

**EVALUATION OF THE
BRANDYWINE VILLAGE HISTORIC DISTRICT
NATIONAL REGISTER NOMINATION**

prepared by

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I. INTRODUCTION

This evaluation of the Brandywine Village Historic District National Register Nomination was carried out under a cooperative agreement between the City of Wilmington and the Center for Historic Architecture and Engineering at the University of Delaware. It was undertaken by students enrolled in a graduate class in historic preservation: Susan Mulchahey, doctoral student in urban affairs; Phil Pendleton, doctoral student in American civilization; Leslie Bashman, master's student in urban affairs and historic preservation; and Deborah Harper, master's student in museum studies. The course was taught by David L. Ames, professor of urban affairs and geography and director of the Center for Historic Architecture and Engineering.

First undertaken in 1971, the nomination supporting the designation of Brandywine Village as a historic district required updating for several reasons. First, the standards of eligibility for National Register designation have been strengthened since 1971. Second, Delaware has adopted a comprehensive historic preservation plan requiring local National Register nominations to be related to the themes and contexts established in the plan. Third, there have been substantial losses of structures as well as erosion of the historic fabric of the district since it was first nominated. Fourth, the original nomination did not include a building inventory and no determinations were made regarding the status of the structures as contributing or non-contributing elements. (This information is required for use in Section 106 Review and as a planning tool.)

II. METHODOLOGY

Prior to actually updating the nomination, an evaluation was needed in order to determine the appropriate course of action. The evaluation was undertaken in four steps.

Evaluation of the Nomination

The existing nomination was evaluated in light of current National Register Standards (see National Register Bulletin 16), standards of scholarship, and research on Brandywine Village published since 1971. An area of particular concern was the fact that certain sections of the nomination did not meet current National Register standards for justifying the area as a historic district. Particular areas were identified as requiring further research and elaboration in the nomination, including: milling and manufacturing; the period of production for the mills; employment patterns and practices in the mills; the relation between population trends in the Brandywine Village and in Wilmington; manufacturing process and technology; Oliver Evans' role in designing the new technological advances for the mills; the major families associated with the mills and the village; manufacturing as an integrated complex (the mill buildings included several other associated industries, such as coopering and blacksmithing); and residential patterns for both millers' homes and worker's housing. Were these events and milling establishments of national, state, or local significance? What was the role of competition for the milling industry elsewhere in the United States? What impact did the opening of canals between New York and the Midwest have on the Brandywine Village mills? The student evaluations of the nomination are included in Appendix A.

Evaluation of the Historic Context

The complete historic context for the area encompassed by the Brandywine Village National Register District was evaluated within the framework of the historic context matrix of the *Delaware Comprehensive Historic Preservation Plan*. It was determined that 20 contexts were appropriate to the district, as listed below. Four of these historic

contexts were developed by the students and are included as Appendix B.

1770-1830+/-

- Architecture, Engineering, & Decorative Arts (Deborah Harper)
- Retailing & Wholesaling
- Transportation & Communication
- Settlement Patterns & Demographic Change
- Major Families, Individuals, & Events
- Manufacturing (Leslie Bashman)

1830-1880+/-

- Manufacturing
- Retailing & Wholesaling
- Transportation & Communication
- Architecture, Engineering, & Decorative Arts
- Religion
- Major Families, Individuals, and Events
- Settlement Patterns & Demographic Change (Phil Pendleton)

1880-1940+/-

- Settlement Patterns & Demographic Change (Susan Mulchahey)
- Manufacturing
- Retailing & Wholesaling
- Professional Services
- Transportation & Communication
- Architecture, Engineering, & Decorative Arts
- Religion

Survey of Structures

The structures in the Brandywine Village Historic District were surveyed to determine the number of structures that were still standing and their current condition. Because of the relatively few students in the class and their inexperience with architectural survey, a closed-end form developed by the Center for Historic Architecture and Engineering was used for the survey instead of the state Cultural Resource Survey forms. The survey was also intended to identify those structures that were contributing and noncontributing elements for the district. A total of 88 structures were surveyed.

National Register Nominations

To test the validity of using the historic contexts to update the Brandywine Village Historic District as a multiple resource nomination, National Register nominations were prepared for four historic structures. The structures and the students preparing the nominations were:

1. Thomas Lea House, 1801 Market Street. Leslie Bashman
2. St. John's Church, 10 Concord Avenue. Deborah Harper
3. 2 Vandever Avenue. Phil Pendleton
4. Twentieth-century Row Houses. Susan Mulchahey

III. SUMMARY RECOMMENDATIONS

The general finding of the class was that the area within the boundaries of the Brandywine Village National Register District encompassed areas reflecting three distinct phases of Wilmington's history: 1) the original Brandywine Village, a milling community between 1770 and 1830; 2) the early suburbanization of Wilmington reflected in manufacturing sites and the building of new churches around Market, Concord, and Vandever from 1830 to 1870; and 3) the early "streetcar suburbs" reflected in row housing on Tatnall and 18th through 22nd Streets.

The original justification for the nomination and establishment of the historic district was the importance of Brandywine Village as a milling center. Brandywine Village reached its peak as a milling center during the late eighteenth and early nineteenth century; by the late 1830s, its milling economy had declined so much that most of the mills had been sold and were used for other manufacturing purposes.

The original Brandywine Village covered perhaps thirty percent of the area encompassed by the boundaries of the historic district. Many of the structures present when the nomination was written in 1971 have been demolished or radically altered. The mill owners' houses on the northwest side of Market Street above 18th Street are in excellent condition and retain a high degree of integrity. Substantial portions of the mill complex along the river, however, have been demolished or converted through adaptive reuse into apartments and condominiums. All of the structures on the triangular block between the mill complex and the owners' houses have been demolished; the block remains only as an archeological resource. For all of these changes, however, the site of the original Brandywine Village does maintain a degree of visual integrity. (For a more detailed discussion of the content of the nomination, see Appendix A.)

The second stage in the development of Brandywine Village, which took place in the 1850s, is marked by the construction of the Daniel Lammot Cotton Mill on Vandever Avenue and the workers' housing it stimulated in the surrounding area. In one sense, this marked the extension of

Brandywine Village as a manufacturing area; at the same time, there is no evidence to suggest that it was related to the earlier milling along the River. St. John's Church was built in the late 1850s at the corner of Concord Avenue and North Market Street partly because of the combination of access to the city and the availability of open land. The construction of the cotton mill, St. John's Church, and residential buildings can be seen as part of the westward expansion of the city along Market Street, the main route to Philadelphia.

The third phase of development is tied to introduction of streetcar service along Market Street in the 1880s. By the 1880s, the street frontage along Market Street was well developed and several residential areas were well established. Substantial underdeveloped land, however, remained beyond the frontage on the northwest side of Market Street. The Brandywine Village Historic District is part of the Ninth Ward, which more than doubled its population from 1880 to 1890. It continued to grow rapidly through 1920--increasing by 77 percent between 1910 and 1920. During this period Brandywine Village became a streetcar suburb, and row housing filled in the vacant lands on the northwest side of Market Street. The property outline map illustrates the march of the rowhouse west from Market Street: the lots grow larger as one moves away from Market, indicating the shift to residential landuse.

It was probably at the turn of the century that the area within the Brandywine Village Historic District reached maturity as an urban neighborhood focused geographically on the intersection of Market Street with Concord and Vandever Avenues. The students concluded that the significance of the area within the Brandywine Village Historic District has less to do with the original milling village than with the emergence of a mature nineteenth century urban neighborhood, oriented to Market Street, stimulated by the introduction of the streetcar as a means of transportation, and capturing the cumulative diversity of manufacturing, commercial, and residential activities.

This report recommends that the orientation of the nomination be shifted from the original Brandywine Village to the Brandywine Village neighborhood of the early twentieth century. The historic context should

be broadened to Urban Settlement Patterns & Demographic Change with subthemes of Manufacturing, Transportation & Communication, Architecture, Engineering & Decorative Arts, and Major Families, Individuals, & Events. The historic fabric of the district should be interpreted as the culmination of three distinct chronological phases: 1770 to 1830, 1830 to 1880, and 1880 to 1940. The original Brandywine Village should remain part of the district since it is representative of the formative period of the district's development. The entire district and surrounding area should be reevaluated using the material developed by the class with the intent of extending the historic district boundaries to be more inclusive, particularly of the resources associated with the 1880 to 1940 period.

Under the existing historic context for the district, many of the historic resources in the area would have to be considered non-contributing elements because they are unrelated to the original Brandywine Village. If the context of the nomination is not broadened, then the size of the district should be reduced to conform more closely to the original village. Because of the loss of historic fabric noted above, however, it is not clear that this reduced area could be justified as a district, except for the houses along Market Street.

APPENDIX A:
EVALUATIONS OF NOMINATION

APPENDIX B:
HISTORIC CONTEXTS

APPENDIX C:
NATIONAL REGISTER NOMINATIONS

Mulchahey, Susan
Introduction to Historic Preservation
10 October 1990
Historic Context

Mulchahey, Susan
Introduction to Historic Preservation
3 October 1990

Brandywine Village Historic District

The definition of an historic district which best applies to Brandywine Village is that of a significant concentration of sites or buildings linked by past events or by physical development. Such a district may be based on principal activities which took place within its boundaries or by physical components which are found there. In the case of Brandywine Village, both bases provide a foundation on which to one may build a nomination, although one should consider broadening the nomination from its current limited focus.

Rather than concentrating only on the grain milling which took place along the Brandywine, the nomination should expand to include more of the industrial activities which characterized the life of the village from approximately 1770 to 1920. This expansion allows for full discussion of the grain milling which provided the initial impetus for the settlement of the banks of the stream, but also enables one to discuss the cotton industry which had an important impact on the prosperity and the character of the community. As Hoffecker points out, in the 1870 census the largest single occupational group in the Ninth Ward of which the village is a part was female cotton mill workers.¹ It seems likely that worker housing within the district was used not only by employees in the grain milling operations, but during the later years of the period was home to hands from the cotton mill as well.

¹ Hoffecker, 71

In addition, the concentration of physical components provides a means of organizing a district nomination. There are several property types which occur within the limited area currently designated for the district and which contribute to its character: millers' houses; a limited number of early worker houses and several examples of later housing blocks; sites associated with grain milling (office and warehouse buildings, the mill race and dams on the Brandywine); a portion of the cotton mill and its stack; two churches. All of these buildings may be related to one another and to the two principal activities identified with the district.

A number of themes can be developed to provide an historic context for a nomination. Agriculture and manufacturing are two economic trends around which to organize a consideration of the structures in the Brandywine Village area. Agricultural developments cover the period from 1762 when the first mill race was dug to approximately 1920 when grain milling ceased. Agriculture is of local, state, and national significance because it provides insight into the growth of the city, into the place of Wilmington within the state, and into the connection of Wilmington milling to the greater world beyond the Brandywine. Manufacturing from the mid-nineteenth century to 1920 was of largely local significance in the impact it had on the development of the community near the factory site.

In addition, several cultural trends can be developed to complete the historic context: settlement patterns and demographic change; religion; major families. Changes in the size of the urban population, in its ethnic and racial character, and in its employment all may be related to the industrial endeavors of the district and should be included in any nomination, as factors of local significance. Similarly, the religious impulses of the residents which led to the establishment of two churches almost simultaneously

should be explored in light of developments elsewhere in the city and the state. They too are of local significance. Finally, because of the powerful impact which the first milling families had on the development of the area and because of the survival of their homes at the core of the district, these major families constitute another cultural theme to be developed. Their connection with prominent individuals outside of the local community enlarges their importance and makes them significant on all three levels.

The buildings in the district should be considered for eligibility under three criteria: Criterion A because the industrial activities represented by the architecture being considered constitute a pattern of events that made an important contribution to the history of the locality; Criterion B because the houses of the early millers are associated with the lives of persons important to the history of the locality, the state, and, to a more limited extent, the nation; Criterion C because the worker houses represent an architectural type which is significant to the architectural development of the locality.

REFERENCES

Hoffecker, Carol E. Brandywine Village - The Story of a Milling Community.
(Wilmington, Delaware: Old Brandywine Village Inc.) 1974.

Leslie Bashman
October 3, 1990
Intro. Hist. Pres.
Dr. Ames

Evaluating The Brandywine Village
National Register Nomination

National Register Bulletin 15 describes a district as a geographically definable area- urban or rural, small or large- possessing a significant concentration linkage, or continuity of site, buildings, structures, and/or objects united by events or aesthetically by plan or physical development.

Brandywine Village meets the criteria for a district in that it is a defined area which was established around the location of the Brandywine River. The area is rich in continuity because it sprout up as a result of mills being built on the River. Many of the buildings are also very characteristic in nature because they were built out of local Brandywine granite and are, for the most part, centrally located near one another.

It was Oliver Canby who in 1742, first came to Wilmington and saw the Brandywine River and thought of the potential for manufacturing on the site. The first mill was set up on the Brandywine River in 1757. From 1770-1820, a period of early industrialization, the amount of mills on the River grew from 8-14. In 1774 the local mills began trading flour with the West Indies and in 1788 mechanical milling began, whereby increasing production even more.

The Brandywine River serves as the main factor for the location of the Village. Once the mills were established the mill owners built houses near their mills. The rest of the Village was established around the needs of the new population. In 1798 the Brandywine Academy was established as a school. The Academy also served as a place of worship before St. Johns Church and Brandywine Methodist Church were built in 1857.

The principle activity of the area is obviously milling. Brandywine Village distinguishes itself from other surrounding properties by the material (Brandywine Granite) they were built with and the purposes they served. For these reasons and the fact that the Village properties are united by the events (milling) and the physical development of the area, it can be said that Brandywine Village meets the necessary criteria for a district nomination to the National Register.

It was significant that the 1975 nomination did not mention any of the secondary structures which are also significant. The nomination does mention the uses that the structures serve today, but never mentions who lived in them and what role that person played in the Mill Era. The nomination never links all of the facts together in a way that would clearly illustrate the significance of Brandywine Village.

THEMES	National	Regional (STATE)	LOCAL
ECONOMIC	MILLING	MILLING	MILLING
MANUFACTURING	- OLIVER EVANS BRANDY - local	inventor-made milling mechanical	increased production in 1788-
Commerce/ Transportation			Brandywine River small sail boat served the mills
Military	Flour from Brandywine	mills sent to Robert Morris	- Financier of Revolutionary War
Agriculture		Wheat from hinterlands-	ground at Brandywine village
Religion		1857 John Notman Designed	St Johns - used Brandywine Granite
Education			1748 Brandywine Academy made of Brandywine Granite
Architectural			Local Granite used in Houses, Buildings Churches, schools

Types of Significance

A- Associated with events that have made a significant contribution to the broad patterns of our history.

- Flour sent to Financier of Revolutionary War
- Start of Mechanical Milling

B- Associated with the lives of persons significant in our past.

- Tatnall- Sig. to Delaware
- Washington
- Lafayette

C- Embody the distinctive characteristics of a type, period, method of construction, or that represent the work of a master.

- Use of local Brandywine Granite
- John Notman- Designer of St. Johns Church

D- That have yielded, or may be likely to yield, information important in prehistory of history.

