of North Broad Street, between Lake and Anderson Streets, are a number of large Victorian residences constructed primarily in the last quarter of the nineteenth century. The house at 217 North Broad Street is said to be the oldest house in Middletown. All evidences of this early structure have been concealed in a turn-of-the-century remodeling. This structure is sheathed in cement block; all of the others in the streetscape are frame. On the northeast corner of Anderson and Broad Streets is a commercial structure which has been remodeled for present-day use. The building dates to the 1870's. Two buildings front on the block between Anderson and Main Streets. One is a modern intrusion; the other is the rear extension of the large Victorian corner structure.

In the northeast quadrant formed by the crossroads, are streets and building lots laid out in the mid-nineteenth century by J.B. Fenimore. The houses along Crawford Street between North Broad and North Cox Streets, and along East Lake Street in the same area, are representative of the types of residential structures being built by the Middletown middle class in the late-nineteenth century. Some of the structures reflect the most current architectural features of the time while others are quite plain. Notable features include the gable treatment at 24 Crawford Street and the porch detailing of 20, 16 and 14 West Lake Street. All of the houses in the area are frame and most are single-family dwellings. There has been some modern intrusion in the area.

Middletown's first firehouse stands on the northeast corner of East Lake and North Cox Streets. Built in 1888, it has been resheathed with asbestos shingles but its original features are readily distinguishable. [illegible] the lot is the Middletown Water Works which is now part of a [illegible] complex with a 37,000 gallon capacity and a brick building which has had several additions. Some of the original structures are still extant including a 100-foot [illegible]

The northeast quadrant of Middletown was laid out with streets and irregular lots by 1869. There were houses on West Lake Street by this period; some of which are still extant along the south side of this street. They are small single and double unit, frame dwellings. On North Cass Street are some of Middletown's most elegant houses, and one of the finest Victorian streetscapes in the state. Many substyles are represented in the structures. Particularly worthy of note are the three brick structures at 210, 212, and 211 North Cass Street, all built in the Second Empire style.

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[illegible] the last quarter of the nineteenth century, Broad Street [illegible] the east side of West Redding and Broad Streets. Beyond [illegible] this area is mostly open space. [illegible] residence, a church, and [illegible] buildings are situated on its north side; a carehouse, leading an intersection and [illegible] residence on its south side. The back lot lines of the houses on the east side of Dorsey's Street extend through to North South Street, are of the western boundaries of the district.

[illegible] the last quarter of the nineteenth century, there was no development [illegible] in Middletown except the [illegible] Carriage Factory on the east side of the Upper King's [illegible] just south of the crossroads. This burned in 1882 but was rebuilt on the same lot. A car dealership is now located on this site. Along with this car dealer, the block of Broad Street between Main and Green Streets holds two frame Victorian residences which are in good repair. On the west side of the street are two brick Second Empire buildings. The fire hall is located in one of these buildings. It has been renovated, from its original use as a bank, to meet the needs of a modern fire company. Excluded from the district is the used car lot on the corner of West Green and South Broad Streets.

[illegible] Fire had leveled [illegible] Methodist Church built ten years earlier on the north side of the [illegible] Street. An 1885 aerial view of Middletown shows that this area had been [illegible]. The large frame houses are of various styles facing on intersecting streets. Included in the District are the Gothic Revival houses on the northeast and northwest corners of South [illegible] and East Green Streets. St. John's [illegible] church, built in [illegible] Gothic Revival structure with tower [illegible] in the wing of the church. Across Cox Street are two small frame houses. The house at 7 South Cox Street was moved from East Main Street when the Gulf Station was constructed.

[illegible] Main Street was laid out by 1[illegible] but only a few houses were built on it. The [illegible] of the lots behind the [illegible] Street [illegible] are some of the finer eclectic turn-of-the-century [illegible]. Used in the [illegible] frame building material. At the southwest corner of East Cedar and South Cox Streets is an eighteenth-century brick house which was moved to this site from Broad and Cheese Island on the Christina River. [illegible] of the south [illegible] of the district runs along the back lot lines of the houses on East Cedar [illegible].

FORM AS SUBMITTED TO OAHP

The row of houses on the east side of South Broad Street shows the later architectural development of the town. These houses are quite large as are the lots they are built on. They are eclectic in style as was the mode in the first quarter of this century. The district's boundary is at the south lot line of 201 South Broad Street. Except for the house at 202 South Broad Street, all of the houses on the west side of South Broad Street, south of Green Street, are Victorian in style and were built before 1900. Some very fine architectural detailing is found on these houses including: the porch on 102 South Broad Street, the Second Empire roof treatment on 103 South Broad Street, the Queen Anne turret on the house at 200 South Broad Street and the elaborate scrollwork in the cross gables

of the house at 206 South Broad Street. Located behind the house on the corner of South Broad and West Redding Streets is a Victorian carriage house which has been converted to use as a garage. It is sheathed with vertical boards and the pitched roof is surmounted by a cupola. This structure forms the southeast corner of the district, the southernmost line of which runs along the centerline of West Redding Street. South of this point construction has been more recent and less architecturally significant.

N-425.

MIDDLETOWN HISTORIC DISTRICT INVENTORY

1 206 South Broad Street - Late-19th century, 2½-story, frame dwelling; facade veranda continues around sides with pierced bargeboard trim.

1a 206 South Broad Street (Garage/Carriage House) - Board and batten frame structure with center ventilator on roof.

2 204 South Broad Street - Late-19th century, 2½-story, frame dwelling; original lap-joint clapboard on first floor level with fish-scale shingles on second; hip roof with clipped-gable dormers.

3 200 South Broad Street - Late-19th century, 2½-story, frame dwelling; original clapboard and wood shingle siding; irregular floor plan; steeply-pitched cross gable; 3-story, octagonal tower on the northeast corner.

4 106 South Broad Street - Modified, late-19th century, 2½- story, frame domestic dwelling with center facade cross-gable.

5 104 South Broad Street - Late-19th century, 2½- story, frame dwelling; original clapboards painted gray with white trim; gable roof with Graham-style center cross gable; continuous, 1-story veranda on facade and side.

6 102 South Broad Street - Late-19th century, 2½- story, frame dwelling; slate mansard roof with segmentally-arched dormers.

7 100 South Broad Street - Late-19th century, 2½- story, frame dwelling; hip roof with slate shingles and paired-bracket cornice; gable dormers with bargeboard trim.

8 18 South Broad Street - Late-19th century, 2½- story, brick building; slate mansard roof with segmentally-arched dormers.

FORM AS SUBMITTED TO OAHP

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9 West side of South Broad Street (Middletown Volunteer Fire Company) - 1870-1871, 2-½ story, brick building; Liverpool bond facade; slate mansard roof with segmentally-arched dormers.

10 4-6 North Broad Street - Early-20th century, 2½- story, brick, commercial/residential structure; hip roof with metal standing seam sheathing and moulded cornice.

11 16 North Broad Street - Late-19th century, 2½- story, frame, commercial/residential structure; slate mansard roof with gable dormers and bargeboard trim.

12 18 North Broad Street (Grimminger's Bakery) - Turn-of-the-century, 1-story, frame structure; brick-veneered facade with false front.

13 20 North Broad Street - Late-19th century, 2-story, frame dwelling; sheathed with asbestos shingles.

14 22 North Broad Street - Late-19th century, 2-story, frame dwelling; original panelled shutters on the first floor level and louvered blinds on the second.

15 24 North Broad Street (Sadoff's Clothing Store) - Mid-20th century, 2-story, brick, commercial structure with false front.

16 202 North Broad Street - Late-20th century, 2-story, Italianate-style dwelling; flat roof with parapet; facade porch with Tuscan-style columns.

17 206 North Broad Street - c. 1900, 2-story, frame dwelling; original panelled shutters on the first floor level.

18 208 North Broad Street - c. 1900, 2½- story, frame dwelling; facade porch has a pedimented entrance and a Chinese-Chippendale style balustrade.

19 212 North Broad Street (Daniels & Hutchinson Funeral Home) - Late-19th century, 2-½ story, frame dwelling; center facade Graham-style cross gable with bargeboard trim and finial.

19a Behind 212 North Broad Street (Garage/Carriage House) - Late-19th century, 2-½ story, frame structure; board and batten siding; center facade cross gable; louvered ventilator on center of roof.

20 216 North Broad Street (Middletown Academy) - 1826, 2-½ story, brick educational facility; ashlar-scored stucco facade; octagonally-shaped cupola on center of roof; gable roof with segmentally-arched dormers.

21 220 North Broad Street - Late-19th century, 2-story, frame dwelling.

22 221 North Broad Street - Late-19th century, 2-½ story, frame dwelling; dwelling; hip roof with metal standing seam sheathing and double-bracket cornice; 1-story, facade porch with decorative cornice.

23 217 North Broad Street - c. 1900, 2-½ story, stone dwelling; hip roof with a flat deck and clip-gable dormers.

22a & 23a Behind 217 and 221 North Broad Street - c. 1900, 2-story, frame garages with 3 sections - 2 with gable roofs and 1 with shed roof.

24 209 211 North Broad Street - Late-19th century, 2-½ story, T-shaped, frame double dwelling; ornate, 1-story facade porch.

24a Behind 209-211 North Broad Street (Outbuildings) - 1-story frame structure with vertical sheathing and lattice detail on free-standing structure across front.

25 201 North Broad Street - Late 19th century, 2-½ story, frame dwelling; gable roof with metal standing seam sheathing.

26 115 North Broad Street - Late-19th century, 2-½ story, frame dwelling; gable roof with deck and gable dormers; 2-story bay windows on facade.

27 111 North Broad Street - Late-19th century, 2-½ story, frame, T-shaped dwelling; Victorian cross gable with ornate bargeboard trim on facade; 1-story, facade porch with heavy ornamentation.

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26 109 North Broad Street - Mid-19th century, 3-story, frame dwelling; corner pilasters with recessed panels; 1-story, facade porch with heavy ornamentation; 1-story addition with projected 5-sided facade.

25a Behind 109 North Broad Street (Garage/Carriage House) - c. 1900; 2-story, frame, vertical sheathed structure; gable roof with ornate bargeboard trim.

29 101 North Broad Street (Mobil Gas Sales and Service) - Late-19th century, multiple story structure with clapboard and shiplap sheathing; porch supported by square posts.

30 4-15 North Broad Street (Launder Center and Middletown Chiropractic Office) - c. 1906, 1-story, brick building with 1-story, rear frame addition and false front facade.

31 9-11 South Broad Street - Late-19th century, Italianate-style, 3-story, 3-bay, frame commercial/residential building (demolished in 1977).

32 Behind 9-11 South Broad Street (Small industrial building) - c. 1890, 2-story, frame structure; brown composition siding; corrugated metal gable roof; gable end faces street.

33 15 South Broad Street - Early-20th century, clapboard residential structure with a flat roof on south section and standing seam metal gable roof on north section; porch is cantilever on 2nd story (to be demolished).

34 19-21 South Broad Street (Younger Ford) - Mid-20th century, 1-story, commercial structure; sheathed in metal siding with large plate glass display windows.

35 101 South Broad Street - Late-19th century, 2½- story, frame dwelling; 2-story turret on northwest corner of house; continuous, 1-story veranda on facade and north side.

36 103 South Broad Street - Late-19th century, 2½- story, frame dwelling; irregular floor plan, slate hip roof with cresting and projected facade cross gable.

37 105 South Broad Street - Early-20th century, 2½- story, stone and frame dwelling; hip roof with deck and gable dormers; 2-story bay windows on facade; 1-story facade porch with Ionic columns.

38 201 South Broad Street - Late-19th century, 2½- story, frame dwelling; aluminum siding; center facade cross gable with lancet window.

39 203 South Broad Street - Early-20th century, 2½--story, frame dwelling; hip roof with large clip-gable dormers; 1-story facade veranda with Tuscan columns which continues around the sides.

40 12 East Cochran Street - 1736, 2-story, relocated, brick dwelling; Flemish bond facade with glazed headers; date in gable end; full returns on gable roof.

41 10 East Cochran Street - Mid-20th Century, 2-story, frame dwelling; gable roof with returns; 1-story, facade porch with square columns and turned balusters.

42 6 East Cochran Street - Early-20th century, 2½- story, frame dwelling; hip roof with gable dormers; 1-story veranda on facade and sides.

43 4 East Cochran Street - Mid-20th century, gambrel-roof dwelling; original clapboard painted green.

44 4 West Cochran Street - Mid-19th century, 2-story, frame dwelling; original clapboard painted blue with white trim; lancet windows in gable ends.

45 (37a) East Cochran Street (Garage) - 2-story outbuilding; board and Latten siding; gable roof.

46 7 East Cochran Street - Early-20th century, 2½- story, frame dwelling; gable end faces street; Victorian cross gable on side; bargeboard trim on gable roof.

47 9-11 East Cochran Street - Early-20th century, 2½- story, frame dwelling; shed roof dormers on mansard roof; 1-story, screened-in facade porch with turned columns and brackets.

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48 15 East Cochran Street - Late-19th century, 2-story, frame dwelling; facade cross gable; tower-like structure on one corner; 1-story, facade porch with Tuscan columns continuing on side of house.

49 19 East Cochran Street - Late-19th century, 2-story, frame dwelling; gable roof with modillion cornice; delicate support posts and pierced bracket trim on facade porch; irregular floor plan.

50 104 South Cox Street - Late-19th century, 2-story; carriage house converted into a private residence; gable roof sheathed in vertical wood boards.

51 100 East Green Street - Late-19th century, 2½-story, frame dwelling; gable roof with center cross gable with bargeboard trim and lancet windows; Tuscan columns, balustrade and diagonal brackets on facade porch.

52 18 East Green Street - Late-19th century, 2-½ story house; shiplap siding; center facade cross gable with lancet windows; turned posts on facade porch.

53 12 East Green Street - Late-19th century, 2½- story dwelling; aluminum siding; gable roof with exposed rafters under eaves; fluted Tuscan columns on front and side porches.

54 10 East Green Street - Late-19th century, 2-story; frame house; clapboard with standing seam metal roof; Doric posts connected by balustrades with turned rails and pierced brackets on facade porch.

55 6 East Green Street - Late-19th century, 2-story; clapboard-sheathed house; gable roof with drop pendants at eave; 1-story, screened-in facade porch with pierced bracket trim.

56 6 East Green Street - Late-19th century dwelling sheathed in asbestos siding; center facade cross gable with lancet windows; 1-story, 3-bay facade porch.

57 9 East Green Street - Late-19th century, 3-story house; shiplap siding; mansard roof with diamond and rectangular-shaped shingles; pierced brackets on facade porch.

58 9-11 East Green Street - Late-19th century, 1½-story, double dwelling; original clapboard with pitched roof and cross gable with arched window; Tuscan columns with connecting balustrades on facade porch.

59 Northwest corner of South Cox and East Green Streets (St. Anne's Church) - Late-19th century, 2-story, stone structure with brick rear wing; circular stained glass and lancet windows on tower.

60 101 East Green Street - Late-19th century, 2-story, frame dwelling; slate gable roof; front porch supported by Tuscan columns and connected by balustrade.

61 7 South Cox Street - Late-19th century, 2-story, frame house; aluminum siding; lean-to on rear; screened-in front porch with turned posts, turned rail balustrade and pierced brackets.

62 5 South Cox Street - Late-19th century, 2-story frame house; 1-story, lean-to addition; a gable roof with returns; asbestos siding; front porch has turned posts and a turned rail balustrade.

63 East Main Street (Bethesda Methodist Church) - 1823 (remodelled 1879), brick structure; standing seam metal gable roof with a full pedimented return; tower with tall slate spire on facade; arched, double-door entrance with etched glass fanlight and decorative lintel in tower.

64 104-106 East Main Street - c. 1800-1825, 2-story, frame double dwelling; sheathed in modern materials; gable roof with boxed cornice and bed molding; center facade entrances with triple light transoms.

65 100 East Main Street - Late-19th century, 2½-story, commercial/residential structure; shiplap siding; 20th-century dormer on slate gambrel roof.

66 52 East Main Street - Mid-19th century, 2½-story, clapboard house; gable roof with returns; 2-story, hip roof wing with 1-story shed-roofed addition; gable dormers with full returns on facade.

66a Behind South Cox Street (Outbuilding) - Late-19th century, 1-story frame garage; sheathed in metal and wood siding; gable roof with an overhang and exposed rafters.

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67 48 East Main Street (Smokey's Gulf Station) - Mid-20th century, concrete block gas station with false front; brick veneer facade; pseudo-mansard roof.

68 34 East Main Street - Mid-19th century, 2½-story, clapboard house; center facade cross gable with lancet window.

69 West of 34 East Main Street (Carriage House/Garage) - c. 1900; frame structure; vertical board siding; standing seam metal hip roof.

70 12 East Main Street (Cumberland Farm Food Store) - 20th century, 1-story, concrete block commercial structure; false front of brick veneer; pseudo-mansard roof with wood shingles.

71 8 East Main Street (Joseph Berkman Variety Department Store) - Late-19th century, 1-story, commercial building; parapet roof on wing; large plate glass windows beside recessed central entrance.

72 2 East Main Street - c. 1800-1825, 2½-story, brick structure; white-painted Flemish bond facade with belt course; small returns, box cornice and bed moulding on gable roof; gable dormers on facade.

73 2-8 West Main (~~and South Broad Streets~~) (Village Inn; Middletown News Agency; Pierson Realty Company; and H & R Block Income Tax Office) - 1871, 3-story, Italianate style, masonry, commercial structure; standing seam metal low-hip roof with modillion cornice.

74 12 West Main Street (The Witherspoon Inn) - 1761; 2-story, commercial structure; original building burned; remaining exterior walls sheathed with perma-stone and clapboard.

75 14 West Main Street (Dollar General Store) - Early -20th century, 1-story, commercial concrete block building, stucco facade; large glass display windows.

76 18 West Main Street - Early-20th century, 3-story, commercial/residential structure; stuccoed facade with belt course between 2nd & 3rd floors.

77 24 West Main Street (Middletown Transcript) - Late-19th century, 2-story commercial building; brick veneer and clapboard facade; multi-paned display window on front.

78 26 West Main Street (The Treasure Chest) - Late-19th century, 2-story, commercial building; brick, cut shingles and asbestos siding; multi-paned display window on facade.

79 30 West Main Street (U. S. Post Office) - Mid-20th century, 1-story, brick government building with granite quoins and gable roof; pavillion enframes double-door entrance.

80 West Main Street (Forest Presbyterian Church) -- 1851, 2-story, brick ecclesiastical structure; 2-story brick facade tower with belfry; gable end faces street; arched, stained-glass, leaded fenestration.

81 60 West Main Street (George E. Schreppler Company) - Mid-19th century, Italianate-style residential/commercial structure; original clapboard; 2-story, single-pile; side porch with ornate bargeboard trim.

82 100 West Main Street - Late-19th century, 2½-story, frame dwelling; original shiplap siding, center facade cross gable with lancet window; 1-story, screened-in facade porch.

83 104 West Main Street (Bea & Ed's Country Kitchen) - Modified, late-19th century, 2-story, frame, commercial structure; facade has brick veneer.

84 110 West Main Street - Mid-19th century, 2-story, Italianate-style house; original clapboard ; four-panelled door on facade entrance with a 4-light transom and sidelights.

85 116 West Main Street - Mid-19th century, 2-story, clapboard residence; gable roof with returns; 1-story facade porch with turned posts and spindled brackets.

86 120 West Main Street - Late 19th century, 2-story, frame house; 1-story, facade and side veranda with turned posts and decorative wood-shingle cornice.

87 124 West Main Street (Steele's Flowers) - Early-20th century, 1-story, frame, commercial structure; original shiplap siding; glass-panelled facade entrance.

88 200 West Main Street - 19th century, 2½-story, frame dwelling; original clapboard; gable roof with returns; recessed-panelled posts and square balusters on facade porch.

89 210-212 West Main Street - Mid-19th century, frame residential structure with gable roof; asphalt siding; facade porch with turned posts, arched brackets and square balusters.

90 216 West Main Street - Mid-19th century, 2½-story, frame dwelling; slate mansard roof with shed-roof dormers; continuous facade and side porch with square posts on brick piers.

91 218-222 West Main Street - Late-19th century, 2½-story, frame, multiple family dwelling; original clapboard; decorative wood-cut shingles and finials on gable ends; front porch spans facade.

92 217 West Main Street (Copper Lantern) - Mid-19th century, 2½-story, frame structure; original shiplap siding; center facade cross gable with bargeboard trim.

93 209-211 West Main Street - Mid-19th century, 3-story, frame double dwelling; original clapboards; two, 1-story decorative facade porches with turned posts, brackets, pierced support posts, and pierced flat balusters.

94 201-205 West Main Street - Late-19th century, Italianate-style, 2-story, brick commercial building; flat roof with modillion cornice; original storefront bay window on first floor.

95 123 West Main Street (Brick House Restaurant) - Mid-19th century, Italianate-style, 2-story, brick structure; low-hip roof with modillion cornice; 1-story facade and 2-story side porches with ornate wrought iron porch trim; decorative lintels above windows.

96 115-117 West Main Street - Late-19th century, Italianate-style, double dwelling; flat roof with center lantern and modillion cornice; original clapboard (partially sheathed in composition shingle); wooden quoins; hooded arched windows.

97 111 West Main Street - Early-19th century, 2-story, 5-bay, private residence; original clapboard; gable roof with returns; shaped wooden lintels above windows.

98 109 West Main Street - Late-19th century, 2½-story dwelling; original shiplap siding; gable roof with bracketed cornice; 2½-story, center facade tower; slate mansard roof; ornate, 1-story facade porch.

99 101 West Main Street - Mid-19th century, 2½-story, frame house; original shiplap siding and clapbaord; center facade Graham-style gable with ornate bargeboard trim.

100 61 West Main Street - Late-19th century, 3-story, brick residence; flat roof with box cornice; bracketed pent eave between 1st and 2nd stories.

101 55 West Main Street - Early-20th century, 2½-story, frame dwelling; off-center cross gable on facade; grouped columns on brick piers on facade porch.

102 51 West Main Street (Middletown Automotive) - Early-20th century, 2-story, commercial structure; stucco facade with brick quoins; flat roof with parapet and center finial.

103 43-49 West Main Street (Everett Theater Building) - Early-20th century, 2-story, masonry commercial building; false front facade with parapet and center finial.

104 41 West Main Street - Early-19th century, 2½-story, frame dwelling; panelled shutters on the first floor level; shaped lintels above fenestration; 1-story, facade porch with decorative cornice trim.

105 37-39 West Main Street - Mid-19th century, Italianate-style, 2-story, frame commercial structure; original clapboard; low hip roof with modillion cornice.

106 35 West Main Street - Mid-19th century, 2-story, frame commercial structure; heavily modified.

107 27-31 West Main Street - Late-19th century, 3-story, brick commercial/residential structure; low hip roof with plain cornice.

108 23-25 West Main Street (M.O.T. Community Action Building) - Early-20th century, classical style, 2-story, brick commercial structure; Liverpool bond facade; stone lintels; copper balustrade on flat roof.

109 21 West Main Street (Buckworth's Hardware Store) - Late-19th century, 2-story, 3-bay, brick commercial structure; remodelled on first floor level; flat roof with modillion cornice.

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110 15 West Main Street (Hatton's Jewelry Store) - Late-19th century, 2-story, brick commercial structure; flat roof; heavily modified.

111 17 West Main Street (Fairwood Realty) - Late-19th century, 2-story, 2-bay, commercial structure; perma-stone sheathing.

112 15 West Main Street (Towne Barber Shop) - Late-19th century, 2-story, 3-bay, frame commercial structure; flat roof.

113 13 West Main Street - 1930; 2-story, 3-bay, concrete block commercial structure; yellow and red wire-cut brick veneer facade; flat roof with parapet and center urn.

114 1 West Main Street (Delaware Trust Bank) - 1918, neo-Georgian, 1-story, brick bank facility; pedimented center pavillion with double-applied columns; segmentally-arched entrance.

115 1-3-5 East Main Street (Middle-of-the-Town Antiques) - c. 1885, 2½-story, brick commercial/residential structure with decorative brick toothing and ornate trim; arched lintels with bosses above windows; slate mansard roof with arched dormers.

116 7 East Main Street - c. 1900, federal-style, 2½-story, 3-bay, brick dwelling; white-painted Flemish bond facade; metal standing seam gable roof with box cornice and ornate bargeboard trim; gable dormers; tapered pilasters and columns on entrance portico.

116a Behind 7 East Main Street - c. 1900, 2-story, frame garage/carriage house covered with composition siding.

117 11 East Main Street - 19th century, 2-story, brick dwelling painted red; slate mansard roof; many 19th and 20th-century alterations.

118 13 East Main Street (People's National Bank of Middletown) - 1884, 2-story, 3-bay, brick banking facility; Flemish bond facade with glazed headers; large stone entablature above entrance; granite foundation on facade.

119 15-17-19 East Main Street - Late-19th century, 2-story, double-pile, multiple dwelling; combination aluminum siding, composition shingle and clapboard sheathing.

120 21-23-25 East Main Street - Late-19th century, 2-story, single-pile multiple dwelling house; gable roof with box and modillion cornices.

121 27-31 East Main Street - Early-20th century, 2½-story, frame structure; facade cross gable; heavily modified.

122 33-35-37 East Main Street - Late-19th century, 2½-story, frame, multiple dwelling; green aluminum siding; gable roof with 20th-century dormers.

123 39-41-43 East Main Street - Late-19th century, 2½-story, frame multiple dwelling; white-painted clapboard; gable roof with 20th-century dormers; 1-story facade porch with ornate balustrade.

124 45-47 East Main Street - Mid-19th century, 2-story, frame double dwelling with composition siding; metal standing seam gable roof.

125 53-55 East Main Street - Early-19th century, 2-story, frame double dwelling; 1-story facade porch with turned posts and balusters, bracket trim and pedimented center entrance.

126 57 East Main Street - 19th century, 3-story, L-shaped dwelling; white aluminum siding; 1-story facade porch with turned posts, plain balusters and pierced bracket trim.

127 101 East Main Street - Mid-19th century, 2½-story, 5-bay, L-shaped dwelling; gable roof with box cornice and bed moulding; gable dormers with returns are flanked by moulded pilasters and bulls-eye plinth blocks.

128 103-105 East Main Street - Mid-19th century, 2-story, 6-bay, T-shaped, frame, double dwelling house; white-painted narrow clapboard.

129 107-109 East Main Street - Mid-19th century, 2-story, frame, single-pile double dwelling; gable roof with box cornice and bed moulding.

130 111-113 East Main Street - Late-19th century, 2-story, frame double dwelling; slate mansard roof, with double bracket cornice and gable dormers with bargeboard trim.

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131 115-117-119 East Main Street - Late-19th century, 2½-story, frame multiple dwelling; asbestos siding.

132 121-123-125 East Main Street - Late-19th century, 2½-story, frame multiple dwelling; segmentally-arched dormers on gable roof.

133 127-129 East Main Street - 19th century, 2½-story, frame dwelling; moulded window lintels.

134 131-133 East Main Street - Late-19th century; 2-story, frame double dwelling; metal standing seam gable roof; moulded window lintels.

135 135-137 East Main Street - 19th century Italianate-style, 2-story, frame, double-pile, double dwelling; low hip roof with modillion cornice; 1-story, facade bay window with arched sashes.

136 139 East Main Street - Late-19th century, 2-story, frame, single-pile dwelling; gray-painted clapboard; gable roof with box cornice.

137 141 East Main Street - Late-19th century, 2-story, single-pile, frame, dwelling; 1-story, facade porch, with turned posts and pedimented entrance.

138 143 East Main Street - Late-19th century, 2-story, frame dwelling; white-painted clapboard; panelled shutters first floor level, and louvered blinds second.

139 145 East Main Street - Late-19th century, 2-story, single-pile, frame dwelling; white aluminum siding; moulded window lintels.

140 24 Crawford Street - Late-19th century, 2½-story, 3-bay, frame dwelling; metal standing seam gable roof with modillion cornice; Graham-style cross gable with bargeboard trim on facade.

141 18 Crawford Street - Late-19th century, 2-story dwelling; yellow-painted clapboard; gable end faces street; 2-story bay window and Victorian cross gable on west side.

142 16 Crawford Street - Late-19th century, 2-story, frame, single-pile dwelling; gable end faces street.

143 14 Crawford Street - Late-19th century, 2-story, 3-bay, frame dwelling; metal standing seam gable roof; lancet attic windows.

144 10 Crawford Street - Late-19th century, 2-story, 3-bay, frame dwelling; bluish-gray-painted clapboard; 1-story, facade porch with pierced bracket trim and square posts.

145 8 Crawford Street - Late-19th century, 2-story, 3-bay frame dwelling; white-painted clapboard; metal standing seam gable roof; plain, 1-story facade porch.

146 6 Crawford Street - c. 1925, 2½-story, frame dwelling; hip roof with clipped-gable dormer.

147 9 Crawford Street - c. 1925, 2½-story, frame dwelling; hip roof; 1-story facade porch with wood columns on brick piers, Gothic-style arches, and latticework between piers.

148 11 Crawford Street - Late-19th century, 1½-story, frame bungalow-style dwelling; rusticated concrete block foundation; "Gothicize 1" windows.

149 15 Crawford Street - Late-19th century, 2-story, 3-bay, frame, T-shaped dwelling; gable roof with facade cross gable.

150 Center Alley (Garage) - 20th century, 2-story, frame, double-car garage; apartment above; concrete block foundation.

151 17-19 Crawford Street - Late-19th century, 2-story, frame, double dwelling; remodelled.

152 21 Crawford Street - Late-19th century, 2-story, 3-bay, brick dwelling; steep mansard roof with decorative shingles.

153 20 East Lake Street - Late-19th century, 2-story, 3-bay, frame, L-shaped dwelling; original clapboard; panelled shutters on first floor level and louvered blinds on second; ornate, 1-story facade porch with chamfered posts, pierced brackets and a modillion cornice.

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154 18 East Lake Street - Mid-19th century, 2-story, frame, 3-bay, L-shaped dwelling; square attic windows.

155 16 East Lake Street - Mid-19th century, 2-story, 3-bay, frame, L-shaped dwelling; ornate, 1-story facade porch with turned posts and balusters, a pedimented entrance with painted swan in tympanum.

156 14 East Lake Street - Mid-19th century, 2-story, L-shaped, 3-bay dwelling; 1-story, facade porch with turned posts, square balusters, pierced bracket trim and unusual gable end design.

157 7-11 East Lake Street - Late-19th century, 2½-story, frame, multiple dwelling; metal standing seam gable roof with facade cross gables with lancet windows; terra cotta chimney pots.

158 15 East Lake Street - Late-19th century, 2-story, 3-bay, frame dwelling; gable end faces street; rock-faced concrete block wall in front.

159 17 East Lake Street - Late-19th century, 2-story, 3-bay, frame dwelling; gable end faces street; 1-story, L-shaped facade porch with jigsaw bracket trim.

160 19 East Lake Street - Late-19th century, 2-story, 3-bay, frame, L-shaped dwelling; 1-story, facade porch with pierced bracket trim.

161 NW corner of N. Cox & E. Lake - ~~21 East Lake Street~~ - Mid-19th century, 2-story, 3-bay, frame fire engine house; gable end with returns faces street; modillion cornice.

162 at East Lake Street (DP. L) ~~North Cox Street between East Lake and East Lockwood~~ - Late-19th century, 1-story, 4x5 bay, brick waterworks building; corbelled brick cornice.

163 Southwest corner North Cox and East Lockwood Street - Late-19th century, large, 1-story, frame, open shed; associated with the waterworks company.

164 224 North Broad Streets - Late-19th century, 2½-story, 5-bay, double-pile, frame, double dwelling; metal standing seam gable roof.

165 12 West Lake Street - Late-19th century, 2-story, 3-bay, single-pile frame dwelling; 1-story facade porch with plain posts and turned balusters.

166 14 West Lake Street - Late-19th century, 2-story, 2-bay, frame, single-pile dwelling; original clapboards; metal standing seam gable roof with box cornice.

167 16-18 West Lake Street - Late-19th century, 2-story, 4-bay, frame double dwelling; gable roof with returns and box cornice.

168 20-22 West Lake Street - Late-19th century, 2-story, 4-bay, single-pile, frame double dwelling; 1-story, facade porch with simple posts and balusters and decorative gable end.

169 26-28 West Lake Street - Late-19th century, 2-story, 4-bay, double dwelling; 2 rooms deep.

170 32-34 West Lake Street - Mid-19th century, 2-story, 4-bay, T-shaped, single-pile, double dwelling; low gable roof with returns.

171 Behind 215 North Cass Street - Late-19th century, 2-story, frame garage/carriage house; metal standing seam gable roof.

172 215 North Cass Street (Mears Funeral Home) - c. 1893, 2½-story, 5-bay, single-pile, frame dwelling; moulded lintels above facade fenestration; pierced scrollwork and finials on gable ends; facade cross gable.

173 211 North Cass Street - Late-19th century, 2½-story, 3-bay, double-pile, brick dwelling; slate mansard roof with iron cresting and double bracket trim; pierced bargeboard on gable dormers; ornate, 1-story facade porch.

174 209 North Cass Street - Late-19th century, 2-story, 3-bay, single-pile, L-shaped dwelling; original white-painted shiplap siding; pedimented lintels above facade fenestration.

175 207 North Cass Street - Late-19th century, 2½-story, 5-bay, T-shaped, single-pile, frame dwelling; original shiplap siding; drop pendants at gable ends and center facade cross gable; 1-story, bay windows on each gable end.

176 205 North Cass Street - Late-19th century, 2-story, 5-bay, L-shaped frame dwelling; Italianate-style facade entrance.

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177 203 North Cass Street - Late-19th century, 2-story, 3-bay, frame, single-pile dwelling; narrow clapboard sheathing; irregular plan.

178 201 North Cass Street - Late-19th century, 2½-story, 3-bay, single-pile frame dwelling; narrow clapboard sheathing; lancet window in center facade cross gable; decorative, 1-story facade porch.

179 11 North Cass Street - Late-19th century, 2-story, 3-bay, L-shaped, frame dwelling; original clapboard; 1-story, facade porch with square columns and balusters and pierced bracket trim.

180 9 North Cass Street - Late-19th century, 2-story, 3-bay, single-pile frame dwelling; original shiplap siding; decorative, 1-story facade porch with fleur-de-lis bracket trim; decorative bargeboard trim on gable roof.

180A Behind 9 North Cass Street (Garage/Carriage House) - c. 1900, 2-story, frame garage/carriage house; red painted vertical board sheathing; corrugated metal gable roof.

181 Northeast of 5 North Cass Street - c. 1900, 1-story, 3-bay-wide outbuilding; original beaded, vertical sheathing; corrugated metal gable roof.

182 5 North Cass Street (The Sewing Box) - Late-19th century, 1-story, 2-bay, frame commercial structure; original clapboard; corrugated metal gable roof; rectangular facade bay window with cubed stained glass window decoration.

183 8-10 North Cass Street - Late-19th century; 2½-story, 4-bay, frame double dwelling; original clapboard and shaped shingles; finials on gable ends; double lancet windows in center facade cross gable; 1-story, facade porch with plain posts and balustrade; pedimented proch entrance has diamond-shaped wood shingles in tympanum.

184 12 North Cass Street - c. 1900; 2½-story, Queen Anne-style dwelling; brick on first floor level, clapboard with shaped wood shingles on upper levels.

184a East side of Scott Street - c. 1900, 1½-story, frame garage; shiplap siding; stick-style details in gable ends.

185 200 North Cass Street - Mid-19th century, 2½-story, frame, 3-bay dwelling; red metal standing seam gable roof; lancet window in Victorian cross gable.

186 206 North Cass Street - Mid-19th century, 2½-story, frame dwelling; gable roof with ornate bargeboard trim; Victorian cross gable on facade.

187 208 North Cass Street - Late-19th century, 2½-story, frame dwelling; with clipped gable roof; ornate bargeboard trim on clipped facade cross gable.

188 210 North Cass Street (Governor Biggs House) - Late-19th century, 2½-story, brick dwelling; mansard roof; decorative bargeboard trim and finials on gable dormers; ornate, 1-story facade porch.

189 212 North Cass Street - Late-19th century, 2½-story, brick dwelling; mansard roof with double bracket cornice and cresting; Graham-style cross gable on facade.

190 214 North Cass Street - Late-19th century, 2½-story, frame dwelling; gray aluminum siding; ornate bargeboard trim on facade; Graham-style cross gable.

191 15 Pennington Street - 19th century, 2-story, frame structure; asbestos shingle siding; gable end faces street; gable roof with returns (facade).

192 North side Pennington Street (Grace Orthodox Presbyterian Church) - 1928, brick, 1-story, Georgian style ecclesiastical edifice; brick quoins; ornate entablature with punch and gouge work.

193 North side Pennington Street - (Outbuilding) - Late-19th century, frame shed; cedar shingle siding; 1-story, mansard-roofed frame addition.

194 North side of Pennington Street (Outbuilding) - Late-19th century, frame barn; vertical siding; gable roof, box cornice.

195 12 Pennington Street - 20th century, 1-story, rectangular, concrete block commercial structure.

196 14 Pennington Street - Late-19th century, 2½-story, frame domestic dwelling; exterior slightly remodelled; pedimented entrance portico, pierced bracket trim.

SIGNIFICANCE

PERIOD

_PREHISTORIC
_1400-1499
_1500-1599
_1600-1699
X 1700-1799
X 1800-1899
X 1900-

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

_ARCHEOLOGY-PREHISTORIC
_ARCHEOLOGY-HISTORIC
X AGRICULTURE
X ARCHITECTURE
_ART
X COMMERCE
_COMMUNICATIONS
_COMMUNITY PLANNING
_CONSERVATION
_ECONOMICS
_EDUCATION
_ENGINEERING
_EXPLORATION/SETTLEMENT
_INDUSTRY
_INVENTION
_LANDSCAPE ARCHITECTURE
_LAW
_LITERATURE
_MILITARY
_MUSIC
_PHILOSOPHY
X POLITICS/GOVERNMENT
_RELIGION
_SCIENCE
_SCULPTURE
_SOCIAL/HUMANITARIAN
_THEATER
X TRANSPORTATION
X OTHER (SPECIFY) Local History

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

In Delaware, few seventeenth-century crossroad settlements accomplished the civic achievements and mercantile success which Middletown experienced in the nineteenth century. In losing their initial impetus for existence, many early settlements declined; but Middletown succeeded in becoming a commercial nucleus for lower New Castle County. The railroad and the agricultural prosperity played an important part in her ascendancy and in her eventual decline.

The name Middletown first appears in a 1678 warrant for land patented to Adam Peterson. Near this tract was the junction of Augustine Herman's Bohemia Cart Road and the Upper King's Road, two of the oldest roads on the peninsula. The junction of the two roads lay midway between navigable waters of the Bohemia River and those of the Appoquinimink. Its location caused the name Middletown to be retained for the crossroads settlement which formed there. Middletown's growth was slow but steady. A geographic pamphlet stated that most of the village's 30 buildings were brick and that the principal produce was Indian corn and wheat. Several large structures were located near the crossroads including an inn which David Witherspoon had established in 1761. Included among the many travellers who stayed at the Inn was George Washington; his 1783 Journal recorded his stop in Middletown. Middletown's advantageous position on the post road between Virginia and Philadelphia assured its growth throughou the early nineteenth century. Small industries developed and thrived on the trade which overland travel occasioned. By mid-century, a new mode of transportation was replacing horse travel. Many crossroad communities would stagnate and decline for lack of the commerce on which they had thrived. Middletown was fortunate: the iron horse, the railroad, would become its link to continued prosperity.

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Middletown became linked to the Delaware Railroad system in 1855. This provided nearby farmers with rapid transportation for their peach crop and spurred the agricultural prosperity of the era. During this time Middletown grew from a town with a limited agricultural market to become a commercial center. In Middletown, the third quarter of the nineteenth century saw the establishment of a multitude of commercial enterprises, the incorporation of the town and subsequent civic improvements, the construction of many architecturally outstanding business and residential structures, and its establishment as a nucleus of political activity.

The splendor of commercial goods displayed in Middletown by the 1890's was worthy of any city. The town had grown to a population of 2500 and business was thriving. Middletown boasted five stores for the purchase of general merchandise, one of which had stock worth over $30,000; at least two confectioners; a clothing store; several feed and grain businesses; a retailer of agricultural implements; a hardware dealer; a carriage factory; and many others. Most of these businesses were located along the old roads of the town and two of the largest mercantile establishments were at the crossroads. Two banks

served the people, and also two hotels. Industries, most of which related to farming and its by-products, were found mostly along the outskirts of the residential areas.

Middletown was incorporated in 1861. The first town commissioners had the task of dealing with the multiplicity of problems which beset a town with Middletown's high rate of expansion. Foremost was the necessity of raising money to operate the town and make improvements. The new town government was in the hands of the merchants and manufacturers not the older residents of the area, most of whom had agricultural leanings. The town fathers felt that improving the town would be beneficial to business. The new government took an adamant stand regarding the installation of sidewalks and curbs. Citizens were given no recourse but to improve their property in this way. Streets were gravel-paved by the town. Within five years of incorporation, the question of street lighting was considered. Oil lamps were installed, but were replaced in 1880 by gas lights. Then on August 17, 1896, 60 ten-candle power electric lights began brightening the streets. Middletown was one of the first towns in the state to be so lighted. A year later, the commissioners were concerned with the question of supplying water to the town and so the construction of the water works was authorized. It included 20 driven wells at intervals of 50 feet and a standpipe 100 feet high and eight feet in diameter with a capacity of 37,000 gallons. This project was quite successful and the ready access to water made possible the establishment of the Middletown Volunteer Fire Company. Formed in 1897, it was the second oldest fire company in the county; only Wilmington preceded it. With the organization of the Light and Water Commission in 1893, Middletown began to supply electricity, becoming one of the first towns in the state to do so.

All of the town's achievements were chronicled quite completely in the town's newspaper, the Middletown Transcript. Established in 1868, it provides an excellent insight into the growing town's history and ideas. The campaign for building a town hall is reflected in its pages. Promoters made the argument that "such a building will be not only an ornament to the town, but it will tend to improve the value of property, increase the business of the place, and prove to be a great convenience..." The 70 foot square, three-story, brick and stone structure was completed in 1868. It held a prominent site on Main Street until it burned in 1918.

Improvements in the form of residential and commercial structures were an outgrowth of Middletown's prosperity. In 1868, 22 houses, 3 stores and 1 warehouse were built. The continued growth rate is shown by comparison of town maps dating to 1868, 1885 and 1895. An examination of structures which were built during the period of prosperity shows the quality of the workmanship and the variety of the styles. Only one builder-contractor is shown on the 1885 aerial view of Middletown. Miller, Stevens and Company was a talented firm but the volume of work indicates that there must have been other builders. The finest examples of period houses are scattered throughout the town, but an unexcelled Victorian streetscape is found along North Cass Street. The commercial center of the town has retained its nineteenth-century scale and most of its streetscape, and despite the fact that they have lost their first floors to modern storefronts, the town's commercial structures retain their original characteristics above that level.

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Middletown Historic District

CONTINUATION SHEET ITEM NUMBER 8 PAGE 3

The same far-thinking citizens who were responsible for Middletown's extensive core improvements and outstanding architecture contributed to many of Delaware's significant political decisions in the later nineteenth century. Two Middletown hotels became the centers of political activity in the area. The National Hotel located near the railroad, was the Democrat's headquarters; the Witherspoon Inn, at the crossroads, was the nucleus for the Republicans. Two local politicians were elected governor, one in 1879, the other in 1887. They were John P. Cochran and Benjamin T. Biggs, respectively. Both of these men were Democrats and both had extensive agricultural holding in the area as well as interests in town. Another important post-Civil War political figure from the area was Samuel Townsend, the leader of Delaware's unreconstructed Democrats.

Middletown's hiatus of prosperity ended at the turn of the twentieth century. A blight has undermined the peach industry and there had resulted a subsequent decline in the community. Maintaining the level of commercial aggradizement which had been present in Middletown just prior to this time was no longer possible. Today, only the buildings remain, a gentle reminder of a more affluent time.

FORM AS SUBMITTED TO OAHP

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10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approximately 51 acres.
UTM REFERENCES See continuation sheet

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A				B			
C				D			

VERBAL BOUNDARY DESCRIPTION

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

FORM AS SUBMITTED TO OAHP

NAME / TITLE: Joan M. Merton, Architectural Historian
DATE: March 1977
ORGANIZATION: Division of Historical & Cultural Affairs
TELEPHONE: (302) 678-5314
STREET & NUMBER: Hall of Records
STATE: Delaware
CITY OR TOWN: Dover

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE [signature] DATE 4/5/78

TITLE Director, Division of Historical & Cultural Affairs

FOR NPS USE ONLY
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER
DATE
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
DATE
ATTEST:
KEEPER OF THE NATIONAL REGISTER

Industries of Delaware. Wilmington: Richard Edwards, ed., 1880.
Heite, Edward F. "Non-Economic Effects of Railroad Route - Selection on Two Delaware Villages ..." Unpublished paper, January, 1972.
Beers' Atlas of Delaware, 1868.
Baist's Atlas of New Castle County, 1895.
Rea and Price Map of New Castle County, 1849.
Aerial View, Middletown, Delaware, 1885.
1799 Plat of Middletown
Middletown Transcript, 1868-

Latitude

A. 39° 26' 59"
B. 39° 26' 50"
C. 39° 26' 48"
D. 39° 26' 56"
E. 39° 27' 4"
F. 39° 27' 11"

Longitude

A. 75° 42' 47"
B. 75° 42' 53"
C. 75° 43' 00"
D. 75° 43' 17"
E. 75° 43' 15"
F. 75° 42' 58"

05/11/2005 DE STATE HIST PRESERVATION OFFICE

Verbal Boundary Description:

Beginning at the point where the centerline of Bedding Street meets the centerline of South Broad Street and thence with the centerline of West Bedding Street until it intersects the extension of the back lot line of 206 South Broad Street and thence with this line northward until it intersects the back lot line of 4 West Cochran, thence with this line westward until it intersects the west lot line of the same lot and thence with this line northward until the extension of this line intersects the centerline of West Cochran Street, and thence with the centerline of West Cochran eastward until it intersects the extension of the back lot line of 106 South Broad Street, and thence with the back lot lines of 106-100 South Broad Street until the extension of the back lot line of 100 South Broad intersects the centerline of West Green Street, and thence with the centerline of West Green Street eastward until it intersects the centerline of South Broad Street, and thence with the centerline of South Broad Street northward until it intersects the extension of the south lot line of 18 South Broad Street, and thence with the side lot line westward until the extension of the same intersects the centerline of Motel Alley, and thence with this line northward until it intersects the rear of the lot on which the Witherspoon Inn is located, and thence with said back lot line and each of the back lot lines along the south side of West Main Street westward until they intersect the west lot line of 218-222 West Main Street and thence with this line northward until it intersects the centerline of West Main Street, and thence eastward with this line until it intersects the extension of the west lot line of 215 West Main Street and thence northward with this line until it intersects the back lot line of said lot and thence eastward along the back lot lines of 215-201 West Main Street until the extension of this line intersects the centerline of North Scott Street, and thence with this line northward until it intersects the centerline of West Lake Street, and thence with the centerline of West, and then East, Lake Street eastward until it intersects the centerline of Norway Street, and thence with the centerline of Norway Street northward until it intersects the centerline of Lockwood Street, and thence with this line eastward until it intersects the extension of North Cox Street and thence with this line southward until it intersects the extension of the back lot line of 24 Crawford Street, and thence with the back lot lines of 24-8 Crawford Street until the extension of this line intersects the centerline of the alley which runs between Crawford and Anderson Streets and thence, with the centerline southward until it intersects the centerline of Anderson Street, and thence eastward with this line until it intersects the extension of the east lot line of 15-19 East Main Street and thence with this line southward until it intersects the back lot line of 21-25 East Main Street and thence eastward with each of the back lot lines along the north side of East Main Street until the extension of the same intersects the centerline of North Catherine Street, and thence with this line southward until it intersects the centerline of East Main Street, and thence with the centerline of East Main Street westward until it intersects the extension of the east lot line of the Bethesda Church lot and thence with this line southward until the extension of the same intersects the centerline of East Green Street and thence with the centerline of East Green Street westward until it intersects the extension of the east lot line of 100 East Green Street and thence with

Verbal Boundary Description:

this line southward until it intersects the back lot line of this lot and thence westward with this line until the extension of the same intersects the centerline of South Cox Street and thence with this line southward until it intersects the extension of the back lot line of 12 East Cochran Street, and thence with the back lot lines of 12-6 East Cochran Street westward until they intersect the alley, and crossing the alley, continuing westward on the south lot line of 203 South Broad Street until the extension of this line intersects the centerline of South Broad Street, and thence with this line southward to the point of beginning.

05/11/2005 DE STATE HIST PRESERVATION OFFICE

Form No. 10-300 (Rev. 10/74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: "Achmester"

AND/OR COMMON: Axmester

2 LOCATION

STREET & NUMBER: On Route 429, one mile east of Route 896 — __NOT FOR PUBLICATION

CITY, TOWN: Middletown — X VICINITY OF — CONGRESSIONAL DISTRICT: One

STATE: Delaware — CODE: 10 — COUNTY: New Castle — CODE: 003

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	X AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME: Mr. Henry N. Vaughan

STREET & NUMBER: 20 West Chestnut Hill Avenue

CITY, TOWN: Philadelphia, — __ VICINITY OF — STATE: Pennsylvania

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Public Building

STREET & NUMBER: Rodney Square

CITY, TOWN: Wilmington — STATE: Delaware

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Delaware Cultural Resource Survey — N-3930

DATE: 1978 — __FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS: Hall of Records

CITY, TOWN: Dover — STATE: Delaware

FORM AS SUBMITTED TO O.A.

