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**Historical Architecture Planning Study
of the Proposed U.S. Route 301 Corridor,
Maryland State Line to I-95
New Castle County, Delaware**

by

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Preface

In 1991 the Delaware Department of Transportation contracted with the firm of Vanasse Hangen Brustlin Inc (VHB) to conduct a study to determine the best route for the proposed Route 301 Corridor between the Maryland state line west of Middletown and Interstate 95. VHB subsequently contracted with the Center for Historic Architecture and Engineering (CHAE) at the University of Delaware to evaluate the standing historic resources located in the vicinity of the proposed corridor alternatives and determine the extent of the impact on each of these cultural resources.

In January 1992, CHAE staff conducted a windshield survey of all historic standing structures, including bridges, located in the vicinity of the currently proposed corridor alternatives. This survey was based in part on a set of maps produced by the University of Delaware Center for Archaeological Research (UDCAR) through a subcontract with the Department of Transportation to identify from the state's Cultural Resource Survey files and additional documentary sources, such as historic atlases, all potential archaeological or architectural cultural resources in the study area. The annotated USGS maps produced by UDCAR included all sites that had been previously surveyed by the Delaware Cultural Resource Survey (indicated on the maps with a number preceded by the letter "N") as well as a number of potential sites that had been identified using historic records (indicated on the maps with a number preceded by the letter "U").

Field crews reviewed all sites on the maps that fell inside or in the immediate vicinity of a proposed corridor for the existence of standing historic structures that were potentially eligible for nomination to the National Register of Historic Places. The windshield survey checked for resources that were no longer in existence as well as for sites that had been missed either by the survey or in the documentary sources search.

Following the initial windshield survey, additional intensive survey was undertaken to update the Cultural Resource Survey forms for any sites that were determined to be potentially eligible for listing and the corridor alternatives were reviewed to determine those resources that faced a detrimental impact from the proposed corridor. This report summarizes the results of these two phases of the study and evaluates the potential impact upon the resources located in the vicinity of the Ridge, Reconstruction (North and South), Modified Reconstruction, North Eastern A, and North Eastern C alternatives.

Preface

In 1991 the Delaware Department of Transportation (DeIDOT) contracted with the firm of Vanasse Hangen Brustlin Inc (VHB) to conduct an environmental impact study to determine the best route for the proposed Route 301 Corridor between the Maryland state line west of Middletown and Interstate 95 near Newark. VHB subsequently contracted with the Center for Historic Architecture and Engineering (CHAE) at the University of Delaware to identify the standing historic resources located in the vicinity of the proposed corridor alternatives and make preliminary determinations of eligibility for resources not already listed on the National Register of Historic Places.

Principal investigator for the project was Rebecca J. Siders, CHAE Research Associate. Graduate research assistants Dean Doerrfeld, Leslie Bashman, and Susan Chase carried out much of the reconnaissance level fieldwork. Bernard L. Herman, CHAE Associate Director, consulted on historic contexts and preliminary determinations of eligibility. Field work was conducted between January and August 1992 and a draft survey report was submitted in January 1993; after review by VHB, DeIDOT, and the State Historic Preservation Office, revisions were completed in June 1993. This report contains the final version of the survey report.

Introduction

This report summarizes the results of a reconnaissance survey of standing historic structures and a preliminary determination of the potential eligibility of those resources for nomination to the National Register of Historic Places. The survey and eligibility study were undertaken as part of the environmental impact study for the proposed Route 301 Corridor Project. The reconnaissance survey and eligibility fieldwork concentrated on the South Ridge, South Reconstruction, and South Modified Reconstruction alternatives south of the Chesapeake and Delaware Canal, and the North Reconstruction, North Eastern A, and North Eastern C alternatives north of the canal.

The impact of the three proposed alternatives south of the canal can be summarized as follows: the Reconstruction alternative will impact 34 resources between the Maryland state line and the C & D Canal; the Ridge alternative will impact 10 resources in the same area; the Modified Reconstruction will impact 9 resources between Route 896 near Mount Pleasant and the Summit Bridge (Tables 1-4). An additional consideration in the area south of the canal is the issue of impact on the historic landscape. While the Ridge alternative impacts far fewer actual standing structures than the Reconstruction, it does far greater violence to the historic agricultural spaces that connect the architectural resources. Much of the study area located south of the canal and west of Route 301/896 is linked together by the agricultural environment and the kinship ties of the families who built the farms. Whatever final decision is made regarding the proposed Route 301 Corridor, we strongly urge that any highway construction work endeavor to preserve the visual integrity of the agricultural spaces linking these historic resources.

North of the canal the impact of the corridor alternatives can be summarized as follows: the North Reconstruction alternative will impact 22 resources between the C & D Canal and Route I-95; the North Eastern A-1 alternative will impact 0 resources between Route 896 and I-95; the North Eastern A-2 alternative will impact 3 resources between Route 896 and I-95; the North Eastern C-1 alternative will impact 3 resources between Glasgow and I-95; and the North Eastern C-2 alternative will impact 6 resources between Glasgow and I-95 (Tables 5-9).

There are a total of 68 properties or resources impacted by the currently proposed corridor alternatives; 20 are already listed on or officially determined eligible for the National Register of Historic Places and the remaining 48 are potentially eligible for nomination. Of the 48 that would require Determination of Eligibility forms, 27 are situated south of the C & D Canal: three are located on Route 301 between the Maryland state line and the beginning of the Ridge and Reconstruction alternatives; two are found in the Ridge alternative; 21 are on the South Reconstruction alternative; and 8 are located on the

South Modified Reconstruction alternative. The remaining 21 are found on the north side of the canal: 15 are on the North Reconstruction alternative; another 6 are spread on the North Eastern A-1, A-2, C-1, and C-2 alternatives.