HISTORIC CONTEXT

Theme: Manufacturing
Time: 1770- 1830 Early Industrialization
Place: Brandywine Village

The Brandywine River, in 1770, ran through some of the best wheat growing regions in America. The river had a fast flow and when it entered Wilmington at Market Street there was good boat access to the Delaware River. Nearby, Philadelphia was the leading marketing center in the United States, and there was a growing demand for flour and wheat. For these reasons, it was only a matter of time before the Brandywine River's potential was realized, and Brandywine Village became well known for manufacturing superior flour, gun powder, barrels and textiles.

The development of water power on the Brandywine began in 1760. From 1770-1815 the amount of merchant mills on the Brandywine River increased from 8-15. With the increase in number of mills, there was also a great increase in production output. A large part of the increase in production had to do with Oliver Evans' mechanization of milling, which was conceptualized in Brandywine Village in 1788. The mechanization of the milling process in Brandywine Village cut human involvement in milling by 3/4. "Despite the mechanization, the mills still provided work for hundreds of individuals including millers, millwrights, coopers, blacksmiths and shallopmen" (Welsh, 1956). With the new invention the mills ground day and night, except when the river iced up or there was a shortage of wheat. The mechanization of milling became one of the first successful examples of cooperative standardization, and an early example of production line technique (Welsh, p. 59).

Merchant milling required a large initial investment, which from 1770-1830, yielded a substantial return to the mills on the Brandywine River. Mills were commercial enterprises nucleated on the river, which had local markets, raw materials, cheap power, good transportation and great consuming centers at home and abroad. In 1798-90 the Brandywine River Mills had 24 sets of millstones, employed 200 people, 40-50 coopers and enough men to sail twelve 30 ton sloops (Kuhlmann, p.23). The sloops are what carried the manufactured product to the Philadelphia Market.

By 1815, mill production had increased so greatly that each mill was employing 100 or more coopers to make their barrels. Cooper shops were the most important adjuncts of the flour milling industry (Welsh p.67), since all flour had to be placed in barrels before it left the mill. In 1815, there were also 8 blacksmiths in Brandywine Village which made and repaired screws for raising the millstones (Welsh, p. 69). Brandywine textile mills were also involved in the milling process since they made bolting cloths which aided in the bolting of flour, a process in which the product is sieved through the cloth, whereby separating the meal from the bran.

The Brandywine Mills reached the height of their prosperity in 1820. From this point on canalization, railroad use and an extension of the wheat belt took the emphasis away from the natural transportation facilities found on the Brandywine River. The marketing centers of Baltimore, Boston and New York were growing stronger, over shadowing the Philadelphia Market which once stood on it's own. After 1820, Brandywine Mills remained well known for manufacturing gun powder.

SOURCES OF REFERENCE

Kuhlmann, Charles Byron. The Development of Flour Milling Industry in the United States. Houghton Mifflin Company, Boston: 1929.

McLean Report. 1833. Located in the Center for Historic Architecture and Engineering. University of Delaware.

Storck, John and Walter Dorwin Teague. Flour for Man's Bread. University of Minnesota Press, Minneapolis: 1952.

Welsh, Peter C. The Brandywine Mills' 1742-1815. MA Thesis, University of Delaware, June, 1956.

Settlement Patterns and Demographic Change, 1760-1820

Brandywine Village was an industrial community unique for the period. There was no other such concentration of merchant flour mills on the seaboard. The village's unusual and specialized nature conferred equally atypical settlement and demographic patterns.

The settlement pattern was one of large gristmills (at least twelve in 1815) and attendant cooper shops (twenty-two that year), set in a small village (about fifty houses). There were few other businesses, due to the availability of goods and services in nearby Wilmington. This singular merchant flour-milling community occupied an appropriate site due to geography and topography, as related in the industrial context.

The village's development truly commenced in 1760, when construction of the first overshot mills began on the south bank and the high road from Wilmington to Philadelphia was altered. It now crossed the Brandywine on a new bridge immediately upstream from the mills (on the same site as present-day Market Street Bridge). The village expanded to the north bank in 1772 with the construction of overshot mills there. This northerly section subsequently became the larger of the two, both in spatial extent and population. It is also the one more persistent in terms of period landscape elements extant today.

The great initial burst of mill building came to culmination in the 1780s (twelve mills), with a consequent levelling off of population growth in the village. There were probably 400 or less inhabitants in the settlement, and about 250 employed people. These numbers fell in the 1790s, due to gristmill automation, which reduced the number of millhands by about half. The numbers of village residents and workers likely remained fairly stable for the duration of the period, the halcyon days of Brandywine flour milling. Winterbotham reported about 200 working people in 1795. The National Register counted some 300 inhabitants in 1815. While awaiting primary-source research, we assume resident population and workforce did remain steady over two decades, due to continued prosperity for the mills in a one-business town. This is a remarkable ratio of workers to residents. Perhaps some working people resided in Wilmington. Contemporaries stated that most of the village workers were immigrants, who presumably tended to be young and unmarried. An 1814 directory recorded only 113 heads of household. With only 50 houses, even many "heads of household" evidently were boarders or room-renters.

During the period the village was a small urban center straddling the creek and stretched out along the Philadelphia Pike, the Concord Pike, and the smaller roads which serviced the mills. The village landscape was dominated by two discrete architectural clusters: the great mills poised on the creek, and the "millers' row," the file of freestanding mill owners' stone houses standing along the west side of the Philadelphia Pike (Market Street) just north of the bridge.

Phil Pendleton

Associated property types:

1. Roads
2. Mills (or remains)
3. Owners' houses
4. Workers' housing (whatever it was)
5. Cooper shops
6. Taverns

Deborah Van Riper Harper

Introduction to Historic Preservation

David Ames

October 9, 1990

Historic Context: Architecture in Brandywine Village

Chronological Period: 1770-1830 +/-

Geographic Zone: Urban

Brandywine Village resulted from a fortunate meeting of nature and technology. In the latter half of the eighteenth century innovations in mill design increased the profit margins of commercial mills, while the course of the swiftly flowing Brandywine River encouraged utilization of the improved technology at a strategically important location just above the city of Wilmington. While there are many significant contexts in which to view Brandywine Village, perhaps the most readily accessible is the context of its architecture. In the surviving buildings, tangible evidence of the mill community of the late eighteenth and early nineteenth centuries remains in spite of the accretions of two centuries.

Crossing the Brandywine River from Wilmington on the Market Street Bridge, one meets a row of stone houses marching up the street for several blocks. The earliest, 1801 Market Street, dates ca. 1770. The latest house dates about 1850, but all

demonstrate an inherent conservatism in their similarity to the early building. All are built of local Brandywine granite, of two or two and one-half stories with basements, and with four or five-bay facades. All of the buildings have been altered somewhat over time. Some experienced major changes such as the addition of Victorian porches or increased third-floor space. These facades were captured by photographs taken of the houses for the Historic American Buildings Survey in the 1930s, before the restoration fervor of the 1970s hit. Now more in keeping with their original appearances, the buildings perch on a rise above Market Street, still surveying below the ruins of the mills that financed them, and which now provide the foundations for upscale condominium developments.

Another important building from the 1770-1830 time period is the Brandywine Academy, built in 1798. This structure is significant for having served as the community meeting place for Villagers throughout the early nineteenth century, as well as having provided worship space for people from several religious denominations. Like the Market Street houses, it is constructed of local stone. It also features a cupola constructed by Benjamin Ferris about 1820.

Within the area defined by the Market Street houses, the mills and the Academy are many townhouse buildings, survivals from the mid nineteenth century. Most are of brick, others of frame construction often covered by modern siding treatments. Many of the townhouses are quite handsome, with corbelled brick

cornices, granite steps and marble thresholds. While most of these are apparently mid to late nineteenth century structures, some may date from the period under consideration and could add an additional dimension to the architectural context of Brandywine Village 1770-1830.

Settlement Patterns and Demographic Change Brandywine Village 1880-1940

During the period 1880 to 1940, while New Castle County, the city of Wilmington, and the Ninth Ward, of which Brandywine Village is a part, all experienced population growth (Fig. 1), the Ninth Ward grew at a faster rate than the county or the city. From 1880 to 1890, as the county grew by 25 percent, the ward more than doubled its population. The period 1910-1920 saw a 77 percent rate of growth in the ward, with 20 percent in the county and 26 percent in the city.

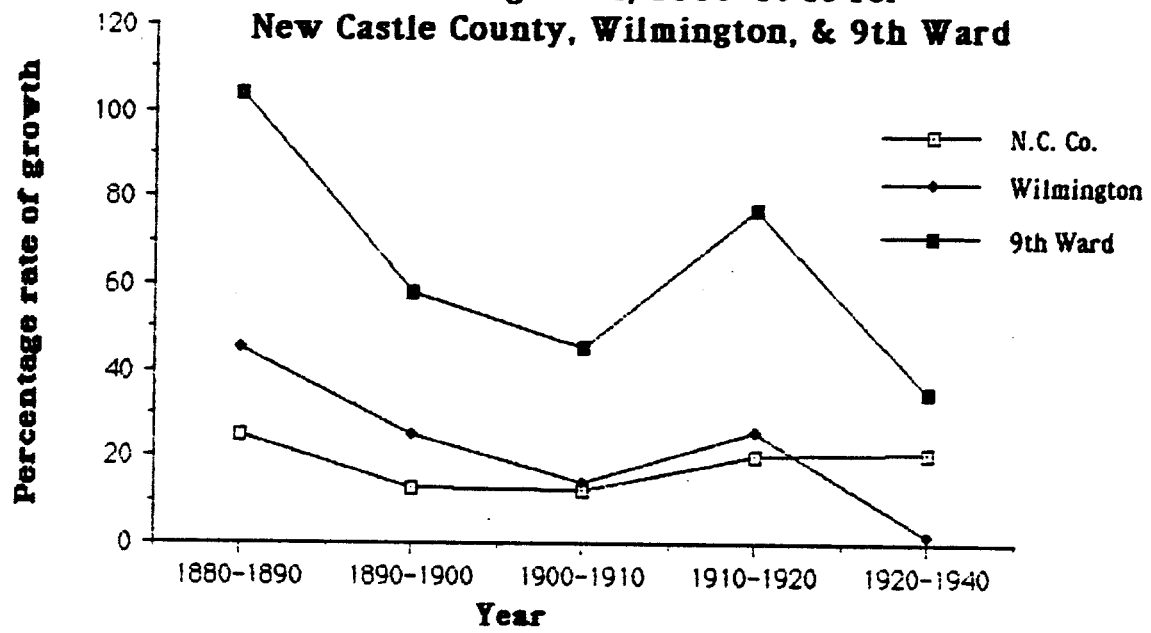
There is no census which isolates Brandywine Village, but an inventory of occupied dwellings may be used as a surrogate to gauge population growth. The streets between Market Street and the river saw little change during the period. By 1880, residential patterns were well established on Buena Vista, Hutton, and Vandever Streets. Between 1880 and 1920, a total of 18 additional dwellings were built on Gordon, Mabel, and Race Streets and Palmers Row. The streets north of Market Street were vacant until the early years of this century. Between 1910 and 1940, 65 dwellings were built on Tatnall, 18th, 19th, 20th, and 22nd Streets. Market Street was fully occupied during the period, with approximately 60 residential buildings.

Using numbers of structures, however, undercounts the district's growth, because it masks the multi-family dwellings that were common. In addition to the informal practice of families doubling up on housing, 1930 saw the establishment of four apartment buildings in the district with a total of 21 living units. By 1940 there were eight buildings with a total of 43 units. Counting buildings also fails to reflect the intensified land use which occurred in the district as the area witnessed the conversion of property from residential to commercial use. Along Market Street, the number of shops increased from 28 in 1880 to 55 in 1940. Over half of these establishments had both commercial and residential use, with the shop owner living above or behind the store.

Accompanying the changes in settlement patterns were occupational changes among district residents. The practice of skilled trades dropped from 35 percent of the working population in 1890 to 25 percent in 1940, while the percentage of white collar workers in the district rose from 3 percent in 1880 to 18 percent in 1940. There was a marked increase in the number of service trades in which residents were employed. In 1880, there were 10 different trades (baker, barber, grocer) in which residents worked. By 1940, there were still bakers, barbers, butchers, and grocers, but there were also dressmakers, chauffeurs, elevator operators, and waitresses listed among the 21 different service occupations pursued by residents.

One striking phenomenon which a survey of district occupations reveals is the intense activity in textile manufacturing at the turn of the century. In 1880, 5 percent of the district workers were engaged in some aspect of textile production and in 1940 that share was less than 1 percent. But in 1900, fully 17 percent of the village's employed people were working in some aspect of textile manufacturing.

Figure 1:
Rate of growth, 1880-1940 for
New Castle County, Wilmington, & 9th Ward



THOMAS LEA HOUSE

1801 Market Street

National Register Nomination

Leslie Bashman
December 17, 1990
Professor Ames
Intro. Hist. Pres.

National Register Nomination

1. Name of Property:

historic name- Lea, Thomas House

other name/site number- Lea-Derrickson House

2. Location:

1801 Market Street

Wilmington

Delaware DE New Castle 003 1980?

3. Classification:

Ownership of Property

x private

Category of Property

x building

of Resources within

Contributing Noncontrib

1 building

Name of related multiple property listing:

Brandywine Village Historic Distric

4. State/Federal Agency Certification:

5. National Park Service Certification:

6. Function and Use:

Historic Functions

Domestic- Single Dwelling-residence

Current Functions

Social- Civic-service
organization

7. Description:

Architectural Classification:

Colonial- Quaker Georgian

Materials:

Stone- Brandywine

Granite

Roof- Slate

Chimneys- Brick

frame interior

wood cornice

9 over 9 double hung sash

Describe present and historic physical appearance:

The Lea-Derrickson house is located at 1801 Market Street in Brandywine Village, New Castle County, Delaware. The house was built in 1770 by James Marshall when he and his brother were digging a mill race. It was built to be used as a private residence. Marshall could not complete the race because of

National Register of Historic Places Continuation Sheet:
Section Number 7 Page 2

insufficient capital so he sold the house to Samuel Morton, another merchant miller. Thomas Lea purchased the house in 1785, around the time he married Sarah Tatnall, the daughter of merchant miller Joseph Tatnall.

The style of the house is vernacular Quaker Georgian Colonial. Marshall used the local granite he removed from the river for his race, to build his house. The house is two stories with a basement, an attic and an extension at the rear. It has stone walls on the exterior, wood cornice, slate roof, frame interior construction and plaster interior walls. The house is elevated above the street in a stately fashion. The bold proportions of the entrance doorway suggest Greek influence and the windows are 9 over 9 double hung sash. The parlor and the formal dining room are located off of the center hall. The kitchen was located in the extension. The built in cabinets display items found near the well outside of the kitchen when the Architectural Society of Delaware conducted a dig around the house in 1963.