05/02/2005 DE STATE HIST PRESERVATION OFFICE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	_DETERIORATED	_UNALTERED	X_ORIGINAL SITE
X_GOOD	_RUINS	X_ALTERED	_MOVED DATE_____
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Situated on the north side of County Road 429, approximately one mile east of its junction with Route 896, Achmester is in north central St. Georges Hundred, New Castle County, Delaware. Large, prosperous farms with Greek Revival peach mansions and other early farm complexes dominate the landscape along this road running from Armstrong Crossroads to the former grain shipping town of Odessa, three miles east. Very little in the way of new building has occurred here in this century, leaving broad, unspoiled vistas of an area which has maintained its agricultural status to the present.

Achmester is a one-and-a-half story, single-pile, frame dwelling having a formally composed five-bay main block on a full basement of stone; a five-bay, gable end wing of uneven fenestration; and a rear service ell, also of 5-bays. The asphalt-shingled gable roof is pierced on the facade by gable-roofed dormers, and at the rear by shed-roofed dormers. Four interior end chimnies and one interior chimney are of stuccoed brick with corbelled caps. At the facade, simple box cornices and dormers have been decorated at a later date with Gothic Revival sawnwork trim, pendents, and vergeboards. A single-bay portico on the gable end wing has a flat roof with architrave cornice, supported by a pair of square, champhered-edged posts. Its tracery-like sawn decorations applied to the corner brackets and cornice are repititions of motifs found on the dormers. Concurrent with the addition of this trim was the vertical projection of the chimnies, accomplished through the use of paired terra cotta chimney pots, octagonal in shape with horizontal mouldings suggesting capitals. The house is sheathed with German siding and has plain cornerboards. Under the shed-roofed porch at the rear of the ell can be seen beaded weatherboard, indicating the later nature of the predominant German siding. Louvered shutters conceal four-over-four pane windows.

An oil painting of about 1850 shows "Achmester, seat of the late Richard Mansfield" in its original configuration with only minor changes apparent today: the weatherboard appears to be of the earlier type found under the rear porch; there were two pairs of windows at the gable end of the main block where now only the upper pair remain; the Gothic decorations had yet to be added; the roof had wood shingles; and there was a portico on the main block nearly identical to that surviving on the gable end wing. Mansfield's detailed account books indicate that the main section of the house - the main block and presumably the gable end wing - was constructed between June and August of 1829. The main or western block was afforded the most formal treatment of the three sections. Its highly symmetrical form is established by the even placement of a pair of windows on either side of the replacement Renaissance Revival center door, and emphasized vertically in the reduction of the number of bays and in the attenuated nature of the dormers framed by the interior end chimnies. The main block has greater height in its second floor; taller windows and the roofline rise about one-and-a-half feet above that of the other sections. Inside, the center hall has an open string stair with reeded balusters and a square newel post. A rear exit door is located directly opposite the main entrance. Throughout the hall and the room on either side is a simple beaded baseboard and evidence of a chair rail. An original chimney piece remains in the eastern room. In the Federal style, a tripartite blocked mantle shelf extends over a likewise blocked entablature above the fireplace architrave. In the western room, a Renaissance Revival black marble chimney piece replaces the earlier type described above. Its round arched opening is visually reinforced by two panels formed by bolection moulding echoing the overall configuration. A raised panel cartouche extends slightly at the top of the curve, implying support for the curvilinear

FORM AS SUBMITTED TO OWNER

05/02/2005 DE STATE HIST PRESERVATION OFFICE

mantle shelf of the same material. Doors of six double-raised panels have simple architraves.

The gable end wing of five bays has an exterior door at the bay closest to the main block. Here a passage runs about one-third the length of this section, rather than extending back the width of the house. On the far side of this passage is a relatively small room having a late-Federal mantle of the same type as that of the main block. Two vertical-board closet doors one full size, the other tall and narrow, flank the chimney piece. The largest room of the house is the three-bay section of this wing, connected to the rear ell, and having a painted marble chimney piece like that at the opposite end of the house, a double closet with mid-nineteenth-century paneled doors, and access to the second floor via a winding stair. A simple Federal chair rail, baseboard, and the architraves are identical to those of the main block.

The rear ell has been much altered in its rear fenestration and floor plan with the introduction of modern plumbing and kitchen facilities. The five bays, two doors and central chimney visible from the east indicate its original hall-parlor plan. It is possible that this ell was the original 1819 home of Mansfield, becoming the service wing at the time of the 1829 additions. Exterior examination, however, does not support this idea in that the fenestration and other details would suggest a synchronious date for the entire home, or an extensive remodeling of 1829.

The second floor with its inward slanting ceilings is finished with plaster and lathe as found on the first floor. Six rooms are found there; the two larger rooms of the main block having fireplaces with simple architraves. Windows at the dormers are two-over-two pane Victorian examples and at the gable ends are original three-over-six pane windows. The main block section of the second floor has a large stair landing and doors, each with four raised panels.

The outbuildings of frame construction are a cow barn, shed, milk house, and granary. These are of vertical board siding with corrugated metal roofs. Associated with the granary is a large twentieth-century metal silo. A smokehouse of square dimension and log construction is sheathed with vertical board siding and has a cedar shake roof. A metal wind-powered water pump is located at the far corner of plan of outbuildings which most closely resembles a court. Two modern intrusions are a trailer and a cement block garage.

Two hundred and ten acres of farmland remaining from the original Mansfield plantation are included in the nomination. This acreage contributes to the agricultural significance of Achmester as the ecomonicmainstay of the Mansfield family and is additionally significant because of the detailed documentation concerning its husbandry in surviving Mansfield account books.

FORM AS SUBMITTED TO O.A.H.

05/02/2005 DE STATE HIST PRESERVATION OFFICE

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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RECEIVED
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Achmester

INVENTORY OF OUTBUILDINGS OF ACHMESTER FARM

N3930.a - Log-built smoke house sheathed in board-and-batten; surmounted by A-shaped roof of cedar shingles

N3930.b - Intrusion: modern trailer

N3930.c - Wooden shed of vertical board siding; gable roof covered with corrugated metal

N3930.d - Modern intrusion: cement-block-built garage

N3930.e - Metal wind-powered water pump

N3930.f - Wooden cow barn; gable roof covered in corrugated metal

N3930.g - Wooden granary; gable roof covered in corrugated metal roof; original strap hinges

N3930.h - Wooden milk house with interior and exterior vertical wood siding

FORM AS SUBMITTED TO DAHP

05/02/2005 DE STATE HIST PRESERVATION OFFICE

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	X AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1829 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Developed in the course of the nineteenth century as the Mansfield and Nowland family seat, Achmester is an unusually well documented example of New Castle County, Delaware, vernacular architecture and rural life. Through its original construction and later alterations Achmester maps the building patterns of both the extreme eastern reaches of the northern Chesapeake Bay country and the mid-nineteenth century rebuilding of the Delaware architectural landscape. Just as important is the plotting through account books and other primary sources of the life of Achmester's principal owner - General Richard Mansfield.

A meticulous record keeper and progressive farmer, Richard Mansfield resided at Achmester from his purchase of the property in 1819 until his death in 1846. Between 1826 and 1844 Mansfield maintained detailed accounts of his various enterprises, business dealings and agricultural activities including the names, activities and wages of all those involved in planting and harvesting the fruits of Achmester. Among the many references included in the eighteen years of continuous record keeping are descriptions of liming the clover and grain fields every spring with generous applications of plaster dust, the payment of husband and wife teams in the harvest season for the ancient practice of cradling and bundling the sheafs of grain, and the sending away of raw wool to William Garrett in northwestern New Castle County for the purpose of carding, spinning and weaving the wool into usable fabric.

Mansfield's will of 1841 and room by room inventory of 1846 reveal a man of considerable wealth and learning. The will makes specific mention of the division of his library, with his son James receiving a full run of the "Niles Register" and both of his children equally dividing the remainder of the library. Mansfield's estate inventory further lists a full array of domestic goods including carpets in nearly every room, case furniture, chairs and unusual items such as a buffalo robe found in the store room. Taken with Mansfield's accounts of farm expenses and a merchandising endeavors the records accummulated on his death reveal a man concerned in a very conscious way with the administration of his day to day existence. Richard Mansfield's concerns however, went beyond his immediate well being and public record describes his contribution to the community as a whole through his service as a commissioner of the Delaware Railroad in the 1830's, a founder of the Middletown Academy and an officer of the rank of Brigadier-General in the Delaware Militia. His life was simply the realization of a mid-nineteenth century ideal of the gentleman farmer - a man educated in both books and practical experience - with close ties to both community and home.

Though Achmester's plan suggests that it was built in several stages, physical examination has not suggested the sequence, if indeed this is the case. In June through August of 1829 though, a series of account book entires list first the completion of a cellar excavation, then the lining of the cellar with stone, and

FORM AS SUBMITTED TO NPS

05/02/2005 DE STATE HIST PRESERVATION OFFICE

finally, the completion of the dwelling itself by carpenters Robert and John McFarlane and their assistant Willis after 102 days of labor on September 1, 1829. The section of the house alluded to in these entries is the main one-and-a-half story, center-passage plan block. Whatever the sequence of additions, the house had reached its present shape by 1846 as evidenced in Mansfield's inventory and documented in a painting of the house and grounds executed shortly after his death. In the years after Mansfield's death his descendents through his daughter's marriage to the Nowland family modified the dwelling only through the later nineteenth century addition of Italianate and Carpenter Gothic detailing.

In the growth of the house the two primary manifestations of the rebuilding of the rural architectural landscape of northern Delaware are fully documented. The rebuilding period ran from approximately 1829 and the opening of the Chesapeake and Delaware Canal a few miles to the north and the advent of the peach culture by the Reybold family located just outside of Delaware City to the decline of the peach boom due to disease in the 1860's and 1870's. At its start Achmester, reflecting a visual tradition more commonly associated with the vernacular architecture of the Chesapeake Bay side of the peninsula, represented a new investment in the land as a substantial manor house conveying qualities of budding affluence and permanence. At the close of the rebuilding period when Achmester received its architecturally eclectic detailing the investment was confined to an updating of stylistic sensibilities through the application of fashionable trim. In both instances the pattern of development in Achmester is an intimate part of a larger pattern in the surrounding landscape and is mirrored in a number of other local structures and districts including the towns of Port Penn and Odessa and houses like Biddle's Corners, Monterey and the Commodore McDonough House.

In sum, Achmester is the vital material link to past states of mind and expressive cultural patterns which can only be partially explored through document sources. The house, now vacant, is the full expression of one man's practical learning, domestic concerns and agricultural success in an era and locality characterized by such achievements.

FORM AS SUBMITTED TO O.H.P.

05/02/2005 DE STATE HIST PRESERVATION OFFICE

9 MAJOR BIBLIOGRAPHICAL REFERENCES

J. Thomas Sharf History of Delaware

New Castle County Deeds, Wills Inventories; Hall of Records, Dover, Delaware

Mansfield Account books; Hall of Records, Dover, Delaware

10 GEOGRAPHICAL DATA

MIDDLETOWN QUADRANGLE LACKS U.T.M. TICKS (See Continuation Sheet)

ACREAGE OF NOMINATED PROPERTY approximately 210 acres

QUADRANGLE NAME Middletown

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A				B			
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION

Beginning at a point where north edge of Road 429 right-of-way meets the railroad right-of-way then to the east about 4200 feet to the western edge of the right-of-way of Cedar Lane and

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME/TITLE Robert A. Warnock, Cultural Preservation Specialist, Div. of Historical & Cultural Affairs
Jean Athan; Preservation Aide, City of Wilmington
Bernard Herman, Lecturer, University of Delaware, Newark, Delaware

ORGANIZATION
Dept. of Planning & Development (Jean Athan)
University of Del. (Bernard Herman)

DATE
April, 1979

STREET & NUMBER
City of Wilmington (Jean Athan)

TELEPHONE
571-4654
738-8431

CITY OR TOWN
Wilmington, Delaware (Athan)
Newark, Delaware 19711 (Herman)

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE X LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

eputy

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Daniel R. Griffith

TITLE Daniel R. Griffith, Acting Director

DATE 10/22/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST: KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

FORM AS SUBMITTED

GPO 921-803

05/02/2005 DE STATE HIST PRESERVATION OFFICE

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Achmester

CONTINUATION SHEET ITEM NUMBER 10 PAGE 1

A. N 39°28'53" W 75°43'3"

B. N 39°29'15" W 75°42'57"

C. N 39°29'21" W 75°42'

D. N 39°28'57" W 75°41'56"

E. N 39°28'41" W 75°42'12"

FORM AS SUBMITTED TO OAHP

05/02/2005 DE STATE HIST PRESERVATION OFFICE

VERBAL BOUNDARY DESCRIPTION CONTINUED

proceed along the hedgerow west about 1900 feet, then north about 1000 feet to meet a creek. Proceed westward along the creek for approximately 4000 feet to the east edge of the railroad right-ofway. Then proceed south along the railroad right-of-way about 2400 feet to the point of origin.

FORM AS SUBMITTED TO O.A.R.

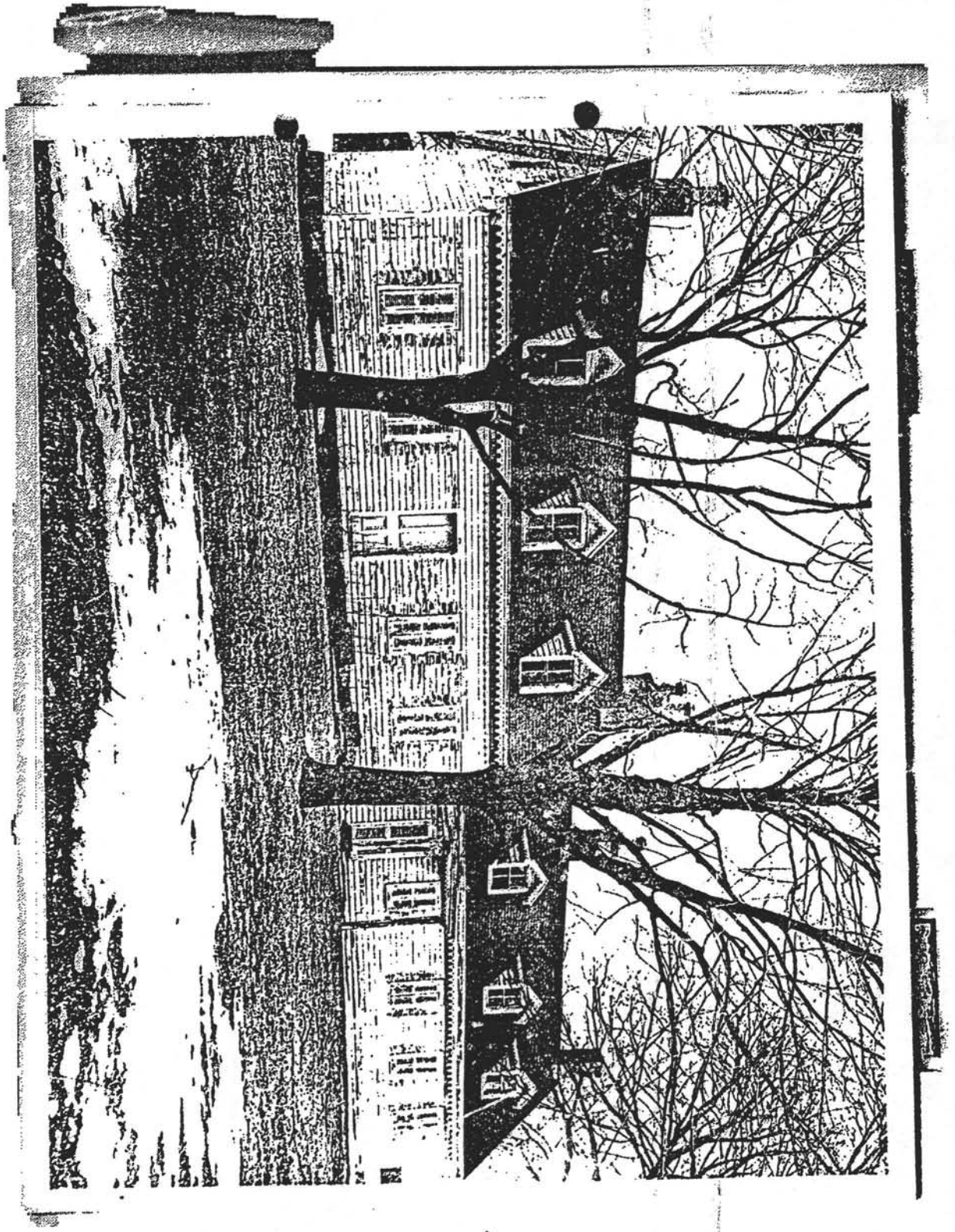
05/02/2005 DE STATE HIST PRESERVATION OFFICE

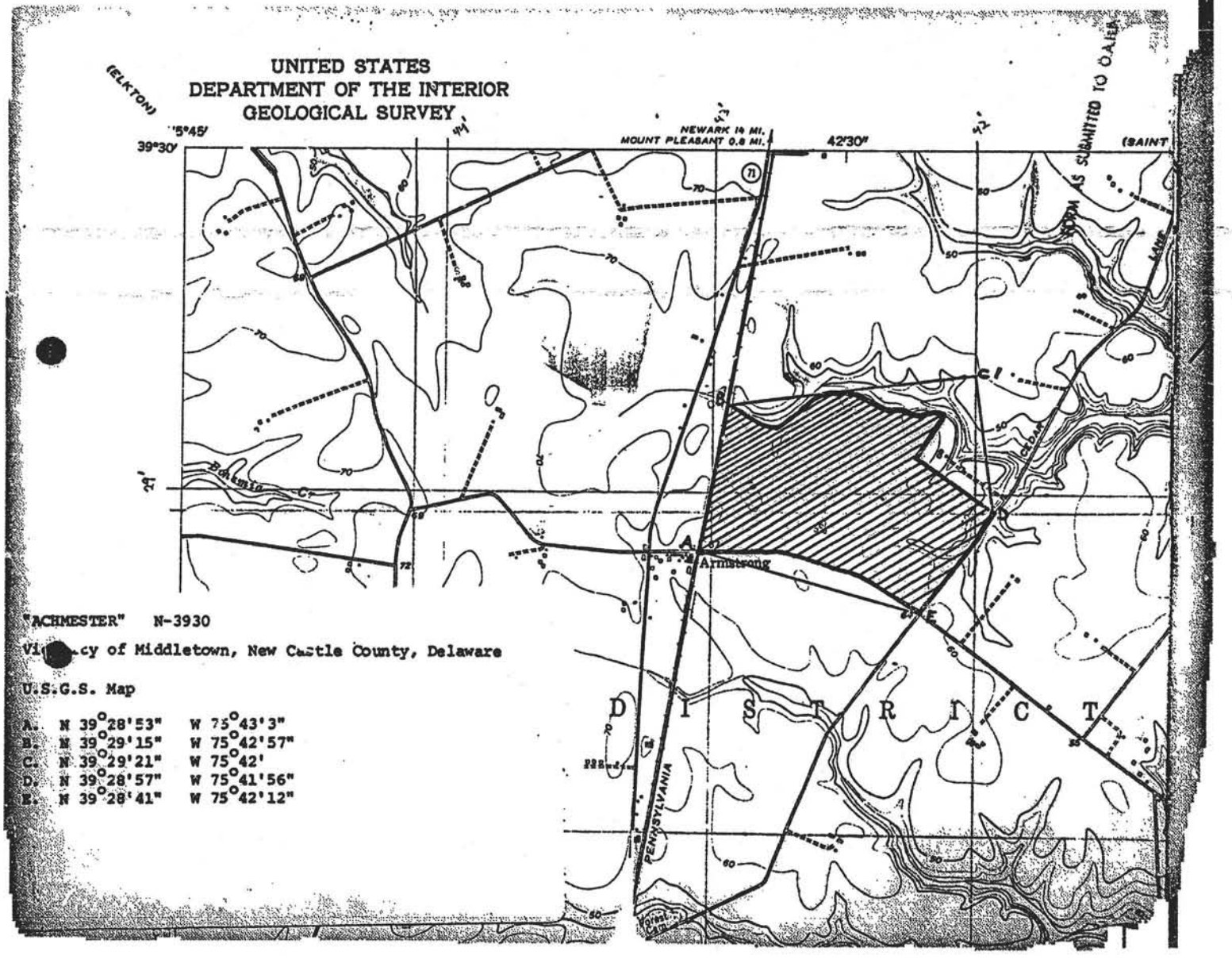
Name: Achmester, N-3930

Location: Road 429; between Armstrong & Odessa; St. Georges Hundred; New Castle County, Delaware
Photographer: Jean Athan, City of Wilm.
Date: 1978
Location of Negative: Div. of Historical & Cultural Affairs, B/A&HP, Hall of Records, Dover, Delaware 19901
Description: facade

Photograph Number: 1 of 20

05/02/2005 DE STATE HIST PRESERVATION OFFICE





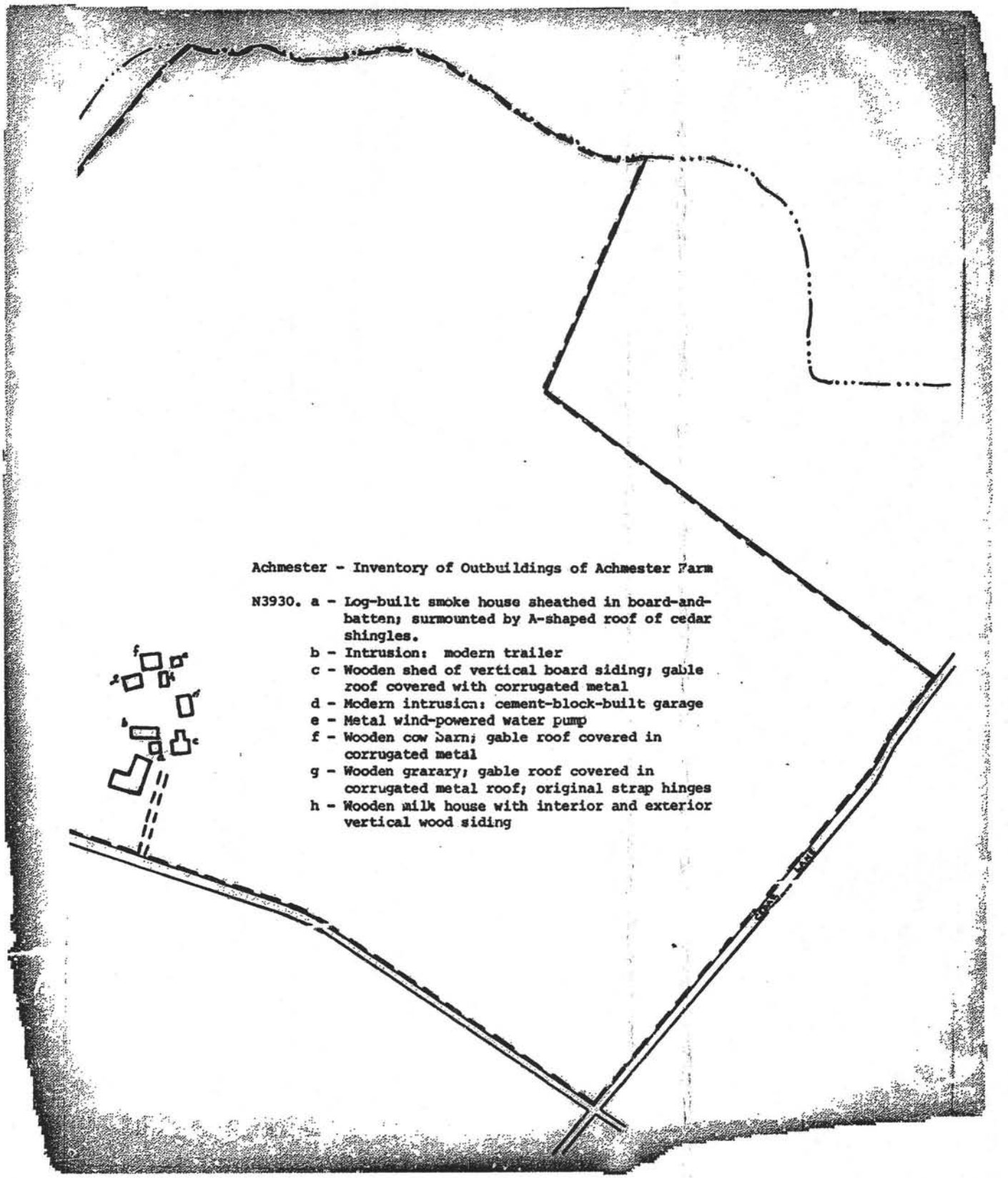
"ACHMESTER" N-3930

Vi[illegible]cy of Middletown, New Castle County, Delaware

U.S.G.S. Map

A. N 39°28'53" W 75°43'3"
B. N 39°29'15" W 75°42'57"
C. N 39°29'21" W 75°42'
D. N 39°28'57" W 75°41'56"
E. N 39°28'41" W 75°42'12"

05/02/2005 DE STATE HIST PRESERVATION OFFICE



Achmester - Inventory of Outbuildings of Achmester Farm

N3930. a - Log-built smoke house sheathed in board-and-batten; surmounted by A-shaped roof of cedar shingles.
b - Intrusion: modern trailer
c - Wooden shed of vertical board siding; gable roof covered with corrugated metal
d - Modern intrusion: cement-block-built garage
e - Metal wind-powered water pump
f - Wooden cow barn; gable roof covered in corrugated metal
g - Wooden grarary; gable roof covered in corrugated metal roof; original strap hinges
h - Wooden milk house with interior and exterior vertical wood siding

05/02/2005 DE STATE HIST PRESERVATION OFFICE

N-3935

Form No 10-300 (Rev 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Biddle House

AND/OR COMMON
Biddle House

2 LOCATION

STREET & NUMBER
S.E. Corner of Route 13 & Route 2

__NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT
One

CITY, TOWN
St. Georges

X VICINITY OF

COUNTY
New Castle

CODE
002

STATE
Delaware

CODE
10

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	__OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	X UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	X OTHER:

4 OWNER OF PROPERTY

NAME
Mr. Earl Lester

STREET & NUMBER

CITY, TOWN
St. Georges

X VICINITY OF

STATE
Delaware

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC
Public Building

STREET & NUMBER
Rodney Square

CITY, TOWN
Wilmington

STATE
Delaware

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Delaware Cultural Resource Survey N-3935

DATE

__FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS
Hall of Records

CITY, TOWN
Dover

STATE
Delaware

FORM AS SUBMITTED TO OAHP

05/02/2005 DE STATE HIST PRESERVATION OFFICE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	X DETERIORATED	_UNALTERED	X ORIGINAL SITE
_GOOD	_RUINS	X ALTERED	_MOVED DATE_____
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Biddle House, in northern St. Georges Hundred, is situated on a slight rise of ground overlooking the junction of two eighteenth-century roads known as the King's Highway (today, Route 13) and the Fort Penn road (Route 2). By the middle of the nineteenth century this road junction was familiarly known as Biddle's Corner, after the owner of the sole farmhouse in the immediate vicinity. Farming has been the primary occupation for the inhabitants of this part of New Castle County since the late eighteenth century and to this day most of the lands are under active cultivation.

The Biddle House has undergone five distinct periods of growth and in the process had grown from a one-room-plan plank house to the extended rambling two-story structure that it is today.

The earliest portion of the Biddle House was most probably built during the last quarter of the eighteenth century. Basically, it was a simple, one-room-plan dwelling built of heavy sawn plank with full dovetailed corners. The planks are four inches thick, one foot wide, and in some instances are eighteen feet long, though most are shorter. Pins set vertically into the horizontal butt joints secure the planks from movement. Strands of oakum are driven between the planks for additional weatherproofing of the joints. The weatherboards which originally covered the planks were replaced sometime in the late 19th century. The house had a western gable interior end chimney with an exposed base. The foundation of this section is comprised of brick laid in English bond to form a full earthen floored cellar, at the western end of which rests a truly massive segmentally-arched chimney support some 10 feet wide.

On the first floor the original cavernous fireplace has been twice reduced in size in conjunction with later nineteenth-century expansion and modification of the structure. Situated on the south wall are a doorway and an opening for a single six-over-six sash window. The northern wall was greatly altered with the addition of a bow window in the late 19th century. The attic no longer exists in its original location, as the roof was raised when the second story was added to the plank section during the third phase of the Biddle House expansion. The first floor ceiling joists, now lathed and plastered, were once exposed with beveled edges. An enclosed staircase, added during the second building stage, flanks the right side of the chimney.

Sometime during the first quarter of the nineteenth century, the second major construction phase took place. Against the west gable end of the plank house was added a federal two-story, three-bay, nogged braced frame side hall plan house with a west gable interior end chimney and simple, yet sophisticated, detailing in the form of baseboards, chair rails, raised four panelled doors and a closed stringer staircase with square balusters. The exposed interior principal posts are covered by beaded casings. On the first floor, some of these details were removed in the mid-nineteenth century to accompany the third phase of expansion and modernization. The second story of this federal addition

FORM AS SUBMITTED TO O.A.H.P.

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originally featured exposed beaded attic joists and painted vertical board room partitions, which were later covered with lath and plaster.

The chimney support of this section rests against the western end of the common bond cellar wall, but during the late nineteenth century the entire fireplace and chimney was removed and replaced by a brick flue for wood or coal burning stoves. The roof of this section has mortise and tenon rafters. A standing seam sheet tin roof overlies a finished split shake roof.

Phase three of the evolution of the Biddle House took place sometime in the mid-nineteenth century. Yet another wing was added, this time to the east gable end of the plank house. This section was built of balloon frame and rests on a stone foundation and full cellar. A brick chimney for a stove is located on the eastern gable end wall to the left of which is an enclosed staircase leading to the second floor and a staircase giving access to the cellar. At this time, a moulded box cornice with returns was added to the eaves to give the roof line of the entire house a more uniform appearance.

Late in the nineteenth century, a two-story wing was added to the Biddle House on the north side on facade. In addition, a square columned porch was added to the facade, extending around to the west gable end of the federal section. This was the fourth major alteration to the structure.

Early in this century a one-story, shed-roofed frame wing was added against the south exterior wall of the phase three, mid-nineteenth century wing. The house was covered in its entirety with mill-sawn cedar weatherboard around the turn of the century. Later in this century these weatherboards were covered over with a form of fiber-insulated, composition coated siding.

The house has been abandoned and is now open and subject to vandalism. As the primary significance of the Biddle house lies in its architectural aspects and is not concerned with its environment, only the ground within twenty-five feet of the house is included for the purposes of the nomination.

FORM AS SUBMITTED TO O.A.H.P.

05/02/2005 DE STATE HIST PRESERVATION OFFICE

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Beers, D. G. Atlas of the State of Delaware. Philadelphia: Pomery & Beers, 1868.

New Castle County Orphans Court Record Book O, folios 178, 179.

Rea, Samuel and Jacob Price. Map of New Castle County, Delaware. Philadelphia: Smith and Wistar, 1849.

Scharf, J. Thomas. History of Delaware: 1609-1888. Reprint ed., Port Washington, N. Y.: Kenikat Press, 1972.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .2066

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	18	444315	4374805
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

The nominated area is limited to that portion of the yard within 25 feet of the foundation of the house.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Bernard Herman, Lecturer, American Studies Program History Dept, Univ. of Del. and Dean Nelson, Historian

DATE

ORGANIZATION Division of Historical & Cultural Affairs

TELEPHONE

STREET & NUMBER Hall of Records

(302) 678-5314

STATE

CITY OR TOWN Dover

Delaware 19901

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Lauren C. Kerry 5/17/78

DATE

TITLE Director, Division of Historical & Cultural Affairs

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

ATTEST:

KEEPER OF THE NATIONAL REGISTER

FORM AS SUBMITTED TO O.A.H.P.

05/02/2005 DE STATE HIST PRESERVATION OFFICE

8 SIGNIFICANCE

PERIOD

__PREHISTORIC
__1400-1499
__1500-1599
__1600-1699
__1700-1799
X 1800-1899
__1900-

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

__ARCHEOLOGY-PREHISTORIC
__ARCHEOLOGY-HISTORIC
__AGRICULTURE
X ARCHITECTURE
__ART
__COMMERCE
__COMMUNICATIONS
__COMMUNITY PLANNING
__CONSERVATION
__ECONOMICS
__EDUCATION
__ENGINEERING
__EXPLORATION/SETTLEMENT
__INDUSTRY
__INVENTION
__LANDSCAPE ARCHITECTURE
__LAW
__LITERATURE
__MILITARY
__MUSIC
__PHILOSOPHY
__POLITICS/GOVERNMENT
__RELIGION
__SCIENCE
__SCULPTURE
__SOCIAL/HUMANITARIAN
__THEATER
__TRANSPORTATION
X OTHER (SPECIFY) Building technology

SPECIFIC DATES

BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

The present deteriorated condition of the Biddle House shifts it somewhat from the customary aesthetic notions and implications of architectural significance. However, it is nevertheless an important building and of great significance to an examination of Delaware architecture for several reasons. The plank house and nogged braced frame side hall house are both important individually as good examples of scarce archi ctural forms that characterized much of the housing in Delaware during the eighteenth and early-nineteenth centuries. The combination of these two earlier sections with the later Victorian wings establishes the Biddle House as an important architectural document that clearly illustrates within the context of a single structure the evolutionary development of wooden houses through time. The very complexity of the Biddle House makes it an especially informative field laboratory for the student of architectural history.

The plank house which forms the nucleus of the Biddle House is a type once very prevalent throughout New Castle and Kent County. However, very few of these have survived in any form through to the present. It is important to note that this first section, though enlarged upon, still retained a large measure of utility. The alterations to the plank house in the wake of the serial enlargements and modifications clearly demonstrates an aspect of early building practices wherein existing structural elements were modified and reused.

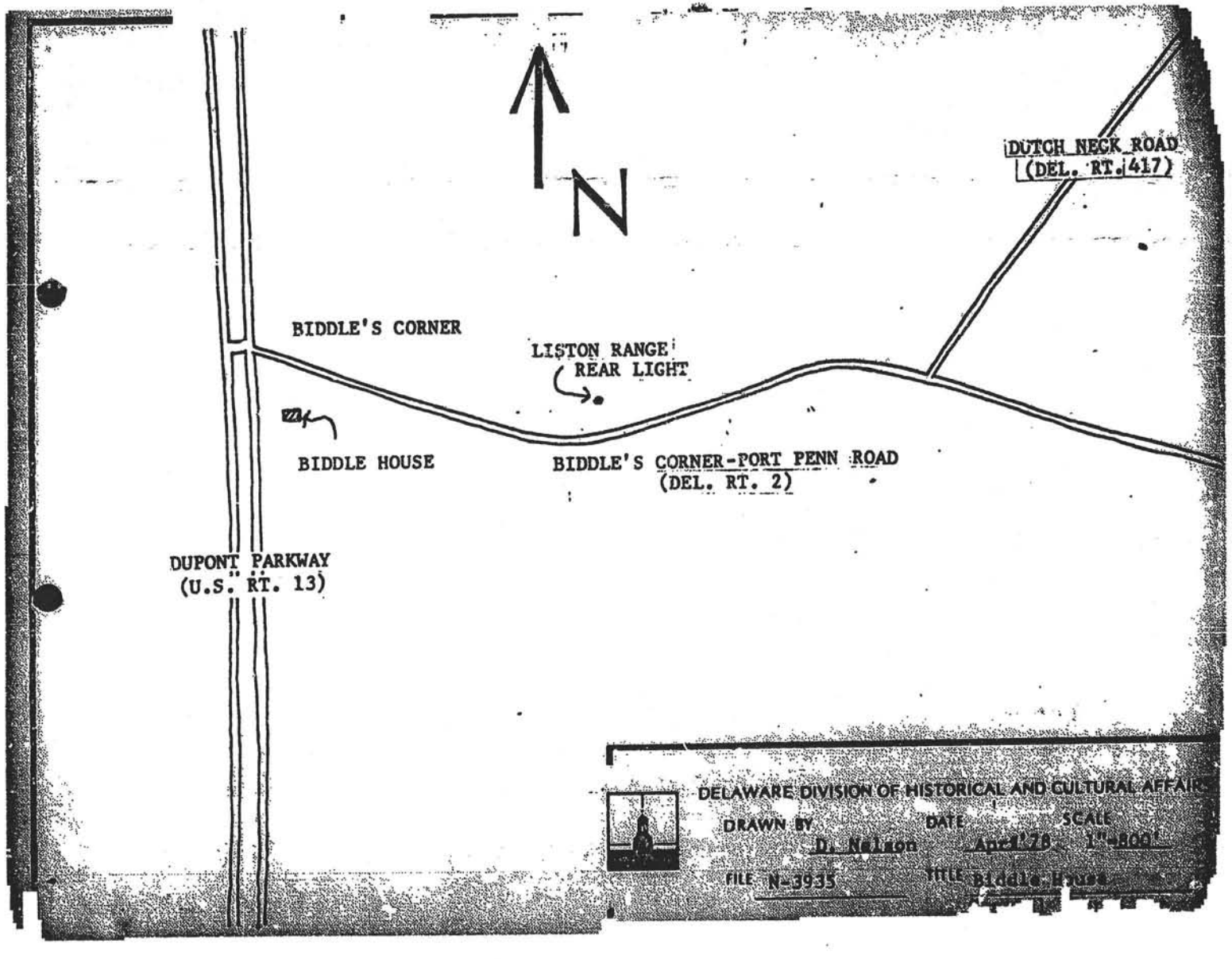
The nogged braced frame side hall house, the basis of the phase two enlargement, is another good example of a construction technique common to many early Delaware houses. Here, the brick nogging within the walls is of special interest as the Biddle House is the northernmost example discovered to date of an architectural practice which is more commonly encountered in lower Delaware.

Taken in its present entirety, the Biddle House shows the progression of the wooden house from the use of heavy plank to mortised and tenoned braced frame through to light timbered balloon frame. Somewhat ironically, it is the deteriorated condition of the house that permits a detailed study of its change through time.

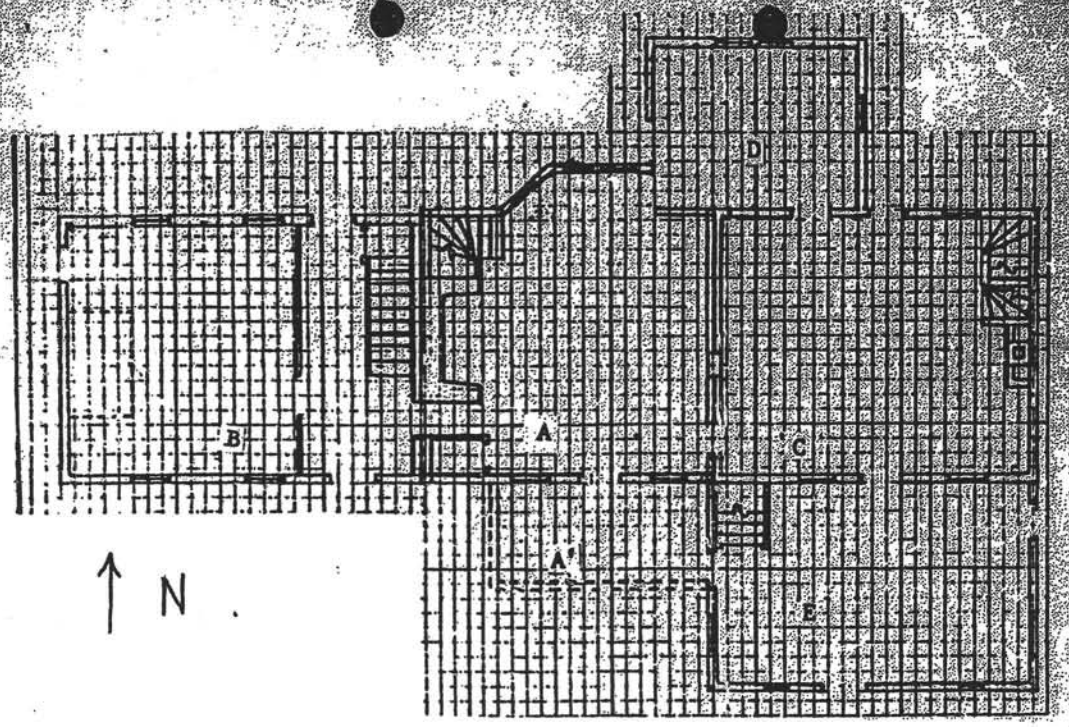
During the period which runs from the date of the plank house construction to the last major modifications of the early 20th century, the house belonged to two farming families who were related by marriage, the Vandegrifts and the Biddles. As an artifact, this house provides important cultural evidence of how successive generations of a family have altered and added to their home in response to various changes in their social and spacial requirements.

FORM AS SUBMITTED TO OAHP

05/02/2005 DE STATE HIST PRESERVATION OFFICE



05/02/2005 DE STATE HIST PRESERVATION OFFICE



Original core (A) c. 1780, heavy sawn plank
(A') root cellar

Additions (B) c. 1800-1825, mortise and tenon braced frame with brick nogging.

(C) c. 1850-1860, balloon frame

(D) c. 1890, balloon frame

(E) c. 1910, balloon frame

DELAWARE DIVISION OF HISTORICAL AND CULTURAL AFFAIRS

DRAWN BY Bernard Herman

DATE March '78

SCALE 1"=10'

FILE N-3935

TITLE Biddle House Floor Plan

05/02/2005 DE STATE HIST PRESERVATION OFFICE

File: HPI 5.00 Biddle House

January 9, 197 9

Mr. Earl Lester
St. Georges, Delaware 19733

Dear Mr. Lester:

I am pleased to inform you that on December 8, 1978, the Biddle House was listed in the National Register of Historic Places. This action was taken by the United States Department of the Interior in response to our nomination of your property.

By this action, the Biddle House is recognized as possessing unusual significance to the history of St. Georges. Beyond the recognition itself, inclusion in the National Register assures that this office will review all federal projects to determine any effect they may have on your property. Further, all National Register sites are eligible for Federal historic preservation grants-in-aid administered by this office. Application forms for these grants are provided annually and we encourage you to consider this useful program.

We are now preparing a handsome framed certificate attesting to the National Register status of your property which has been signed by the Governor, the Secretary of State, and myself and which bears the Great Seal of the State of Delaware. If you would like to receive this certificate, please contact Dean E. Nelson of our staff so that we can make arrangements for its presentation.

The State of Delaware shares the pride we hope you feel as a result of this recognition.

Sincerely yours,

Daniel R. Griffith
Acting Director/Deputy State Historic
Preservation Officer

DRG/DEN/bl

Enclosures

05/02/2005 DE STATE HIST PRESERVATION OFFICE

N-3947

Property Name: Idalia Manor (Mrs. M. A. Osborne, 1868)

Location and Verbal Boundary Description:

Idalia Manor is located on the east side of route 13 approximately 1.8 miles south of the St. Georges Bridge. The nominated parcel is approximately a two-acre rectangle containing the house and a braced frame granary and crib barn. A later twentieth century cart shed is listed as a noncontributing structure.

The nominated parcel begins on the east side of Rt. 13 at a point 2,400 feet south of its intersection with Rt. 412. It runs to the east, toward Scot Run for 1,000 feet, where it turns at a 90° angle to the south for 500 feet. At this point the line turns 90° to the west, back toward Rt. 13, for 1,000 feet. The property boundary is closed off by joining the two points on the east side of Rt. 13.

The nominated parcel contains sufficient acreage to provide for the preservation of the house, outbuildings, grounds and immediate setting.

UTM ~~18.44360.76680~~ Tax parcel 13-003.00-004

Owner: Union Carbide Company

Old Saw Mill River Road

Tarrytown, New York

10591

Description:

Idalia Manor is a two-and-a-half story, five bay, stuccoed brick dwelling with a two-story, two bay stuccoed brick gable end kitchen addition. The south facade is flemish bond brick painted white. Both the west and south facades have water tables, the west one being one and a half feet high and the south measuring three feet high, both done in seven course common bond. The foundation is brick.

The gable roof is covered with composition shingle and contains two endwall chimneys, as well as another endwall chimney in the addition. The chimneys are brick, but they

photo pages off

are not corbelled at the caps. There is one dormer centered on the south face of the roof. The cornice is boxed on all elevations with dentil trim on the north facades of the house and addition. The gable ends feature returning eaves.

The windows are all six-over-six sash with wood trim. Those on the south facade have both sills and lintels, while those on the remaining facades have only sills. The attic is lit by gable end, six-light windows flanking the chimneys. The door openings are trimmed with fluted wood and corner blocks, as well as wood trim at the base of the door cut to match the curve of the water table on the south facade. The trim surrounding the door on the south facade appears to be more elaborate, indicating a southern orientation for this center hall plan house which now is oriented toward the driveway coming in on the north side of the house. The interior shows the remains of some Federal period trim including a mantel with reeded pilasters and a plain entablature.

A one-story shed and a shed porch have been added to the south facade of the addition extending over a part of the main house's southern facade as well.

To the northeast of the house is a two-story drive through granary. It features a stone foundation and sawn timbers. There is also a modern equipment shed beyond the granary. Directly east of the house is a small frame milkhouse.

A large brick bank barn, ca. 1850, associated with the house, was destroyed by fire in 1983.

Historic Background and Significance:

Idalia Manor is a late Federal style building dating to the early second quarter of the nineteenth century despite the fact that it doesn't show up on an atlas drawn by Rea and Price in 1849. A map of Delaware drawn in 1868 identifies the owner as Mrs. M. A. Osborne, and the house as Idalia Manor. Two years later in 1870, Mrs. M. A. Osborne appears in the Delaware manuscript agricultural census, owning 272 improved acres valued at $50,000. The land was producing Indian corn, winter wheat and oats and Irish potatoes. They grew ten tons of hay to support the cows, swine and a large number of horses on the farm. Two hundred pounds of butter were produced in 1879. From 1881 through 1893, both Hopkins and Baistes' atlases showed Mrs. M. A. Osborne owning 300 acres of property.

Architecturally, Idalia Manor is significant as an example of the process through which housing stock developed in the eighteenth and early nineteenth centuries was improved in the course of the mid nineteenth century rebuilding cycle. Begun in the

early 1800s, Idalia Manor was enlarged to its present size by the 1840s. In the period following up until the 1850s the house was remodeled on the interior with more stylish Empire trim. At the same time the agricultural complex associated with the house was completely replaced with an equally stylish brick bank ornamented with lozenge work ventilation openings, and with a new drive-through combination granary and crib barn. The final effect was the creation of a farmstead more typical of the mid 1800s than of its Federal period origins.

Nomiantion by Trish Bensinger

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received
date entered

BOUNDARY MODIFICATION

N-3947

Property Name: Idalia Manor (Mrs. M.A. Osborne, 1868)

Location and Verbal Boundary Description
Justification for modification: To correct a description error on the original nomination which begins the boundary description at a point 250 feet too far to the south and also to correct minor errors in the acreage, tax parcel number, and owner's address.

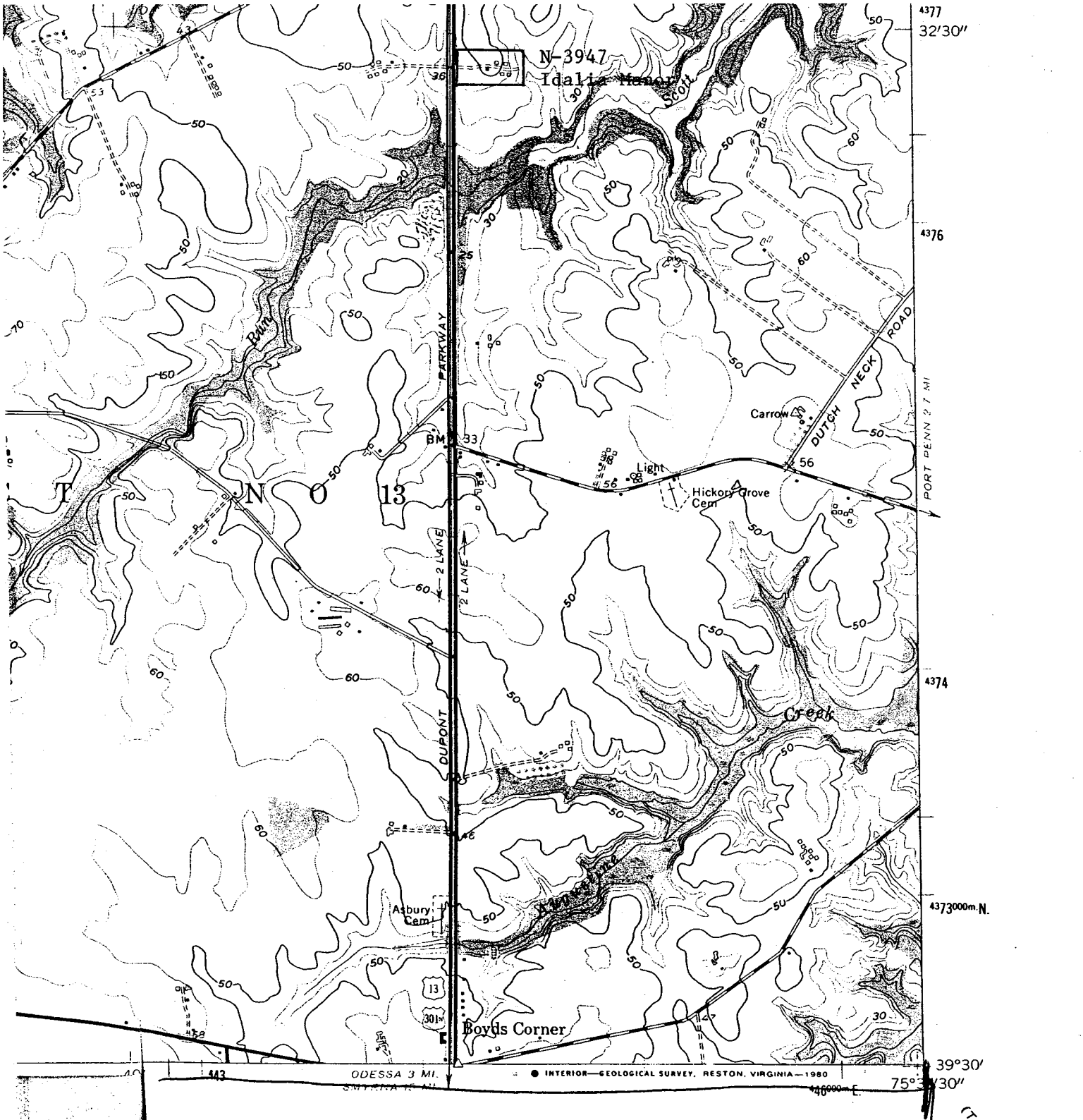
Idalia Manor is located on the east side of Route 13 approximately .80 miles south of the St. Georges Bridge. The nominated parcel is approximately an 11.48-acre rectangle containing the house and a braced frame granary and crib barn. A later twentieth century cart shed is listed as a noncontributing structure.