While Tables 1 through 9 list the specific individual properties impacted by each corridor alternative, it is essential to note that most of these resources could be treated as part of a rural historic district; in fact, as indicated on the tables, many can be associated with existing or potential thematic nominations or historic contexts. Discussion of the significance of the resources will be dealt with under the appropriate historic themes. The tables also indicate which of the resources are already listed on the National Register of Historic Places ("NR" is stated under the column labelled **Related Nominations/Contexts**).

TABLE 1

List of Standing Historic Structures Impacted On Route 301 Between The Maryland Line and the Beginning of the Ridge and Reconstruction Alternatives

<u>Survey Number</u>	<u>Historic Name</u>	<u>Related Nominations/Contexts</u>
N-5226	J. Kanely Farm	Rebuilding of St. Georges Hundred
N-5225	B.F. Hanson Farm	NR--Rebuilding of St. Georges Hundred
N-5224	A. Crockett Farm	Rebuilding of St. Georges Hundred
N-5221	C. Polk Estate	Rebuilding of St. Georges Hundred

TABLE 2

List of Standing Historic Structures Impacted By The Ridge Alternative

<u>Survey Number</u>	<u>Historic Name</u>	<u>Related Nominations/Contexts</u>
N-106	The Maples	NR--Rebuilding of St. Georges Hundred
U-120/N-5148	Rosedale	NR--Rebuilding of St. Georges Hundred
N-107	S. Holton Farm	NR--Rebuilding of St. Georges Hundred
N-5151	S. Burnham Farm	Rebuilding of St. Georges Hundred
N-5149	18th C. Farm Complex	Rebuilding of St. Georges Hundred; Dwellings of the Rural Elite
N-6320	Mrs. J. Brisbane House	NR--Multiple Resources of Pencader Hundred; Log Building Construction

TABLE 3

List of Standing Historic Structures Impacted By
The South Reconstruction Alternative

<u>Survey Number</u>	<u>Historic Name</u>	<u>Related Nominations/Contexts</u>
N-112	Summerton	NR--Rebuilding of St. Georges Hundred; Dwellings of the Rural Elite; Rural Family Development
N-113	Rumsey Farm	NR--Rebuilding of St. Georges Hundred; Dwellings of the Rural Elite; Rural Family Development
N-117	Cochran's Grange	NR--Rebuilding of St. Georges Hundred; Dwellings of the Rural Elite; Rural Family Development
N-118	Hedgelawn	NR--Rebuilding of St. Georges Hundred; Dwellings of the Rural Elite; Rural Family Development
N-105	Fields Heirs Farm	NR--Log Building Construction; Rebuilding of St. Georges Hundred; Agricultural Tenancy
U-293	Late 19th c. Ag Complex	Early 20th C. Farm Planning
U-291	Late 19th c. Ag Complex	Agricultural Tenancy; Early 20th C. Farm Planning
U-?	20th c. Commercial Bldg	Early 20th C. Rural Architecture
N-5153	R. G. Hayes House	Log Building Construction; Rebuilding of St. Georges Hundred
N-5146	Armstrong-Walker House	NR--Rebuilding of St. Georges Hundred
N-5143	Early 20th c. Commercial Bldg	Early 20th C. Rural Architecture
N-3930	Achmester Farm	NR--Rebuilding of St. Georges Hundred; Log Building Construction
U-126	Agricultural Complex	Rural Family Development
U-212	Agricultural Complex	Rural Family Development
U-130	20th c. Bungalow	Early 20th C. Rural Architecture; 20th C. Farm Planning

N-121	Weston	NR--Rebuilding of St. Georges Hundred; Rural Family Development
N-5240	African-American School	African-American Resources
N-5242	20th c. Ag Complex	Early 20th C. Farm Planning
N-12014	Late 19th c. Dwelling	Agriculture, 1880-1940 +/-
N-12015	Late 19th c. Dwelling	Agriculture, 1880-1940 +/-
N-12016	Late 19th c. Dwelling	Agriculture, 1880-1940 +/-
N-12017	Late 19th c. Dwelling	Agriculture, 1880-1940 +/-
N-12019	20th c. Dwelling	Early 20th C. Rural Architecture
N-12020	20th c. Dwelling	Early 20th C. Rural Architecture
N-5235	20th c. Dwelling	Early 20th C. Rural Architecture
N-5236	20th c. Dwelling	Early 20th C. Rural Architecture
N-413	Eliason House	NR--Rebuilding of St. Georges Hundred; Dwellings of the Rural Elite
U-202	J. Appleton House	Rebuilding of St. Georges Hundred
N-5191	S.H. Rothwell Farm	Rebuilding of St. Georges Hundred
N-6320	Mrs. J. Brisbane House	NR--Multiple Resources of Pencader Hundred; Log Building Construction

TABLE 4

List of Standing Historic Structures Impacted By
The Modified Reconstruction Alternative

<u>Survey Number</u>	<u>Historic Name</u>	<u>Related Nominations/Contexts</u>
no number	historic woodlot/wet meadow	Rebuilding of St. Georges Hundred
N-5239	J.P. Cochran Farm	Rebuilding of St. Georges Hundred
N-5240	African-American School	African-American Resources
N-5242	20th c. Ag Complex	Early 20th C. Farm Planning
U-126	Agricultural Complex	Rural Family Development
U-212	Agricultural Complex	Rural Family Development
U-130	20th c. Bungalow	Early 20th C. Rural Architecture; 20th C. Farm Planning
N-121	Weston	NR--Rebuilding of St. Georges Hundred; Rural Family Development
N-6320	Mrs. J. Brisbane House	NR--Multiple Resources of Pencader Hundred; Log Building Construction