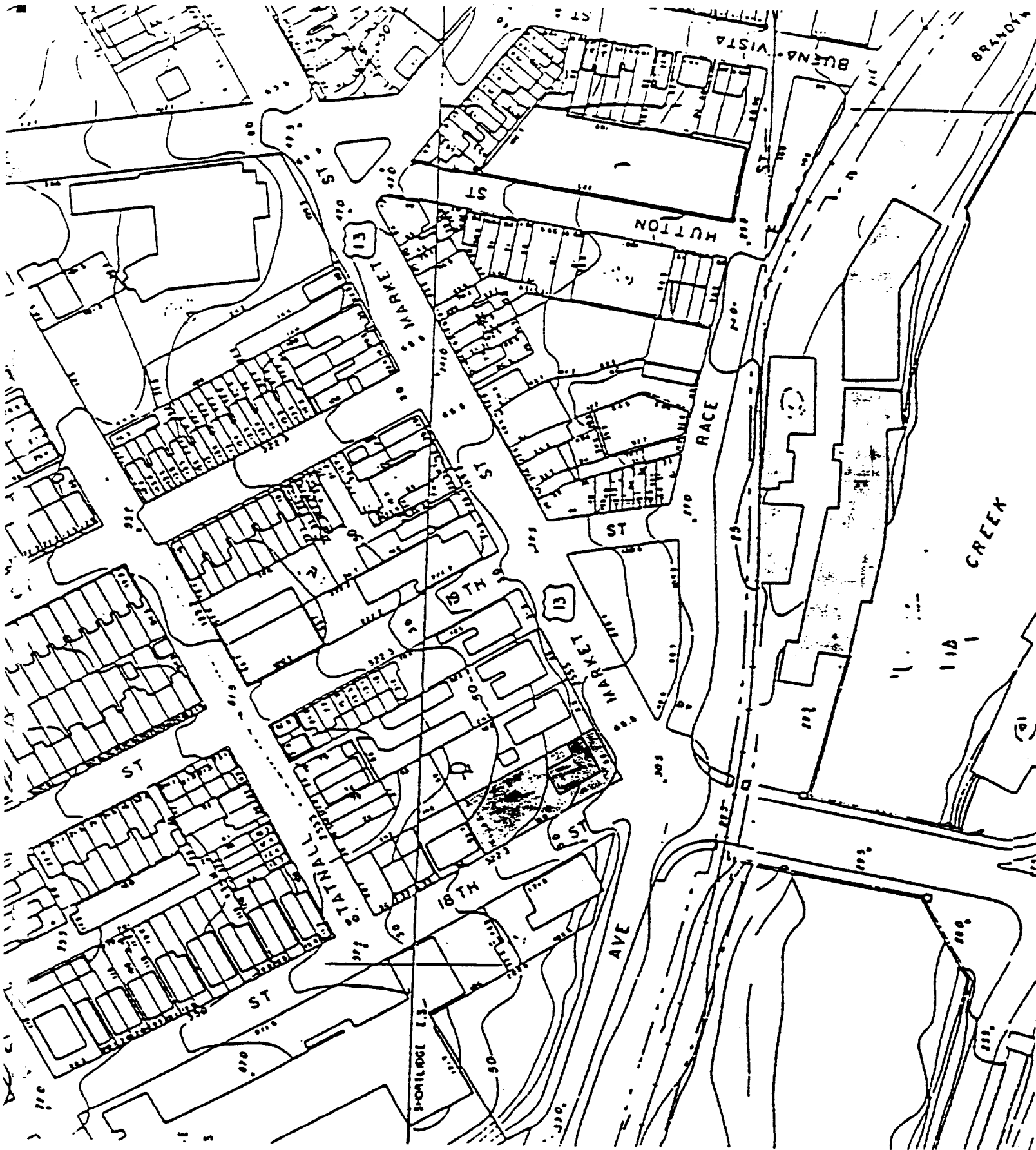
The house is two bays wide with a shingled gabled roof. It has two chimneys, one on either end of the roof. The four windows on the first floor face Market Street, and all have white shutters. There are 5 windows on the second floor which face Market Street, and do not have shutters. The house has paneling in the parlor, as well as built in shelves, storage space, and a marble fireplace. Although the Lea's had seven children who were born while they lived at 1801 Market, there are only two bedrooms in the house which are on the second floor. The stairway banister to the attic still reveals the fine woodwork in the house, as do the floorboards.

In March 1963, Old Brandywine Village purchased 1801 Market for \$60,000. From 1830-1962 the house had grown to two times it's original size. When 1801 Market was restored under the direction of Architect Robert Raley, half of the building was removed. The building's exterior was to be restored to its original appearance and the interior restored to the extent of removing 19th and 20th century accretions while modifying features to fit the needs of modern tenants. The first thing they did was remove the ivy that had grown over the front of the house. Restoration architects Robert L. Raley and Albert Kruse discovered that the classical revival frame on the front door covered a simpler frame that they identified as the original. Inside they located the original stairway in a rear addition to the house and restored it to its place in the entrance hall. Another important restoration project involved the removal of 19th century plaster work and a marble mantelpiece in the front parlor and the installation of a mantel representative of those used in Quaker homes of the late 19th century. Old windows and doors were re-opened, new windows and doors were closed up.

While the restoration was taking place there was a search for a suitable tenant for the building. In 1965 the Junior League of Wilmington, a non-profit organization, leased the Lea-Derrickson House from Old Brandywine Village and established their headquarters there. In 1981, the Junior League assumed ownership of the house. 1801 Market Street is an excellent example of a private home of historic value which has been preserved and renovated for use other than originally intended, but with important architectural features

National Register of Historic Places Continuation Sheet:
Section Number 7 Page 3

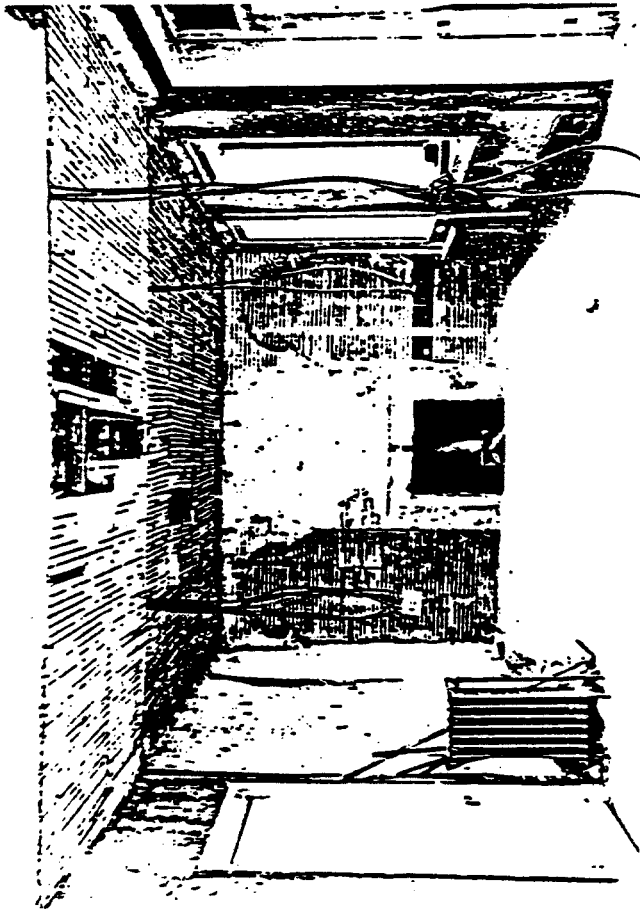
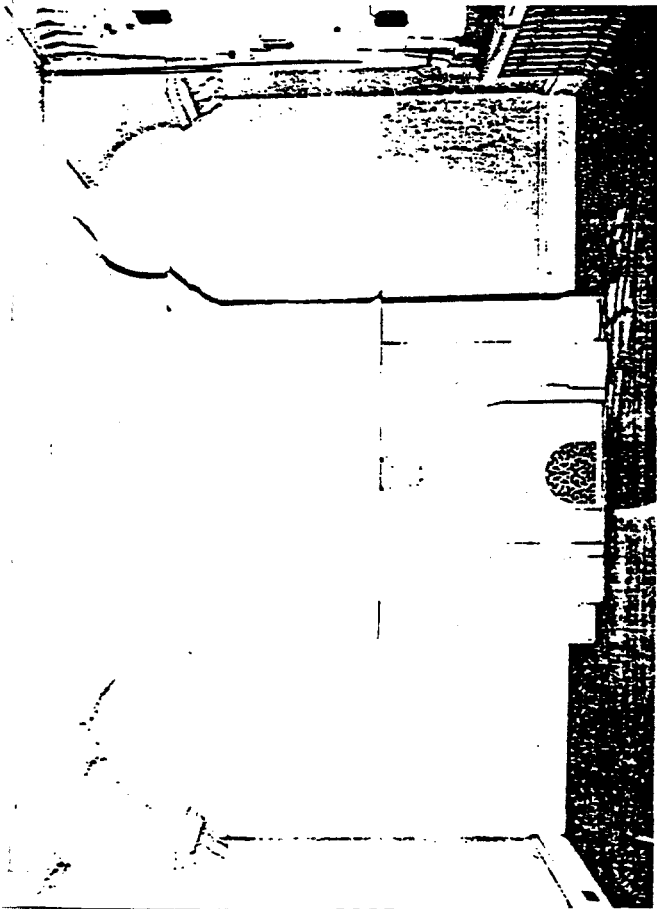
retained. Today the Junior League still occupies the house and keeps it well maintained.



Charts



(Old Brandywine Village, Inc.)



The front parlor at 1801 Market Street before restoration, *above*, showing Victorian marble fireplace. Photograph by Sanborn Studio. (Old Brandywine Village, Inc.) The front parlor during restoration in 1963, *below*. Photograph by Sanborn Studio. (Old Brandywine Village, Inc.)

8. Statement of Significance:

Certifying official has considered the significance of this property in relation to other properties

x statewide x locally

Applicable National Register Criteria - A, B, C

Areas of Significance:	Period of Significance	Sig. Dates
Architecture	1770-1830	1770
Community Planning and Development		1785
		1801
		1819

Significant Person:

Thomas Lea

Architect/ Builder:

James Marshall

State significance of property, and justify criteria, criteria considerations and periods of significance noted above:

The Brandywine River, in 1770, ran through some of the best wheat growing regions in America. The river had a fast flow and when it entered Wilmington at Market Street there was good boat access to the Delaware River. Nearby, Philadelphia was the leading marketing center in the United States, and the demand for wheat and flour was growing. People like James Marshall realized the rivers potential and in 1770 he began to dig a north race to establish a mill operation.

Marshall had insufficient capital to finish the race so he sold the house he had built at 1801 Market Street to another merchant miller named Samuel Morton. Morton did not live in the house for too long because Thomas Lea bought it around the time he married Sarah Tatnall which was 1785. The house gains its significance from having Thomas Lea as its owner.

1801 Market is significant statewide and locally. It is significant statewide because Thomas Lea and the Lea family were successful merchant millers throughout the heyday of Brandywine Village. The house is significant locally because of local Brandywine granite was used in the construction of the house and the houses in close proximity to the milling industry on the river. The applicable National Register criteria are A, B and C. It is significant under criteria "A" because merchant milling on the Brandywine River. If James Marshall had not set out to build a north race, milling might never have begun, and 1801 Market and the other houses owned by merchant mill owner's, would never have been constructed.

1801 Market is significant under criteria "B" because of Thomas Lea. Thomas Lea and the Lea family were important in the milling industry as well as the banking industry in Delaware. Thomas Lea worked for Joseph Tatnall in his mill, before his own mill, Lea and Sons was formed. Thomas Lea was named the President of the Bank of Delaware in 1802 and was said to have been one of the most prominent men of his day in New Castle County by Scharf in A History of Delaware.

1801 Market is significant under criteria "C" because of the use of the local Brandywine granite for the typical Quaker Georgian Colonial house. The house is an excellent example of vernacular Quaker Georgian style popular at

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the time. The other houses built by mill owner's around the same time, are very similar in style and architecture and were also built with the local granite. The house still holds it's architectural integrity in style, materials, setting and location.

Architectural integrity are those qualities that give a building meaning and value. Style, workmanship, setting, location, materials, building type or function and continuity are the basis by which architectural integrity can be measured. Old Brandywine Village's restoration of 1801 Market helped maintain the building's integrity. Nineteenth and 20th century plaster was removed. The Classical Revival door frame was removed and the simpler, original one below it was retained. The original stairway was located in the rear extension and restored to it's original place in the center hall. Nineteenth and 20th century additions were removed.

The style of 1801 Market is and excellent example of Quaker Georgian Colonial style typical of the houses built in Brandywine Village circa 1770. Although the house has been restored, it still retains much of the good workmanship from the time that it was built. The location of the house at 1801 Market is key. Merchant millers purposely located their homes in close proximity to their mills on the Brandywine River. Although only the original foundations of the mills exist today, the location of the LEa-Derrickson house to the mills was and still remains important.

The materials that were used to construct 1801 Market is very significant. The merchant millers used the local granite that was removed from the Brandywine River, when the mill races were dug, to build their houses. In considering the bases under which architectural integrity can be measured, 1801 Market Street still retains much of it's integrity.

The areas of significance for 1801 Market are architecture and community planning and development for it's period of significance which is 1770-1830. 1770-1830 is the period of early industrialization. The construction of the mills along the Brandywine River and the settlement of the mill owners and workers in the same local neighborhood, characterizes early industrialization.

As mentioned before, the Lea-Derrickson house still retains it's architectural integrity in style, material, setting and location. It is significant for community planning and development because 1801 Market was part of the first neighborhood settlement on the north side of the Brandywine River. The milling industry and later the textile industry drew workers and other into the area to live. Later, when the trolley car travelled up Market Street through Brandywine Village, the area became more of a street car suburbs.

The Brandywine Mills reached their height of prosperity in 1820 and from that point on canals, railroads and a larger wheat belt shifted importance away from the Brandywine Village.

Although Thomas Lea did not build the house at 1801 Market Street, and many other people lived in the house besides the Lea's, the house is most

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significant for the time in which the Lea's were the owners. The Lea's lived in the house for the exact years in which the milling industry on the Brandywine River grew in production and popularity. The significance of the mill owners and the pattern by which they settled and built houses on the landscape grew as the reputation of the mills increased. In 1819, when Thomas Lea sold his house at 1801 Market, canals, railroads, and a larger wheat belt shifted the nationwide need for flour away from the Brandywine Mills.

9. Major Bibliographic References:

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Lea Folder - Historical Society of Delaware.

Murtaugh, William J. Keeping Time: The History and Theory of Preservation in America. Pittstown, NJ: Main Street Press. 1988.

Scharf, J. Thomas. A History of Delaware. 1609-1888. Philadelphia: L. J. Richards and Company, 1888.

Wallace, McHarg, Roberts and Todd, architects, "A Study of Alternate Planning and Design Policies for Old Brandywine Village." Philadelphia: Undated report.

Welsh, Peter C. The Brandywine Mills. 1742-1815. M.A Thesis, University of Delaware, unpublished, 1956.

Previous documentation on file (NPS)
Previously listed in National Register
Recorded by HABS, 1934 9-1 Del-11
Del-30,31,32,33,34
Recorded by HAER, 1975

Primary location of additional data:
local government
University
State Historic Preservation Office

10. Geographical Data

Acreage-

UTM References

Verbal Boundary Description

The house sits up on a mound above Market Street in between Eighteenth and Nineteenth Streets in Wilmington, New Castle County, Delaware
Boundary Description

11. Form Prepared By:

Leslie Bashman, Graduate Student
University of Delaware
Newark, Delaware, 19717
November 6, 1990

Phil Pendleton

NRHP Registration Form--2 Vandever Ave., Brandywine Village--
draft

1. Name of Property--2 Vandever Ave.

2. Location--2 Vandever Ave., Wilmington, Delaware (New Castle)

3-5. (Not applicable to this draft.)