The nominated parcel begins on the east side of the right-of-way of Route 13 at a point 2,150 feet south of its intersection with Rd. 412. It runs to the east, toward Scott Run for 1,000 feet, where it turns at a 90° angle to the south for 500 feet. At this point the line turns 90° to the west, back toward the right-of-way of Rt. 13, for 1,000 feet. The property boundary is closed off by joining the two points on the right-of-way of the east side of Rt. 13.

As corrected, the nominated parcel contains the sufficient acreage to provide for the preservation of the house, outbuildings, grounds and immediate setting as was the intention of the original boundary description in the nomination.

UTM 18.44360.76680 Tax Parcel 13-004.00-001

Owner: Union Carbide Company
Old Ridgebury Road
Prop. Tax Dept. 63
Danbury, CT 06817



ROAD CLASSIFICATION

Heavy-duty — 4 LANE | 6 LANE — Light-duty

Medium-duty — 4 LANE | 6 LANE — Unimproved dirt

U. S. Route — State Route

QUADRANGLE LOCATION

SAINT GEORGES, DEL.

N3930—W7537.5/7.5

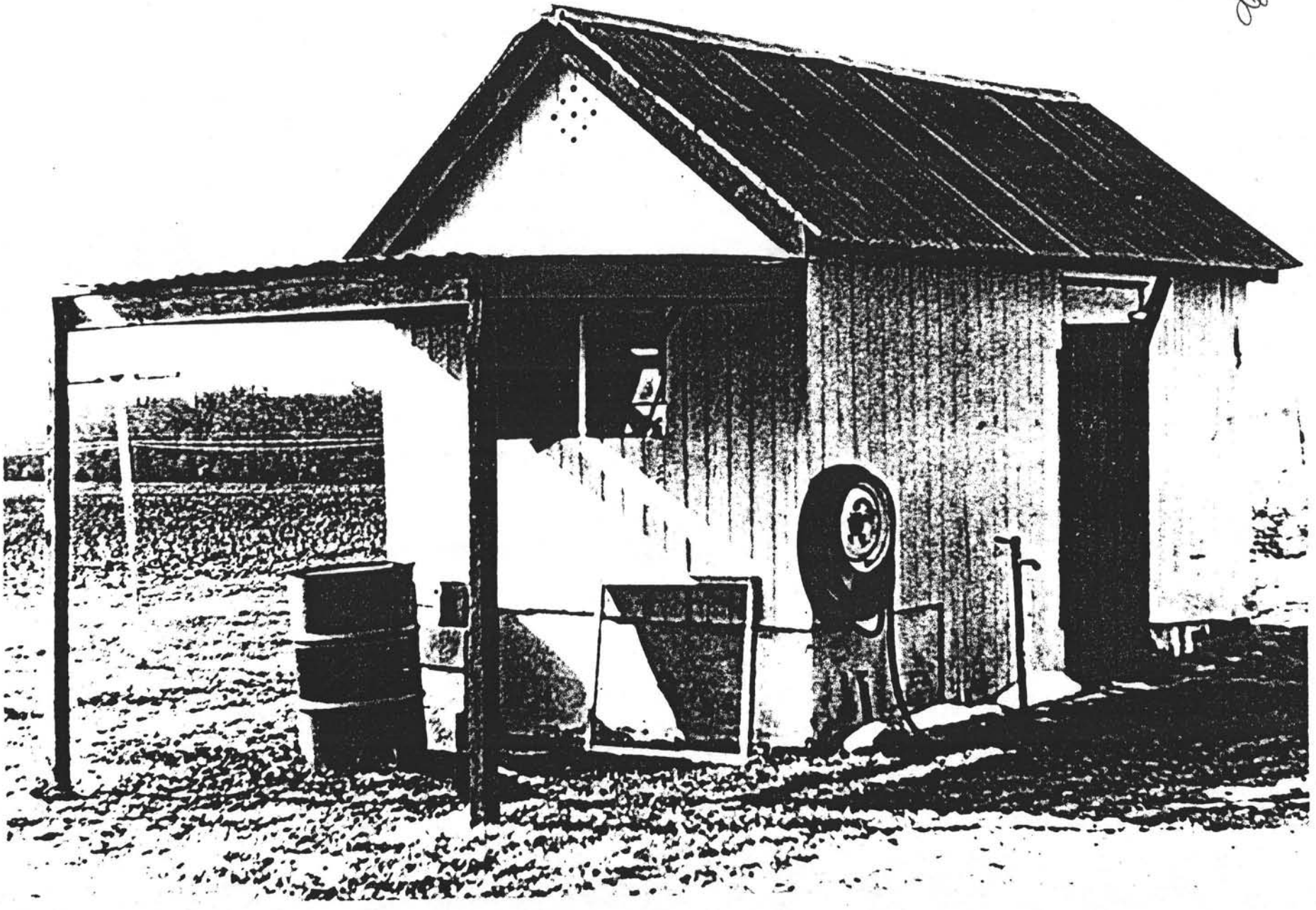
1953
PHOTOREVISED 1970
AMS 5863 II SW—SERIES V832

NAME: Idalia Manor N-3947

Location: St Georges Hundred, New Castle County

Photographer: B. Herman
Date of Photograph: May 1985
Location of Negative: University of Delaware, Center for Historic Architecture & Engineering
Description: View from SE

Photograph Number: 1 of 3

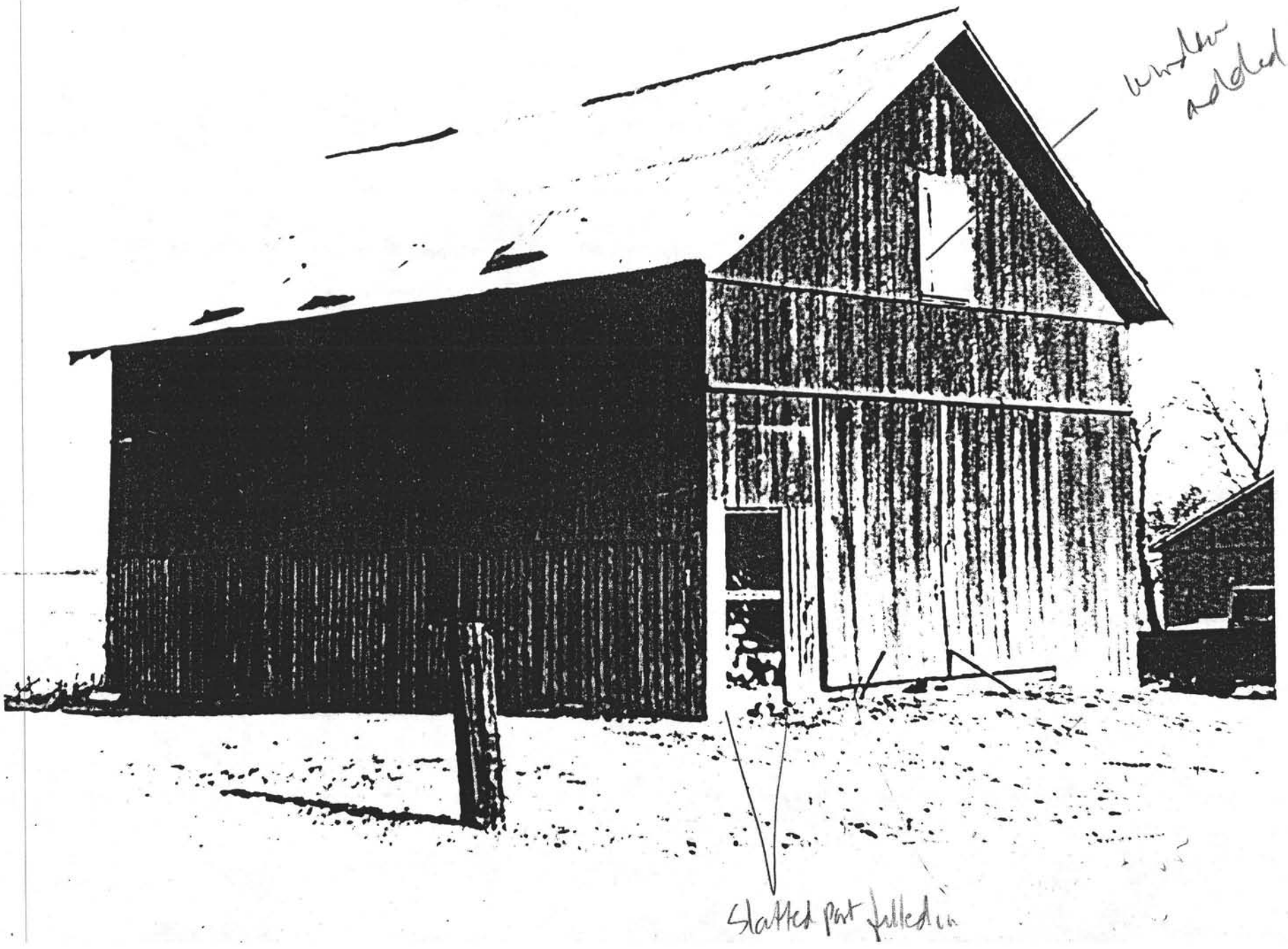


NAME: Idalia Manor N-3947

Location: St Georges Hundred, New Castle County

Photographer: B. Herman
Date of Photograph: May 1985
Location of Negative: University of Delaware, Center for Historic Architecture & Engineering
Description: View from SE

Photograph Number: 2 of 3


window added
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NAME: Idalia Manor N-3947

Location: St Georges Hundred, New Castle County

Photographer: B. Herman
Date of Photograph: May 1985
Location of Negative: University of Delaware, Center for Historic Architecture & Engineering
Description: View from SE
granary

Photograph Number: 3 of 3

N-5123

NPS Form 10-900
0-82

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Governor Benjamin T. Biggs Farm

and/or common

2. Location

street & number County Road 435 (Choptank Road) NA not for publication

city, town Middletown X vicinity of

state Delaware code 10 county New Castle code 002

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	X agriculture	___ museum
X building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	X private residence
___ site	Public Acquisition	Accessible	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	X yes: unrestricted	___ industrial	___ transportation
	NA	___ no	___ military	___ other:

4. Owner of Property

name Val LaPorte

street & number 432 R.D.#1

city, town Middletown X vicinity of state Delaware

5. Location of Legal Description

courthouse, registry of deeds, etc. New Castle County Recorder of Deeds

street & number City/County Building, 800 French Street

city, town Wilmington state Delaware

6. Representation in Existing Surveys

title Delaware Cultural Resource Survey has this property been determined eligible? ___ yes X no

date 1980 (Site #N-5123) ___ federal X state ___ county ___ local

depository for survey records Bureau of Archaeology and Historic Preservation
Old State House, The Green, P.O. Box 1401

city, town Dover state Delaware

05/02/2005 DE STATE HIST PRESERVATION OFFICE

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
X good	___ ruins	X altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Governor Benjamin T. Biggs Farm is located in Pencader Hundred, south of the Chesapeake and Delaware Canal, on the east side of Choptank Road (County Road 435), and .5 miles south of the junction of Choptank Road and Bethel Road (County Road 433).

The 1846 brick dwelling and seven late nineteenth century outbuildings are situated on a four acre parcel with the dwelling facing west towards the road. The house is set back approximately 300 feet from the road with an expansive lawn and a circular drive in front. South of the house is a long lane leading from the road which intersects the edge of the circle and continues into the farm yard. Within the circle drive is a large rock parenthesized by remnants of two semi-circular lines of boxwoods. This feature, perhaps once part of a more formal garden, was allegedly copied from Victor duPont's estate by John Biggs, son of Governor Biggs, who studied with duPont in the 1880's. As such, this portion of the garden is considered a contributing site. Altogether, the site contains eight contributing buildings and one contributing site.

The Governor Benjamin T. Biggs house is a two and one-half story, five bay, L-plan, gable roofed, brick dwelling with a one and one-half story, gable roofed wing extending from the south end of the east (rear) elevation. The exterior walls are brick--laid in stretcher bond on the facade, and laid in seven to one common bond on the other elevations and wing. The house foundation is also brick and it encloses a full basement. The gable roof is covered with raised seam metal and trimmed with a corbelled brick cornice. The gables have a flush verge finished with a verge board. Three interior chimneys, one on each gable end, service the hearths. Two dormers pierce the facade pitch. The dormers have segmental arched roofs trimmed with moulded and returned cornices. In the dormers are six over six double hung sash windows finished with segmental arched heads and moulded pilasters.

The fenestration is symmetrical with five over five bays and a center bay door. The door is paneled with two, vertical, recessed and moulded panels, and is trimmed with a plain timber surround, moulded head, a three light flat transom and a timber lintel. Six over six, double hung sash windows pierce the facade. These windows are finished with rounded timber sides, a timber lug sill and a timber lintel. Paneled shutters are on both the first and second stories, with daisy flower shutter dogs. The front porch is nonextant. Two modern porches were added to the side elevations of the wing. The north elevation porch is enclosed.

The Governor Benjamin T. Biggs house is a single pile dwelling with a center stair hall. The two flight, open string stair is rather plain with tapered, round balusters, and a round handrail ending in a curl on the newel post. The turned newel post is made of a fine grain wood and has a moulded cap and base. Other trim is equally unpretentious. The baseboard is simply moulded, and the windows are finished with plain, wide board surrounds, blank corner boxes and corbelled sills.

The most elaborate feature of the house is the parlor mantel. The mantel opening has a moulded surround and bulls-eye corner blocks. The bulls-eyes are recessed in the block rather than projecting. Two plain pilasters support two smaller pilasters which curve in toward each other and support a shelf. The shelf has wide bed moulding which

05/02/2005 DE STATE HIST PRESERVATION OFFICE

continues around the heads of the small pilasters. The face of the mantel frieze is a trapezoidal, flat panel surrounded by three pieces of flat moulding assembled in a stepped fashion so as to create a recessed panel effect.

The mantel in the south room has similar pilasters but lacks the moulding and frieze panel. Second floor mantels consist of a rectangular opening framed by plain pilasters, a plain frieze, and a corbelled cornice. Consoles emanate from the pilasters and support the mantel shelf.

The second story has three rooms. Two bed chambers echo the first floor arrangement. The second flight of stairs leads into a smaller third room on the west side (front) of the house. The original use of this room is unclear, however, late nineteenth century clothes hooks are extant. Over the first flight of stairs is a single, closed flight of stairs leading to the attic. The attic is finished with plaster walls, and is lit by dormer windows.

The wing is one and one-half stories high and has a low gable roof. Allegedly, the gable roof was originally a flounder, or single pitch roof. The first story is a kitchen with a large gable end hearth which formerly housed a crane. Beside the hearth on one side is a built-in cupboard made with beaded tongue and groove boards, and on the other side is a box corner stair which ascends to the second floor. The center passage of the main block leads into the kitchen. There is no communication between the house and wing second story chambers. Another corner stair in the second story chamber leads to the garret, where some alterations can be seen, and the use of wire nails may indicate some basis for an original flounder roof.

Associated with the dwelling are seven outbuildings. Although presently arranged in a squarish configuration, some of these buildings have been moved and it is unlikely that this is the original farm plan. However, in form and fabric, these buildings contribute to the overall integrity and significance of the site. Between 1980 and 1986, a large, braced frame hay barn was demolished.

East of the dwelling, near the wing, is a late nineteenth century frame smokehouse constructed with nailed posts and rails. The gable roof is covered with corregated metal, and the walls are sided with board and batten.

East of the smokehouse is a range of three buildings aligned in a west-to-east direction. The westernmost building is a late nineteenth century implement shed now used as a garage. It is of frame construction on a one-half wall of concrete block, and it has a shed-gable roof. This implement shed is attached to a small, two bay barn with an added lean-to.

Possibly contemporary with the house, the barn is braced frame with hewn principal timbers and vertical sawn secondary timbers. Second story joists are face hewn log, and the end girts double as joists. The gable roof has common rafters pinned at the apex. A half wall of concrete block has replaced earlier deteriorated framing.

05/02/2005 DE STATE HIST PRESERVATION OFFI

The third building in the range is a late nineteenth century implement shed which is attached to the lean-to on the east side of the barn. This implement shed is four bays long and has earthfast cedar posts with nailed secondary timbers. The roof is shed-gable, and the entire front elevation is open.

Directly across from this range of buildings, on the other side of the lane, is a tall, narrow building of an undetermined category, probably built late in the nineteenth century. Presently, it is used as shop. It is a one and one-half story, high gable roofed, braced frame building, constructed with circular sawn timbers, and sided with both vertical boards and board and batten. A louvered cupola with a weather vane caps the roof.

The building farthest east is an implement shed with an attached dairy. The dairy was moved from near the house in the early 1980's and dates from the late nineteenth century. The dairy is a gable roofed, frame building with a beaded tongue and groove board interior, vertical board siding, and a corregated metal roof. The implement shed was constructed with earthfast cedar posts, a shed-gable roof, and an open long elevation, as was typical of late nineteenth century implement sheds. In the early twentieth century, the long elevation was closed, the cedar posts were severed and the building was converted into a cow shed. Presently, this former implement shed is being used as a horse stable.

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8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	X agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
___ 1900–	___ communications	___ industry	X politics/government	___ other (specify)
		___ invention		

Specific dates 1846 Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Governor Benjamin T. Biggs Agricultural Complex is eligible for listing on the National Register of Historic Places under Criteria A, B, and C—historic events; association with an important person from our past; and architectural significance as a good example of regional architecture. This site is a stellar example of the rebuilding phenomenon which occurred in southern New Castle County throughout most of the nineteenth century. This complex is also associated with the 45th governor of Delaware, Benjamin Thomas Biggs, a democrat who held office from 1887 to 1891. Governor Biggs not only held state and national political offices (Congressman, 1868 to 1872), but he was also a wealthy farmer who participated in the agricultural reforms of his day, and a businessman who was involved in finance and industry. The dwelling is a good example and representative of the vernacular Greek Revival style popular in this rebuilding period (1840 to 1880). The house is in excellent condition and has experienced few changes to compromise its integrity. The outbuildings are arranged in a typical courtyard fashion representative of late nineteenth century farm plans.

The Governor Benjamin T. Biggs Agricultural Complex can best be understood in the context of major societal changes--agricultural reform, social change, and architectural renewal, that occurred in southern New Castle County in the second and third quarters of the nineteenth century.

The B. T. Biggs complex is located in an agricultural area known for its flat terrain and rich soil. It is adjacent to, and shares the same characteristics, as the "Levels," an area known historically, and presently, as having some of the best farmland on the east coast. The soil type, Matapeake-Sassafras association, found in portions of Pencader, Appoquinimink and St. Georges Hundreds, is considered one of the finest soils for farming in terms of friability and fertility, and demarcates this area as the most productive in the state. The terrain and soil have historically enabled farmers to grow grain crops, especially wheat, in great abundance. Throughout the eighteenth century, farmers from this area supplied the reknowned Brandywine Mills, near Wilmington, with wheat. Butter was also produced in commercial quantities and was a cash crop along with wheat. However, by the end of the eighteenth century, due to poor farming practices, even these rich soils were exhausted.

One of the nation's first Agricultural Societies was formed in New Castle County in 1804 by farmers alarmed by the depressed state of agriculture. The society's goals were to encourage the farmer to practice scientific farming. An equally important tenet of the reformers in southern New Castle County was the reconsolidation of farmland. During this period of poor harvests, depressed land values and depopulation, wealthier landowners were able to acquire substantial amounts of land. The acquisition of land altered the character of farming and the social relationships between farm worker and landowner. Agriculture as business was to emerge from the ashes of this agrarian depression.

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Farmers developed the business side of agriculture by keeping records of virtually every aspect of the farm and determining the cost effectiveness of each factor. Slavery was discontinued late in the eighteenth century because day labor was deemed more economical and efficient. Owner and worker relationships were formalized through contractual agreements. Portions of consolidated land holdings were run as individual farms by farm managers on a crop share basis. The houses built for the managers were comparable in form and finish to the landowner's dwellings although less ostentatious. The construction of these managers' homes represents one aspect of the rebuilding phenomenon. Tenant farming was often somewhat centralized with farm machinery taken from farm to farm instead of each tenant having his own. With the advent of horse-drawn machinery, landowners were able to invest heavily in order to better engage in capital intensive grain farming where equipment and speed were needed to plant and harvest in a short period of time. The same advantages were afforded to farmers in the mid-west who flooded the wheat market after the Civil War. During this period, Delaware farmers began cultivating peaches as a cash crop for export to the large eastern cities.

Peaches were grown in Delaware during the eighteenth century primarily for distillation into brandy. Peach trees were first planted to bear market crops in 1832 near Delaware City, and were planted throughout central and southern Delaware from 1850 to 1900. The extension of the railroad and the invention of the "arctic" car enabled orchardists to plant prodigious numbers of trees and be relatively assured of prompt delivery to the big cities. Land values soared, sometimes doubling, between 1850 and 1870. Peach culture declined rather quickly in north central Delaware due to a glutted market and the natural 20-year life span of the peach tree. The greatest factor in the decline was the onset of the "Peach Yellows," a blight which destroyed the fruit and eventually killed the tree.

As greater numbers of trees were planted in southern Delaware and adjacent lands in Maryland, farmers in the north central hundreds returned to the traditional grain and butter cash crops. Some wealthy farmers acquired property in Maryland to continue peach cultivation. The prosperity of this era has led to a local tradition of calling large farm dwellings "Peach houses." These buildings should be more appropriately called "Wheat houses," since it was principally the cultivation of that crop which enabled the farmers to erect such structures.

The dwellings that survive today in the Pencader, Appoquinimink and St. Georges Hundreds were the homes of the wealthy who redefined the architectural landscape even as they redefined farming practices and social relationships. Prior to 1820, houses were constructed on a hall-parlor plan with outbuildings for domestic service functions. The nascent renewal began with the remodeling of older homes in the 1820's and 1830's. The architectural style which emerged featured an unheated center stair passage, and combined Gothic, Italianate and Greek Revival styles expressed in a rather subdued manner. Domestic functions, formerly relegated to outbuildings, were incorporated into the dwelling in the form of a service wing, lending to the building an L-configuration.

B. T. Biggs' father, John Biggs, lived in a log house (N-6230) facing Bethel Church Road northeast of the nominated site. In 1846, John Biggs built the ell-plan brick

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house which was conveyed to Benjamin in 1861. An identical brick house was built on the adjacent farm to the north for or by Benjamin's brother, Sewell C. Biggs. The log house passed out of the family's hands sometime before 1868. By 1893 (as listed on Baist Atlas), Sewell Biggs had acquired two other farms on Bethel Road, augmenting the family farm with tenant farms.

Benjamin Thomas Biggs seems to have done well at whatever he put his hand. Born in 1821, Benjamin was educated at private schools, Penington Seminary in New Jersey, and Wesleyan University at Middletown, Connecticut. At 25, he was commissioned a major of the Delaware Regiment created for the Mexican War. In 1852 (at 31), he was elected to the convention to amend the State Constitution. In 1860, he was defeated in a bid for a Congressional seat on the Democratic ticket, however in 1868 he was elected and in 1870 returned to that office. During this same period, Benjamin Biggs was elected a director in the Citizens National Bank of Middletown, and elected a director, and then president of the Queen Anne's and Kent Railroad which was extended into Maryland. In 1887, Benjamin and his sons owned 67,000 peach trees in Queen Anne's and Kent Counties, Maryland, where he was able to make a healthy profit on his crop. Scharf, in his late nineteenth century history of Delaware, states that profits were gained "by the advantages afforded by the Queen Anne's and Kent Railroad." In 1887, Benjamin Thomas Biggs was elected governor of Delaware.

As Governor, Benjamin Biggs advocated a state constitutional amendment to give a greater share of votes to Wilmington and northern Delaware in legislature. He also supported the construction of a state prison and insane asylum (Delaware State Hospital, 1889). Legislation passed during his tenure includes: a law making husbands support wives and children; and authorization of a referendum for a constitutional amendment.

The political climate in Delaware during the last quarter of the nineteenth century was particularly bleak. In 1886, the "American Magazine" referred to Delaware as being in "the medievil period of politics." The 13th, 14th and 15th amendments to the United States Constitution were not ratified by Delaware until 1911. Democrats were virtually assured election for the last quarter of the nineteenth century due to legalistic manipulations of the tax rolls regarding delinquent tax payers, in particular black Republicans.

Level of Significance

The Governor Benjamin T. Biggs site is significant as an example of the mid-nineteenth century rebuilding period of north central Delaware. The site is lent more significance as the home of Governor Biggs, who, like his neighbors, participated in all aspects of society: agriculture; business and politics. Because of its association with Governor Biggs, state significance is being claimed for this site.

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Historic Context

The Governor Biggs Farm is located in the upper Peninsula zone of Delaware. The dwelling was erected during a period of increased industrialization in manufacturing and increased capitalization of business, transportation and agriculture. The 1830 - 1880 period was a time when agriculture in Delaware became more of a business operation and less of a family occupation. This was especially true of wealthy farmers such as Biggs.

The 1880 - 1940 time period in Delaware was characterized by increased growth of all of the towns and cities in the state. Both the cities and the new suburbs increased in population. This growth created new demand on the Delaware farmers to supply the cities in Delaware as well as the mid-Atlantic region with food. It was during this period that a majority of the outbuildings were constructed and when the landscaped garden site was developed.

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9. Major Bibliographical References

See Continuation Sheet.

10. Geographical Data

Acreage of nominated property 4 acres

Quadrangle name St. Georges, DE

Quadrangle scale 1:24000

UTM References

	Zone	Easting	Northing
A	18	435860	4374000
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

The boundary of the nominated property coincides with the legal parvel as indicated on the attached sketch map, which is referenced: New Castle County Property Tax Map, 1985, parcel number 11-061.00-012.

List all states and counties for properties overlapping state or county boundaries

state	NA	code	NA	county	NA	code	NA
state	NA	code	NA	county	NA	code	NA

11. Form Prepared By

name/title Hubert F. Jicha, III, Assistant Historic Preservation Planner

organization New Castle County Department of Planning date December 1986

street & number 2701 Capitol Trail telephone (302) 366-7780

city or town Newark state Delaware

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national X state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title John R. Kern Director, DE Div. of Hist. & Cult Aff. date 7/22/1987

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: date

Chief of Registration

05/02/2005 DE STATE HIST PRESERVATION OFFICE

G. William Baist, Atlas of New Castle County, Delaware, (Philadelphia: G. William Baist, 1893).

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Clay H. Reed, editor, Delaware-- A History of the First State, (New York: Lewis Historical Publishing Company, Inc., 1947).

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U. S. Dept. of Agriculture, Soil Survey New Castle County, Delaware, (Washington, D. C.: GPO, 1970).

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Governor Benjamin T. Biggs Farm (N-5123)

In my opinion, the property ✓ meets ____ does not meet the National Register Criteria.

Rita Justice 2-10-87

Rita Justice
County Executive
New Castle County, Delaware

Date

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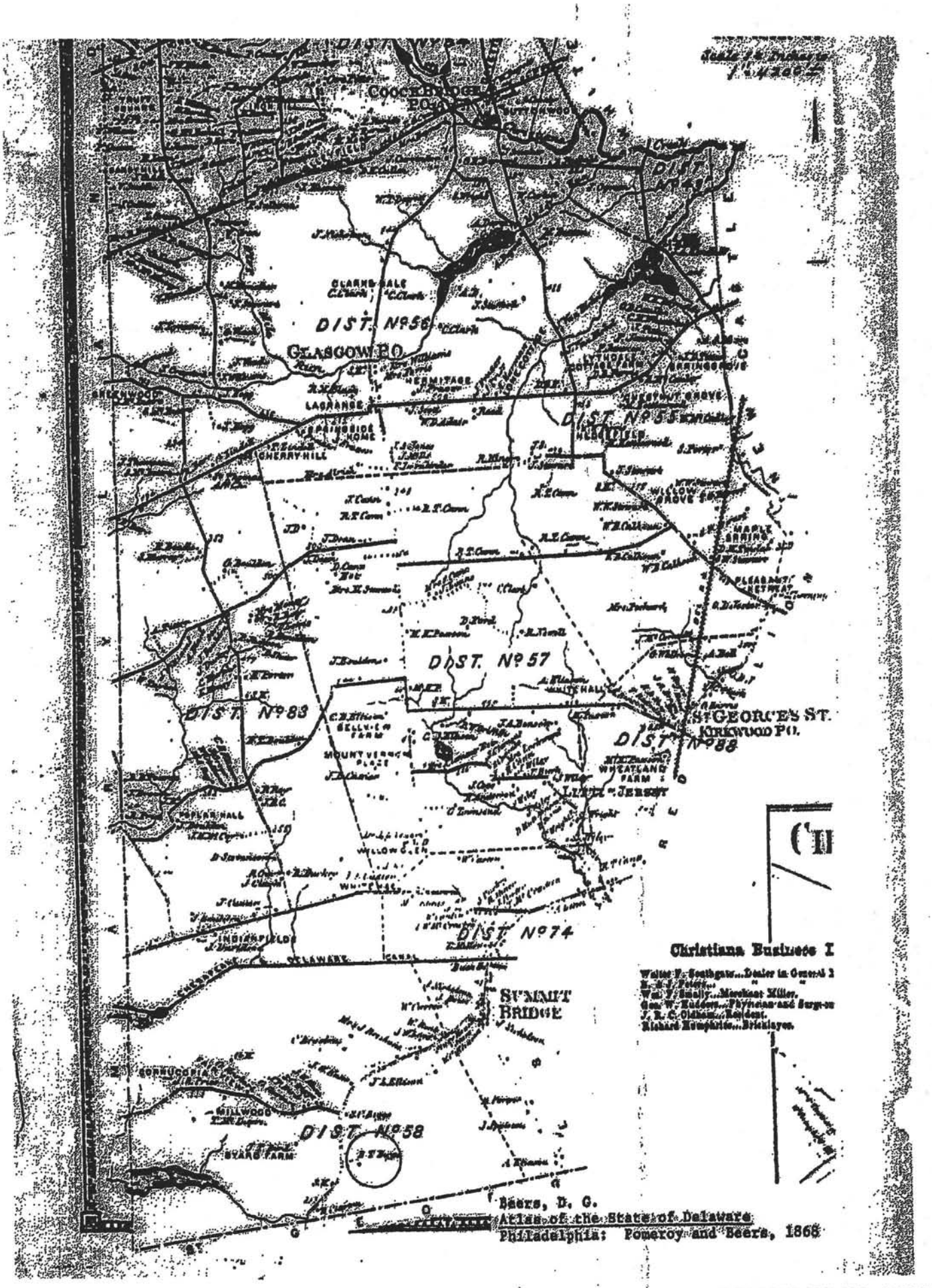

Beers, D. G.
Atlas of the State of Delaware
Philadelphia: Pomeroy and Beers, 1868

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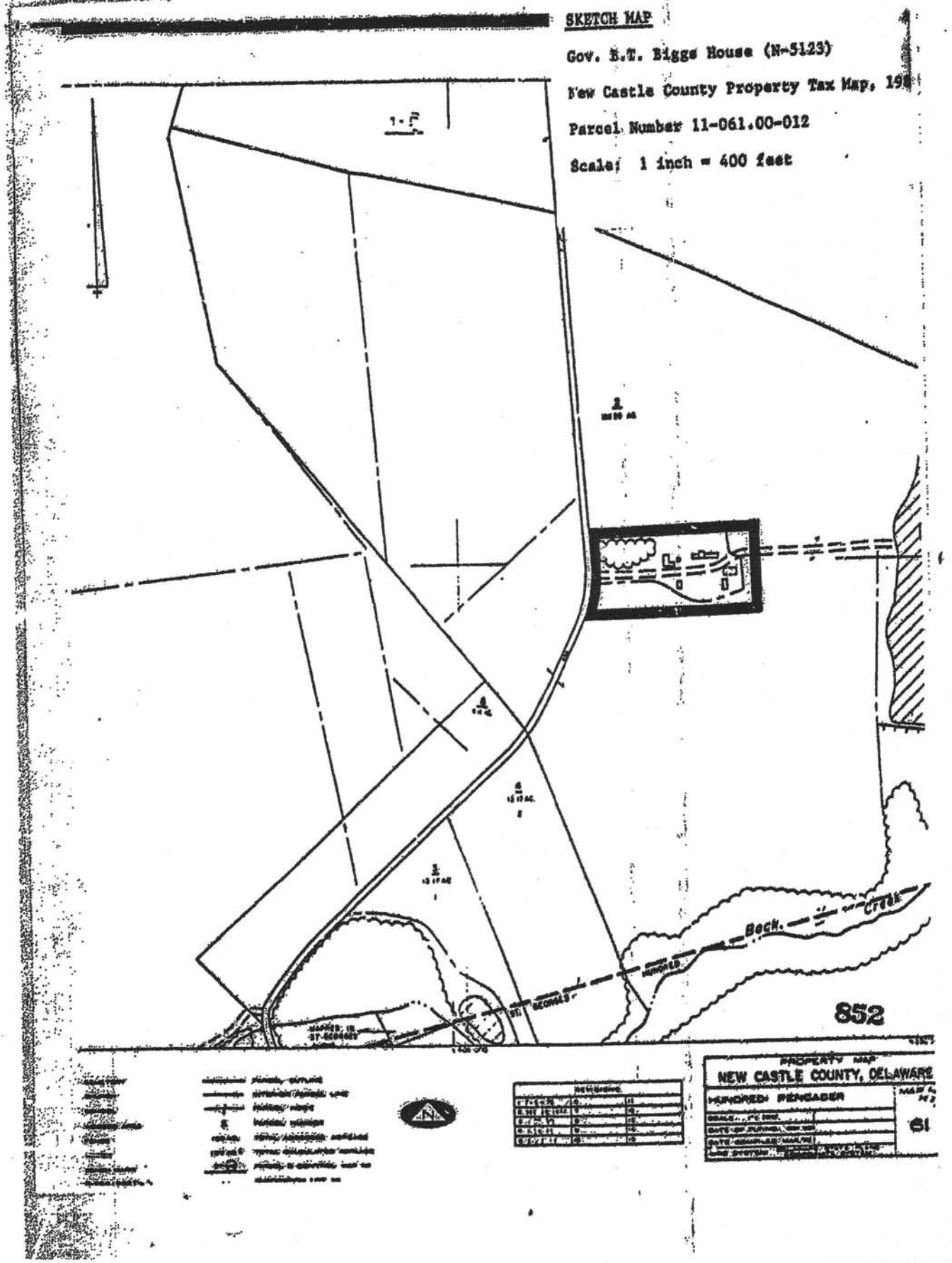

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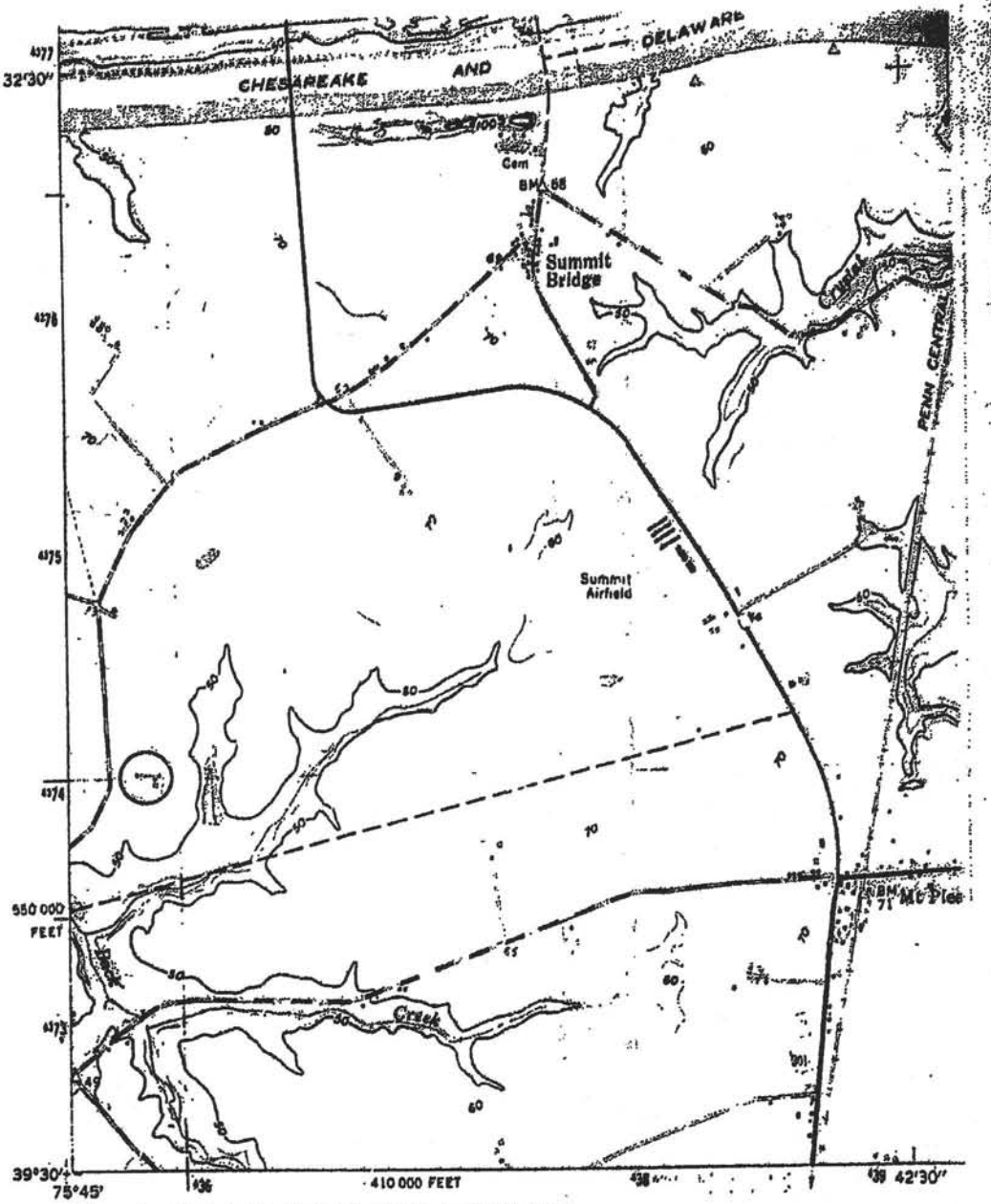


Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS and USCE

Topography from aerial photographs by Kelsh plotter

Aerial photo... 1951. Field checked 1953

...000-foot grid ticks based on

...sverse Mercator grid ticks,
...927 North American Datum
...orth American Datum 1983
... meters south and
... dashed corner ticks

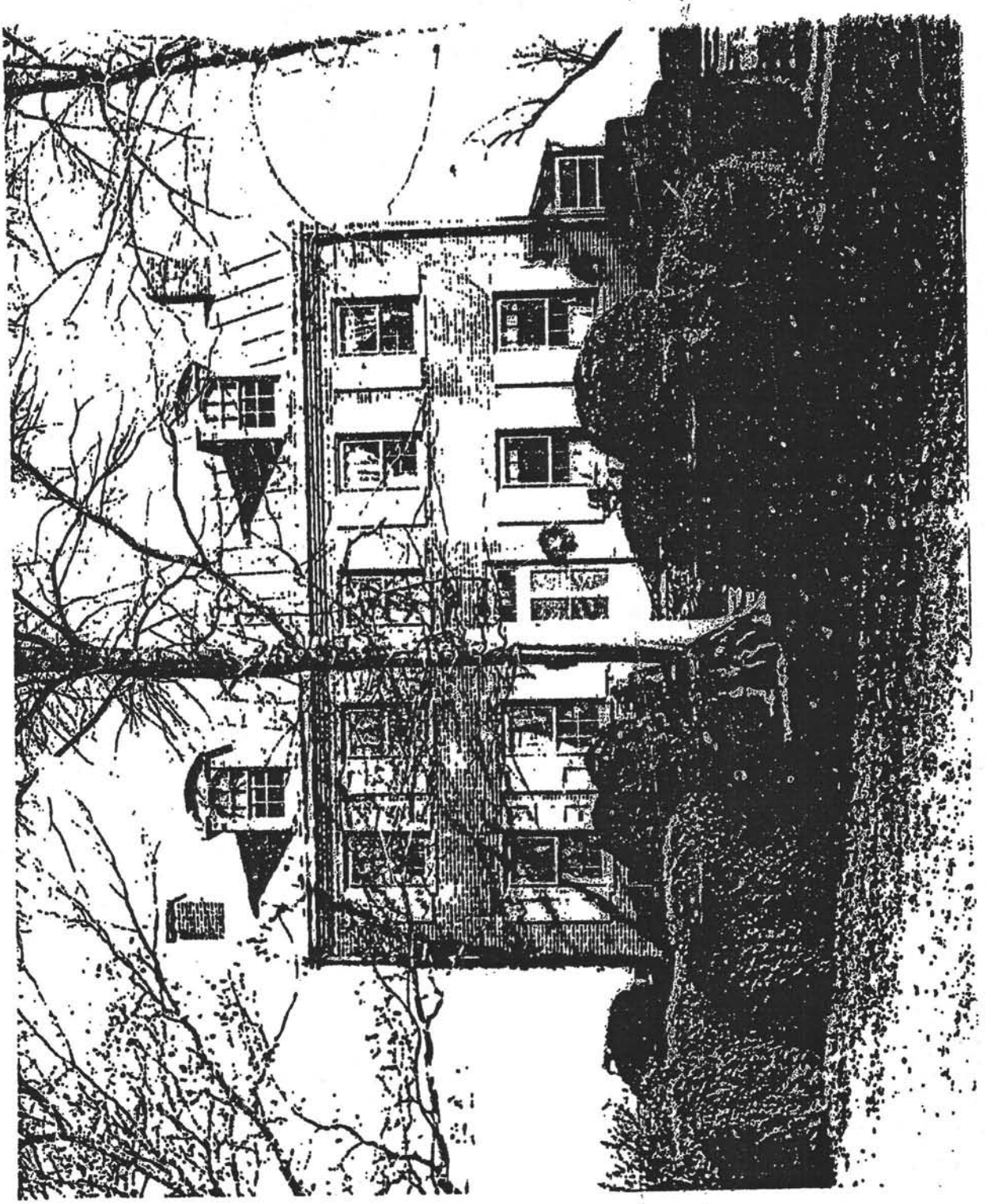
...mpiled from aerial photographs
...ion not field checked

UTM GRID AND 1970 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

Governor B.T. Biggs House (N-5123)
Saint Georges, Del. Quadrangle
7.5 minute series
Scale 1:24,000
1953, Photorevised 1970

18/435860/4374000

05/02/2005 DE STATE HIST PRESERVATION OFFICE



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NAME: Governor Benjamin T. Biggs Farm (N-5123)

LOCATION: Choptank Road

PHOTOGRAPHER: Hubert F. Jicha, III

DATE: January, 1987

LOCATION OF NEGATIVE: Bureau of Archaeology and Historic Preservation
Dover, Delaware

DESCRIPTION: View from West

PHOTOGRAPH NUMBER: 2 of 9

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N-5146

Property Name: Armstrong-Walker House, Built ca. 1870

Location and Verbal Boundary Description:

The Armstrong-Walker Farm is located on the west side of route 896 approximately .65 miles south of its intersection with route 429. The nominated parcel contains five acres including the house, a timber framed horse barn, and the yard. A more recent outbuilding near the house is set outside the nominated acreage.

The nominated parcel begins at a point 500 feet north of the intersection of the present farm lane and the west side of route 896, continues west for 800 feet, turns southward at 90° and runs for 700 feet, and then turns eastward at 90° and runs back to route 896. The final line closes the boundaries between the points where the north and south property lines join route 896. The nominated acreage includes all grounds, buildings, and sufficient acreage to protect the setting as a whole.