TABLE 5

List of Standing Historic Structures Impacted By
The North Reconstruction Alternative Between the C & D Canal and I-95

<u>Survey Number</u>	<u>Historic Name</u>	<u>Related Nominations/Contexts</u>
U-168	Barn	Early 20th C. Farm Planning
N-3975	Bellvue	DOE--Dwellings of the Rural Elite
U-?	DeShane-Paxon House	Agricultural Tenancy
N-3986	Williams (C. Boulden) House	DOE--Agriculture, 1770-1880+/-
U-267	20th c. Dwelling	Early 20th C. Rural Architecture
U-268	20th c. Dwelling	Early 20th C. Rural Architecture
U-?	20th c. Dwelling	Early 20th C. Rural Architecture
N-3997	Cann Farmstead	DOE--Dwellings of the Rural Elite
N-442	New Castle/Frenchtown RR	DOE--Transportation, 1830-1940+/-
N-3990	Hermitage	DOE--Dwellings of the Rural Elite; Rebuilding of St. Georges Hundred; Early 20th C. Farm Planning
N-3981	20th c. Complex	Early 20th C. Rural Architecture; Early 20th C. Farm Planning
U-272	20th c. Dwelling	Early 20th C. Rural Architecture
U-270	Clarksdale Tenant House No. 3	Agricultural Tenancy
U-304	20th c. Dwelling	Early 20th C. Rural Architecture
U-305	20th c. Dwelling	Early 20th C. Rural Architecture
U-306	20th c. Dwelling	Early 20th C. Rural Architecture
U-307	20th c. Dwelling	Early 20th C. Rural Architecture
U-309	20th c. Dwelling	Early 20th C. Rural Architecture
U-310	20th c. Dwelling	Early 20th C. Rural Architecture
N-264	Welsh Tract Church	NR--Religion/Settlement Patterns, 1730- 1770+/-

U-302	20th c. Dwelling	Early 20th C. Rural Architecture
U-41	20th c. Dwelling	Early 20th C. Rural Architecture

TABLE 6

List of Standing Historic Structures Impacted By
The North Eastern A-1 Alternative From Route 896 to I-95

<u>Survey Number</u>	<u>Historic Name</u>	<u>Related Nominations/Contexts</u>
None		

TABLE 7

List of Standing Historic Structures Impacted By
The North Eastern A-2 Alternative From Route 896 to I-95

<u>Survey Number</u>	<u>Historic Name</u>	<u>Related Nominations/Contexts</u>
N-11167	20th c. Dwelling	Early 20th C. Rural Architecture
N-11168	20th c. Dwelling	Early 20th C. Rural Architecture
N-11169	20th c. Dwelling/Store	Early 20th C. Rural Architecture

TABLE 8

List of Standing Historic Structures Impacted By
The North Eastern C-1 Alternative From Glasgow to I-95

<u>Survey Number</u>	<u>Historic Name</u>	<u>Related Nominations/Contexts</u>
N-3981	20th c. Complex	Early 20th C. Rural Architecture; Early 20th C. Farm Planning
U-158	20th c. Dwelling	Early 20th C. Rural Architecture
N-6203	20th c. Dwelling	Early 20th C. Rural Architecture

TABLE 9

List of Standing Historic Structures Impacted By
The North Eastern C-2 Alternative From Glasgow to I-95

<u>Survey Number</u>	<u>Historic Name</u>	<u>Related Nominations/Contexts</u>
N-3981	20th c. Complex	Early 20th C. Rural Architecture; Early 20th C. Farm Planning
N-6203	20th c. Dwelling	Early 20th C. Rural Architecture
U-158	20th c. Dwelling	Early 20th C. Rural Architecture
N-11167	20th c. Dwelling	Early 20th C. Rural Architecture
N-11168	20th c. Dwelling	Early 20th C. Rural Architecture
N-11169	20th c. Dwelling/Store	Early 20th C. Rural Architecture

Historic Preservation Planning Process in Delaware

The *Delaware Comprehensive Historic Preservation Plan* uses historic contexts as the cornerstone of its historic preservation planning. A historic context is defined as an "organizational format that groups information about related historic properties, based on theme, geographic limits, and chronological period." The combination of these three elements defines a particular historic context, such as Agricultural Tenancy in the Upper Peninsula Zone, 1770-1880+/- . This framework provides a uniform method for evaluating historic resources as they relate to patterns in history and determining the significance of those resources on both an individual and comparative basis. The second part of the historic context framework is the concept of property types. A property type is a group of individual historic resources that share particular associative or physical characteristics. It is the property type that links the theoretical historic context to the actual historic resources being evaluated.

Historic Themes. The plan describes 18 historic themes rooted in social, cultural, and economic activities that would have resulted in the creation of various kinds of resources on the landscape of Delaware. The historic themes from the Delaware Plan are listed below.

- | | |
|------------------------|--|
| 1. Agriculture | 10. Transportation & Communication |
| 2. Forestry | 11. Settlement Patterns & Demographic Changes |
| 3. Trapping & Hunting | 12. Architecture, Engineering, and Decorative Arts |
| 4. Mining & Quarrying | 13. Government |
| 5. Fishing & Oystering | 14. Religion |
| 6. Manufacturing | 15. Education |

- | | |
|----------------------------|---|
| 7. Retailing & Wholesaling | 16. Community Organizations |
| 8. Finance | 17. Occupational Organizations |
| 9. Professional Services | 18. Major Families, Individuals, & Events |

By far the most common historic theme illustrated by the historic resources in the study area is Agriculture with secondary themes of Architecture, Engineering, and Decorative Arts, and Major Families, Individuals, and Events. Primary crops in this area in the late eighteenth and early nineteenth century included feed crops (corn, hay, and oats), beef and dairy cattle, and wheat. In the mid to late nineteenth century, grains, butter and dairy products continued to be major products along with peaches and other produce. The prosperity generated by these crops led to a wave of architectural renewal and rebuilding in the mid-nineteenth century. Many farms underwent extensive rebuilding--including the renovation of old buildings and the construction of new ones. Many of the farm buildings that survive on the landscape today date from this period. Dairy farming continued to be a major endeavor in the early twentieth century, and many of the large dairy barns in the study area date to that time period.