6. Function or Use

Historic Functions--Commerce/specialty store
restaurant
Domestic/single dwelling

Current Functions--Domestic/single dwelling
Commerce/specialty store

7. Description

Architectural classification--No style

Materials:

foundation--brick
walls--brick
roof--asphalt shingle
other--wood
concrete
steel

Describe present and historic physical appearance:

2 Vandever stands on the corner of Vandever Avenue and Hutton Street in the Brandywine Village neighborhood of Wilmington. It is situated on the southwest side of Vandever and the southeast side of Hutton. The building faces northwestward toward Hutton Street (despite the address). Another house (4 Vandever) directly adjoins 2 Vandever to the southeast. 2 Vandever possesses a small, triangular, fenced yard on its southwest. There are no other buildings on the property. The house (at least the main block and probably the ell) was built circa 1862, judging from documentary and physical evidence.

The house is an example of a mid-nineteenth-century urban corner commercial building. It is constructed of brick, and consists of a row-building-shaped main block (16' 3" broad, 43' 2" deep), with an ell extending southwestward from the main block's rear (23' 7" long, 11' 3" deep). About half of the main block, that half toward Hutton Street, is a full three stories tall. The ell and the remainder of the main block are two stories in height. A one-story cinder-block lean-to runs along most of the southwest side of the main block (23' 6" long, 9' 1" wide), starting at the ell wall. This shed replaced an earlier wooden one in 1943. An open-sided wooden porch, its shed roof supported by three carved wooden posts, extends from the lean-to's wall along the full length of the first floor of the ell on the latter's northwest side (14' 6" long, 6' 0" wide). The three-story section of the main block bears a low-pitched gable roof. Both gable ends are surmounted by pairs of brick double chimneys. The roof of the two-story section of the main block and that of the ell are flat. The main block has a boxed wood cornice, while the cornice of the ell is of corbelled brick.

The main block has two exterior doors, its primary door at the corner of the northwest and northeast elevations, facing north, and a secondary door at the southeast end of the northeast elevation. The building has apparently always had a corner door in the location of the present one; such doors were a typical feature of urban corner commercial buildings in the Mid-Atlantic region during the first two thirds of the nineteenth century. The other openings on the first floor of the main block are four large plate-glass shop windows, one on the northwest and three on the northeast. These plate-glass windows comprise an alteration evidently made circa 1923. At the second-floor level there are two one-over-one double-hung windows on the northwest elevation, four on the northeast, and one on the southwest. The third floor of the three-story section of the main block has two one-over-one double-hung windows each on the northwest and northeast. The first floor of the ell has on its northwest elevation an exterior door, next to the lean-to, as well as a one-over-one double-hung window. On the southwest end there is a small modern window. The second story of the ell has two one-over-one double-hung windows on the northwest elevation. The lean-to has a door

flanked by one-over-one fixed-sash windows.

The first floor of this house, which is relatively large by the standards of its neighborhood, has only five divisions (one of these a small toilet room). Most of the main block's first-floor space is taken up by a shop room used since 1943 for a shoe-repair business. The corner exterior door (facing the junction of Vandever and Hutton) opens into this shop room. A small entryway, which has the only stairway leading to the second floor in the building, is at the southeast end of the main block. The stairway is a closed, rising flight of stairs. The exterior door at the southeast end of the northeast elevation leads into the entryway. This space is separated from the shop by a partition made of narrow vertical boards. This partition has a door in it, but the opening is now blocked by shelving on the shop side. The larger part of the lean-to comprises a third first-floor room. The lean-to also houses the toilet room. There are two doors from the shop into the lean-to, but one is currently blocked by shoe-repair machinery. The last room on the first floor is the kitchen, which takes up the first floor of the ell. There is a door from the entryway into the kitchen, and one into the latter room from the lean-to.

The second floor is divided into seven spaces. In the main block a narrow passage runs along the southwest side almost the length, from the head of the stairs at the southeast end to the door of a room at the northwest end (overlooking Hutton Street). The latter chamber occupies the full breadth of the main block. Three other rooms, one formerly a small toilet room but enlarged in 1963 to a modern bathroom, are situated along the passage. The space for this enlargement came from what had been unused space next to and above the stairway. The room next to the bathroom is an additional kitchen, which existed when the current owners took possession in 1943. The second floor of the ell holds two more rooms. Another closed flight of stairs, situated near the northwest end of the passage in the main block, leads to the third floor. This consists of a small landing and two rooms. There is a cellar under the main block, reached by a closed stairway from the entryway. This stairway is situated beneath the staircase leading from the first floor to the second. The only attic is a small crawlspace above the third-floor rooms.

2 Vandever has seen some alteration over its history, to its fabric and to its internal arrangement of space. The current owners, Louis and Mary Cavuto, have owned 2 Vandever since 1943. They have made three changes in the position of the rooms: the construction of the cinder-block lean-to (1943), the enlargement of the second-floor bathroom (1963), and the return of the partition in the main block section of the first floor from a position near the northwest end to its original place near the southeast end (1943). This latter shift restored the entryway to its original function, enabling independent access from the street to the living space on the upper floors. The first-floor main block functioned as a store circa 1862 to 1923, and a

restaurant dining room circa 1923 to 1935. The partition was moved at least once, perhaps twice, before the Cavutos returned it to its starting point. In 1943, it was separating a small room for a cigar store at the northwest end from the remainder of the first-floor main block. Earlier, during the restaurant period, the name "Brandywine Lunch Rooms" (plural) suggests that the partition may have been in a position dividing the first-floor main block evenly in half. It is not clear when the first-floor ell became a kitchen, though it must have been one during the restaurant period. It may have been a back storage room or office for the store prior to 1923.

Rehabilitative work was performed, during the period of significance (circa 1862-1940), on the first story section of the northwest and northeast exterior walls of the main block. This probably took place when the first floor of 2 Vandever was converted to use as a restaurant circa 1923. It is thought that this structural renovation was done because of cumulative damage to the structure from the vibration of heavy traffic on Vandever Avenue. The walls of the main block were reinforced with vertical steel girders. The brick of this part of the building was replaced with concrete, and the plate-glass windows were installed, evidently intended to enhance the building's appeal as an eatery.

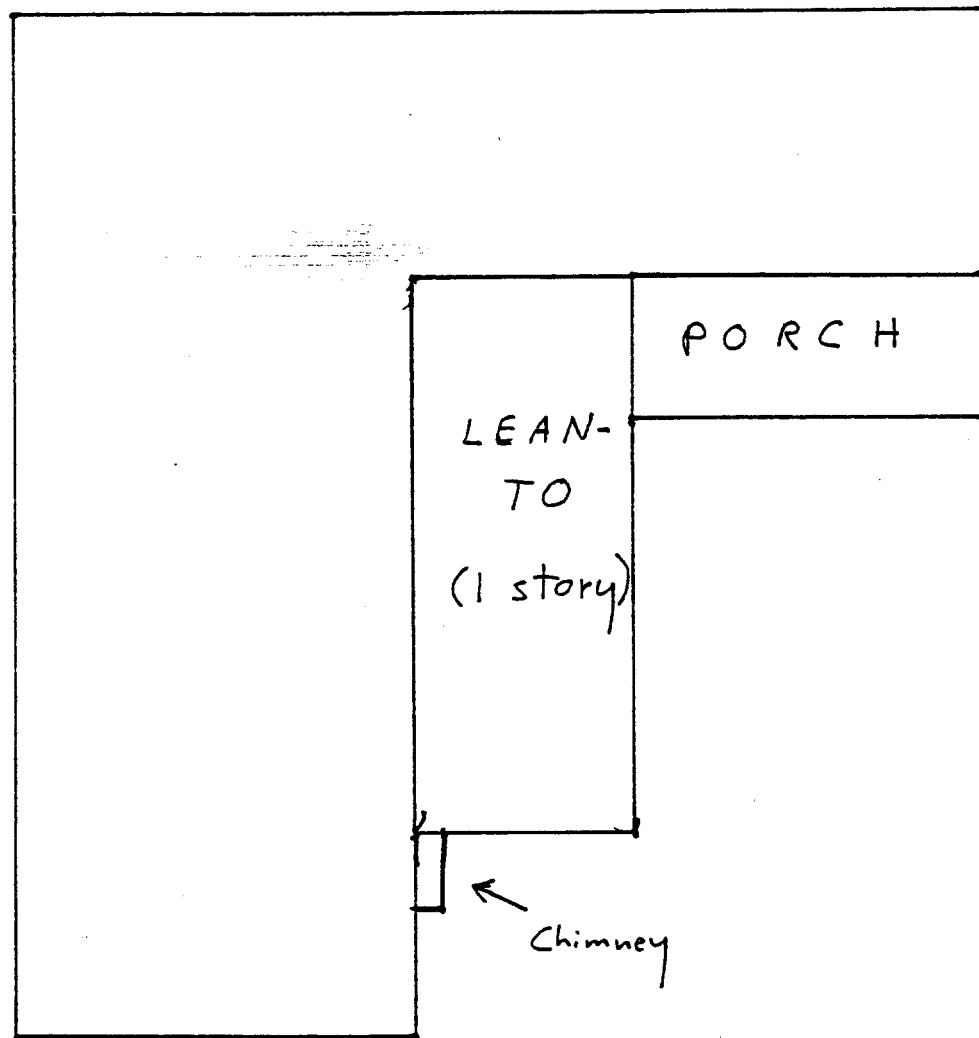
It is possible that the present ell may not be the original one. This is suggested by the difference in the cornices, the main block's being a boxed wooden one and that of the ell being corbelled brick. That there has always been an ell, perhaps originally one of frame construction, is suggested by the outline of the building in the 1868 atlas, which depicts the building as having the main block-and-ell shape, evidently in the present dimensions. The first, wooden lean-to was probably also built relatively early in the building's history, to serve as an additional passage, service and storage area.

There has been limited alteration of the building's fabric. The present-day (and nineteenth-century) shop room retains much of its earlier character, however, with an ornate stamped-tin ceiling and cornice, and thick, beaded baseboard. The stamped-tin work was probably a late-nineteenth-century enhancement. The Cavutos have executed two renovations of the house during their possession: one in 1943 following purchase, and one in 1963 prior to taking up residence. In the earlier of these, the Cavutos refitted the first-floor ell kitchen, which was "dilapidated" when they took possession. In 1963 the Cavutos covered the original plaster walls and ceilings with pine panelling and dropped ceilings in every space but the shop room. Most of the entire house's original doorways and window frames survive, however. The Cavutos have also blocked up the house's one remaining fireplace. The latter is in the front room (overlooking Hutton Street) of the second-floor main block, and has a plain, unadorned surround.

2 Vandever Avenue (Bullock Store)

Exterior plan (simplified)

Vandever Ave. and Hutton St.,
Brandywine Village, Wilmington, Delaware



1 inch = 8 feet



8. Statement of Significance

Level of Significance--local

Applicable National Register Criteria--A

Areas of Significance--Commerce

Significant Person--N/A

Period of Significance--Ca. 1862-1940

Cultural Affiliation--N/A

Architect/Builder--Unknown

2 Vandever is a contributing resource in the Brandywine Village Historic District. It is a surviving local retail-commercial building from the period in which the Brandywine Village landscape was remade in response to the creation of the Daniel Lammot Cotton Mill in the 1850s. This building relates to the following historic contexts in the Delaware Comprehensive Historic Preservation Plan (and the corresponding context themes for the Brandywine Village Historic District): Piedmont Zone, 1830-1880+/-, settlement patterns and demographic change; and Piedmont Zone, 1880-1940+/-, settlement patterns and demographic change.

The builder of 2 Vandever, which was erected circa 1862, was Lewis Bullock. He operated a grocery store on the first floor from then until 1890. His son-in-law George B. Lewis continued the grocery business until about 1901. Bullock resided on the second and third floors until 1894. (The second-floor kitchen may always have been there.) From 1895 until 1963 the upper floors were rented as a residence separate from the retail space on the first floor. After Lewis Bullock the builder's move into his son-in-law George Lewis's house at 133 Concord Avenue in 1894, none of the 2 Vandever business proprietors resided in the building until the commencement of Louis and Mary Cavuto's residence in 1963.

The continuation of 2 Vandever's commercial function as a corner retail business location over the past century-and-a-quarter, as a grocer's, restaurant, tobacconist's, and shoe-repair shop, is a reflection of the historic community vitality of Brandywine Village. As a grocery 2 Vandever would likely have fed mill operatives and their families, and other village residents. Among the wide variety of local businesses retailing goods and services in a late-nineteenth-century urban neighborhood, people's essential need to eat made the grocery

perhaps the most conspicuous and numerous. Prior to the arrival of the automobile and the supermarket, the limitation of a person's travel-and-carry resources to feet, arms and streetcar (if present) ensured that groceries would be spread densely over the urban landscape. The absence of today's vast array of processed-and-packaged foodstuffs meant that the strategically placed corner store with its limited space need not fear (physically) larger competitors. In 1868 Brandywine Village was home to five groceries, including that of Lewis Bullock. As the "village" grew as a middle-class streetcar community from 1886 onward, the grocery and its successor businesses continued to cater to local patrons. The circa 1923 facade renovation that accompanied the building's employment as a restaurant is testimony to its long history as a commercial building, just as is the decorative stamped tinwork on the shop room ceiling, probably put up for storekeeper George Lewis circa 1890.

The significance of 2 Vandever as a surviving commercial building in the Brandywine Village Historic District is well supported by its architectural character and its state of preservation. Groceries were very common businesses in late-nineteenth-century urban neighborhoods such as Brandywine Village. It appears that the corner commercial building type, with corner door and upstairs living quarters, was a typical and persistent architectural form taken by groceries in Mid-Atlantic urban areas for most of the nineteenth century. Another example in Brandywine Village is 1915 Market Street, built circa 1885 for grocer William Hemphill. In general, however, the village's nineteenth-century commercial buildings are being demolished, allowed to deteriorate, or altered beyond recognition at an alarming rate. Fortunately, 2 Vandever has been the recipient of Louis and Mary Cavuto's tender care for some forty-seven years, including their residence in the building for the past twenty-seven. The Cavutos have kept the building structurally sound, while making relatively minor alterations.

2 Vandever was built circa 1862. In that year Lewis Bullock bought the lot it stands on (with the same bounds as today) from Nelson Talley. This land was the larger part of a lot Talley had acquired from the Tatnall family in two purchases, in 1849 and 1859. Bullock's piece contained but a wheelwright's shop when he bought it from Talley (January 18, 1862). 2 Vandever is one of five houses in its block, across Vandever from the site of the Lammot Cotton Mill, which appear to date to the 1850s or '60s. There are two surviving frame houses at 4 and 6 Vandever. 14 Vandever is a brick house said to have been built in 1864. 15 Buena Vista, around the corner, is a small, two-story, single-pile brick structure likely to date to the same era. Most of the other houses on the block, nine of them, appear to have originated in the early streetcar community days of the late 1880s and 1890s.