UTM ~~18.37940.69140~~ Tax parcel 13-017.00-007

Owner: B. Irvin Armstrong

Armstrong Corners

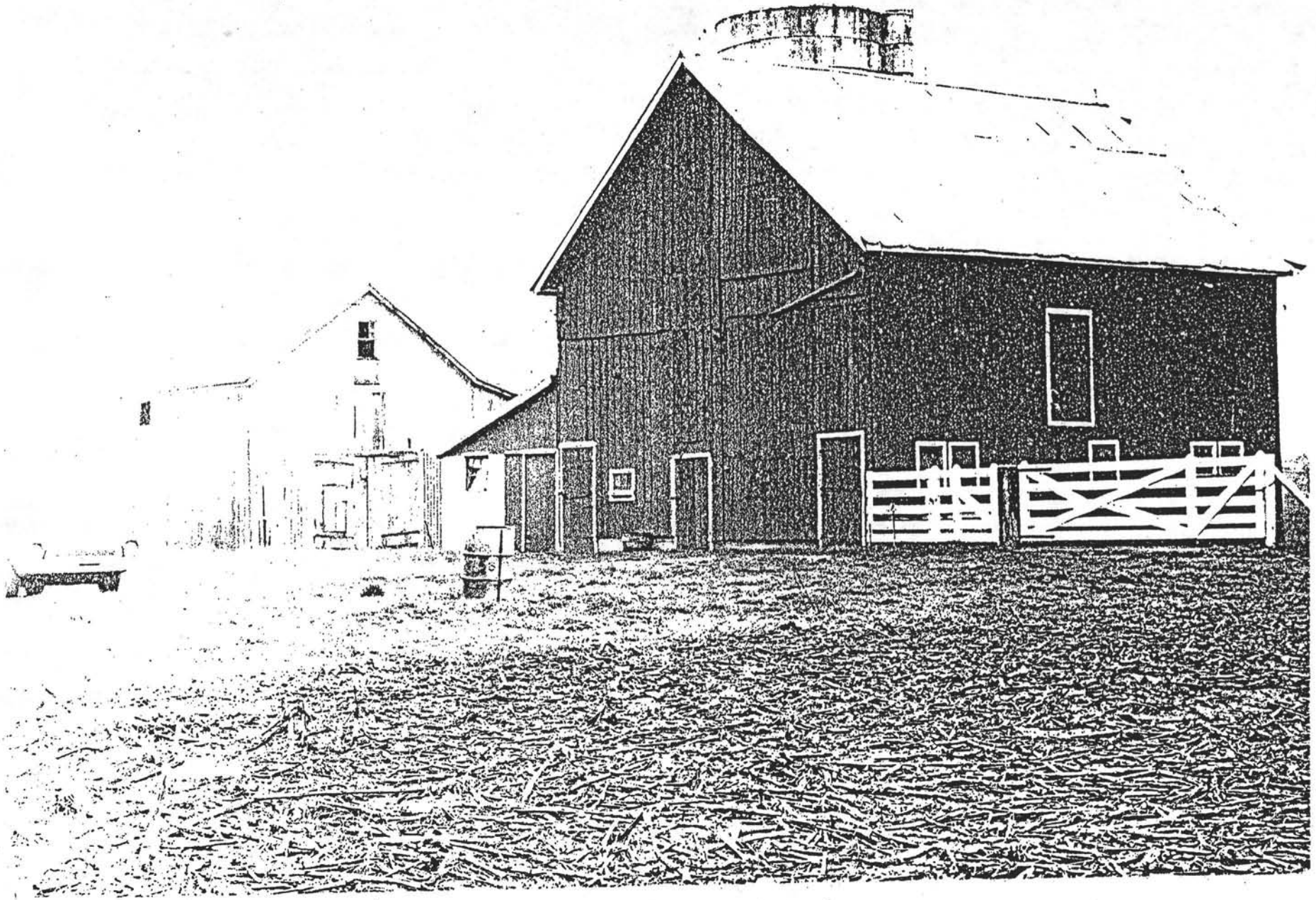
Middletown, Delaware

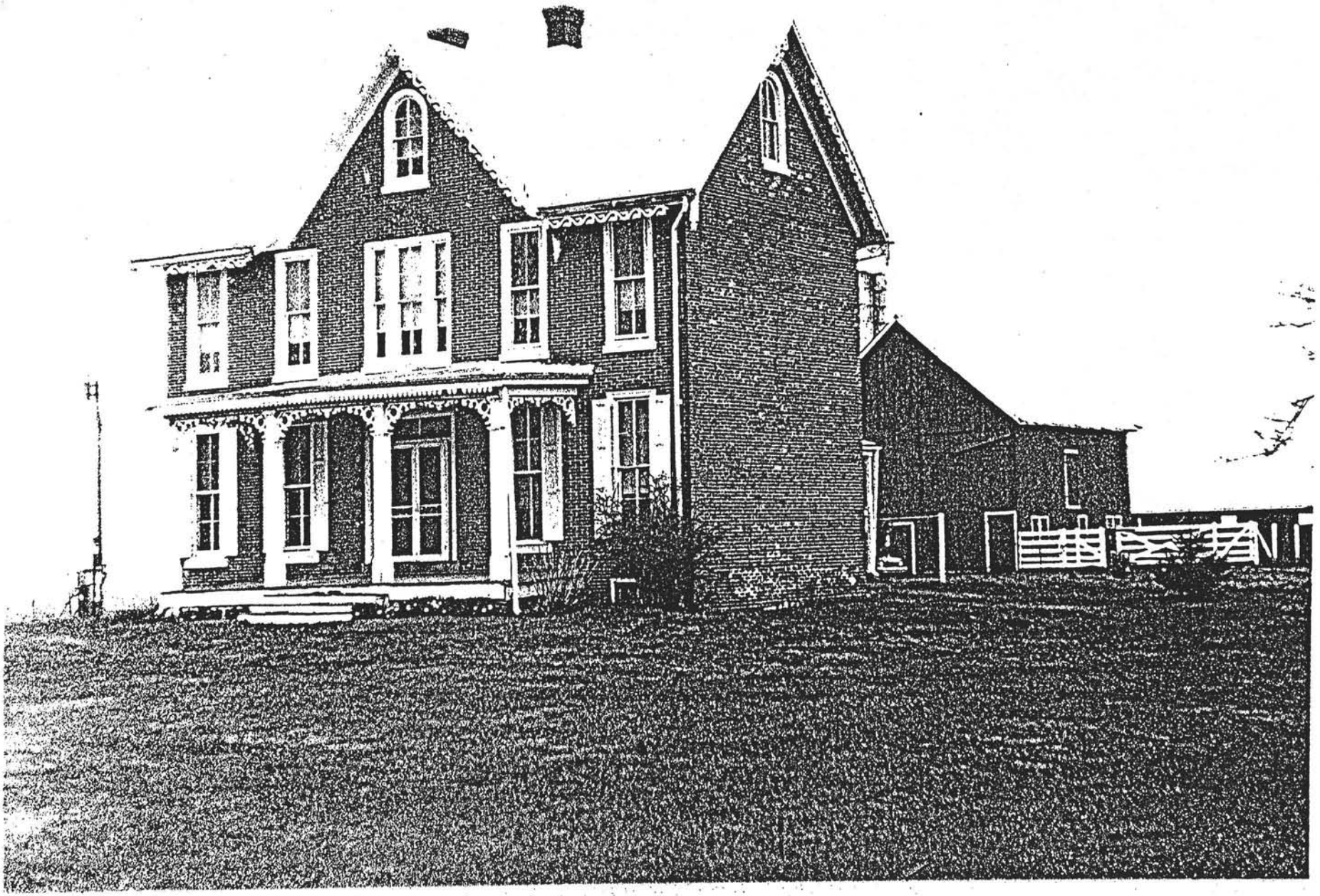
Description:

The Armstrong-Walker House is a two-and-a-half story brick dwelling with an original brick service ell and a later 19th century frame kitchen added to the west end of the ell. The front of the house, laid in pressed brick mechanical bond with butter joints, displays a balanced five-bay facade complete with elongated four-over-four light sash windows, a double leaved entry door, and cross gable. The windows on the east elevation are finished with marble sills and framed architraves, and, on the first floor, are provided with three panel solid panel shutters. The central bay of the second floor is accentuated through its tripartite division into a four-over-four light central element flanked on either side by two-over-two light units. Above the central bay of the second story is the brick cross gable which is finished with a simple round arched opening under an austerely ornamented verge board. The main entry

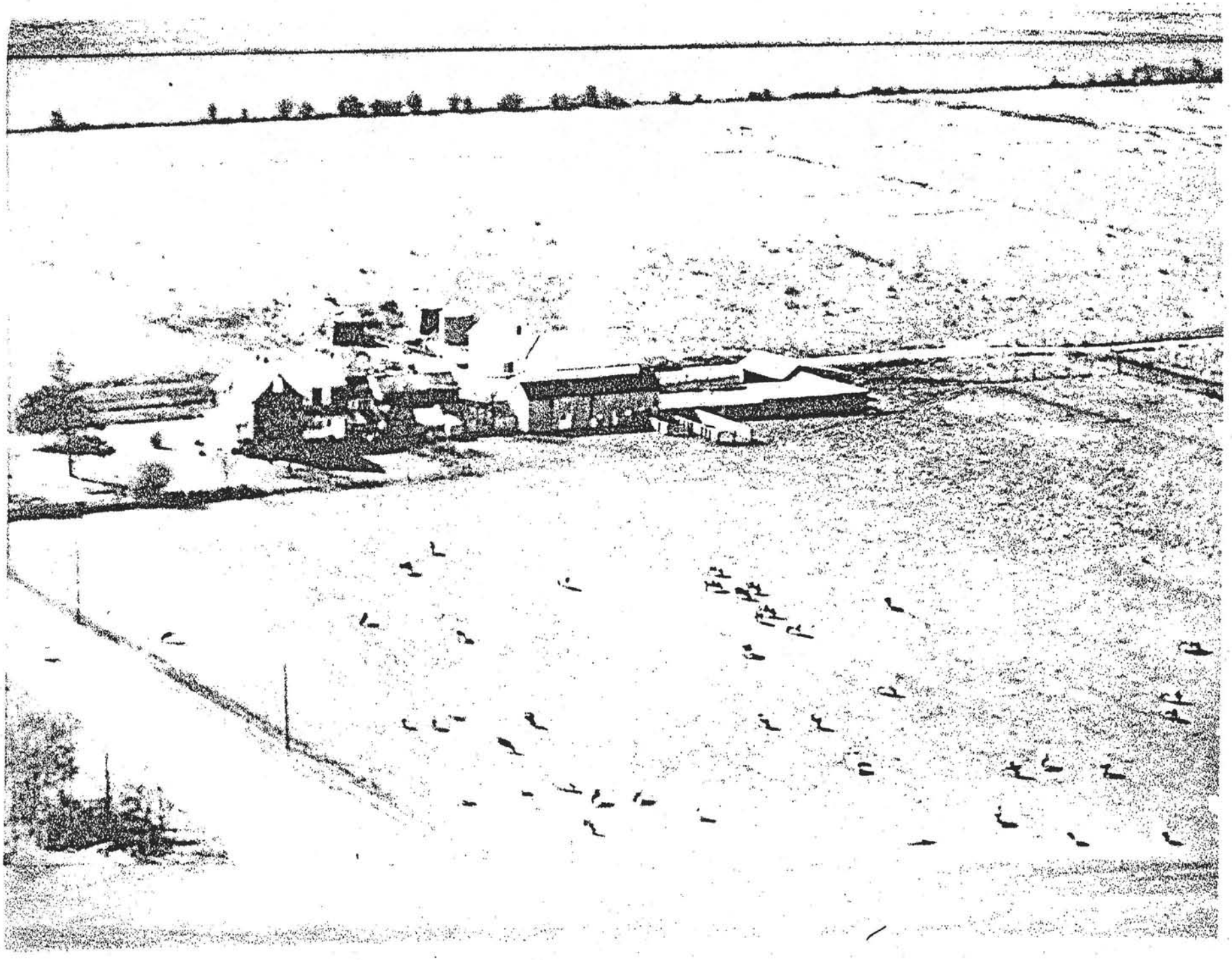
Whatever the causes of Walker's success in a difficult economic period, the fact remains that his house is one of the last major architectural statements generated out of the rebuilding period of St. Georges Hundred.

Nomination by B. Herman and William Macintire





1895



N-5148

Property Name: Rosedale (Mary Del Farm)

Location and Verbal Boundary Description:

Rosedale stands in a rural area 1.3 miles to the west of Middletown in the northwest corner of the junction of Rt. 435 and Rt. 437. The nominated parcel includes approximately five acres containing the house, grounds, and outbuildings. Of the numerous structures standing in the complex only the dwelling, hay barn, barn #1 (see attached map), and mash furnaceare eligible for listing. All other structures are noncontributing elements.

The nominated parcel begins on the northside of Rt. 437 550 feet north of its junction with Rt. 435. It runs north for 650 feet, where the line turns 90° to the west and continues for 400 feet. Here a 90° angle is formed and the line runs for 650 feet south back toward Rt. 437, and the boundary is formed by joining the two points along the north side of Rt. 432,

The nominated parcel includes sufficient acreage to protect the house, outbuildings, grounds and immediate setting.

UTM 18.35860.67820 Tax parcel 13-021.00-007

Owner: Mary Odom

P. O. Box 108

Middletown, Delaware

Description:

The main house, rectangular in plan, measures approximately 45 feet by 25 feet, with five bays forming a symmetrical facade. A wing attached to the east gable end forms an ell and is contemporary to the main house. Construction material is brick laid in common bond. All the brick has been painted white. A belt course four bricks wide runs around the north (main) facade of the house just above the first floor. Also on this facade is a water table, formed of seven courses of brick from the ground up to a molded quarter-round brick on the seventh course. The water table ends at the corners and runs to approximately 1.5 feet of either side of the main central door, where it drops to two courses with a molded brick until it reaches the door trim.

The house has a gable roof, covered with slate and trimmed with a wooden box cornice with a bed molding. There are two interior gable end brick chimneys. The house has two dormers on the facade; each is gabled with return and windows are semi-elliptical on top and have six-over-six light sash. The wooden gable ends on the dormers overhang slightly and the windows are trimmed with wood molding. The sides of the dormers are covered with weatherboard.

The main facade has five windows on the top and four on the bottom. They are double-hung, six-over-six sash type. Windows have molded wood sills, framed with molded wood surrounds. Shutters on the bottom have three recessed and beveled panels; the first two are identical in size and the top one is smaller. All shutters are painted red, and most have decorative iron shutter dogs. The top shutters are louvered. Underneath each ground floor window is a small basement window.

The house has a single central door on the main facade. The door has six panels which are recessed and beveled. The door has a wood architrave with ogee moldings. A wide lintel underlies a recessed semi-circular fanlight. The fan light consists of six radiating muntins that are scalloped at the top edges, producing a spider-web effect. The inside or recessed section of the fanlight is about 10 inches deep with four square, carved panels with a section of molded beaded wood in the center. Brick steps with a simple iron railing lead up to the door.

The northeast two-story wing that forms the ell is also brick, with a gable roof, and lies on an uncoursed rubble foundation, and there is no water table or belt course. There are two evenly spaced doors on this facade, each with a small veranda type porch approached by brick steps. Each veranda has a wood bargeboard cut with a zig-zag design. Windows are double hung sash type, with six-over-six lights, and wood trim. Between each door are two windows that are flush with two windows on the second floor. The second floor has a third window over the northernmost door, creating a non-symmetrical facade. Wooden shutters on the second floor windows are louvered while those on the ground floor are made of horizontal wooden slats. Shutters are painted red, like the main house. This wing has a single, small interior brick chimney near the northwest wall of the house.

Between the two porches is a battened door that leads to a full basement. The basement material is brick pointed with mortar; floors are earthen.

The house is built on a center hall plan; one room deep and two rooms wide with a central stair. The ell, provides two additional rooms on the northeast corner. The dining room and the sitting room have fireplaces (on the outside wall, east and north respectively). The dining room had a six-panel door surrounded with wood molding and a wide transom bar across the top, reminiscent of the outside door. Also, the door jambs are very wide and decorated with three recessed wood panels.

The central stairway that led to the upper floors was wood with a wooden railing, and carved wood decoration on the risers.

Near these rear steps on the second floor is a very narrow, set of stairs that lead straight up to the chimney structure on the east gable end of the house. This upstairs area is the attic, but it may have also been used as a chamber. The east side of the attic is vacant, with two small windows on the east side. The west side has been fitted with a full cedar closet. Two small windows are infilled and can be seen in outline from the outside.

Several wings have been added to the house, some of which have already been mentioned. A three-bay, one-story wing constructed of a wood siding has been added to the west gable end of the house. It has been painted white and has windows and shutters that match the main house. Two wings were added to the rear (south) between 1960 to 1965.

The property contains a number of outbuildings that lie behind, or to the north of the house and roughly form a "U" shape. They are now used for the care and grooming of horses and related activities. It appears that at least two buildings are older than all the others. For purposes of clarity, buildings will be discussed according to physical layout, moving from the house northward. The first building that lies northwest is a one-story structure with wood siding and a small enclosed front porch. It now serves as the office for the farm. The attached barn is one of the oldest on the property. It is now used for mare stalls, and another newer barn is attached to this at a right angle. Other outbuildings on the property with the exception of the hay barn appear to be made of corrugated steel siding and roofs. Behind the office is a "bunkhouse" that was supposed to have been occupied by workers for the previous owner.

To the rear of this is a rectangular building used for breeding stalls. In the front (south) of the building is a horse ramp. Moving to the north is an open pole barn used for gear, oil, equipment, etc. It is supported by four circular posts and is weather boarded. There are two feeding troughs, a water basin, and a large equipment/machinery shed to the rear of this building. To the west is a second building dating from the nineteenth century. This outbuilding is an addition to Barn #1. It is a two-story, drive-through, rectangular structure with hay mews on the second floor and has horse stalls on the bottom. This building is also constructed of wood siding.

Perhaps the most unusual and possibly the oldest structure among these outbuildings is a brick fireplace. It is approximately 5' x 5' and about 3' high, with a high stack, probably about 12', centered at the back. In the front is a double semi-elliptical iron door where wood was put in to stoke the fire. In the center of the fireplace, on top, is a circular iron vat where a mash was cooked for the horses.

Historic Background and Significance:

The earliest mention of the property is 1792 when a John Reynolds willed a tract of land that encompassed Rosedale to his grandson, Joshua E. Driver, who, in 1847, sold

this tract (158 acres, 8 perches) to Thomas Murphey. John Reynold's original property, is also shown on an 1801 map of Maryland and Delaware. The 1804 Tax Assessment still lists the property as belonging to John Reynold's original property; is also shown on an 1801 map of Maryland and Delaware. The 1804 Tax Assessment still lists the property as belonging to John Reynolds, who possessed 350 acres, 250 of them improved, with a dwelling house, kitchen, barn, stable, granary, livestock and four slaves. The total value was assessed at $2,100.

Until 1847, the exact owners of this property are uncertain partly because descriptions in the deed records (which were gleaned from chain of title lists in later deed records) are not always in accord with what appeared to be the correct geographical location. Previous owners were sometimes cited by name only and a search through the deed indexes indicated that five of these individuals in fact owned or sold numerous properties in the area during the early nineteenth century. Also, because the Rosedale property is so close to the Maryland border, earlier records would have been found in Cecil County, Maryland deed registers. At one time the property appears to have been a part of Bohemia Manor, one of the earliest tracts of land in the area.

Thomas Murphey acquired the property in 1847. Before that, in 1831, he had also acquired a tract of land that consists of "Bohemia Brick Mill, with dwelling house, outhouses, and several lots of improved land and unimproved land for convenience of the mill". Two years later he acquired another portion of the mill property, "lying and being partly in Cecil County, and partly in New Castle..." This mill would have been located over a mile from the Rosedale house on the Little Bohemia in Cecil County. It is possible that Rosedale was the "dwelling house" for the mill, and a mill appears on the Shallus 1801 map (in Maryland).

By 1847, the land had been resurveyed, and now Thomas Murphey owned and lived on the Rosedale property (158 acres plus 8 perches). Here he stayed until his death in 1878, where upon the property remained in the hands of family members until 1891. According to the 1850 manuscript census, Murphey was born in Maryland, was married and had three children. Also living in the house was an adult relative, Thomas C., and an unrelated adult white woman. Murphey also owned three slaves at the time. Murphey's farm was not found in the agricultural census for 1850, but the population census values his real estate at $3,800. The 1860 agricultural census values Thomas Murphey's farm, at $12,000, which includes property, farm machinery, livestock, and crops. Crops include wheat, Indian corn, oats, potatoes, and dairy products. The census does not indicate that he owned any orchards at this time.

Murphey was active in the Middletown community. In 1851, he and his wife, Susan, belonged to the Forest Presbyterian Church, Middletown, where he and Thomas C. Murphey were also on the board of trustees.

In addition to agriculture, Murphey's family continues to be associated with milling. The 1849 Rea and Price map shows a "T. Murphey's Ct. & Wool.n Factory" located just

over the state line in Cecil County on Bohemia Creek. The only other mention of this mill was in Scharf's sketch of the Cochran family, where he states that around 1805 James Cochran "bought" and removed to a farm on Bohemia Manor, Cecil County, Maryland, near what is now Murphey's Mill Pond". In the 1850 Rea and Price map, this mill is simply cited as "Murphey's Factory". The mill is not found on any later Delaware maps, although later maps for Maryland were not investigated. However, a mill exists in that location in a 1794 Griffith map for Maryland, and on an 1801 Shallus map of Maryland and Delaware. It is possible that this was actually the earlier Bohemia Mill.

Thomas Murphey was obviously a man of means as evidenced by his substantial dwelling house, farmlands, livestock, mill and farm produce. He was also active in bank affairs; in 1860 he was an officer at the Citizen's Bank of Delaware, and five years later was a director at the bank. By 1870 the agricultural census shows Murphey's property value had now risen from $12,000 just a decade ago to $20,000, and he now had hired help. Besides other crops, Murphey held orchards valued at $2,100. By the next census, (1880) the property was also valued at $20,000, but it was now expanded to 200 acres. Thomas C. Murphey now owned the property. Orchards covered 25 acres, with, 2,400 peach bearing trees, and one acre of 24 apple trees.

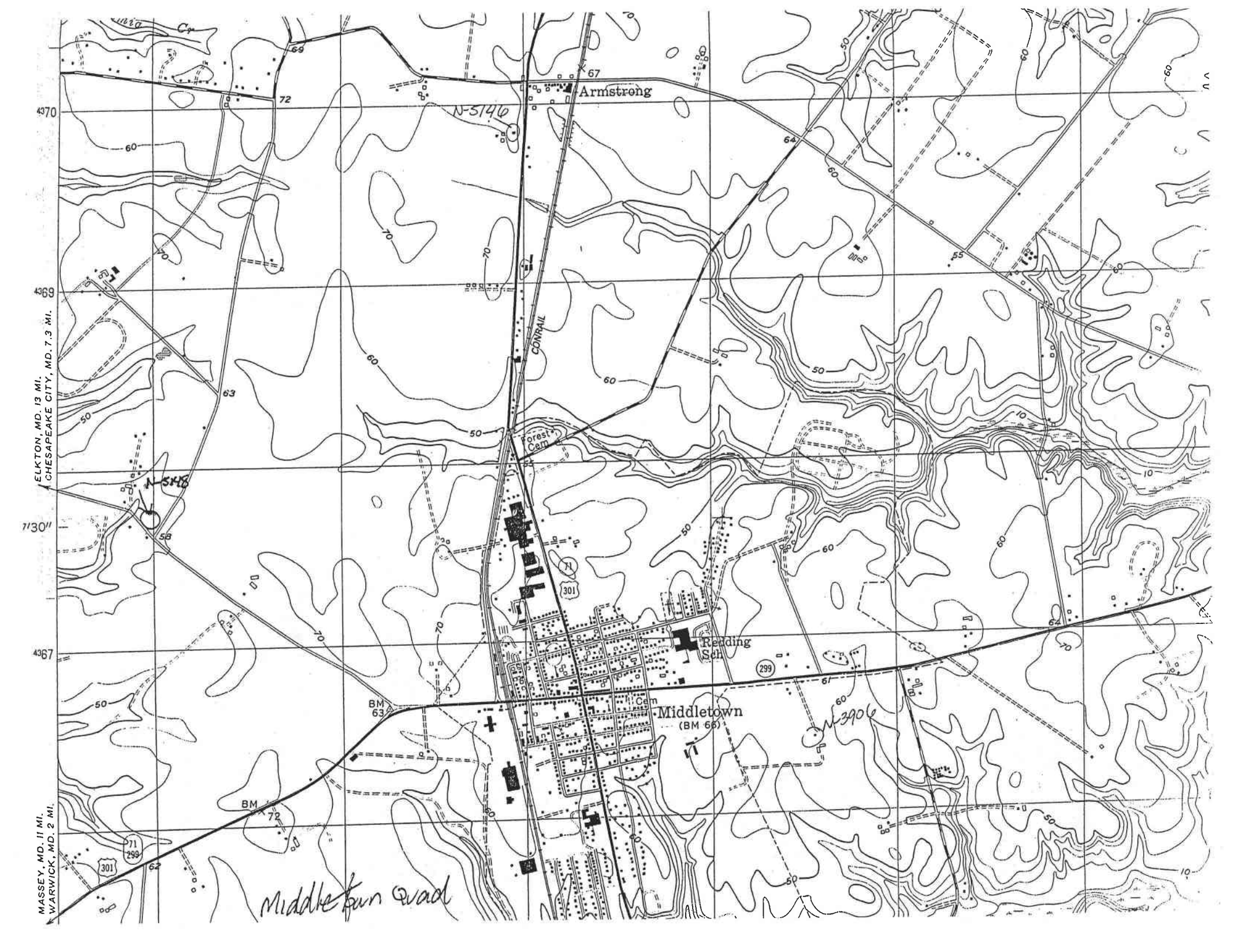
By the end of the nineteenth century the "peach boom" had collapsed. In 1887, the property sold for $16,000. It was sold at a sheriff's sale in 1892, and sold again in 1897 for a mere $6,000 - one-third of its peak value. In 1913 the property commanded $11,500, but during the Depression, it sold for $5,000 at sheriff sale.

For the last few decades, the property was used as a horse farm; a track was built and additional buildings were added for the breeding and training of race horses, and "Rosedale" flourished once again.

Although additions, (principally rear) were added, the house possessed much if not most of its integrity both outside and in. The original facade appeared to be mostly unchanged; the bricks were repointed and painted over. Window and door placements, dormers, were intact, as was the roof and roof trim. Window and door trim and panelling retained their original design and carving, both inside and out.

The significance of Rosedale lies in its prominent architecture characteristic of the farming economy during the mid-to-late nineteenth century in St. Georges Hundred. This Georgian farmhouse posseses a well-executed style and quality that was an indication of the prosperity and perhaps of a bold and optimistic outlook that pervaded the minds of builders, farmers, and merchants in nineteenth-century St. Georges Hundred.

Nomination by Lauren Archibald


Armstrong
N-5146
CONRAIL
Forest Cem
Redding Sch
Cem
Middletown
(BM 66)
BM 63
BM 72
N-5146
N-3906
ELKTON, MD. 13 MI.
CHESAPEAKE CITY, MD. 7.3 MI.
MASSEY, MD. 11 MI.
WARWICK, MD. 2 MI.
4370
4369
4367
7'30"
71
301
299
Middletown Quad

Rosedale
CHR #: N-5148
Location: RT# 435 + 437
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
SOUTH

Photo #: 1 of (6)

2772-3

Rosedale

CHR#: N-5148

Location: RT# 435 & 437

St. Georges Hundred

Photo: CHAE; March 1984

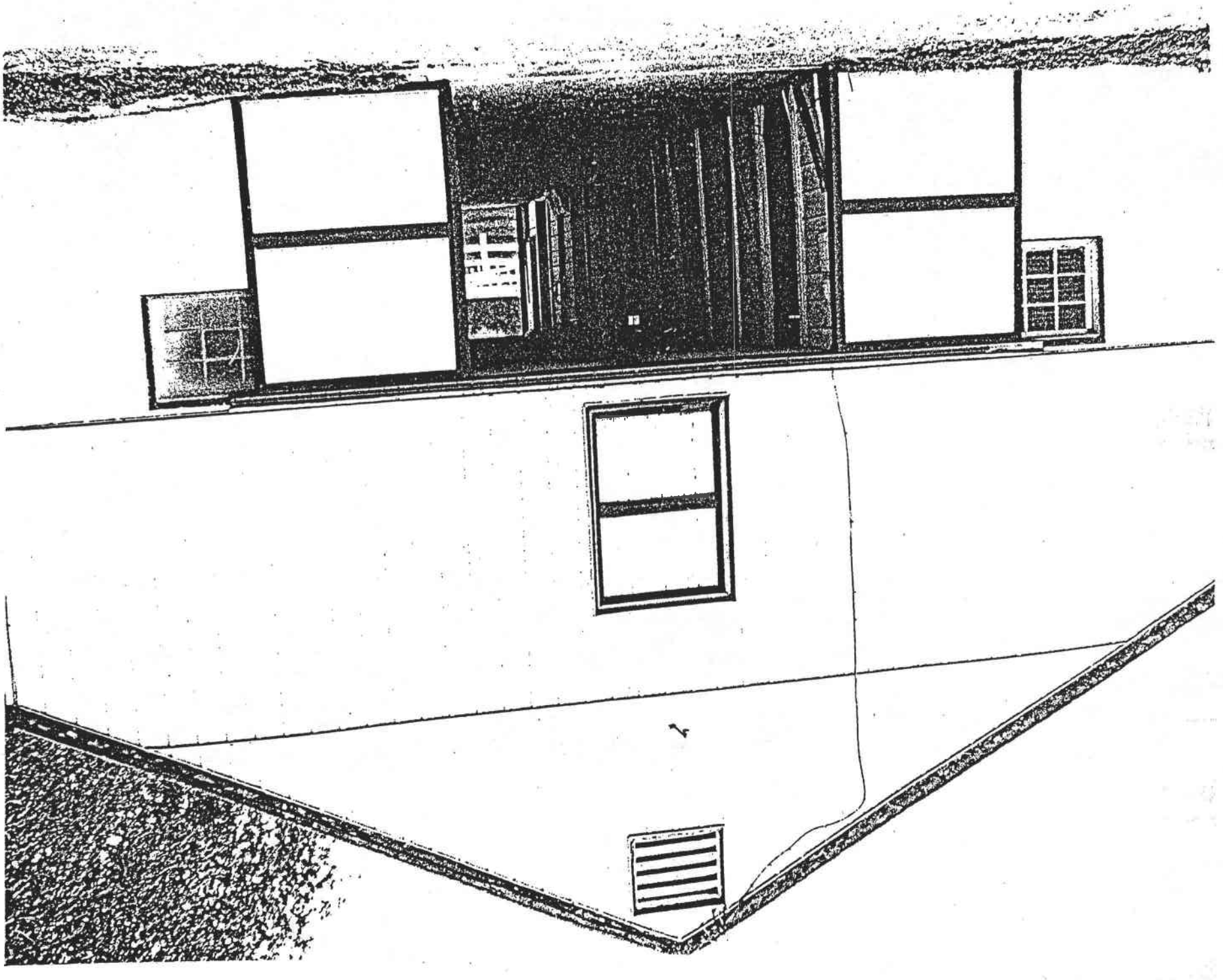
Photo Location: Delaware BAHP

View From

North

Photo #: 2 of (6)

2772-5



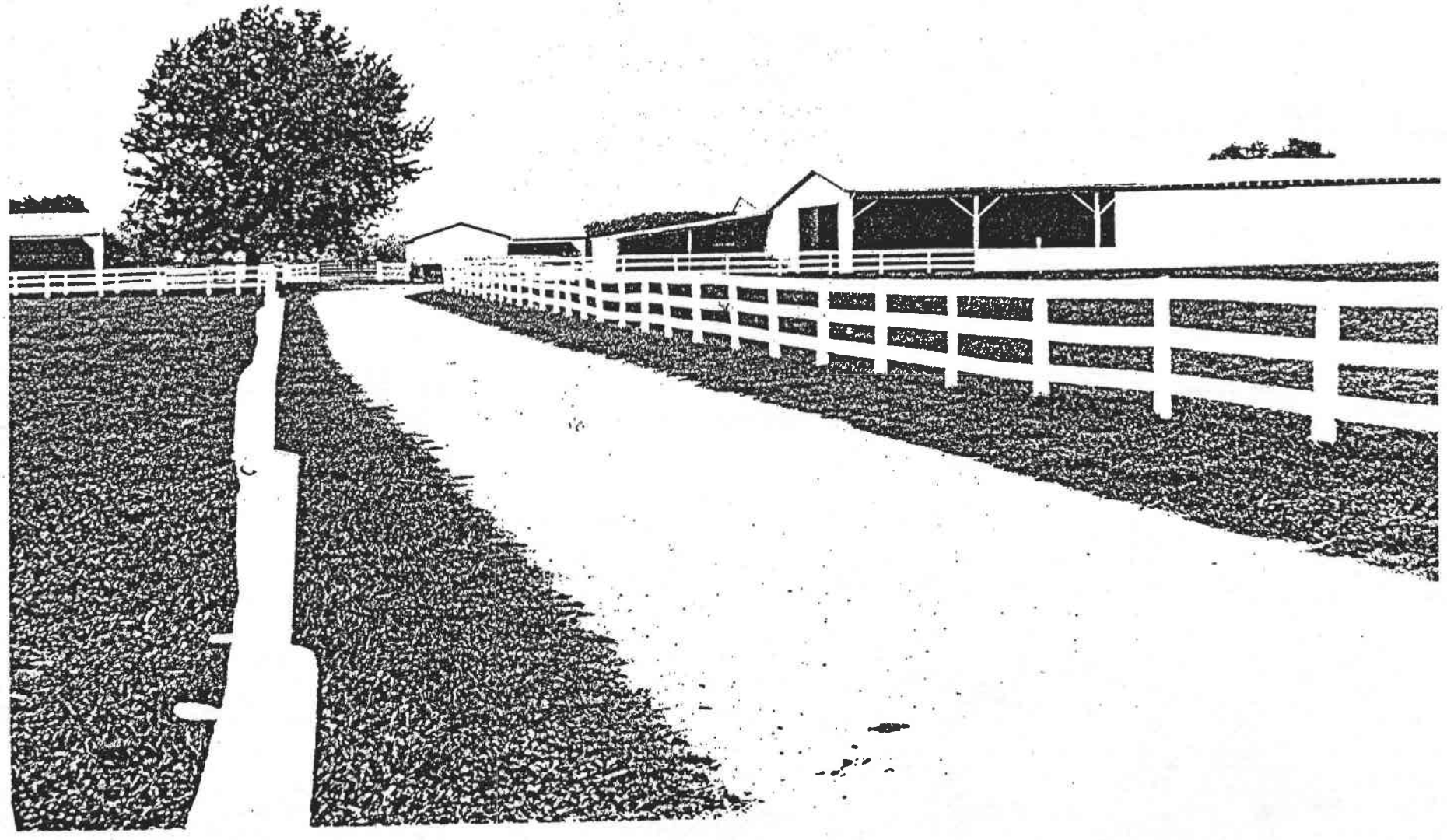
Rosedale STABLE
CHR #: N-5148
Location: RT # 435 - 437
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From

SOUTH

Photo #: 3 of (6)

2772.16

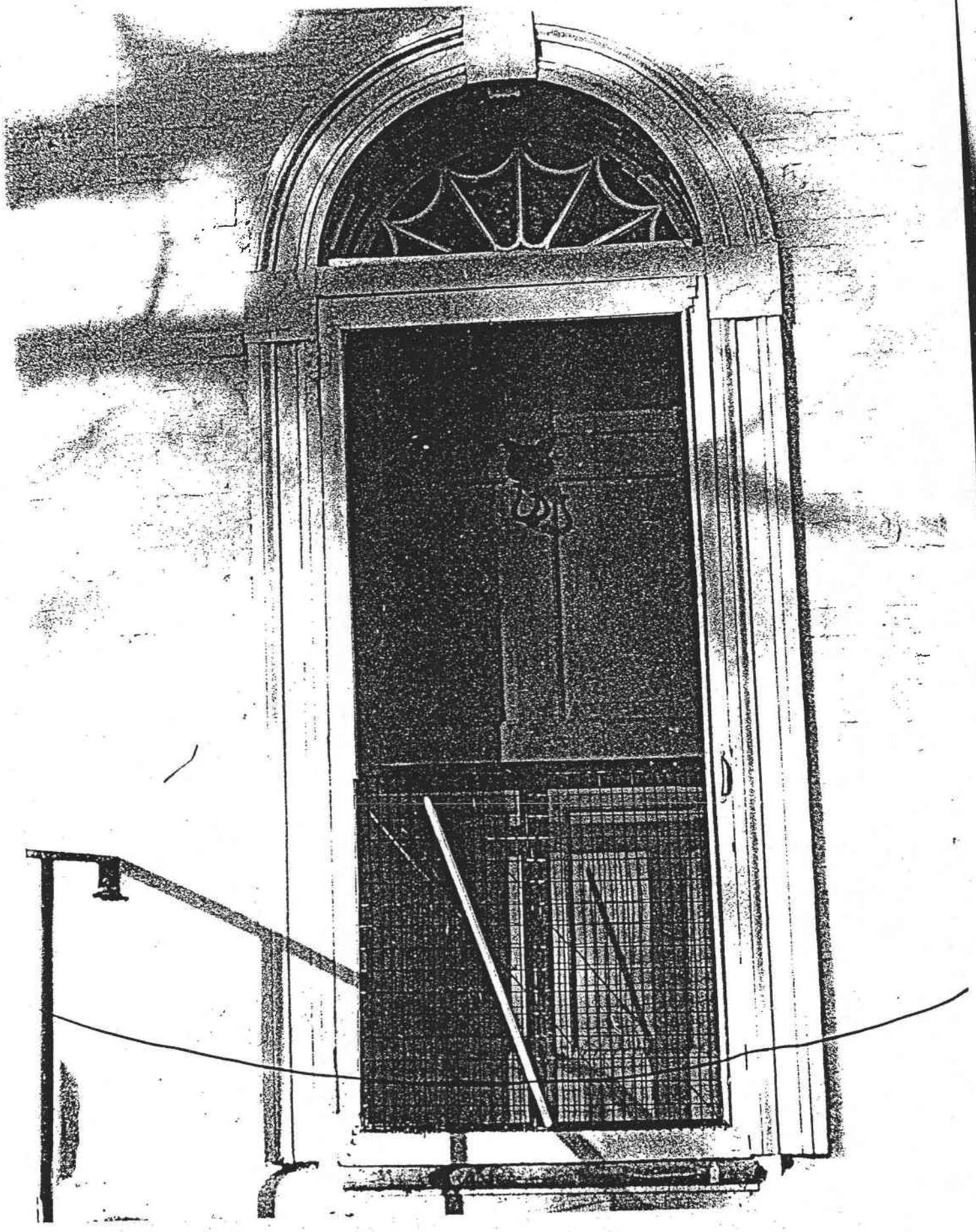


Rosedale House Poodds
CHR #: N-5148
Location: RT# 435 & 437
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
South

Photo #: 4 of (6)

2772-17



Rosedale

CHR #: N-5148
Location RT # 735 & 437
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
SOUTH DOORWAY
Photo #: 5 of (6)

2773-19

ROSEDALE
CHR #: N-5148
Location: RT # 435 + 437
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
North

Photo #: 6 of 6

C-397-10

N-5181

Property Name: Elm Grange (J. M. Vandegrift, 1868); Evergreen Acres (1984); built ca. 1840.

Location and Verbal Boundary Description:

Elm Grange is located on the east side of Rt. 13 approximately one mile north of McDonough. The nomination contains one acre including the house and one of the extant agricultural buildings.

The nominated parcel begins on the east side of Rt. 13 at a point marked by the southwest corner of the present driveway and continues east for a distance of 700 feet. At this point the line turns 90° north and continues for 700 feet before turning west at 90° and running back to the south side of Rt. 13. The boundary is closed by joining the two points marked on the south side of Rt. 13.

The nominated parcel includes sufficient acreage to protect the house, outbuildings, grounds, and immediate setting.

UTM 18~~.44160.71840~~ Tax parcel 13-013.00-037

Owner: Evergreen Acres, Inc.

R. D. 2, Box 546

Middletown, Delaware 19709

Description:

Elm Grange is a two-and-a-half story brick dwelling built on an L shaped plan joining a two-story brick service ell to the center-passage plan main block. The brick walling, now painted hot pink, rests on a rubble stone foundation. The house is finished with a gable roof with boxed cornice, machine made Italianate brackets, and interior gable end chimney piles. The five-bay facade is fitted with later two-over-two sash windows set in timber frame architraves and furnished with modern cast metal floral-work shutters. The main entry consists of a single door having a large central light over two raised octangonal panels and a two-light transom with matching sidelights. The front of the

building is futher distinguished by a classically inspired tetra-style porch with fluted columns. The service wing to the rear of the house appears to be original to the present structure and contains a dining area and a kitchen. The wing is provided with its own exterior entry opening onto the lane leading to the agricultural complex behind the house. The entry is presently sheltered under a one-story leanto porch.

The house is currently being used as a series of apartments and the interior is unavailable for examination.

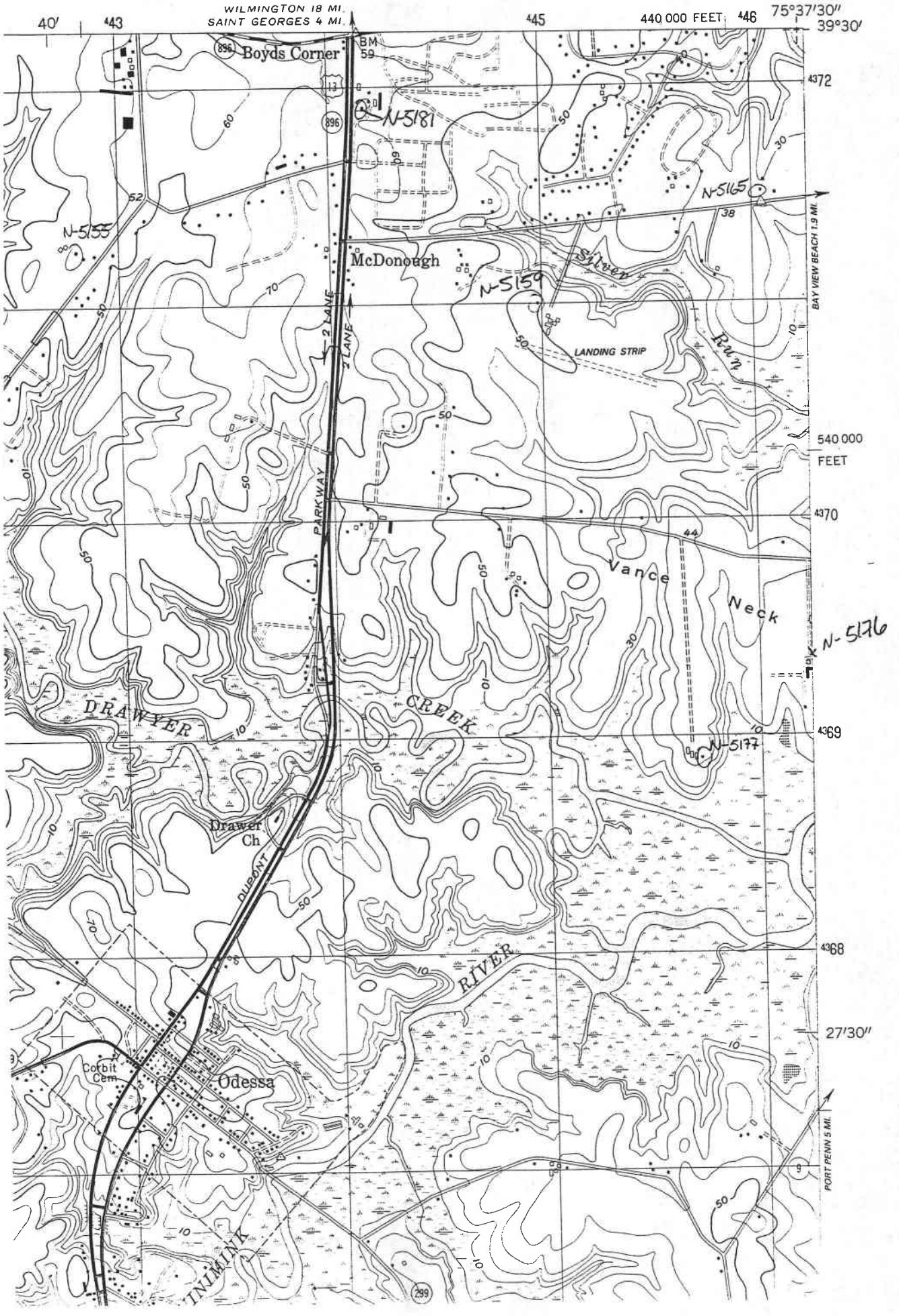
Historic Background and Significance:

The Elm Grange farmstead dates back to at least 1849 when Rea and Price locate William Bowman at that place. James M. Vandegrift acquired the farm sometime before the 1860 agricultural census was compiled as his name replaces Bowman's. Vandergrift resided at Elm Grange for at least the next 30 years as his name appears on the 1893 atlas compiled by Baist. Over forty years of occupation and farming as documented by the agricultural census reveals the grain based economy of Elm Grange and the surrounding area, and documents the evaluation of land and goods. Indian corn, wheat and oats were the staples of Bowman and Vandergrift's income, although oats in the latter two decades declined in importance. The production of butter continued to be an important part of Elm Grange's income economy and similar to surrounding farmsteads. Average numbers of livestock were considered to be an experimental type of area. In 1880, Elm Grange produced two-hundred pounds of wool. Large amounts of hay were produced (25-30 tons) for livestock consumption and marketing. William Bowman in 1850 had a substantial amount of money invested in machinery, these being valued at $1,000. Vandergrift could only match this value in 1870. The post-war depression is evident in the declining of land and livestock values. In 1880 Elm Grange lost a third of its value; down to $16,000, very near the 1850 valuation of $15,000. Despite this devaluation, Elm Grange continued to prosper in grain and livestock production. This is apparent in the rich, architectural trim of the dwelling, and the surrounding agricultural complex (not included in nomination) which reflect the extensive rebuilding period of southern New Castle County in the late nineteenth century.

Nomination by Trish Bensinger and Bert Jicha

MIDDLETOWN QUADRANGLE
DELAWARE—NEW CASTLE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

5863 II SE
(DELAWARE CITY)



THORNTON'S STORE, N-5182
DOE
Determined Eligible--not listed

OMB No. 1024-0018

NPS Form 10-900
(Rev. 8-86)

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Thornton's Store

other names/site number N-5182

2. Location

street & number Northeast corner, intersection of CR 15 & RT. 896 [ ] not for publication [ ] vicinity

city, town Middletown

state Delaware code 10 county New Castle code 003 zip code 19709

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property: Contributing	Noncontributing	
[X] private	[X] building(s)	5	1	buildings
[ ] public-local	[ ] district			sites
[ ] public-State	[ ] site	4		structures
[ ] public-Federal	[ ] structure			objects
	[ ] object	9	1	Total

Name of related multiple property listing:

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. [ ] See continuation sheet.

Signature of certifying official — Date

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. 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

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
Domestic	Domestic
Commerce	

7. Description

Architectural Classification (enter categories from instructions)

Mid-19th century vernacular

Materials (enter categories from instructions)

foundation Concrete
walls Asbestos
roof Asphalt
other

Describe present and historic physical appearance.

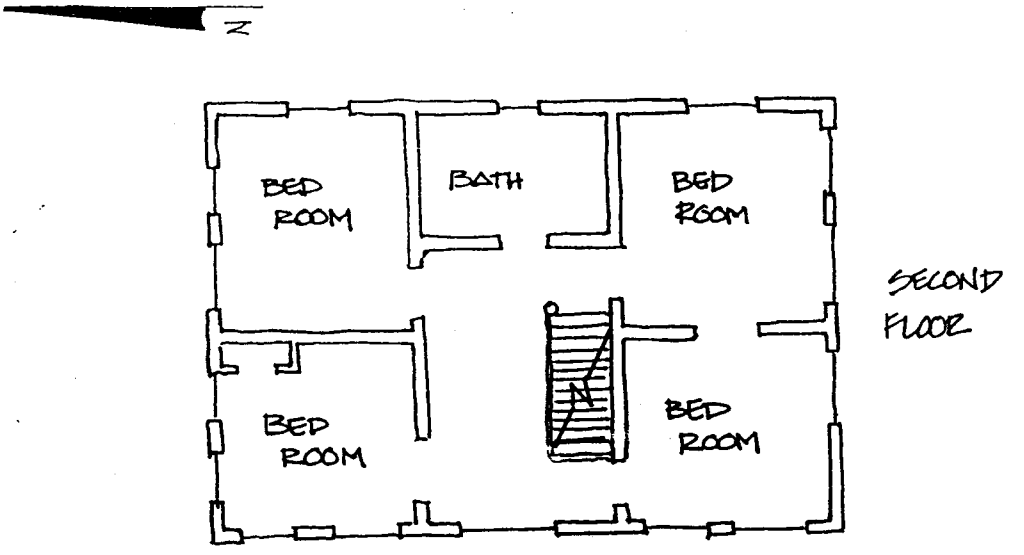
Thornton's Store, located at the crossroads of CR 15 (Boyd's Corner Road) and Rt. 896 (Summit Bridge Road) in Mt. Pleasant, is a mid-1860s commercial/residential structure. It is prominently sited at the intersection with a western orientation on the southwest corner of a 6.57-acre parcel. This distinctive placement, the result of the building's relocation from CR 15 next to the railroad in 1938, allowed the store high visibility to potential customers traveling along Rt. 896 between Middletown and Summit Bridge.

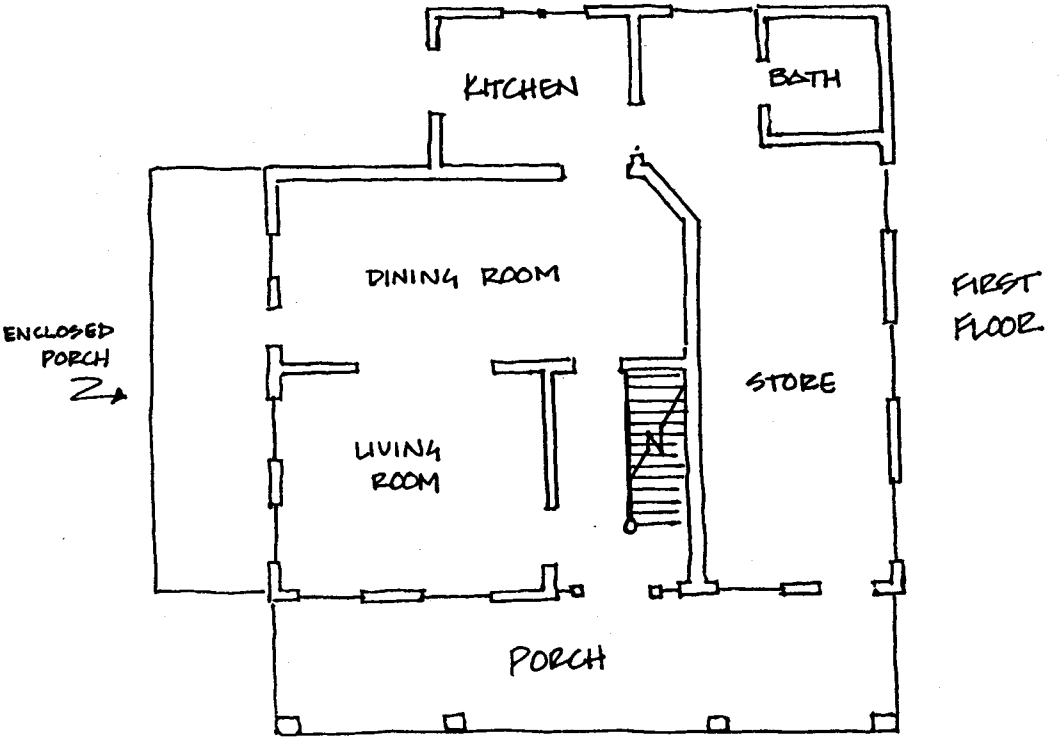
The 2-story, rectangular building is constructed of frame and sits on a concrete masonry unit foundation, built at the time of the 1938 relocation. White asbestos shingles cover the original clapboarding. The building's primary facade is divided into four bays and fronted with a wood porch supported on chamfered posts. Recessed beneath the porch is an off-center, nine-light door which accesses the store and a central paneled door with a 3-light transom, sidelights, and a thin lipped lintel which opens to the residence. Thin lipped lintels also trim the windows which are primarily 6/6 double hung, except the shop front windows on the first floor facades, which have simple surrounds. The flat roof is embellished by a cornice now panned in aluminum. There is a single exterior brick chimney centered at the rear of the main volume of the building.

In plan, Thornton's Store is organized around the traditional center hall with the store to the south side and the double parlor (living room/dining room) to the north. A kitchen wing, added in the 1930s, extends to the rear. The stair has slender turned balusters and a turned newel. The stair, which once curved at the second floor landing, has been straightened to allow direct access to the bathroom at the rear of the building. Woodwork, including paneled doors, molded baseboards and molded surrounds, is grained throughout the first floor of the residence and painted in the second floor bedrooms. The walls are plastered and in excellent condition. The store, situated to the south of the center hall, has simple crown molding for trim but no molded baseboards. Grocer's shelves line the length of the store which is fenestrated by two shop front windows.

Associated with Thornton's Store are a number of outbuildings typical to dwelling complexes in a rural setting. A collapsed board and batten barn from the third quarter of the nineteenth century appears to be the oldest of these structures. Clad with vertical board is a stable with a metal roof and windows, and a rooster house with a curved bargeboard and metal roof. There are also a privy, shed, chicken house, and two corn cribs with frame construction and metal roofs. The garage, in deteriorated condition, has asphalt siding, a metal paneled roof, and vertical board doors. The garage and shed were shifted northward to their present location when CR 15 was widened. All of the outbuildings are clustered to the rear of Thornton's Store, set back beyond the site where the house originally was located, in close proximity to the Delaware Railroad. The condition of these outbuildings ranges from fair to deteriorated, and collapsed in the case of the barn. The complex contains five contributing buildings and four contributing structures; the barn no longer possesses the integrity to contribute to the complex.