Many of the sites from the 1880-1940+/- time period are related to the historic theme of Settlement Patterns and Demographic Change, with Architecture, Engineering, and Decorative Arts as a secondary theme. These resources are primarily dwellings dating from the early twentieth century. Some are farm dwellings but others have no direct connection with the agricultural landscape, representing instead the early development of a proto-suburban rural landscape in New Castle County .

There are also a small number of sites related to the historic themes of Education and Religion.

Chronological Periods. According to the Delaware Plan, the recognition of a series of time frames for the establishment of historic contexts must exist independent (yet cognizant) of benchmark historical periods defined by architectural styles and major events. Each set of dates is followed by the notation "+/-" indicating that chronological borders are neither rigid nor impenetrable; the dates approximate general historic and cultural trends both affecting and affected by Delaware's material history. The chronological framework seeks to regularize the period dates into roughly fifty-year blocks and to distill the cultural characterization of a given time period. The time periods and their characterizations are listed below.

- | | |
|-----------------|--|
| A. 1630-1730+/- | Exploration and Frontier Settlement |
| B. 1730-1770+/- | Intensified and Durable Occupation |
| C. 1770-1830+/- | Early Industrialization |
| D. 1830-1880+/- | Industrialization and Early Urbanization |
| E. 1880-1940+/- | Urbanization and Early Suburbanization |

Most of the sites impacted by this study are from the two most recent time periods--1830 to 1880+/- and 1880 to 1940+/- . Only a few resources date from 1730 to 1770+/- and 1770 to 1830+/- .

Geographic Zones. The geographic zones in the Delaware Plan are defined primarily by

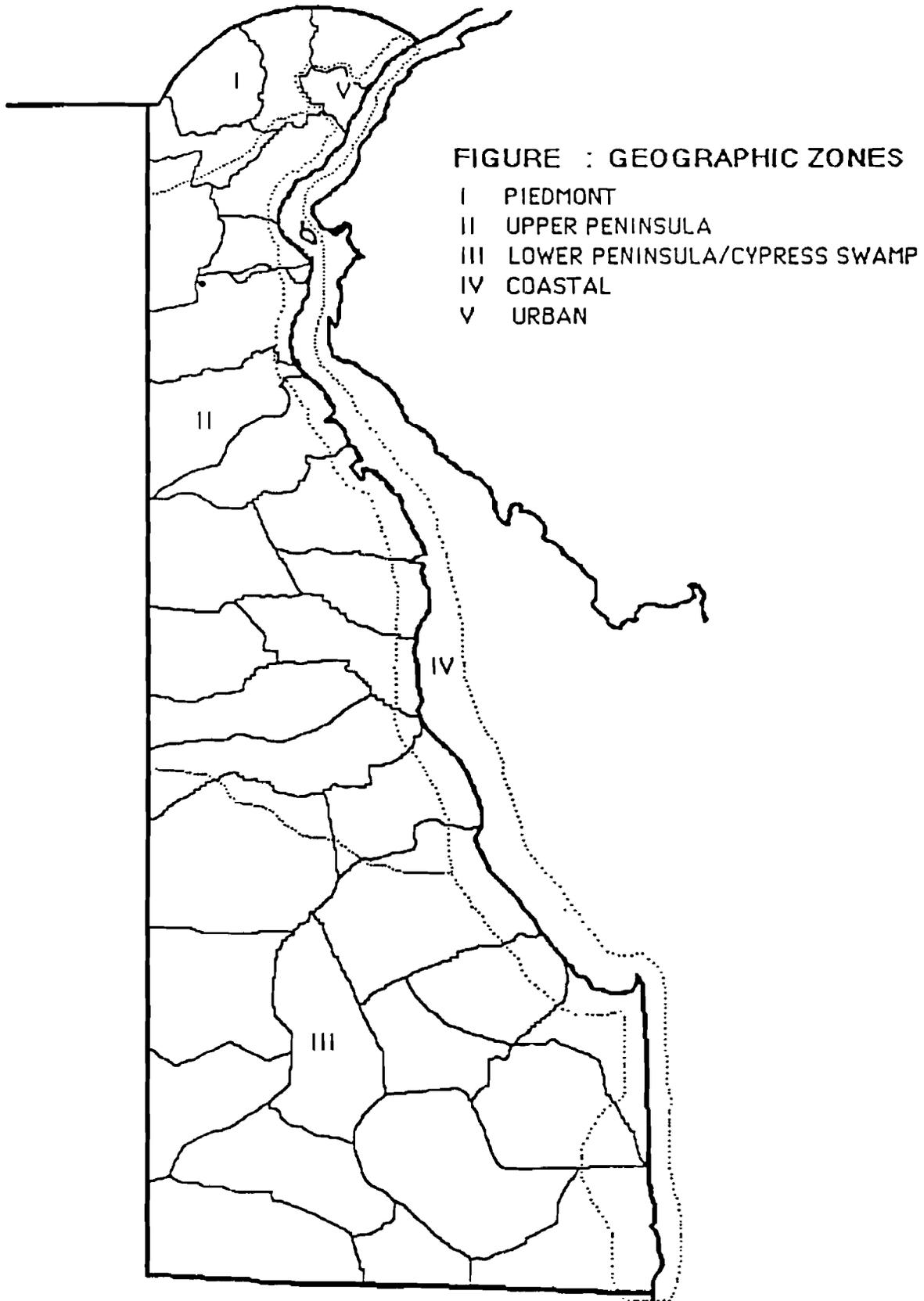
physiographic characteristics such as geology, drainage, soil types, and native flora and fauna. All of the resources and historic contexts discussed here are related primarily to the Upper Peninsula Zone (Figure 1). The Upper Peninsula Zone is part of a larger geographical area known as the Atlantic Coastal Plain. With its flat landscape, rich soils, and close proximity to the growing markets of Philadelphia and Baltimore, the zone became one of the most productive agricultural areas in the east during the eighteenth and nineteenth centuries.