In 1908 Lewis Bullock sold 2 Vandever to George I. Speer, a Wilmington roofer who moved his shop to this location. Speer

died in 1912, however, and once again the first-floor business was run by a renter. In 1928 the house and lot were conveyed to Speer's daughter Bessie, and in 1932 it became the joint possession of Bessie and her husband Sydney Schagrín, a dentist. In 1943 came Louis and Mary Cavuto and their shoe-repair business.

9. Major Bibliographical References

Hoffecker, Carol. Brandywine Village (1974).

Wilmington city directories.

New Castle County deeds.

City and state atlases:

- D. G. Beers, Delaware, 1868.
- G. M. Hopkins, Wilmington, 1876.
- G. Wm. Baist, Wilmington, 1901.

TREATMENT

There is no immediate threat to 2 Vandever or its integrity. The structure seems sound enough; the owners testify that they have had repairs done as necessary. Danger does loom ahead, however, since both Louis and Mary Cavuto, while remarkably healthy for their age, are quite elderly. Mr. Cavuto, still prosecuting the shoe repairman's trade, is ninety-three. According to the Cavutos, the intention of their five daughters is to sell 2 Vandever as soon as appropriate (death and/or necessitated move). None of the daughters would ever live there, according to their parents.

Louis and Mary Cavuto believe that the house is historic, and significant to the community. They are somewhat troubled that 2 Vandever appears likely to suffer the fate of demolition or deterioration that is the usual one for old urban commercial buildings, and would prefer to see the house preserved.

One ray of light for 2 Vandever is the possibility of continued gentrification-style redevelopment in the neighborhood. There appears to be some activity of this sort, which has affected some houses, and the condos built over the old mill foundations may suggest interest in the vicinity. It is possible that a sale of the property by the Cavutos to a person interested in preserving it (and even restoring it) could be arranged, whether for residential purposes, commercial ones, or both. Admittedly, this would be most likely to happen in a scenario in which the elder Cavutos themselves were in charge of the sale, having decided to move; Mr. Cavuto, however, believes that the continuation of his life is dependent on the continuation of shoe repair at 2 Vandever, making such a move and sale unlikely. It is conceivable, though, that the heirs would participate in a sale likely to ensure (temporarily, as always) the house's continued survival and integrity.

National Register Nomination:
St. John's Church, Wilmington, Delaware
(Final Draft)

Deborah Van Riper Harper

M.S. 667: Introduction to Historic Preservation

Dr. David L. Ames

December 17, 1990

1. Name of Property

historic name ST. JOHN'S CHURCH

other names/site number CATHEDRAL CHURCH OF ST. JOHN

2. Location

street & number 10 CONCORD AVENUE

city, town WILMINGTON

state DELAWARE code DE county NEW CASTLE code 003

zip code

3. Classification

Ownership of Property

Category of Property

☒ private

☒ building(s)

☐ public-local

☐ district

☐ public-State

☐ site

☐ public-Federal

☐ structure

☐ object

Number of Resources within Property

Contributing

Noncontributing

☐ 1 ☒

☐ 1 buildings

☐ 0 ☐

☐ 0 sites

☐ 0 ☐

☐ 0 structures

☐ 0 ☐

☐ 0 objects

☐ 1 ☒

☐ 1 Total

Name of related multiple property listing: ☐ N/A ☐

Number of contributing resources previously listed in the

National Register _____0_____

4. State/Federal Agency Certification

5. National Park Service Certification

6. Function or Use

Historic Functions

RELIGION/RELIGIOUS STRUCTURE

Current Functions

RELIGION/RELIGIOUS STRUCTURE

7. Description

Architectural Classification

GOTHIC REVIVAL

Materials

foundation GRANITE

walls GRANITE

roof SLATE

other ALUMINUM

Describe present and historic physical appearance.

St. John's Church is located at the intersection of Concord Avenue and Market Street in the Brandywine Village section of Wilmington, Delaware. The property contains the church and the former parish house set on a ridge overlooking the Brandywine River.

Built 1857-1858, the original structure is set in a cruciform plan along an east-west axis, with the altar at the east end (Fig. 1). Its symmetry is offset by a tower with spire

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Page 2

situated between the south wall of the chancel and the south transept. The building is constructed of Brandywine granite with thick, tooled mortar joints. The gray stone is relieved by an array of pointed arch windows of colored glass. The transepts boast three lancets each in their gable ends, and one window each in the west wall. The east and west walls of the sanctuary each contain a large window. Four windows grace the north side of the nave, while the south side features three windows and a door. The tower, which is set off in four stages, features a window in the exposed sides at every stage; the exception being the south side at the first stage, where the outline of a door is discernible. Stone buttresses support the tower and separate the windows on the exterior of the nave. These buttresses rise to meet a stringcourse of dentilling that runs just underneath the eaves of the roof. The roof is covered with polychrome slate tiles, not original. The roof of the tower is sheathed in aluminum. On the exterior, only the southern exposure presents a facade in keeping with the original plan, for additions at the east and west ends, and extensively to the north, have obscured much of the original design.

Major additions to the church occurred at three time periods (Fig. 2). In 1885, a church school building was erected parallel to the church on the north, and connected to it at the

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rear of the nave by a short passage. In 1919, the east wall of the chancel was extended 11 feet, and additional meeting rooms, offices, and a chapel were constructed. These extend north along Concord Avenue from the north wall of the chancel. This addition, running across the east end of the 1885 addition, created a completely enclosed parcel of land that now serves as a memorial plot called the Garden of Praise. Also in 1919, a rectory was built at the extreme north of the property, fronting on Tatnall Street. Now serving as the Diocesan offices, the former rectory is a contributing resource to this nomination. In 1953, further additions extending north from the west end of the nave were constructed, balancing the 1919 additions at the other "cloister." Like the original church, all of the later structures are constructed of Brandywine granite; the 1885 and 1919 buildings have mortar joints tooled in the same manner as the original church, a feature absent from the 1953 addition. While the 1858 and 1885 sections feature primarily stone window surrounds, in the newer sections the surrounds are of cement; there is also more variety of window forms. All sections feature the polychrome slate roof.

The sanctuary today measures 138' from the east wall of the chancel to the west wall of the 42' wide nave (Fig. 3). The transepts are each 25' wide and 11'3" deep, so the width of

 X See continuation sheet

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the building at the transepts and crossing is 64'6". The chancel is 21' wide. It is set back from the nave by a huge pointed arch, and raised above it by one steps. Beyond the choir, the high altar is further removed by another two steps.

The floor of the sanctuary is marble down all of the aisles and in the transepts and chancel, but under the pews it is cork. In the nave, light oak wainscoting rises three feet up the walls. The paneling, and the light oak pews with the recessed single quatrefoil in each end are the result of a 1960s redecorating of the the church. The white walls were replastered at that time as well. The walls are punctuated by the various colored glass windows mentioned above. Only some of the windows retain their original glass. The tracery and glass are set close to the outside of the wall, leaving a recession of about 20" into which heating vents have been installed. Between each of the windows in the nave are hammer beams that support five wooden arches. The arches span the nave to a point just below the peak of the roof. The arches and supporting hammer beams are notched and stained dark. The roofing of the transepts is lower than that of the nave, but otherwise similar.

The chancel displays the elaborate decoration it received with the 1919 alterations. The walls are sheathed in dark paneling, elaborately carved, which cover the organ lofts on

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National Register of Historic Places Continuation Sheet

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either side. The organ is no longer functioning. Facing each other across the chancel are the old choir pews, very dark and both higher and more ornate than the modern pews in the nave. The chancel is dominated by the colored glass window in the east wall which depicts the Last Supper.

The most recent alteration to the original church building has been the installation of a new choir loft and organ at the west end of the nave. The loft is approached by staircases built at the extreme north-west and south-west of the nave. These obscure the windows located there, both of which may retain their original glass. The pipes of the very large Trakker organ also hide the three lancets that make up the memorial window in the west wall. The loft extends the width of the nave and is 13'5" deep from the east side to the organ case. The wood matches that of the wainscot and pews in the nave. There are no choir pews, but instead individual side chairs provide seating for the choir members.

The 1885 addition measures 106' in length from east to west, and 32' feet across. The downstairs is one large room with a light, varnished wood floor that serves as a fellowship hall. The upstairs is bisected by a long hallway with classrooms on either side that are used for Sunday school classes. The 1919 addition runs 165'7" up Concord Avenue from

 X See continuation sheet

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the north wall of the chancel and measures 29' across. This building houses offices, a library, sacristy, and the Lady Chapel (Fig. 4). Also built at this time was the rectory at the northern extreme of the property. This structure harmonizes with the church building in the utilization of Brandywine granite for the exterior walls. The 1919 wing is balanced on the west end of the church by the 1953 addition. The long or "cloister" on the first floor features a polished stone floor, white plaster walls and a vaulted ceiling. A new kitchen was included with the 1953 addition, as was an infant nursery and, upstairs, a Children's Chapel.

Contributing Structures

church

dwelling

6. 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	Period of Significance	Significant Dates
ARCHITECTURE	1830-1880 +/-	1857-60; 1885; 1919-20; 1935
RELIGION	1880-1940 +/-	1857-60; 1919-20 1935

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

JOHN NOTMAN

State significance of property , and justify criteria, criteria considerations, and areas and periods of significance noted above.

☒ See Continuation Sheet

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

St. John's Church is eligible for listing on the National Register of Historic Places under Criterion C because it represents the work of a master architect. The church as a functional type relates to the following historic context in the DELAWARE COMPREHENSIVE HISTORIC PRESERVATION PLAN: Urban Zone; 1830-1880 +/- and 1880-1940 +/-; religion, and architecture, engineering, and decorative arts.

A division arose within the Anglican Church in the middle of the nineteenth century. On the one side were those who sought to restore to the church the aura of mystery it had known in medieval times. In opposition to them were others who denounced a return to "Romanish" practices that had been cast aside with the Reformation. These divergent attitudes found expression both in the liturgical practices of congregations, and in the choice of architectural styles and interior ornament for church buildings.

When construction began on St. John's Church in 1857, Wilmington already possessed two Episcopal churches within the city proper that could accomodate all of the city's Anglican followers. One of these churches, St. Andrew's, followed the low church style of worship; Trinity Church, on the other hand, demonstrated high church leanings. In spite of Trinity's high church style of liturgy, high churchmen were dissatisfied

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National Register of Historic Places Continuation Sheet

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because its simple, unadorned architectural style did not conform to their image of a powerful medieval church.

Accordingly, the decision was made to erect a new church in Brandywine Village, a mill hamlet located just north of the city across the Brandywine River.¹

Some of the members of Trinity Church who resided in Brandywine Village had been interested in forming a new parish in their community for several years before St. John's Church was proposed. The mill hamlet was a growing region, but in the 1850s it still possessed no church. Crucial support for the new church came from Alexis I. Du Pont, a member of Trinity Church who was willing to provide financial assistance to the new parish. An organizational meeting was held in August of 1855 at the home of Mr. Amor Harvey at 1801 Market Street, at which wardens and vestrymen of the congregation were elected.²

In 1857 the vestry contracted with John Notman, considered one of the outstanding interpreters of the ecclesiastical Gothic style in America, to design the new church.³ Notman was already known in Wilmington for his work in nearby states. His

1. Hoffeecker, 1973, 220-221.

2. St. John's Parish, 1957.

3. Hoffeecker, 1973, 221.

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Section Number 8 Page 4

credits in Pennsylvania included St. Peter's Church in Pittsburgh, proclaimed by The Ecclesiologist, the periodical of the Camden Society of Cambridge University, as "one of the most beautiful specimens of ecclesiastical architecture in the country."⁴ His work in Philadelphia included St. Mark's Church, in some ways a model for St. John's (see Fig. 5). St. John's is Notman's last documented church design.⁵

In accordance with the canons set forth by the Camden Society of Cambridge University, which sought to reform church architecture and revive ritual arrangements, Notman designed a church in the Early English style modified with some elements of the Decorated Gothic. Both of these variations on the Gothic style were considered by the Camden Society to be appropriate for high church Anglicans. Accordingly, Notman's design included a cruciform plan, deeply symbolic in its own right, and a deep chancel that separated the congregation from the altar, emphasizing the mystery that High Anglicans felt essential to their church ritual. This type of symbolism would have been unacceptable to the previous generation of Anglicans, determined to crush anything that hinted of Popery. The exposed wooden

4. Greiff, 176

5. Hoffeecker, "Church Gothic" 221

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

beams, stained dark and notched to give an impression of age, also were a reminder of the ancient Medieval associations that the worshippers were attempting to recreate.

The first major expansion of St. John's took place in 1885 when a new Sunday School building was erected. In the next decades a new organ was added, a choir was established, and a tremendous wave of memorial presentations - windows, tablets, furnishings - testified to the important place the church held in the lives of its parishioners.

It retained its importance into the twentieth century. Another major building project began just after Word War I, when the east wall of the chancel was extended 11' and a large addition was constructed along Concord Avenue. The additions reinforced the High Anglican ideals on which the church was founded. The lengthening of the chancel wall removed the altar, now surmounted by a colored glass window depicting the Last Supper, even further from the worshippers in the nave. On either side of the chancel, the Sedilia - an unacceptable element in Anglican churches just a century earlier - featured carved ornament not only on the outer, visible side, but also on the invisible under surface, where its presence would glorify God

 X See continuation sheet

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

God alone.⁶ The Lady Chapel, erected next to the chancel on the north side, was the most elaborate of the many memorials dedicated to the church. A small chapel, it is dominated by three colored glass windows in the east wall and elaborate wood carving on the north wall.

Through all of these changes St. John's remained a parish church, serving the people of Brandywine Village for whom it was erected. It was not until 1935, when St. John's was selected as the Diocesan Cathedral, that its influence moved beyond the limits of Wilmington. Since the flight from the city that occurred in the 1960s and 1970s, many members of the Cathedral Church commute from suburban homes to attend services, but their willingness to return to the church in which they were raised and which some have attended for decades, is testimony to the significance of the structure in the lives of its members.

In spite of the many changes that have altered the appearance of St. John's, it still retains integrity of location, materials, workmanship, and association. It also retains considerable integrity of design, as the plan of the original structure is still readily discernible and the

6. Clark, 209; "Chronology," 4

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

additions made to it have been largely sympathetic.

Furthermore, each of the changes relates part of the story in the life of the church and reflect its continuing vitality and significance in the life of the community.

9. Major Bibliographical References

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(Wilmington: The Cathedral Church of St. John, 1957).

Clark, Kenneth. The Gothic Revival. (London: Constable, 1950).

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Brandywine Village, Inc., 1974).

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Architecture in Wilmington, Delaware." Winterthur Portfolio

8: 215-231. (Charlottesville: University Press of Virginia,

1973).