[X] See continuation sheet

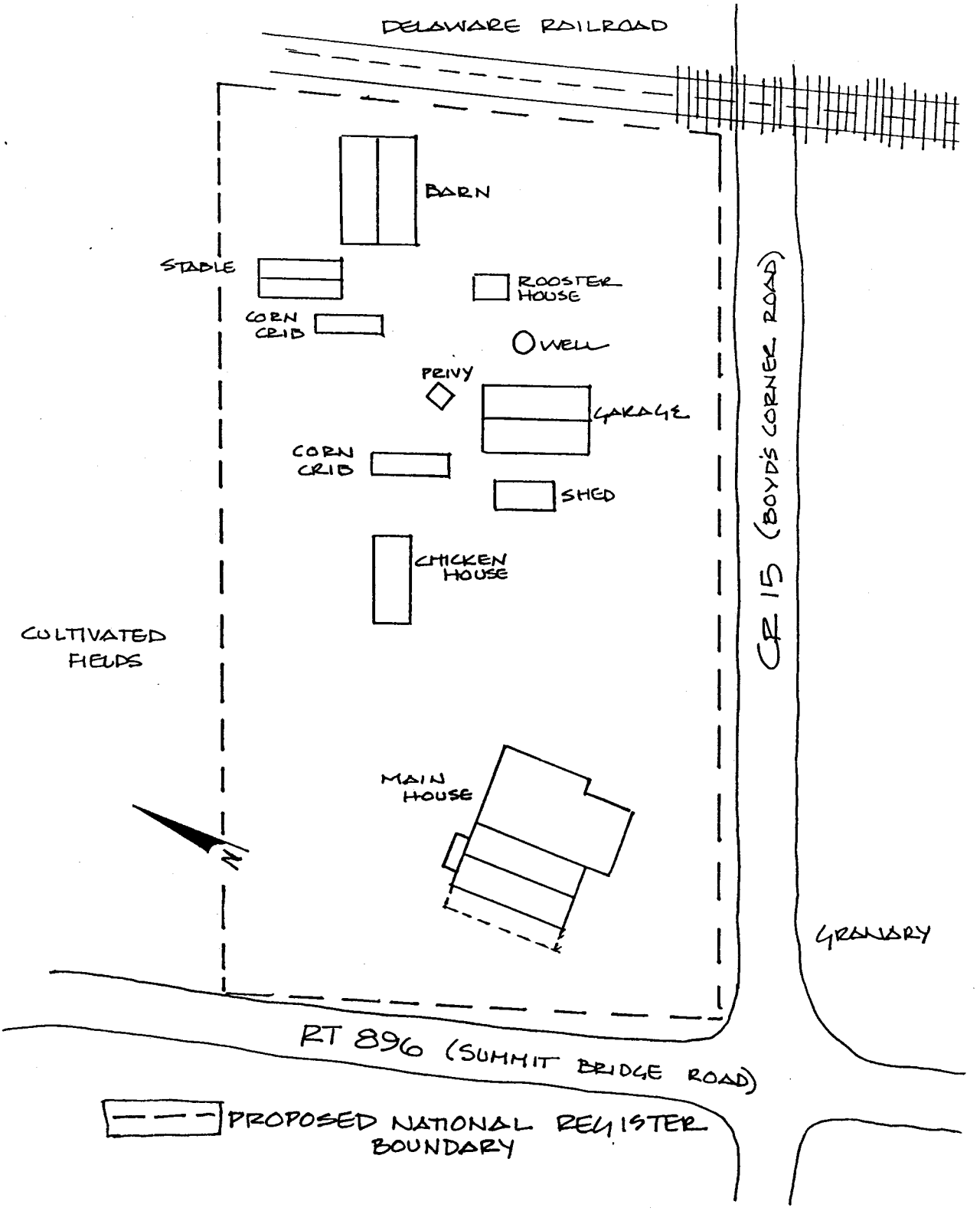

N
BED ROOM
BATH
BED ROOM
BED ROOM
BED ROOM
SECOND FLOOR


KITCHEN
BATH
DINING ROOM
ENCLOSED PORCH
N
STORE
LIVING ROOM
PORCH
FIRST FLOOR

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3



8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Commerce	c.1862-1938	1867
Architecture		1938

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Thornton's Store was constructed in the mid-1860s by Harrison Vandegrift as a store and residence. This construction concurred with the establishment of the Mt. Pleasant railroad stop circa 1867 along the Delaware Railroad. Through the next half of a century the village of Mt. Pleasant grew and prospered, steadily nurtured by the traffic and commercial opportunities provided by the railroad. As one of the few remaining buildings from this village's period of prosperity and as a representative building type of the combined store/residence Thorton's Store appears to be eligibile for the National Register under Criteria A and C.

The Vandegrift family was one of the earliest families to settle in St. Georges Hundred. While Harrison Vandegrift's family was involved primarily in farming in the vicinity of MacDonough, he chose to establish his store and residence just east of the crossroads, CR 15 (Boyd's Corner Road) and Rt. 896 (Summit Bridge Road), in Mt. Pleasant. This location positioned Vandegrift's store adjacent to the railroad, convenient for both the shipment of goods and the access of train passengers. Shortly after opening his store, Vandegrift established the first Mount Pleasant Post Office within his building in 1867.

In 1879, Harrison Vandegrift sold his store to John F. Eliason, a man with extensive landholdings in St. Georges Hundred. Along with the purchase of the store/residence, Eliason assumed the role as postmaster in 1880. When John F. Eliason's father, Andrew, retired, he became the overseer of his farm near Mt. Pleasant.[1] However, his primary business was operating his grain, fertilizer and coal dealership within the building purchased from Vandegrift. Eliason, whose business is listed throughout the 1880s and 1890s peninsula directories, was also involved in the peach industry of the hundred. In the 1880s, he was cultivating forty acres of peach trees on the farm he oversaw, still listed in his father's name.[2] Eliason's interests also included politics and in the late nineteenth century he served as an elected Republican member of the State House of Representatives, New Castle County.

A significant portion of the land in Mt. Pleasant came under the ownership of John F. Eliason in the late nineteenth and early twentieth centuries. In 1911 he purchased the 167-acre Clayton tract which included their farmhouse, "Mt. Pleasant." Unfortunately, Eliason's fortune must have dissipated by the time of his death, for in 1934 all of his property had to be sold at a sheriff's sale to alleviate the debt he had accumulated. George Thorton purchased the store property in 1935 from the Building and Loan Association which had acquired the property from the sale.[3] In 1938, Thornton reoriented the store ninety degrees and moved it away from the railroad to front Rt. 896, thereby accommodating the customers generated by automobile traffic as opposed to those of the railroad.

☒ See continuation sheet

9. Major Bibliographical References

Biographical and Genealogical History of the State of Delaware. Vol. II. Chambersburg, Pennsylvania: J.M. Runk & Co., 1899.

Conrad, Henry C. History of the State of Delaware. Vol. I. Wilmington: Henry C. Conrad, 1908.

Interview with Mildred S. Thornton, owner, September 1987.

Interview with Mildred S. Thornton, owner, March 1908.

Recorder of Deeds, New Castle County, Wilmington, Delaware

Scharf, Thomas J. History of Delaware 1609 - 1888. Vol. II. Port Washington, New York: Kennikat Press, 1888.

☐ See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property 6.57 acres

UTM References

	Zone	Easting	Northing
A	18	439260	4373540
B			
C			
D			

☐ See continuation sheet

Verbal Boundary Description

The boundary for Thornton's Store corresponds to the deed recorded in New Castle County Deed Book Q39, page 474.

☐ See continuation sheet

Boundary Justification

The southern and western boundaries are established by CR 15 (Boyd's Corner Road) and RT. 896 (Summit Bridge Road) respectively. The eastern boundary is set by the Delaware Railroad tracks. The northern boundary is set so as to include all the out buildings and the store/residence historically associated with this property. These boundaries reflect the most recent deed description of the property.

☐ See continuation sheet

11. Form Prepared By

name/title Carol A. Benenson / N. Catherine Claypoole

organization KKFS, INC. date March 1988

street & number 219 N. Broad Street telephone (215) 561-1050

city or town Philadelphia state PA zip code 19107

At the time that Thornton moved his store, a new kitchen, a lean-to shed addition, and a concrete foundation were built. Over the next twenty years during which Thornton operated his store, the historic village of Mt. Pleasant slowly waned. The commercial core of the village, once clustered around the railroad and subsequently the crossroads, virtually disappeared as the buildings were razed, the new granary was built, and modern development took place. In 1986 Thornton's Store closed.

Architecturally, Thornton's Store is significant as a representative building type of the combined store/residence. Buildings that combined both commercial and residential functions were not uncommon in the late nineteenth century, however, the designation of commerical space was typically on the first floor with residential on the second. Thornton's Store is a less common commerical/residential example, with the different functions located on the first floor on either side of the center hall. Though a rear shed addition, a concrete foundation, and asbestos shingles have been added to the exterior of the building, the interior, which has been virtually unaltered since its construction, reflects details characteristic of a building from the late nineteenth century. Behind the store/residence are several outbuildings including a barn (collapsed), stable, rooster house, granary, privy, and sheds. Despite the fair to deteriorated condition of these buildings, they represent the typical support structures of a late-nineteenth-century dwelling complex.

Though Thornton's Store is no longer in operation and has been reoriented from its original site, the building serves as a landmark of the late-nineteenth-century village that once thrived in Mt. Pleasant and as a noteworthy variation of the store/residence building type, complete with a full complement of period outbuildings. Therefore, because of its historical role in the village of Mt. Pleasant, its rarity as one of the village's few surviving structures, and its representation of a commercial/residential building type uncommon in St. Georges Hundred, Thornton's Store appears eligible for the National Register.

FOOTNOTES

1. Thomas J. Scharf, History of Delaware 1609-1888 (Port Washington, NY: Kennikat Press, 1888), p. 985.

2. Agricultural Census, St. Georges Hundred, Mt. Pleasant, 1880.

3. Recorder of Deeds, New Castle County, Wilmington, Delaware, Book Q39, p. 474.

Cleaver Farm/Biddle "Mansion Farm", N- 5186
DOE
Determined Eligible--not listed

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Cleaver Farm

other names/site number Biddle "Mansion Farm" / N-5186

2. Location

street & number 915 Boyd's Corner Road ☐ not for publication

city, town Middletown ☐ vicinity 19709

state Delaware code 10 county New Castle code 003 zip code 19709

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
[X] private	[X] building(s)	3	5	buildings
☐ public-local	☐ district			sites
☐ public-State	☐ site	3	2	structures
☐ public-Federal	☐ structure			objects
	☐ object	6	7	Total

Name of related multiple property listing: _____

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. ☐ See continuation sheet.

Signature of certifying official — Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. 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

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
Domestic	Domestic
Agriculture/Subsistence	Agriculture/Subsistence

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
Greek Revival	foundation Stucco
Colonial Revival	walls Vinyl
	roof Asphalt
	other wood porch and port cochere

Describe present and historic physical appearance.

The Biddle "Mansion Farm"/Cleaver Farm is comprised of a frame farmhouse with origins in the early nineteenth century and several outbuildings and structures, the majority of which are modern. The complex, which is surrounded by cultivated fields, contains eight buildings, three of which are contributing, and five structures, three of which are contributing.

The early-nineteenth-century main house, oriented to the south, is an L-shaped, 2 1/2-story, 5-bay building, the rear ell being a mid-nineteenth-century addition. The massing of the house suggests the early construction date, although the finishes indicate a significant Greek Revival alteration and subsequent Colonial Revival additions. The building is constructed of frame on a stuccoed brick foundation and is clad with vinyl and aluminum siding. A 1920s Colonial Revival porch with wood Doric columns and a simple cornice fronts the central entrance. The door is glazed and paneled and embellished with sidelights and a transom. The regularly spaced windows have 6/6 double hung sash; all trim has been panned with aluminum. The cornice below the gabled asphalt roof is also panned with aluminum. The house has an interior end chimney to the west and an exterior end chimney to the east.

A port cochere with wood Doric columns was added to the west side circa 1920. A one-story enclosed entry is located in the ell. A porch with shed roof and simple posts shelters the back door to the rear wing which displays partial cornice returns.

The interior plan has been altered with the opening of the central hall. The Greek Revival stair with stick balusters and turned newel posts has had its paneled skirting replaced with applied raised panels in 1975. Greek Revival mantels remain in the living room and dining room, the latter of which has closets built into the chimney breast. The kitchen was remodeled with new wainscot in the 1980s. The second floor rooms have simple beaded baseboards and paneled doors. Surrounds have been replaced with modern sanitary moldings.

The barn, which appears to date from the mid-nineteenth century, is a 2-story structure built on a rubblestone base. It is clad with flush boards and fenestrated by 6-light sash. Single leaf doors of flush boards open into the south elevation. The barn has a corrugated metal roof. In the early twentieth century the interior was adapted for dairying with concrete floors, cow stalls and stanchions, and metal posts supporting the loft floor. A concrete masonry unit and frame dairy was added to the rear in the mid-twentieth century.

The complex also contains two sheds and a cow shed of concrete masonry unit construction; two machinery sheds, one of concrete masonry unit, one of frame; a plywood shed; two metal tanks; and three concrete silos. A granary was demolished in 1975.

[X] See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	c.1810-c.1920	1836
Agriculture		1916

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Biddle "Mansion Farm"/Cleaver Farm portrays an important theme in the history of St. Georges Hundred, namely, the rebuilding of farms in the mid-nineteenth century. Not only does this property reflect a trend already documented extensively in the "Rebuilding St. Georges Hundred 1830-1870" National Register Nomination (Herman, 1985), but also carries the concept of rebuilding one step further. The Cleaver house depicts a significant nationwide aesthetic movement of the early twentieth century as Victorian taste gave way to the Colonial Revival influence. The preference for this style of domestic architecture was manifested in buildings ranging from the academically precise Georgian Revival mansions to the more subtle adaptation of Colonial Revival forms as seen in the alterations to the Cleaver house in the 1920s. Of secondary importance is this property's identification with the Cleaver family of Port Penn, for whom this property served as one of several farms. Because of these architectural and historical associations, the Biddle "Mansion Farm"/Cleaver Farm appears eligible for the National Register under Criteria A and C.

Based upon its massing, the house on the Biddle "Mansion Farm" or Cleaver Farm appears to date back to the early nineteenth century, although any character defining features from this period have been lost to alterations. What is most evident is the mid-nineteenth-century, late-Greek Revival character of the house, attributed to Joseph Cleaver. The property was referred to as the "Mansion Farm" of Samuel Biddle, farmer and stock grower, in the 1836 deed that transferred ownership of this 150-acre tract to Joseph Cleaver, Biddle's son-in-law. Samuel Biddle previously had acquired the property from his father's estate. Joseph Cleaver, born on his family's 400-acre farm near Port Penn, lived in Port Penn where he erected a substantial brick dwelling and store in 1835. In addition to his commercial and agricultural pursuits, Joseph Cleaver was one of the founders and charter members of the Delaware City National Bank, a promoter of and stockholder in the Odessa Insurance Company, and a postmaster of Port Penn. Cleaver, who owned the "Mansion Farm" until his death in 1859, likely was responsible for the Greek Revival alterations and rear addition to the house and construction of the barn, which appears to be contemporary with the remodeled house.

Cleaver's mid-nineteenth-century improvements to the house and erection of the barn coincided with the broad-based rebuilding of St. Georges Hundred between 1830 and 1870. During that time, "nearly every house and farm building was subject to what locals referred to as 'repairs and renewal' " as improvements in farming and architectural design reshaped the landscape.[1] The Cleaver property is exemplary of this trend; the house was enlarged and updated with Greek Revival finishes; a large barn was erected, likely consolidating under one roof functions that previously necessitated diverse structures.

☒ See continuation sheet

9. Major Bibliographical References

Biographical and Genealogical History of the State of Delaware. Chambersburg, Pennsylvania: J.M. Runk & Co., 1899, Volume I.

Herman, Bernard L. Architecture and Rural Life in Central Delaware 1700-1900. Knoxville, Tennessee: The University of Tennessee Press, 1987.

Herman, Bernard L. "Rebuilding St. Georges Hundred 1830-1870." National Register Nomination, 1985.

Orphan's Court Records, New Castle County, Wilmington, Delaware. Docket X-1, pages 408-414.

Recorder of Deeds, New Castle County, Wilmington, Delaware.

☐ See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property 44.1 acres

UTM References

	Zone	Easting	Northing
A	18	442010	4372360
B			
C			
D			

☐ See continuation sheet

Verbal Boundary Description

Beginning at a point A located 950 feet east of the center line of the farm lane and 1,600 feet north of the right-of-way of Boyd's Corner Road; thence extending south 1,600 feet to a point B of said right-of-way; thence, extending 90° west a distance of 1,200 feet to a point C; thence, extending 90° north a distance of 1,600 feet to point D; thence, extending 90° east 1,200 feet to point A, being the point of beginning.

☐ See continuation sheet

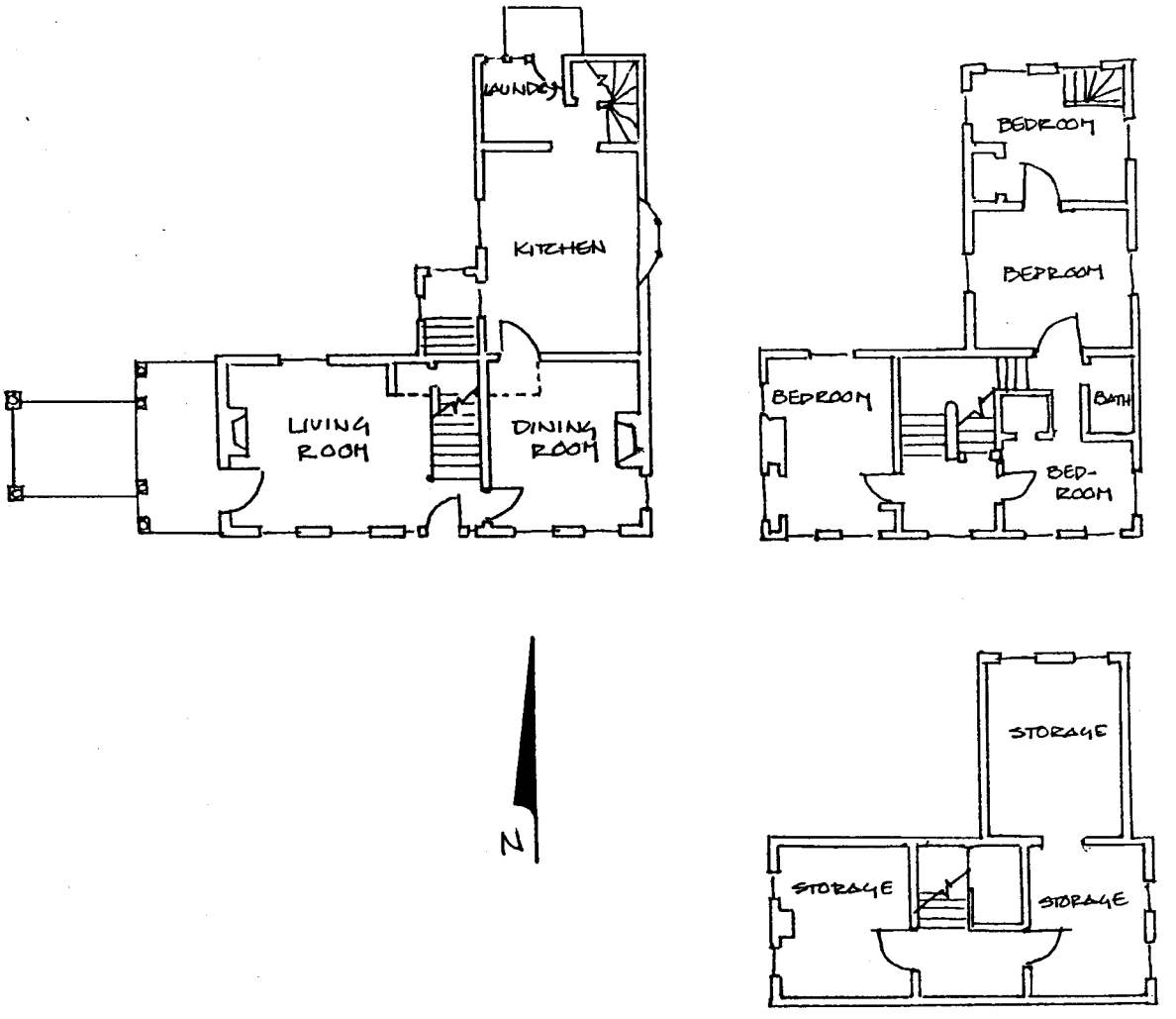
Boundary Justification

The boundary as defined encompasses the farm lane and complex of buildings while providing sufficient acreage to preserve the historic setting.

☐ See continuation sheet

11. Form Prepared By

name/title Carol A. Benenson, M.S.
organization KKFS date _____
street & number 219 N. Broad Street telephone (215) 561-1050
city or town Philadelphia state PA zip code 19107


LAUNDRY
KITCHEN
LIVING ROOM
DINING ROOM
BEDROOM
BEDROOM
BEDROOM
BATH
BED-ROOM
N
STORAGE
STORAGE
STORAGE

Upon Cleaver's death, the property as well as half a dozen others of his near Port Penn, were willed to his wife, Catherine Biddle Cleaver, then to their heirs. In 1887, the heirs sold their interests to Sarah B. Cleaver who resided on the farm; the property passed from the Cleaver family upon her demise in 1916. The new owners, Luke and Catherine Broadwater, held the property until 1949 and were responsible for the Colonial Revival porch and port cochere. These alterations, which date from circa 1920, coincide with the nationwide surge of Colonial Revival architecture. While this movement was felt throughout the United States, at Mt. Pleasant, it was portrayed most prominently by the Cleaver house.

The Biddle "Mansion Farm"/Cleaver Farm stands as a landmark to two significant architectural trends: the rebuilding of St. Georges Hundred between 1830 and 1870 and the subsequent Colonial Revival movement of the early twentieth century. As such, though of marginal integrity, it contributes to a better understanding of the local vernacular heritage. The property also depicts a pattern of landholding as a farm of the Cleaver family, who lived and operated a store in Port Penn while maintaining agricultural endeavors nearby. Therefore, for architectural and historical associations the property appears eligible for the National Register.

FOOTNOTE

1. Dr. Bernard L. Herman, "Rebuilding of St. Georges Hundred, 1830-1870," National Register Nomination, 1985.

N-5196

Property Name: Old Ford Dairy (D. J. Cummins, 1868)

Location and Verbal Boundary Description:

The Old Ford Dairy is located on the west side of Rt. 13 approximately 1.80 miles south of the St. Georges Bridge and .5 miles south of the junction of Rt. 412 and Rt. 13. The nominated property contains the house, yard, and outbuildings and is composed of a five acre square containing the above listed structures. Excluded from the nomination, but within the designated boundaries, are a modern frame garage, gambrel roof barn, and machine sheds. These structures are listed as noncontributing due to their construction within the past fifty years.

The nominated parcel begins at a point west of Rt. 13, 250 feet north of the present farmlane, and runs due west for 1,400 feet. Here it makes a 30° turn and runs south for 500 feet, and then runs back east for 1,400 feet. The eastern boundary is then formed as it runs north for 500 feet to join the two points.

The nominated parcel includes sufficient acreage to provide for the preservation of the house, outbuildings, grounds, and immediate setting.

UTM 18.43900.76700 Tax parcel 13-003.00-014

Owner: Parkway Gravel, Inc.

4048 New Castle Avenue

New Castle, Delaware

Description:

The structure is a two-and-a-half story, five by two bay, double cross-gable, vernacular Victorian farmhouse. This frame structure is covered by wood siding painted white, and built on a stuccoed brick foundation. A rear wing features another cross gable. The cornice is boxed, with paired brackets running the full perimeter of the roofline. There are two brick gable end chimneys with corbelled caps in the main block, and a third plain gable end chimney in the rear wing.

The windows are two-over-two sash with distinctive wood pediment-shaped lintels over each window and wood surrounds, all painted green. The windows in each of the cross gables are six-over-six sash, but the corners of the top sash in each case, have been

clipped to form an angle matching the pitch of the gable. The attic is lit by four-light semi-eliptical gable end windows.

The center front passage of this center-hall plan house is entered through a double panelled door with three-light transom and sidelights. The trim surrounding of the door is a repeat of the pediment motif over the windows.

The house has two porches, one on the front (east) facade and one on the south facade. The front porch is a one-story, three-bay wood porch. The four-by-four posts that support the porch have beveled edges and trim detail, indicating that the porch is contemporary with the house.

The property which was once a dairy, still has all the outbuildings relating to that phase of its history. They are all arranged on the north and south sides of a farm-lane running behind the house. Directly behind the house is a small board-and-batten, gable roof structure, possibly a meathouse, on a brick foundation. The doors are hung with strap hinges.

There is a drive through, two-and-a-half story granary built of braced frame construction on a stone foundation. At the far end of the road is a rectangular grain storage bin. East, toward the house, one passes the three-story gambrel roofed dairy barn. It is built on poured concrete footings.

There is evidence of a portico having been on the north side of the rear addition, but other than that, there are very few structural changes evident. There are shutter holders all the way around the house, but currently there are no shutters.

Historical Background and Significance:

At the time of the 1850 agricultural census, the Old Ford Dairy owned by W. Polk fell into the upper range of St. Georges Hundred farmsteads based on improved acreage, but was placed exactly in the mid range of local farm values. Like most of his neighbors, Polk was involved in cereal production cultivating and harvesting wheat, oats, and Indian corn in above average amounts. In fact, Polk's Indian corn harvest was in the top ten percent for the entire hundred. Also significant to the farm's value in 1850 were butter production and farm implements. By the 1860 agricultural census, Polk's farm had nearly doubled in value with significant increases in the reported value of livestock, slaughtered animals, wheat, oats, and butter. At the same time Polk described equally significant decreases in the value of farm machinery and Indian corn. Part of the change in the farm's value rests in the fact that Polk was able to acquire an additional 50 improved acres between 1850 and 1860.

As a farm of average value with deviations in the categories of individual crops and other areas of production, the Old Ford Dairy represents the strength of St. Georges' grain based economy at mid century. Absent from the farm values is any mention of orchard produce indicating that, on the eve of the Civil War, peaches and apples as cash crops were still a wave of the future. The house itself with its extensive vernacular Gothic detailing, incorporation of service spaces into a rear ell, and setting amidst a courtyard of agricultural buildings devoted to grain production and dairying underscore that the economic foundation for the rebuilding period of the nineteenth century lay in grain, butter, and livestock for urban markets.

Nomination by B. Herman and Trish Bensinger

BOUNDARY MODIFICATION

N-5196

Property Name: Old Ford Dairy (D.J. Cummins, 1868)

Location and Verbal Boundary Description:

Justification for modification: To correct the boundary description on the original nomination which was misplaced in position, crossing tax parcel lines across Route 13, and to improve upon the shape of the parcel in such a way that it best preserves the immediate setting and buildings which are actually positioned slightly askew to Route 13.

The Old Ford Dairy is located on the west side of Route 13, approximately .80 miles south of the St. Georges Bridge and .5 miles south of the junction of Rd. 412 and Rt. 13. The nominated property contains the house, yard, and outbuildings and is composed of an irregularly-shaped 15.8-acre parcel that contains the above listed structures. Excluded from the nomination, but within the designated boundaries, are a modern frame garage, gambrel roof barn, and machine sheds. These structures are listed as noncontributing due to their construction within the past fifty years.

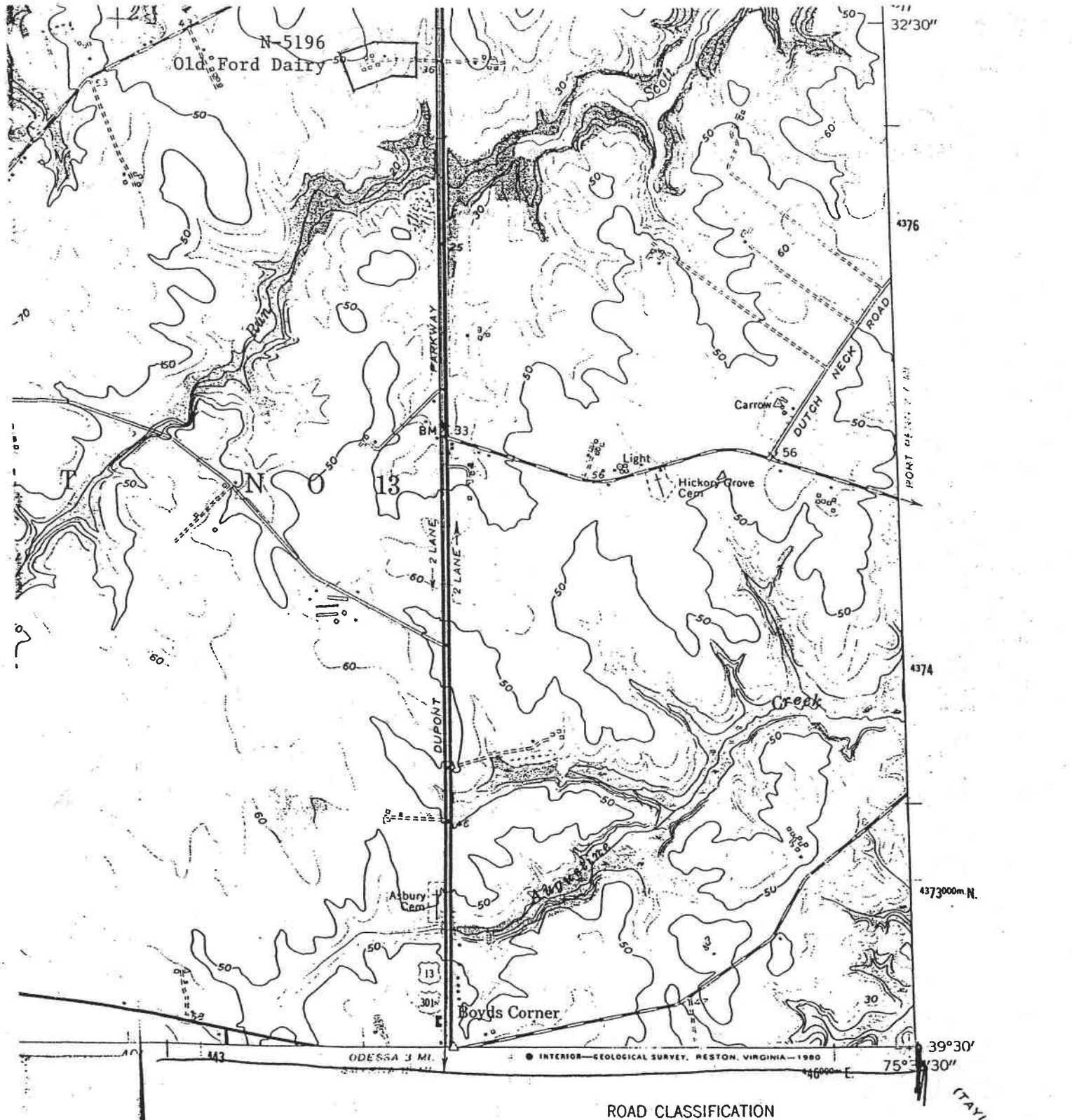
The nominated parcel starts from a Point of Beginning (POB) located 450' East 3° North from the eastern side (front) of the Old Ford Dairy farmhouse along the north edge of the existing farm lane where a stand of trees begins:

thence 250' North 3° West to Point 1;
thence 735' West 3° South to Point 2;
thence 500' West 23° South to Point 3;
thence 650' South 23° East to Point 4;
thence 850' East 23° North to Point 5;
thence 180' East 3° North to Point 6; and,
thence 250' North 3° West to the POB.

Boundary justification: The nominated parcel begins at a point along the farm lane at which a planned landscape of trees begins; this east boundary is set back from the existing right-of-way of Route 13 at a substantial distance of 350 feet, thereby providing an effective buffer zone for the buildings, the closest of which is located 800 feet from the existing right-of-way. The north, west, and south boundaries of the parcel are also set at a distance (250 feet) from the core of the buildings so as to contain sufficient acreage to provide for the preservation of the house, outbuildings, grounds, and immediate setting. The nominated parcel is irregular in shape to reflect the siting of the buildings which are at a slight angle to the farm lane.

UTM 18.43900.76700 Tax Parcel 13-003.00-014

Owner: Parkway Gravel, Inc.
4048 New Castle Avenue
New Castle, Delaware



ROAD CLASSIFICATION

Heavy-duty — 4 LANE, 6 LANE

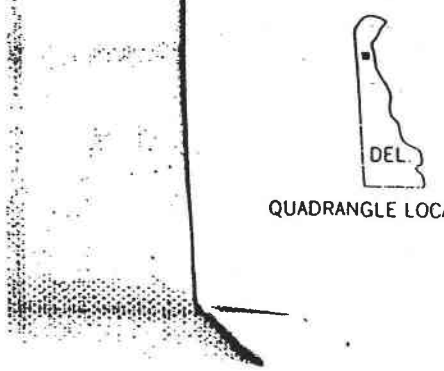
Medium-duty — 4 LANE, 6 LANE

Light-duty

Unimproved dirt

U. S. Route

State Route

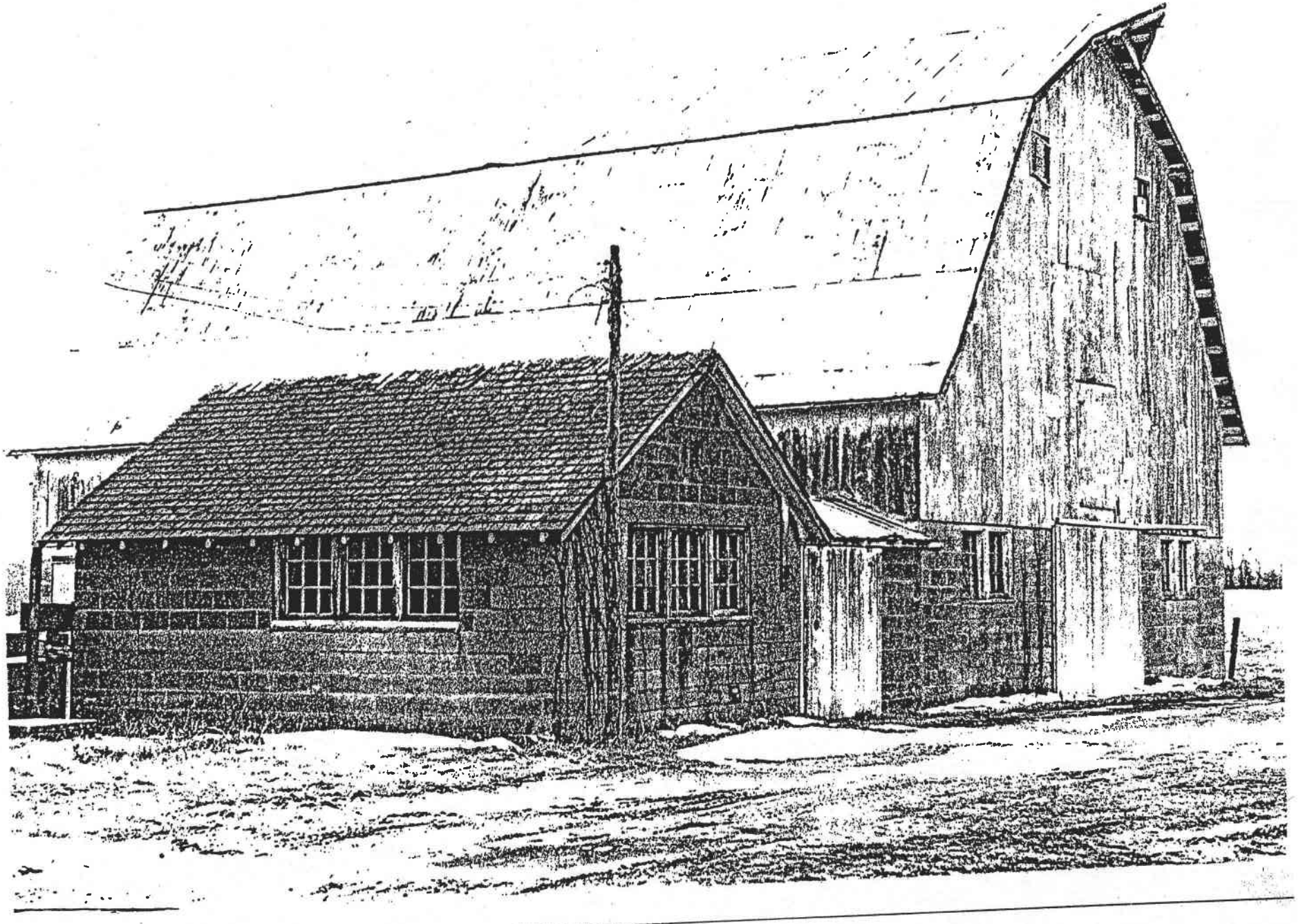


QUADRANGLE LOCATION

SAINT GEORGES, DEL.

N3930—W7537.5/7.5

1953
PHOTOREVISED 1970
AMS 5863 II SW—SERIES V832



Old Ford Dairy Barn
CHR #: N-5196
Location: RT# 13
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From

northeast

Photo #:1 of (8)

2761-13

FOR

Old Ford Dairy
CHR #:N-5196
Location RT # 13
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
SOUTHEAST

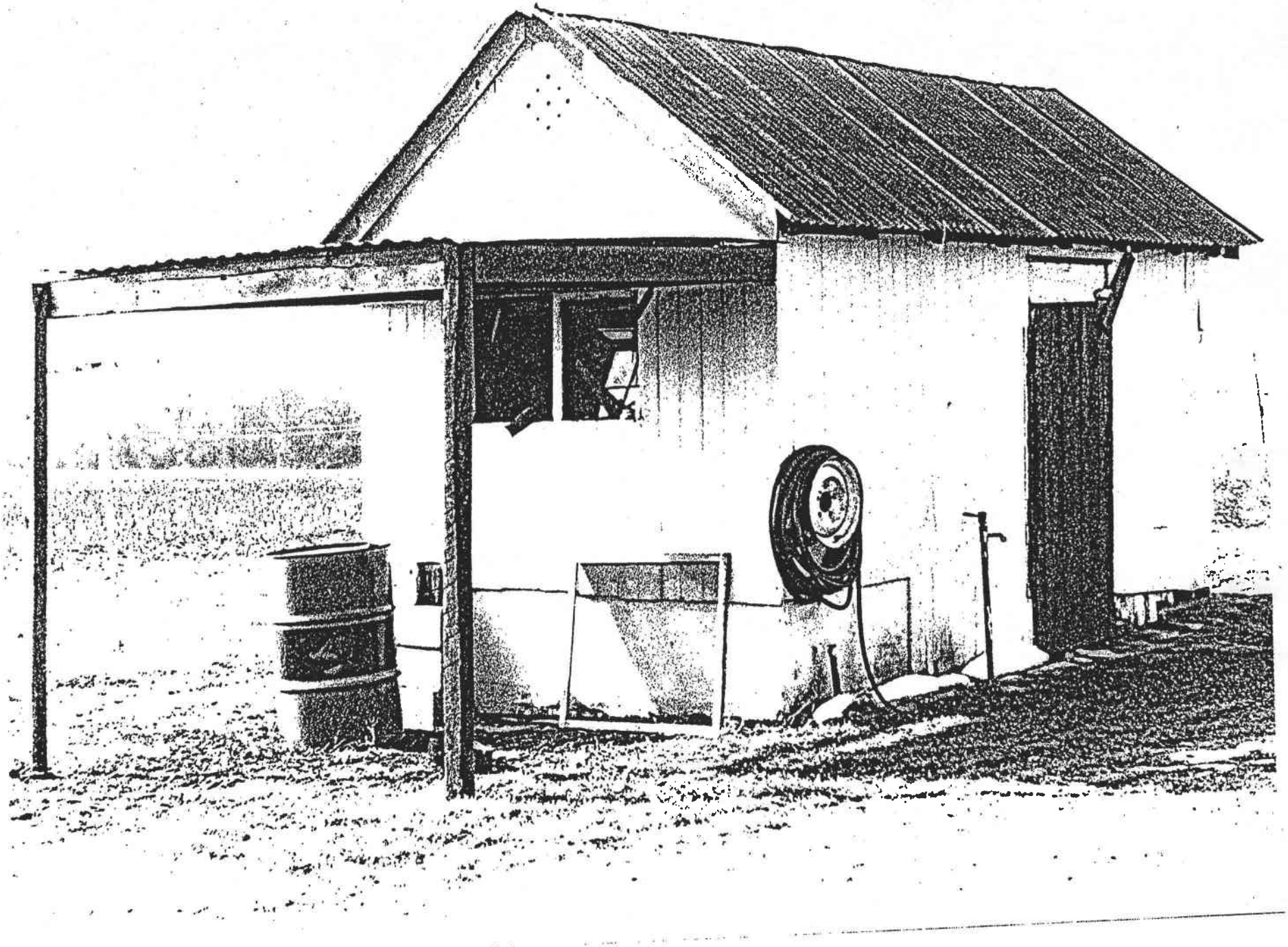
Photo #: 2 of (8)

261-0

Old Ford Dairy
CHR #: N-5196
Location: RT # 13
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
northeast
Photo #: 3 of (8)

2761 · 2



Old Ford Dairy WELL HOUSE
CHR #: N-5196
Location: RT# 13
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From

NORTHEAST

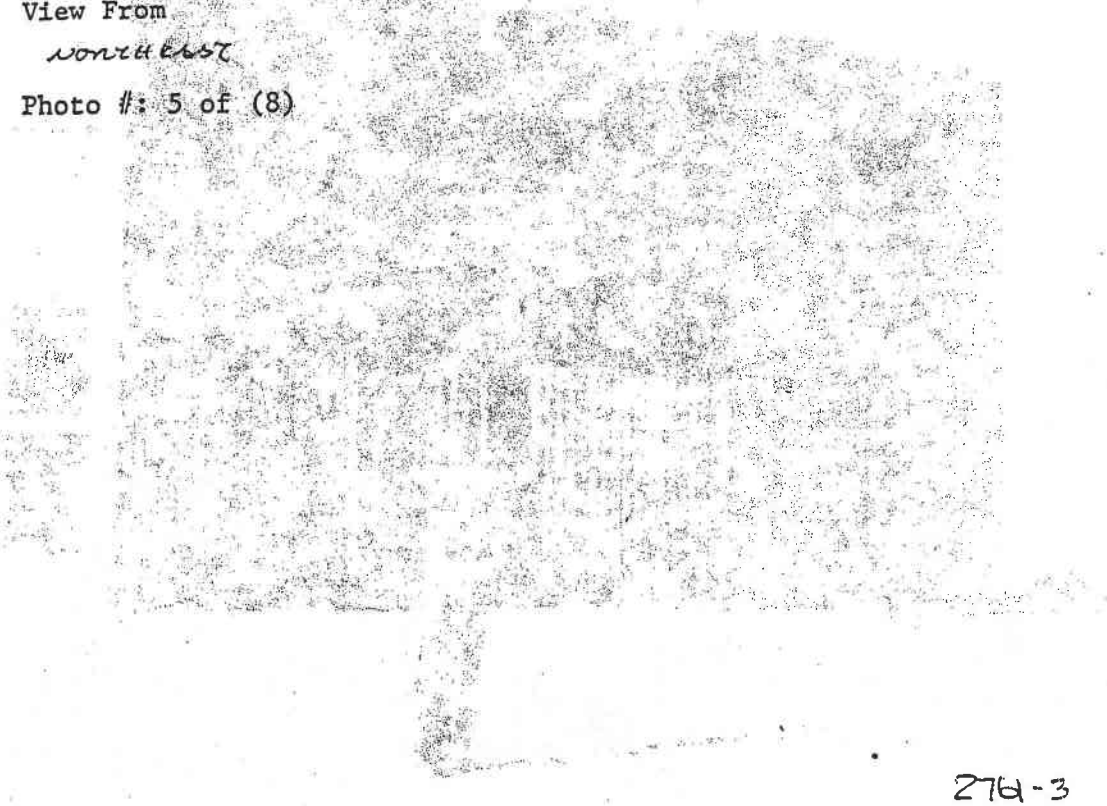
Photo #:4 of (8)

2761-4

Old Ford Dairy creamery
CHR #:N-5196
Location: RT # 13
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
northeast

Photo #: 5 of (8)



276-3

Old Ford Dairy
CHR #: N-5196
Location: RT# 13
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
EAST

Photo #: 6 of (8)

270-5

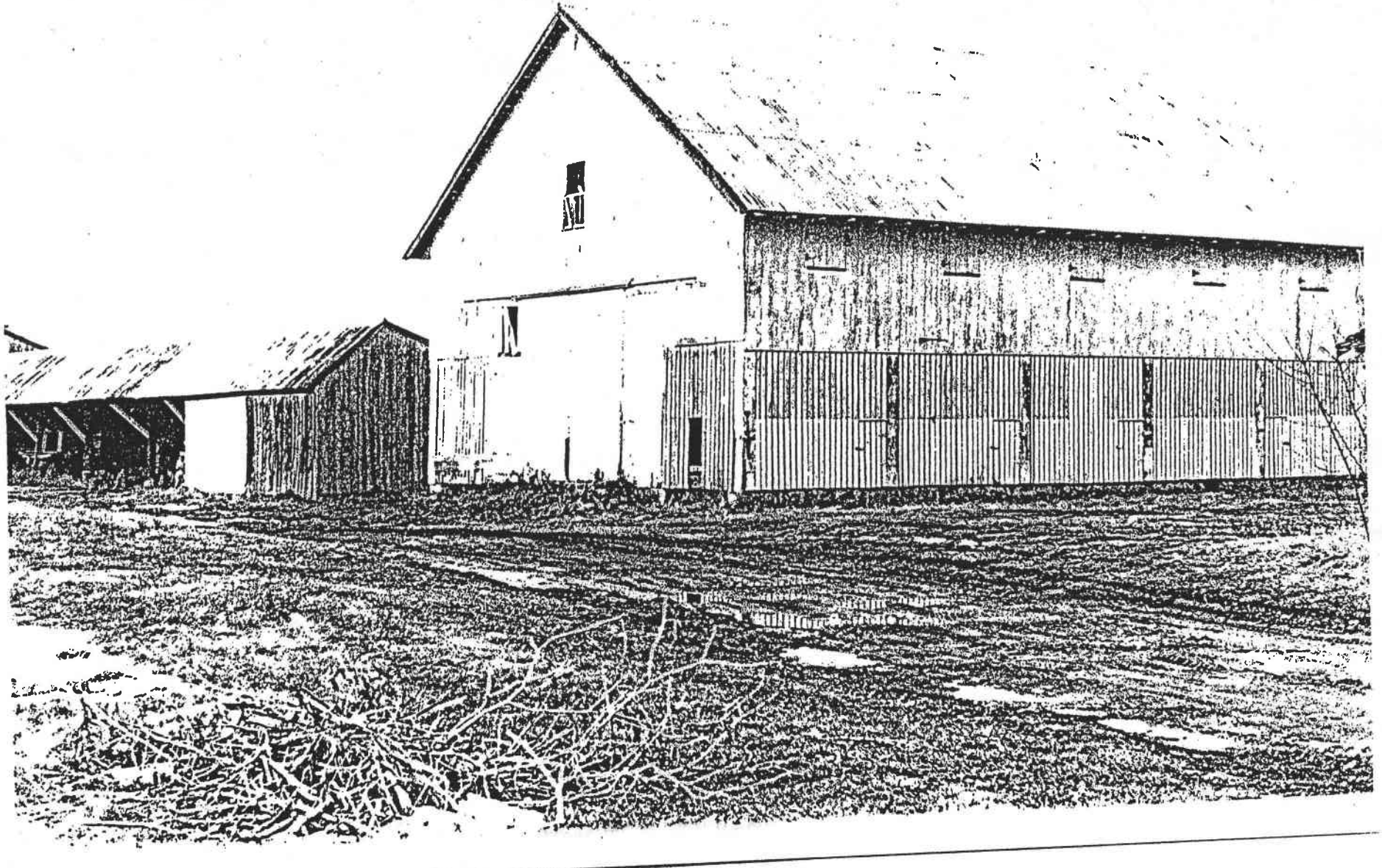
Old Ford Dairy
CHR #: N-5196
Location RT # 13
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From

NORTHEAST

Photo #: 7 of (8)

276-7



Old Ford Dairy Creamery
CHR #: N-5196
Location: RT# 13
St. Georges Hundred
Photo: CHAE: March 1984

Photo Location: Delaware BAHF
View From
northeast
Photo #: 8 of (8)

2761-12

N-5197

Property Name: McWhorter House (Beers, 1868), built early to mid nineteenth century

Location and Verbal Boundary Description:

The McWhorter House is located on the south side of route 412 approximately 3/4 miles west of its intersection with Rt. 13 and 1,300 feet south of the Chesapeake and Delaware Canal. This nomination only includes that portion of the farmstead containing the yard, house, and outbuildings. The total nominated acreage is 8 acres.

The nominated parcel begins 200 feet south from the intersection of Rt. 412 and the present farmlane and runs parallel to Rt. 412 for 200 feet on either side of the farmlane. On the west side it forms a 90° angle and runs south for 1,000 feet until it turns east for another 400 feet, and then runs back north toward Rt. 512 for 1,000 feet where it forms the northeast corner of the parcel.

The nominated parcel contains sufficient acreage to provide for the preservation of the house, outbuildings, grounds and immediate setting.

UTM ~~18.43080.76720~~ Tax parcel 13-003.00-013

Owner: George Parker Crossland

R. D. 1, Box 272

St. Georges, Delaware

Description:

Although elements of the McWhorter House may date prior to 1810, the largest portion of the house was raised in the mid nineteenth century. As it faces the road, the house presents a two-story elevation, three bays across with a shallow hipped roof. The exterior of the house is finished with narrow face milled feather edged board siding and subtle Italianate detailing. The windows possess solid, raised panel shutters on the ground floor and louvered shutters on the second. A two-story, frame kitchen ell extends off the rear elevation of the front block and contains two ground floor rooms as well as upstairs chambers.

