

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