PREVIOUS DOCUMENTATION ON FILE (NPS):

 X recorded by Historic American Buildings Survey # DE-204

PRIMARY LOCATION OF ADDITIONAL DATA:

 x University

SPECIFY REPOSITORY: University of Delaware Center for Historic
Architecture and Engineering

10. GEOGRAPHICAL DATA

Acreage of Property Approximately 1.5 acres

Latitude: approx. 39 45'00" Longitude: approx. 75 32'30"

VERBAL BOUNDARY DESCRIPTION

The location of St. John's Church is shown on the accompanying New Castle County road map. The church is located 1/8 mile up Market Street from the north bank of the Brandywine River, and is situated at the intersection of Market Street (U.S. 13) and Concord Ave. (Del. 202). The church property is bordered by Market Street to the south, Concord Avenue to the east, and Tatnall Street to the north.

BOUNDARY JUSTIFICATION

The boundary includes the church, the adjacent former rectory (now the Diocesan Offices) and the yard surrounding the two buildings. The church parking lot, located across Concord Avenue from the church, is not included.

11. FORM PREPARED BY

name: Deborah Van Riper Harper

organization: Center for Historic Architecture and Engineering

date: December 1990

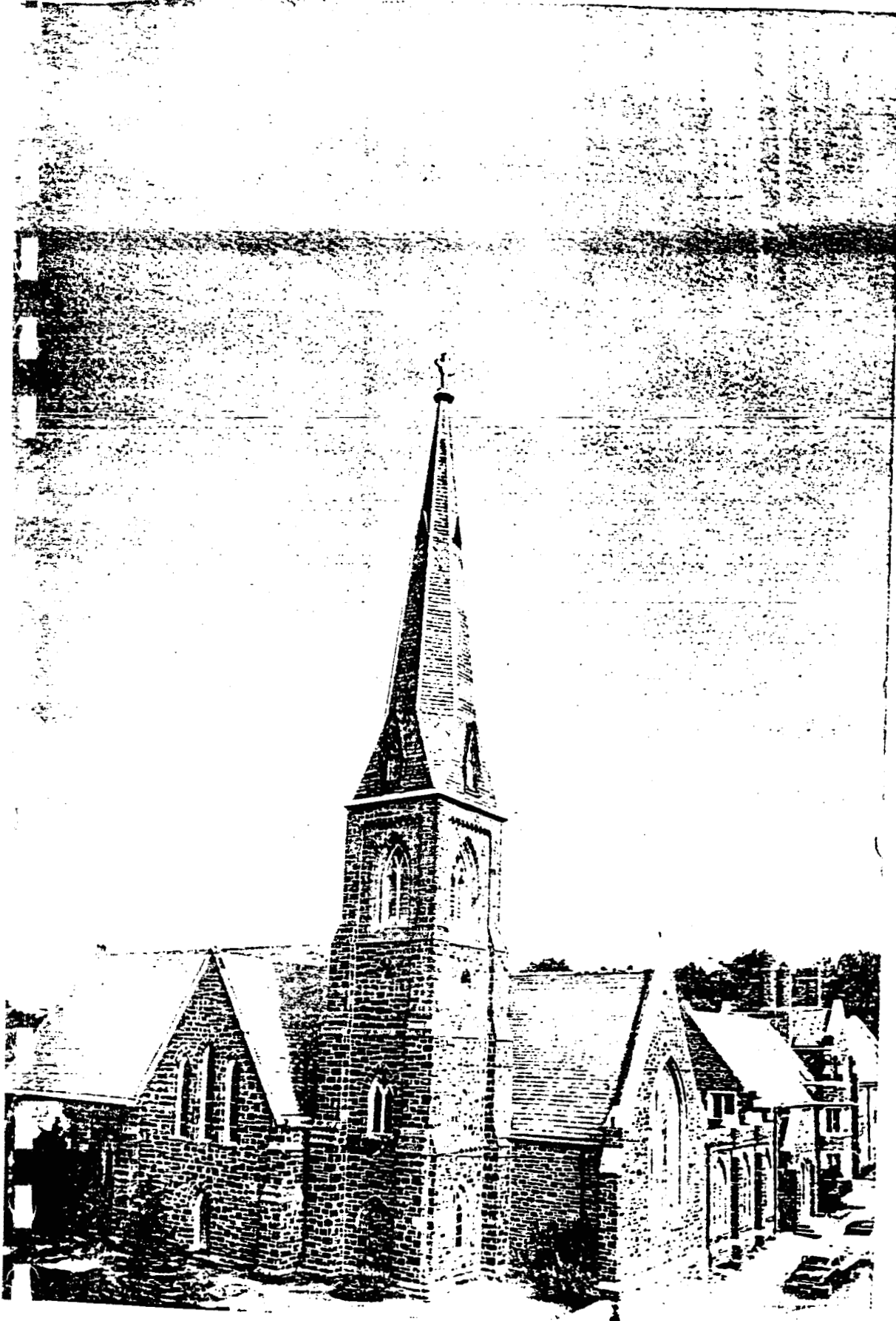
street & number: University of Delaware

telephone: (302) 451-8097

city or town: Newark state: Delaware zip code: 19716

TREATMENT

St. John's Church, or the Cathedral Church of St. John, as it is now called, is in an enviable position. Many old urban churches are plagued by a lack of funds due to dwindling congregations; they face the very real prospect of abandonment and demolition. St. John's not only has an active congregation, including among its members some representatives of Delaware's leading families, but it also has the added protection of serving as the Diocesan Cathedral for the Episcopal Church in Delaware. The building is in excellent physical condition and funds are not too difficult to come by when repairs are needed. At this writing, repaving of the church's parking lot is underway. There are no immediate threats to the structure. It has been well cared for in the past, and its outlook for the foreseeable future remains positive.



Source: St. John's Parish, inside back cover

Figure 1

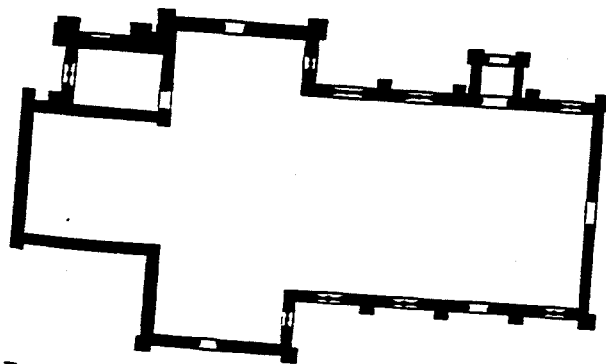
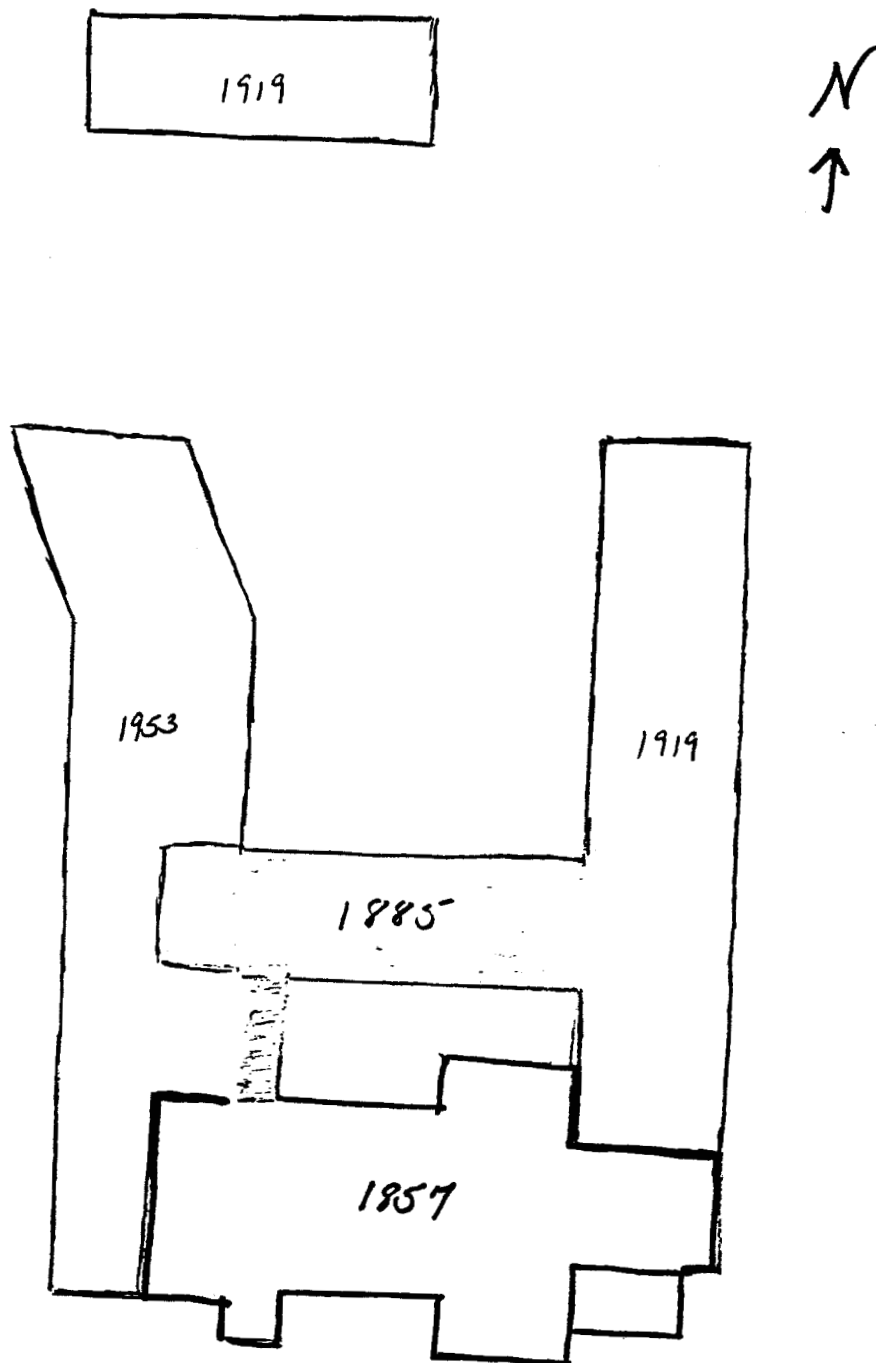


FIG. 7. Plan of St. John's Church. (Drawn by Rob Howard: Photo, Winterthur.)

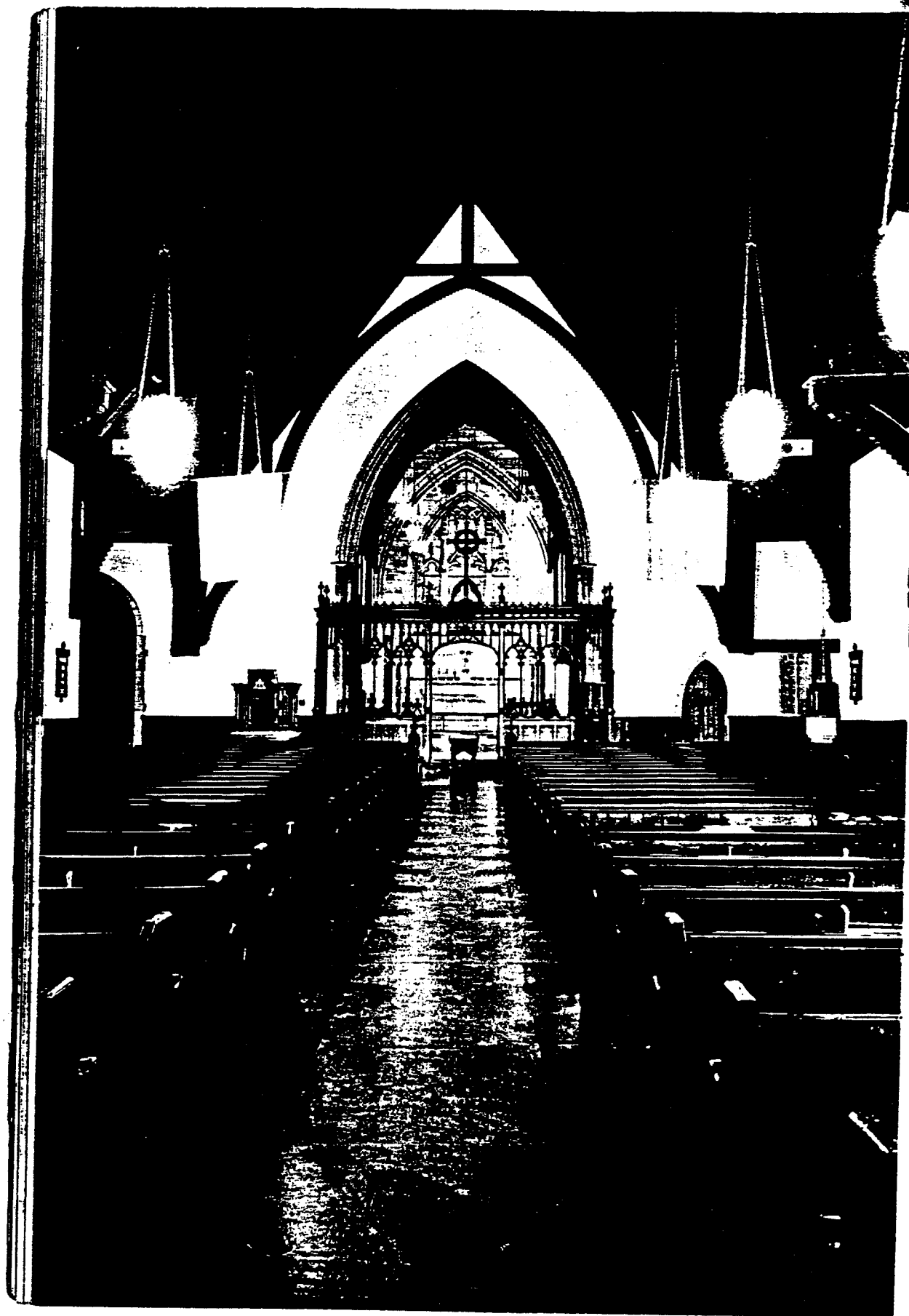
Image from Hoffecker, "Church Gothic..." in Winterthur
Portfolio 8, p. 223

Figure 2



Note: Not to scale

Figure 3
Note: Image taken in 1957. Some interior details have since been altered.