On the interior, the central stair passage is finished with an octagonal newel post on an open string stair with a baluster supported by machine turned balusters. Entry into the passage from the exterior is through a round arched door flanked by sidelights and capped with a plain transom. The kitchen interior is notable for its built in paneled storage cupboards and kitchen dresser as well as its original hardware including thumb latches and cast iron butt hinges. A small pantry off the kitchen retains its first period shelving and storage furniture. Also present in the house are original mid-nineteenth century chairrail, baseboard, and simple wood mantel in the present living room.

Associated with the house are numerous outbuildings. These include an early twentieth century frame privy, a late nineteenth century board-and-batten storage shed, hewn frame carriage barn with crossgable over the entry, a two-and-a-half story timber framed crib barn and granary, and an early nineteenth century dairy barn raised onto a concrete block ground floor in the 1930s. Also on the property but listed as noncontributing elements are a broiler house, hog house, machine shed, layer house, two feedhouses, and a bunk house. The noncontributing elements were all built by the present owner within the last fifty years.

Historical Background and Significance:

In 1807 Thomas and Rachel McWhorter inherited 160 acres located in St. Georges Hundred. The population census of 1810 counted ten members of the family, two Indians and a slave. In the New Castle County tax assessment records of 1816-17, Thomas McWhorter's livestock was valued at $305 and his person was worth $150. The 1830 population census numbers only four McWhorters and two slaves. In 1840, the family remained at four resident members. The status of all slaves changed to that of free black. There were two females, presumably mother and daughter, and one male. Seven people lived in the house together.

In the 1850 population census the eldest son of Thomas McWhorter, Thomas S., and his older sister, Mary, were now the heads of the household. Three male laborers, and a female servant, all white, range in age from eleven to twenty-two. The agricultural census of 1850 still lists the elder Thomas as the owner of 184 acres of improved land. The cash value of his farm is $7000 and the farming implements and machinery are worth $500. His livestock was valued at $450. McWhorter's wheat fields reported a yield of 500 bushels in 1849 and in the same year 520 pounds of butter were produced.

It is possible to compare the above data with computerized information combining a twenty percent share of all the 1850 landowners in St. George's Hundred. One finds that the value of the average farm was $11,870. Value of machinery for the average farmer was $265 and the average value of livestock was $709. The average yield of

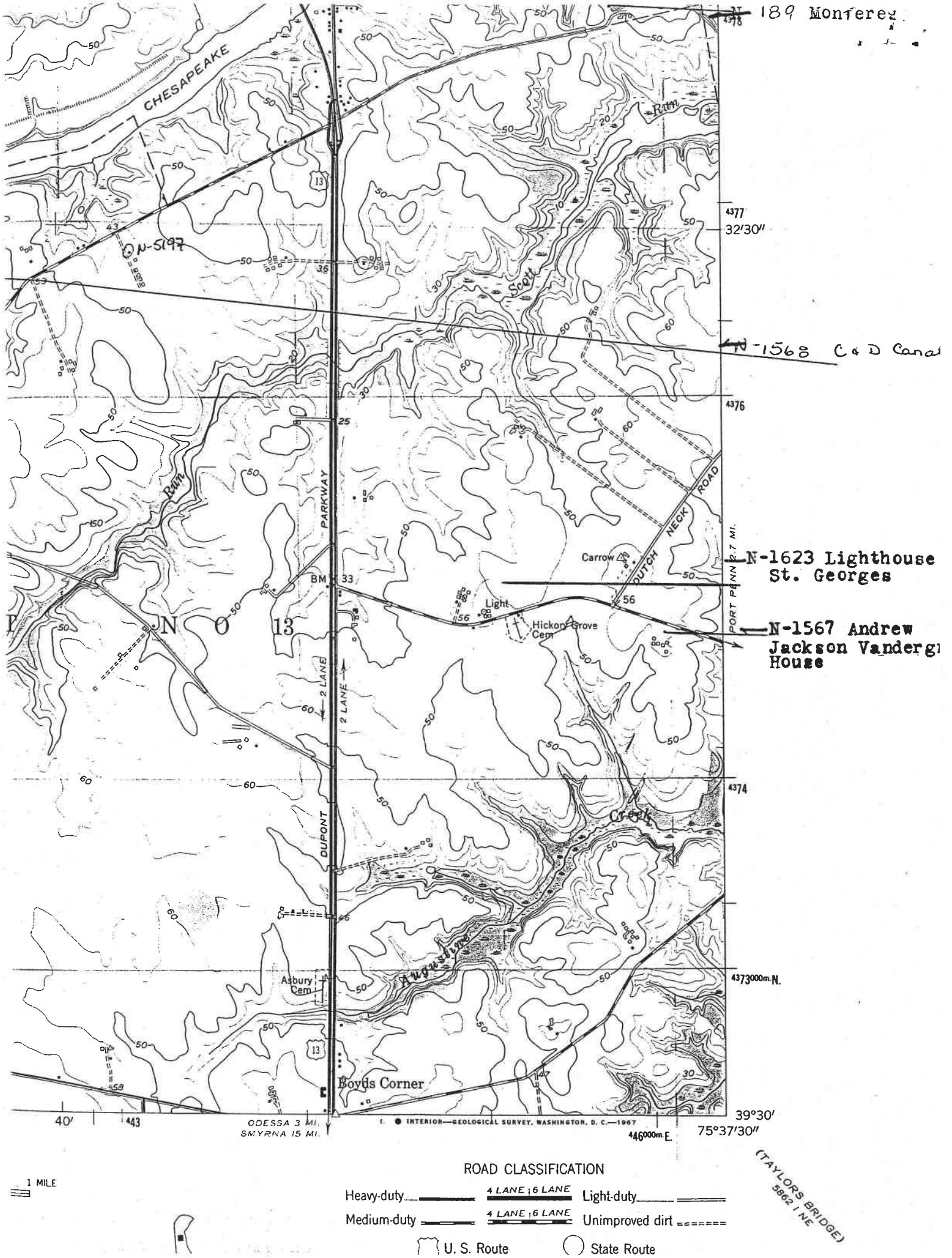
wheat was 474 bushels and 534 pounds of butter were produced on the average farm. The tax assessment records of 1852-53 show that Thomas McWhorter's poll tax was $400 and the total amount of his real estate was $3040. His livestock valued at $54 raised his total assessment to $3494 in 1849. In that same year Thomas S. had livestock worth $218, a poll tax of $309 and his total assessment valued at $518.

Thomas S. McWhorter's real estate escalates to $15,000 in the 1860 population census. His personal property was valued at $2000. Thomas S. was 42 years old and had a wife, Emma, 23 years old, who was born in Maryland. Mary, Thomas' ~~sister~~, still lived there, as well as John T. McWhorter, age 13. Two male farm laborers and a female domestic completed the residential picture in 1860. The agricultural census of the same year reads that 175 acres were improved and five acres remained unimproved. The cash value of the farm was $18,000; $400 was assessed to farming implements and machinery. Livestock was valued at $800 and T. S. McWhorter owned among other animals, seven milch cows, five horses, and eight swine. In the previous year, 1859, he harvested 700 bushels of wheat, 1000 bushels of Indian corn, 700 bushels of oats, 500 bushels of Irish potatoes and 500 pounds of butter.

The 1870 population census lists four family members residing at home and a George V. Brown aged 10 years. The Agricultural Census of 1870 is a little more informative. We find that 167 acres, down from 175 in 1860, were improved. The cash value of the farm increased to $25,000. His farming implements and machinery also increased to $1,000. His livestock was worth the same amount. In 1869 only 500 bushels of Indian corn, 600 bushels of winter wheat and a yield of only 150 bushels of Irish potatoes are noted. Even butter production went down to 300 pounds. Also oats were missing from the tally.

The last population census obtainable was the year of 1880. Thomas S., now 64, wife Emma, 45, and George Brown, 20, are all that remain from 1870. Mary, 72, moved into the home of their brother, Leontine, whose home was located a short distance from them. Two laborers and a servant lived there, too. The agricultural census lists 160 acres of improved land but still showed a steady incline. The farm owned by Thomas S. was valued at $16,000, machinery was set at $400 and livestock was worth $1,200. The year of 1879 produced 600 bushels of wheat, 300 bushels of oats and 1200 bushels of Indian corn. Total butter production was 1,500 pounds. In that same year, no yield was reported from one acre of apple trees and 40 acres of peach trees.

Nomination by Helen Ross



N 189 Monterey
CHESAPEAKE
N-5197
N-1568 C & D Canal
N-1623 Lighthouse St. Georges
N-1567 Andrew Jackson Vandergr House
Run
Scott
Run
PARKWAY
DUTCH NECK ROAD
PORT PENN 2.7 MI.
Carrow
Light
Hickory Grove Cem
BM 33
N O 13
2 LANE
2 LANE
DUPONT
Creek
Augustine
Asbury Cem
Boyds Corner
4378
4377
32'30"
4376
4374
4373000m. N.
39°30'
75°37'30"
446000m. E.
40'
443
ODESSA 3 MI.
SMYRNA 15 MI.
INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D. C.—1967
1 MILE
ROAD CLASSIFICATION
Heavy-duty
4 LANE 6 LANE
Light-duty
Medium-duty
4 LANE 6 LANE
Unimproved dirt
U. S. Route
State Route
(TAYLORS BRIDGE) 5862 I NE

McWhorter House
CHR #: N-5197 Gunway
Location: RT# 412
St. Georges Hundred
Photo: CHAE: March 1984

Photo Location: Delaware BAHP
View From
North
Photo #: 1 of (5)

2764.12 A

McWhorter House

CHR #: N-5197
Location: RT# 412
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
north

Photo #: 2 of (5)

2784-5

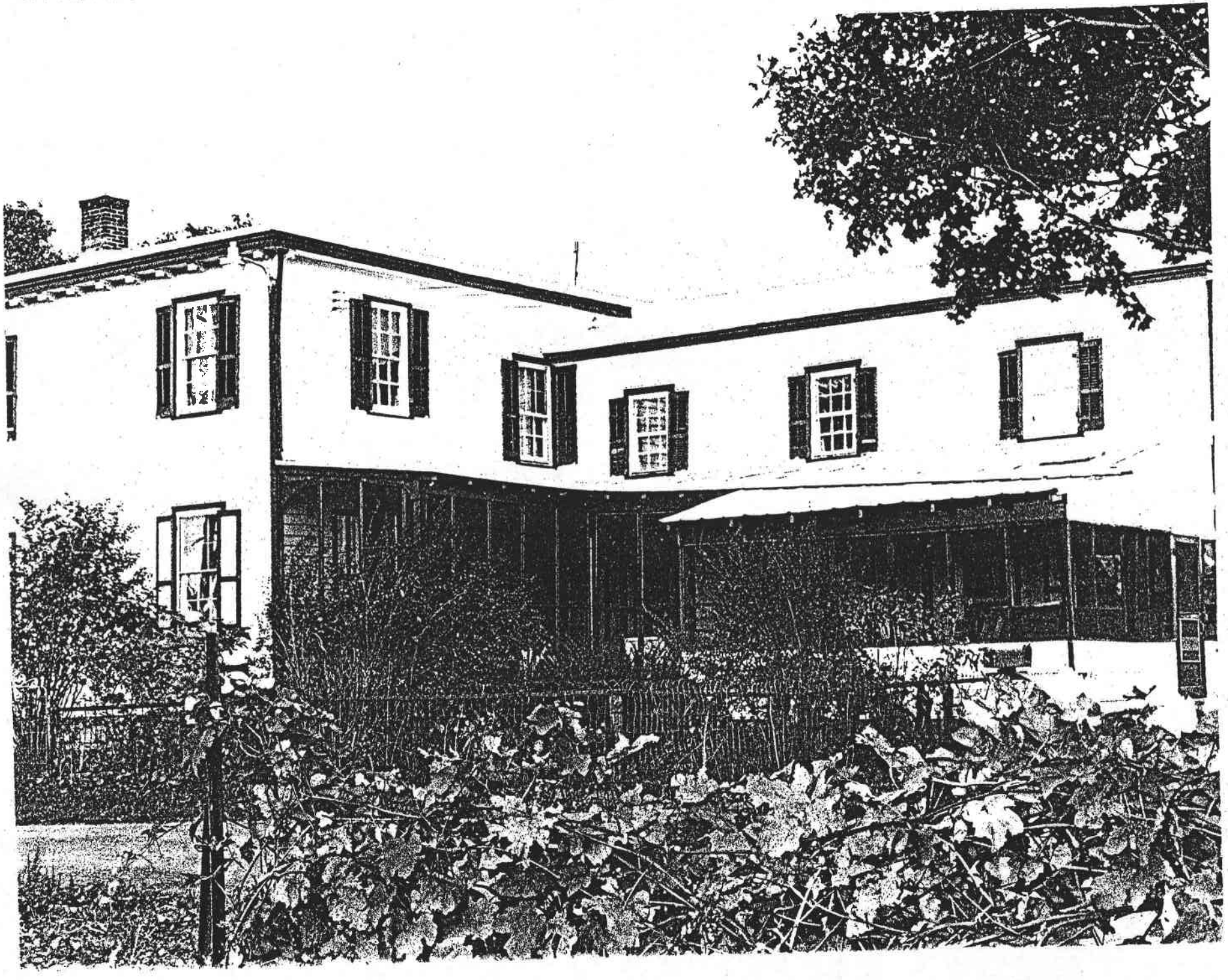
McWhorter House

CHR #: N-5197
Location: Rt # 412
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
NORTHEAST

Photo #: 3 of (5)

2784-14



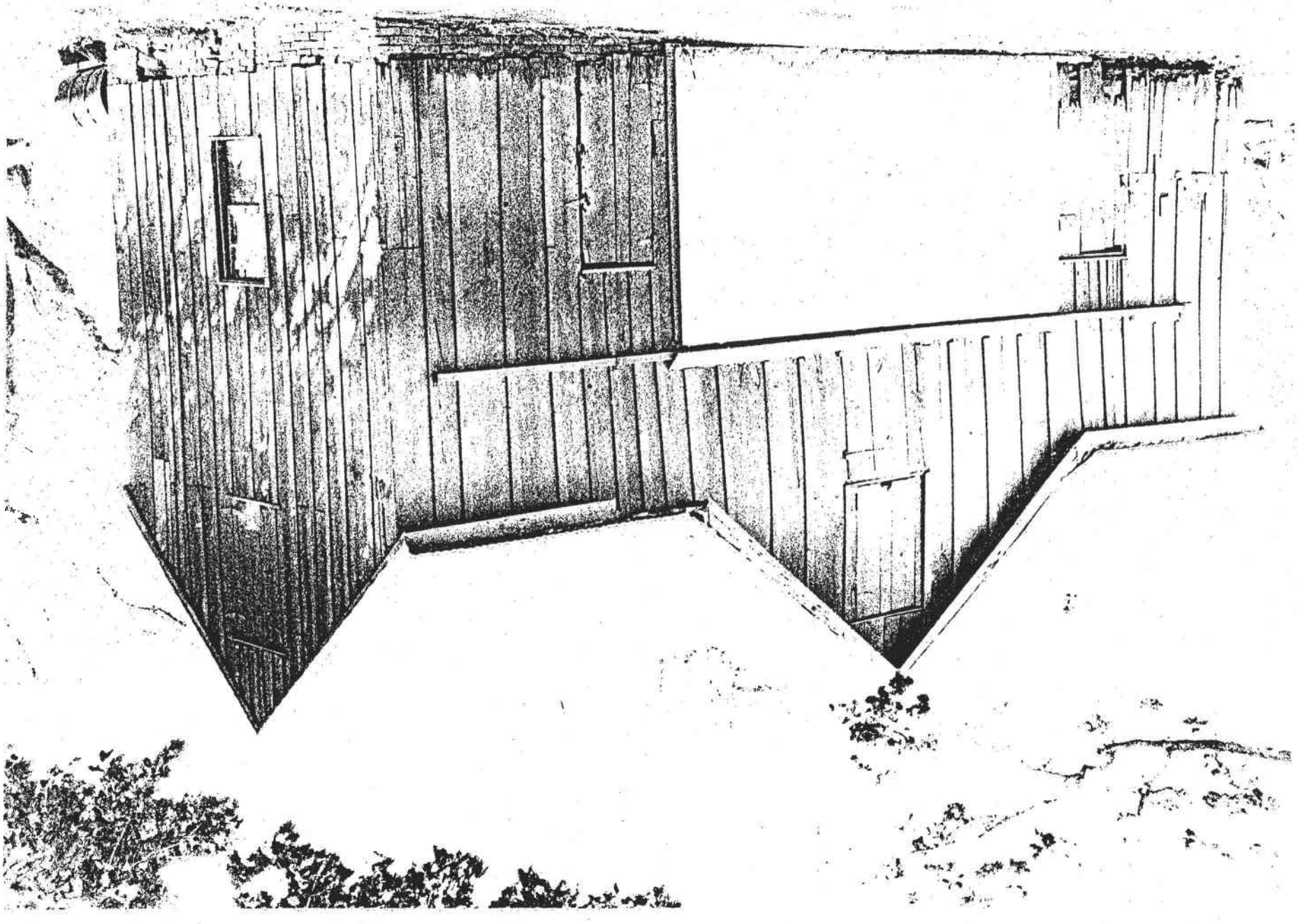
McWhorter House

CHR #: N-5197
Location: RT# 412
St. Georges Hundred
Photo: CHAE: March 1984

Photo Location: Delaware BAHP
View From
SOUTHWEST

Photo #: 4 of (5)

2764-20



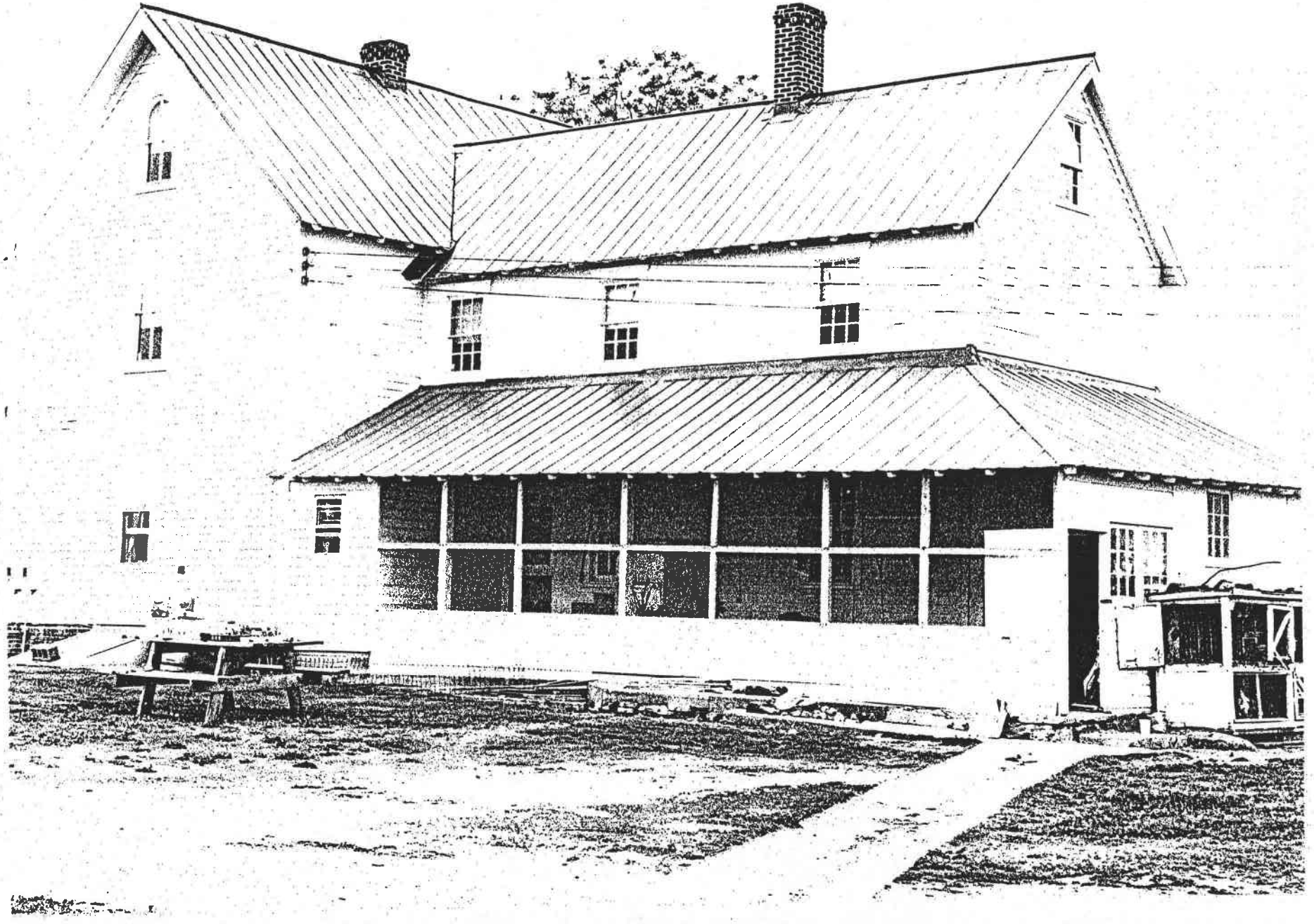
McWhorter House CONNIACK HOUSE
CHR # : N-5197
Location: RT# 412
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From

SOUTHWEST

Photo #: 5 of (5)

2764-3



N-5201

Property Name: Retirement (James M. Vandergrift Farm, 1868)

Location and Verbal Boundary Description:

Retirement Farm is located on the east side of Rt. 13 approximately 1.8 miles south of its intersection with Rt. 2. The nominated parcel includes a five acre rectangle beginning at the end of the lane approximately 500 yards east of Rt. 13, extending east to the back of the farm yard, south to the headwaters of Augustine Creek, and north to the edge of the yard defined by its transition to cultivated fields. All structures within this area, except for the modern machine shed and cattle shed, are included in the nomination.

The nominated parcel begins at a point east of Rt. 13, 100 feet south of the intersection of the present farmlane below a small knubby-knoll and runs east for 1,800 feet toward a tributary of Augustine Creek. At this point a 90° angle is formed and runs north for 700 feet until it turns back to the west for another 1,800 feet. The western boundary runs along Rt. 13 and is formed by joining the two points.

The nominated parcel includes sufficient acreage to provide for the preservation of the house, outbuildings, grounds, and immediate setting.

UTM 18.44540.73620 Tax parcel 13.008.00-027

Owner: Mr. and Mrs. Claude Lester

P. O. Box 45

St. Georges, Delaware

Description:

The present house, built in the third quarter of the nineteenth century, replaced at least two earlier buildings located on this site. As it stands, Retirement is a two-and-a-half story, frame, gable roof, five-bay farmhouse. A two-story frame ell to the rear of the main block is original to the present house and was designed as a kitchen area. The overall dimensions of the house are 38 by 69 feet for the facade and the face of the ell. The house was originally covered with narrow face milled weatherboard finished with plain corner boards. Although this siding remains in situ it has been covered with aluminum siding since the house was first surveyed in 1977. The front of the building presents a balanced five-bay fenestration to the road, but in the course of residing, the northern most opening was covered over. The house is laid out on a center-passage plan with a service ell and rests on a concrete stuccoed foundation defining a full cellar.

The gabled roof is steeply pitched with a crossgable on the facade with three ridges and four valleys defining the roof. There are two brick chimneys with one offset to the south and the other offset to the east. Originally, the roof was wood shingled, but it has recently been replaced and is now covered with tin.

The typical window is plain with single division sashes. For each of the three gables, there exists one semi-circular window. The head of these windows are half round forming an uninterrupted arc where it joins with the sides. On the rear extension of the building the windows are six-over-six light sash.

The main entrance is at the center of the facade with one door. The structural opening shape is flat with plain applied horizontal and vertical trim. Above the door, there is a flat transom with two panes of glass.

The concrete steps extend to the first floor of the veranda and do not have a railing. They rise directly from ground level to the veranda. The veranda is open at the front and sides and it extends the length of the entire facade. Furthermore, it is one-story in height and supported by six equally spaced posts with decorative scroll designs. They are attached from the post to the cornice.

On the south side of the house, an early porch has been closed and turned into a leanto shed.

The small barn in the back of the house is the oldest building that still exists on the farm which was built circa 1800. The barn is built of braced frame construction with mortise and tenon joints. The barn is rectangular with a steeply pitched roof. Doors are located at the east and west end of the barn. The wooden exterior has been covered by sheet metal while the roof is now covered by tin.

The granary was built around 1850 and is still in very good condition with much of the interior and exterior being original. It is two storys high, double cribbed with the doors facing north and south. It is also built of braced frame construction with mortise and tenon joints. A stone foundation supports the granary. The roof, which is steeply pitched, is the only part that has been renovated and replaced with tin. Winder stairs lead from the wagon floor to the loft. The bottom stairway door made of board and batten construction is decorated with a leather figure of a man, approximately 3" tall and 2" wide; it is located on the upper center of the door. The man's arms and legs are extended and his face is grotesquely yet distinctively carved.

The second barn was built at the end of the nineteenth or the beginning of the twentieth century. It is a very large rectangular barn compared to the other buildings

on the farm, but similar in construction to the small barn and granary. The barn's facade faces south. Two major additions are found on the barn. One is located in the rear and the other is on the eastern side which is used to house poultry and other farm animals. The barn has two silos. The first one is located on the northwestern end and the other silo is at the eastern addition.

Historical Background and Significance:

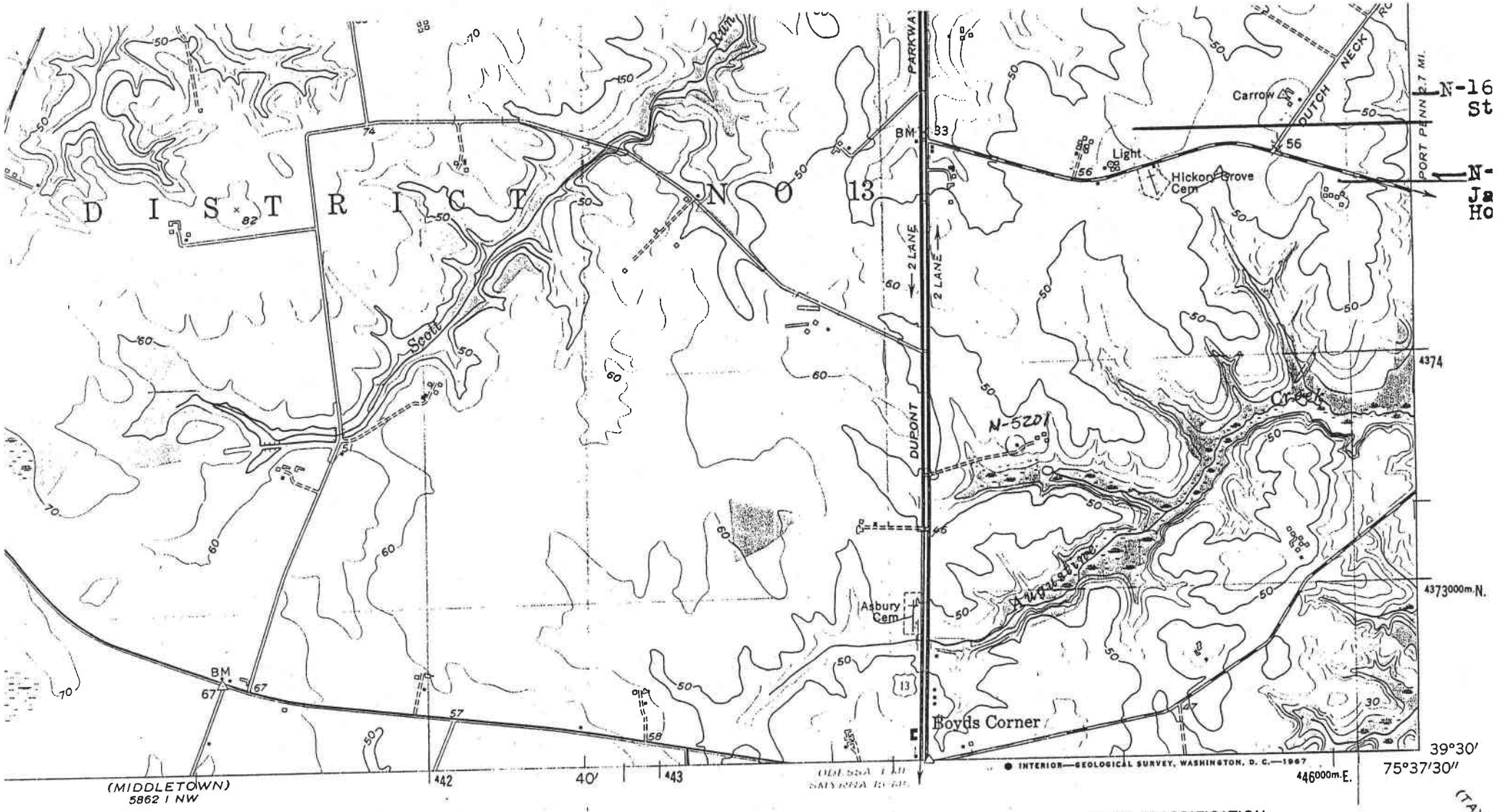
As reflected in the agricultural census returns of 1850, the James Vandegrift farm, Retirement, was slightly larger than most of its neighbors in terms of improved land. While the Vandegrifts were able to produce almost double the average amount of wheat, their corn crops fell slightly below average as did their investment in farm machinery and the value of their livestock. In most areas, such as the cash value of the farm and the amount of butter production, Retirement represents the average farm of the mid nineteenth century.

The Vandegrifts had owned and occupied the Retirement tract since the late seventeenth century and had kept it in agricultural use throughout the two centuries of their ownership. At one time they were involved in running a fulling mill adjacent to the headwaters of Augustine Creek, but the operation of this local industry seems to have been of relatively short duration.

What is most significant about the Retirement farmstead is the long term occupancy by a single family and how the steading developed under their stewardship. The simple frame later nineteenth century vernacular farmhouse represents at least the third dwelling to stand on the site. The outbuildings behind the house also reflect long term usage. At the back of the lot is an English style barn raised on a principal post and beam framing system. The three-bay barn is the last known example of its kind surviving in St. Georges Hundred and dates from the 1790 to 1820 period. Associated with the barn is a mid nineteenth century granary of the type developed in the neighborhood in the early 1800s. These granaries, containing wagon bays and corn cribs on the ground floor and grain bins in the loft, became a common sight on St. Georges Hundred farms by the 1850s when this particular example was erected. At a later date toward 1900 the first barn was replaced by a gable fronted hay barn and stable which still serves the farm.

The lack of pretentious outbuildings or an architecturally refined dwelling consolidate Retirement's significance as a middle level farm of the nineteenth century. Due to financial reverses suffered in the 1870s, the farm's economic position relative to its neighbors declined even as farm values plummeted across the board.

Nomination by Paul Cherry



SCALE 1:24 000

1 MILE

1000 2000 3000 4000 5000 6000 7000 FEET

1 KILOMETER

CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
IG TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

ROAD CLASSIFICATION

Heavy-duty — 4 LANE | 6 LANE
Medium-duty — 4 LANE | 6 LANE
Light-duty
Unimproved dirt
U. S. Route
State Route

SAINT GEORGES, DEL.

SW/4 WILMINGTON 15' QUADRANGLE
N3930—W7537.5/7.5

1953

AMS 5863 II SW—SERIES V832

FOR OFFICE USE ONLY

N-5216

Property Name: George Brady Farm Manager's Dwelling (Beers 1868), built ca. 1870.

Location and Verbal Boundary Description:

The Brady Farm Manager's House is located on the east side of Rt. 896 approximately .25 miles south of the intersection of routes 301 and 896. The nominated parcel includes approximately one acre containing the house and a frame outbuilding.

The nominated parcel begins at a point on the east side of Rt. 71, 200 feet north of the farmlane of the next property to the south. It extends to the east for 250 feet and then turns 90° north-northwest and continues for another 250° feet before turning east-southeast at 90° and running parallel to Rt. 71 forming the western boundary.

The nominated parcel contains sufficient acreage to provide for the preservation of the house, outbuildings, grounds and immediate setting.

UTM 1~~8.38100.67680~~ Tax parcel 13.015.00-008

Owner: William Brady

Middletown, Delaware

19709

OWNER OBJECTION SUBMITTED FOR D.O.E. ONLY

Description:

The Brady Farm Manager's Dwelling is a rare surviving example of a type of labor housing once common throughout St. Georges Hundred. Associated with Greenlawn (N-188), the Manager's House was a mid-level dwelling provided for the personnel who ran the farm. The mansion house was for the owner and his family: cottages were provided for day and resident labor.

The Brady Farm Manager's Dwelling is a one-and-a-half story frame building laid out on a cruciform plan with a projecting lobby entry, a hall-parlor like main block, and a rear service wing. The building is clad with plain milled weatherboard and capped with a gable roof with projecting eaves. The exterior of the house is further ornamenting the front porch.

Associated with the house is a contemporary frame building with similar gothic windows and sheathed with board-and-batten siding.

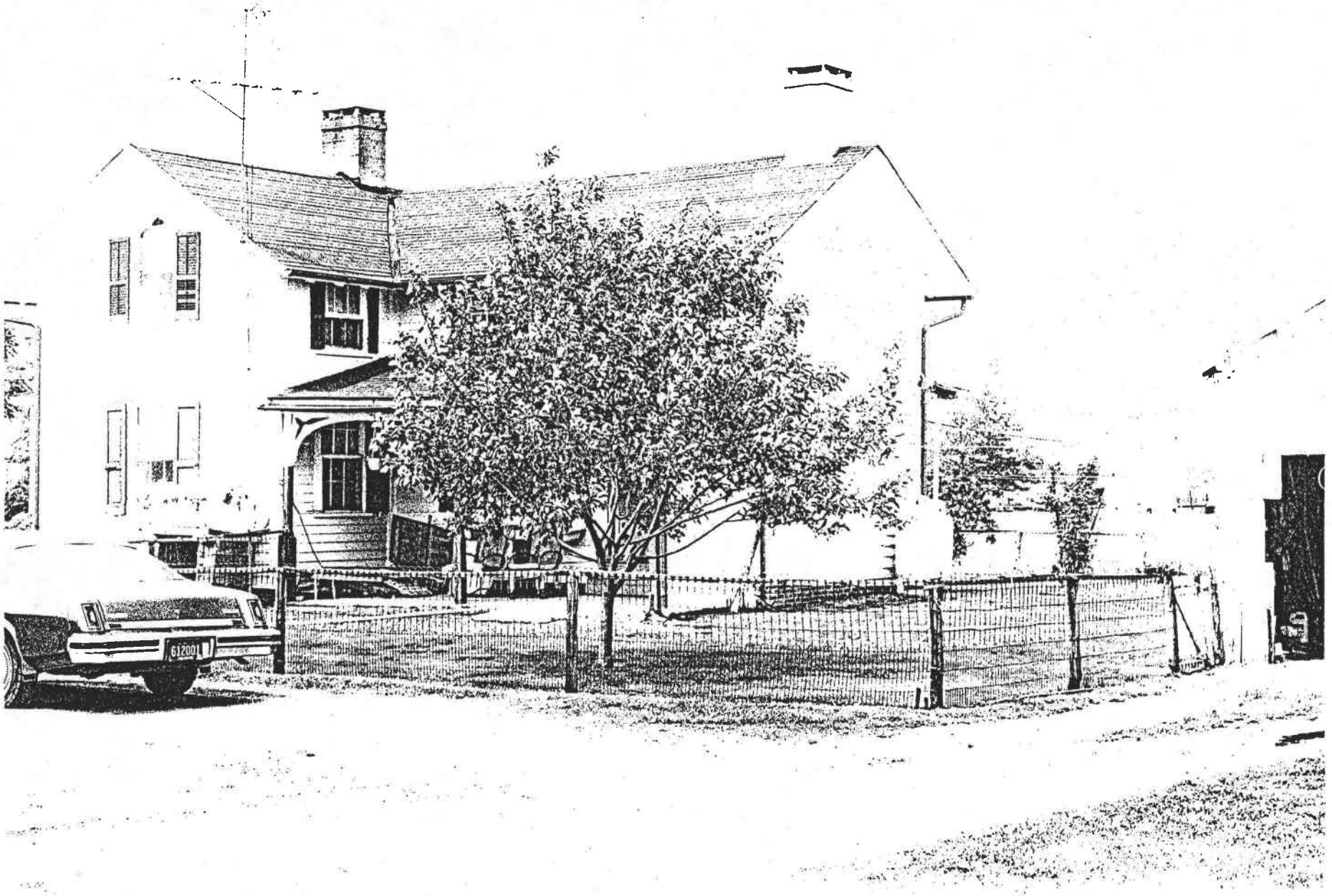
Historical Background and Significance:

The Brady Farm Manager's House is associated with Greenlawn (N-188, NR 1973), Marldale (N-5051, NR 1980), and Weston (N-121, see Weston in this nomination). As George Brady developed his fortune through the mid 1800s he acquired and occupied a number of properties which now chart his architectural and social progress. The first of these, Marldale, was purchased through profits made in working the canal trade; the second, Weston, was built as Brady relocated himself in close proximity to the twenty farms he owned and managed in lower New Castle County; the third, Greenlawn, was acquired from his deceased brother's estate and remodeled extensively as Brady settled on the northern edge of Middletown near the railway depot and town's business district.

At the time of Brady's move to Middletown, he owned over a score of farms. Each farm was occupied by a farm manager who worked on shares with Brady and who occupied the primary dwelling on the steading. At Greenlawn, Brady and later his heirs, occupied the main house, and provided the farm manager with a second smaller dwelling just to the north. The economic arrangements between the Bradys and the resident farmer were the same as those made with the farmers on the outlying farms.

Architecturally, the Manager's House is a reflection of the same aesthetic expressed in Brady's remodeling of the main house. The trim found on the Manager's House is similar to that used on the conservatory attached to the back of Greenlawn. In its design, siting, and use of trim, the Manager's House underscores the hierarchy of social relationships defined with economically developed class lines.

Nominated by Bernard L. Herman


61200

George Brady's Farm Manager's Dwelling
CHR #: N-5216
Location: RT# 896
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
SOUTHEAST

Photo #: 2 of (2)

C.1339-16

George Brady's Farm Manager's Dwelling
CHR #: N-5216
Location: RT #896
St. Georges Hundred
Photo: CHAE; March 1984

Photo Location: Delaware BAHP
View From
west
Photo #: 1 of (2)

C 1230-12

FHR-8-300 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic B.F. Hanson House

and/or common

2. Location

street & number Route 299 3 miles west of Middletown at Junction of Warwick Road ___ not for publication

city, town Middletown X vicinity of congressional district One

state Delaware code 10 county New Castle code 002

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	X agriculture	___ museum
X building(s)	X private	X unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Mr. and Mrs. William Iearns

street & number Elizabeth Allen Farms

city, town Fieldsboro ___ vicinity of state Delaware

5. Location of Legal Description

courthouse, registry of deeds, etc. Public Building

street & number Rodney Square

city, town Wilmington state Delaware

6. Representation in Existing Surveys

title N-5225 Delaware Cultural Survey has this property been determined eligible? ___ yes X no

date 1978 ___ federal X state ___ county ___ local

depository for survey records Old State House, The Green, P. O. Box 1401

city, town Dover state Delaware 19901

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7. Description

Condition		Check one	Check one
___ excellent	X deteriorated	X unaltered	X original site
___ good	___ ruins	___ altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The B.F. Hanson House is located flat farmland on Delaware Road 299, approximately three miles west of Middletown, St. Georges Hundred, New Castle County, Delaware. The house achieved its present form in 1843 and comprises a rectangular, two-story, five-bay, central hall plan main block, with a two-story rear ell. Evidence strongly indicates the rear portion of the ell incorporates all or part of a residence ante-dating the main block of the house. The entire structure is of frame construction on a brick foundation, with a cellar found under the rear portion of the ell. The general interior treatment of the main block and ell are divergent.

The main block exhibits many Greek Revival details, including graded siding, applied pilasters with capitals and footers, integrated brick chimneys, and a double ridge cornice. The four columns of the front porch and two columns of the side porch match the pilasters applied to the gable corners and main block of the house. The central front facade contains a six-panel door, with three-quarter side lights on recessed panels over which rests a five-light transom. There are two evenly spaced six-over-six light-sliding sash windows on each side of the door, and five similar windows spaced evenly on the second story. All of the windows are trimmed by three-panel moulded shutters with iron hardware and catches. The roof of the main block is nearly flat and sheathed with ridged metal.

The ell section of the house is sided in weatherboard and is of a style generally conforming to the main block. Its windows are unevenly spaced and of six-over-six sliding sash design. The ell has a pitched metal ridged roof broken at its peak by two brick chimneys. The portion of the ell within the chimneys is believed to ante-date the main structure. An attached one-story shed without foundation is located at the end of the ell.

Interior features of the main block continue a well-executed vernacular interpretation of Greek Revival architecture. A center hall divides two unequal bays and continues to an interior porch. Left of the entrance, the main staircase rises to a landing and thence to the second floor, where a door connecting to the ell is located at the center of the landing. The stairway features turned tapered balusters, a continuous walnut handrail and a faceted newel post. The smaller of the two first floor rooms, the dining room, is located to the left of the entrance and it features a marble quadrafoil scalloped edge fireplace, chimneys cupboards and a small closet; plain block trim and decorated baseboards are used. To the right of the main entrance is a larger room which probably served as a parlour. The room has a marble fireplace and trim similar to that of the dining room. Floors in both rooms are uniform width pine, and the walls and ceilings are plastered. The ceilings of both rooms are 10 1/2 feet high.

The second floor contains three rooms. The first, over the parlour, has a simple wood fireplace, decorated baseboard, fluted door and plain window trim. The center room, over the entrance hall, also has plain trim and decorated baseboards. The bedchamber over the dining room features chimney cupboards and matched closet and fireplace doors with fluted trim.

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The house grounds and farmyard are also intact, although two tenant trailers are presently sited there to provide security for the vacant house. These will be moved after the house is restored and occupied. The handsome group of out-buildings ranged on either side of the lane leading back to the fields is generally gable-roofed--though the largest barn has a low gambrel--and vertically-planked on cross-braced framing. These buildings illustrate the various storage and animal husbandry functions that would have contributed to the agricultural prosperity which supported the residence.

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8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	X economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
___ 1900–	___ communications	___ industry	___ politics/government	X other (specify) Local History
		___ invention		

Specific dates 1843 **Builder/Architect** Not Known

Statement of Significance (in one paragraph)

Built during 1843 as the residence of Benjamin Hanson, the B.F. Hanson house remains one of the least altered Greek Revival residential structures in Delaware. The floorplan, decorative trim, and hardware are unintruded upon; even the original exterior paint remains. The residence is a valuable material manifestation of the state of mind of its era, an architectural exemplar of the conspicuous consumption often reflected in homes built during a prosperous period for the area. The house, particularly the main block, reflects an understanding and vernacular adaption of the Greek Revival style popular at the time. The owner's priorities are clearly defined in the first floor fireplaces and the manufactured staircase, doors, and trim. These stand in sharp contrast to the plainness of the ell and the adaptive use of a prior structure.

The tract of land on which the house stands was purchased by Peter and Christine Hanson in 1830, by conveyance of John Wales, and included 275 acres, a house, barn, and orchards. It remained as Peter's home until his death in 1836, and by his will of July 1836 the plantation was divided equally between his three eldest sons Benjamin F., William and Joseph Hanson. The will was probated in 1838 and named Benjamin, then twenty years old and the eldest son, as a co-executor. In 1843 Joseph Hanson conveyed 143 acres to his brothers William and Benjamin. Shortly thereafter William conveyed his share of the land to Benjamin, including 144 acres and the homestead. Tax assessment listings for 1844 confirm Benjamin's acquisition and reflect the increased value of his property including the frame house, barn, and real estate for a total of $4,032, with additional assessments for slaves, silverplate and 281 head of stock. On a comparative basis, the assessment establishes Benjamin Hanson as one of the most affluent landholders in St. Georges Hundred.

Additional land purchases in St. Georges Hundred from Ann Cann and a Chancery Court sale in 1865 confirm Benjamin's interest and economic ability to expand his agricultural endeavors in a period of consolidation and movement to smaller, more efficient farms. Hanson's interests were not restricted to agricultual pursuits. His documented participation and leadership in St. Anne's Episcopal Church as vestryman from 1838 to 1870, as well as his service as a delegate to diocesan conventions during the period, attest to a man of status. He rests within a prestigious family plot at St. Anne's Cemetery, just south of Middletown.

The boundarys of the presently nominated property are set to enclose within a simple figure the historic resources discussed in this form--house, house grounds, and outbuildings--which are under a single present ownership. A minimum 20 foot clearance is allowed around all structures. The present owner plans to restore this unaltered but deteriorating house to its original appearance and condition.

05/02/2005 DE STATE HIST PRESERVATION OFFICE

Form No 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Verbal Boundary Description:

Beginning at a point 159.10 feet east of the east right-of-way of Delaware Road 229, and 275 feet north of the north side of a lane leading to the B.F. Hanson house; thence 492 feet east to intersect with a line parallel to the east wall of the easternmost outbuilding on the property; thence 370 feet south to intersect with a line parallel to the south wall of the southernmost outbuilding on the property; thence 227 feet west to intersect with a line parallel to the west wall of that building; thence 80 feet north to intersect with a line parallel to the southernmost wall of the B.F. Hanson house; thence 265 feet west to intersect with a line parallel to the west wall of the B.F. Hanson house; thence 289 feet north to the point of beginning. See attached sketch map.

