

(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