Source: St. John's Parish, p. 24

**National Register of Historic Places
Multiple Property Documentation Form**

**Susan Mulchahey
Introduction to Historic Preservation
17 December 1990**

**National Register of Historic Places
Multiple Property Documentation Form**

A. Name of Multiple Property Listing

Twentieth-Century Row Houses of Brandywine Village

B. Associated Historic Contexts

Settlement Patterns and Demographic Change in Brandywine Village,
1880-1940+/-

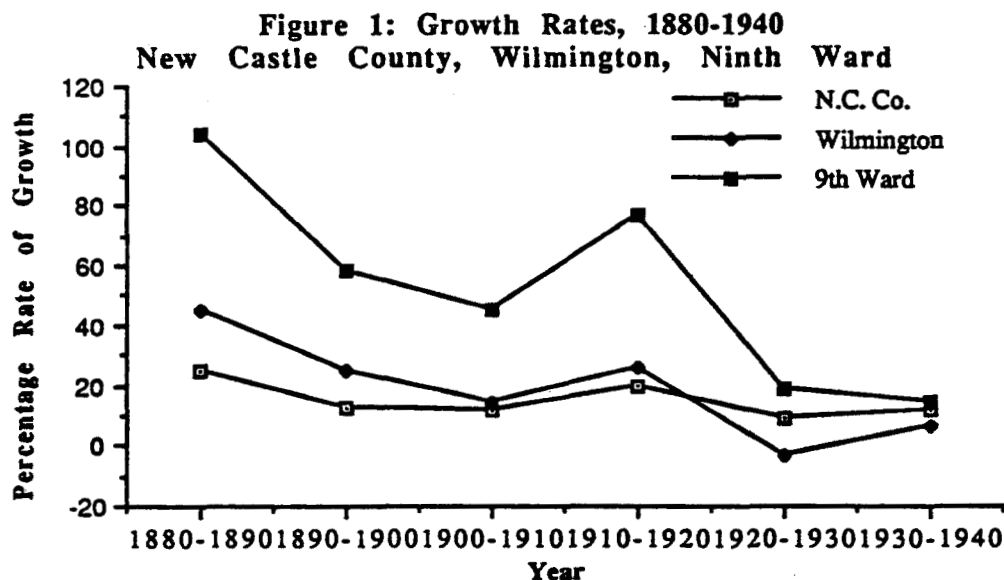
C. Geographical Data

All of the houses included in this nomination are located in the
Brandywine Village area of Wilmington, Delaware.

E. Statement of Historic Contexts

Settlement Patterns and Demographic Change in Brandywine Village
1880-1940+/-

During the period 1880 to 1940, while New Castle County, the city of Wilmington, and the Ninth Ward, of which Brandywine Village is a part, all experienced population growth (Figure 1), the Ninth Ward grew at a faster



rate than the county or the city. From 1880 to 1890, as the county grew by 25 percent, the ward more than doubled its population. The

period 1910-1920 saw a 77 percent rate of growth in the ward, with 20 percent in the county and 26 percent in the city.

There is no census which isolates Brandywine Village, but an inventory of occupied dwellings may be used as a surrogate to gauge population growth. The streets between Market Street and the Brandywine River saw little change during the period. By 1880, residential patterns were well established on Buena Vista, Hutton, and Vandever Streets. Between 1880 and 1920, a total of 18 additional dwellings were built on Gordon, Mabel, and Race Streets and Palmers Row. The streets north of Market Street were largely vacant until the early years of this century. Between 1910 and 1940, 65 dwellings were built on Tatnall, 18th, 19th, 20th, and 22nd Streets. Market Street was fully occupied during the period, with approximately 60 residential buildings.

Using numbers of structures, however, undercounts the district's growth. It masks the multi-family dwellings that were common there and ignores the informal practice of families doubling up in housing. In addition, the 1920s saw the establishment of four apartment buildings in the district with a total of 21 living units. By 1940, there were eight buildings with a total of 43 units. Counting buildings also fails to reflect the intensified land use which occurred in the district as the area witnessed the conversion of property from residential to commercial use. Along Market Street, the number of shops increased from 28 in 1880 to 55 in 1940. Over half of these establishments had both commercial and residential use, with the shop owner living above or behind the store.

Accompanying the changes in settlement patterns were occupational changes among district residents. The practice of skilled trades dropped from 46 percent of the working population in 1890 to 32 percent in 1940, while the percentage of white collar workers in the district rose from 3 percent in 1880 to 18 percent in 1940. There was a marked increase in the number of service trades in which residents were employed. In 1880, residents plied ten different trades, such as baker, barber, and grocer. By 1940, although there were still bakers, barbers, butchers, and grocers, there were also dressmakers, chauffeurs, elevator operators, and

waitresses listed among the 21 different service occupations pursued by residents.

One striking phenomenon which a survey of district occupations reveals is the intense activity in textile manufacturing at the turn of the century. In 1880, 5 percent of the district workers were engaged in some aspect of textile production and by 1940 that share had dropped to less than 1 percent. But in 1900, fully 17 percent of the village's employed people were working in some aspect of textile manufacturing.

The row house was well established by the late nineteenth century as a housing tradition in eastern cities such as Philadelphia, Baltimore, and Washington. Wilmington also had neighborhoods laid out in the urban grid pattern and subdivided into narrow, deep lots on which rows of contiguous brick houses were constructed. Generally only fifteen to twenty feet wide and approximately thirty to forty feet deep,¹ these houses made maximum use of available land. Often built with entry steps descending directly to the sidewalk, the two- or three-bay, two-story brick structures had plain facades with embellishments limited to inset decorative terra cotta tiles or ornamental brickwork and brackets at the cornices. As the twentieth century dawned, the style took on some of the characteristics associated with the detached housing being created for members of the growing middle class. Some row house builders began to set the houses back slightly from the pavement, providing tiny urban versions of the suburban front gardens through which visitors approached middle class homes. The row houses themselves became more ornate. For example, a diminutive version of the mansard roof began to appear in a variety of interpretations on Wilmington row houses.

The twentieth-century row houses of Brandywine Village were built in 1917 on the northeast side West Twentieth Street, between Market and Tatnall Streets, on land that had been part of the William Lea estate. During the period from the houses' construction through 1940, workers in skilled trades constituted the largest occupational

¹ Wright, 34.

group among the residents of the row houses, accounting for 45 percent of the street's workers. At the same time, in the district as a whole, only 36 percent of the workers could be classified as skilled. On the other hand, among all Brandywine Village workers 16 percent were employed at unskilled jobs, while only 10 percent of the West Twentieth Street residents worked in such occupations.

The houses themselves present an important example of an attempt to compromise between the plainer, earlier style represented by the southwest side of the street and the more complex, costlier styles being constructed for middle class residents in other Wilmington neighborhoods. Rather than following the example of the austere, largely unornamented *circa* 1880 houses across the street, the Home Building Company erected a set of houses with details intended to convey a middle class image (Figure 2).

Although the houses did not have the front gardens favored by the middle class, each new house, instead of opening directly onto the sidewalk, was graced with a generous front porch which set it back somewhat from the street. There was access to the cellar through a door set below street level and reached via a set of concrete steps located at the end of the porch. On the second story, a three-bay window, clad in hexagonal wooden shingles, ornamented the facade and lighted the interior. Rising a half story above its two-story neighbors opposite, the newer house had a shallow, slate-covered mansard roof, pierced by a small, fixed-sash window which admitted light to the attic. The fire walls between the houses were decorated with corbelled brick buttresses, the upper portions of which were then sheathed with molded metal covering which was, in turn, decorated with rosettes pressed into the metal.

The rear of each dwelling was dominated by the kitchen wing which extended from the main block. The concrete block construction of the building was clearly visible on the first story, although the entire second story was clad in the same hexagonal slate tiles that adorned the second-story bay window of the front facade. Wooden steps led down from the kitchen door and wrought iron hair-pin style fence marked the property line at the rear of the lot and indicated the boundaries between the neighboring properties.

Each house sold initially for \$3,150, with the exception of Number 33, which cost \$3,250 because it was on the end and, in its side elevation facing Tatnall Street, had a second three-bay window as well as two additional double-hung sash windows. Of the sixteen houses, eight were occupied only by their owners during the 1918-1940 period. Those which were rented were occupied by generally long-term tenants, two of whom eventually bought the houses which they had previously rented.

The block of houses survives with some exterior modifications, but still presents an appearance largely unchanged from the original. It is eloquent testimony to an early twentieth-century attempt to bridge the gulf between the nineteenth-century row housing which was increasingly associated with and occupied by members of the working class and the more complex architecture which was coming to be linked to the upwardly mobile middle class.

Comprehensive Planning

Consideration of the twentieth-century row houses in Brandywine Village provides an opportunity to examine the impact of urban growth in Delaware during the 1880-1940+/- period. The primary historic theme is Settlement Patterns and Demographic Change. To the extent that the built environment provides clues to the motivations of the society which constructs the buildings, Architecture, Engineering and Decorative Arts is a second major theme.

The nominated structures were built in 1917. The period of significance is 1880-1940+/-: Urbanization and Early Suburbanization. The properties are located in the Urban Zone. Most are currently occupied by tenants, rather than owners. The dwellings are most severely threatened by the indifference or neglect of their absent owners.

F. Associated Property Types

I. Name of Property Type: dwelling/row house

II. Description

The row house is typically a two-story, two- or three-bay brick structure, built contiguously and sharing common walls with its neighbors on either side. Each dwelling is generally narrow, measuring fifteen to twenty feet across, and deep, extending back from the street facade some thirty to forty feet. Often, there is virtually no building setback and the front entry opens directly onto the sidewalk. Access to the back portion of the lot may be exclusively through the house itself or may be via an alley running behind the block of houses. The typical floor plan has two or three rooms on the ground floor with the kitchen at the rear of the structure. The upper floor may have two or three chambers.

The twentieth-century row houses on the northeast side of West Twentieth Street have a more complex appearance than their nineteenth-century neighbors. They are distinguished from the

houses on the opposite side of the street by their porches, bay windows, and mansard roofs.

III. Significance

The row houses listed in this nomination are eligible for listing on the National Register of Historic Places as examples of early twentieth-century urban architecture. They reflect important trends in settlement patterns and demographic change and relate to the following property type in the *Delaware Comprehensive Historic Preservation Plan* : dwelling/row house.

IV. Registration Requirements

The primary criteria for determining whether an individual historic property is eligible for listing on the National Register of Historic Places within the Statement of Historic Contexts established within this nomination are as follows:

- 1) An eligible property must illustrate the period 1880-1940+/-.
- 2) An eligible building must clearly illustrate the following attributes: form (massing of structure in terms of elevation, porches); construction (building materials); interior characteristics (rooms should follow pattern discussed in Statement of Historic Contexts); siting (structure should be consistent with siting patterns discussed in the Statement of Historic Contexts).
- 3) An eligible building must not have undergone substantial changes.

H. Major Bibliographical References

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Individual Property Information

Name of Property

Maenner House
15 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

Name of Multiple Property Listing

Twentieth-Century Row Houses of Brandywine Village

Function or use

Historic function: domestic/single dwelling
Current function: domestic/single dwelling

Description

Row house

Describe present and historic physical appearance

The Maenner House is a two-and-a-half story, two-bay dwelling of brick and masonry construction. Built in 1917, the house rests on a concrete block foundation. The roof is nearly flat and is largely inaccessible. The dwelling faces southwest. There are no outbuildings association with the property.

The dwelling consists of a double-pile main block which measures 13'9" by 42'. There is a front porch which extends an additional 7' from the front elevation and which covers both bays. It has tapered, turned wooden posts at the outer corners and the railing is constructed of simple, square balusters. The porch is supported on brick piers and there is wooden lattice work filling the spaces between the piers. The porch is reached from the sidewalk by five poured concrete steps.

Only the front and back elevations are visible. The sides of the dwelling are contiguous walls shared with the neighboring buildings on either side. The fenestration on the first floor of the front

elevation consists of a pair of one-over-one light double-hung sash windows in the second bay with an entry door in the first bay.

On the second floor, the fenestration consists of a centrally-placed three-bay window comprised of three one-over-one light double-hung sash windows. The bay is of frame construction and the exterior is decorated with hexagonal wooden shingles. An upper half story rises under a shallow, slate-clad mansard roof. It has a centrally-placed two-light fixed-sash window.

The rear elevation is dominated by the kitchen wing which extends 13'6" from the main block. The first floor fenestration consists of a one-over-one light double-hung sash window in the main block and a similar window in the southeast side of the wing. There is a third one-over-one light double-hung sash window in the second bay of the rear elevation of the wing, with an entry door in the first bay. The door gives access to four wooden steps leading to the back of the property.

While the first story is concrete block adorned only by paint, the entire second story is clad in the same hexagonal slate tiles that decorate the second-story bay window on the front facade. The fenestration of the second floor consists of one-over-one light double-hung sash windows located directly above the first floor windows at the rear of the main block and in the southeast elevation of the wing. In the rear elevation of the wing, there are two symmetrically-placed one-over-one double-hung sash windows.

From the rear elevation, the back of the property extends 42'4" to the wrought iron hair-pin style fence which marks the end of the lot. The same type of fence also indicates the boundaries between the Maenner house and its neighbors on either side.

The fire walls which separate the Maenner House from the dwellings on either side have been ornamented with corbelled brick buttresses. The upper half of the brickwork is sheathed in molded metal which has, in turn, been decorated with formed metal rosettes at top and bottom.

The front door of the dwelling opens into the 13' by 11'9" living room, which has a fireplace on the southeast wall. The stairs to the upper level divide the front room from the 13' by 10' dining

room behind it. The 10' by 13'6" kitchen lies behind the dining room and gives access to the back of the property.

State significance of property

The Maenner House is eligible for listing on the National Register of Historic Places under Criterion C as a type or method of construction that represents the row house style of Brandywine Village in the early twentieth century. The house relates to the following historic context in the *Delaware Comprehensive Historic Preservation Plan* : Urban Zone; 1880-1940+/-; Settlement Patterns and Demographic Change/Architecture, Engineering and Decorative Arts.

The period between 1880 and 1940 was one of increasing urbanization in Delaware. New Castle County, Wilmington, and the Ninth Ward, of which Brandywine Village is a part, all increased in population. The most rapid rate of increase was in the Ninth Ward, which saw extensive new construction undertaken during the period. Much of the building followed styles already established elsewhere in the city. Among the most common dwellings erected were row houses, which had been a common type of housing since the mid-nineteenth century.

The years around the turn of the century were also marked by the growth of employment in transportation. Both the Pennsylvania Railroad shops which were along Brandywine Creek just outside Brandywine Village and the street railway companies whose lines ran up Market Street through the village accounted for an increase in the rate at which residents held jobs as brakemen, conductors, motormen, firemen, and engineers. In 1890, 8 percent of the employed Village residents were involved in some aspect of transportation, a rate which rose to 18 percent by 1940.