05/02/2005 DE STATE HIST PRESERVATION OFFICE

9. Major Bibliographical References

New Castle County Deeds, Wills, Tombstone Listings - Hall of Records, Dover, Delaware.
Cultural Resource Survey Structural Data Form - Delaware Bureau of Archaeology & Historic Preservation. Old State House, Dover, Delaware (CRS # 50 N 5225).
St. Annes Episcopal Church. Minutes and Registry 1804 to 1886, Hall of Records, Dover, DE

10. Geographical Data

Acreage of nominated property approximately 5.3 acres

Quadrangle name Cecilton

Quadrangle scale 1:24,000

UMT References

	Zone	Easting	Northing		Zone	Easting	Northing
A	18	4346:30	4364290	B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title George J. Fink - Private Researcher (to research)
Robert A. Howard - (to consultation)

organization George J. Fink - Historical Research Materials (Fink)
The Howard Company - (Howard) date July, 1980

street & number P.O. Box 911 (Fink)
P.O. Box 3512 (Howard) telephone 697-1798
658-2401, Ext. 306

city or town Dover, Delaware (Fink)
Greenville, Delaware (Howard) state Delaware
Delaware

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___X state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title Chief, Bureau of Archaeology & Historic Preservation date

[redacted]

GPO 838 636

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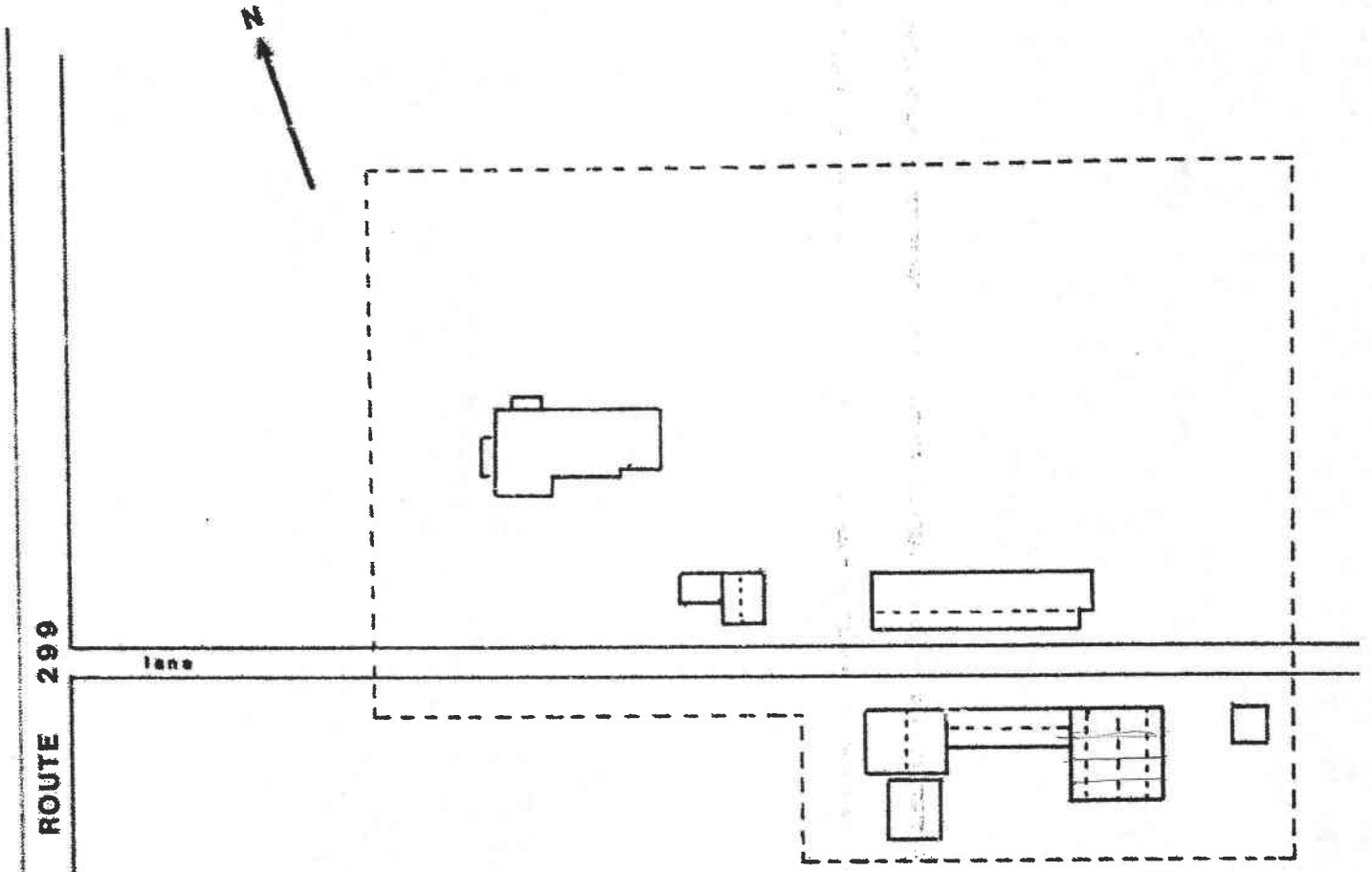


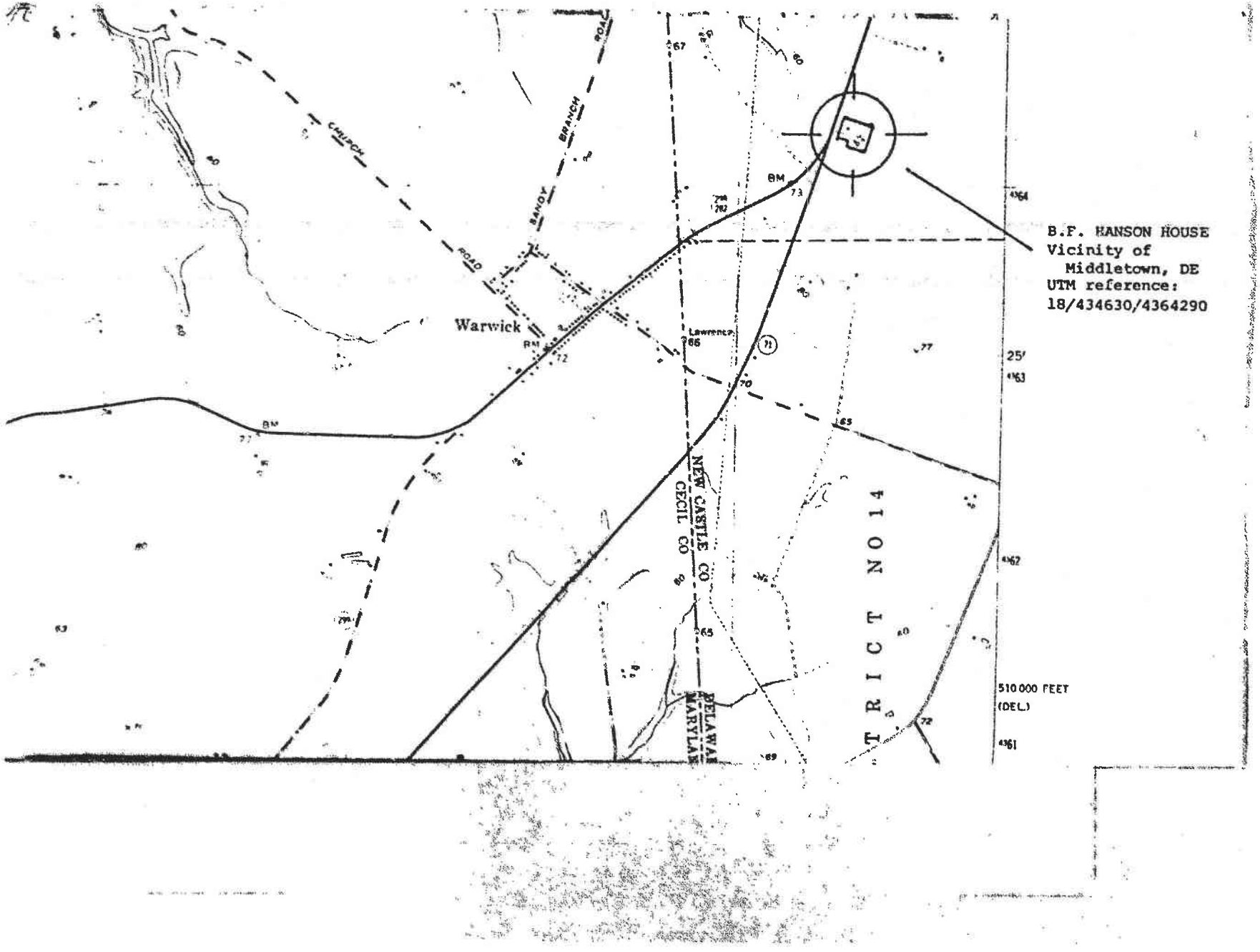
B. F. HANSON HOUSE

Vicinity of Middletown, New Castle County, Delaware

..... district boundaries

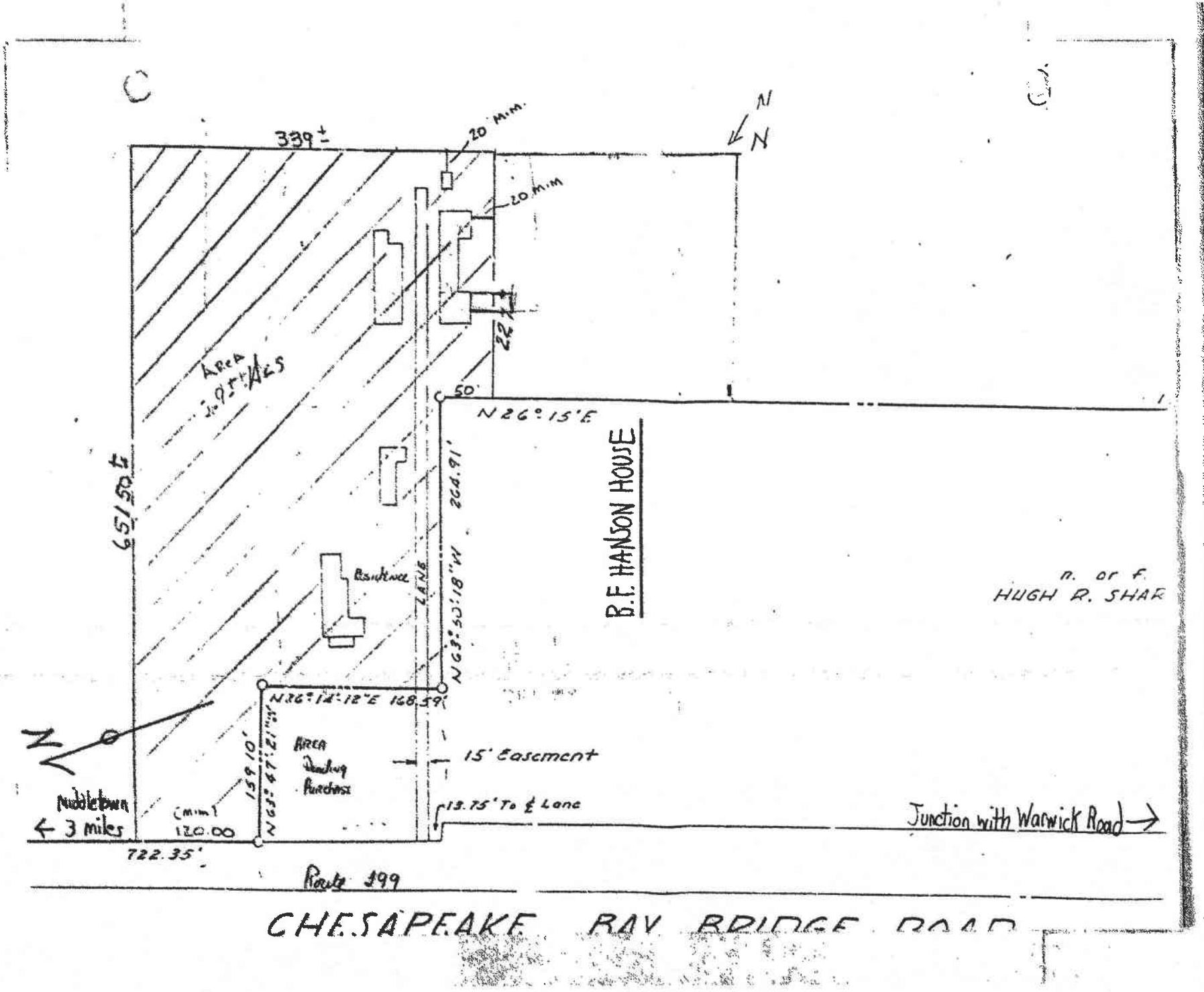
not to scale

05/02/2005 DE STATE HIST PRESERVATION OFFICE

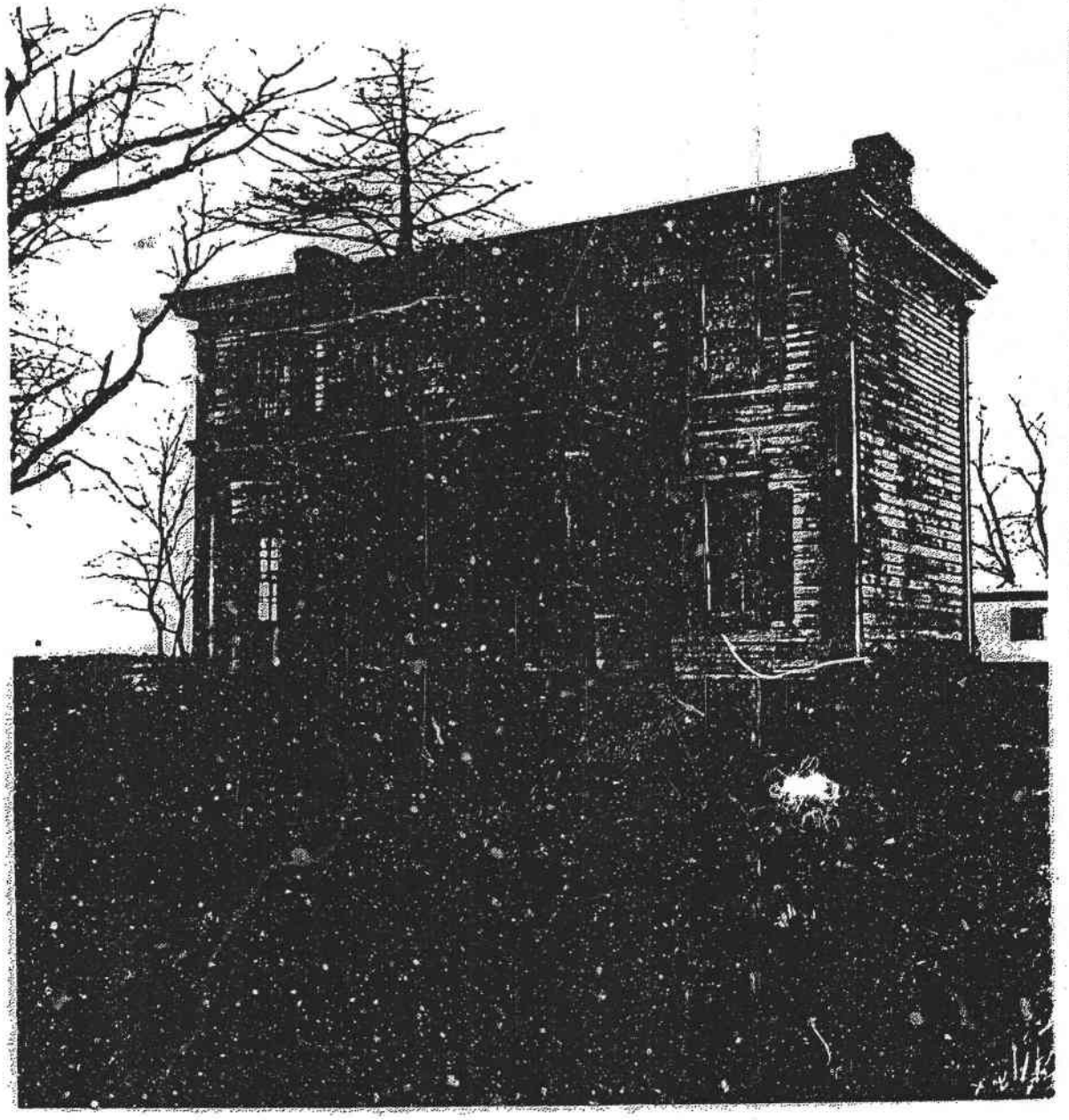


B.F. HANSON HOUSE
Vicinity of
Middletown, DE
UTM reference:
18/434630/4364290

05/02/2005 DE STATE HIST PRESERVATION OFFICE



05/02/2005 DE STATE HIST PRESERVATION OFFICE



05/02/2005 DE STATE HIST PRESERVATION OFFICE

Name: B.F. Hanson House

Location: Route 299 West of Middletown, New Castle Cty. Delaware

Photographer: Jon Andress

Date: November 1980

Location of Negative: Bureau of Archaeology & Historic Preservation, Old State House, The Green, Dover, DE 19901

Description: main block, oblique view from west

Photograph Number: #1 of 7

05/02/2005 DE STATE HIST PRESERVATION OFFICE

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 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 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name "Fairview"

other name/site number N-5244

2. Location

street & number 350 Hyetts Corner Road (County Route 413) ☐ not for publication

city or town Middletown ☒ vicinity

state Delaware code DE county New Castle code 003 zip code 19709

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nom☐ation ☐ 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 of 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 of Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper Date of Action

☐ 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:)

"Fairview"
Name of Property

New Castle, Delaware
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	Total

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

Dwellings of the Rural Elite in Central Delaware, 1770-1830 +/-

Number of contributing resources previously listed in the National Register

N/A

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)

Early Republic: Federal

Materials
(Enter categories from instructions)

foundation Brick; concrete block

walls Brick
frame/clapboard; concrete block

roof Asphalt shingles; tar

other

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

"Fairview" is located in St. Georges Hundred, New Castle County, south of the town of St. Georges. The dwelling is in its original location and is surrounded by a lawn, various landscape features, and a storage building. The 3.9945-acre parcel is approached by an unpaved drive from County Route 413, which extends from and is perpendicular to US Route 13. Agricultural lands surround the property on the south, east, and west.

"Fairview"
Name of Property

New Castle, Delaware
County and State

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.)

- [x] 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.
- [x] 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 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)

Social History
Architecture

Period of Significance

c. 1816-1943

Significant Dates

C. 1816, c. 1820

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:

- [x] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Name of repository:

"Fairview"
Name of Property

New Castle, Delaware
County and State

10. Geographical Data

Acreage of Property 3.9945

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

	Zone	Easting	Northing
1	18	443750	4374188
2			
3			
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 Mark A. Bower, Associate Principal, and Jill Cremer, Historic Preservation Specialist

organization Kise Franks & Straw date Nov. 1993; minor update 3/95

street & number 219 N. Broad Street telephone (215) 561-1050

city or town Philadelphia state PA zip code 19107

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) Chain of Title and transcribed Probate Record

Property Owner

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

name Floral Plant Growers, Inc.

street & number 1133 Ebenezer Church Road telephone N/A

city or town Rising Sun state MD zip code 21911

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.

(1) Dwelling -- This building historically served as the primary residence for the property through most of the nineteenth century, but is now used as a tenant house. The dwelling is located on the south side of County Route 413 (Hyetts Corner Road), set back approximately 250 feet. The building is a good vernacular example of the Federal style. This dwelling has been altered over time, but retains a majority of its character-defining interior and exterior features. The building is in overall good condition and is well maintained by the current owner. The principal facade faces north toward Hyetts Corner Road. The house measures approximately twenty feet by eighty-six feet, and is constructed in three distinct sections running east to west.

The east section, or main block, of the farmhouse dates from circa 1816 and is a two-and-one-half-story, five-bay dwelling. The rectangular shaped building and foundation are laid in six course American bond brick, painted with several coats of white paint. The north facade has five bays, with the center bay positioned slightly closer to the west two bays. The central bay contains an entrance door comprised of the original six panel single leaf door with a plain reveal, and a mid-twentieth century surround with pilasters and dentiled lintel. The reveal opening has been fitted with a wood single leaf, multiple light storm door. A poured concrete step is located in front of the entrance door. Below the first story windows are four evenly spaced basement windows with brick infill.

The south facade, similar to the north facade, has five bays with the center bay positioned closer to the west two bays in order to accompany the central hall stair. The central bay contains the rear entrance door. The opening has been infilled with a one panel wood door and wood surround. A central second story window is positioned between the first and second stories, and corresponds to the landing of the principal interior staircase. Three evenly spaced basement windows are located below the first story windows, with a bulkhead leading to the basement, in the far west bay.

Windows throughout the main block are six-over-six, double hung, wood sash, with plain wood lintels and sills. The sills have been covered with aluminum. The windows have simple wood frames, which have been fitted with wood storm sash. The majority of the brick mold trim appears to date from the second quarter of the twentieth century and is most likely contemporary with the wood storm sash. The side-gabled roof is covered with asphalt shingles, and has a molded box cornice with molding and return ends. Aluminum gutters are located on the north and south facades. The east and west facade gables each have two small garret windows with molded wood surrounds. Located at each gable end is an interior brick chimney with a simple brick cap.

The central section of the farmhouse is an addition to the main block as evidenced by its smaller scale and lower roof, and a seam in the masonry running between the two buildings on the north and south facades. Based on the similarity of materials and detailing, it would appear that the addition was constructed shortly after the main block. This section is two-and-one-half-stories in height and two bays in width. Similar to the main block, the foundation and walls of the addition are laid in six course American bond brick, and painted with several coats of white paint. The north facade consists of one, nine light metal casement window on the first story, and two bays with six-over-six, double hung sash on the second story. Scars and infill in the masonry of this facade

indicate that a door and window opening once existed on the ground floor and were aligned with the second story windows. It appears that these openings were reworked and or infilled when the present circa 1950 casement window was installed. The south facade contains a one story porch consisting of a poured concrete slab floor, turned wood posts supporting a shed roof, with gable ends clad in beaded boards.

The remainder of the windows in the central section are six-over-six, double hung, wood sash with plain wood lintels and sills. The sills have been covered with aluminum. The windows have simple wood frames which have been fitted with wood storm sash, and the majority of the brick mould trim appears to be a second quarter of the twentieth century replacement. The side-gabled roof is covered with asphalt shingles, and has a molded box cornice, with cyma reversa molding and aluminum gutters on the north and south facades. The north and south cornices terminate in returns on the west gable, and contains a projecting cornice similar to the main facades. The west gable end also contains two small garret windows fitted with four-light sash, and a double-pile interior brick chimney.

The west section of the building dates from circa 1950, and is one-and-one-half-stories in height, three bays in width, and of frame construction. The addition was originally constructed as a two car garage, but was partially converted into a storage room in 1992. This section sits on a pored concrete slab foundation and is covered with clapboard siding. The north facade has three bays under a shed porch with a central entrance door. The shed porch is supported by four square wood posts with a scalloped wood fascia board. Two wood and partially glazed overhead garage doors are located on the west facade. The south facade has three bays, with an entrance door in the far west bay fitted with a circa 1992 six panel door. Window openings throughout the building are six-over-six, double hung, wood sash with simple wood frames. The side-gabled roof is clad with asphalt shingles.

The first floor of the east section, or main block, contains a seven foot by seventeen foot central stair hall, with opposing front and rear entrance doors. An open half-turn staircase with a landing is located on the east side of the hall. The stair stringer is enclosed and has a molded lip, square balusters, and a hand rail that terminates in a square newel post with a plain cap. The side of the staircase is trimmed with a half round molding in a pattern of squares and triangles corresponding to the stair rise. Under the landing is a two panel door, turned upside down, leading to a closet. The open staircase and mill work detailing are common features found in dwellings of the rural elite.

Located east of the central hall is a room (presently used as a living room) which runs the width of the house. The room retains a majority of the original moldings and architectural features. A high-style fireplace is centrally located on the east wall. The mantelpiece consists of engaged fluted pilasters with block bases and molded capitals that support a blank frieze. Located at each end of the frieze are projecting molded blocks that correspond to the pilasters. The frieze and blocks have a highly articulated fluted cornice located under the shelf, which extends beyond the surround and has a simple molded projecting edge. The firebox has been lined with modern fire brick circa 1990, and a raised brick hearth has been constructed which partially

conceals the base of the mantelpiece. The firebox surround consists of modern brick trimmed with fluted wood molding and plain corner blocks. Two chimney cupboards are built into each side of the fireplace. The cupboards are divided into two sections by a molded chair rail. The upper section contains two slightly raised panels, and the lower cupboard contains one slightly raised panel. Both cupboards have a circa 1900 wrought iron rim lock with a white china knob. The windows consist of one foot inset frames, with molded surrounds and corner blocks. The window sills have rounded projecting edges, which extend slightly beyond the molded aprons with straight sides.
Door surrounds are similar to the window trim, with fluted molding and corner blocks. A beaded edge baseboard extends around the perimeter of the room.

Located west of the central hall is a room presently used as a dining room, which runs the width of the house. The room retains the majority of its original moldings and architectural features. A high-style fireplace is centrally located on the west wall, and is nearly identical to the mantle in the east room. The mantelpiece consists of engaged fluted pilasters with block bases and molded capitals that support a blank frieze. Located at each end of the frieze are projecting molded blocks that correspond to the pilasters. The frieze and blocks have a highly articulated fluted cornice under the shelf, which extends beyond the surround and has a simple molded projecting edge. The firebox has been lined with modern fire brick circa 1990. The firebox surround consists of painted wood with a molded wood trim. A chimney cupboard is built into the south side of the fireplace, identical to the cupboards in the east room. The cupboard is divided into two sections, divided by a modern chair rail. The upper section contains two slightly raised panels, and the lower cupboard contains one slightly raised panel. The cupboard has a circa 1900 wrought iron rim lock with a white china knob. Located on the north side of the fireplace is a built-in wall cupboard. The cupboard is divided into two sections, with the lower section containing a pair of slightly raised single panel doors. The upper section contains a pair of glazed doors each with two lights divided by a wide central bar. The upper and lower cupboards are divided by a plain board. The cupboard has a small molded surround which appears to be a replacement. The interior is filled with plain shelves and is painted white. The doors have circa 1900 wrought iron rim locks with white china knobs. The windows consist of one foot inset frames, with angled jambs and molded surrounds. The window sills have rounded projecting edges, which extend slightly beyond the molded aprons with straight sides. A circa 1950 molded chair rail extends around the room, and abuts the window sills and aprons. The door surrounds, similar to the window trim, have fluted moldings. A beaded edge baseboard extends around the perimeter of the room.

Located west of the dining room is a room presently used as a kitchen. This room is located in the two bay central section of the house, and is one step down from the west room. The room was renovated with modern finishes and cabinetry circa 1990. The only visible extant historic feature is an enclosed winder staircase located in the northwest corner of the room. The staircase leads to a second story bedroom, and retains a wood door with six flush panels and original wrought iron latch hardware. A wood step is located beneath the door opening. A built-in closet is located immediately south of the winder staircase and also retains a wood door with six flush panels. The kitchen contains a fireplace centrally located on the west wall. The fireplace consists of a plain modern brick surround and firebox and a simple wood shelf. A newly renovated

storage room and bathroom are located west of the kitchen. The bathroom is located off a short hall, which leads to the storage room. The storage room was constructed in what was formerly the south bay of the garage. All of the finish trim and cabinets in the storage room and bathroom were installed in 1992. A circa 1816-1828 outdoor fireplace is located in the northeast corner of the storage room. The fireplace shares the same chimney as the kitchen fireplace, and has recently been closed in to make a cupboard.

The second story of the house includes three rooms and a bathroom. With the exception of the bath, the arrangement of the rooms corresponds to the three room configuration of the first story in the main (east) and central sections. The upper hall contains an enclosed stair on the south side which leads to the attic and a bathroom on the north side. The bathroom appears to be a late nineteenth century addition, and contains fixtures dating from circa 1950.

The east bedroom is located east of the second floor central hall, and retains a majority of the original moldings and architectural features. A fireplace is centrally located on the east wall. The mantelpiece consists of a highly articulated fluted cornice supporting a molded shelf, which extends slightly beyond the plain wood surround. The firebox has been sealed with a painted piece of wood trimmed with wood molding. Located on the north side of the fireplace is a built-in closet with a six panel door and molded trim. The door contains a circa 1900 wrought iron rim lock with a white china knob. Located on the south side of the fireplace are a built-in closet and cupboard that are divided by a twelve inch wide plain board. This closet is identical to the closet on the north side of the fireplace, with the exception of a wrought iron lock box and white porcelain knob. The cupboard, located south of the closet, has a narrow two panel door. The closet and cupboard retain a wrought iron rim lock with a white china knob, and are surrounded by a molded wood trim. The windows consist of one foot inset frames, with angled jambs and molded surrounds. The window sills have rounded projecting edges, which extend slightly beyond the molded aprons with straight sides. The door surrounds have molded trim, and retain a six panel door and a wrought iron lock box and porcelain knob. A beaded edge baseboard extends around the perimeter of the room.

The west bedroom is located west of the second floor central hall, and retains a majority of the original moldings and architectural features. A fireplace is centrally located on the west wall. The mantelpiece consists of a highly articulated fluted cornice supporting a molded shelf, which extends slightly beyond the plain wood surround. The firebox has been sealed with a painted piece of wood trimmed with wood molding. Located on the north side of the fireplace is a built-in closet with a six panel door and molded trim. The door contains a circa 1900 wrought iron rim lock with a white china knob. The windows consist of one foot inset frames, with angled jambs and molded surrounds. The window sills have rounded projecting edges, which extend slightly beyond the molded aprons with straight sides. The door surrounds have molded trim, and retain a six panel door and a wrought iron lock box and porcelain knob. A beaded edge baseboard extends around the perimeter of the room.

The third bedroom is located west of the west bedroom, and is above the first story

kitchen in the two bay central section of the house. This bedroom is accessed from the west bedroom by a six panel wood door and two wood steps beneath the door. This room was once divided into two rooms, as is indicated by the beam running north to south across the ceiling. Presently, the room is L-shaped with a storage room located in the southwest corner. The windows consist of simple molded surrounds and sills with molded aprons. The door surrounds and baseboards are plain boards. An enclosed winder staircase, leading to the first story kitchen, is located in the northwest corner of the room. A plain wood railing runs along the stair opening on the second story.

The lawn surrounds the dwelling on the north, south and east sides. The north lawn contains two rows of maple trees running north to south that are aligned on center with the main block of the dwelling, and appear to date from the mid-twentieth century. A specimen boxwood is located near the northeast corner of the dwelling, and is surrounded by formally planted modern shrubs and a recently planted locust tree. A mid-twentieth century concrete walkway extends from the front center door to the west, and ends in the grass before reaching the driveway. The gravel drive extends south from CR 413 along the west side of the lawn, then turns east toward the garage. The drive appears to date from the mid-twentieth century, based on its alignment from the road to the modern garage addition. A few scattered mid-sized deciduous and conifer trees are located near the driveway. The south lawn contains a large specimen sycamore tree near the southeast corner of the dwelling, that appears to date from the late nineteenth century. A few informally planted deciduous trees are scattered to the south and west of the dwelling. A brick and concrete walkway lined with modern shrubs extends to and from the south facade porch, and also serves as a foundation for a picnic table. A post-1950 wellpump on a concrete foundation is located immediately south of the south facade porch. A circa 1990 kitchen garden is planted southeast of the dwelling. *(Contributing)*

(2) Storage Building -- This post-1950 building is partially included in the current tax parcel 13-008.00-21. The building is located west of the farmhouse on the west side of the driveway. The building is one story in height, and is constructed of concrete block at its south end and is of frame construction at its north end. The building has a flat tar roof and its various window openings are fitted with aluminum sash. The building shows signs of deterioration. The storage building appears ineligible due to age and its lack of functional relationship to the period of significance. *(Non-contributing)*

"Fairview" is being listed on the National Register of Historic Places under Criteria A and C. The building represents the changes in the landscape due to the emergence of a new class of farmers in the federal period (1770-1830), and is an example of a type or method of construction that represents the late Georgian/Federal vernacular styles popular among Delaware's rural elite during the 1770-1830 +/- period. The houses of the rural elite as a functional type relate to the following historic contexts in the Delaware Comprehensive Historic Preservation Plan: Upper Peninsula Zone; 1770-1830 +/-; Agriculture, Settlement Patterns and Demographic Change, and Architecture, Engineering, and Decorative Arts (Herman, et al 1989).

Beginning in the third quarter of the eighteenth century, a self-described class of agriculturalists arose who were less actively engaged in the physical practice of farming and more heavily involved in the administration and management of agricultural estates. They purchased land in towns and in the countryside as investments, often renting out the land to tenants or transferring operations to individual farm managers. By 1850, the result was a dominant class of farmers who did not cultivate the soil but recorded and regulated the annual cycle of planting and harvest through ledgers and daybooks (Herman, et al 1989).

In April 1813, George Smith of St. Georges Hundred purchased sixty-eight acres of land in St. Georges Hundred, New Castle County, from John L. and Hannah Cramer of Philadelphia. The Cramer's received the property from Hannah's father, Jacob Egbertson, after his death earlier that same year (NCRD, Book M, Volume 3, p. 536, 1813). In 1813, the year he purchased the land, a St. Georges Hundred tax assessment listed Smith with 50 head of livestock valued at $373.69, 32 oz. of plate valued at $35.20, and a total assessment of $542.89. A later adjustment of $2,304 gave Smith a total tax assessment of $2,846.89 for the year of 1813 (NCTA, 1813 St. Georges Hundred). It would appear that the sizable tax adjustment made that year reflects Smith's purchase from the Cramer's. It is of note that the 1813 assessment made no reference to a dwelling on the property, and no tax assessments were recorded for the years 1814 and 1815. The first reference to a dwelling on the property is recorded in the 1816 St. Georges Hundred tax assessment. The assessment for that year lists Smith with "...385 [acres] improved with a large brick and wooden dwelling, barn and stable" (NCTA, 1816 St. Georges Hundred). The 385 acres of improved land is listed as part of 406 acres of land valued at $12,180, fifteen acres of which was woodland, and six acres of branch and cripple. In addition, Smith also owned "...livestock valued at $1630,...one male slave named Thomas to serve one year aged twenty years...", the valuation of that service being $10, and $150 in cash. The total assessment was $13,970, clearly placing Smith in the top decile of wealth for the St. Georges Hundred vicinity (NCTA, 1816 St. Georges Hundred; Herman 1987: 112).

The tax assessment records shed much insight on George Smith in the years between 1813 and 1816. It appears that Smith's net worth dramatically increased within a short period of time, suggesting that Smith either benefited from a substantial investment, or advantageous marriage, or perhaps an inheritance. The reference in the tax assessment to a large dwelling indicates that Smith's house was considered substantial and well above the norm for the period. In St. Georges Hundred in the early nineteenth century, the majority of buildings were of wood construction, with only five percent (29 individuals) of the taxable population owning brick dwellings. In addition, only thirty-seven percent

of the taxable population owned land, with four percent owning more than one hundred acres (Herman 1987: 112). It should be noted that the 1816 tax assessment refers to George Smith's house as a "...large brick and wooden dwelling...". It appears that the present center section, constructed of brick, replaced the wooden portion mentioned in the 1816 assessment. Based on physical inspection, the brick construction and details suggest that the brick addition was completed shortly after the main block. The first mention of a "...brick dwelling..." is the 1828 tax assessment. Pending further research, it can be assumed that the brick addition dates from circa 1820 +/-.

The listing of a slave would also put Smith into one of the smallest subgroups of the rural elite - the slave owner. Of the ten building owners listed in the thematic National Register nomination *Dwellings of the Rural Elite in Central Delaware 1770-1830+/-*, Herman identifies only one other slave owner, Daniel Charles Heath, who built the Vandyke-Heath House (N-5891) in Vandyke, New Castle County. Herman also states in *Architecture and Rural Life in Central Delaware 1700-1900*, that only ten of the twenty nine persons living in brick dwellings in St. Georges Hundred during 1816 owned a slave (Herman 1987: 112).

George Smith died intestate in January 1825. A probate inventory and appraisement was prepared for his estate, with his wife Milcah and their son Thomas W. Smith acting as administrators. The inventory listed the deceased as owning seventeen head of cattle, twenty head of milk cows, two steeds, two bulls, forty-one head of sheep, three horses, five hickory colts, one breeding mare, and one grey mare (NCPR, inventory of George Smith, 1825). The extensive inventory listed produce, a valuation of crops in the fields and numerous agricultural machines and implements. The inventory items associated with farming operations indicate that Smith had a highly specialized and diverse agricultural operation. Smiths probate inventory also lists luxury items such as silver spoons, an eight day clock valued at $30, a walnut desk, several mahogany tables, carpets, two lots of books, feather beds, bedsteads, looking glasses and a riding chair. In addition, he had two indentured black slaves with high valuations. All of these items served as visible signs of George Smith's wealth.

A Return of Division and Valuation prepared by the Orphans Court of New Castle County in July 1828 recorded George Smith with 441 acres of land in St. Georges Hundred, excepting one acre for the Methodist Episcopal Church in St. Georges Hundred, 250 acres in Duck Creek Hundred, Kent County, and a lot of two acres with a dwelling house in Fieldsboro, Appoquinimink Hundred, New Castle County. In February of 1825 a public sale was conducted of Smith's "goods and chattels". The administration papers for George Smith's estate includes the proceeds of the sale conducted on the 17th day of February 1825. Later entries list cash disbursements to settle outstanding claims and debts and the settling, in 1827, of a large law suit which Smith posthumously lost. Smith's property holdings were divided amongst his widow Milcah, and their three children, Thomas W. Smith, Elizabeth S. Diehl nee Smith, and Martha Bryan nee Smith. The Fairview parcel was divided into six lots. A lot containing the house and twenty-three acres was assigned to Adam Diehl, Jr. "in right of his wife, Elizabeth" (NCOC 1828). Milcah Smith received her widow's third consisting of 130 acres of Fairview, and the Fieldsboro lot in Appoquinimink Hundred. Smith also assigned to Albert G. Bryan "in right of his wife Martha" (NCOC 1828) ninty-five acres of the Fairview tract, and a lot of two-hundred acres in Kent County. Thomas W. Smith received four lots, three of which were part of

the Fairview tract totaling seventy-one acres, and one lot in Duck Creek Hundred, Kent County totaling fifty acres (NCOC, 1828).

In July 1828, three years after Adam Diehl and Elizabeth received their share of the Fairview property, Diehl purchased an adjacent tract of seventy-four acres of land belonging to his brother-in-law Thomas W. Smith, at a Sheriff's sale for $1585.00 (NCRD, Book M, Volume 4, p. 339, 1828). Thomas W. Smith died in 1828 with a debt of $1,404.00, necessitating the sheriff's sale. With the purchase of this land, Diehl was able to purchase land adjacent to his share of the Fairview division.

An 1828 St. Georges Hundred tax assessment record lists Adam Diehl, Jr. with "...twenty three acres, and a B. [brick] house, $1537.00 from George Smith" and "seventy two acres, $928 from Thomas Smith" (NCTA, 1828). In 1854, the St. Georges Hundred tax assessment lists Diehl with one-hundred acres of land (the combined lands inherited and acquired from George and Thomas W. Smith, respectively), a brick house, a barn and out house, stock valued at $360.00, real estate holdings totaling $6950.00, a poll tax of $400.00, and a total assessed value of $7710.00 (NCTA 1854). The 1868 St. Georges Hundred tax assessment for Diehl totals $9333.00, placing him in the top decile of wealth for the St. Georges Hundred vicinity (NCTA 1868; Herman, et al 1989). The property remained in the Smith family until one year after the death of Adam Diehl, Jr. in 1869. At the time of his death a probate inventory and appraisement was prepared for his estate. Although Diehl's inventory was not as detailed as the probate of his father-in-law, George Smith, the appraisement does indicate that Deihl was, like his father-in-law, a successful farmer with considerable assets.

In February 1870 Diehl's widow Elizabeth sold the Fairview house and property, comprising approximately one hundred acres, to Mrs. Rachel Mifflin for $17,025 (NCRD, Book C, Volume 9, Page 78, 1870). Rachel Mifflin owned a two hundred acre tract of land adjacent to the south side of Fairview. The Mifflin farm was referred to in deeds and atlases as "Buttonwood" (Hopkins 1881). The proceeds of the sale were divided amongst Diehl's widow and their eleven children (NCRD, Book C, Volume 9, Page 78, 1870).

"Fairview" is being listed on the National Register of Historic Places as a contributing resource in the thematic National Register nomination *Dwellings of the Rural Elite in Central Delaware 1770-1830+/-* based on its meeting the Associative and Architectural criteria set forth in the Statement of Historic Context (Herman, et al 1989).

Associative requirements met by Fairview are as follows:
George Smith ranked in the top 20 percent of the total local taxable population, and Fairview was his primary residence. In Smith's 1825 Probate inventory, he was listed with 441 acres of land in St. Georges Hundred, 250 acres in Duck Creek Hundred, and two acres in Appoquinimink Hundred. The inventory also lists seventeen head of cattle, twenty milk cows, and three horses in addition to several other types of farm animals previously listed in this Determination of Eligibility, but not required for inclusion in the thematic nomination. Smith's inventory also recorded an eight day clock, two lots of books, a riding chair, and outstanding contractual obligations and debts. Farm machinery owned by Smith include a wheat fan, a wagon, two harrows, and several hand implements. Crops listed in the ground are wheat, in addition to 87 bushels of corn. The inventory also noted an extensive number of livestock. Smith's architectural

holdings recorded in the 1816 tax assessment include a barn and stable. Therefore, the property meets all of the Associative requirements, with the exception of "a controlling interest in a rural enterprise (i.e. grist or flour mill, or tannery), and owning surveying, medical or scientific equipment."

Architectural Requirements met by "Fairview" are as follows: The resource clearly illustrates the period 1770-1830 +/-. The plan of the dwelling is a large, two-and-one-half-story, brick building with a central stair passage, common to dwellings owned by the rural elite. The form is rectangular with a symmetrical five bay fenestration. The roof is covered with modern asphalt shingles, but retains its original side gabled form. The interior of the house retains a majority of its original features, which convey the importance of each room through a heirarchy of finishes. The most elaborate mantelpieces are found in the two principle first floor rooms, and the distinction in detail of window and door surrounds are present in public rooms (parlor, dining room, hall), private rooms (chambers), and service areas (kitchen). The siting of the dwelling is oriented to public view, a trait common to dwellings of the rural elite. The setting of Fairview remains mostly agricultural, however all of the historic outbuildings associated with the dwelling have been demolished. Therefore, the property meets all of the Architectural requirements outlined in the historic context.

Fairview also exhibits all seven aspects of integrity outlined in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. The criteria met by Fairview includes: location - the dwelling remains on its original site; design - the plan, form and construction exhibit the vernacular Federal style; setting - the property retains its original immediate surroundings and relationship to the road; materials - the dwelling retains its original brick construction and the majority of its interior finishes; workmanship - is evidenced by the Federal style exterior and interior architectural features and details; feeling and association - the integrity of the previously stated aspects conveys the feeling and association of the property's historic character.

Comprehensive Planning

Zone II: Upper Peninsula Geographic Zone

Chronological Periods:
1770-1830+/- Early Industrialization
1830-1880+/- Industrialization and Early Urbanization
1880-1940+/- Urbanization and Early Suburbanization

Themes:
Architecture, Engineering, and Decorative Arts;
Major Families, Individuals, Events

Bibliography

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1881 *Map of New Castle County, Delaware.* Philadelphia: G.M. Hopkins & Co.

New Castle County Orphans Court Records (NCOC).
1828 George Smith Orphans Court Record. On file at the City-County Building, Wilmington, Delaware.

New Castle Probate Records (NCPR).
1825 George Smith Probate Record. On file at the Delaware State Archives, Dover.

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1825 Adam Diehl, Jr. Probate Record. On file at the Delaware State Archives, Dover.

New Castle County Recorder of Deeds (NCRD).
1790-1992 Deeds on file at the City-County Building, Wilmington, Delaware. Deeds used: I2-221, M3-536, M4-339, C9-78, L14-195, K31-366, K31-517, S44-123, X44-261, 49-114, I121-10, 1369-195.

New Castle County Tax Assessment Records (NCTA).
1813-1868 St. Georges Hundred Records. On file at the Delaware State Archives, Dover.

Pomeroy & Beers
1868 *Atlas of the State of Delaware.* Philadelphia: Pomeroy & Beers.

Rea, Samuel & Jacob Price
1849 *Map of New Castle County, Delaware.* Philadelphia: Smith & Wistar.

Boundary Description

The proposed National Register boundary for "Fairview" encompasses the legal parcel 13-008.00-21, as per deed 1369 page 195: Being known as Lot 5 of all those four (4) certain parcel or tracts of land situate in St. Georges hundred, New Castle County, State of Delaware, on the Southerly side of Hyetts Corner Road (County Route 413) and referenced on Plat entitled "Record Minor Subdivision Plan for Van Wingerden Assoc." prepared by American Engineering and Surveying, Inc., dated January 24, 1992, as said Plat is of record in the Office of the Recorder of Deeds, in and for New Castle County and State of Delaware, in Microfilm No. 11282 and being more particularly bounded and described as follows:

Parcel No. 5: BEGINNING for the same at a point in the Southerly right-of-way line of Hyetts Corner Road (County Route 413), (at 60.00 feet wide) and the northwest corner of tax parcel 13-008.00-21,...at a point marked P.O.B. (point of beginning) on the accompanying map, the boundary extends along the said right-of-way line of said road, South 58 degrees 15 minutes 39 seconds East, 400.00 feet...; thence, the following three (3) courses and distances: (1) South 31 degrees 44 minutes 21 seconds West, 435.00 feet to a point; (2) North 58 degrees 15 minutes 39 seconds West, 400.00 feet to a point; and (3) ...North 31 degrees 44 minutes 21 seconds East, 435.00 feet to the place of BEGINNING. Containing within said described metes and bounds, 3.9945 acres of land more or less.

Boundary Justification

The proposed National Register boundary for "Fairview" encompasses the dwelling house, the lawn and landscape features, and the storage building within the current tax parcel 13-008.00-21. The surrounding lands have not been included in the proposed boundary due to the demolition of all historic, agriculturally related outbuildings, and the subdivision of that land for both residential development and commercial nursery operations. The non-historic, non-contributing storage building has been included because it lies, for the most part, within the current tax parcel.

New Castle County Probate Records
George Smith
1825 - 1828

An inventory and appraisment of all and Singular the Goods and Chattels belonging to the estate of George Smith deceased late of St. Georges Hundred Appraised this 7 day of February 1825 by the Subscribers (Note: [?] indicates illegible)

	All the wearing apparel of the deceased	15.00
4	Feather Beds Beding and Bedstands	67.00
6	Silver table spoons and Six Small Do--	13.00
	The contents of a permanent cupboard	6.00
1	Eight day Clock $30 - one old walnut desk	38.00
1	Carpet @ $2.50 & 6 Rush Bottom chairs	3.30
1	old table & stand	0.75
	And Irons and tongs	1.50
	Contents of cupboard @ $2 - lot old Books	5.00
1	Mahogony table @ $6 - one pair Do--	18.00
1	pair walnut tables	5.00
7	windsor chairs @ $3.50 one umbrella	5.50
	And Iron Shovel and tongs	3.00
1	New carpet @ $8 - one lot of candels	9.00
	Contents in Cupboard	0.50
1	lot of old Books @ $2 - lot black bottles	2.60
2	looking Glasses @$2 - one old case & bottles	2.75
1	pair candle Sticks @ $1 - one Do--Do--	1.50
1	lot old chairs @ $2 - one bureau & desk stand	5.00
		202.40

10	yards linen @ $4 - one lot Bed Clothes	8.00
1	Lot table Cloths pilow cases, Napkins	3.50
6 1/2	yards Brown cloth @ $13 Do--Gray	19.00
3	Coverlids @ $7.50 - Nine sheets & one table cloth	17.50
2	Bed quilts @ $2 - 15 yards carpet	7.00
3	Beds, one old Bedstead @ $15 - lot of [?] & table	17.00
2	pots lard @4.5$ one churn @ 1$ & one lot of flax	9.05
1	lot of lard supposed Sixty weight	5.40
1	hogshead & half cider Do-- Do--Vinegar	15.00
2 1/2	Barrels Do--Do @ 2.50$ - one lot empty Barrels	3.75
1	lot wooden ware & earthen ware @ 1.50 $ iron pots	2.50
2	old Chests & lot of tallow	4.50
1	Keg Spanish Brown paint	2.00
1	watering pot @ 25 cents, kitchen furniture and stove	20.25
1	lot of pork supposed to be 12 hundred weight casks	84.00
1	lot of Beef & cask	3.00
1	horse and Riding chair	35.00
1	Grind Stone @ 1.50 cents, and one lot old iron	2.50
1	lot harrow tith, chain, and iron wedges	3.00
2	saws, 2 Augurs, and drawing knife	4.00
3	Cuting axes @ 3.50 cents, and three [?] and [?]	7.50
1000	Shingles, wood saw @ 14 $ - and twenty nine Bags	25.50

1	Boring Mishun Auger & ... @3.50 $ one Cider Mill & works	9.50
		308.45
1	lot...@ $4.50 one lot casks & bucket	6.00
	a quantity of potatoes - 17 Bushels at 20 Cts	3.40
4	Beehives @ 6$ one lot of ploughs	18.00
2	patent harrows @ 4$ one fallow harrow	6.50
1	patent hay Rake	5.00
1	waggon @ 35 $ one old Do--Do--	51.00
1	Cart @ 9 $ one Do... @ 5$ three old Do...wheels	20.00
3	Caskes lime @ 9$ - 180 oak Shingles, wheel-barrow	10.75
1	Ball horse @ 40$ - 2 twoyear old hickory colts	120.00
3	threeyears old Colts	120.00
1	Breeding Mare @ 50$ - one Black horse	85.00
1	Grey Mare @ 50$ - one Bay Do--Do--	75.00
1	Brown horse @ 60$ - and one lot of hay @ 20$	80.00
	A quantity of oats in stacks 337 - 272 Bushel 17 Cts	55.99
3	Stacks of clover for seed Not Got Out 65 Bush 15 Cts	15.00
5	Stacks Clover hay @ 45$ one lot ot flax in barn...in field	46.00
3	Stacks of clover for seed on those Stalks Standing	12.00
41	head of Sheep @ $61.50 one pidy Bull @ 20$ one Do--	89.50
20	head Milch Cows @ 200 $ two Steeds & one Bull	230.00
7	head of cattle twoyears old @ 49$ & ten head one year-old	99.00
1	Wheat fan @5$ one cuting box & two half Bushels	7.00
1	hogshead with Nine and half Bushels wheat	10.00
1	Barn shovel two Seives & Seven Bushels Bung	5.00
		1170.14
1	lot of....Chains & ...	6.00
1	Coloured man (Robert) to serve ... December	40.00
1	Do... Boy Henry to Serve twenty two years	120.00
1	lot of hay @7$ one lot of ... [?]	14.00
	Crop of corn on hand ... 87 bush at 34 cents	461.12
	Crop of wheat in the ground	247.00
1	Lot of boards supposed to be 17 hundred feet	20.40
	Wm. J. Hurlock (signature)	908.52
		1170.14
		308.45
		202.40
	Total amt. Dollars	2589.51

Milcah Smith - amdx. signature
Thomas W. Smith - adm. signature

"Fairview" George Smith House, Chain of Title July 1992 - April 1790

• Book 1369/Page 195; July 14, 1992
Van Wingerden Associates, a North Carolina limited partnership, to
Floral Plant Growers, Inc., of Rising Sun, MD
$1,417,501.18, property is divided into four parcels, with the subject lot known as Parcel No. 5, containing 3.9945 acres

• Book I121/Page 10; February 25, 1983
Frederick W. Haas & Son, Inc., a Delaware Corp; **Frederick W. Haas and Mary Louise Haas,** his wife, of New Castle County, DE to
Van Wingerden Associates, a North Carolina limited partnership
$10.00, 278.3636 acres

• Book 49/Page 114; May 3, 1949
Harry G. and Julia S. Deputy, of St. Georges Hundred, DE, to
Frederick W. and Mary Louise Haas, formerly of Kent County, DE
$24,000, three tracts of land totalling 137 acres

• Book X44/Page 261; February 21, 1945
Sadie E. Sartin, widow of St. Georges Hundred, DE, to
Harry G. and Julia S. Deputy, of St. Georges Hundred, DE
$24,00, three tracts of land totalling 137 acres

• Book S44/Page 123; September 9, 1944
Paul F. Sartin, single, Francis F. Jordan and Bayard Jordan, Jr., h/w, Earl K. Sartin and Virginia Sartin, h/w, Clara J. Sartin, single, Mary A. Butler and Samuel V. Butler, h/w, and Ellis P. Sartin, single, all of St. Georges Hundred, DE, to
Sadie E. Sartin, widow, of St. Georges Hundred, DE
$10.00, transaction includes three tracts of land totalling 137 acres, and *Black Thorn Farm* of 182 acres
* William T. Sartin died February 28, 1926, intestate, leaving widow Sadie and seven children.

• Book K31/Page 517; November 29, 1922
David Stuart Craven and Annette S. Craven, of Salem County, NJ, to
William T. Sartin, Jr., of Pencader Hundred, DE
$10,000, three tracts of land totalling 137 acres

• Book K31/Page 366; September 27, 1922
David Stewart Craven, John Dale Dilworth, and John P. Nields, Executors of LWT of Thomas J. Craven, deceased, late of Salem County, NJ and **Isabel Craven,** widow of Thomas Craven, to
David Stewart Craven, of Salem County, NJ
$10,000

• Book L14/Page 195; December 1, 1888
Rachel Mifflin, widow, of St. Georges Hundred, to
Thomas J. Craven, of Salem County, NJ
$7,164.55, 95 acres and 84.37 rods

CHAIN OF TITLE "Fairview", Cont. (Page 2)

• Book C9/Page 78; February 16, 1870
Elizabeth S. Diehl, et al, widow, of St. Georges Hundred, to
Rachel Mifflin, of St. Georges Hundred
$17,025; 100 acres more or less
* Elizabeth S. Diehl, et al, became seized of the property as the widow and heirs at law of Adam Diehl, Jr., deceased (c. 1869)

• Book M4/Page 339; July 24, 1828
Marcus E. Capelle, Esquire, Sheriff of New Castle County, DE, to
Adam Diehl, Jr., of St. Georges Hundred
$1585; 74 acres
* Thomas W. Smith died c. July 1828, with a debt of $1,404. After his death, the property was sold at public auction to Adam Diehl, Jr.