Historic Contexts for the Study Area. From the general historic themes of Agriculture, Settlement Patterns and Demographic Change, and Architecture, Engineering, and Decorative Arts, a number of more specific themes and historic contexts can be developed. There are two thematic National Register nominations and two historic contexts that are particularly important: **Dwellings of the Rural Elite (NR)**, **The Rebuilding of Saint Georges Hundred (NR)**, **Agricultural Tenancy in Central Delaware (context)**, and **Early Twentieth Century Rural Architecture (context)**. In addition to these four contexts, which have already been studied to some extent in this region, there are a number of resources related to four other contexts that ought to be considered: **log building construction in central Delaware**, **early twentieth century farm planning**, **rural family development**, and the identification of **resources related to the African-American experience in Delaware**. Each of these historic contexts could be developed using resources in the study area that are potentially eligible for the National Register and are also facing potential impact from the Route 301 Corridor; each is discussed more fully below.

Dwellings of the Rural Elite in Central Delaware, 1770-1830 +/-

The architectural development of Delaware's Upper Peninsula Zone from 1770 through 1830 was strongly influenced by a period of intensive building activity that resulted in increased numbers of durable houses. A significant component of this new architectural landscape was made up of the 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. They also tended to promote several new concepts: the privatization of the countryside--through forms of enclosure; the industrialization of agriculture--through their commitment to agricultural reform and scientific farming; the regulation of the rural economy--through the control of labor and tenancy; and the capitalization of farming--through agricultural machinery, farm buildings, and livestock. The dwellings of the rural elite symbolized their self-perceived status within the communities they occupied.

The dwellings of the rural elite are a distinctive property type generally sharing a number of architectural features. Because the property type is associated with a particular socio-economic group, however, there are notable exceptions to the general rule. The most common form of dwelling associated



with the rural elite of the Upper Peninsula Zone, 1770-1830 +/-, is a two-story house often of brick construction and laid out on a stair-passage (most often center-passage) plan. The interiors of the dwellings of the rural elite are typically fitted with paneled fireplace walls or mantles, open stairways with turned balusters and newels, and an internally consistent hierarchy of finishes signifying the relative importance of rooms within the house. Because the dwellings of the rural elite are recognized as expressions of social and economic status, there are non-architectural features that define the property type. In the period of greatest significance, the dwellings are associated with, and occupied by, individuals ranking in the top two deciles of assessed wealth within their hundred. Furthermore, these individuals are land owners, most owning multiple farms, who are engaged in extensive commercial relations and invest in agricultural improvement and the early industrialization of agriculture.

This thematic National Register nomination was written in 1989 and resulted in the listing of ten dwellings. A list of additional dwellings that were already listed on or determined eligible for the National Register and were potentially related to the theme was included in the text of the nomination. Several of the buildings on that list are located within the Route 301 Corridor study area and face a potential impact from the proposed corridors. They include Cann Farmstead (N-3997), Eliason House (N-413), Summerton (N-112), Rumsey Farm (N-113), Cochran's Grange (N-117), Hedgelawn (N-118), and the eighteenth century farm complex at N-5149. All of these sites possess dwellings and complexes of outbuildings with the features that would make them potentially eligible for nomination within this theme. Bellvue (N-3975) no longer possesses its dwelling, but there may be evidence linked to the outbuildings and the history of the property's development that could be valuable for further expansion of the nomination.

The Rebuilding of St. Georges Hundred, 1850-1880+/-

Through the middle decades of the nineteenth century, St. Georges Hundred was the scene of extensive improvements in farming and architectural design. The drive toward agricultural reform (which began in the first quarter of the century) was allied closely with contemporary attitudes toward the purpose and appearance of rural architecture. Over an extended period of 40 years nearly every house and farm building was subject to what locals referred to as "repairs and renewals." The self-described goal of St. Georges Hundred farmers was to realize the dream of an estate. The aggressiveness with which they pursued that ambition led to the transformation of local agricultural practice and architectural design.

The emerging consensus among scholars is that rebuilding cycles are actually part of broader historical building patterns, and that a direct correlation can be established between agricultural, economic, and social forces, and architectural transformations. The term "rebuilding" is used here because that is literally what took place in mid-nineteenth century St. Georges Hundred. In this period

agricultural practice, social organization, images of domestic order, and the structure of regional economic systems were reconsidered and reformed. The most visible result was a new architecture involving the extensive alteration of old houses, redevelopment of established sites, development of new sites, and even reworking of new buildings.