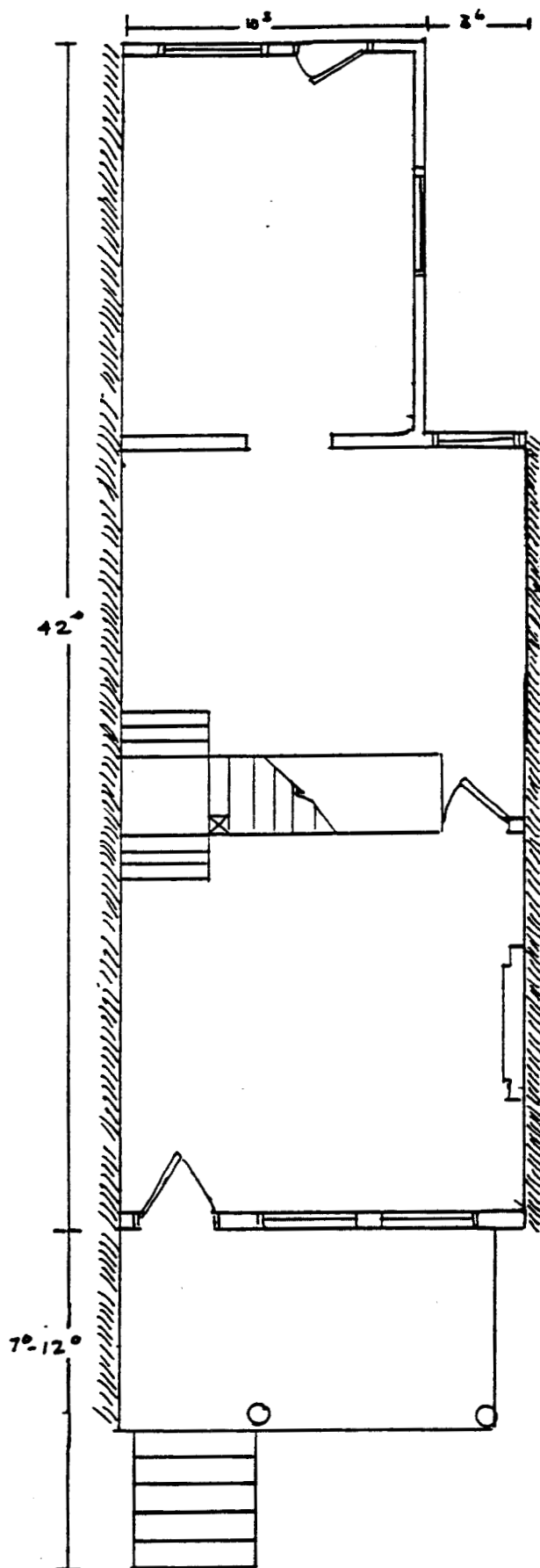
The steady work and good pay associated with these jobs and other skilled trades provided the occupants of the new row houses on West Twentieth Street a means of taking advantage of the building activity that accompanied the growth in the Ninth Ward. In Brandywine Village at large the rate of skilled employment during the 1918-1940 period was 36 percent and the rate of employment in

aspects of transportation was 6 percent. However among residents of West Twentieth Street, 45 percent were employed at skilled trades and, of all the workers on the street, 18 percent held jobs in transportation.

In May, 1917, the Home Building Company took possession of land which had been part of the William Lea estate and by October, 1917, had constructed a block of sixteen row houses. The first dwelling was sold on October 26, 1917. While following the traditions of the style in their narrow, deep design, their brick construction, their shared common walls, and their tidy appearance ranged along the street, the dwellings were also a marked contrast to the modest, late-nineteenth-century row houses across the street. The broad front porches set the houses back from the sidewalk, the second floor bay windows with decorative shingle cladding, and the low lines of the mansard roofs all set the newer homes apart as modern and perhaps a notch or two above their working class neighbors.

The Maenner house at 15 West Twentieth Street was purchased for \$3,150 on 5 March 1918 by Lawrence R. Maenner, an engineer for the Pennsylvania Railroad. He was the eighth person to buy one of the new houses, all of which were sold by 4 April 1918. Mr. Maenner owned and lived in the house until 1922 when it was sold to a coremaker, Frederick A. Spinkin and Bertha, his wife. Documentary evidence suggests that Mr. Spinkin died soon after he purchased the property. It was sold a year later, in May, 1923, to William and Ena Jacobs. Mr. Jacobs, a warehouseman for the Pennsylvania Railroad, lived there until his death in 1936 and his widow continued in the house until 1943.

The Maenner House has been largely unchanged since its first construction. It has integrity of location, design, setting, materials, workmanship, and feeling.



Maenner House
 15 West Twentieth Street
 Brandywine Village
 Wilmington, Delaware

Individual Property Information

The following seven houses among the 16 on West Twentieth Street are also eligible for nomination to the National Register. In each case, the description of the building's appearance and the statement of significance are identical to that of the Maenner house. On the other hand, each eligible property has its own particular history of ownership and occupancy which warrants consideration. In spite of individual differences, the general pattern observed in the Maenner house is repeated.

Name of Property

Knops House
3 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

The Knops House at 3 West Twentieth Street was purchased for \$3,150 on 20 March 1918 by Alexandre Knops. The eleventh person to buy in the block, Mr. Knops, who worked for the duPont Company, sold the property within a year to Fred H. Hollis, a brakeman for the Philadelphia, Baltimore, and Wilmington Railroad. Mr. Hollis lived in the house until his death in 1930 and his widow, Jennie, continued there until 1947.

Name of Property

Jackson House
5 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

The Jackson House at 5 West Twentieth Street was purchased for \$3,150 on 8 April 1918 by Herman A. Jackson, a timekeeper for the Pennsylvania Railroad. Mr. Jackson bought the last of the 16 row houses and he lived there until 1924 when he sold the house to Frank Hill, a foreman. Mr. Hill and his wife remained as owner-occupants of the property until it was sold in 1949.

Name of Property

Conover House
17 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

The Conover House, the tenth house sold on the block, was purchased for \$3,150 on 18 March 1918 by Horace and Sarah Conover. Mr. Conover, who was employed as a molder, lived there until the property was sold in 1922 to Thurston Lowe and his wife, Margaret. Mr. Lowe, who did hauling for his livelihood, had lived in the Brandywine Village vicinity, at 100 West Nineteenth Street and 319 East Twenty-second Street, prior to the purchase on West Twentieth Street. The Lowes owned and occupied the house until 1978.

Name of Property

Schreck House
21 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

The Schreck House at 21 West Twentieth Street was the seventh of the residences sold. Purchased for \$3,150 on 8 January 1918 by laborer George Schreck and his wife, Mary, the house remained their home until its sale in 1930. The new owners, John and Stella Unkart, never occupied the property, renting it to tenants until they sold it in 1967.

Name of Property

Shaw-McNinch House
23 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

The Shaw-McNinch House is one of two properties among the 16 row houses purchased by William Miller Shaw and occupied immediately by a tenant who subsequently bought the dwelling from Shaw. The house at 23 West Twentieth Street, purchased for \$3,150 on 3 January 1918, was the sixth property sold on the block and the first tenants were Robert and Emma McNinch. On 28 April 1919, Mr. McNinch, a clerk for Darlington and Toadwine, a men's clothier, became the owner of the property and he continued to occupy the house until its sale in 1926 to Frank Scott. Scott, secretary-treasurer of Lloyd and Scott, a brass foundry, rented the property to tenants through 1942.

Name of Property

Shaw-Ingram House
27 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

The Shaw-Ingram House is the second property in the block purchased by William Miller Shaw, who was vice president of Benjamin F. Shaw Company, a firm engaged in steamfitting. Located at 27 West Twentieth Street and sold for \$3,150 on 17 December 1917, the Shaw-Ingram House was the fourth of the row houses purchased and was occupied by Elverson and Natalie Ingram. Interestingly, Mr. Ingram was employed as a yardmaster and foreman for the Benjamin F. Shaw Company. He became owner of the property in April 1919. Ownership changed hands again on 4 March 1920 when dwelling title was transferred to Alice M. Smith who, the same day, transferred it in turn to Natalie Ingram. The

Ingrams lived there until 1926 when they sold the house to a tailor, Lindell Fell and his wife, Sarah. The Fells had lived across the street at 12 West Twentieth Street prior to their purchase and they continued as owner-occupants of 27 West Twentieth Street until 1949.

Name of Property

Davis House

29 West Twentieth Street

Brandywine Village

Wilmington, Delaware 19802

The Davis House at 29 West Twentieth Street was purchased for \$3,150 on 13 December 1917, the third property sold. It was bought and occupied by Ernest C. Davis, a rigger, and Rebecca, his wife, until March 1923 when Edward and Mary Wilkins purchased the property. The Wilkinses lived in the house until 1928. Although they retained ownership of the dwelling, by 1930 it had become a tenanted dwelling, occupied first by Joseph T. Smith, who was employed in insurance, then by U.S. Deputy Marshall Harry C. Short, and finally by Amos Way, a stableman for nearby Fraim's Dairy. Property ownership went to Myrtle Wilkins Smick in 1953.

Contributing Structures

The balance of the houses on the northeast side of West Twentieth Street must be considered ineligible for nomination to the National Register. The dwellings identified below have been subject to changes which sufficiently compromise their architectural integrity that they must be excluded from consideration. On the other hand, their survival as part of the facade of the block preserves the essential continuity of massing and form to provide a clear sense of the original appearance presented by these houses when they were first constructed. Although ineligible, these properties are capable of contributing significantly to ones understanding and appreciation of the row house form. In addition, a review of the ownership and occupancy of these contributing structures confirms the pattern established by the examination of the eligible properties.

Name of Property

Bullock House
7 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

The Bullock House, purchased on 20 December 1917, is ineligible for consideration because the front porch, which was originally open, has been enclosed with wooden panels and glass.

The property was owner-occupied from its initial purchase through the entire period of significance. It was occupied first by a civil engineer for the duPont Company, William S. Bullock, and then by a machinist, Lewis L. Weldin.

Name of Property

Pippin House
9 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

The Pippin House, purchased on 26 March 1918, is ineligible for consideration because the front porch, which was originally open, has been enclosed with wooden panels and glass.

The property was owner-occupied from its initial purchase through the entire period of significance. It was occupied first by Samuel Pippin, credit manager for a local furniture store, and then by Jacob W. Burki, a machinist.

Name of Property

Ahlee House
11 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

The Ahlee House, purchased on 21 March 1918, is ineligible for consideration because the front porch, which was originally open, has been enclosed with wooden panels and glass and has been clad in vinyl siding. This work has been done since fieldwork in Brandywine Village began in January, 1990.

The property was owner-occupied from its initial purchase through the entire period of significance, with the exception of a brief period of tenancy by a clerk in 1920. The original owner, Wilfred Ahlee, was a shipfitter, and from 1923 onward, John M. Reinholz, a painter, owned and occupied the property.

Name of Property

Wahl House
13 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

The Wahl House, purchased 23 March 1918, is ineligible for consideration because of architectural changes. A small wing has been added to the rear of the structure and it was converted in the 1930s to a two-family dwelling.

The property was owner-occupied from its initial purchase until 1932. The first owner, Charles W. Wahl, was a clerk first for the duPont Company and then for American Railway Express. By 1927, ownership had passed to a steamfitter, Harry Conaway and his wife, Margaret. It was the Conaways who added a small wing to the rear of the dwelling and converted part of the structure into an apartment, making it ineligible for inclusion in the nomination. The Conaways continued to occupy the property and their tenants included a druggist, a textile worker, and a clerk for the duPont Company.

Name of Property

Sholl House
19 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

The Sholl House, purchased on 14 March 1918, is ineligible for consideration because the front porch, which was originally open, has been enclosed with wooden panels and glass.

The property was owner-occupied from its initial purchase through the entire period of significance. It was occupied first by Walter S. Sholl, a duPont chemist, then by John S. Sholl, an engineer for the duPont Company, and finally by James A. Gold, a city police officer.

Name of Property

Kechan House
25 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

The Kechan House, purchased on 6 April 1918, is ineligible for consideration because of architectural changes. The hexagonal slate tiles which originally decorated the second-story bay window have been covered by painted wooden siding which compromises the building's architectural integrity.

The property was owner-occupied from its initial purchase through the entire period of significance, with the exception of a brief period of tenancy in 1919. The original owner, Joseph Kechan, was a carpenter, and from 1920 to 1924, David Y. Lowe, a machinist, and his wife owned and occupied the dwelling. From 1924 onward, the house belonged to Rollo A. Lane who worked in sales and as a foreman for a local dairy. He and his wife sold the house in 1949.

Name of Property

McDonald House
31 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

The McDonald House, purchased on 2 November 1917, is ineligible for consideration because the front porch, which was originally open, has been enclosed with wooden panels and glass. The property is in deteriorating condition.

The property was owner-occupied from its initial purchase through the entire period of significance by a single owner, William W. McDonald. A brakeman and then conductor for the Pennsylvania Railroad, Mr. McDonald retained ownership of the property until 1 November 1949.

Name of Property

Whittaker House
33 West Twentieth Street
Brandywine Village
Wilmington, Delaware 19802

The Whittaker House is ineligible for nomination to the National Register because the front porch, which was originally open, has been enclosed with wooden panels and glass. The property is in deteriorating condition.

The Whittaker house was the only one of the 16 row houses to sell for more than \$3,150. Because of the side yard the property enjoyed as the end structure in the row and because of the additional windows in the end wall facing Tatnall Street, the house carried a \$3,250 price tag. The first of the houses sold, it became the property of Etta and W. Porter Whittaker on 26 October 1917, who occupied the house. It was tenanted in 1920, but in 1922 was again owner-occupied by Raymond Wood, who worked for the city Water Department. Ownership passed five years later to Willard W. Lenderman, an auto mechanic, and his wife who lived in the dwelling for 50 years, until its sale in 1977.

Mulchahey, Susan
Introduction to Historic Preservation
17 December 1990

Brandywine Village
Threats and Treatments

The sixteen dwellings on the northeast side of West Twentieth Street are the property of two groups of owners. The risks presented by both groups are similar; there is, however, some variety in treatments which might be suggested.

The smaller group is made up of owner-occupants, a few retired people living on fixed incomes for whom even routine maintenance is often a burden. As a result of the limited funds available for upkeep and renovation, the structures face two risks. First, there is the immediate threat of deterioration through neglect of repairs that need to be made in order to secure the fabric of the dwelling. Second, a more subtle peril is posed by stopgap maintenance measures which are chosen because they are the least expensive among the alternatives. As a result, what are imagined to be improvements to the building may actually compromise its integrity to the point of destroying its architectural significance.

Two treatments can address the risks common to this group of owners. First, a portion of the inappropriate architectural changes might be avoided if the owners were supplied with design guidelines to help them select renovation alternatives appropriate to the building and the district. Suggestions of maintenance efforts which are both architecturally sympathetic and reasonably affordable must be presented in such a way that they are both understandable and inviting. People must be persuaded to work within the guideline recommendations. The second treatment, recordation of the buildings, may prove to be the more workable and suitable for these owners. Both documentary and oral histories can effectively complement the story which the houses themselves embody.

The far larger group of owners is composed of absentee landlords. These people apparently also seek to minimize the amount they expend on maintenance and repairs to the houses along

West Twentieth Street and with similar results. Not only are the buildings threatened with gradual deterioration due to owner neglect or indifference, but they are also subject to inappropriate renovation efforts. In the case of a number of the dwellings, for example, when wooden porch railings began to fail, they were replaced with inexpensive wrought iron railings rather than more architecturally suitable wooden balusters. Similarly, many of the houses have replacement entry doors which are totally out of keeping with the style of the buildings.

As was true in the case of the owner-occupants, the absentee owners might also benefit from information about design guidelines and alternatives which can maintain both the fabric and the integrity of the dwellings. Likewise, documentation is a possible treatment for this second group of houses. Perhaps most importantly, there is available to these owners a third treatment which is not available to owner-occupants. Because they are located within a National Register Historic District, the buildings should qualify for tax credits available for rehabilitation of income-producing properties. Owners of rental dwellings should be encouraged to seek tax benefits which encourage efforts to improve the condition of the buildings. Because such efforts are undertaken within specified design guidelines, they should act to secure the physical fabric of the structures as well as maintain their historic character.

Whatever the decision regarding preservation, it is imperative that efforts be undertaken without delay. In the case of at least two of the houses among the row of sixteen, the structures are in deteriorating condition and appear to be at serious risk. Demolition by neglect has destroyed row houses elsewhere in the city. Prompt action can prevent such destruction being repeated among the dwellings on West Twentieth Street.