• **Return of Division and Valuation of the Real Estate of George Smith, deceased,** document dated July 5, 1828. George Smith died January 1825, intestate, leaving widow, Milcah, and son, Thomas W. Smith as administrators. The Orphans Court for the County of New Castle surveyed the property of George Smith with a total of 441 acres, 73 square perches in St. Georges Hundred, excepting the Methodist E. Church, containing one acre; A Lot of two acres, 150 square perches, in St. Georges Hundred; A tract of 250 acres, in Duck Creek Hundred, Kent County, DE; And Also a Lot of 2 acres, 19 square perches with a dwelling house in Fieldsboro, Appoquinimink Hundred, DE.

The Property was divided amongst the widow of George Smith and his heirs (two daughters and one son):
- Assigned to Milcah Smith, widow of George Smith, her entitled Widow's Third; Lot No. 1 on Map A, containing 130 acres and 98 square perches in St. Georges Hundred, DE; A lot of land in Fieldsboro, Appoquinimink Hundred containing a dwelling house and 2 acres. (An equal 1/4 of the land containing 123 acres, known as Lot No. 6 on Map A was assigned to George Smith.)
- Assigned to Adam Diehl, Jr. and Elizabeth, his wife, in right of his wife, the Lot No. 3 on Map A, containing a dwelling house and 23 acres *(Fairview House)*.
- Assigned to Albert G. Bryan and Martha, his wife, in right of his wife, the Lot No. 5 on Map A, containing 95 acres and 135 square perches, and a lot of 200 acres in Kent County.
- Assigned to Thomas W. Smith Four Lots:
  • In St. Georges Hundred, Lot No. 2 on Map A, containing 55 acres
  • In St. Georges Hundred, Lot B containing 2 acres and 150 square perches
  • In St. Georges Hundred, Lot No. 4 on Map A, containing 14 acres
  • In Duck Creek Hundred, Kent County, Lot No. 1 on Map D, containing 50 acres

• Book M3/Page 536; April 26, 1813
John L. Cramer and Hannah, h/w, of Philadelphia, PA, to
George Smith, of St. Georges Hundred, DE
68 acres

• Book I2/Page 221; April 1, 1790
George Pierce, of New Castle Hundred, DE, to
Jacob Egbertson, of St. Georges Hundred, DE
110 pounds, 150 acres
* Jacob Edgerbertson died c. April 1813, intestate, leaving one son and four daughters, one namely Hannah, as administrators. Hannah and her husband, John L. Cramer, purchased the property from her siblings for $130.

DELAWARE STATE HISTORIC PRESERVATION OFFICE

S.F. Shallcross Farm, N- 5248
DOE
Determined Eligible--not listed

NPS Form 10-900
(Rev. 8-86)

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name S.F. Shallcross Farm

other names/site number N-5248

2. Location

street & number 1049 Boyd's Corner Road ☐ not for publication

city, town Middletown ☐ vicinity

state Delaware code 10 county New Castle code 003 zip code 19709

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property: Contributing	Noncontributing	
[x] private	[X] building(s)	6	1	buildings
☐ public-local	☐ district			sites
☐ public-State	☐ site	2	1	structures
☐ public-Federal	☐ structure			objects
	☐ object	8	2	Total

Name of related multiple property listing:

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. ☐ See continuation sheet.

Signature of certifying official — Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. 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.

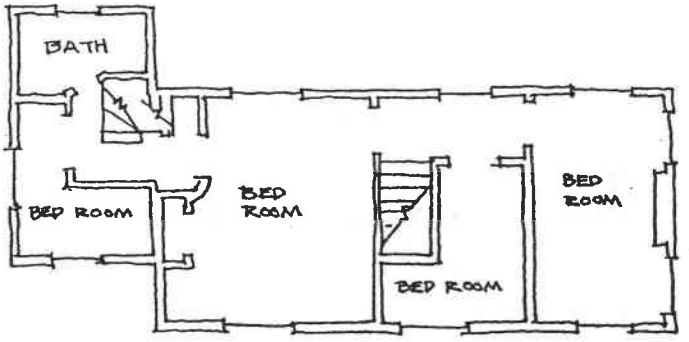
☐ determined not eligible for the National Register.

☐ removed from the National Register.

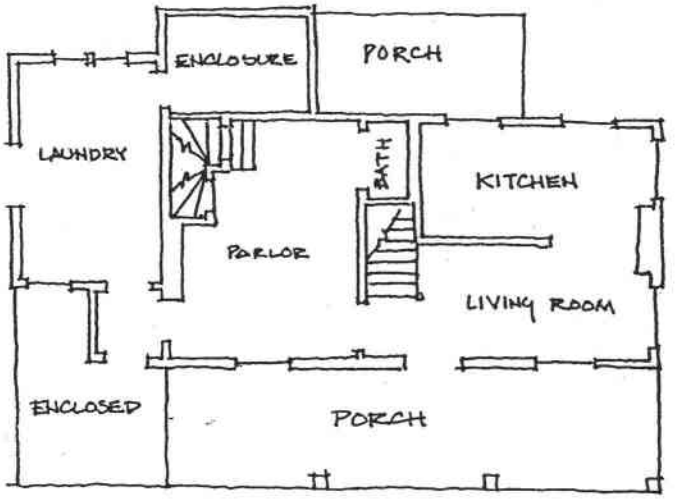
☐ other, (explain:)

Signature of the Keeper — Date of Action

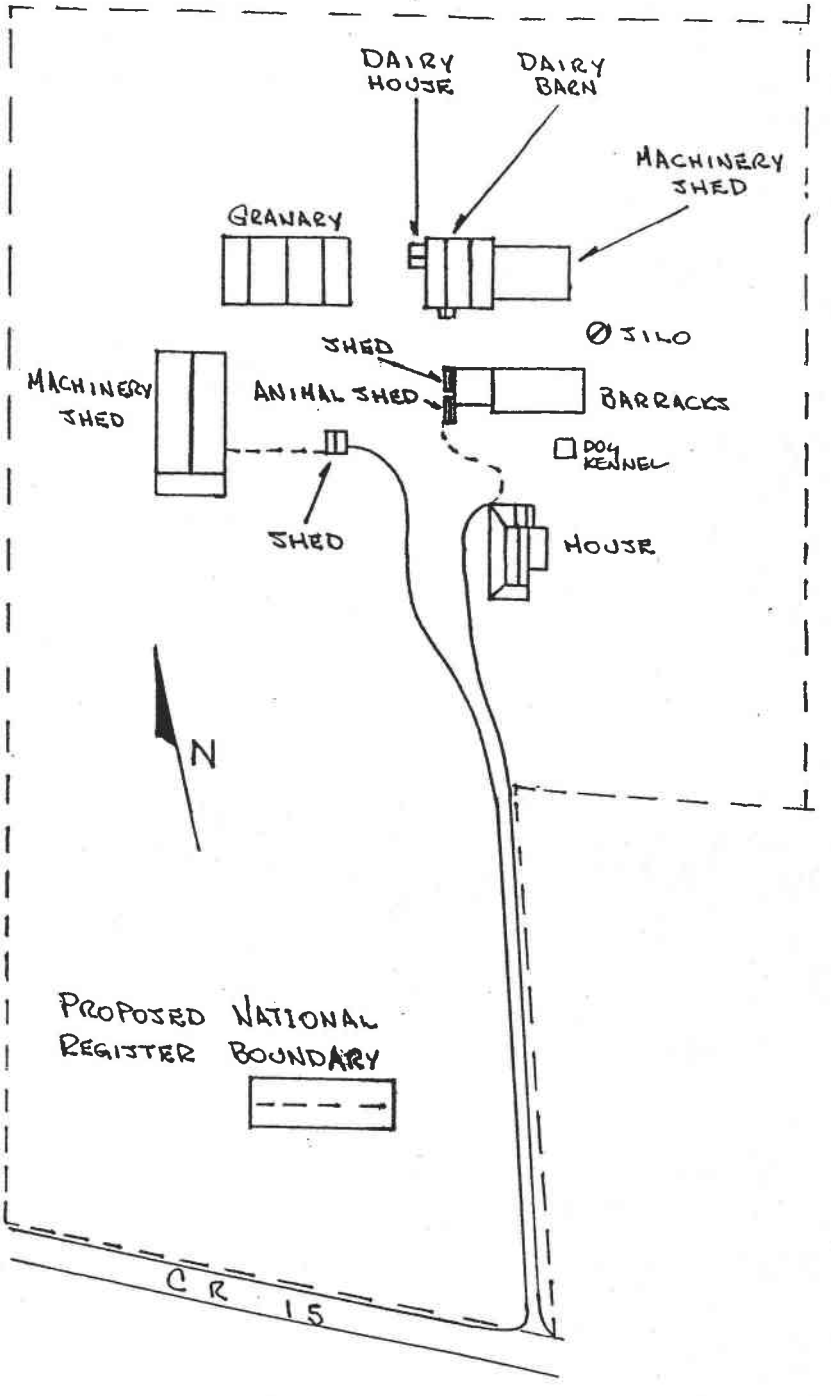
An early-twentieth-century hay barrack is supported by pole construction and protected by a corrugated metal roof. The complex also contains three small frame sheds, one of which is used for animals, a concrete silo, a frame and wire dog kennel, and a modern frame machinery shed clad with corrugated plastic, the latter two being non-contributing.



SECOND FLOOR



FIRST FLOOR


DAIRY HOUSE
DAIRY BARN
MACHINERY SHED
GRANARY
SILO
SHED
ANIMAL SHED
BARRACKS
MACHINERY SHED
DOG KENNEL
SHED
HOUSE
N
PROPOSED NATIONAL REGISTER BOUNDARY
CR 15

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☒ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Agriculture	1867-1938	1867
Architecture		

Cultural Affiliation: N/A

Significant Person	Architect/Builder
Shallcross, Sereck F.	unknown
Shallcross, James T.	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The S.F. Shallcross Farm was a landholding of the locally prominent Shallcross family, members of which were at the forefront of agricultural practices in the late nineteenth century. In the late 1860s, Sereck F. Shallcross assembled this farm on Boyd's Corner Road, erecting a vernacular Victorian farmhouse and several outbuildings, some of which remain today in the original courtyard plan. Because of the property's association with the Shallcross family and their agricultural endeavors and its survival as a Victorian farmstead, it appears eligible for the National Register under Criteria A, B, and C.

This Shallcross Farm on Boyd's Corner Road was one of several properties that comprised the large nineteenth-century landholdings of the Shallcross family near Mount Pleasant and McDonough. Sereck F. Shallcross had settled in the vicinity as early as 1853 when he built his Italianate brick house on Shallcross Lake Road. Shallcross purchased the 171-acre tract on Boyd's Corner Road in 1867, then erected a frame dwelling which his son, James, was living in as of 1872. James purchased the property from his father in 1877, then sold it back to him in 1881. According to deed records, the farm was sold to June S.G. Janvier in 1888, although Sereck Shallcross appeared on the property on the 1893 atlas.

Both Sereck and James T. Shallcross were prominent local farmers and public figures. The father raised cattle, cereal crops, and fruits, including extensive peach orchards. In addition to his agricultural endeavors, he was an elected member of the Levy Court of New Castle County. James T., his son, was to become one of the largest landowners in the county, having 1,100 acres under cultivation in St. Georges Hundred and a farm of 250 acres in Caroline County, Maryland. James T. Shallcross ran a general farming operation, but also raised livestock, credited to be the only man in the hundred to raise "hot house lamb."[1] His orchards, too, were unique, being the only ones in the hundred to produce pears.[2] James T. Shallcross' enterprises also included a grist and flour mill, allowing him to process grains cultivated on his farm. Despite these extensive agricultural pursuits, James T. Shallcross remained an active public figure. Throughout the years he held positions as Recorder of Deeds, member of the Board of School Commissioners, and member of the Delaware State Legislature.

Architecturally, the buildings, particularly the farmhouse, are not significant individually. However, as an ensemble of late-nineteenth and early-twentieth-century structures they form an important complex. The circa 1870 farmhouse is a 2-story, 3-bay vernacular house which has suffered a severe loss of integrity in both the exterior and interior, yet the massing, the porch, which is embellished with scroll brackets, and side and rear windows with 2/2 double hung sash recall the Victorian era. The house is sited along the farm lane,

☒ See continuation sheet

immediately beyond which are the outbuildings organized in the courtyard plan. The outbuildings also document the circa 1870 origins of the farm and depict its ongoing development. The two earliest buildings, contemporary with the house, appear to be the 2-story barn, expanded and altered in the twentieth century for modern dairying, and the granary which exhibits the central passage and side storage areas, a form common throughout central Delaware. Also of note is the early-twentieth-century barrack which is of pole construction. These outbuildings and the smaller sheds, as seen in their relationship to the house and surrounding landscape, continue to convey the associations and character of a farm whose origins date back to the endeavors of the Shallcross family.

In summary, the Shallcross Farm represents the legacy of a family responsible for innovations in late-nineteenth-century agricultural practices in St. Georges Hundred. The Shallcrosses were also responsible for erecting the collection of buildings, which although altered, expanded, and supplemented with new buildings over the years, portrays a relatively intact vernacular Victorian farmstead. The Shallcross Farm therefore appears to be eligible for the National Register.

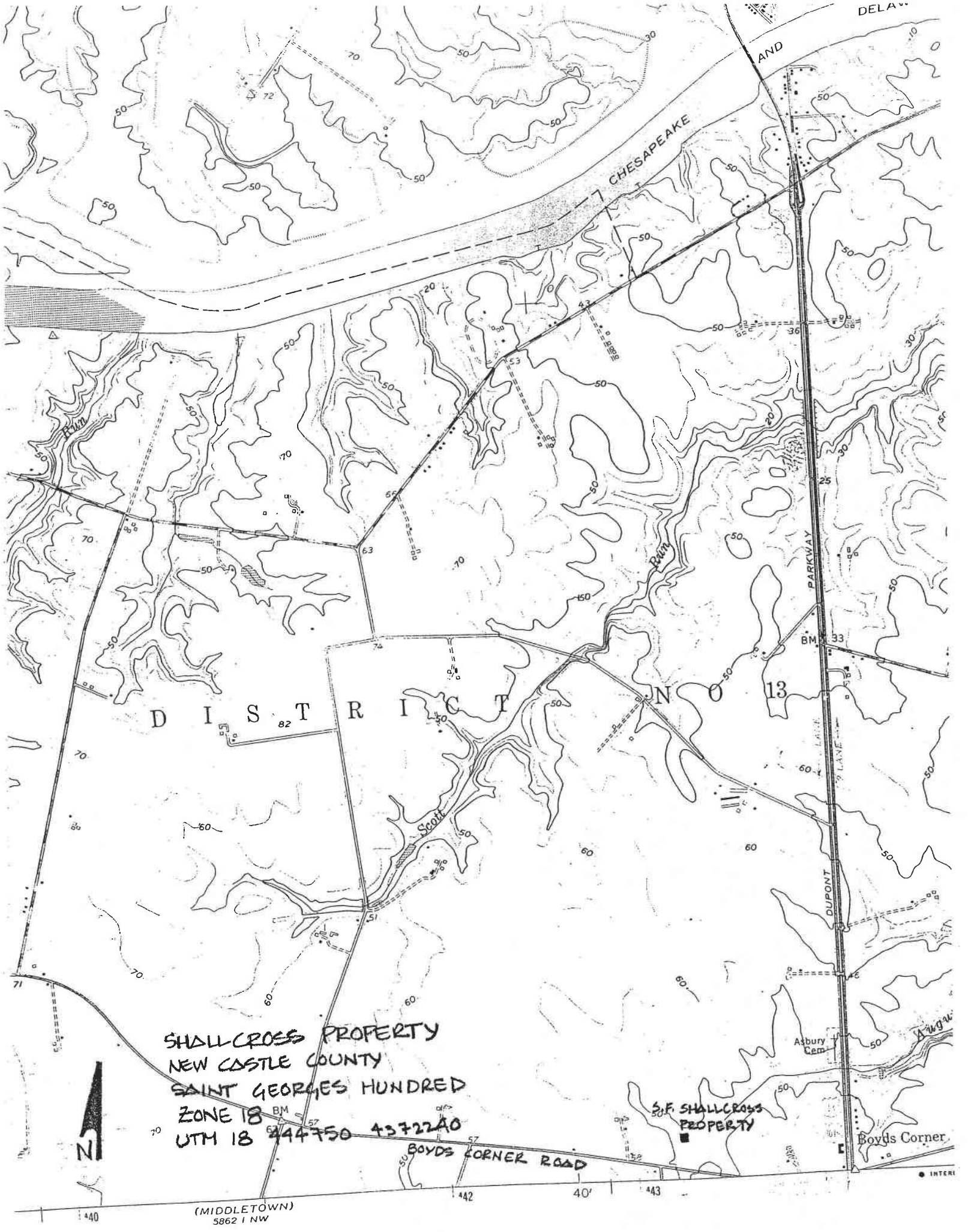
FOOTNOTES

1. Biographical and Genealogical History of the State of Delaware (Chambersburg, PA: J.M. Runk & Co., 1899), Vol. I., p. 599.

2. Ibid, p. 599.

VERBAL BOUNDARY DESCRIPTION

Beginning at a point A located 400 feet east of the center line of the farm lane and 1,875 feet north of the right-of-way of Boyd's Corner Road; thence extending south 1,050 feet to a point B; thence, extending 90° west 400 feet to a point C located on the easterly side of said farm lane; thence extending southerly 750 feet along the farm lane to a point D along the right-of-way of Boyd's Corner Road; thence extending 78° west a distance of 775 feet along said right-of-way to a point E; thence extending 100° north 1,675 feet to a point F; thence, extending 90° east 1,100 feet to point A, being the point of beginning.



SHALLCROSS PROPERTY
NEW CASTLE COUNTY
SAINT GEORGES HUNDRED
ZONE 18
UTM 18 444750 4372240

DELAWARE DEPARTMENT OF TRANSPORTATION **A. G. LICHTENSTEIN AND ASSOCIATES, INC.**

DELAWARE HISTORIC BRIDGES SURVEY

BRIDGE NUMBER: 383 **OWNER:** STATE **CRS #:** N-12636

COUNTY: NEW CASTLE **HUNDRED:** ST. GEORGES **ZONE:** UPPER PENINSULA

LOCATION: NORTHWEST OF BOYDS CORNER **SPO MAP:** 06-07-30

ROAD NUMBER: 413 **MILEPOST:** 2.71 **USGS QUAD:** SAINT GEORGES

FACILITY CARRIED: ROAD 413 (JAMISON CORNER ROAD)

NAME/FEATURE INTERSECTED: SCOTT RUN

TYPE: DECK ARCH **DESIGN:** CLOSED SPANDREL

MATERIAL: REINFORCED CONCRETE

 # SPANS: 1 **LENGTH:** 14 (4.3 m) **WIDTH:** 18 (5.5 m)

DATE OF CONSTRUCTION: 1910 **ALTERATION:** **SOURCE:** PLAQUE

DESIGNER/BUILDER: LUTEN BRIDGE COMPANY OF YORK, PA **DOT DIST:** 2

Setting: The bridge carries a single lane of traffic over a stream in a rural setting of active farms and scattered 19th- and 20th-century residences.

Current NR Status: Eligible

NR Recommendation: Eligible

Update Summary: There has been no change in the bridge's status since the previous survey. The one-span, 14'-long, reinforced concrete arch bridge was built in 1910 by the Luten Bridge Company of York, PA. It is supported on concrete abutments with wingwalls. The bridge is finished with incised paneled parapets. The bridge is a historically and technologically significant arch bridge built by a leading early 20th century builder of reinforced concrete bridges. It is the oldest of four identified Luten arch bridges in Delaware.

PHOTO: 13:5-9 **REVIEWED BY:** JPH **DATE:** 10/96

Delaware Historic Bridge Survey
Inspection Narrative

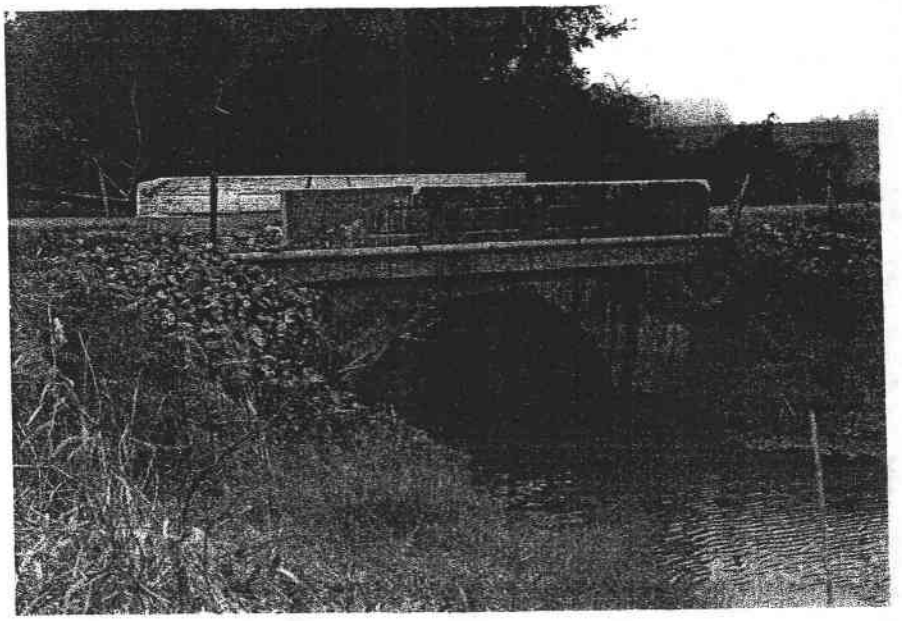
ROAD 413 OVER SCOTTS RUN
STATE BRIDGE NC-383
NORTH OF JAMISONS CORNER , NEW CASTLE COUNTY
1910

Inspection Narrative: There has been no change in the bridge's status since the previous survey. The one-span, 14'-long, reinforced concrete arch bridge was built in 1910 by the Luten Bridge Company of York, PA. It is supported on concrete abutments with wingwalls. The bridge is finished with incised paneled parapets. The bridge is a historically and technologically significant arch bridge built by a leading early 20th century builder of reinforced concrete bridges. It is the oldest of four identified Luten arch bridges in Delaware.

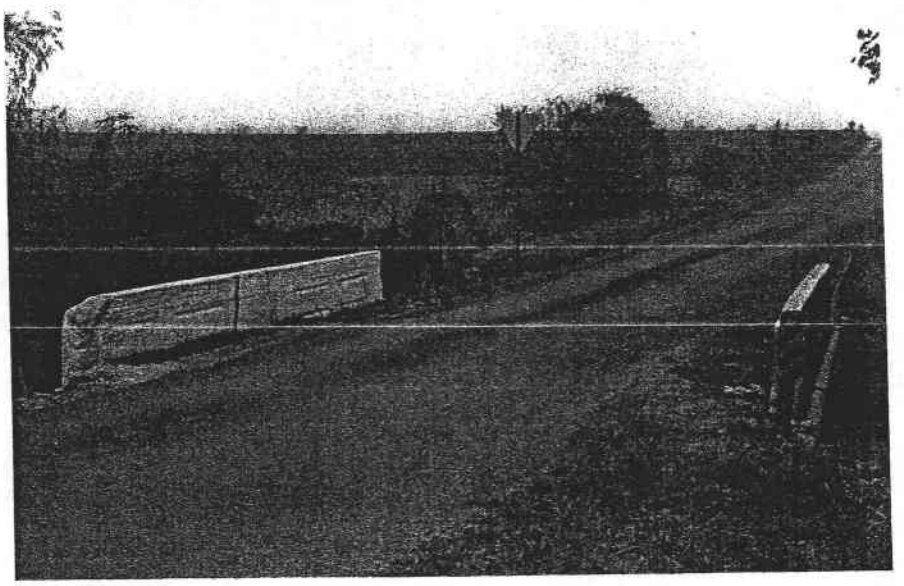
The bridge has no history of significant alterations. Since the previous survey, the parapets have sustained impact damage. The top section of the parapet at the bridge's southeast corner has been lost and replaced by a concrete patch. Riprap has been placed at each of the bridge's wingwalls due to loss of the back fill.

Boundary Description and Justification: The Road 413 bridge is evaluated individually significant. The boundary of the individual resource is defined as the superstructure and substructure of the bridge.

State Bridge NC-383

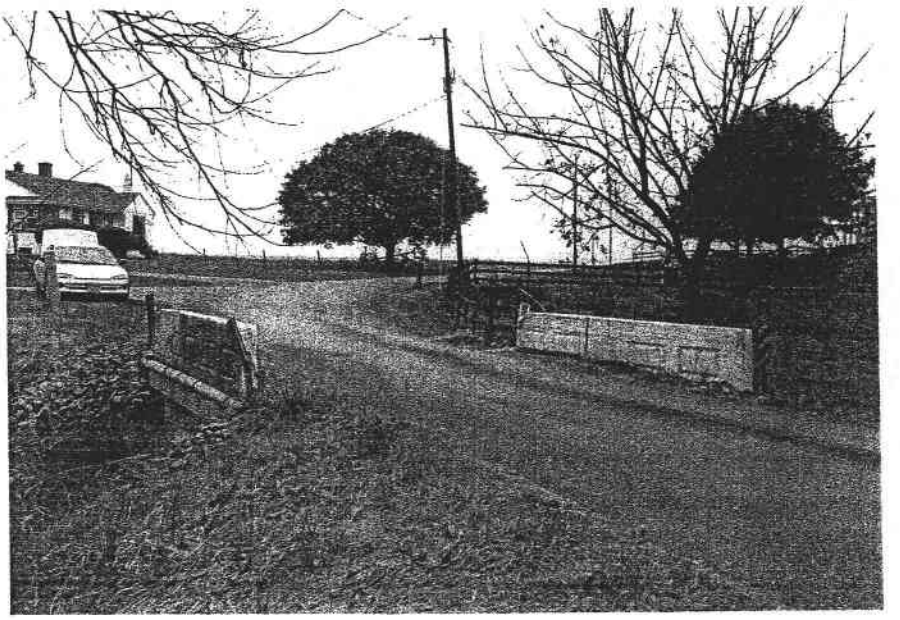


1. East elevation

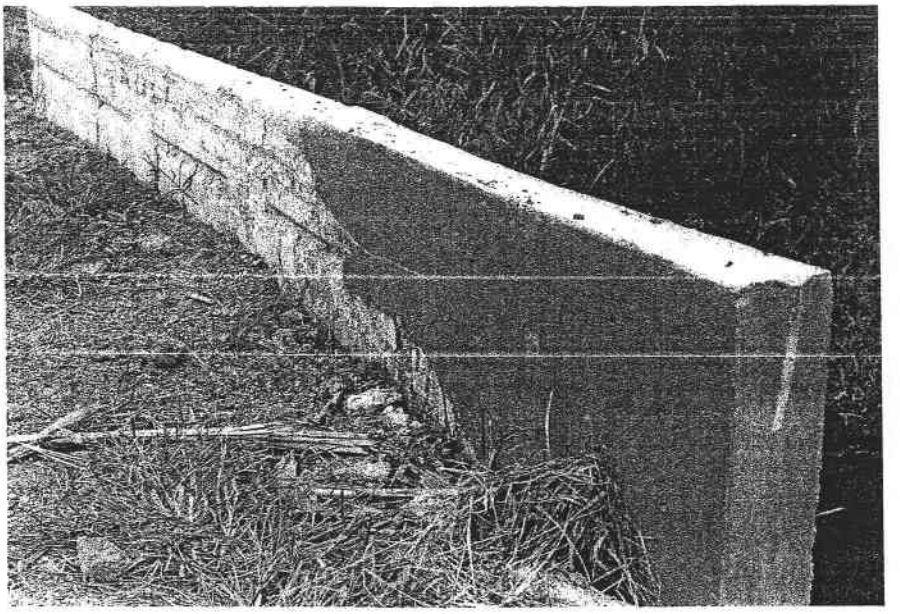


2. Through view looking north

State Bridge NC-383

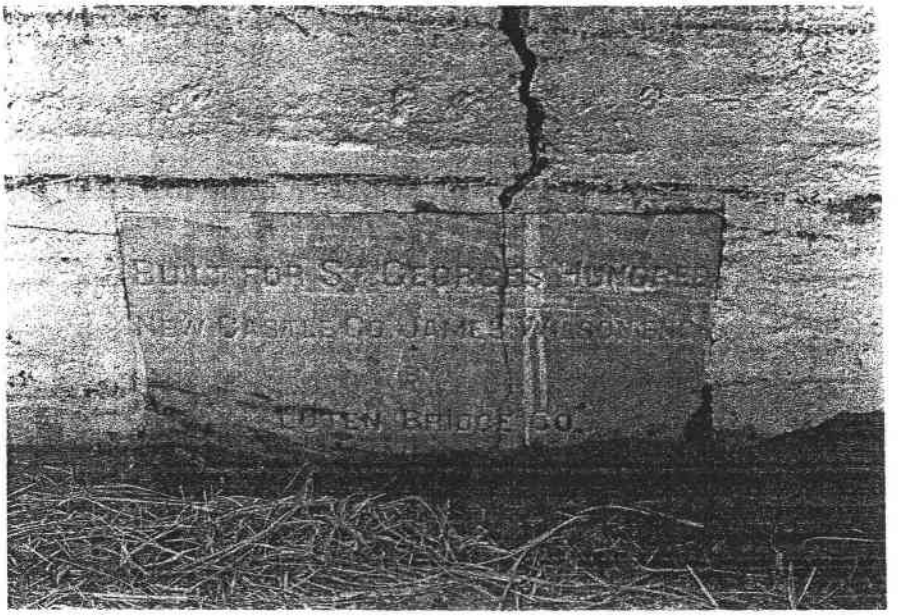


3. Through view looking south



4. Repaired parapet

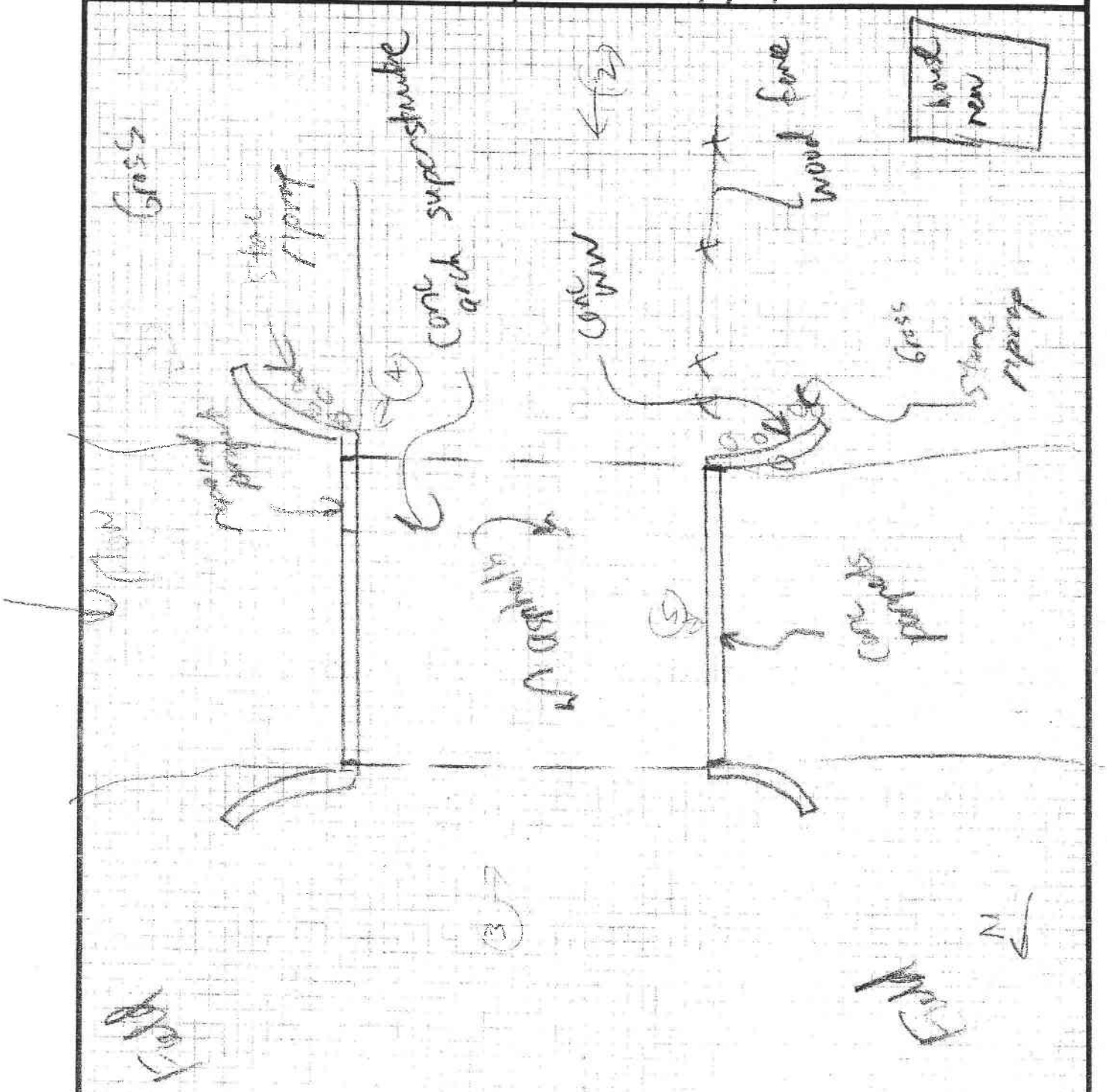
State Bridge NC-383



5. Plaque

FIELD NOTES

	JOB NO.	BRIDGE NO. 383
	DATE 10/8/96	SHEET
PREPARED BY: Lichtenstein	CREW MHM/PH	



Appendix B: Qualifications of Researchers

Barbara Frederick
Senior Architectural Historian

Barbara Frederick is an architectural historian with over ten years of experience in cultural resources management, including positions in both the private and public sectors. She has extensive experience in the preparation of historic resources surveys, historic contexts, assessment of effect documents, public coordination, and HABS/HAER recordations. Ms. Frederick has worked throughout the Mid-Atlantic region surveying a wide variety of properties including architectural, agricultural, industrial, and engineering resources. For two years, Ms. Frederick worked for divisions of the National Park Service, including the National Historic Landmarks Survey. She is particularly knowledgeable of the qualifications necessary for both National Historic Landmark and National Register listings. Ms. Frederick meets the National Park Service's professional requirements as specified in 36 CFR Part 61.

Education

1996 B.A., Mary Washington College, Fredericksburg, Virginia

1997 Pacific Northwest Preservation Field School, Silverton, Oregon

Professional Experience

2001 – Present	A.D. Marble & Company, Inc.	*Sr. Architectural Historian*
1999 - 2001	John Milner Associates, Inc.	*Architectural Historian*
1997-1998	NPS, National Historic Landmarks Survey	*Program Assistant*
1996-1997	NPS, Museum Management Program	*Collections Automation Assistant*
1996	NPS, George Washington Memorial Parkway	*Historic Preservation Specialist*
1994	Massey-Maxwell Associates	*Cultural Resources Surveyor*

Papers and Publications

2004 "Old Order Amish of the Pequea Valley." Paper given at the Pioneer America Society Conference on the Cultural Landscape of Southeastern Pennsylvania.

2003 "Buildings, Boundaries, and Bridges: Using GIS and Relational Databases in Historic Resource Surveys" Transportation Research Board, Winter.

1996 "Railroads and Reapers: Agricultural History of Mid-Nineteenth Century Spotsylvania County." Statistical analysis of agricultural censuses. Published in the *Journal of Fredericksburg History*, Fall 1996 issue. Senior Research Project, Mary Washington College, Department of Historic Preservation.

National Register Nominations

Zook House, Chester County, Pennsylvania
The Barclay, Chester County, Pennsylvania

Daniel N. Bailey
Archaeologist/Principal Investigator

Mr. Bailey is qualified under 36 CRF 61 as a principal investigator. He has over 16 years of professional experience in all aspects of archaeological fieldwork, research, laboratory techniques, resources and writing. He has directed over 100 cultural resource management projects for a wide range of municipal, state, and federal agencies, as well as for private clients. These projects have included highway planning, construction and expansion, bridge replacements, wetland mitigation, Army Corps of Engineers levee construction, residential and commercial development, and wastewater treatment systems construction. He has organized and directed complex programs, supervising up to 90 individuals in a team effort to execute these programs. Mr. Bailey is familiar with environmental protection directives, which he implements regularly during field operations. He has also lectured to primary/secondary school and college classes about archaeology, research techniques, historic preservation, and cultural resource management. His particular skills and special interests include large-scale site management, prehistoric artifact analysis, historic ceramic analysis, computer database operation, report writing and editing, and historic document research. Mr. Bailey has written over 50 technical archaeological reports.

Education

2003	MA, American Studies, Penn State University
1988	BA, Anthropology, Kutztown University
1985	AS, Aeronautical Studies, Embry-Riddle Aeronautical University

Professional Experience

1996 - Present	A.D. Marble & Company, Inc.	*Archaeologist*
1993 - 1998	Richard Grubb & Associates, Inc.	*Archaeologist*
1994 - 1998	Big Blue Archaeological Research	*Archaeologist*
1989 - 1993	University of Delaware Center for Archeological Research	*Research Associate I*

Other Publications

1996 "A Summary of Phase III Data Recovery Excavations at the West Water Street Site (36-CN-175), Lock Haven, Clinton County, Pennsylvania". *Pennsylvania Archaeologist* 66 (1):1-53. Custer, Jay F., Scott C. Watson, and Daniel N. Bailey.

Papers Presented

2002 "Selling Tickets: The Rise of the Lottery in Colonial Pennsylvania". Presented at the Lehigh County Historical Society, Allentown, PA.

1998 "A Diamond in the Rough Uplands: The Porter Run South Site, 36Cr118". Presented at the Society for Pennsylvania Archaeology, Forks of the Delaware Chapter #14, Easton, PA.

Professional Affiliations

Society for Pennsylvania Archaeology
Lehigh County Historical Society
Berks County Historical Society

Paul W. Schopp
Senior Historian

Mr. Schopp is employed as a senior historian by A.D. Marble & Company to conduct historic background research, property specific research, and historic context development. He has more than 25 years of experience in American history and the American historic landscape. His work has been primarily within the transportation industry, working closely with engineering firms, state departments of transportation, and state historic preservation offices to prepare Section 106 documentation and related reports for highway improvements projects, bridge replacement and rehabilitation projects, and other transportation related projects.

Professional Experience

2000 - Present	A.D. Marble & Company	*Senior Historian*
1998 - 2000	Richard Grubb & Associates, Inc.	*Historian*
1996 - 2000	Camden County Historical Society	*Executive Director*
1987 – 2000	Paul W. Schopp, Historical Consultant	*Historical Consultant*

Professional and Historical Organization Memberships

Atlantic County Historical Society
Batsto Citizens Committee
Burlington County Historical Society
Camden County Historical Society
Delaware Valley Archives Group
Gloucester County Historical Society
Friends of the Pennsylvania State R.R. Museum
Historical Society of Pennsylvania
Historical Society of Riverton
National Railway Historical Society (National)
New Jersey Historical Society
New Jersey Postal History Society
Ocean County Historical Society
Pennsylvania Railroad Technical & Historical Society (National)
Pennsylvania Railroad Technical & Historical Society (Philadelphia Chapter)
Railroad & Locomotive Historical Society
Society for Industrial Archaeology (National)
Society for Industrial Archaeology (Oliver Evans Chapter, Philadelphia)
Society for Industrial Archaeology (Roebling Chapter, New York City)
Steamship Historical Society of America (National)
Steamship Historical Society of America (Delaware Valley Chapter, Philadelphia)
Walt Whitman Association
West Jersey Chapter, National Railway Historical Society (Palmyra, New Jersey)
West Jersey History Roundtable

Professional Appointments

2001 Appointed by Mayor Faison to the Camden City Historic Preservation Commission
2001 Reappointed by Governor Whitman to the New Jersey State Historic Records Advisory Board
2000 Camden County Open Space Preservation Trust Fund Advisory Committee
1999 Camden County Millennium Sub-Committee on History
1998 Appointed by Governor Whitman to the New Jersey State Historic Records Advisory Board

Catherine M. Dluzak
Architectural Historian

Ms. Dluzak is an architectural historian with over four years of experience in cultural resource management, including positions historical research and historic preservation. She has extensive experience in the preparation of historic resources surveys and eligibility reports, historic contexts, assessment of effect documents, as well as state-level and HABS/HAER recordations. Ms. Dluzak also has experience conducting project scoping surveys and Area of Potential Effect reports. Ms. Dluzak has worked throughout the Mid-Atlantic region surveying a wide variety of properties, including architectural, agricultural, industrial, and engineering resources. Ms. Dluzak also has experience managing a downtown revitalization organization utilizing guidelines developed by the National Trust for Historic Preservation's National Main Street Center. Ms. Dluzak meets the National Park Service's professional requirements as specified in 36 CFR Part 61.

Education

1999 M.S., Ball State University, Historic Preservation
1997 B.A., University of Dayton, History

Professional Experience

March 2005 - Present	A.D. Marble & Company	*Architectural Historian*
October 2000 – February 2005	Cultural Heritage Research Services, Inc.	*Historian*
October 1999 – June 2000	Bedford Revitalization, Inc.	*Downtown Coordinator*

Educational Experience

Summer 1998 Summer 1999	National Park Service, National Capital Region	*Archival Intern*
Fall 1998-Spring 1999	Indiana Main Street Program	*Library Intern*

Lauren C. Archibald, Ph.D.
Senior Architectural Historian/Preservation Planner

Dr. Archibald has 26 years of experience in historic preservation planning, architectural history, and anthropology. She has served as Principal Investigator and has conducted and supervised surveys on a variety of historic property types including rural, urban, commercial, residential, and industrial sites. Dr. Archibald has coordinated all aspects of architectural surveys in site-specific locations as well as in larger, county-wide settings in the Mid-Atlantic including NJ, PA, MD, and DE. She has produced historic mitigation documentation (HABS/HAER) and developed archaeological and preservation management plans for Florida, Virginia, and elsewhere. She is extensively trained in transportation issues relating to cultural resource management (CRM), and legislative issues including Section 106, NEPA, Section 4(f), and state laws. Dr. Archibald meets the National Park Service's professional requirements as specified in 36 CFP Part 61.

Education

1995 Ph.D., Department of City and Regional Planning, University of Pennsylvania

1985 M.A., College of Urban Affairs and Public Policy, Program in Historic Architecture and Engineering, University of Delaware

1976 B.A., Anthropology, Kutztown University (Cum Laude)

Professional Experience

1999 – 2006	A.D. Marble & Company, Inc.	*Sr. Architectural Historian/Preservation Planner*
1998 – 1999	MAAR Associates, Inc. (MAI)	*Preservation Planner*
1997 – 1998	Goucher College	*Adjunct Assistant Professor*
1995 – 1998	McCormick, Taylor & Associates, Inc.	*Historic Preservation Specialist*
1987 – 1995	Consultant	*Architectural History/Preservation Planning*
1985 – 1987	MAAR Associates, Inc.	*Senior Architectural Historian*
1984 – 1985	City of Wilmington, Delaware	*Preservation Planning Intern*
1980 – 1984	MAAR Associates, Inc.	*Archaeologist*
1976 – 1980	American Museum of Natural History, NYC	*Administrative and Field Assistant*

National Register Nominations

Marydel Farm, St. Georges Hundred, New Castle County, Delaware.
Williamstown Free Library, Williamstown, New Jersey.
Pitman Grove Camp Meeting, Pittman, New Jersey.

Fort Belvoir Historic District Nomination, Virginia. Co-authored with Sheryl N. Hack.
Mansion Park, New Castle, Delaware. Co-authored with Betty Zebooker.
Volunteer Firehouses of Wilmington, Wilmington, Delaware.
Colonial Theatre, Lebanon, Pennsylvania.

Publications

"Prettyboy Dam." In *History Trails*, published by the Baltimore County Historical Society, Volume 30, Summer 1996, No. 4.

"Historic Preservation in the 1990s," with G. F. Esterman, J.Z. Mintz, and C. R. Tilley. *Wharton Working Paper No. 125*, 1992. Wharton Real Estate Center, University of Pennsylvania. Won award for Excellence in Real Estate.

"Archaeology and Planning at the Tocobaga Bay Subdivision, City of Sarasota." In *The Florida Anthropologist*. Volume 45, Number 3, 1992.

"Landscape Archaeology at the Clam Shell Pool, Historic Spanish Point, Osprey, Florida." In *The Florida Anthropologist*, Volume 44, Number 1, 1990.

"Working to Save the Past in Sarasota County, Florida." In *The Florida Anthropologist*. Volume 44, Number 1, 1990.

Jason C. Vendetti
Vice President/Project Manager/Senior Environmental Scientist

Mr. Vendetti is a senior environmental scientist experienced in preparing the necessary documents to meet NEPA clearance. He has completed numerous Categorical Exclusion Evaluations (CEEs) for transportation projects throughout the Mid-Atlantic region. He has also completed Wetland Identification and Delineation Reports, Section 4(f) Evaluations, and Environmental Assessments. He is experienced in managing projects involving all aspects of NEPA including, Section 106 studies, hazardous waste studies, noise studies, and socioeconomic studies. Mr. Vendetti has successfully coordinated with various resource agencies, including the USACOE, PADEP, US EPA, FHWA, and PHMC.

Education

1993 B.S. Environmental Biology, Kutztown University

Professional Experience

1993 - Present A.D. Marble & Company *Vice President/Senior Environmental Scientist*

Brad Bauman
Architectural Historian

Mr. Bauman is an architectural historian with over six years of experience in cultural resource management, including positions in both archaeology and historic preservation. He has extensive experience in the preparation of historic resources surveys and eligibility reports, historic contexts, assessment of effect documents, as well as state-level and HABS/HAER recordations. Mr. Bauman also has experience conducting project scoping surveys and Area of Potential Effect reports. Mr. Bauman has worked throughout the Mid-Atlantic region surveying a wide variety of properties, including architectural, agricultural, industrial, and engineering resources. Mr. Bauman meets the National Park Service's professional requirements as specified in 36 CFR Part 61.

Education

2000 B.A., Shippensburg University, History

Professional Experience

2004 - Present	A.D. Marble & Company	*Architectural Historian*
2000 – 2004	Cultural Heritage Research Services, Inc.	*Preservation Specialist/Archaeologist*

Educational Experience

Spring 2000	R.C. Goodwin & Associates	*Intern*
Summer 1999	Pennsylvania Historical and Museum Commission	*Intern*

Training

Fall 2006	Cultural Resources Workshop	*NJSHPO; Trenton, NJ*
Summer 2004	Section 106 Essentials	*ACHP, Washington,DC*

Professional Affiliations

The Society of Architectural Historians – Philadelphia Chapter

Christine Tate
Architectural Historian

Dr. Tate holds a Ph.D. in American Studies with coursework in Historic Preservation from the University of Pennsylvania and a B.A. in Art History and History with coursework in Historic Preservation from the University of Delaware. She wrote her dissertation on an NRHP eligible district in Pennsylvania and has conducted field and archival research in Delaware, New Jersey, Virginia, and Ontario. She has taught history and architectural history for many years at secondary and college levels.

Education

2002 Ph.D., University of Pennsylvania

1991 Ed.M., Harvard University

1991 A.M., Brown University

1984 B.A., University of Delaware

Professional Experience

2004 - Present	A.D. Marble & Company, Inc.	*Architectural Historian*
2000- Present	Delaware College of Art and Design	*Academic Studies Area Coordinator*

Documentation Experience

2004	Roanoke, Virginia
2003	Cornwall, Ontario
1999-2002	Delaware, Chester, and Mifflin Counties, Pennsylvania
1998	Wilmington, Delaware
1982-1984	New Castle County, Delaware

Educational Experience

Fall 2004	Historic Preservation, University of Pennsylvania
Summer 2004	ACHP Section 106 Training, Washington D.C.

Elizabeth Amisson
Senior Architectural Historian

Ms. Amisson is a senior architectural historian with approximately seven years of experience in cultural resource management. Her primary responsibilities consist of conducting historic research and historic architectural surveys, preparing historic contexts, and writing assessment of eligibility and effects reports for transportation projects. Ms. Amisson has identified, surveyed, and evaluated numerous residential, commercial, agricultural, industrial, transportation-related, and military resources in Pennsylvania, New Jersey, Delaware, Virginia, and Massachusetts. She is knowledgeable of the Secretary of the Interior's Standards for the identification and evaluation of historic resources, as well as the Section 106 Review process. She is also familiar with the guidelines established by the National Park Service for the Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER), and has completed HABS/HAER recordation for the Department of the Navy. Ms. Amisson meets the National Park Service's professional requirements as specified in 36 CFR Part 61.

Education

1999 B.S., Architectural Studies, Philadelphia University

Professional Experience

2002 – present	A.D. Marble & Company	*Architectural Historian*
1999 – 2002	Kise Straw & Kolodner, Inc.	*Cultural Resources Specialist*

Professional Affiliations

National Trust for Historic Preservation
Vernacular Architecture Forum
Preservation Pennsylvania
Preservation New Jersey
Recent Past Preservation Network

Attachment A: Identified Resources Mapping

Attachment B: Identified Resources CD