Historically, the rebuilding of St. Georges Hundred has its origins in the early nineteenth century in the years prior to 1820. Through the eighteenth century and into the first two decades of the nineteenth century, building activity in St. Georges Hundred moved through a series of building cycles. These cycles can be read as generally consecutive while having substantial periods of overlap. In order, they are 1) impermanent architecture; 2) durable housing beginning as early as the close of the first generation of permanent English settlement; 3) the introduction of stair-passage plan types in the late 1740s; and 4) by the end of the eighteenth century, the pattern of separate kitchen buildings beginning to be replaced by the custom of incorporating kitchens onto the secondary and tertiary elevations of the main house as service wings or ells. By the third quarter of the eighteenth century architectural traditions of southern New Castle County in general, and St. Georges Hundred in particular, had been fully developed. At the time of the 1816 tax assessment, the majority of buildings in St. Georges Hundred were built of wood. Of the 567 taxables, only 30 percent owned land. The lack of owner-occupied housing for two-thirds of the population is significant. Almost 400 taxable individuals and their families were living in housing provided for them on other people's land. Some of these dwellings were on out plantations, but the majority seem to have been grouped around crossroads, in villages, or in close proximity to the owners' dwellings. The types of buildings these folk occupied were typically hall or hall-parlor dwellings with separate outbuildings containing the cooking functions of the household and quarters for the servants. There were, of course, the houses of the wealthy which incorporated fashionable stair-passage plans and attached service wings.

This thematic nomination contains buildings that illustrate the end of a historic period defined in agricultural and architectural terms. The patterns described in this nomination are not unique in American, Canadian, or European history, but the intensity with which they were manifested in St. Georges Hundred is remarkable. In the rebuilding period we find not only the roots of American agribusiness, but also the drive to monumentalize an American landscape through the vernacular architecture of a single community.

Individually, at least 22 of the farms on Tables 1 through 4 are eligible, or potentially eligible, for nomination to the National Register under the criteria of the existing thematic nomination *The Rebuilding of Saint Georges Hundred*. They include J. Kanely Farm (N-5226), B.F. Hanson Farm (N-5225), A. Crockett Farm (N-5224), C. Polk Estate (N-5221), The Maples (N-106), Rosedale (N-5148), S. Holton Farm (N-107), S. Burnham Farm (N-5151), N-5149, Summerton (N-112), Rumsey Farm (N-113), Cochran's Grange (N-117), Hedgelawn (N-118), Fields Heirs (N-105), R.G. Hayes House (N-5153), Armstrong-Walker House (N-5146), Achmester Farm (N-3930), Weston (N-121), J.P. Cochran Farm (N-5239), Eliason House

(N-413), J. Appleton House (U-202), and the S.H. Rothwell Farm (N-5191). The greatest period of significance for all the resources is the mid-nineteenth century, and several of the properties retain important surviving agricultural outbuildings. Together, they constitute a significant group of resources linked by their shared common agricultural environment; along with other previously listed or potentially eligible structures, they could form an integral part of a rural agricultural historic district.

The historic woodlot near Mount Pleasant could also be considered a significant part of this thematic 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. Many of the properties included in this theme also possess historic planting in the yards that reach almost to the road. These are considered elements of the historic landscape and setting for the farmsteads and are part of what makes them potentially eligible for the National Register. Every effort should be made to avoid disturbing these plantings; where it becomes necessary to remove or destroy them, they should be documented thoroughly beforehand.

The S. Burnham Farm (N-5151) and the eighteenth century agricultural complex at N-5149 both require further intensive investigation; both resources appear to be abandoned at the present time and their current condition cannot be determined from the road. Both are probably eligible for nomination under the Rebuilding of St. Georges Hundred and N-5149 is most likely eligible for nomination under Dwellings of the Rural Elite as well. Both properties are definitely contributing elements to the agricultural environment and landscape of the two thematic nominations.

Of the 23 properties that are related to this theme, thirteen are already listed on the National Register. Three of the farms on Route 301 between the Maryland state line and the beginning of the Ridge and Reconstruction alternatives would require Determination of Eligibility forms (N-5226, N-5224, and N-5221). In the Ridge alternative, N-5151 and N-5149 are the only properties that would require Determination of Eligibility forms. The South Reconstruction alternative contains three properties that would need Determination of Eligibility forms under this theme and the South Modified Reconstruction contains two (N-5153, U-202, N-5191, N-5239, and the historic woodlot near Mount Pleasant).

Agricultural Tenancy in Central Delaware, 1770-1900

Between 1770 and 1900, tenants occupied at least half of the farms in central Delaware at any given time. Not only did tenancy represent an accepted and respected economic alternative, but tenants in many areas fared better financially than did their owner-occupant neighbors. Tenants and tenant farms reflected a cross-section of the population and landscape of central Delaware. Agricultural tenancy played a major role in shaping the eighteenth century rural landscape and in the revival of the agricultural economy of the region in the nineteenth century. Tenancy provided one of several solutions to the

restoration of the depleted and exhausted soils of the early nineteenth century and the farm labor shortages. Through lease-stipulated improvements (such as fertilizing with lime or guano, crop rotation, and ditching and draining for land reclamation), landlords saw the productivity of their land begin to return. Tenants invested their profits in livestock, particularly horses and oxen to be used as a means of production. Production and capitalization represent two key elements in the agricultural tenancy context. While acquiring one's own land remained a priority for residents of central Delaware, many found that the land they could tenant came in larger, more productive parcels than the land they could buy. This was particularly true for African-Americans. Thus, tenancy provided a form of access to limited resources. From the late eighteenth through the nineteenth century, tenancy was an accepted and usually mutually profitable method of agricultural land management for residents and landowners in central Delaware.

While there were some cases where dwellings were built specifically for farm managers and tenants, the overwhelming pattern in the late eighteenth and first half of the nineteenth centuries was that any farm could become a tenant-occupied farm for any one of a number of reasons. Some tenants lived in two story brick houses with large complexes of outbuildings; others lived in one-story, single room plan log dwellings with no outbuildings at all. There was no reliable way to predict whether a farm might become tenant-occupied in the course of its history but the chances were that at some point it would do so. The historic context for the theme of agricultural tenancy demonstrates that most of the farms in the study area had at least a 50/50 chance of having been tenant farms at some time.

The primary method for determining whether a resource is related to the agricultural tenancy context is through documentary research that locates a clear reference to the property as a tenant farm. Some of the resources impacted by the proposed corridor alternatives have already been identified as tenant-occupied farms. They include Fields Heirs Farm (N-105), U-291, the DeShane-Paxon House, and the Clarksdale Tenant House No. 3 (U-270). Many of the other farms in the study area may also be related to this context but a positive determination cannot be made without further documentary research. The Fields Heirs Farm is already slated for demolition but no intensive-level documentation has been completed to date. This site is particularly significant due to its association with two other thematic contexts (Rebuilding and Log Construction) and intensive-level documentation would be strongly recommended. U-291 also faces demolition to make way for proposed development. This site has a main house probably dating to the late nineteenth or early twentieth century with a secondary dwelling on the same property, slightly removed from the main house, that was probably a tenant house. Again, we would recommend intensive documentation. The DeShane-Paxon House was previously evaluated for the study of Route 896 north of the Summit Bridge and was determined to be ineligible for nomination based on a lack of architectural integrity; we would argue, however, that since the property was identified in that study as having potentially been occupied by tenant "farm managers," it is potentially significant under the tenancy context. We would recommend further intensive documentation. The Clarksdale Tenant House

No. 3 was also previously evaluated for the study of Route 896 north of the Summit Bridge and was determined to be ineligible for nomination based on an apparent loss of integrity and loss of agricultural context. No examination of the interior of the building was made, however, and the report states that this property was probably the least altered of the three tenant houses belonging to the Clark family and evaluated in the Route 896 study. If the interior is unaltered, there is much that can be learned from intensive-level documentation of the site. Due to its loss of agricultural context, however, the exterior setting of the dwelling is no longer significant.

Early Twentieth Century Rural Residential and Commercial Architecture in Delaware, 1880-1950 +/-

Throughout the study area there are a number of previously unsurveyed early twentieth century residential resources. All are associated with the theme of Early Twentieth Century Rural Residential and Commercial Architecture. This particular context is one that until recently had not received much attention or recognition, in part because many of the resources have only recently become old enough to be considered for nomination to the National Register. While many of these resources are potentially eligible for listing in terms of age, integrity, and significance, it would be impractical to attempt to nominate the thousands of dwellings involved. A recent report produced for the Delaware State Historic Preservation Office has described the range of architectural styles built in the suburbs of northern New Castle County. The report recommends taking a representative approach to the listing of such resources--only the best examples of particular styles and periods or those with significance due to other themes would be nominated to the National Register. The problem we face at this point is that there has not been enough research and survey completed on these sorts of resources to allow us to make quick determinations about which of the resources in this study area are of particular significance. It is the recommendation of this report that any of the resources related to this theme that will be impacted by the final corridor alternative should be documented in detail to preserve the information for future study of this property type. Resources included in this context include two commercial buildings (N-5143 and U-?), a bungalow (U-130), the complex of early twentieth century dwellings at Mount Pleasant (N-12019, N-12020, N-5235, N-5236), three bungalows south of Glasgow (U-267, U-268, U-?), the dwelling located near the road in front of the Hermitage (U-272), six dwellings on Route 896 near its intersection with Old Baltimore Pike (U-304, U-305, U-306, U-307, U-309, U-310), two dwellings on Route 40 (N-3981, N-6203), a dwelling located off of Route 72 (U-158), and three buildings on Old Baltimore Pike (N-11167, N-11168, N-11169). Each of these buildings needs to be examined in greater detail to determine their physical condition and history in order to preserve the information for further development of the context on Early Twentieth Century Rural Architecture and to determine whether these particular resources would be good choices

for nomination to the National Register.

Log Building Construction in Central Delaware

Although the majority of the resources that survive on the architectural landscape of Delaware today are constructed of brick, frame, or stone, documentary evidence such as tax assessments and orphans court valuations indicate that in the eighteenth and early nineteenth centuries, the predominant building material used for both dwellings and outbuildings was log. Surviving log buildings are rare in Delaware and our knowledge of log construction methods is enhanced by each new discovery. A thematic nomination drawing together the known surviving log dwellings and outbuildings to provide a comprehensive discussion of construction techniques and details, as well as illustrating living space and conditions, would provide great insight into the living conditions of ordinary people in Delaware in the eighteenth and early nineteenth centuries. At least three of the properties impacted by the Ridge and Reconstruction alternatives contain dwellings whose core was of log construction and would make significant contributions to such a nomination.

The Brisbane House (N-6320) represents a rare survival of a log dwelling that was originally a 1-story, 2-room plan house. The building was later raised another story in log. The existing fabric of the house preserves its construction history. The R.G. Hayes House (N-5153) is another 1 1/2-story, 2-room plan log house that survives in the study area. Original construction of the dwelling dates to circa 1800 and a corner post frame addition was attached to the house in the early nineteenth century. The Fields Heirs House (N-105), already listed on the National Register, is scheduled for demolition to make way for commercial development just outside of Middletown. The dwelling is partially of log construction and should be documented in greater detail with measured drawings and photography before it is demolished. In this way, the information from the building could still contribute to a thematic nomination on log buildings even though the dwelling itself could not be nominated. These three resources, along with the log granary at Achmester (N-3930) would be essential to include in any thematic nomination dealing with log building construction in Delaware.

Early Twentieth Century Farm Planning

As agricultural practices changed in the early decades of the twentieth century, Delaware's farmscapes also began to change. Many of these changes resulted from the introduction of engine-driven tractors and trucks, the electrification of rural areas, the growing importance of hygienic standards (especially for dairying), the introduction of large-scale poultry farming, and the geographic expansion of truck farming. Older buildings, especially those built to house draft animals, became obsolete and were

either recycled to other purposes or pulled down. At the same time, farmers erected new types and styles of farm structures such as dairy barns and chicken houses. In particular, the issues of health and hygiene on the farm became critical during the early twentieth century and prompted a shift in dairy barn design. However, even the comparatively recent farm architecture of the first half of the twentieth century is disappearing with astonishing rapidity as new housing developments and industrial ventures continue to encroach upon arable land throughout the state. A thematic nomination dealing with farm planning, and dairy farms in particular, would document the way agricultural changes reorganized the Delaware landscape. Resources related to this context that would be impacted by the proposed corridor alternatives include U-293, U-291, U-130, N-5242, and N-3981. The first four properties are all located south of Mount Pleasant and would be impacted by the South Reconstruction or Modified Reconstruction alternatives. In each case the impact would damage the integrity of the agricultural setting and most likely affect the buildings themselves. In each case we would recommend thorough documentation. N-3981 is located on the south side of Route 40 and would be impacted by the North Eastern C-1 and C-2 alternatives.

Rural Family Development

One of the phenomenons once common to the agricultural landscape of central Delaware was the construction of multiple farm complexes in close proximity to one another by members of the same family. Kinship ties were particularly important to these farmers and their dwellings often reflect the close interaction of multiple generations. For instance, four of the farms on Route 301 between Middletown and the Maryland state line were all built by members of one family, the Cochrans (Hedgelawn, Cochran's Grange, Summerton, and Rumsey Farm). Another example within the general study area, although not directly impacted by the proposed corridor alternatives is the Claytons Corner area where four farms were constructed by the Clayton family in the nineteenth century. A third example is two dwellings threatened by the South Reconstruction alternative (U-126 and U-212). Located on Route 896, the two dwellings once stood on either side of a third dwelling; the center dwelling belonged to a father who built the other two dwellings for his sons. The two surviving dwellings present mirror images of each other when viewed from the location of the father's house. Additional instances of these family complexes survive in other parts of the state and would make an excellent thematic nomination taken as a group. However, the resources discussed above presently retain much of the integrity of the agricultural landscape that linked them together; this element is often missing in other examples. It is important that every attempt be made to retain the visual integrity of this landscape.

Resources Related to African-Americans in Delaware

The Delaware Plan and subsequent reports and funding priorities generated by and for the Delaware State Historic Preservation Office have clearly stated the need to begin a comprehensive program to identify and nominate resources related to the African-American experience in Delaware. 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. The state has placed a high priority on the documentation and preservation of any resources identified as being related to this group. Only one resource in the study area has been linked at the present time to the context of African-Americans in Delaware: the school house on Route 896 south of Mount Pleasant (N-5240). Although local tradition seems to hold that the school building has been moved from its original location, any structure that can be linked to this context must have every attempt made at preserving the standing structure and documenting its history and current condition.

Conclusions

The proposed Route 301 Corridor will have a major impact on the cultural resources of the area. Some 68 historic buildings and sites are directly impacted by the proposed corridor alternatives, but many more will suffer the indirect impact of the destruction of an agricultural landscape that has remained largely intact and free of intrusions since the nineteenth century.

North of Route 40, the impact will fall primarily on early twentieth century rural residential and commercial architecture that has been largely ignored by the Cultural Resource Survey and National Register process until very recently. There are a significant number of resources that are potentially eligible for nomination to the National Register in this part of the study area and while we are not recommending that all of them be considered for nomination, it is crucial that they be documented to preserve the information they can contribute to this newly developing historic context.

Between the Chesapeake and Delaware Canal and Route 40, the impact falls on several additional twentieth century dwellings and a number of farmsteads that were previously evaluated in the Route 896 study. Again, the twentieth century sites should be documented to preserve the information for the future development of the historic context on Early Twentieth Century Rural Architecture. The DeShane-Paxon Farm should also have further work done to preserve the information related to the context on Agricultural Tenancy.

South of the Canal, there are two major alternatives: the Ridge and the Reconstruction. While the Ridge impacts far fewer resources than the Reconstruction, the Ridge alternative will have a highly detrimental impact on the agricultural landscape, destroying the visual links between the farms, and

permanently altering the integrity of the setting for these resources. Use of the Modified Reconstruction alternative would mitigate the impact on the late nineteenth century agricultural economy illustrated by the Mount Pleasant area, but it would irreparably damage one resource--the historic woodlot and wet meadow off Churchtown Road.

Moving south along the Reconstruction alternative, there are several sites where every effort should be made to preserve the properties with their historic plantings intact. These include Weston (N-121), the Armstrong-Walker House (N-5146), Cochran Grange (N-117), Hedgelawn (N-118), and Summerton (N-112). At the Rumsey Farm (N-113), the plantings near the road are more recent and could be removed without affecting the integrity of the site. The four properties west of Summerton also retain historic plantings that should be protected.

Particularly rare survivals within the study area include the log dwellings at the R.G.Hayes House (N-5153), the Brisbane House (N-6320), and the Fields Heirs House (N-105). All three of these sites should have a high priority for either protection or intensive level documentation. The other rare resource is the African-American school (N-5240).